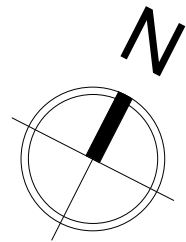
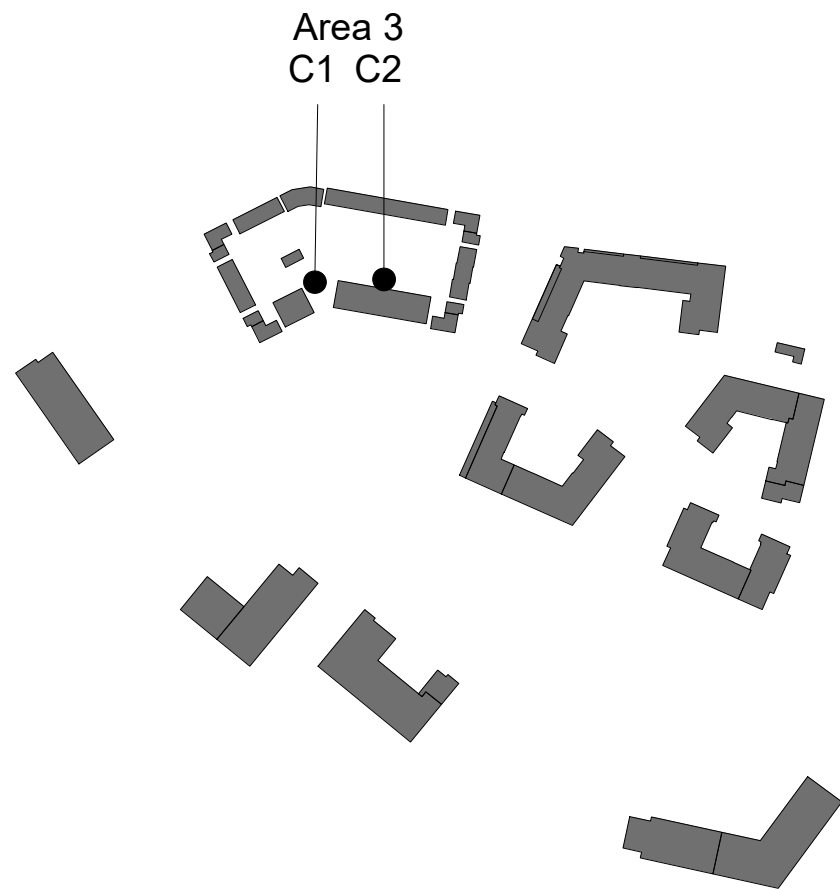


The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer](http://www.bailygarner.co.uk/discclaimer)



A1



Sherbourne Street

Sherbourne Mews

Substation

C1 - Unit Type 1

C1 - Unit Type 1

C1 - Unit Type 5

C1 - Unit Type 5

C1 - Unit Type 6

C1 - Unit Type 7

C1 - Unit Type 7

C1 - Unit Type 7

C1 - Unit Type 6

C1 - Unit Type 2

C1 - Unit Type 2

P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date



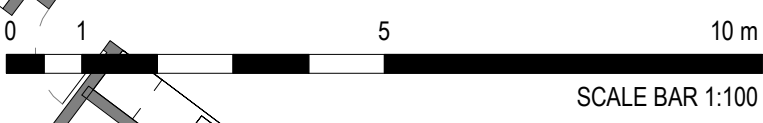
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 6DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT		Address Line 1	
		Address Line 2	
EMPLOYER	INSERT EMPLOYER IMAGE	City	Postcode
		t: 0000 000 0000	e: 0000 000 0000

PROJECT ADDRESS			
Windsor Street			
Coventry			
West Midlands			
CV1 3DJ			
PROJECT NAME			
Spon End			

DRAWING TITLE			
Block C1 - Level 00 Proposed			

SUITABILITY CODE			
S4 - Suitable for Stage Approval			
SCALE	DRAWN	CHECKED	APPROVED
1:100	IB	PS	DB
DATE			
20/02/2025			
PROJ NO	AUTHOR	VOLUME	LEVEL
32398	BGL	C1	00
DOCTYP	ROLE	DRW NO	REV NO
DR	A	12000	P06







