

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	18/00683/FULPP
Date Valid	9th October 2018
Expiry date of consultations	8th November 2018
Proposal	Erection of extension to front of existing building to provide additional workshop area and a mezzanine office
Address	Unit 10 Springlakes Industrial Estate Deadbrook Lane Aldershot Hampshire GU12 4UH
Ward	North Town
Applicant	Camberley Rubber Mouldings Ltd
Agent	1995
Recommendation	Grant

Description & Relevant History

Unit 10 Springlakes Industrial Estate is the largest of ten light industrial units (3090 sqm floorspace) in a small estate on Deadbrook Lane to the rear (east) of the former Boots site. This now forms the housing development at Woodland Walk. The nearest units there are the house at No.147 and the block of flats at Nos.151-162. The portion of the Estate occupied by the application premises (Unit 10) and Unit 9 adjoins the rear garden boundaries of Nos.142-158 Field Way.

Planning permission for the Estate was granted in January 1988 (Ref.RSH03044/2), permitting use of the Units for either B1 or B8 purposes. Restrictions were placed on both the provision of additional floorspace and sub-division of the 10 units into smaller units. Planning permission was subsequently granted in July 2004 for the extension of existing mezzanine flooring, (04/00542/FUL).

Planning permission was granted to the current applicants in December 2013 for erection of a single storey rear extension (to the north-west of the building) to provide cover over an existing fenced compound used for external storage of goods 13/00807/FUL.

The current proposal is for the erection of an extension to the south-east elevation of the building facing the entrance into the Industrial Estate. The proposed extension would occupy

almost the entire width of the elevation of the building (29 metres) and project 6 metres from the existing elevation providing an additional 174 sqm of ground floor space. The proposed extension is shown to have the same roof eaves and ridge height at the existing building : 6.8 metres and 9 metres respectively.

It is indicated that the additional floorspace would be used as a workshop. The elevations would match the existing building. The extension would contain a roller shutter door and three personnel doors. A small office (measuring 6 by 4.8 metres) would be provided at first-floor level to the west side of the proposed extension with an internal vision panel looking down upon the workshop area below. This office would be linked to the existing mezzanine floor within the building. As amended by plans received on 20 November 2018, this office room would have a window solely in the west elevation.

The proposed extension would necessitate the loss of 10 existing on-site parking spaces, reducing the on-site parking from 85 to 75. There would also be an adjustment of the circulation arrangements within the adjoining parking area.

Consultee Responses

HCC Highways Development Planning	No highway objections. Adequate on-site parking would be retained for the existing and proposed floorspace of Unit 10.
Environmental Health	No objections subject to conditions.

Neighbours notified

In addition to posting a site notice and press advertisement, 31 individual letters of notification were sent to properties in Springlakes Industrial Estate, Field Way and Woodlands Walk, including all properties adjoining and opposite the application site.

Neighbour comments

A petition has been received from the residents of Nos.148, 150, 154 & 156 Field Way, properties backing onto the application site in the vicinity of the proposed extension. Objection is raised on behalf of the residents of Field Way on the following grounds:-

1. Loss of Privacy : the proposed extension would bring the factory building closer to the rear of Field Way properties and includes a window at first-floor level that would give rise to undue overlooking [Officer Note: amended plans received on 20 November 2018 delete the window proposed in the elevation facing towards Field Way properties];
2. Reduced quality of life: increased noise and smell would emanate from the site : this has already been the subject of nuisance complaints to the Council's Environmental Health Team;
3. Likely increase in intensity of the use of the site overall : more personnel, increase in shift patterns etc;
4. Loss of existing parking spaces on site as a result of the proposed extension likely to lead to increased overspill parking by employees on adjoining and nearby roads, causing further congestion and inconsiderate parking; and
5. The poor condition of existing mature trees adjoining the boundary of the application site with their properties. These have not been maintained, some are dying, and many overhang the boundary fence shared with Field Way residential properties. Some trees have fallen over in the past causing damage to the fences, which have had to be replaced and paid for

through residents' own insurance.

