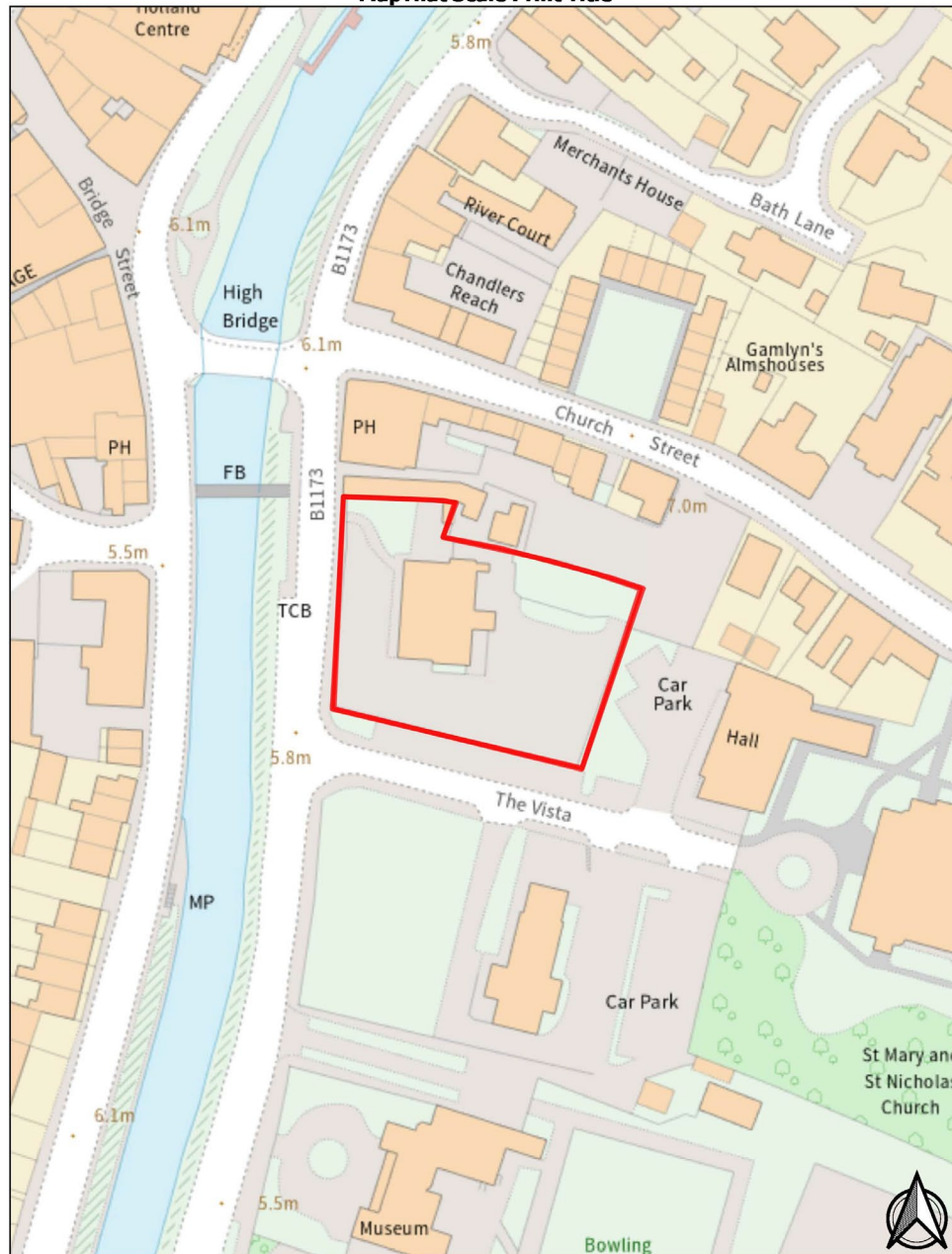
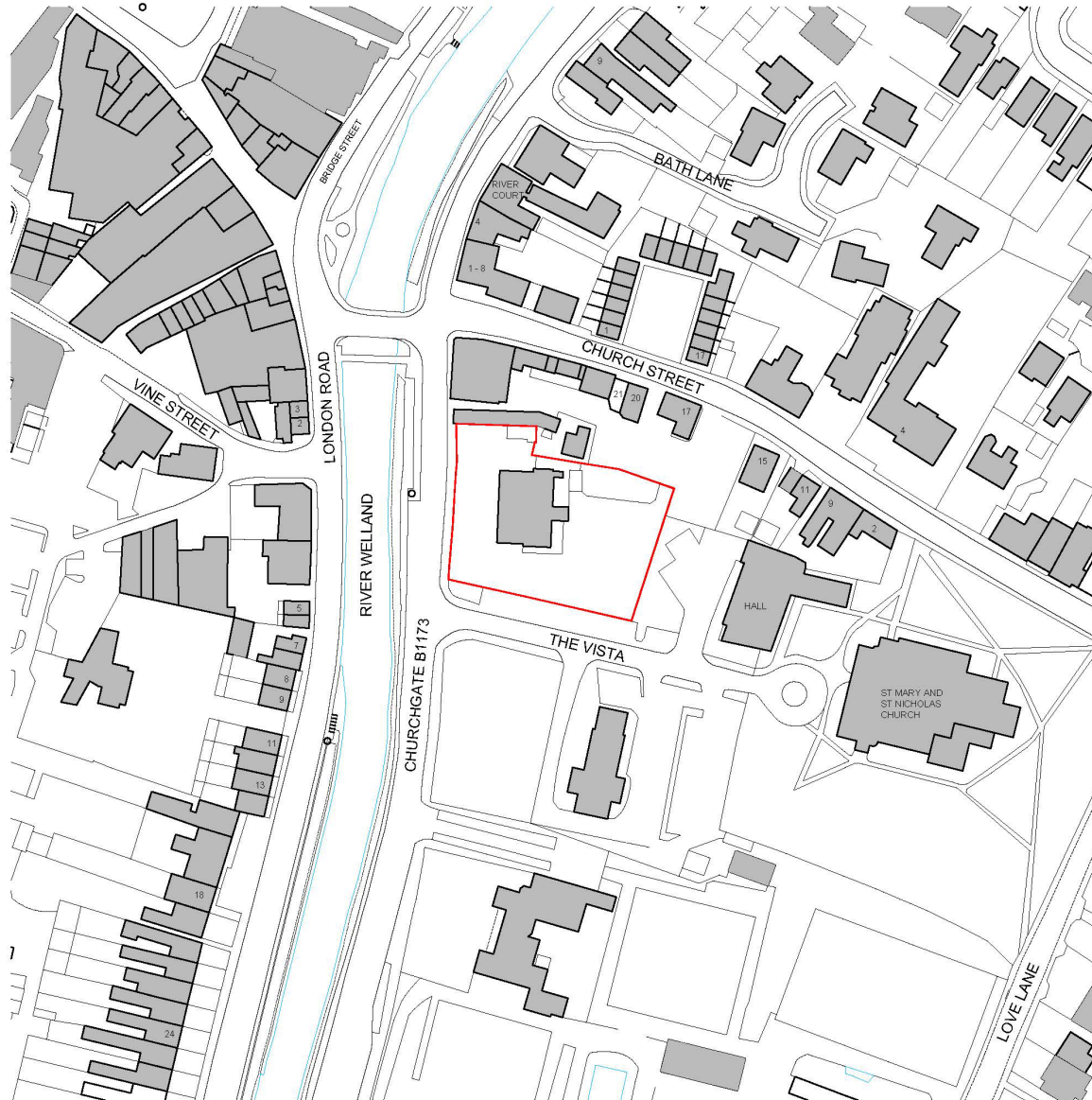