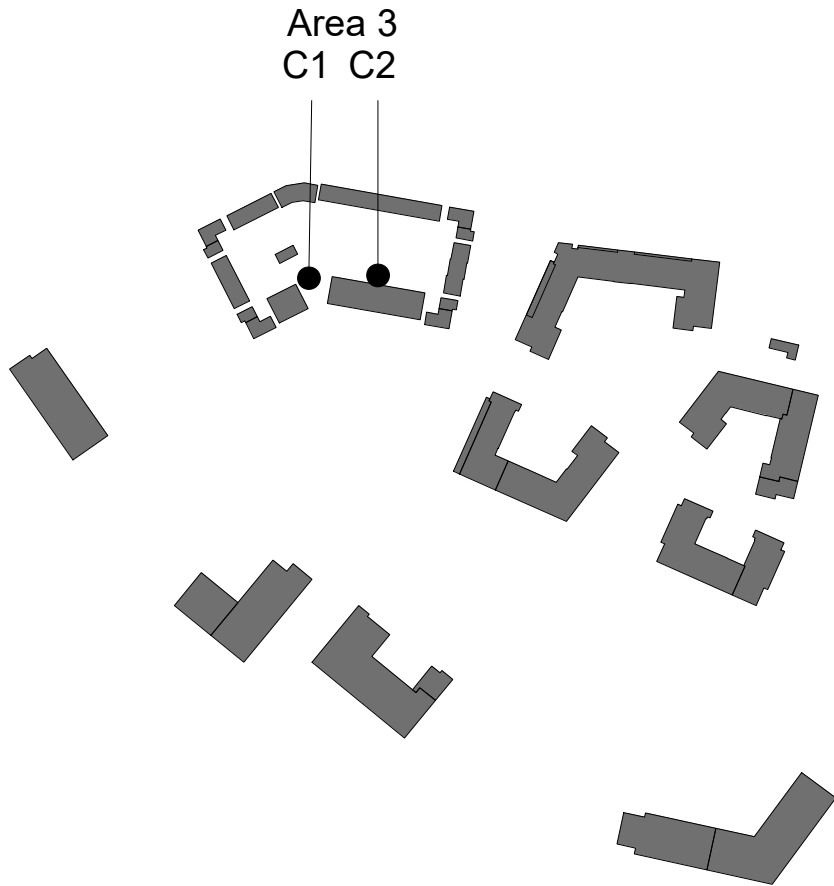
The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.

The drawing is to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer/](http://www.bailygarner.co.uk/discclaimer/)

A1



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 6DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

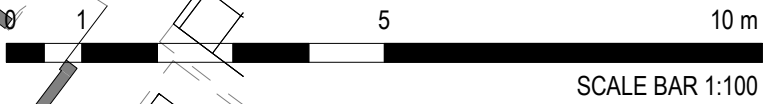
PROJECT NAME

Spon End

DRAWING TITLE

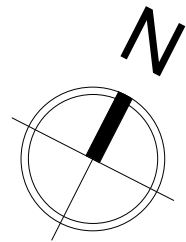
Block C1 - Level 01 Proposed

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1:100	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	C1	01	DR	A	12001	P06		