In addition to the petition, individual objections have been received from the occupiers of Nos.146 (twice), 148 (twice), 152, 154 (twice) and 158 Field Way. In addition to the points made with the petition as above, the following points are also made:-

- (a) The existing factory building is already sited close enough to the rear of neighbouring Field Way properties;
- (b) No problems with the proposed extension (No.158 Field Way) but any window to be provided at first-floor level should be obscurely glazed to prevent undue overlooking [Officer Note: the offending window has now been deleted altogether from the proposals];
- (c) No extractor fans should be fitted into the area of the application property facing towards Field Way properties due to the previous problems experienced with noise [Officer Note: the applicants have confirmed that no extractor fans would be installed in this elevation of the building and that the existing extractor fan is to be re-located to the roof of the building further away from neighbours];
- (d) Older people live in the neighbouring Field Way properties such that undertaking works with an 8.00am start is early enough. There should be no weekend working;
- (e) The factory is supposed to be closed at 5.00pm, yet odour nuisance occurs throughout the day and has been known to spread across the whole of the North Town area [Officer Note: there are no planning restrictions imposed in respect of the hours of use of the industrial premises within the Industrial Estate];
- (f) Unable to use rear garden when the odour nuisance occurs;
- (g) Employees can be heard in the adjoining car park area whilst on their breaks;
- (h) Cars regularly park to the side of the Estate access road;
- (i) The existing gas cabinet near the site is a potential fire hazard due to the build-up of fallen leaves [Officer Note: this cabinet is not on land owned or under the control of the applicants, and is a matter for Southern Gas Networks]; and
- (j) The current planning application should only be approved if a condition is imposed to require the applicants to undertake necessary works to the boundary trees [Officer Note: the tree issue raised by objections has no connection to the proposals the subject of the current planning application and, as such, it would be inappropriate to impose such a condition].

Policy and determining issues

The site is located within an employment area. Adopted Rushmoor Core Strategy (November 2011) Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), and CP8 (Supporting Economic Development); and saved Local Plan Policies ENV17 (general development criteria), ENV21 & 22 (access for people with disabilities) and ENV48 (environmental pollution & noise) are relevant to the consideration of the current proposals.

The Council's adopted 'Car and Cycle Parking Standards' (November 2017) Supplementary Planning Document (SPD); and the advice contained in the National Planning Policy Framework and Planning Practice Guidance are also relevant.

The New Rushmoor Local Plan 2014 to 2032 contains emerging policies that are relevant to the consideration of the current application and has now reached an advanced stage of preparation. In this respect, emerging Policies SS1 (presumption in favour of sustainable development), SS2 (spatial strategy), IN2 (transport), DE1 (design in the built environment), DE10 (pollution) and PC1 (economic growth & investment) are potentially relevant. Proposed

main modifications to the Plan are, at the time of writing this report, subject to public consultation following receipt of the Inspector's provisional findings after the Local Plan Inquiry held in May 2018. It is currently anticipated that the New Local Plan will be formally adopted in early 2019. However, where there is now no reason for any changes to be made to the policies and content of the Plan because no modifications are being recommended and/or there is no difference in the policy approach currently taken with the Core Strategy, the new Plan can be considered to carry some weight in the consideration of planning applications.

The main determining issues in respect of the proposed extension relate to the principle of the proposals, visual impact, impact on neighbours, highways considerations, drainage issues, renewable energy and sustainability, and access for people with disabilities.

Commentary

1. Principle -

The proposal is for the extension of existing commercial premises. Such proposals are supported in principle by past, present and emerging future Development Plan policies and Government guidance. The proposals are therefore considered to be acceptable in principle. This is, however, subject to the proposals being found acceptable in respect of the retail issues and all relevant normal development management considerations.