Welcome to the Planning Committee

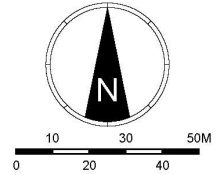
MapThat Scale Print Title





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KEY:

— SITE BOUNDARY
SITE AREA = 0.63 ACRES / 0.25 HECTARE

NOTES:

1. ORDINANCE SURVEY INFORMATION TAKEN FROM ORDINANCE SURVEY, (C) CROWN COPYRIGHT 2006.

PL1 | PLANNING ISSUE | NS | 28.04.23
REV. | DESCRIPTION | BY | DATE
PROJECT WORK STAGE

PLANNING

CLIENT

CRISPEN HOLDINGS LTD

PROJECT
PROPOSED NEW CARE HOME
FORMER BULL. & MONKIE PUBLIC HOUSE
CHURCHGATE SPALDING, PE11 2RA
DRWG TITLE

SITE LOCATION PLAN

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DB	NUMBER
1315PL	RDT	ZZ	XX	DR	A	0001
STATUS SUITABILITY DESCRIPTION						
-						
DRAWN BY	DATE	SCALE	CHECKED BY			
NS	OCT 2021	1:1250	CC			
RDT PROJECT REF.		PAPER SIZE	REVISION			
1315		A3	PL1			



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Lower Woodside, Bedfordshire LU1 4DQ
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SITE LOCATION PLAN



GENERAL NOTES

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- CONTRIBUTION TO THE DRAINAGE SYSTEM TO BE PROVIDED BY THE PLANNING OFFICE.
- THE DRAINAGE IS FOR PLANNING PURPOSES ONLY.

NOTES

- ORIGINAL CLIENT INFORMATION FROM WHICH THIS SITE PLAN WAS PRODUCED IS TO BE PROVIDED TO THE PLANNING OFFICE. THE ORIGINAL CLIENT INFORMATION CAN BE USED FOR INFORMATION.

KEY

- ALL DIMENSIONS TO BE AT THE PLANNING OFFICE AND NOT TO BE USED FOR CONSTRUCTION.**
- EXISTING TREES** - GREEN CANOPIES AND ORANGE OUTLINES.
- PROPOSED TREES** - GREEN CANOPIES AND ORANGE OUTLINES.
- PROPOSED TREES** - GREEN CANOPIES AND ORANGE OUTLINES.
- PROPOSED TREES** - GREEN CANOPIES AND ORANGE OUTLINES.
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- PROPOSED TREES** - GREEN CANOPIES AND ORANGE OUTLINES.
- PROPOSED TREES** - GREEN CANOPIES AND ORANGE OUTLINES.

PL1 | PLANNING ISSUE | NO. 26.04.23
 FOR SUBMISSION | DATE |
 PROJECT STAGE |
 CLIENT |
 CRISPEN HOLDINGS LTD
 PROJECT |
 PROPOSED NEW CARE HOME
 FORMER BULL & MONKIE PUBLIC HOUSE
 CHURCHGATE SPALDING, PE11 2RA
 DRAWING TITLE |
 EXISTING SITE PLAN
 PROJECT | 1315PL | RDT | ZZ | XX | DR | A | 0100
 DRAWN |
 CHECKED |
 DATE | OCT 21 | SCALE | 1:200 | CHECKED BY | CC
 PROJECT NO. | 1315 | A1 | PL1
 1315 | A1 | PL1
 r d t
 ARCHITECTS
 1 Haver Court, Woodside Road
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 www.rdtarchitects.co.uk

EXISTING SITE PLAN

PROPOSED SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1.	ALL CHANGES TO BE APPROVED BY THE ARCHITECT	
2.	CONTINUED TO THE NEXT PAGE	
3.	CONTINUED TO THE NEXT PAGE	
4.	CONTINUED TO THE NEXT PAGE	



0 1 2 3 4 5M

KEY

★ AUGUST 2021 (10/10/2021)

KEY

- BACK OF HOUSE
- BEDROOMS
- ENTRANCE PLAZA
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS' ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION



PL3	UPDATED NAME WITH MPIS COMMENTS	NO	23.12.24
PL2	AMENDMENTS TO BUILDING FORM	YA	30.07.24
PL1	PLANNING ISSUE	NO	25.04.23
REV.	DESCRIPTION	BY	DATE
PROJECT WORK STAGE			

PLANNING

CLIENT
CRISPEN HOLDING LTD

PROJECT
PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE CHURCHGATE SPALDING, PE11 2RA

PROPOSED
GROUND FLOOR PLAN

1315PL | RDT | ZZ | 00 | DR | A | 2100

1315 | 1315 | 1315 | 1315 | 1315 | 1315 | 1315 | 1315 | 1315 | 1315

OWNER	DATE	SCALE	CHECKED BY
NS	DEC 2021	1 : 100	CC
REV	PROJECT REV	WEEK SIZE	REVISION
1315	A1	PL3	



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Lower Woodside, Bedfordshire LU11 4DQ
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E: info@rdarchitects.co.uk
www.rdarchitects.co.uk

PROPOSED - GROUND FLOOR PLAN

GENERAL NOTES

1. ALL CONSTRUCTION TO BE APPROVED BY THE APPROPRIATE AUTHORITIES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING SERVICES.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING SERVICES.