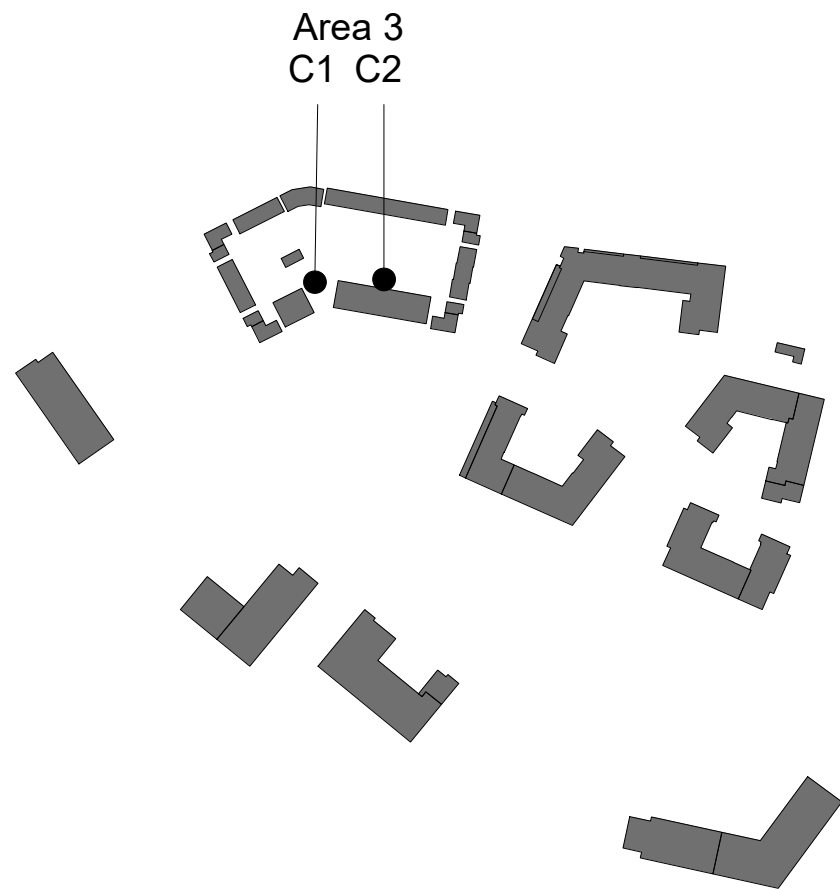




The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer/](http://www.bailygarner.co.uk/discclaimer/)



A1



Substation

C1 - Unit Type 6

C1 - Unit Type 1

C1 - Unit Type 1

C1 - Unit Type 5

C1 - Unit Type 5

C1 - Unit Type 7

C1 - Unit Type 7

C1 - Unit Type 7

C1 - Unit Type 2

C1 - Unit Type 2

C1 - Unit Type 6

P06	Issued for Planning Submission	15/06/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date



LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 5DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT		Address Line 1	
		Address Line 2	
		City	Postcode
		t: 0000 000 0000	e:

EMPLOYER	INSERT EMPLOYER IMAGE	Address Line 1	
		Address Line 2	
		City	Postcode
		t: 0000 000 0000	e:

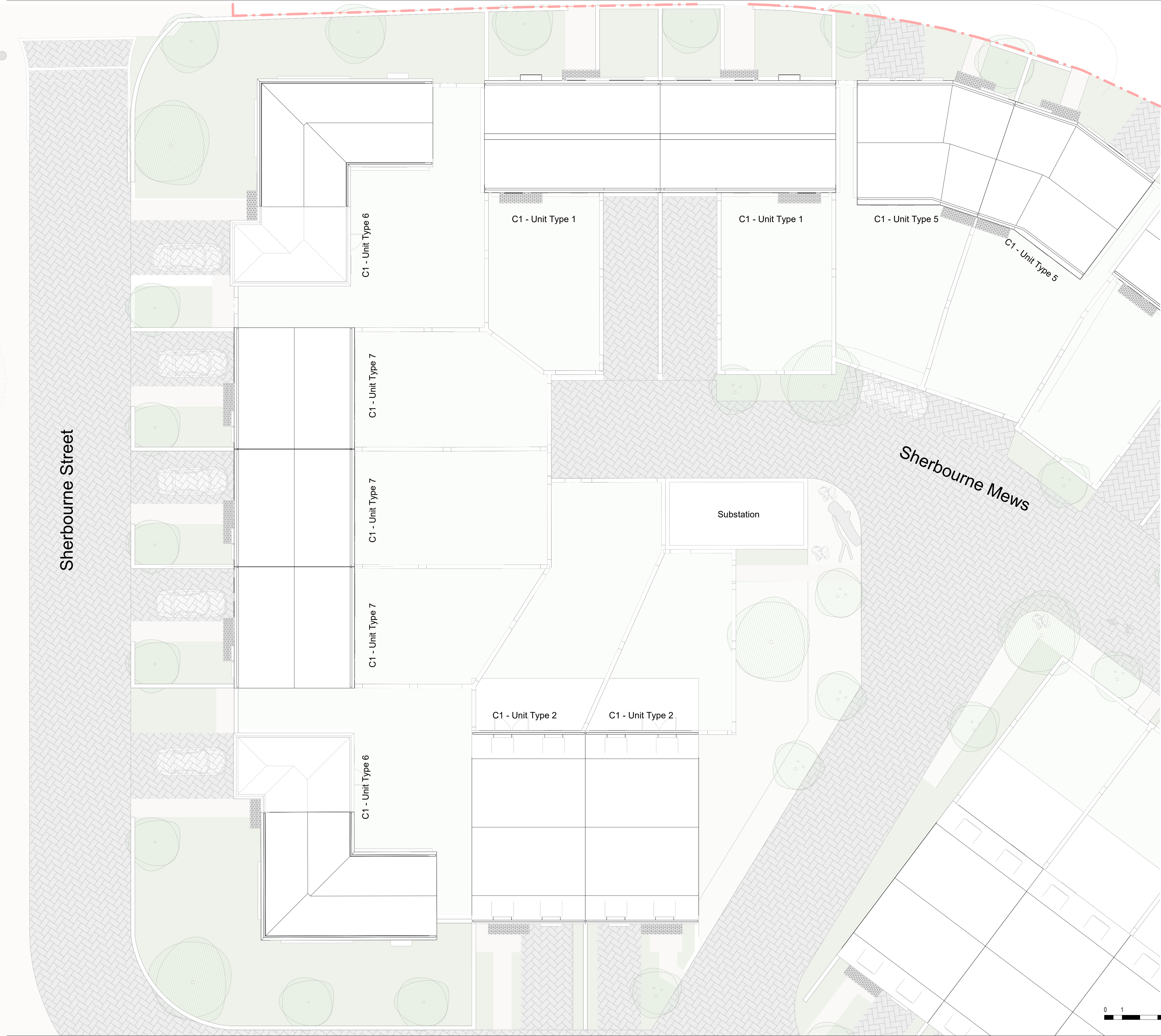
PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