2. Visual Impact -

Although the proposed extension would be readily visible upon entering the Industrial Estate and from the Estate Road, it would be sympathetic to the design of the existing building, subservient in scale, and use matching external materials. Views of the proposed extension from Field Way would be softened and partially screened by existing trees and mature screen landscape planting provided when the Estate was developed. It is considered that the proposals are acceptable in visual terms.

3. Impact on Neighbours -

The Springlakes Industrial estate is a long-established light-industrial and/or storage & distribution commercial development subject to limited restrictions that adjoins residential properties. The development is not subject to restricted hours of use or in respect of servicing and deliveries etc. Nevertheless, the firms operating within the Estate are obliged to comply with Environmental Health and Nuisance legislation since activities considered to give rise to a Statutory Nuisance are potentially actionable with abatement notices should an operator fail to voluntarily resolve the matter.

It is considered that the immediately adjoining residential properties at Nos.142-158 (even inclusive) Field Way and some flats and houses at Nos.147 and 151-162 Woodlands Walk are the only neighbours that could conceivably be materially and adversely impacted by the proposed development.

In the case of the adjoining Field Road properties, these are all located beyond existing mature planted boundary screening provided when the Industrial Estate was constructed. The nearest corner of the Unit 10 building to the nearest neighbour is 30 metres from the rear of No.146 Field Way and includes a separation of 20 metres from the shared site boundary. The next nearest neighbouring property is No.148 Field Way, which is 31 metres

distant, including separation of 14 metres from the shared boundary. As proposed, the closest relationship with Field Way neighbours relates to No.148 Field Way, which would have a building-to-building separation of 28 metres, including a separation of 10 metres from the shared boundary. This is considered to be an acceptable relationship in planning terms. All other neighbouring Field Way properties would have greater separation. The proposed extension would be to the north-west of Field Way properties beyond existing mature boundary screening and no first-floor office window is now proposed in the facing elevation. It is considered that there would be no material and undue physical relationships with these neighbours.

The nearest Woodland Walk properties are on the opposite side of the estate road. No.147 is side on with a blank gable wall 22 metres from the proposed extension. The nearest flats in the block at Nos.151-162 Woodland Walk would be 27 metres distant at an oblique angle. Although the proposed extension would be visible from these neighbours, the proposed extension would be to the east and well separated. Although the amended proposals retain an office window at first-floor level facing Woodland Walk, it is not considered this would give rise to any material and undue loss of privacy due to the separation distance involved.

Neighbours at Field Way have also raised the issues of noise and odour nuisance in their objections. In the case of noise nuisance, it is understood that this has arisen over the summer months of this year as a result of an extractor fan installed to draw hot air out of the existing building which was fitted in the end elevation of the existing building nearest to Field Way properties. This gave rise to complaints to the Council's Environmental Health Team, who raised the matter with the applicants. As a result noise emissions were cut by reducing fan speed and operation. The current proposal would result in the portion of the building elevation containing the extraction fan being built over. The applicants have confirmed that the extractor fan would be re-located to a position on the roof of the existing building more distant from neighbours and that no extractor fan is to be installed with the new extension. It is considered that these measures will address the noise nuisance issue. Conditions can be imposed to ensure no further extraction equipment or other plant is installed on the proposed extension; and to require that the roller shutter door is only opened when the doorway is in use.

In terms of odour nuisance reported by objectors from Field Way properties, this is also a matter that has been investigated by the Council's Environmental Health Team. There has been no evidence that the odours reported actually emanated from the application premises. It was concluded that the odour issues reported came from processes being undertaken within the adjoining industrial premises at Unit 9. The Environmental Health Team pursued this matter with the occupiers and a new filtration/extraction system was installed. The Environmental Health Team are not aware that there are any further issues with odours emanating from Unit 9 since.

It is considered that there would be no material and adverse planning impact on neighbours in this respect.

