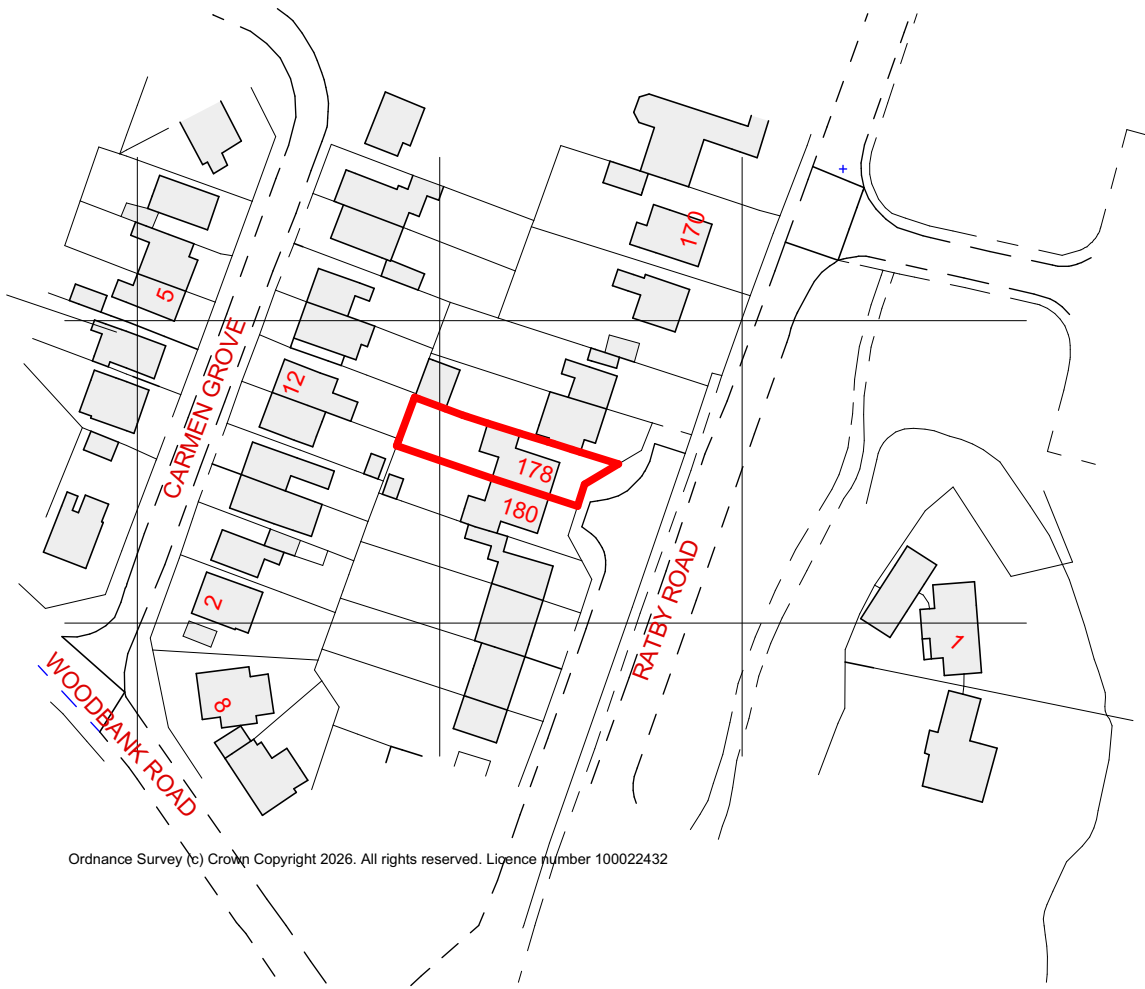
