

Shard Bespoke Pods

Moddpod Glamping



Designed with its sleek contemporary curve, our Moddpod range is said to be the next generation of glamping unit. With grass on the roof and sleek design, Moddpod is loved by owners, guests and planners alike.



6.8 x 2.9



Sleeps 2 + 2



Specification:

- SFS structure floor to ceiling
- Coated steel and treated Timber Cladding
- LHM Firestone rubber and artificial grass roof covering
- 24mm Argon Double glazed windows & doors
- Wheeled sled chaises with rust inhibitor
- Double sockets with USB port
- TV aerial socket
- 100mm Ulin kitchen with fridge, microwave, sink, hob and oven
- Scratch resistant pro-finished panels and softwood timber cladding
- Low energy recessed LED lights
- Thermostat controlled infrared heater panel
- Bed base with storage
- Extra storage option
- LVT Waterproof flooring
- Water Heater
- Toilet, sink, mirror, extractor & heated towel rail

David Bailey
Director

**Design &
Build**

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Shard
Construction LTD

CONTENTS PAGE

1. SUMMARY 3

2. BACKGROUND 3

3. CONTEXT 4

4. ACCOMMODATION 5

5. GROWTH PLAN 6

6. SALES AND MARKETING PLAN 7

7. COMPETITORS 8

8. RISK ASSESSMENT 9

9. CONCLUSION 10

10. APPENDICES 11

1.

SUMMARY

Shard Construction Ltd plans to develop an area of land at Marshview Shard Lane , Hambleton , Lancashire, FY69BX for the benefit of tourism in the local area.

The 4000m2 site will provide 6 high specification holiday lodges for family and group vacations. Diversification into this enterprise will complement the current arable enterprise.

2.

BACKGROUND

This project will introduce 6 lodges in a private area for families and group vacations and will offer year-round upmarket accommodation at a range of minimum and maximum durations situated in an area with easy links to neighbouring towns/facilities.

The aim is to develop a client base which includes an increasing proportion of returning customers, and ideally to cultivate an interest in conservation and environmental sustainability amongst those who use the accommodation. Allied benefits will be use of local attractions and in supporting local employment, either in creating new roles or providing additional work in existing ones.

Outcomes of this project include the ability to fund sustainable farming practices, including the provision of Bees and accomplishment plants for there future, and to allow maximum use of the surrounding countryside through the provision of secure cycle and wash-down facilities for boots and pets.

By encouraging business development and tourism growth, this will have a local multiplier effect by cultivating inward investment in the village of Hambleton , and more specifically related to the hobbies and interests of the applicant, growth in tourism related to tractor pulling by hosting competitors and fans.

3.

CONTEXT

This tourism proposal is supported by multiple planning policy objectives from the Wyre Local Plan (2011-2031) through to the National Planning Policy Framework (2019), both adopted and dated February 2019.

Wyre Local Plan, 2011-2031

"Policy EP8 Rural Economy states that rural areas are an important resource for tourism in the Borough, and that sustainable development which enhances the diversity of recreational opportunities and visitor attractions in rural areas will be supported.

Policy EP9 of the Wyre Local Plan permits new holiday accommodation in the countryside area, provided that a sound business plan is submitted to support any such proposal and demonstrating long term viability, and that proposals are of an appropriate scale and appearance to the landscape"

National Planning Policy Framework (NPPF), 2019

"Section 3 of the NPPF sets out that planning policy should support economic growth in rural areas. Plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres"

Therefore, new tourism developments are supported in the region and locality of Wyre provided there is a justification and need for them. In addition to the policies above, there are various visitor analysis and tourism action plans that have credence to these planning outcomes also.