0 1 2 3 4 5M

KEY

★ BOUNDARY OF EXISTING BUILDING

KEY

- BACK OF HOUSE
- BEDROOMS
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS' AUXILIARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION



PL3	UPDATED MAIN WITH MPS COMMENTS	NO	23.12.24
PL2	AMENDMENTS TO BUILDING FORM	YA	30.07.24
PL1	PLANNING ISSUE	NO	28.04.23
REV.	DESCRIPTION	BY	DATE
PROJECT WORK STAGE			

PLANNING

CLIENT
CRISPEN HOLDING LTD

PROJECT
PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2RA

PROPOSED
FIRST FLOOR PLAN

PROJECT	1315PL	REVISION	RD1	DATE	01	DR	DATE	2200
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OWNER	NS	DATE	DEC 2021	SCALE	1:100	CHECKED BY	CC
REV	PROJECT REV	1315	DATE	A1	PL3		



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Lower Woodside, Bedfordshire LU1 4DQ
T: 04453 192 46360
E: info@rdtarchitects.co.uk
www.rdtarchitects.co.uk

PROPOSED - FIRST FLOOR PLAN

GENERAL NOTES

1. ALL CONSTRUCTION TO BE APPROVED BY THE APPROPRIATE AUTHORITIES.
2. CONTRACT TO BE SIGNED AND SUBMITTED BY THE ARCHITECTS.
3. FOLLOWING IS THE PLANNING PERMISSIONS ONLY.



0 1 2 3 4 5M

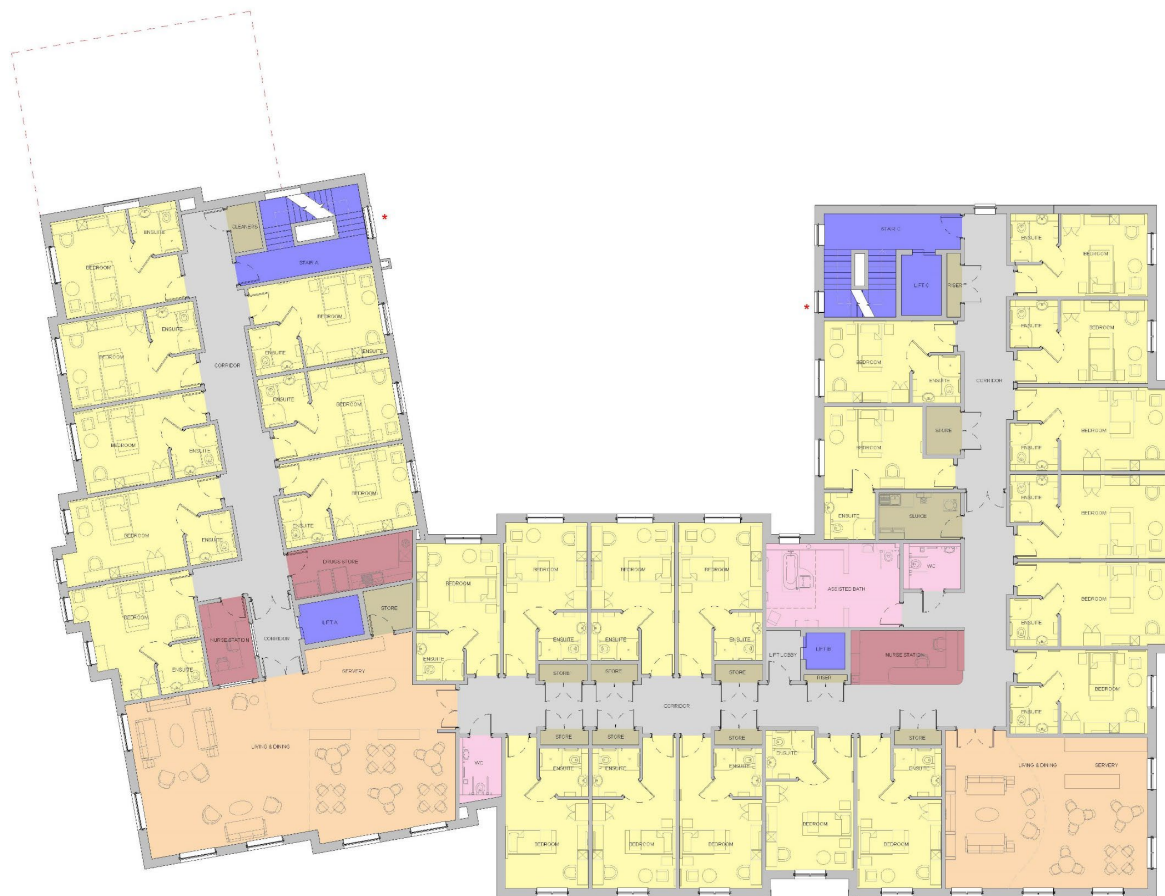
KEY

★ ROOMS TO BE CONSTRUCTED

--- EXISTING WALLS

KEY

- BACK OF HOUSE
- BEDROOMS
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS' AUXILIARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION



PL3	UPDATED NAME WITH MPIS COMMENTS	NO	23.12.24
PL2	AMENDMENTS TO BUILDING FORM	YA	30.07.24
PL1	PLANNING ISSUE	NO	28.04.23
REV.	DESCRIPTION	BY	DATE
PROJECT WORK STAGE			

