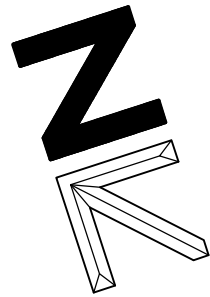


**PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
FOR  
AIRES TRADING (UK) LTD**

**DESIGN PACKAGE**

**JULY 2015**





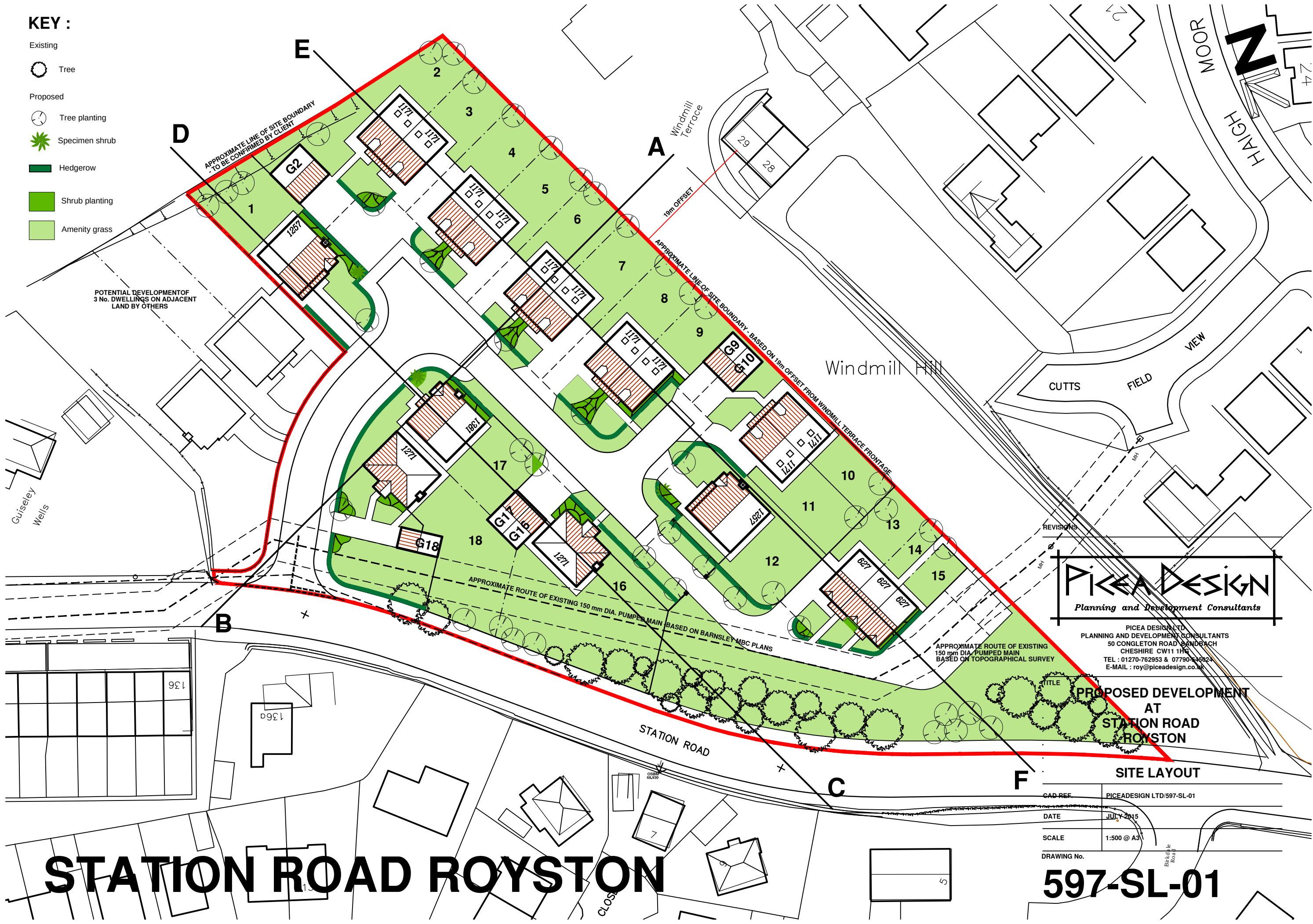
|                                                                                                                                                                                                                                                                                         |                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| REVISIONS                                                                                                                                                                                                                                                                               |                                                       |
| <div><div>PICEA DESIGN</div><div>Planning and Development Consultants</div></div> <div>PICEA DESIGN LTD<br/>PLANNING AND DEVELOPMENT CONSULTANTS<br/>50 CONGLETON ROAD SANDBACH<br/>CHESHIRE CW11 1HG<br/>TEL : 01270-762953 &amp; 07790-545024<br/>E-MAIL : roy@picedesign.co.uk</div> |                                                       |
| TITLE                                                                                                                                                                                                                                                                                   | PROPOSED DEVELOPMENT<br>AT<br>STATION ROAD<br>ROYSTON |
|                                                                                                                                                                                                                                                                                         | LOCATION PLAN                                         |
| CAD REF.                                                                                                                                                                                                                                                                                | PICEADESIGN LTD/597-LOC-01                            |
| DATE                                                                                                                                                                                                                                                                                    | JULY 2015                                             |
| SCALE                                                                                                                                                                                                                                                                                   | 1:1250 @ A3                                           |
| DRAWING No.                                                                                                                                                                                                                                                                             |                                                       |

STATION ROAD ROYSTON

597-LOC-01

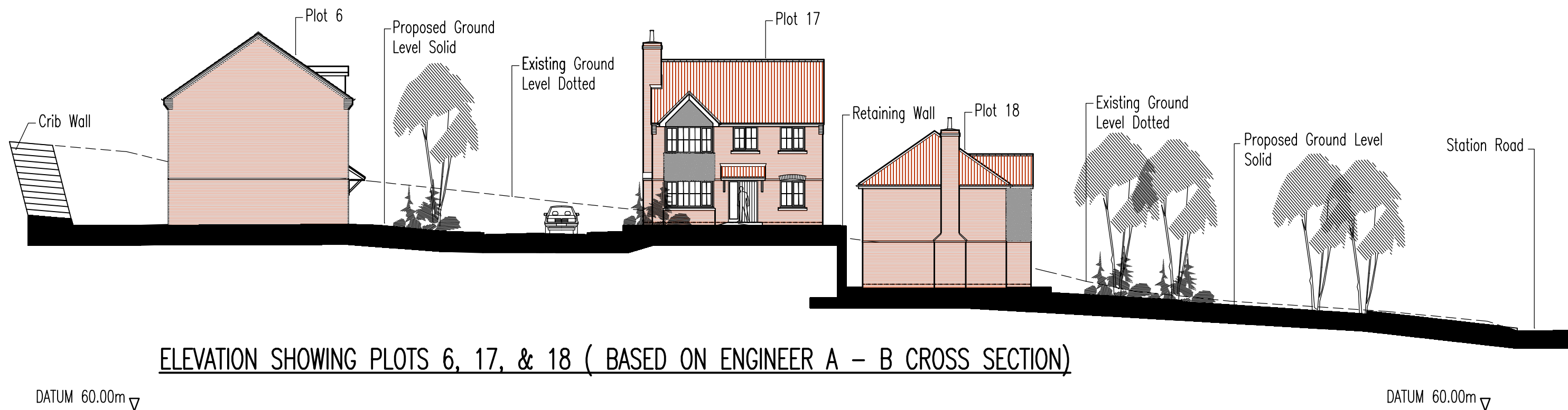
KEY :

- Existing
- Tree
- Proposed
- Tree planting
  - Specimen shrub
  - Hedgerow
  - Shrub planting
  - Amenity grass