Visit England: Rural Tourism Action Plan, 2010-2020

"Tourism in rural areas creates employment and opportunities for business growth, as well as maintaining and protecting existing jobs, micro businesses and those self-employed in rural areas. Tourism provides the ability to supplement the income streams of businesses operating or fixed in rural locations, a good example of this is farm diversification. Local services and amenities, such as shops, pubs, restaurants, transport and postal services are all supported and sustained by visitors to rural areas"

Lancashire Visitor Economy Strategy, 2015-2020

"Visitor economy is a term that reflects the multifaceted, multi-sector nature of the sector and supports other local supply chains including the creative sector, agriculture, food production and the construction industry. 80% of the county's area is classed as 'rural'. The Visitor Economy of Lancashire is one of 7 key business sectors that the county has identified as a provider of jobs and wealth in the future. It currently represents 7% of the county's GVA, employing 1 in 10 of the working population who service 63 million visitors a year. The economic impact of these visitors is £9.3m a day, or £3.5bn a year. Its value has grown by 10% since 2009"

Strategic Framework for Tourism in England, 2012-2020

"This suggests 3 objectives and 5 priorities for future growth, including the following which are strong strategic fits with the proposed development:

1. Investing in tourism products and experiences in line with market trends and strategic needs

4. Overcoming barriers to business competitiveness and investment

5. Investing in the infrastructure and environment on which tourism growth relies

The county's visitor economy comprises hotels, B&Bs, self-catering properties, camping and caravanning sites and hostels; museums, farms attractions, theme parks & cultural venues; activities such as riding, fishing, water sports, walking and cycling; pubs, restaurants, cafes, shops and events"

4.

ACCOMMODATION

The proposal is located in an area with close links to existing facilities such as shops, and the highway network of the A6 and M6 as main arterial routes running between Preston and Lancaster. This could therefore bring economic investment into Hambleton and would support local facilities and the surrounding areas

The 6 high specification lodges are meeting a demand need for this type of accommodation. At peak holiday times of year there is limited availability at nearby holiday parks, cottages, lodges, and caravan and camping sites. Evidence of high occupancy rates and low supply of available accommodation are provided in Section 7 of this report.

5.

GROWTH PLAN

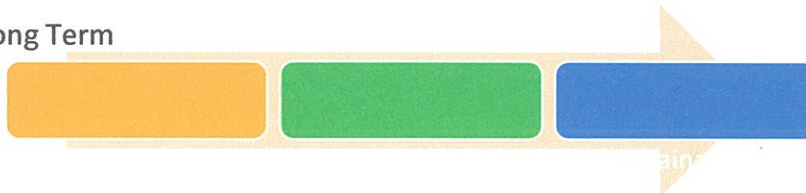
Stage One – Short Term



Stage Two – Medium Term



Stage Three – Long Term



Fylde Coast Visitor Study, 2009

"The accommodation market in Wyre is dominated by the supply of non-serviced bedspaces. In terms of static caravan pitches, occupancy is very high. Most well-managed parks operate at close to 100% occupancy when mature. A substantial majority of static caravans are owner-occupied as holiday homes and used not only by their owners, but also by friends & family. The bed stock is not spread evenly across the county. 74% of serviced accommodation is in Blackpool. Feedback from operators and visitors suggests that demand for accommodation outstrips supply in rural Lancashire"

Local jobs will be provided through the construction period and in the operational management of the business, in terms of taking bookings, cleaning, maintenance, and groundskeeping works.

In contrast with many other local accommodation providers, the site at Clifton House Farm will be disability friendly and entirely accessible to those in wheelchairs or with otherwise reduced mobility.

Cashflow forecasts for an initial 3 year period are shown in the Appendices. This identifies that a viable and sustainable business enterprise can be realised from the plan, giving a strong return on the capital invested. Opportunities to benefit from rural development grant funding administered by Lancashire County Council would further help reduce overall costs but have not been shown within these plans so as not to distort the viability of the enterprise on a standalone basis.

6.

SALES AND MARKETING PLAN

Lancashire currently attracts many more day than staying visitors, almost 9 out of 10 visit the region for the day. Yet, on average, staying visitors spend five times more, staying on average for 2.91 nights and spending £77 per night. They also use more services and more sustainable forms of transport, particularly during their visit.