PLANNING

CLIENT
CRISPEN HOLDING LTD

PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2RA

PROJECT
PROPOSED SECOND FLOOR PLAN

1315PL | RDT | ZZ | 02 | DR | A | 2300

OWNER BY	DATE	SCALE	CHECKED BY
NS	DEC 2021	1 : 100	CC
REV PROJECT REV.	1315	A1	PL3



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PROPOSED - SECOND FLOOR PLAN

GENERAL NOTES

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2. ALL DIMENSIONS TO BE APPROVED BY THE ARCHITECT
3. ALL DIMENSIONS TO BE APPROVED BY THE ARCHITECT



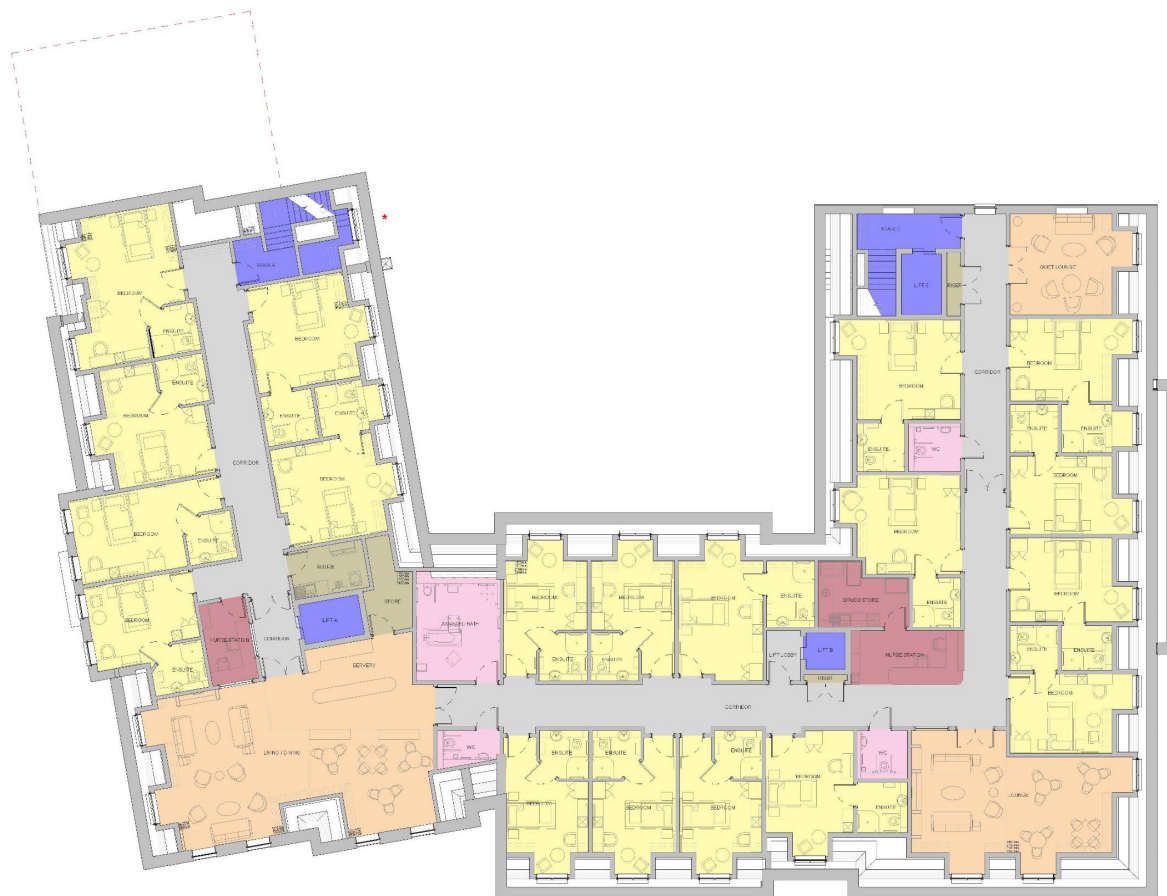
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KEY

- BACK OF HOUSE
- BEDROOMS
- HORIZONTAL CIRCULATION
- LIVING & DINING
- RESIDENTS' AUXILIARY ACCOMMODATION
- STAFF / MANAGEMENT
- VERTICAL CIRCULATION

KEY

- RESIDENTS' AUXILIARY ACCOMMODATION
- STAFF / MANAGEMENT



PL3 UPDATED MAIN WITH MPS COMMENTS NS 23.12.24
 PL2 AMENDMENTS TO BUILDING FORM YA 30.07.24
 PL1 PLANNING ISSUE NS 28.04.23
 REV. DESCRIPTION BY DATE
 PROJECT WORK STAGE

PLANNING

CLIENT
 CRISPEN HOLDING LTD
 PROJECT
 PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2RA

USING TITLE
 PROPOSED
 THIRD FLOOR PLAN

PROJECT INFORMATION
 1315PL | RDT | ZZ | 03 | DR | A | 2400

ISSUED | INFORMATION | DESCRIPTION
 DRAWN BY: NS DATE: DEC 2021 SCALE: 1:100 CHECKED BY: CC
 REV. PROJECT REV. 1315 A1 PL3



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PROPOSED - THIRD FLOOR PLAN



ELEVATION A-A - WEST ELEVATION

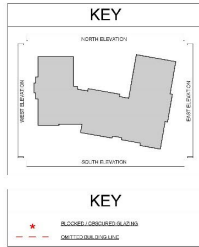
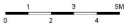


ELEVATION B-B - SOUTH ELEVATION

PROPOSED - ELEVATIONS - SHEET 1

GENERAL NOTES

1. ALL CONSTRUCTION TO BE VERIFIED IN SITE AND ANY DISCREPANCIES NOTED TO LOCAL AUTHORITY.
2. CONCRETE TO BE CAST TO 100mm BELOW FINISH OF FIRST FLOOR FLOORING TO PROVIDE A 100mm FALL TO DRAINAGE.