STATION ROAD ROYSTON

597-SL-01



STATION ROAD ROYSTON

#### REVISIONS



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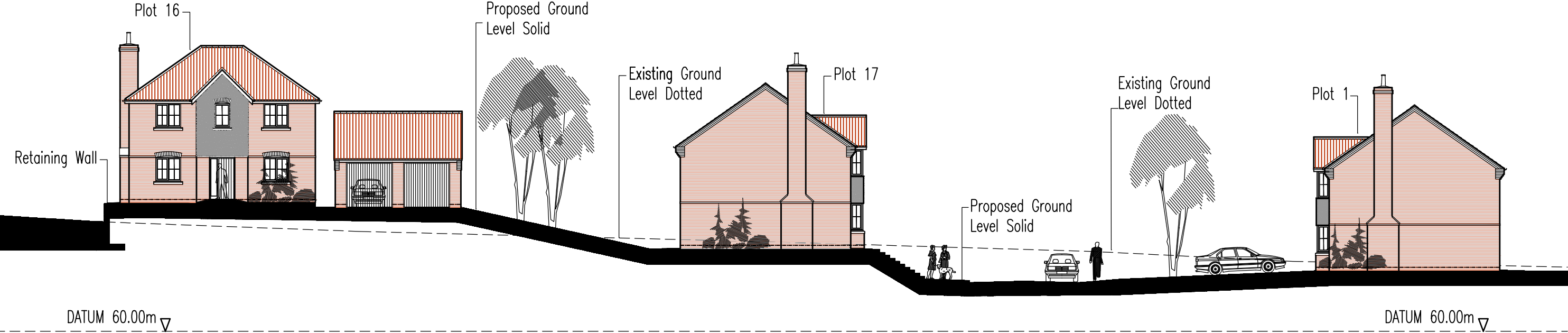
#### TITLE

PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
SITE SECTION A-B

|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-SECT-01 |
| DATE     | JULY 2015                     |
| SCALE    | 1:200 @ A3                    |

DRAWING No.

597-SECT-01



ELEVATION SHOWING PLOTS 16, 17, & 1 (BASED ON ENGINEER C – D CROSS SECTION)

REVISIONS

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CHESHIRE CW11 1HG  
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E-MAIL : roy@piceadesign.co.uk

TITLE

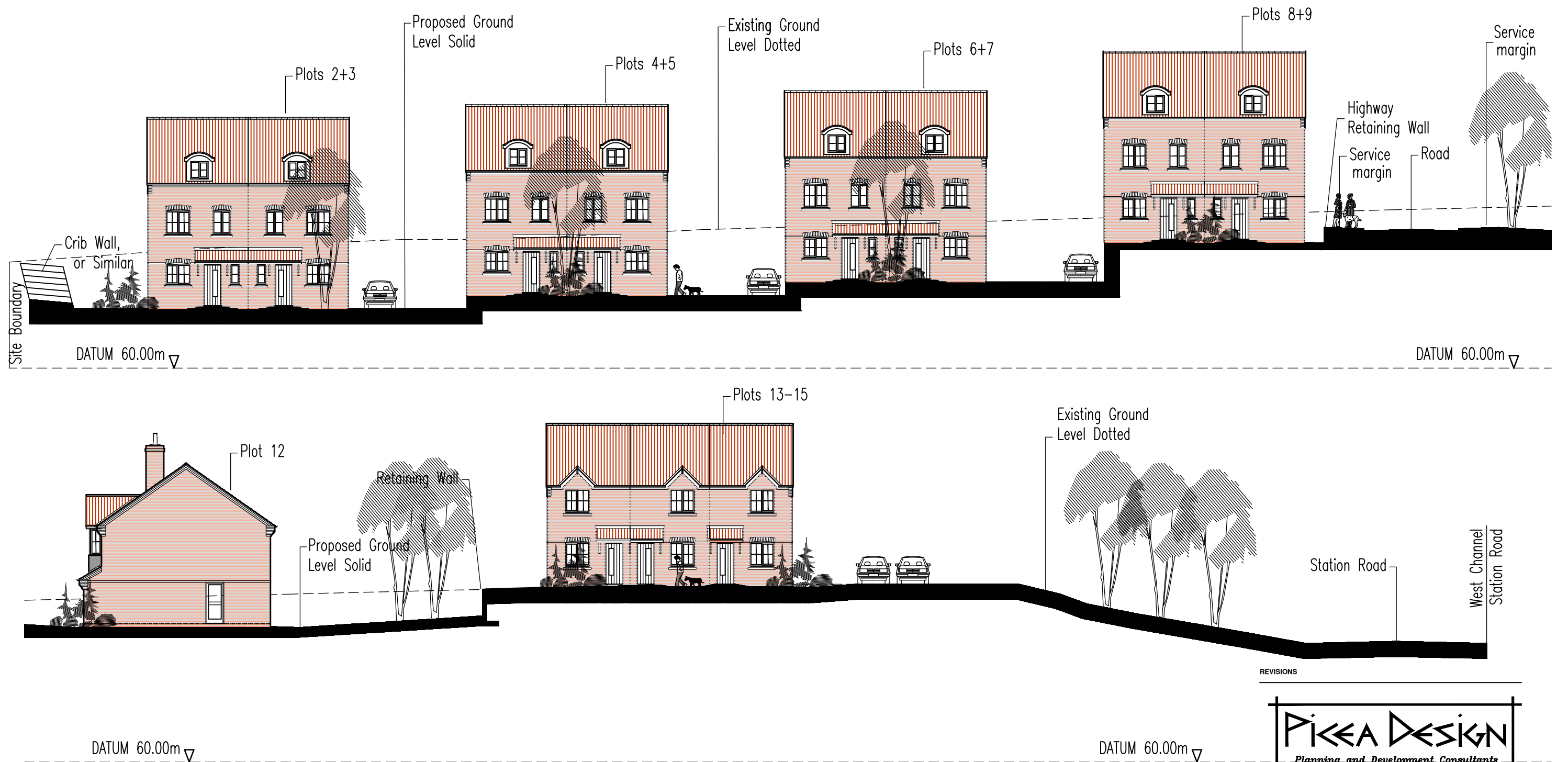
PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
SITE SECTION C-D

|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-SECT-02 |
| DATE     | JULY 2015                     |
| SCALE    | 1:200 @ A3                    |

DRAWING No.

597-SECT-02

STATION ROAD ROYSTON



ELEVATION SHOWING PLOTS 2-9, 12 & 13-15 (BASED ON ENGINEER E - F CROSS SECTION)

STATION ROAD ROYSTON

REVISIONS

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E-MAIL : roy@piceadesign.co.uk

TITLE

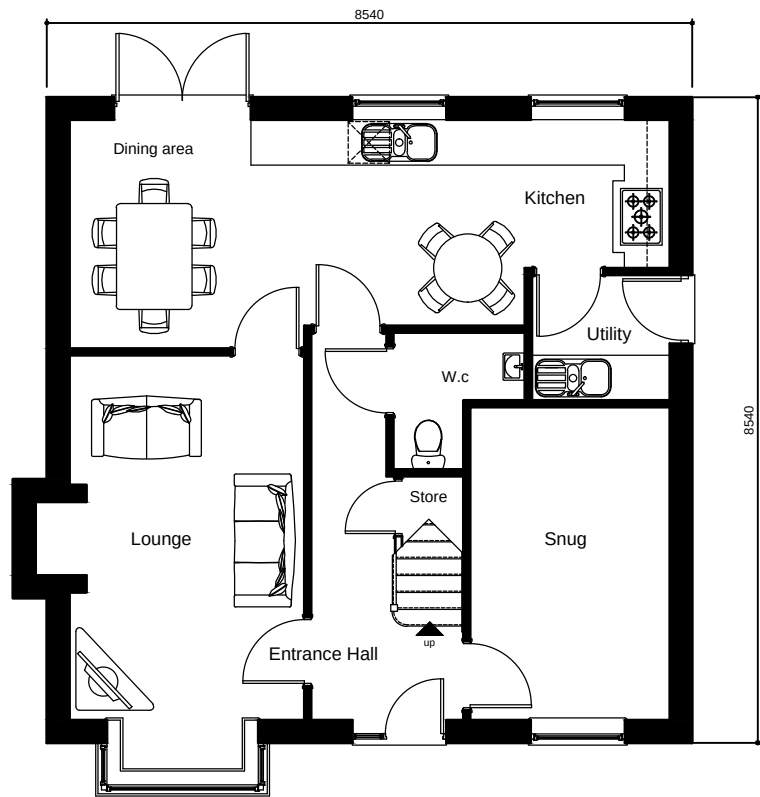
**PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
SITE SECTION E-F**

|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-SECT-03 |
| DATE     | JULY 2015                     |
| SCALE    | 1:200 @ A3                    |