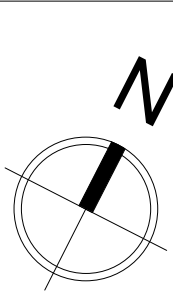
PROJECT NAME  
Spon End

DRAWING TITLE  
Block C1 - Level 02 Proposed

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1: 100	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	C1	02	DR	A	12002	P06		







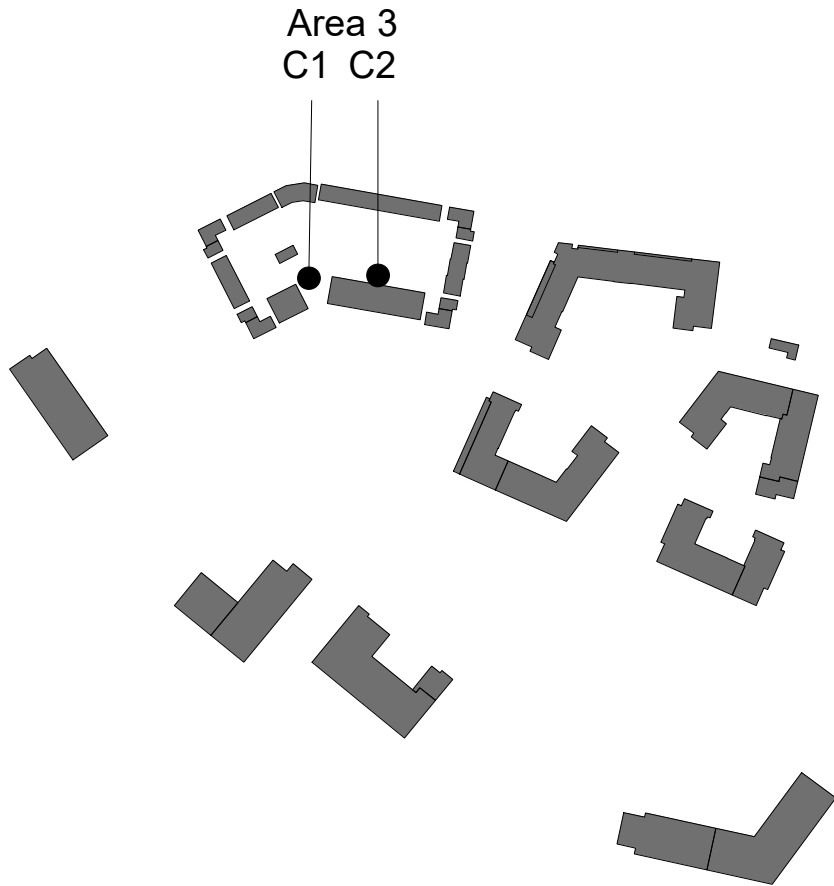
A1

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.


The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.