PL4	AMENDMENTS TO WINDOW STYLE AND WEST ELEVATION	LAG	18.12.24
PL3	AMENDMENTS TO BUILDING FORM	YA	30.07.24
PL2	PLANNING AMENDMENTS	NS	06.12.23
PL1	PLANNING ISSUE	NS	28.04.23
REV	DESCRIPTION	BY	DATE
PLANNING WORK STAGE			

PLANNING

CLIENT	CRISPEN HOLDING LTD
PROJECT	PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2RA
DRAWN TITLE	PROPOSED ELEVATIONS SHEET 1

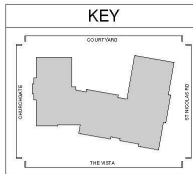
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PROJECT DESCRIPTION	PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2RA						

DRAWN	NS	DATE	DEC 2021	SCALE	1:100	CHECKED BY	CC
REV	PROJECT NO	1315	REV	1	REV	2	REV



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ILLUSTRATIVE ELEVATION - CHURCHGATE



ILLUSTRATIVE ELEVATION - THE VISTA

PL2	AMENDMENTS TO WINDOW STYLE	NO	02/01/20
PL1	PLANNING ISSUE	NO	26/04/21
REV	DESCRIPTION	BY	DATE
PROJECT WORK STATUS			

PLANNING

CLIENT
CRISPEN HOLDING LTD

PROJECT
PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE CHURCHGATE SPALDING, PE11 2FA

DRAWING TITLE
PROPOSED ILLUSTRATIVE ELEVATIONS

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DES	NUMBER
1315PL	RDT	ZZ	XX	DR	A	3275

STATUS | SUSTAINABILITY CONSULTATION

DRAWN BY	DATE	SCALE	CHECKED BY
NS	JAN 2021	NTS	CC
REV	PROJECT NO	DATE	REVISION
1315	A1	PL2	



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KEY



ILLUSTRATIVE ELEVATION - ST NICOLAS ROAD



ILLUSTRATIVE ELEVATION - INTERNAL COURTYARD

PL2 AMENDMENTS TO WINDOW STYLE
 PL1 PLANNING ISSUE
 REV. 1.00
 PROJECT WORK STAGE

NS 02.01.25
 NS 28.04.25
 CC

PLANNING

CLIENT
 CRISPEN HOLDING LTD

PROJECT
 PROPOSED CARE HOME, FORMER BULL & MONKIE PUBLIC HOUSE, CHURCHGATE SPALDING, PE11 2FA

DRAWING TITLE
 PROPOSED ILLUSTRATIVE ELEVATIONS SHEET 2

1315PL	R0T	ZZ	XX	DR	A	3276
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DESIGNER: 1315PL
 DATE: JAN 2021
 SCALE: A1
 CHECKED BY: CC
 PROJECT REF: 1315
 REVISION: PL2

r d t
 ARCHITECTS

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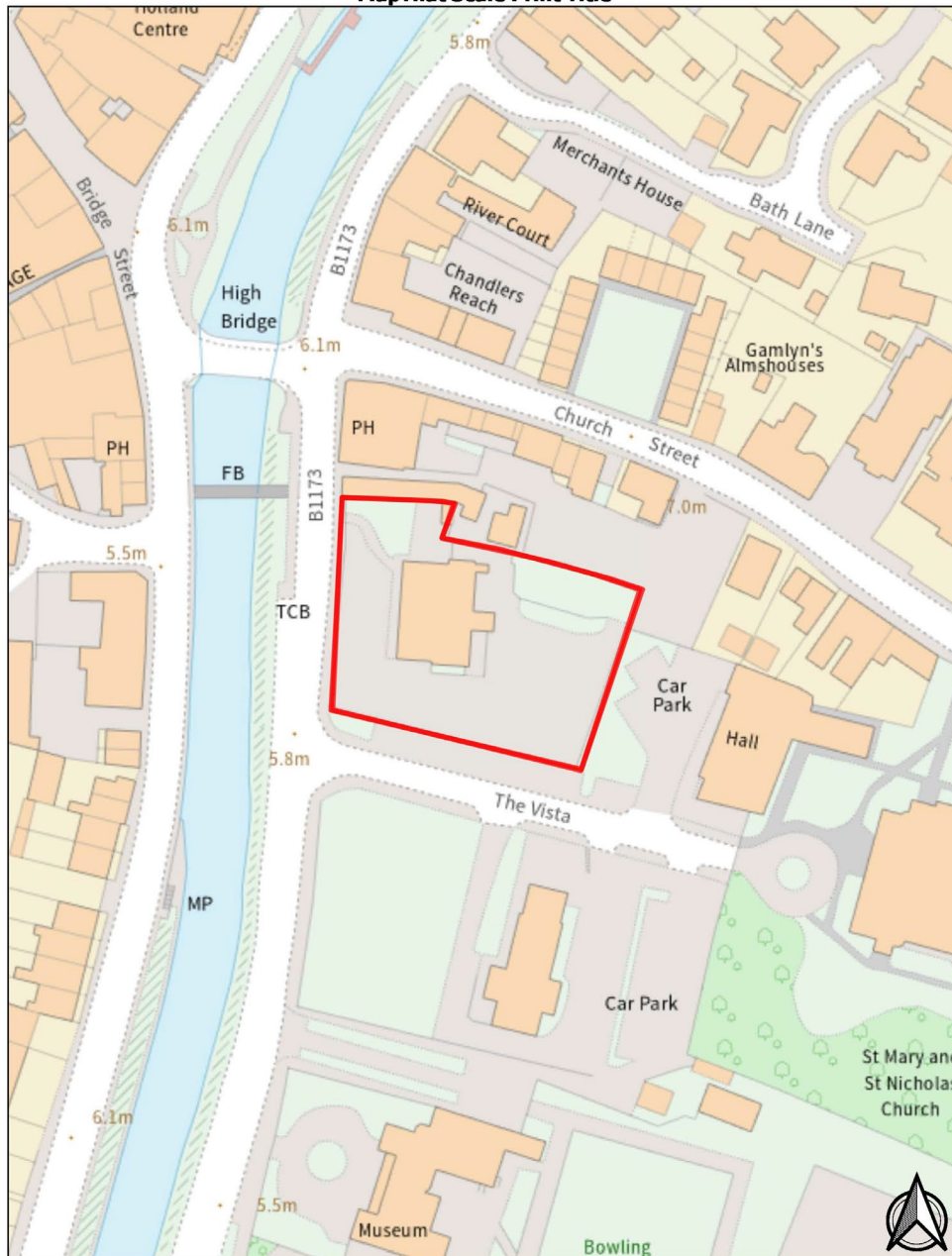