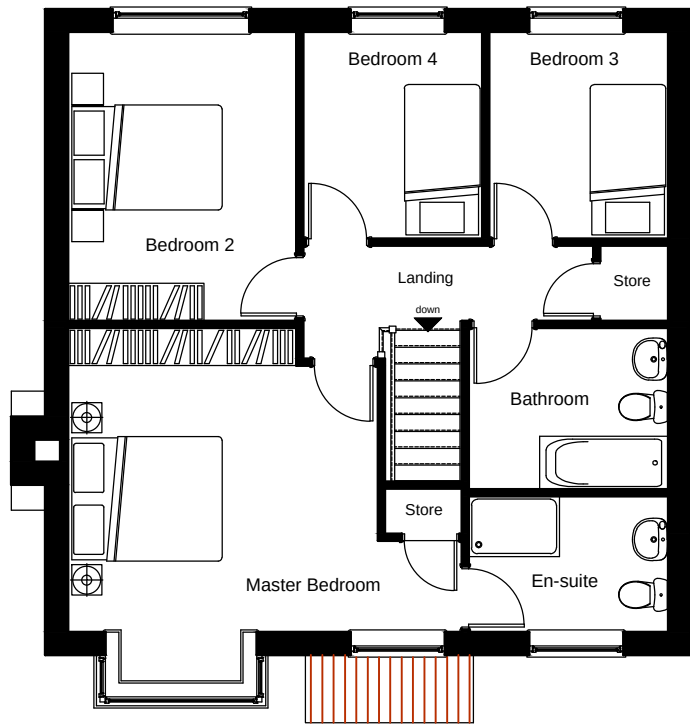
DRAWING No.

**597-SECT-03**

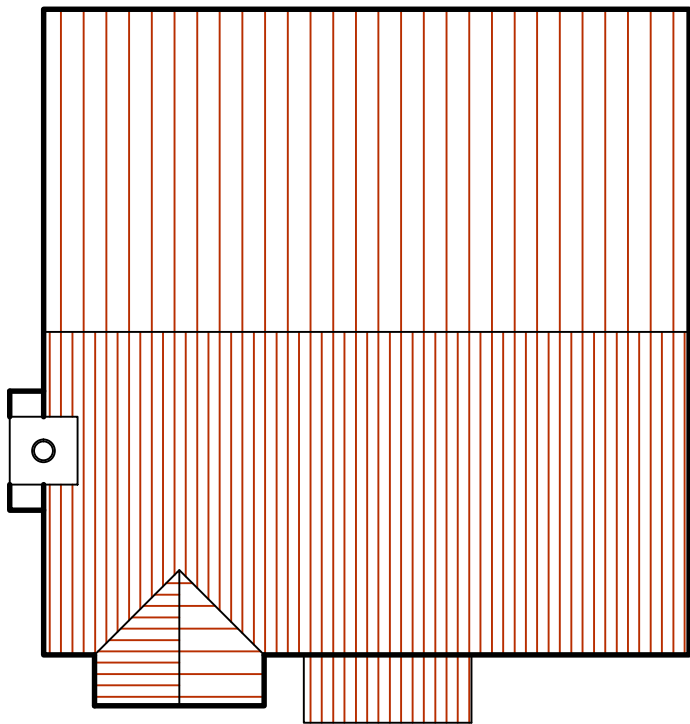
(128.30m2 - 1381 sq ft)



Proposed Ground Floor Layout  
(128.30m2 - 1381 sq ft)



Proposed First Floor Layout



Proposed Roof Plan

STATION ROAD ROYSTON

|                                                                                                                                                                                                                                                                                          |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| REVISIONS                                                                                                                                                                                                                                                                                |                               |
| <div><div>PICEA DESIGN</div><div>Planning and Development Consultants</div></div> <div>PICEA DESIGN LTD<br/>PLANNING AND DEVELOPMENT CONSULTANTS<br/>50 CONGLETON ROAD SANDBACH<br/>CHESHIRE CW11 1HG<br/>TEL : 01270-762953 &amp; 07790-545024<br/>E-MAIL : roy@piceadesign.co.uk</div> |                               |
| TITLE                                                                                                                                                                                                                                                                                    |                               |
| PROPOSED DEVELOPMENT<br>AT<br>STATION ROAD<br>ROYSTON<br>HOUSE TYPE 1<br>(1381 sq.ft./ 128.30 sq.m)                                                                                                                                                                                      |                               |
| CAD REF.                                                                                                                                                                                                                                                                                 | C/PICEADESIGN LTD/597-1381-01 |
| DATE                                                                                                                                                                                                                                                                                     | JULY 2014                     |
| SCALE                                                                                                                                                                                                                                                                                    | 1:100 @ A3                    |

DRAWING No.  
**597-1381-01**

(128.30m2 - 1381 sq ft)



Proposed Front Elevation

Proposed Side Elevation



Proposed Rear Elevation

Proposed Side Elevation

REVISIONS

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E-MAIL : roy@piceadesign.co.uk

TITLE

PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
HOUSE TYPE 1  
(1381 sq.ft./ 128.30 sq.m)

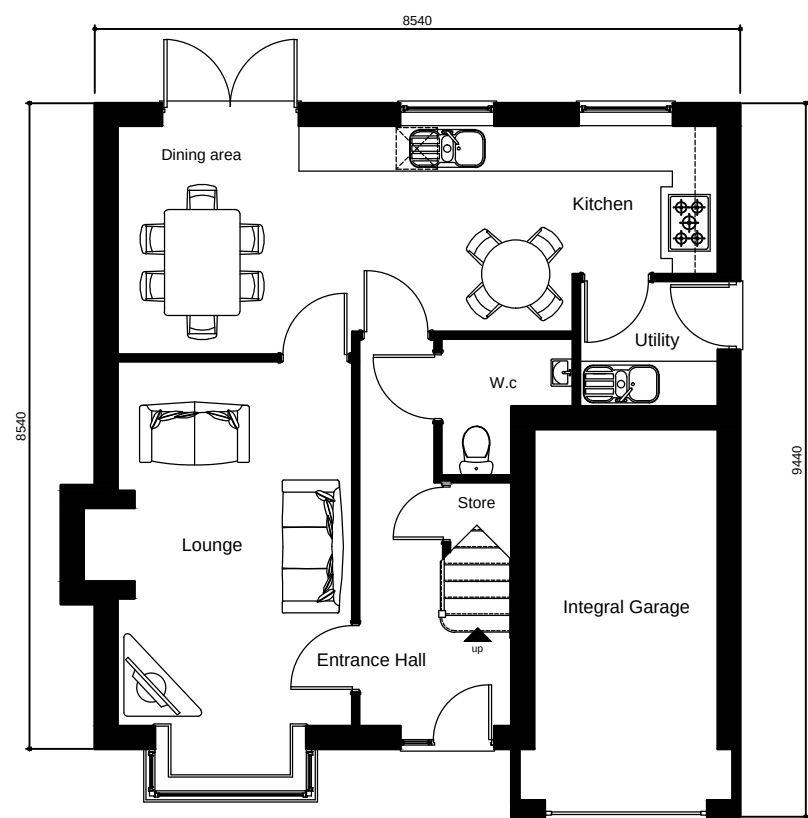
|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-1381-02 |
| DATE     | JULY 2014                     |
| SCALE    | 1:100 @ A3                    |

DRAWING No.