4. Highways Considerations -

As existing, Unit 10 comprises 3,090 sqm of floorspace and has a total of 85 on-site parking spaces divided between areas to the front and rear of the building. This is provision of 1 space for every 36 sqm of floorspace, which is well within the maximum parking requirement for an industrial building set out in the Council's adopted Parking Standards SPD (November 2017) of 1 space/45 sqm of floorspace. Accordingly, although the proposed extension would

add 203sqm of floorspace and remove 10 on-site parking spaces, the retained provision of 75 spaces would still exceed the Council's maximum adopted requirement which would be 73 spaces. Notwithstanding the objections concerning the adequacy of on-site parking provision, the proposal would be policy compliant in terms of on-site parking provision. The Highway Authority (Hampshire County Council Highways) accordingly raise no objections to the proposals.

The consequential modifications to the internal layout are also considered to be acceptable.

In the circumstances it is considered that the proposals are acceptable in highways terms subject to a condition requiring retention of parking at the site.

5. Drainage -

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice subject to and no mitigation measures are indicated as being necessary. This being the case, it is considered that there is no requirement under Policy CP4 for flood mitigation measures to be incorporated into the proposed development. The proposals do not result in any increase in hard-surfacing at the site since the area involved is already hard-surfaced; and the existing on-site drainage system is to be used. It is considered that the proposals meet the objectives of Policy CP4.

6. Sustainable Construction -

The proposals do not involve a major development for which the requirements of Core Strategy Policy CP3 would apply. As such, there is no requirement for the proposed extension to comply with sustainable construction standards. Furthermore, given the modest nature of the proposals it is considered that viability would be an issue and it would be unreasonable for the Council to require compliance in any event.

7. Access for People with Disabilities -

The proposed development should provide access for people with disabilities in accordance with Building Regulation requirements. It is considered that there is no reason why this would not be achievable with the current proposals.

8. Other issues : Maintenance of Existing Trees –

Whilst not a matter for consideration with the current proposals since it is a private property matter and not related to the proposed development, the applicants have responded to the matters raised by the objectors concerning the existing trees adjoining the boundary shared with Field Way neighbours. In this respect, the applicants confirm that the trees are within their ownership and that they inspect and maintain them. Field Way residents are invited to contact the applicants directly if they have any issues concerning the trees adjoining their properties.

Conclusions –

It is considered that the proposals are acceptable in visual and highways terms, and would have an acceptable impact on neighbours. Furthermore, it is considered that adequate

provision can be made for access for people with disabilities and that surface water drainage would be adequately dealt with on site. The proposals are therefore considered acceptable having regard to adopted Rushmoor Core Strategy Policies CP1, CP2 & CP4; saved Local Plan Policies ENV17, ENV21 & 22 and ENV48; and emerging New Rushmoor Local Plan Policies IN2, DE1, DE10 and PC1.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – Dawson Group Drawing Nos.4381G 00 REV05 GROUND FLOOR PLAN; 4381G 01 REV.03 SECTION; 4381G 04 REV02 MEZZANINE PLAN; 4381G 03 REV03 PROPOSED SITE PLAN; 4381G 08 REV00 CAR PARK EXISTING; 4381G 09 REV00 CAR PARK PROPOSED; 4381G 05 REV03 S-E ELEVATION; 4381G 06 REV04 S-W ELEVATION; 4381G 07 REV03 N-E ELEVATION; & 4381G 02 REV02 EXISTING SITE PLAN; BLUE JET 1:500; and BLUE JET 1:1250.

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 Construction of the following elements of the development hereby approved [the external walls, roofing materials, and window frames/glazing] shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained.

Reason - To ensure satisfactory external appearance. *

- 4 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 The roller shutter door in the extension hereby approved shall be kept shut except when being used for access to and from the building. No works that are audible at the facade of the nearest nearby residential property shall take place within the building whilst the door is open.