The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer](http://www.bailygarner.co.uk/disclaimer)



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date



LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 6DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT

CITIZEN

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Block C1 - Level RF Proposed

SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE  
1:100

DRAWN  
IB

CHECKED  
PS

APPROVED  
DB

DATE  
20/02/2025

PROJ NO  
32398

AUTHOR  
BGL

VOLUME  
C1

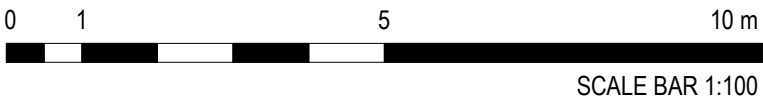
LEVEL  
03

DOCTYP  
DR

ROLE  
A

DRW NO  
12004

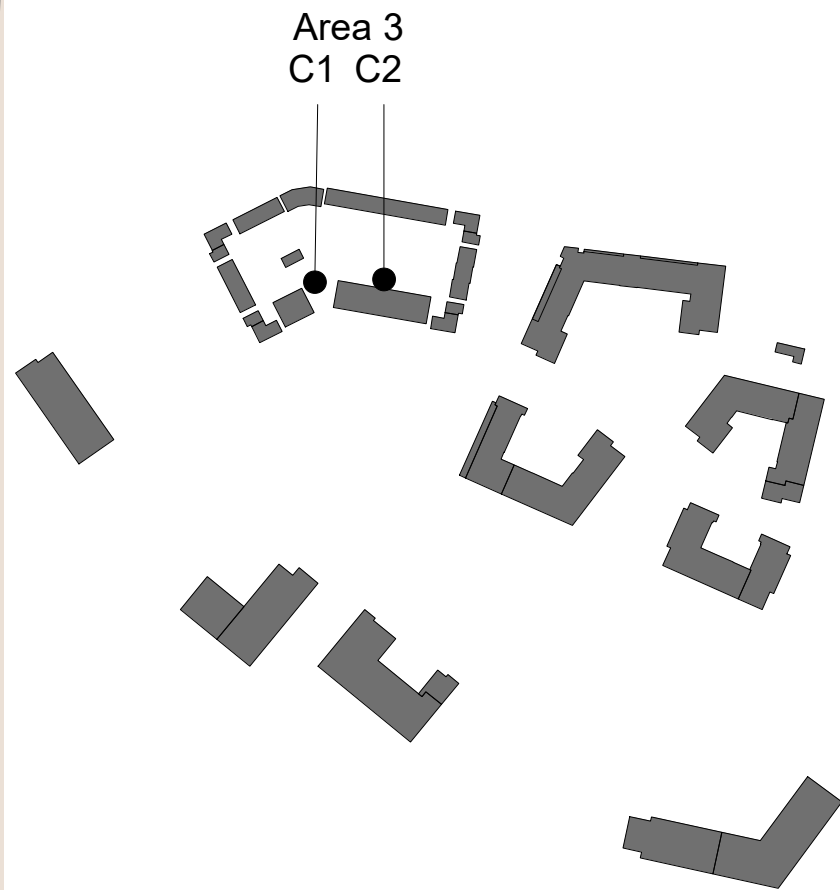
REV NO  
P06







The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing is to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer](http://www.bailygarner.co.uk/disclaimer)



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 3DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
  
**CITIZEN**  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

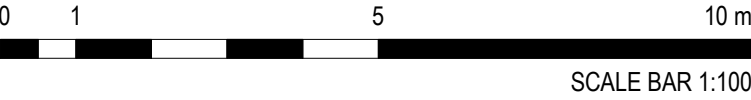
PROJECT ADDRESS  
**Windsor Street  
Coventry  
West Midlands  
CV1 3DJ**