One in three holiday visitors is resident in the Lancashire region on a 'stay-cation', with neighbouring Yorkshire, North East and West Midlands also important visitor source markets.

In addition, 'wellness tourism' worldwide was a market worth £500 billion in 2017 and has recently grown at more than twice the pace of tourism overall. Visitors also want to learn in-depth about the places they are visiting, immersing themselves in local culture, and sometimes learning a new skill in the process.

Marketing Strategies to grow customer base:

- Develop a recognisable logo and strapline
- Buy or source editorial advertising space – Newspapers, community magazines
- Sponsorship (Local food outlets, local restaurants etc.)
- Community Awareness
- Business links
- Leaflet / email local businesses to make them aware of facilities available
- Develop Website
- Social media advertising

Target markets:

- Millennials
- Families
- Couples
- Groups
- Romantic Breaks
- School Holidays
- Festive Seasons
- Customised packages (fishing, walking, Activities such as fell running, tractor pulling, golfing, ecotourism and foraging, theatre, visits to the Lake District and Blackpool)

Objectives:

- Identify target audience
- Establish a strong digital platform awareness for marketing the accommodation
- Work with corporate businesses and intermediaries to market and sell bookings
- Promote special offers
- Option of packages with other local businesses
- Generate a portfolio of positive reviews and recommendations

7.

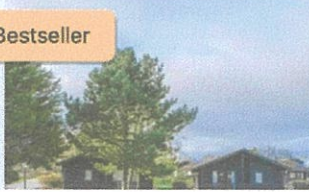
COMPETITORS

The proposal will support existing local businesses in the rural area including Wallings ice cream, Old Holly Farm café and playbarn, Black Knights Parachute Centre, Waterbaby narrowboat hire, Cleveley Mere fisheries, and Wyre Gun club. Visitors will also utilise shops, restaurants, pubs and taxi companies in the locality.


Provider	Features	Price	Comparison
Knotts Farm, Quernmore	Three stone cottages with medium specifications and rated 4 star	At least £195 for minimum of 3 nights	More isolated location Limited public transport Little relation to environmental sustainability One is disability friendly None of Scandinavian style
Ivy Cottage, Stanley Lodge Farmhouse, Forton	A renovated stone cottage next to residential accommodation	£60 per night with a 2 night minimum stay	Good location Intimately linked with existing residential location Lack of rural character None of Scandinavian style
Patty's Farm Barn, Cockerham	Ten stone cottages, with medium specifications	Seasonal prices	More isolated location Sited opposite airfield Some are disability friendly None of Scandinavian style
Six Arches, Scorton	Whole site of caravan and lodge style Accommodation close to Scorton village	£509 per week in peak season for 4 berth. Reported 90% occupancy	Similar level of accessibility Less accessible waterside routes Own on-site amenities None of Scandinavian style
Pine Lake, Carnforth	Numerous wooden lodges sited around a large lake and fairly close to Carnforth	£79 per night for a midspecification lodge	Similar level of accessibility Accessible walkways on one lake, but no more waters nearby Own on-site amenities Scandinavian style
Chestnut Lodge, Pilling	Traditional log cabin on working farm	£60 per night for minimum 3 night stay	Situated on a working farm Similar level of accessibility
Cleveley Mere, Forton	5 star waterside luxury lodges	Minimum stay 2 nights from £125 per night	Lake location Luxury waterside accommodation Free activities

In respect of other local planning approval for tourism accommodation, reference 18/00195/FUL at Land East Of Stony Lane, Forton, Lancashire, PR3 0AQ was given permission on 20th June 2018 for "change of use of land to site 8 static caravans for holiday use and associated infrastructure including access road, car parking and landscaping". As such, it can be determined that it has been established by Wyre planning department that there is a tourism demand and a recognition of this.

To further demonstrate a lack of supply and high local demand, even out-of-season, and choosing two of the accommodation providers from the table above, there was zero availability at both Pine Lake at Carnforth and Chestnut Lodge at Pilling, across the dates 20 May to 19 June 2019 (30 nights).