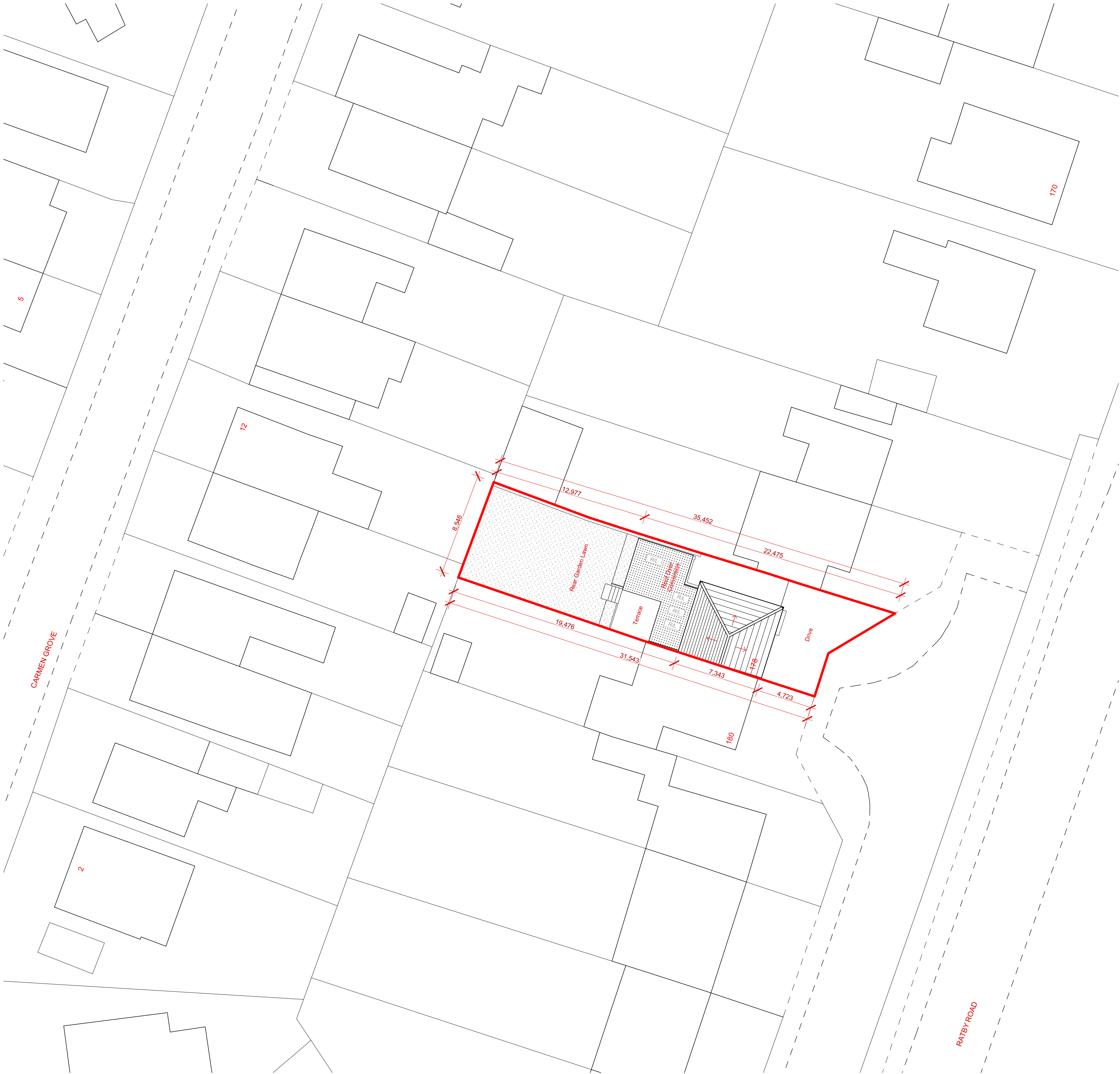