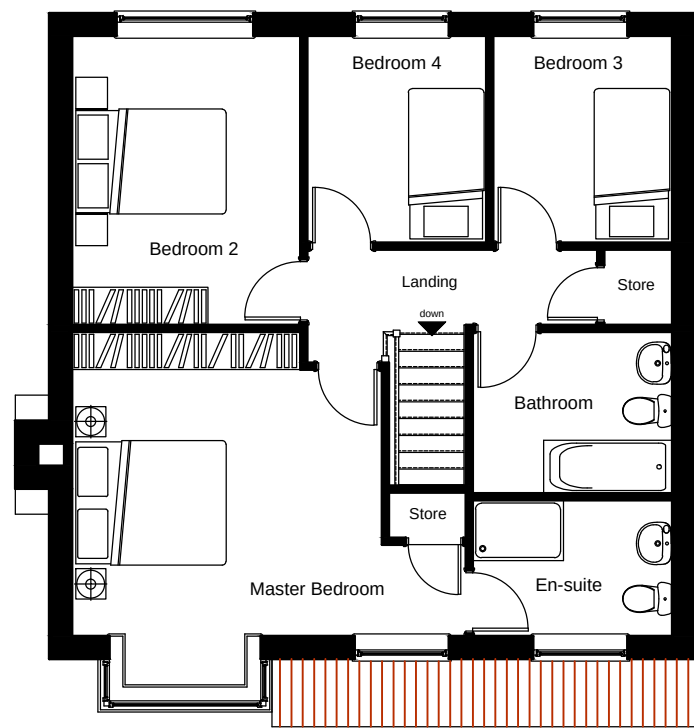
STATION ROAD ROYSTON

597-1381-02

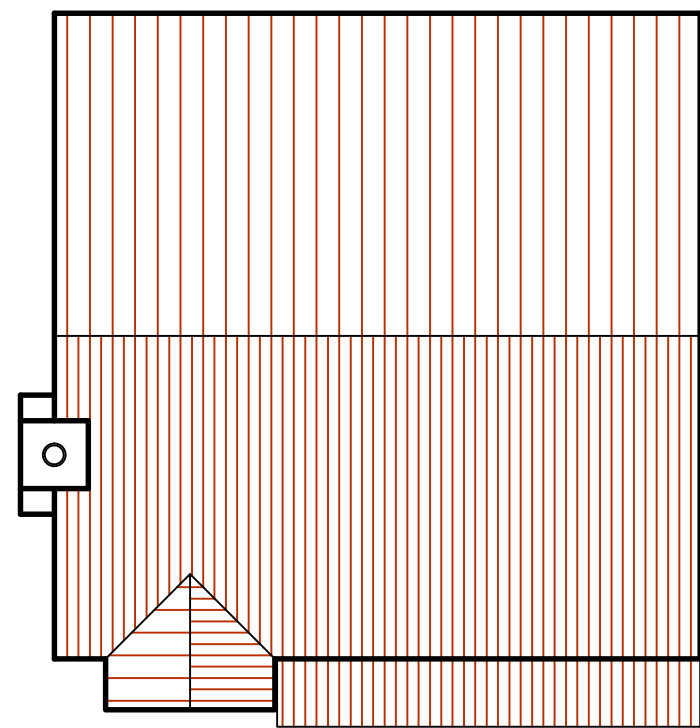
(116.77m2 - 1257 sq ft)



Proposed Ground Floor Layout  
(116.77m2 - 1257 sq ft)



Proposed First Floor Layout



Proposed Roof Plan

STATION ROAD ROYSTON

REVISIONS

---



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E-MAIL : roy@piceadesign.co.uk

---

TITLE

**PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
HOUSE TYPE 2  
(1257 sq.ft./ 116.67 sq.m)**

---

|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-1257-01 |
| DATE     | JULY 2014                     |
| SCALE    | 1:100 @ A3                    |

---

DRAWING No.

**597-1257-01**

(116.77m2 - 1257 sq ft)



Proposed Front Elevation

Proposed Side Elevation



Proposed Rear Elevation

Proposed Side Elevation

REVISIONS

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TEL : 01270-762953 & 07790-545024  
E-MAIL : roy@picedesign.co.uk

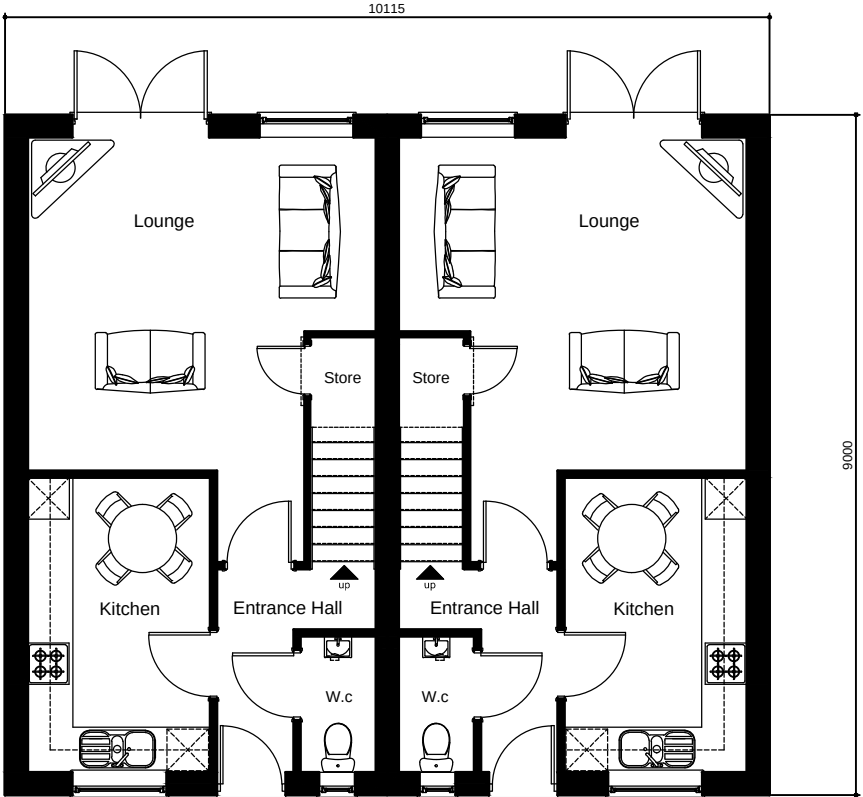
TITLE

PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
HOUSE TYPE 2  
(1257 sq.ft./ 116.67 sq.m)

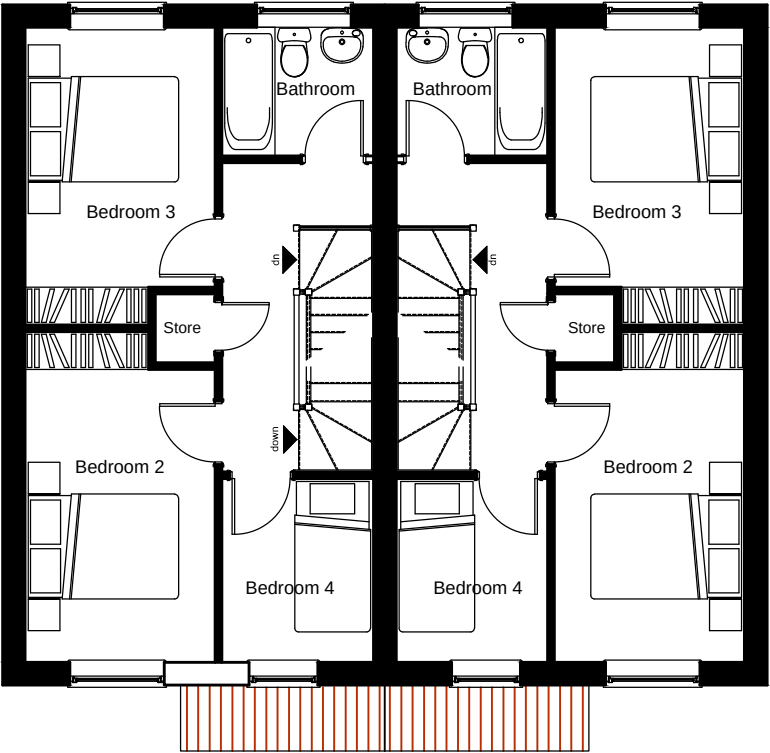
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|----------|-------------------------------|
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| DATE     | JULY 2014                     |
| SCALE    | 1:100 @ A3                    |