Bestseller


Pine Lake By Diamond Resorts ★★★★★ 

📍 [Carnforth](#) – [Show on map](#) 🗺️ (1.2 miles from centre)

Superb 2,175 reviews **9.0**

We have no availability at this property for your dates: Mon 20 May 2019 - Wed 19 Jun 2019 (30 nights)



Chestnut Lodge 

📍 [Pilling](#) – [Show on map](#) 🗺️ (0.8 miles from centre)

Exceptional 21 reviews **9.8**

Location 9.4

We have no availability at this property for your dates: Mon 20 May 2019 - Wed 19 Jun 2019 (30 nights)

8.

RISK ASSESSMENT

The future of the farm for the next generations is to provide a healthy mix for a sustainable business. Diversifying into rural tourism as part of the business strategy is a prudent and planned activity after careful analysis and evaluation of the local market. Demand for bookings in the area is high as per an availability check of the local area.

The effects of Brexit increase the unpredictability of grant income and so farms must seek to guarantee at least part of what was formerly CAP funding by way of direct payment subsidy support, and also to guard against increasingly unpredictable weather conditions which poses a real risk to the economic health of small-scale family farms.

The lodges will increase business productivity and profitability and reduce risk and reliance on one farming sector by introducing a tourism focus and allowing new job creation. Additional income will be beneficial in a time of high land prices and uncertainty for agriculture in light of Brexit.

A SWOT analysis shows the strengths and opportunities of the project present a strong business and economic case for the project. Many of the weaknesses and threats can be mitigated against with time, and proactive marketing, such as build delays, competition, Brexit, and other farm pressures.

Identifying the main aspects pertinent to the project, there is a clear opportunity to create a stronger and more sustainable future for the business, taking advantage of a high demand for accommodation in the locality, being situated in a prime tourism location in the region, benefiting from family input and allowing the employment of local staff, and realising support for the wider local economy. A risk assessment however has been undertaken over the page for completeness.

Risks description	Probability of risk occurring	Impact of risk	Planned action to manage or mitigate
Poor standards in lodges	Low	High	Construction to a high spec. All staff appropriately trained and good practice adopted. Focus on high quality product and service.
Competition	Medium	Medium	Aiming to offer something different to other providers. High demand in local area so plenty of room for variety.
Lower occupancy rates	Low	High	Market research shows that tourism has increased and wellness, green, and water-based holiday breaks are a growing market throughout the UK.
Marketing not successful	Low	Medium	Research both locally and nationally has taken place including competitor analysis.
Business management skills lacking	Low	Medium	Experience in project and staff management and budgetary control, retain use of consultant to track KPIs
Financial pressure elsewhere in the business	Medium	Medium	Source additional funds or sell other assets to raise funds if necessary.

9.

CONCLUSION

It has been demonstrated that the proposed development is consistent with the thrust of the Wyre Local Plan and NPPF policies, particularly in terms of sustainable development and in helping to build a strong competitive local tourism economy.

The development will strongly support the Lancashire Visitor Economy Strategy and play a key role in ensuring the sustainability of the valued countryside.

This business plan demonstrates the proposed development enjoys unique attributes which take it outside of direct competition with other local providers of holiday accommodation and will assist in establishing a strategic identification in a growing market, both locally and nationally.

The holiday setting in Pods is now more popular and more in demand than ever before, and this proposal aims to capitalise on this with timely investment supported by policy recognition.

With an expected build cost against the 6 high spec lodges of approx. £300,000 total, the returns allow for local employment and will provide an economic justification for the planting of additional native hedging and trees which will support our Bees. Sensitivity analysis shows the impact of a change in occupancy rates on overall profitability, but strong market research provides a robust economic case for proceeding.

10.

APPENDICES

Appendix 1 – Analysis of tourism market segmentation and different visitor types

1.