Ordnance Survey (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

ID: S3 00 Site Location Proposed 1:1250

ID: S3 01 +03 Proposed Site Layout 1:200

Layout Purpose:
Planning Approval

Additional Notes:

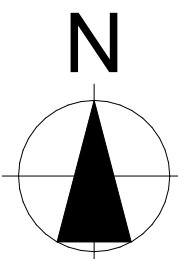
Key:

Key 01: Site Plan

- Existing Tree as Surveyed by others
- Indicative existing Tree or Shrub for illustrative purpose only
- Tree, as surveyed by others, to be felled
- Root Protection Area, as per Arboriculturalist Survey
- Tree Canopy, as per Arboriculturalist Survey
- Proposed New Tree
- Proposed New Shrub/ Planting
- Cast Stone Capping/ Trim
- Roof - Membrane
- Roof Grass
- Grass Lawn
- Roof Parapet Capping
- Block Paviments - Permeable
- Footpath Paving
- Application Site
- Other Land Owned
- Solar Photovoltaic Panel
- Proposed Level (m) from Sea Level

Key Plan:

Orientation:



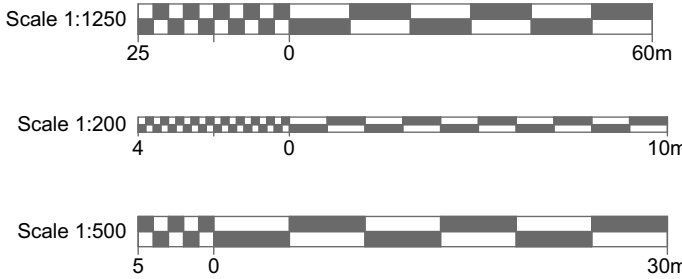
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

The drawing and information presented here, must not be used in reference to construction purposes and/or submitted as part of any statutory approval other than as part of a Planning Application to the Local Authority.

Any dimensions shown are for drawing and design purposes only and are based on an approximate survey. Measurements required for any other purpose must be checked on site.

This drawing is confidential and all intellectual rights reserved by:
InkDrawn Global Ltd T/A InkDrawn Architecture

© Copyright



Project Number:
328

Layout Number:
328 S3 - 01

Drawn by:
DG
Project Director:
DG

First Issue Date:
10/09/2026

Project Stage/ Status:
3/ Coordinated

Revision: A
16/09/2026
DG

Client:
Mr Trevor Hincks

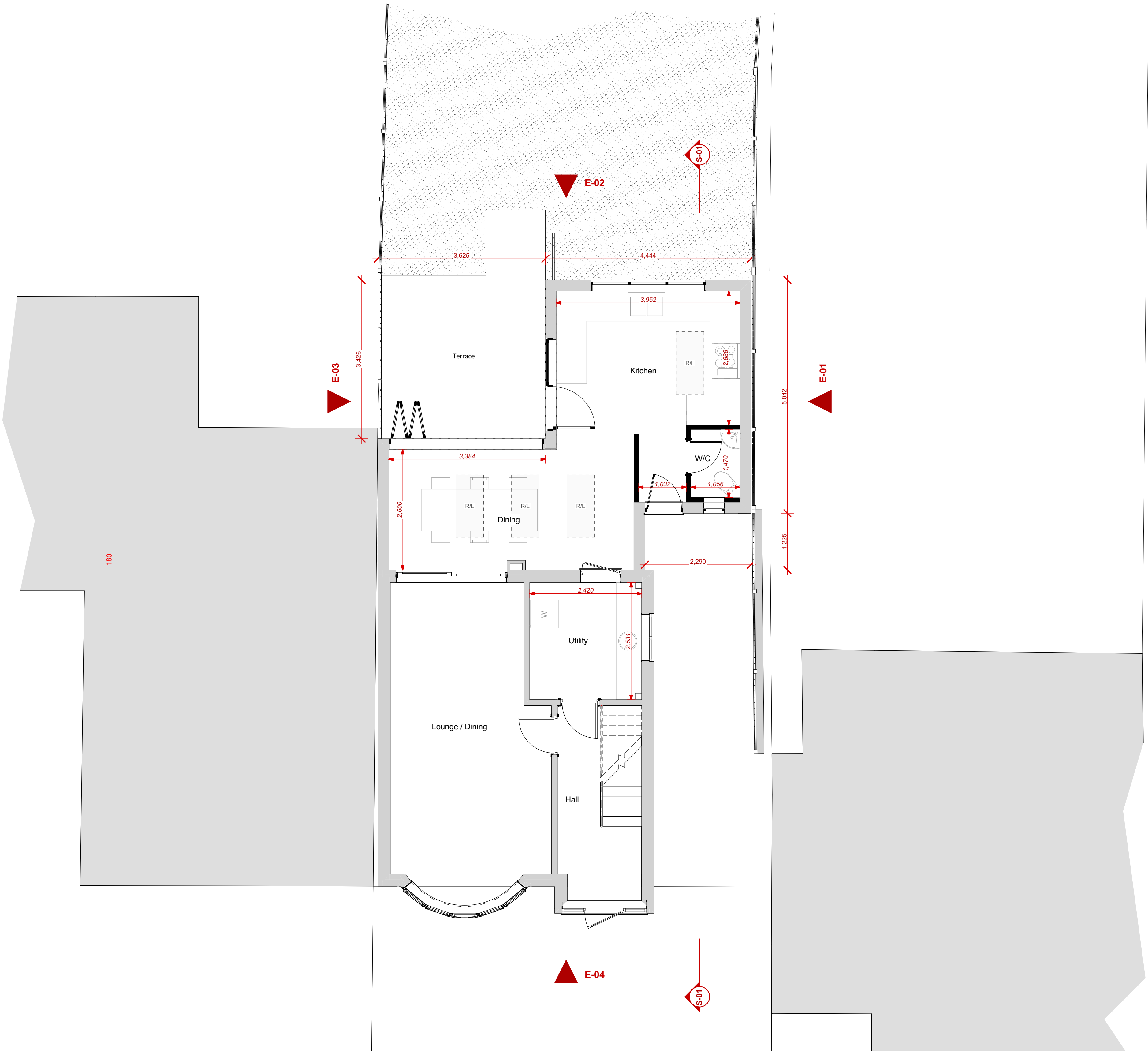
Project Address:
178 Ratby Rd Groby Leicester LE6 0BT