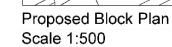
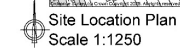
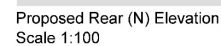
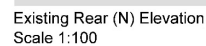
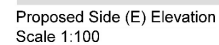
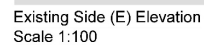
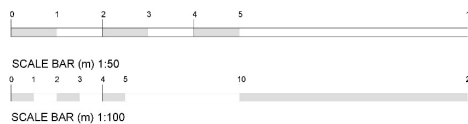
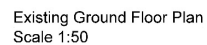




MapThat Scale Print Title





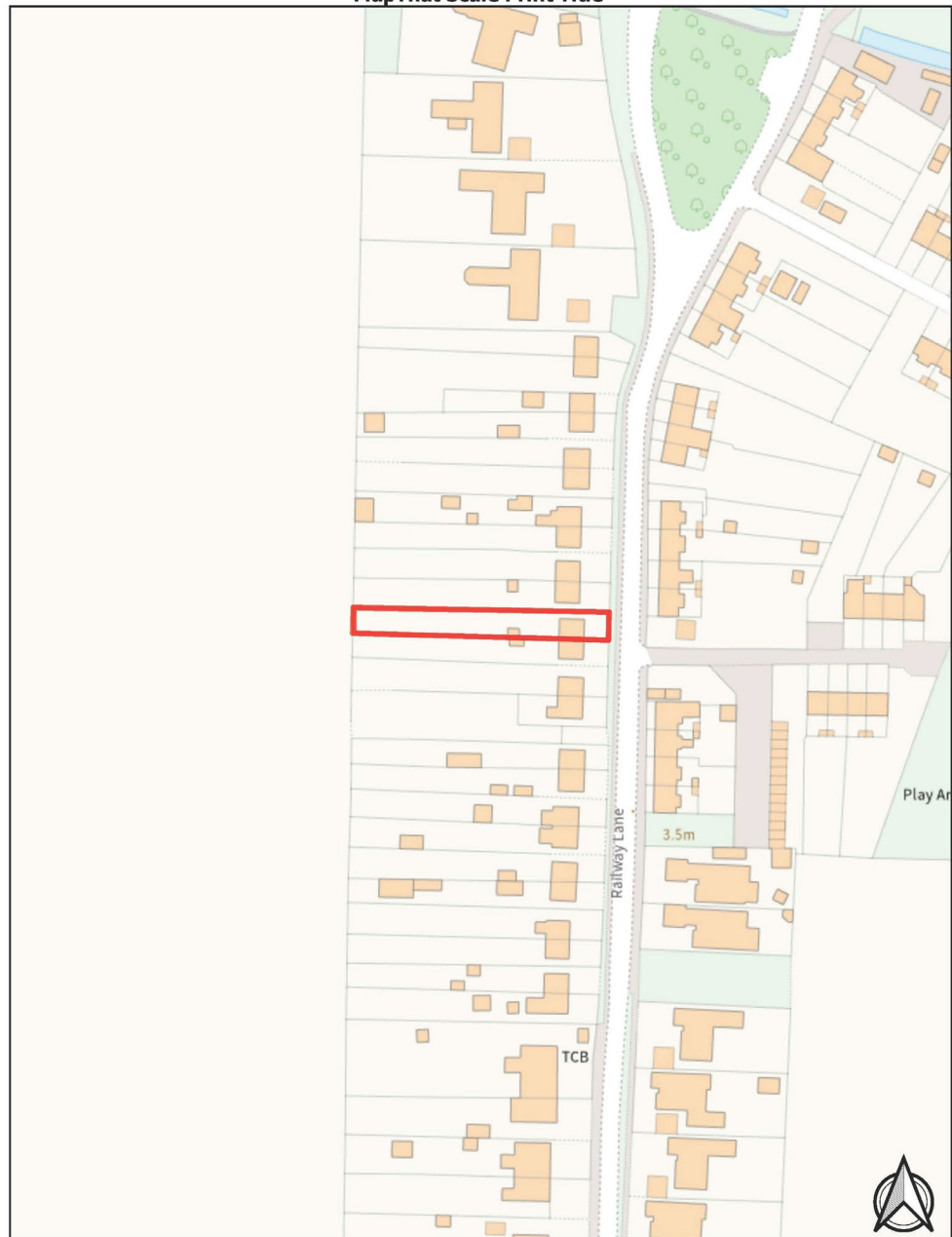


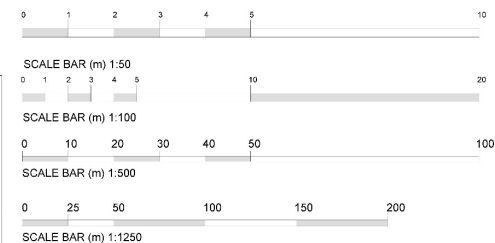
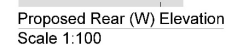
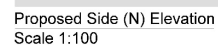
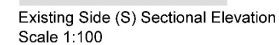
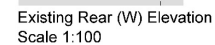
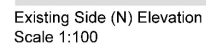
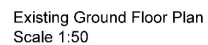
2	House name/school	16/04/2017
REV	DESCRIPTION	DATE
PROJECT:		
SINGLE STOREY SIDE EXTENSION		
DRAWING:		
EXISTING & PROPOSED FLOOR PLANS		SITE LOCATION PLAN
EXISTING & PROPOSED ELEVATIONS		PROPOSED SLOPING PLANS
SIZE:	CLIENT:	
A1	Westone Housing Ltd	
0102 Subtotal	2004450.00	0.00
0103 Subtotal	2004450.00	0.00











ROW	DISCUSSION	DATE

PROJECT: SINGLE STOREY REAR EXTENSION

DRAWING:
EXISTING & PROPOSED FLOOR PLANS SITE LOCATION PLAN

EXISTING & PROPOSED ELEVATIONS	PROPOSED ELOOR PLAN
SIZE: A 4	CLIENT: Montana Limestone Ltd