STATION ROAD ROYSTON

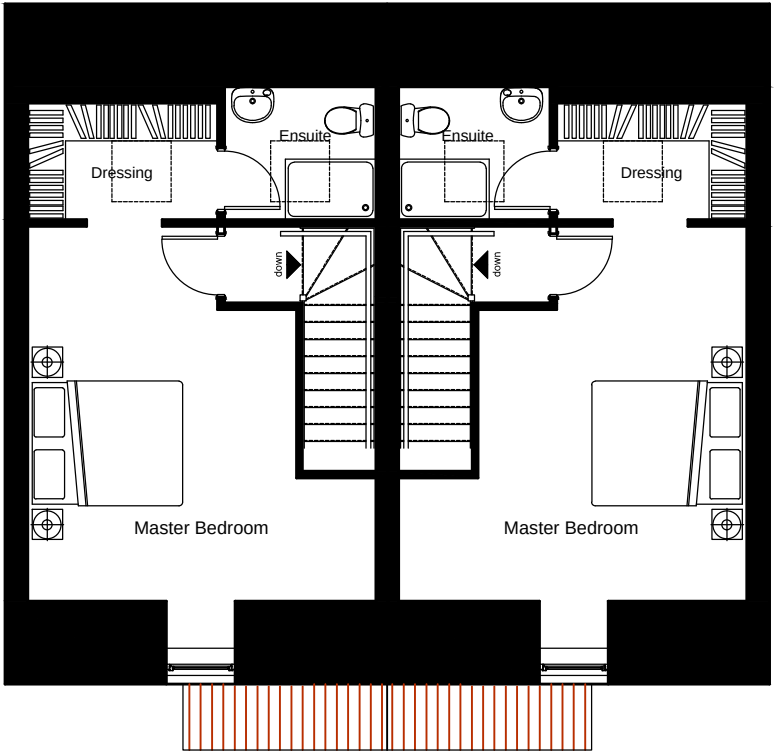
597-1257-02



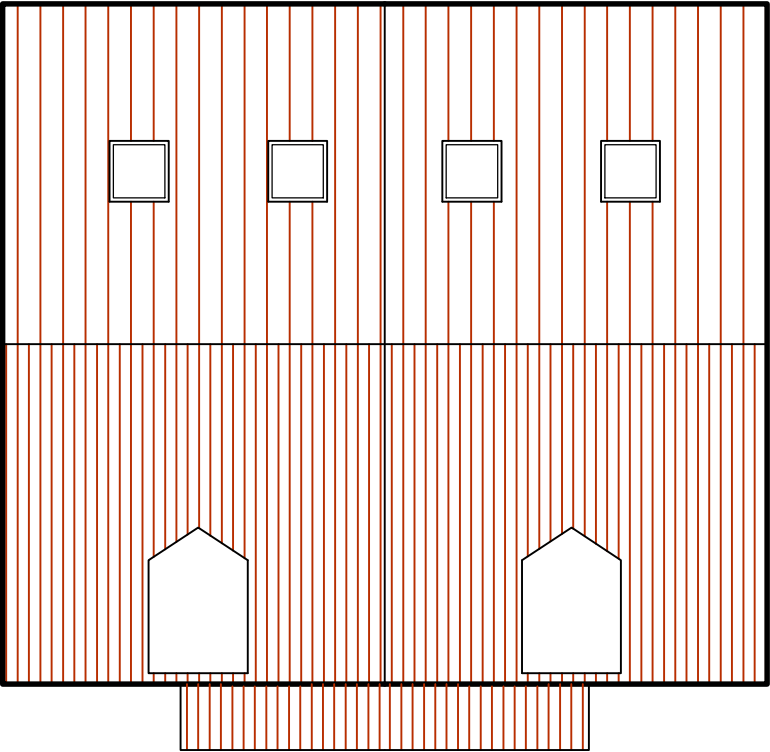
Proposed Ground Floor Layout  
(108.75 sq.m - 1171 sq.ft.)



Proposed First Floor Layout



Proposed Second Floor Layout



Proposed Roof Plan

REVISIONS

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TITLE

PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
HOUSE TYPE 3  
(1171 sq.ft./ 108.75 sq.m)

|          |                               |
|----------|-------------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-1171-01 |
| DATE     | JULY 2014                     |
| SCALE    | 1:100 @ A3                    |

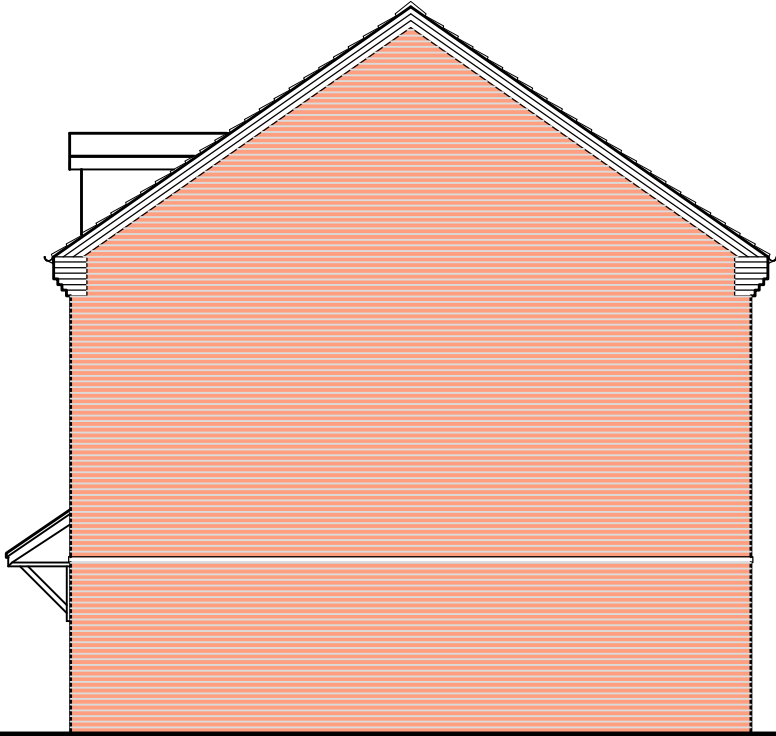
DRAWING No.

STATION ROAD ROYSTON

597-1171-01



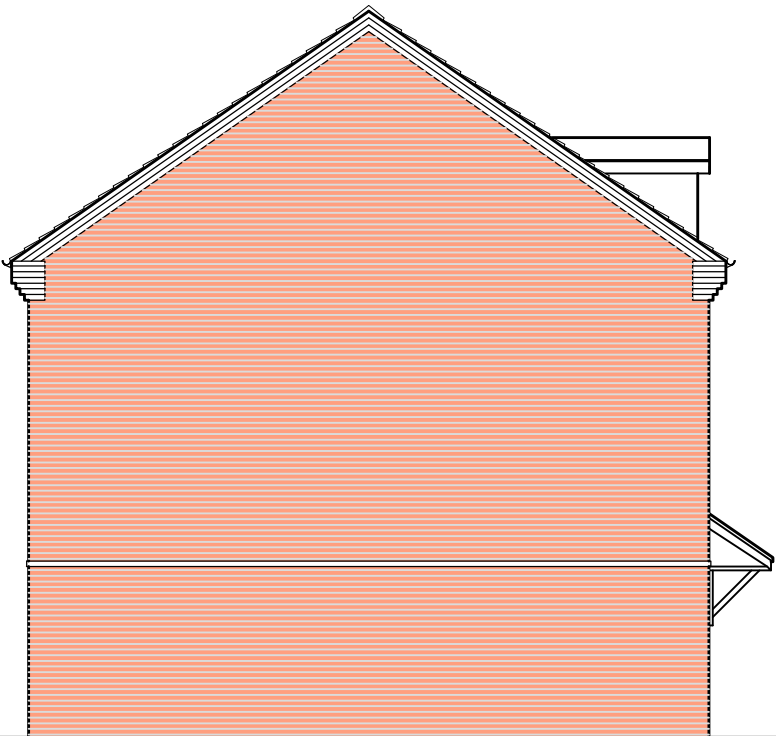
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