Layout Sheet Title:
Proposed Site Plans

Layout Sheet Print Size:
A1

inkDRAWN
ARCHITECTURE

Windermere House, 47 New Walk, Leicester, LE1 6TE
0116 2555114 www.inkdrawn.com mail@inkdrawn.com



ID: S3 01 +00 Proposed Ground Floor Plan 1:50

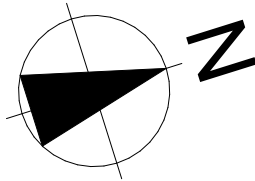
Layout Purpose:
Planning Approval

Additional Notes:

Key:

Key Plan:

Orientation:



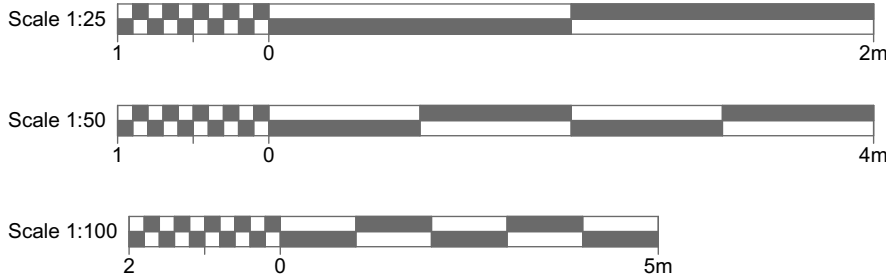
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

The drawing and information presented here, must not be used in reference to construction purposes and/or submitted as part of any statutory approval other than as part of a Planning Application to the Local Authority.

Any dimensions shown are for drawing and design purposes only and are based on an approximate survey. Measurements required for any other purpose must be checked on site.