	A1	Western Flooding Ltd	
Wing	BUILDING on behalf of	DRAWING: 10	SHEET: CONTINUED

85-59499-2	J	949172351
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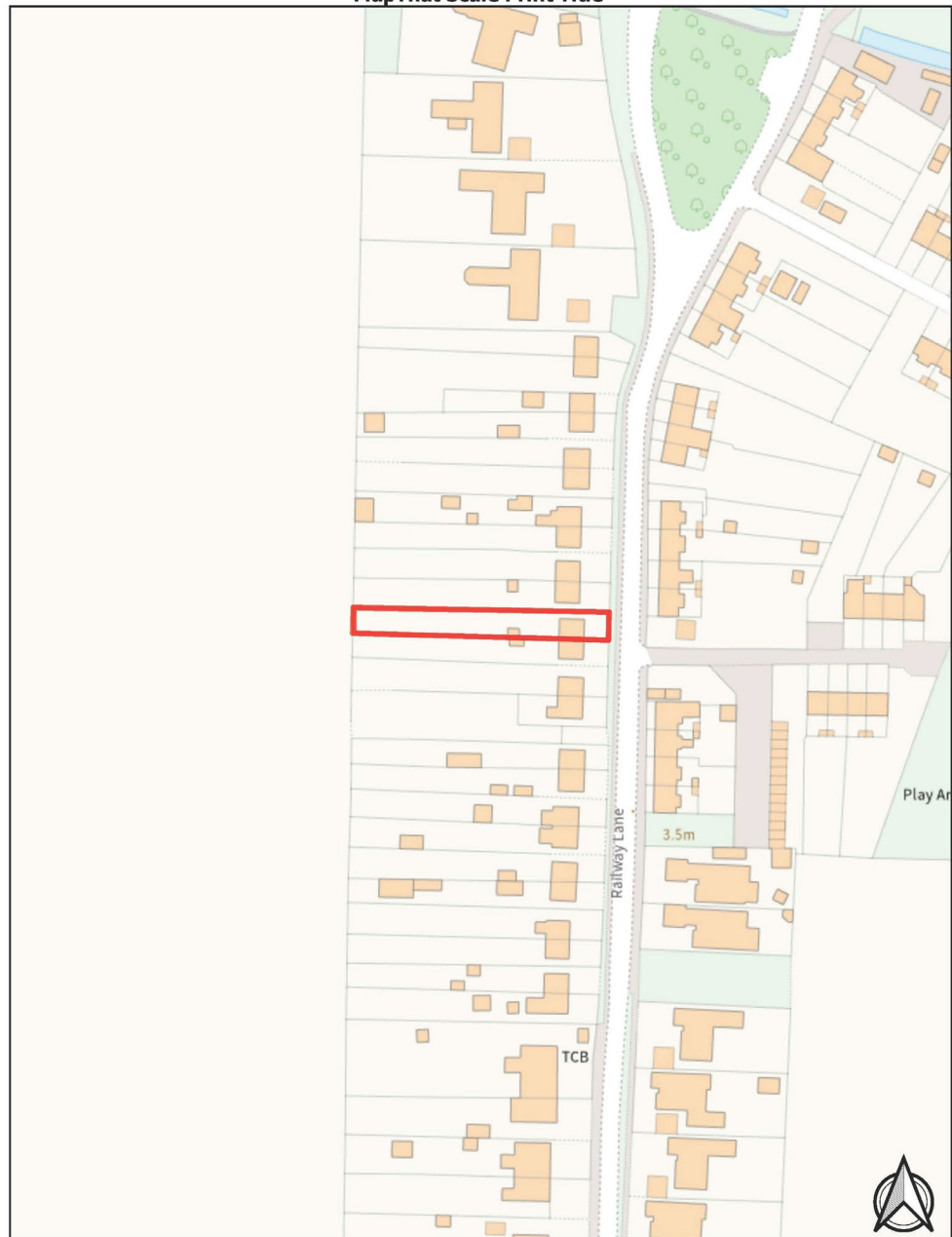
NOT RECORDED. THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA.















principal elevation - north

1.0 INTRODUCTION
This drawing is a set of architectural drawings for a proposed detached dwelling, located at the site of the former 'The Old Rectory' on the corner of the site. The drawings are prepared in accordance with the requirements of the Building Regulations 2010 and the Town and Country Planning Act 1990. The drawings are prepared for the purpose of obtaining planning permission for the proposed dwelling. The drawings are prepared by the architect, Moulton Land and Planning, and are subject to the approval of the local planning authority. The drawings are prepared in accordance with the requirements of the Building Regulations 2010 and the Town and Country Planning Act 1990. The drawings are prepared for the purpose of obtaining planning permission for the proposed dwelling. The drawings are prepared by the architect, Moulton Land and Planning, and are subject to the approval of the local planning authority.

External Materials Specification

Slate Grey Roof tiles to main dwelling and carport.
Anthraxite Grey profile metal standing seam roof cover to single storey building.

Brickwork to be traditional 'Lincolnshire soft red brick' with stone dressings to lintels, surrounds, cills, plinth and string course detail.
Brick detailing to verges and eaves.
Stone dressing to chimneys.

Cladding to single storey elements to be anthracite coloured weatherboard cladding with bargeboards and mini fascia in anthracite grey.

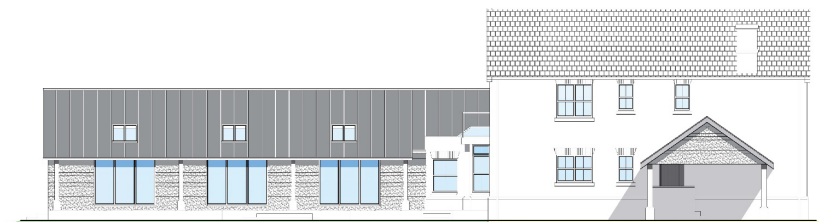
Windows to be traditional sliding sash profile with colour to determined alongside sample panel of brickwork and roof tile to ensure compatibility.

Rainwater goods to be black powder coated aluminium section in traditional profile to include hopper heads to parapet roof outlets.