PROJECT NAME  
**Spon End**

DRAWING TITLE  
**Block C2 - Level 00 Proposed**

SUITABILITY CODE  
**S4 - Suitable for Stage Approval**

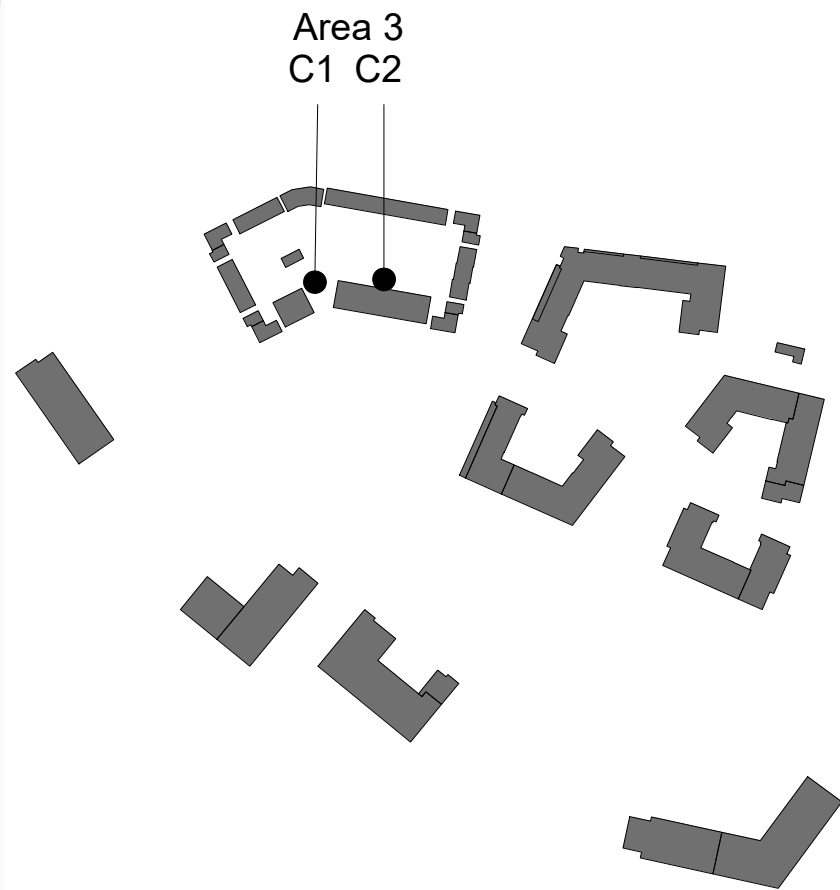
SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	IB	PS	DB	20/02/2025
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP
32398	BGL	C2	00	DR
ROLE	DRW NO	REV NO		
A	12000	P06		







The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclosure/](http://www.bailygarner.co.uk/disclosure/)



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 5DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
  
CITIZEN  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Block C2 - Level 01 Proposed

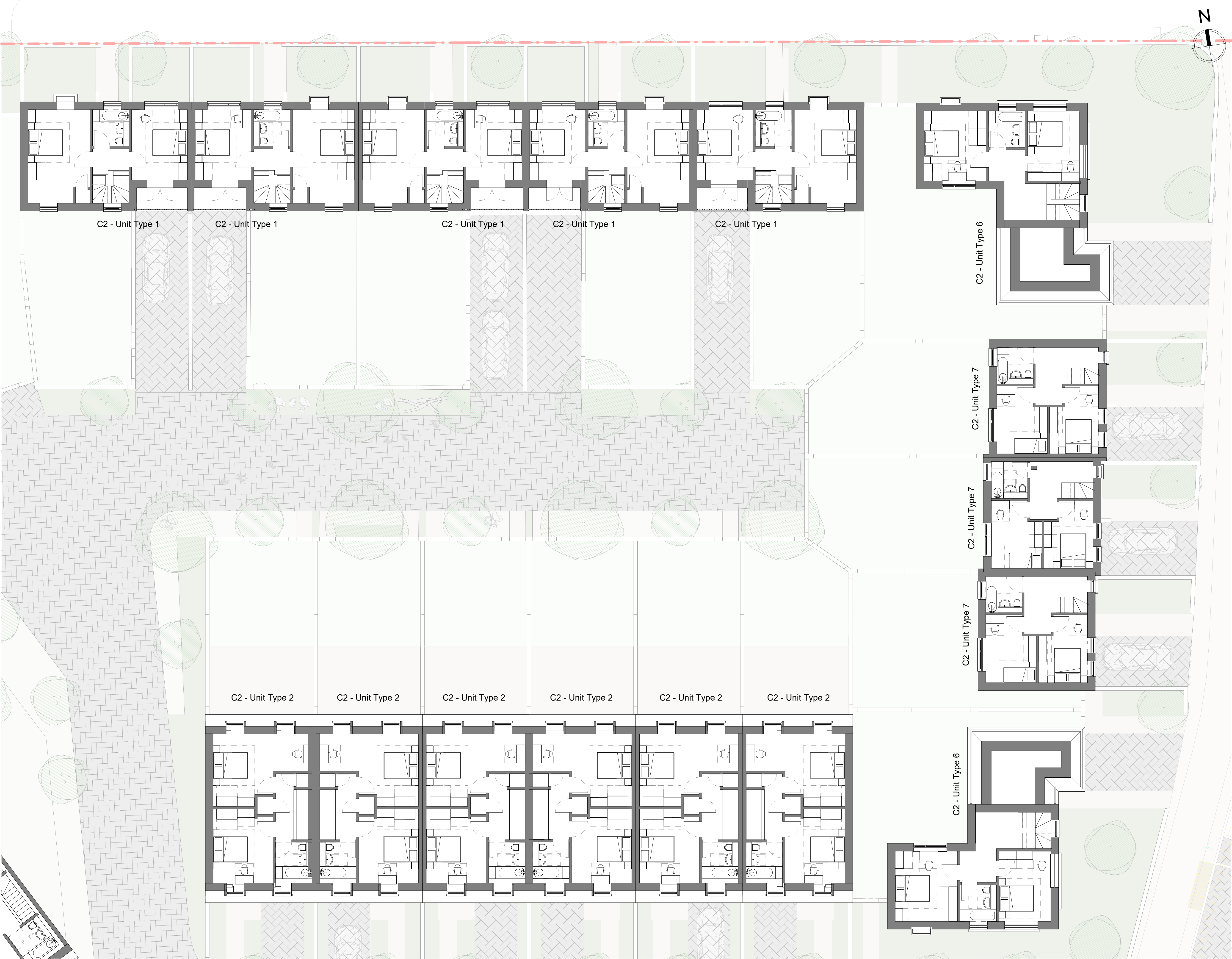
SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE  
1:100  
DRAWN  
IB  
CHECKED  
PS  
APPROVED  
DB  
DATE  
20/02/2025