This drawing is confidential and all intellectual rights reserved by:
InkDrawn Global Ltd T/A InkDrawn Architecture

© Copyright



Project Number:
328

Layout Number:
328 S3 - 02

Drawn by:
DG
Project Director:
DG

First Issue Date:
10/09/2026

Project Stage/ Status:
3/ Coordinated

Revision: A
16/09/2026
DG

Client:
Mr Trevor Hincks

Project Address:
178 Ratby Rd Groby Leicester LE6 0BT

Layout Sheet Title:
Proposed Floor Plans

Layout Sheet Print Size:
A1

inkDRAWN
ARCHITECTURE

Windermere House, 47 New Walk, Leicester, LE1 6TE
0116 2555114 www.inkdrawn.com mail@inkdrawn.com

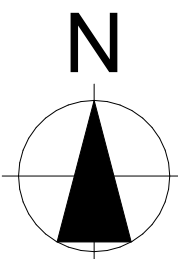
Layout Purpose:
Planning Approval

Additional Notes:

Key:

Key Plan:

Orientation:



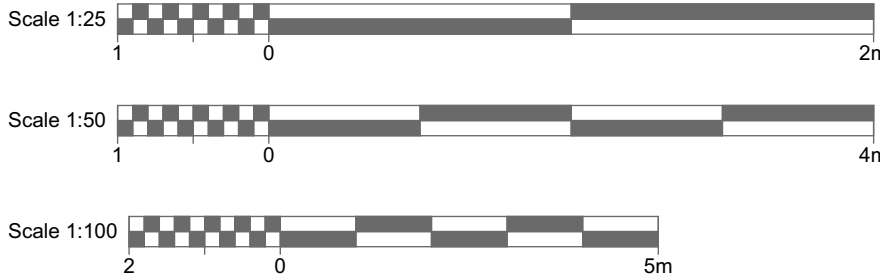
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

The drawing and information presented here, must not be used in reference to construction purposes and/or submitted as part of any statutory approval other than as part of a Planning Application to the Local Authority.

Any dimensions shown are for drawing and design purposes only and are based on an approximate survey. Measurements required for any other purpose must be checked on site.

This drawing is confidential and all intellectual rights reserved by:
InkDrawn Global Ltd T/A InkDrawn Architecture