Reason - To protect the amenities of occupiers of nearby residential properties.

- 7 The parking spaces shown on the plans hereby approved shall be retained at all times solely for these purposes for the use of occupiers of, and/or visitors to, the property.

Reason - To ensure the provision and availability at all times of adequate on-site parking arrangements.

- 8 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring properties.

- 9 No additional floorspace over and above the existing 3,090 sqm plus the 203 sqm hereby approved (including mezzanine floorspace) shall be provided and/or installed within the building hereby approved.

Reason - In order for the Council to retain control over the future quantum of floorspace at the site in the interests of the amenities of the area and the safety and convenience of highway users.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no further windows, doors or openings of any kind (including in respect of the installation of plant and/or extraction equipment shall be inserted in the elevations and/or upon the roof of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties

- 11 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposals are acceptable in visual and highways terms, and would have an acceptable impact on neighbours. Furthermore, it is considered that adequate provision can be made for access for people with disabilities and that surface water drainage would be adequately dealt with on site. The proposals are therefore considered acceptable having regard to adopted Rushmoor Core Strategy

Policies CP1, CP2 & CP4; saved Local Plan Policies ENV17, ENV21 & 22 and ENV48; and emerging New Rushmoor Local Plan Policies IN2, DE1, DE10 and PC1.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to clear conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.
- 6 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.

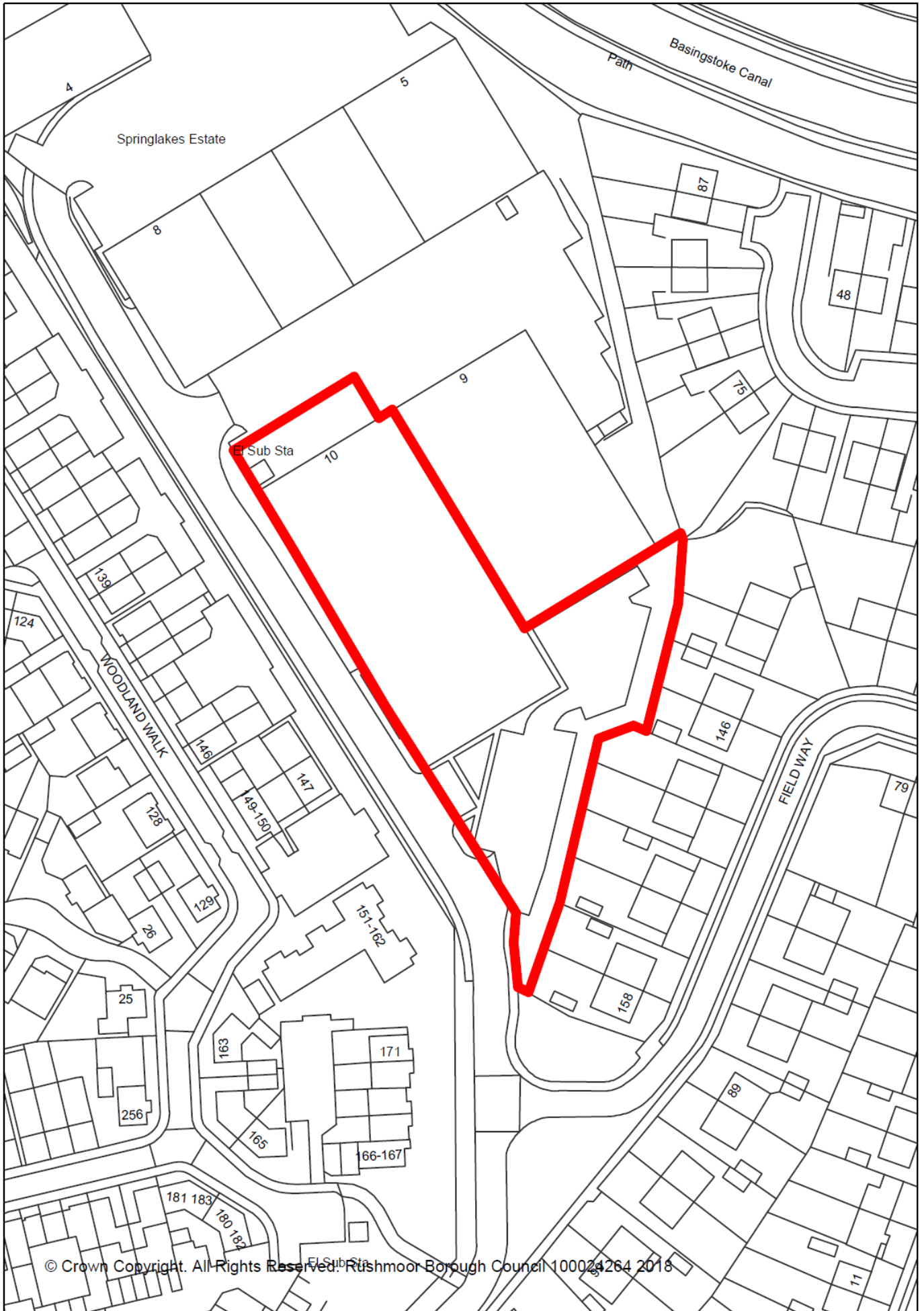
- 7 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 8 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 9 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.