INDEPENDENT EXPLORERS

Overview:

Families with children aged 7-14, couples and groups of friends aged 30+. Living in North West England or Yorkshire within 60-90 minutes travel time. Open to new things and with lively and enquiring minds. Lead active, busy lives; engage in sporting, cultural and social activities. Take regular breaks in the UK and main holidays overseas. Socio-economic groups BC1C2.

On holiday:

Looking for new places to visit and discover – especially off the beaten track. Tend to keep on the lookout for quality family time together. Couples and friends want to get away from it all and enjoy each other's company. All looking for soft to moderate activities – walking and cycling, enjoying lovely places and attractive towns and villages to wander around and photograph; authentic experiences; quality attractions, meeting local people. Stay in quality B&Bs, independent hotels, camping, glamping and self-catering. They do some planning in advance so require good quality information. Also look for information and 'insider tips' after they arrive. They spend in-destination on food, accommodation, visits to attractions, activities. They tend to travel using their own car.

Rational for selection:

Good product fit. Relatively high-spending. Couples and groups particularly take multiple-short breaks and will return for different types of trips (e.g. anniversaries, multi-generation trips, activities). Families will be looking for thing to do together – activities, wildlife watching, heritage – may be open to a day trip to the season for fun and entertainment. Will have visited the Lake District, North Wales and Yorkshire already and be looking for something similar but new. Recent investment in Brockholes, cycling in Morecambe Bay and the event and performances in Blackpool and along the coast are all relevant, in addition to the cities of Lancaster and Preston, and the town of Garstang, as good hubs

2.

CONNOISSEUR SEARCHERS

Overview:

Groups of friends, families and couples. Looking for entertainment, fun and a good time. Living in North West, central Scotland, and West Midlands. Enjoying socialising and leisure activities - cinema, shopping. Mainstream views and traditional outlook on life. C1C2 socio-economic group. All age groups. Like to know what to expect and be comfortable with it; not particularly motivated by new experiences. High propensity to repeat.

On holiday:

Take a number of breaks each year, including an overseas main holiday. Like to plan ahead and often take trips around special occasions. Are motivated by particular events in the destination. Stay in hotels and B&Bs. Happy to spend on entertainment, attractions and shopping. Enjoy resorts and all inclusive deals. Like everything to be on tap and easy to access

Rationale for selection:

Good product fit for Blackpool. High propensity to repeat once they find somewhere they like. Prepared to spend to enjoy themselves. Attracted by Blackpool's fun and entertainment including events and performance. May have visited as a child and be up for a nostalgic visit and rediscovering. Big name shows and events will attract. New developments and investment in Blackpool can be used to attract new and lapsed visitors within these segments and will be essential to growing the market.

3.

ENTERTAINMENT SEEKERS

Overview:

Families with children aged 7-14, couples and groups of friends aged 30+. Living in North West England or Yorkshire within 60-90 minutes travel time. Open to new things and with lively and enquiring minds. Lead active, busy lives; engage in sporting, cultural and social activities. Take regular breaks in the UK and main holidays overseas. Socio-economic groups BC1C2.

On holiday:

Looking for new places to visit and discover – especially off the beaten track. Tend to keep on the lookout for quality family time together. Couples and friends want to get away from it all and enjoy each other's company. All looking for soft to moderate activities – walking and cycling, enjoying lovely places and attractive towns and villages to wander around and photograph; authentic experiences; quality attractions, meeting local people. Stay in quality B&Bs, independent hotels, camping, glamping and self-catering. They do some planning in advance so require good quality information. Also look for information and 'insider tips' after they arrive. They spend in-destination on food, accommodation, visits to attractions, activities. They tend to travel using their own car.

Rational for selection:

Good product fit. Relatively high-spending. Couples and groups particularly take multiple-short breaks and will return for different types of trips (e.g. anniversaries, multi-generation trips, activities). Families will be looking for thing to do together – activities, wildlife watching, heritage – may be open to a day trip to the season for fun and entertainment. Will have visited the Lake District, North Wales and Yorkshire already and be looking for something similar but new. Re-cent investment in Brockholes, cycling in Morecambe Bay and the event and performances in Blackpool and along the coast are all relevant. Lancaster city will be a good hub and Preston could be a base for the southern part of the Ribble Valley with its good value budget hotel brands.