© Copyright



Project Number:
328

Layout Number:
328 S3 - 03

Drawn by:
DG
Project Director:
DG

First Issue Date:
10/09/2026

Project Stage/ Status:
3/ Coordinated

Revision: A
16/09/2026
DG

Client:
Mr Trevor Hincks

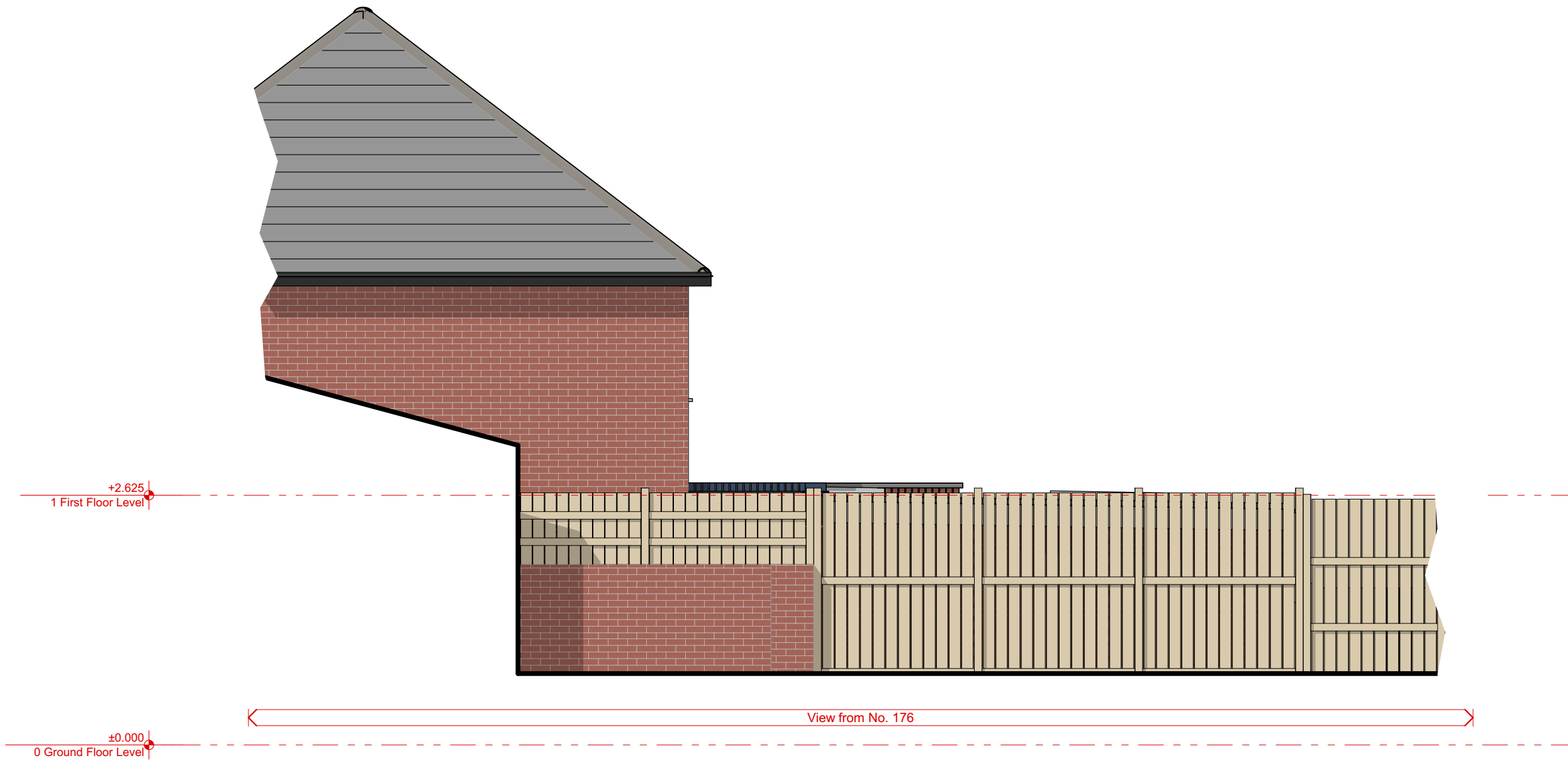
Project Address:
178 Ratby Rd Groby Leicester LE6 0BT