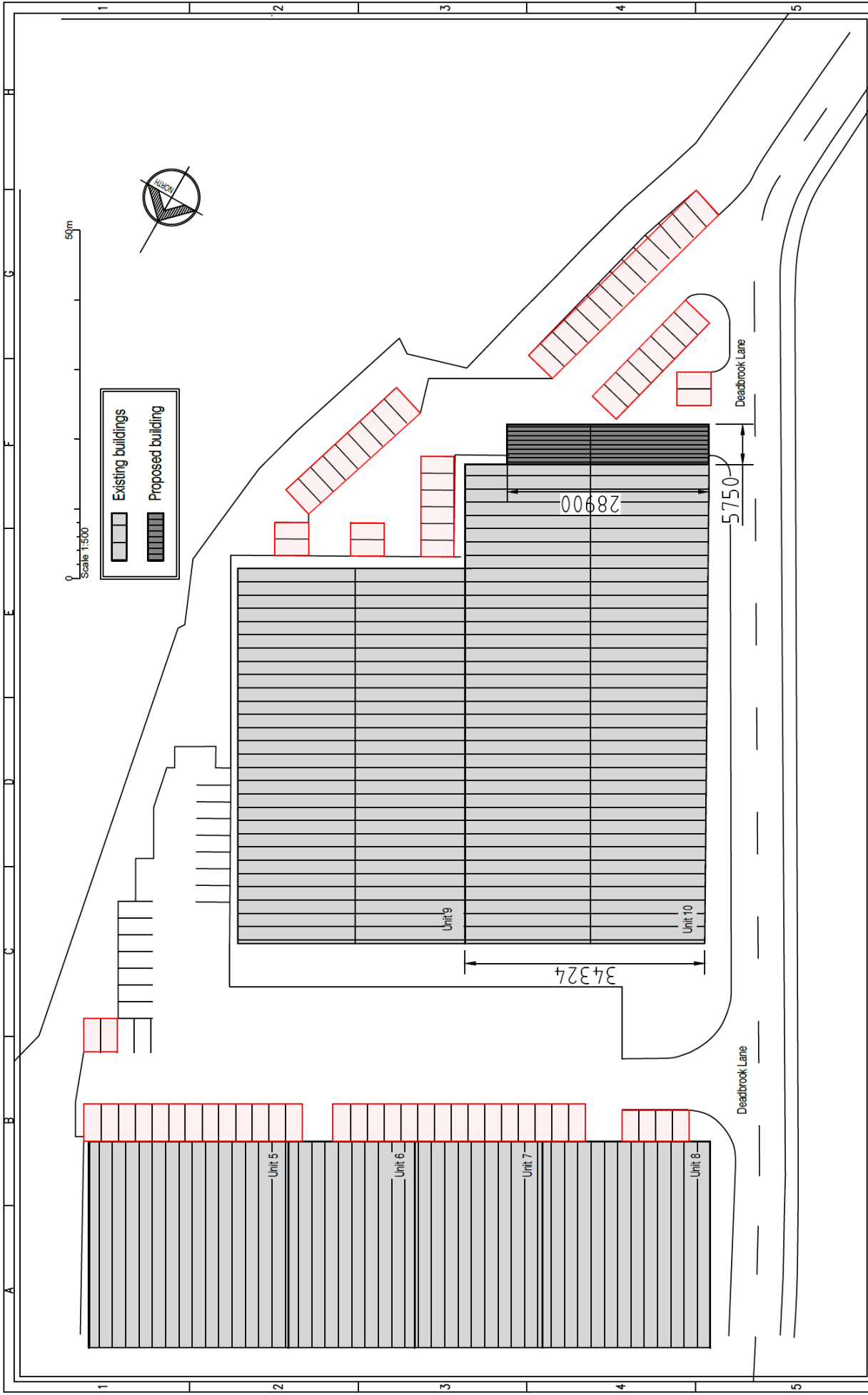
In respect of the requirements of Condition No.22 (Piling), Thames Water advise that you read their guide 'Working Near Our Assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email:

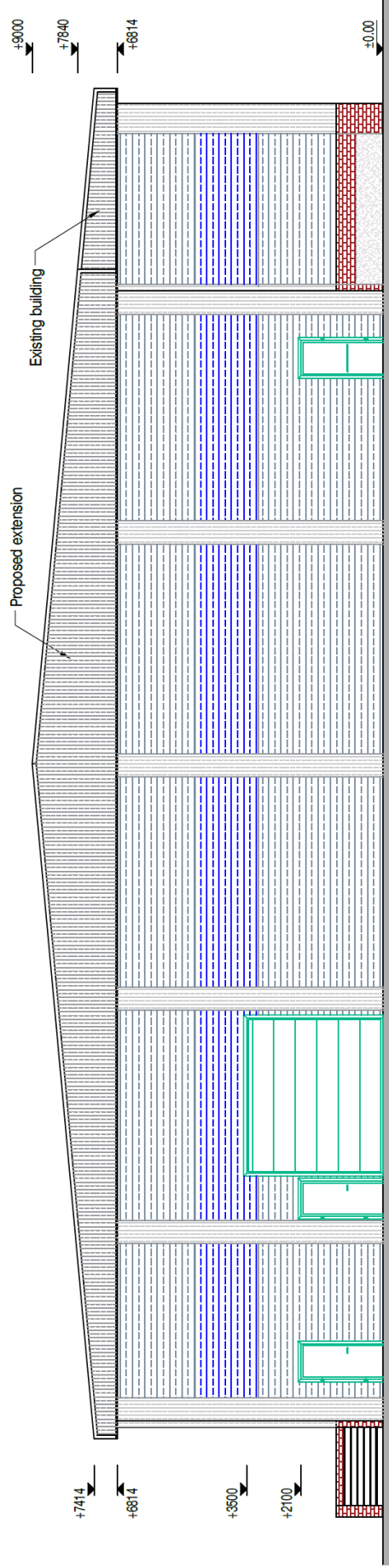
developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 10 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 12 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