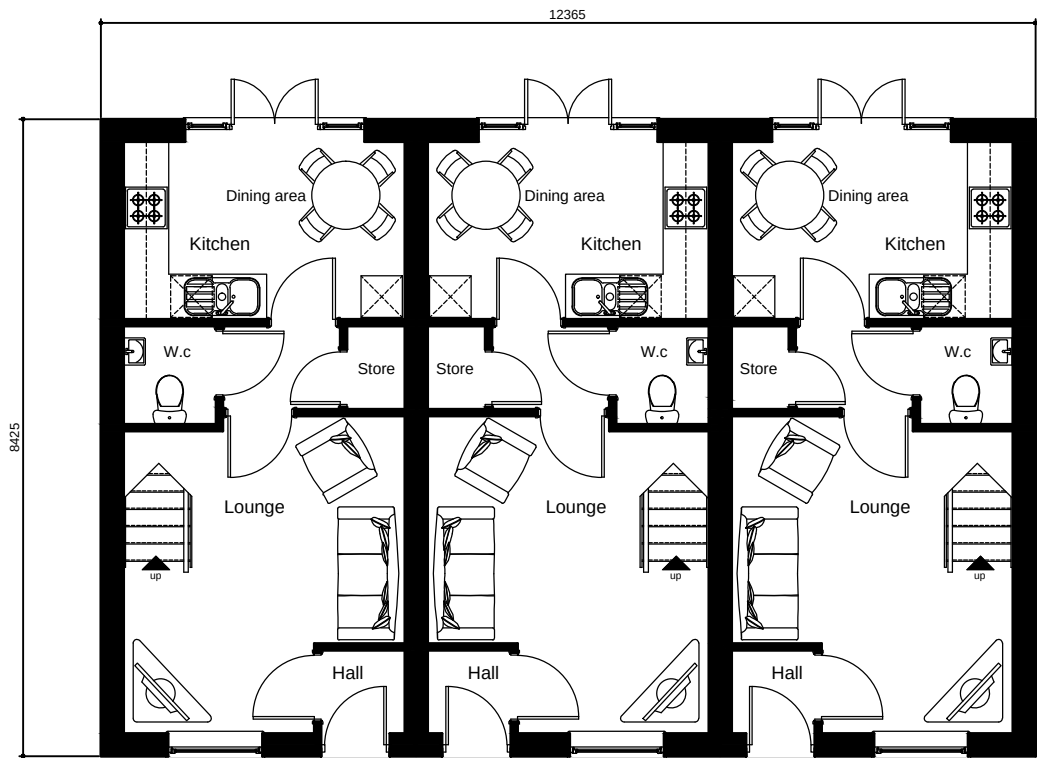
Proposed Side Elevation

|                                                                                                                                                                                                                                                                                          |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| REVISIONS                                                                                                                                                                                                                                                                                |                               |
| <div><div>PICEA DESIGN</div><div>Planning and Development Consultants</div></div> <div>PICEA DESIGN LTD<br/>PLANNING AND DEVELOPMENT CONSULTANTS<br/>50 CONGLETON ROAD SANDBACH<br/>CHESHIRE CW11 1HG<br/>TEL : 01270-762953 &amp; 07790-545024<br/>E-MAIL : roy@piceadesign.co.uk</div> |                               |
| TITLE                                                                                                                                                                                                                                                                                    |                               |
| PROPOSED DEVELOPMENT<br>AT<br>STATION ROAD<br>ROYSTON<br>HOUSE TYPE 3<br>(1171 sq.ft./ 108.75 sq.m)                                                                                                                                                                                      |                               |
| CAD REF.                                                                                                                                                                                                                                                                                 | C/PICEADESIGN LTD/597-1171-02 |
| DATE                                                                                                                                                                                                                                                                                     | JULY 2014                     |
| SCALE                                                                                                                                                                                                                                                                                    | 1:100 @ A3                    |

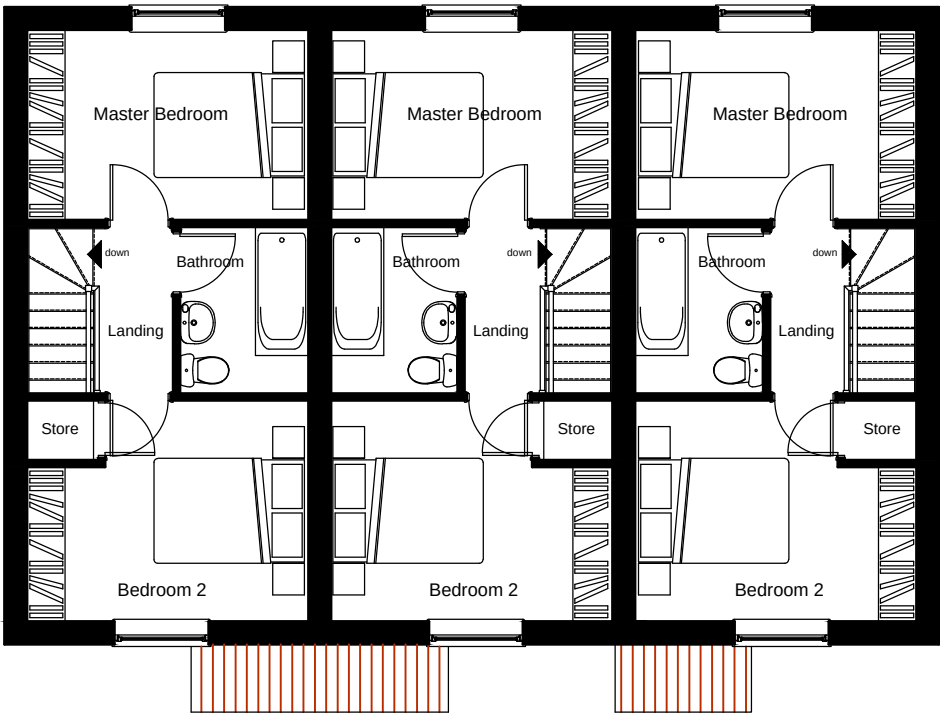
DRAWING No.  
**597-1171-02**

**STATION ROAD ROYSTON**

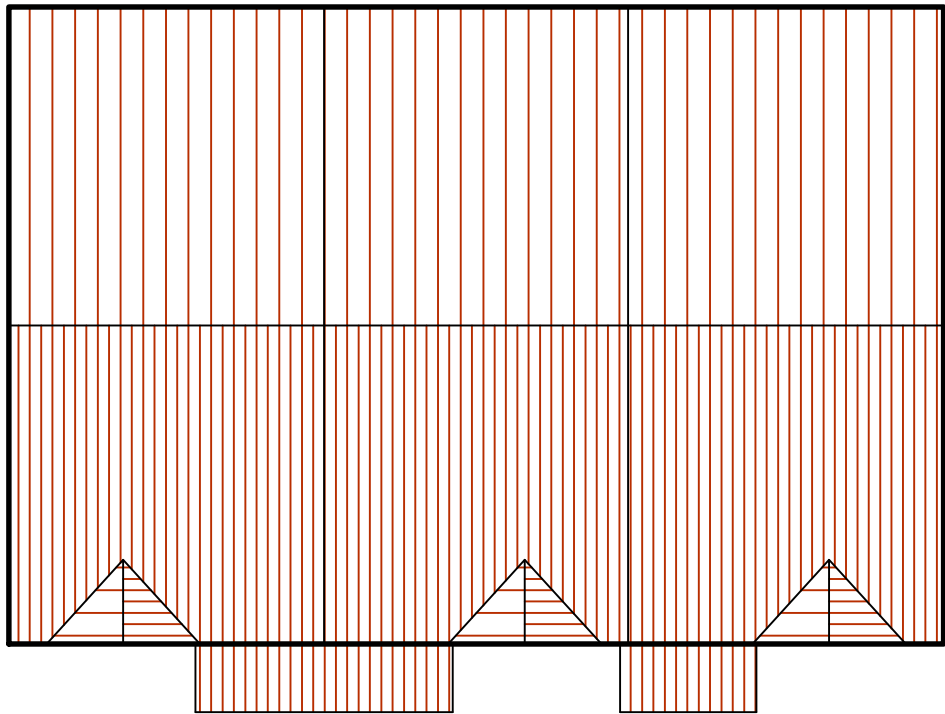
(58.24m2 - 627 sq ft)



(58.24m2 - 626 sq ft)  
Proposed Ground Floor layout



Proposed First Floor layout



Proposed Roof Plan

STATION ROAD ROYSTON

REVISIONS

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CHESHIRE CW11 1HG

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TITLE

PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
HOUSE TYPE 4  
(58.24m2 - 627 sq ft)

CAD REF.