Appendix 2 – Cashflow forecasts for the business proposal over a 3 year period

			YEAR 1	QTR 1	QTR 2	TOTAL
QTR 3	QTR 4					
Lodge revenue (40% occupancy)	12750	12750	12750	12750		51000
			QTR 1	QTR 2	QTR 3	TOTAL
			QTR 4			
Labour	750	750	750	750		3000
Sundries	1000	1000	1000	1000		4000
Cleaning & Maintenance	2500	2500	2500	2500		10000
Groundskeeping	250	250	250	250		1000
Advertising & Marketing	600	600	600	600		2400
Utilities	750	750	750	750		3000
Insurance	250	250	250	250		1000
Office costs	300	300	300	300		1200
Miscellaneous	150	150	150	150		600
Professional fees	300	300	300	300		1200
Bank charges	100	100	100	100		400
Property repairs	150	150	150	150		600
Loan repayments	2000	2000	2000	2000		8000
	3650	3650	3650	3650		
						14600
						SURPLUS

			YEAR 2	QTR 1	QTR 2	TOTAL
QTR 3	QTR 4					
Lodge revenue (45% occupancy)	14250	14250	14250	14250		57000
			QTR 1	QTR 2	QTR 3	TOTAL
			QTR 4			
Labour	750	750	750	750		3000
Sundries	1250	1250	1250	1250		5000
Cleaning & Maintenance	3000	3000	3000	3000		12000
Groundskeeping	250	250	250	250		1000
Advertising & Marketing	800	800	800	800		3200
Utilities	750	750	750	750		3000
Insurance	250	250	250	250		1000
Office costs	300	300	300	300		1200
Miscellaneous	150	150	150	150		600
Professional fees	300	300	300	300		1200
Bank charges	100	100	100	100		400
Property repairs	150	150	150	150		600

Loan repayments	2000	2000	2000	2000	8000
	4200	4200	4200	4200	
					<u>16800</u>
					SURPLUS

	YEAR 3			QTR 1	QTR 2	QTR 3	TOTAL
QTR 4							
Lodge revenue (50% occupancy)	15750	15750	15750	15750	15750		63000
				QTR 1	QTR 2	QTR 3	QTR 4
Labour	750	750	750	750	750		3000
Sundries	1250	1250	1250	1250	1250		5000
Cleaning & Maintenance	3500	3500	3500	3500	3500		14000
Groundskeeping	250	250	250	250	250		1000
Advertising & Marketing	1000	1000	1000	1000	1000		4000
Utilities	750	750	750	750	750		3000
Insurance	250	250	250	250	250		1000
Office costs	300	300	300	300	300		1200
Miscellaneous	150	150	150	150	150		600
Professional fees	300	300	300	300	300		1200
Bank charges	100	100	100	100	100		400
Property repairs	150	150	150	150	150		600
Loan repayments	2000	2000	2000	2000	2000		8000
	5000	5000	5000	5000	5000		
							20000
							SURPLUS

Occupancy rates are based on 6 lodges achieving a nightly rate of £60 each. As the project becomes established and grows, occupancy rates have been set at 40%, 45% and 50% respectively for the 3 years. Assuming each lodge accommodates 2 people, this is over 4,000 overnight visitors and bedstays per annum at the Shard bespoke lodge site for the Lancashire region.

Capital costs of approx. £300,000 have been assumed, allowing for the lodge build costs, disability adaptation costs, and labour for the construction, fit-out and installation. An assumed loan spread over 25 years repayment and at 3% interest is included, but has been reduced to allow for the fact that private match funding will contribute towards a proportion of these capital costs.

Ongoing costs for labour input, and for advertising and marketing have been shown to rise in proportion with the increased occupancy rates. Other costs are split out into main expenditure headings and shown for ease as per what would be expected in a normalised year.