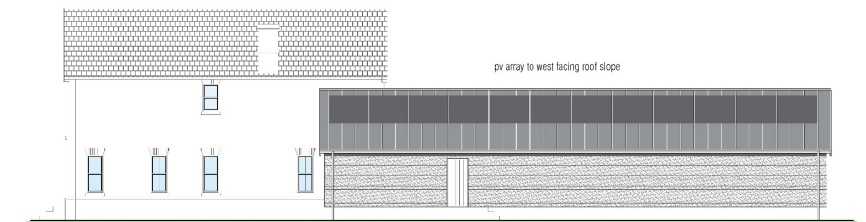
Balcony to rear elevation to be glass with anthracite coloured framing.



rear elevation - south



side elevation - east



side elevation - west

pv array to west facing roof slope

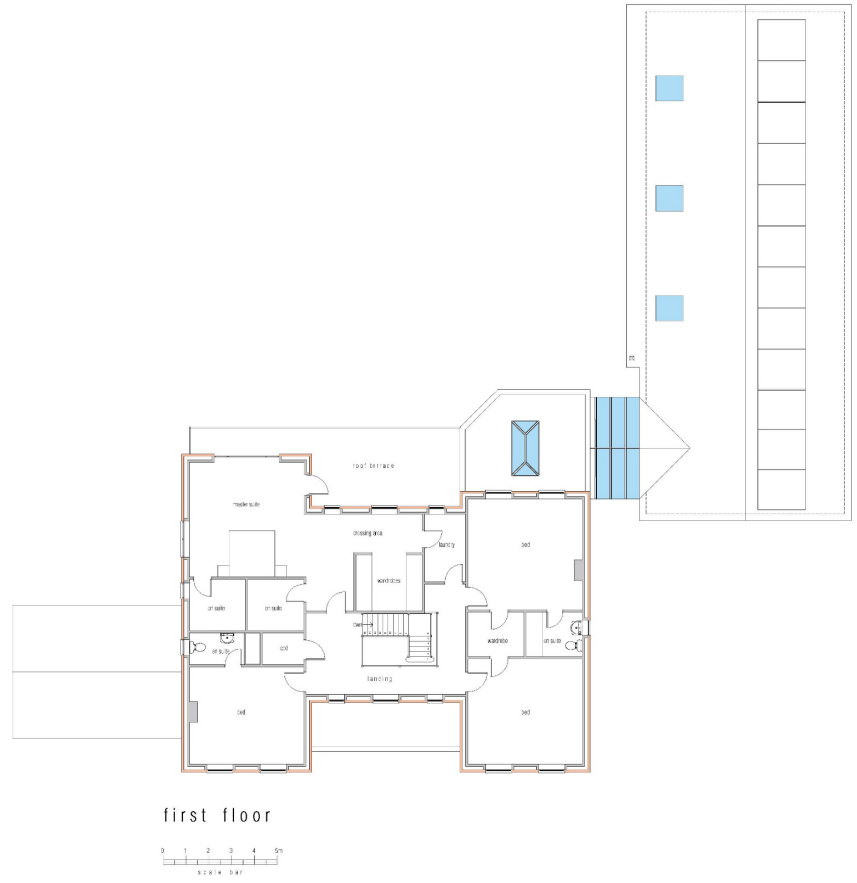
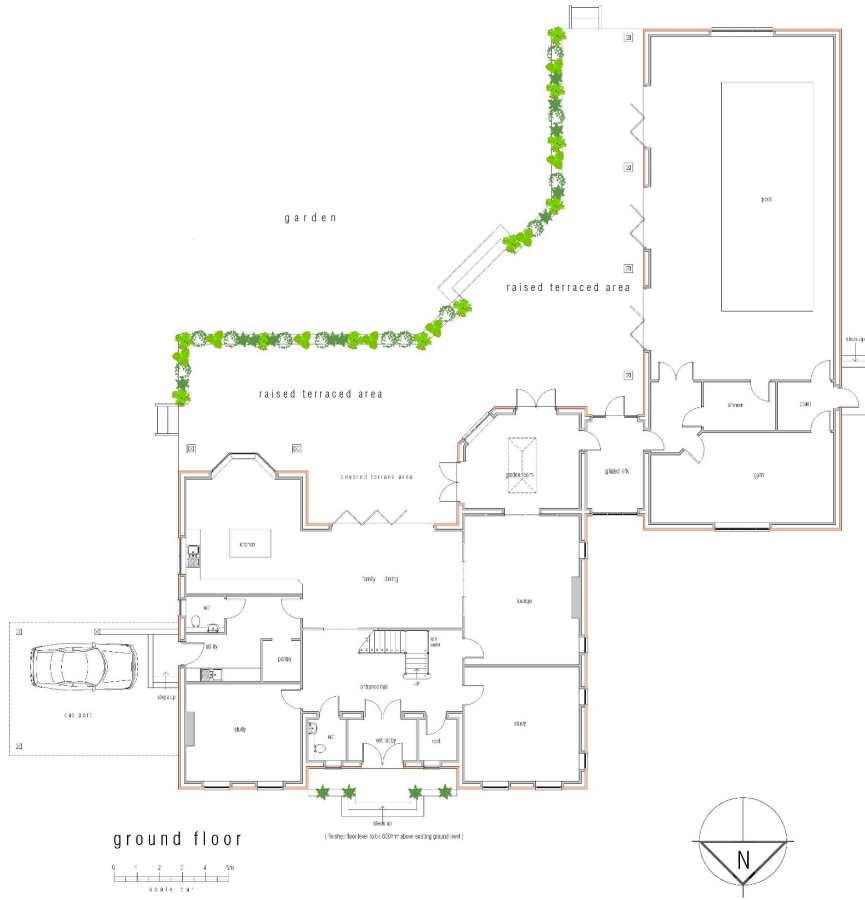
mlp Moulton Land and Planning

21 Main Road Collyweston Stamford PE9 3FF
moultonlandplanning.co.uk
mobile 01454 010305 e-mail alan@moultonland.co.uk

revision	date	by	revision details

Project
Proposed Detached Dwelling
Land West of Quadding Road Donington PE11 4SJ
Drawing
Proposed Elevations

date March 2025
scale(s) 1:100 @A3
DRG. No. JBH25 / pl / 03



revision	date	site	revision details



