C/PICEADESIGN LTD/597-627-01

DATE

JULY 2014

SCALE

1:100 @ A3

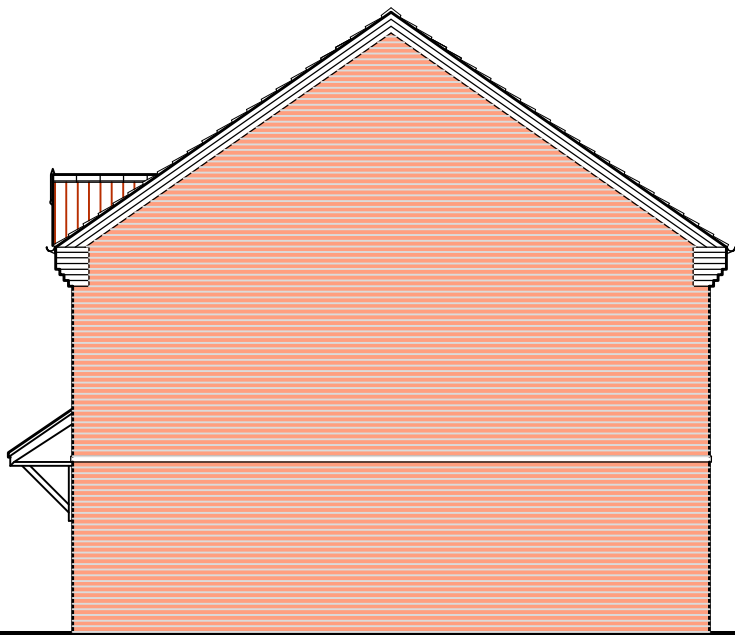
DRAWING No.

597-627-01

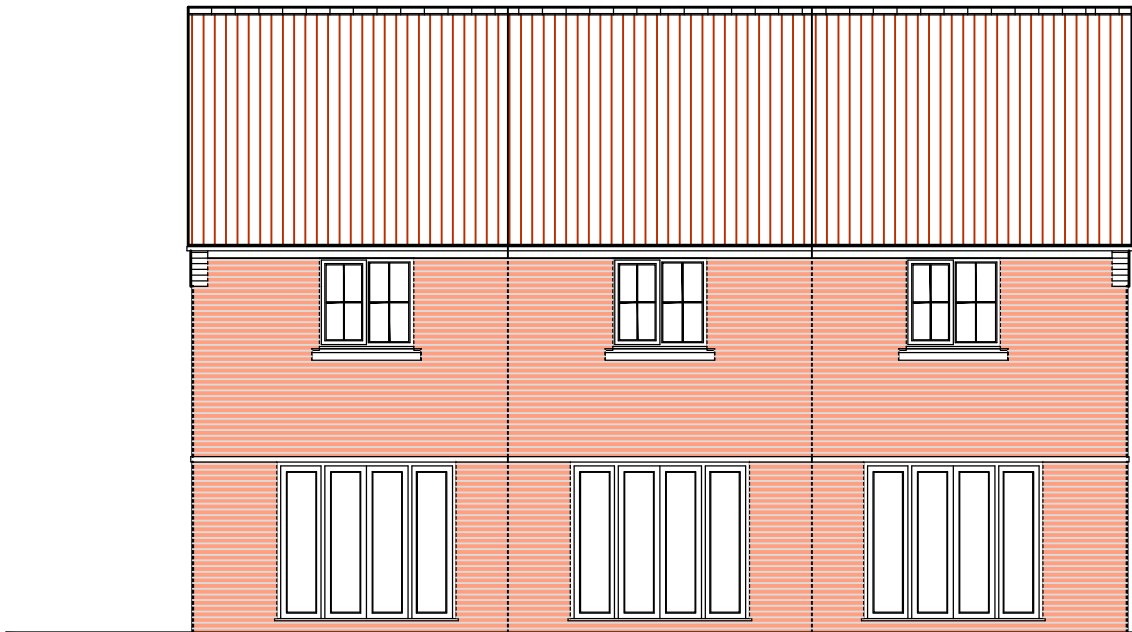
(58.24m2 - 627 sq ft)



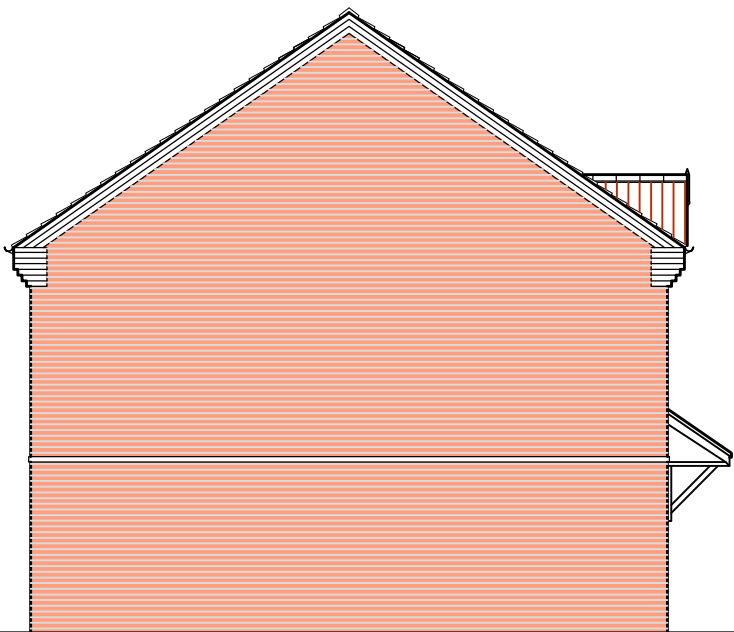
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

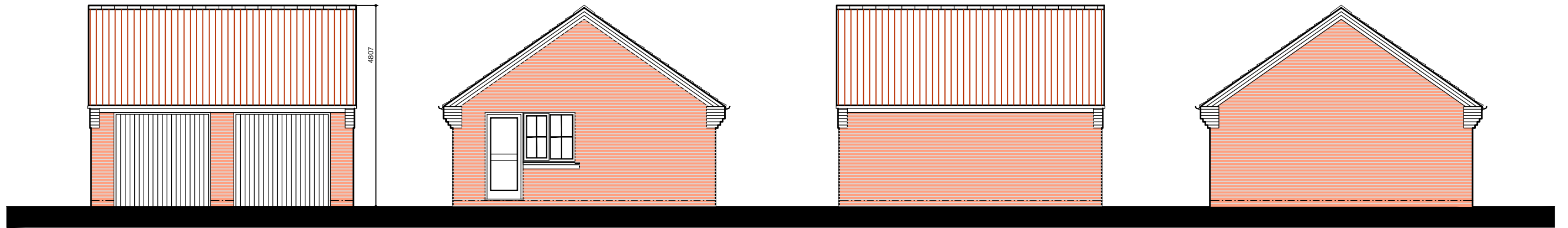


Proposed Side Elevation

|                                                                                                                                                                                                                                                                                          |                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| REVISIONS                                                                                                                                                                                                                                                                                |                                                                                                |
| <div><div>PICEA DESIGN</div><div>Planning and Development Consultants</div></div> <div>PICEA DESIGN LTD<br/>PLANNING AND DEVELOPMENT CONSULTANTS<br/>50 CONGLETON ROAD SANDBACH<br/>CHESHIRE CW11 1HG<br/>TEL : 01270-762953 &amp; 07790-545024<br/>E-MAIL : roy@piceadesign.co.uk</div> |                                                                                                |
| TITLE                                                                                                                                                                                                                                                                                    | PROPOSED DEVELOPMENT<br>AT<br>STATION ROAD<br>ROYSTON<br>HOUSE TYPE 4<br>(58.24m2 - 627 sq ft) |
| CAD REF.                                                                                                                                                                                                                                                                                 | C/PICEADESIGN LTD/597-627-02                                                                   |
| DATE                                                                                                                                                                                                                                                                                     | JULY 2014                                                                                      |
| SCALE                                                                                                                                                                                                                                                                                    | 1:100 @ A3                                                                                     |