Regards the net surplus and profit margins, in Year 1 this equates to £17.20 per each night booked (28%), in Year 2 it is £17.70 per each night booked (30%) and in Year 3 it is £19.00 per each night booked (32%).

Against other similar competing businesses, these forecasts are also deemed to be on the conservative side regards prices per night that could be achieved i.e. £75 instead of £60, and as previously mentioned, this capital outlay also disregards that a rural development grant of up to 40% on these costs could be awarded, equating to £120,000 saving. However, without planning

approval an application to the LEADER fund in the Lancashire North and Bowland area cannot be submitted, and the cut-off for submission and a decision is summer 2019.

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 - ○ ○ DENOTES POOLING EYE
 - ○ ○ DENOTES RAINWATER PIPE CONNECTION
 - ○ ○ DENOTES SOIL VENT PIPE CONNECTION
 - ○ ○ DENOTES BACK INLET GULLY
 - ○ ○ DENOTES ROAD GULLY

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1:1000 SCALE BAR

Key:

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- DENOTES SURFACE WATER SPOKE
- DENOTES Foul SPOKE
- DENOTES EXISTING SURFACE WATER SPOKE
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 4 THE DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE USED AS A GUIDE ONLY.
 5 THE DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
 6 THE DIMENSIONS ON THIS DRAWING SHOULD BE CHECKED INDEPENDENTLY BY THE USER.
 7 THE DIMENSIONS ON THIS DRAWING SHOULD BE CHECKED INDEPENDENTLY BY THE USER.



DO NOT SCALE DIMENSIONS FROM DRAWING

Revisions	Amendments	Date	By
 Keystone Design Associates Ltd. Registered Office 201, Church Street Manchester, M2 3BB Tel: 0161 275 4000 Fax: 0161 275 4001 Email: info@keystonedesign.co.uk			
PROJECT ADDRESS: FAIRHOLME, SHARD LANE, HAMBLETON, LANCASHIRE, FY6 9BX			
PROJECT TITLE: GLAMPING FOODS			
DRAWING TITLE: PROPOSED SITE GA 2 OF 2			
Client	MIR D BAILEY	Scale	1:200 @ A1
Drawn	JG	Checked	
Drawn	JG	Date	05/04/22
Revision		Revision	
DRAWING No: A021/2019/F103			

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NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. DO NOT SCALE FROM DRAWING.
3. THE CONTRACTOR SHALL CONSULT WITH ALL OTHER RELATED PROFESSIONALS AND AUTHORITIES.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

DO NOT SCALE DIMENSIONS FROM DRAWING

Revision A

DRAWING No. A021/269/P/01



Keystone Design Associates Ltd.

PROJECT ADDRESS: AURSHOLME SHARD LANE
HAYBELTON, LANCASHIRE, FY6 9BX

PROJECT TITLE: GLAMPING PODS

DRAWING TITLE: PROPOSED SITE GA
DRAWING KEY

Client: M/R D BAILEY
Scale: 1:500 @ A1
Drawn: JG
Checked: Date: 05/04/22

DRAWING No. A021/269/P/01
Revision A

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1. All dimensions to be verified on site.
2. Do not scale from drawing.
3. The contractor shall consult with all other related professionals and authorities.
4. The contractor is to check and verify all dimensions on site prior to commencing work.
5. The contractor shall be contacted immediately if the assumptions used in the design differ to that found on site.

Revision A

DRAWING No. A021/269/P/01



Keystone Design Associates Ltd.

PROJECT ADDRESS: AURSHOLME SHARD LANE
HAYBELTON, LANCASHIRE, FY6 9BX

PROJECT TITLE: GLAMPING PODS

DRAWING TITLE: PROPOSED SITE GA
DRAWING KEY

Client: M/R D BAILEY
Scale: 1:500 @ A1
Drawn: JG
Checked: Date: 05/04/22

DRAWING No. A021/269/P/01
Revision A

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Revision A

DRAWING No. A021/269/P/01