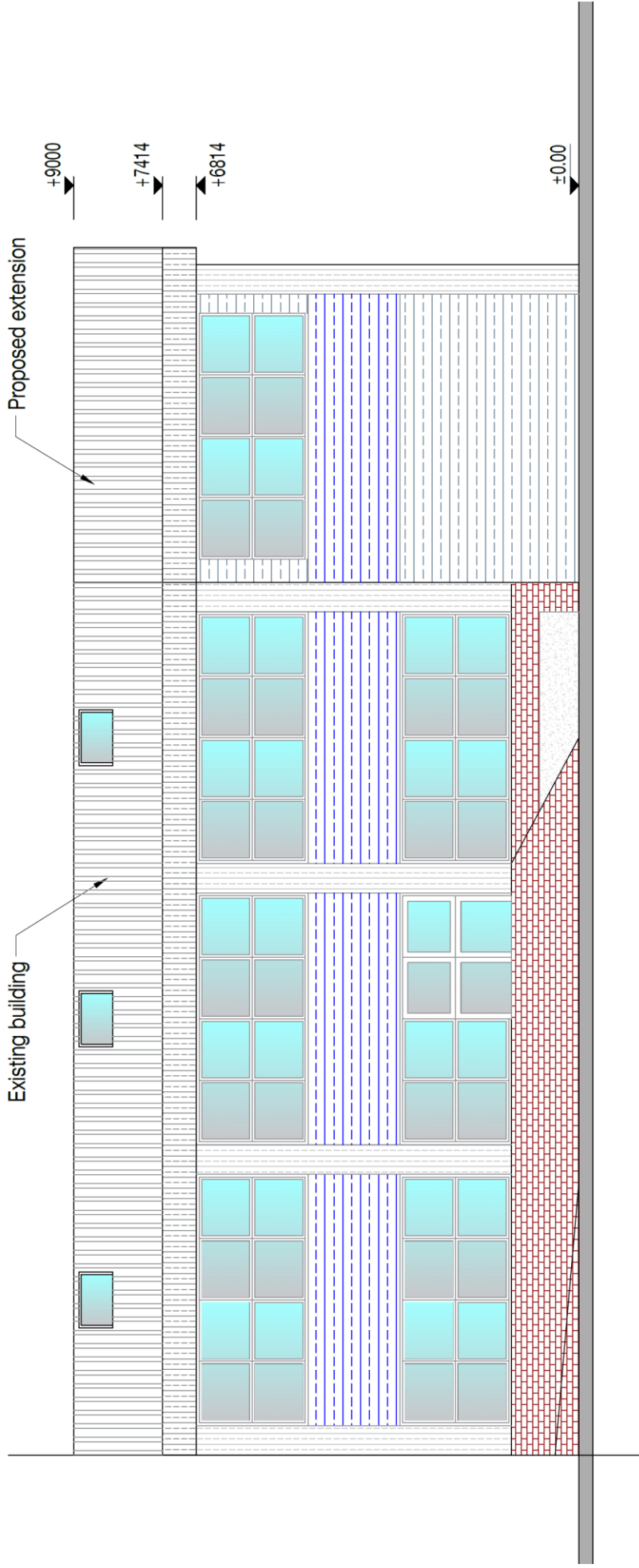


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	<p>Dawsongroup temperature control solutions</p>			



SOUTH - EAST ELEVATION

External cladding and roof profile to match existing



Existing building

Proposed extension

+9000

+7414

+6814

±0.00

SOUTH - WEST ELEVATION

External cladding and roof profile to match existing

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DO NOT SCALE!

No	Details	Date
	REVISIONS	

Client:
**CAMBERLEY RUBBER
 MOULDINGS LTD**

Project:
NEW WORKSHOP

Drawing:
PLAN VIEW

Drawing number:
4.381C 00 Rev05 Ground Floor Plan

Drawing status:
PRELIMINARY

NOT SUITABLE FOR CONSTRUCTION

Scale:
1:100 (A1)

Drawn by:
CR

Date:
**CREATED: 05/09/2018 4:18 PM
 UPDATED: 14/09/2018 1:37 PM
 PRINTED: 14/09/2018 1:38 PM**