DRAWING No.  
**597-627-02**

**STATION ROAD ROYSTON**

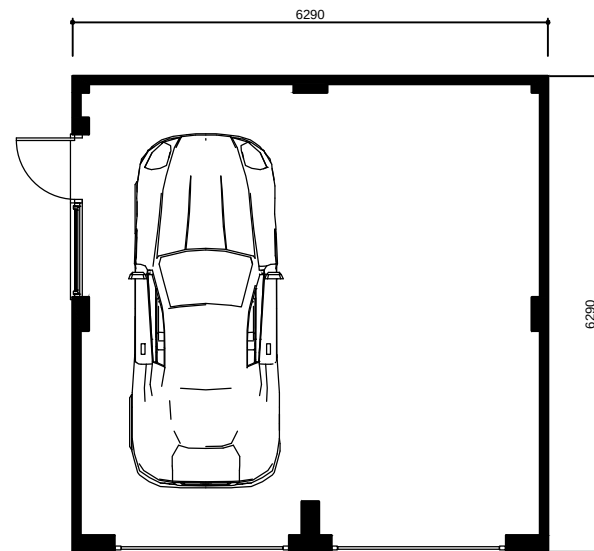


Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation



Proposed Garage Floor Layout

REVISIONS



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CHESHIRE CW11 1HG  
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TITLE

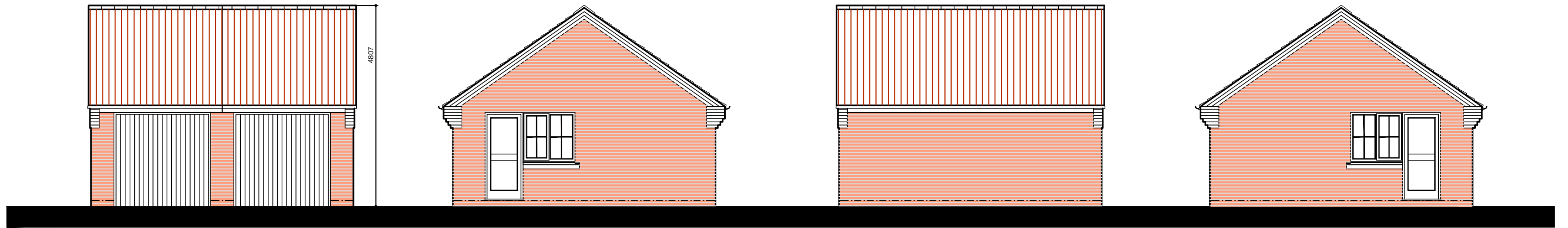
PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
DOUBLE GARAGE

|          |                             |
|----------|-----------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-DG-01 |
| DATE     | JULY 2014                   |
| SCALE    | 1:100 @ A3                  |

DRAWING No.

STATION ROAD ROYSTON

597-DG-01

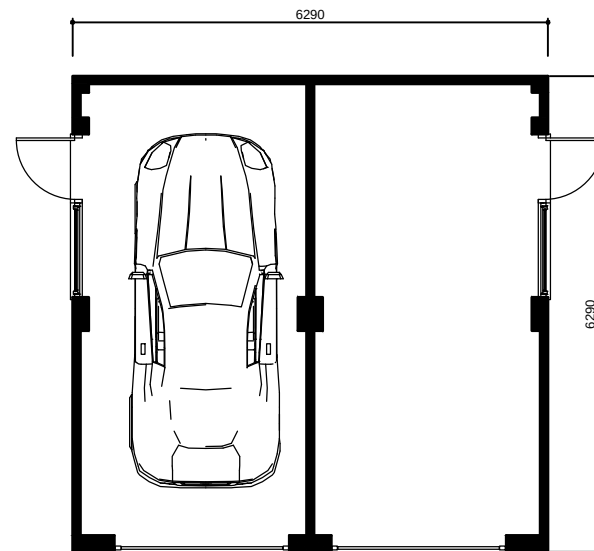


Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation



Proposed Garage Floor Layout

# STATION ROAD ROYSTON

## REVISIONS



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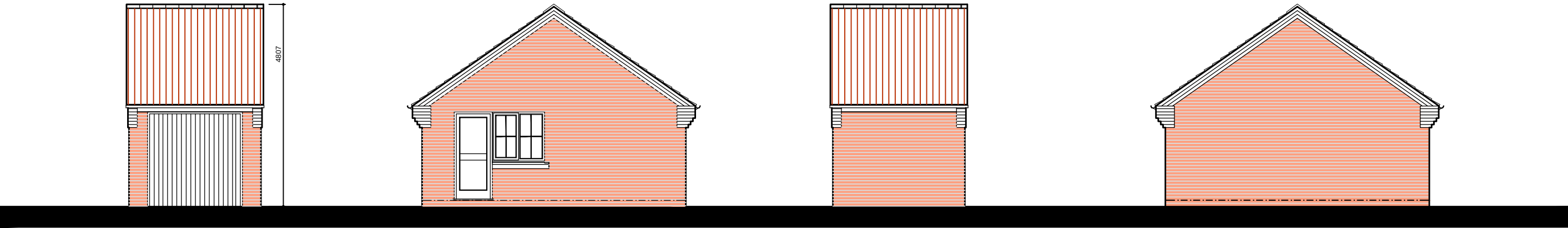
## TITLE

**PROPOSED DEVELOPMENT  
AT  
STATION ROAD  
ROYSTON  
PAIRED GARAGE**

|          |                             |
|----------|-----------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-PG-01 |
| DATE     | JULY 2014                   |
| SCALE    | 1:100 @ A3                  |

DRAWING No.

# 597-PG-01

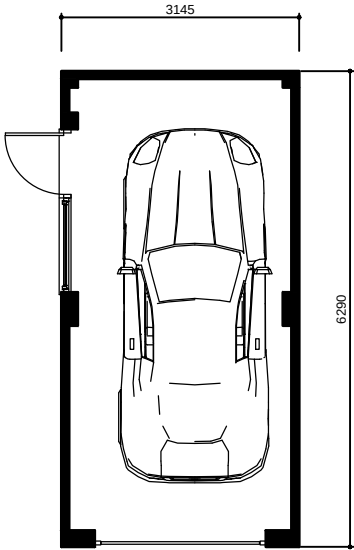


Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation



Proposed Garage Floor Layout

REVISIONS

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CESHIRE CW11 1HG

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E-MAIL : roy@piceadesign.co.uk

TITLE

PROPOSED DEVELOPMENT

AT

STATION ROAD

ROYSTON

SINGLE GARAGE

|          |                             |
|----------|-----------------------------|
| CAD REF. | C/PICEADESIGN LTD/597-SG-01 |
| DATE     | JULY 2014                   |
| SCALE    | 1:100 @ A3                  |

DRAWING No.

597-SG-01

STATION ROAD ROYSTON