Layout Sheet Title:
Proposed Elevations

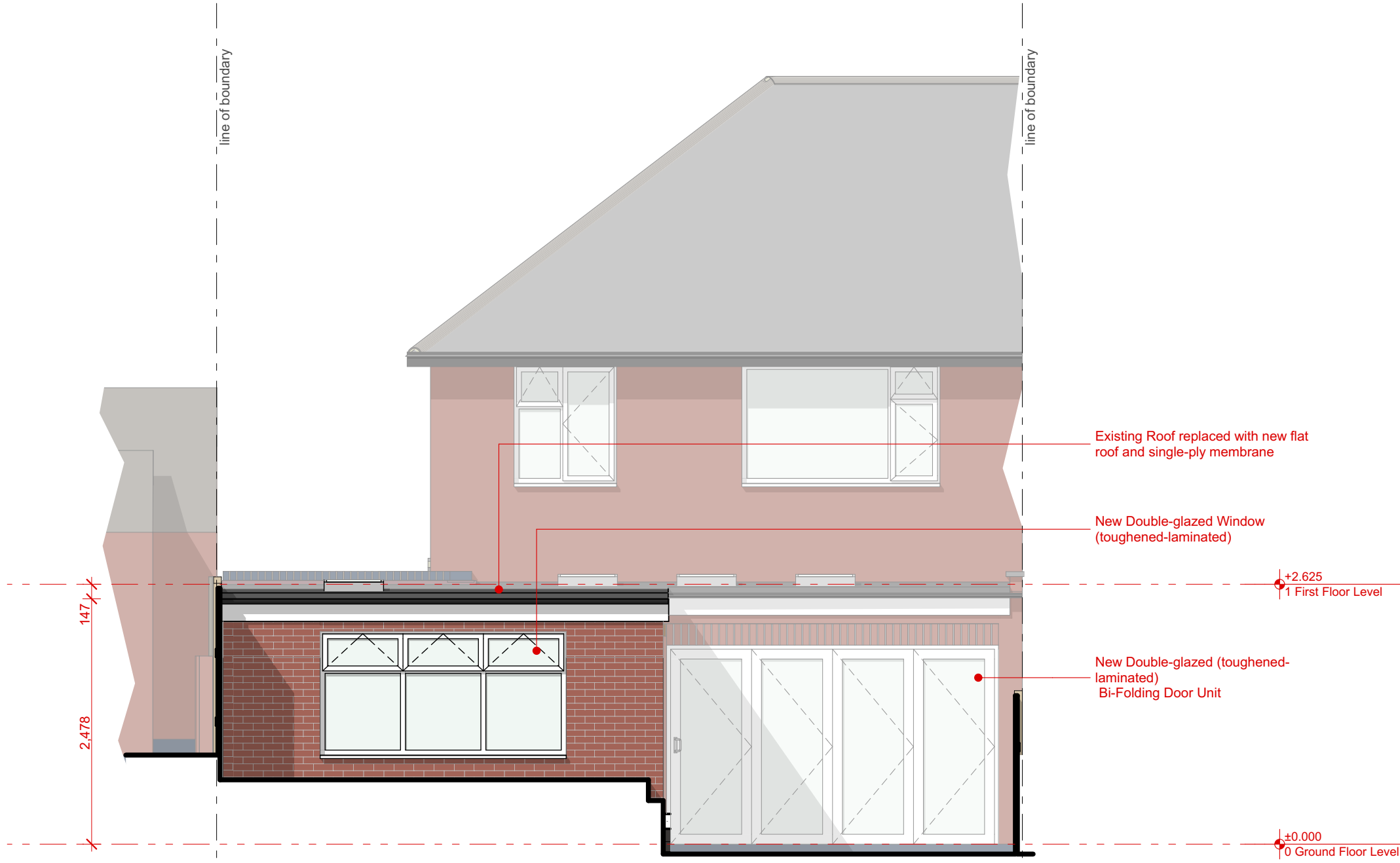
Layout Sheet Print Size:
A1

inkDRAWN
ARCHITECTURE

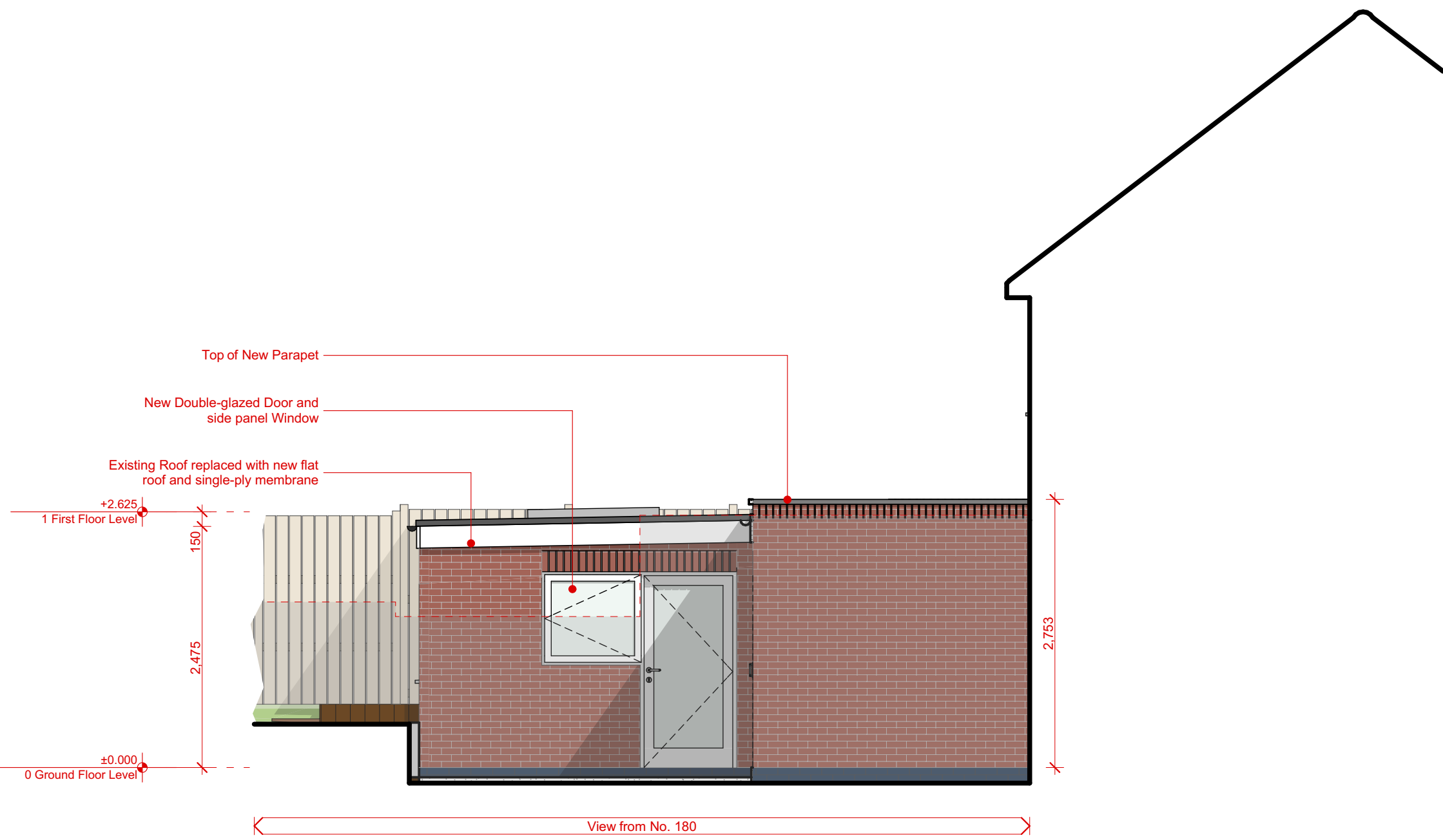
Windermere House, 47 New Walk, Leicester, LE1 6TE
0116 2555114 www.inkdrawn.com mail@inkdrawn.com



ID: S3 E-01 North (Side) Elevation 1:50



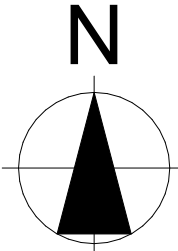
ID: S3 E-02 West (Rear) Elevation 1:50



ID: S3 E-03 South (Side) Elevation 1:50



ID: S3 E-04 East (Front) Elevation 1:50

 ID: S1 S-01 Sectional Elevation_Existing 1:50							Layout Purpose: Planning Approval
							Additional Notes:
							Key:
							Key Plan:
 ID: S3 S-01 Sectional Elevation_Proposed 1:50							Orientation: 
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK. The drawing and information presented here, must not be used in reference to construction purposes and/or submitted as part of any statutory approval other than as part of a Planning Application to the Local Authority. Any dimensions shown are for drawing and design purposes only and are based on an approximate survey. Measurements required for any other purpose must be checked on site. This drawing is confidential and all intellectual rights reserved by: InkDrawn Global Ltd T/A InkDrawn Architecture © Copyright	Scale 1:25  Scale 1:50  Scale 1:100 	Project Number: 328	Drawn by: DG Project Director: DG	Project Stage/ Status: 3/ Coordinated	Client: Mr Trevor Hincks	Layout Sheet Title: Existing and Proposed Sectional Elevations	 Windermere House, 47 New Walk, Leicester, LE1 6TE ☎ 0116 2555114 🌐 www.inkdrawn.com ✉ mail@inkdrawn.com
		Layout Number: 328 S3 - 04	First Issue Date: 16/09/2026	Revision: - - -	Project Address: 178 Ratby Rd Groby Leicester LE6 0BT	Layout Sheet Print Size: A1	