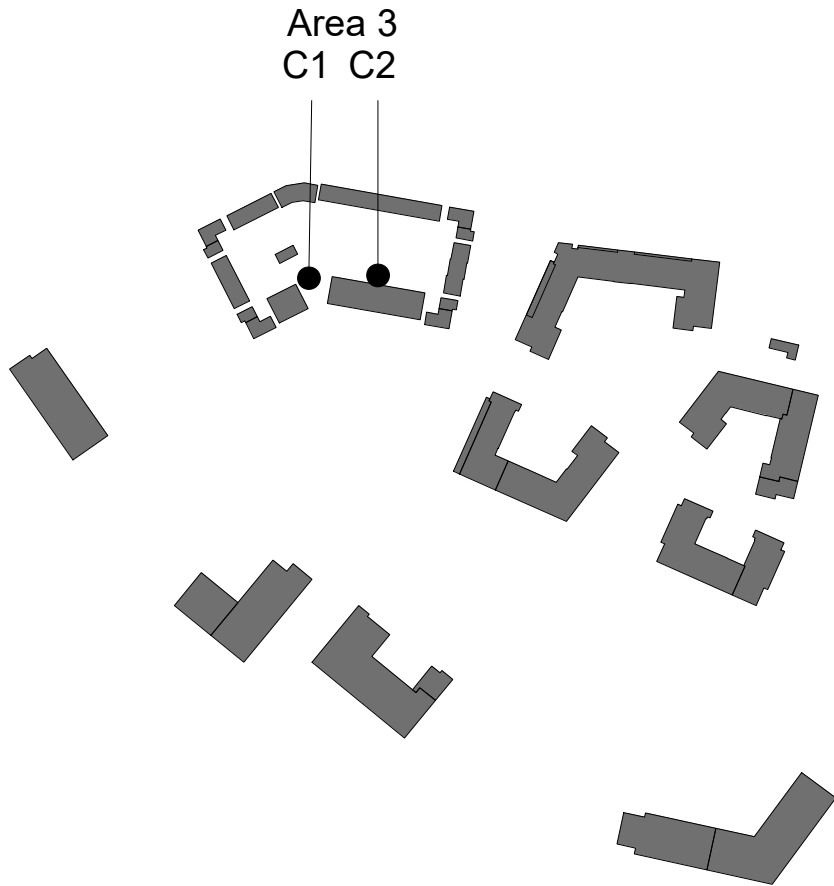
PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO  
32398 - BGL - C2 - 01 - DR - A - 12001 | P06

0 1 5 10 m  
SCALE BAR 1:100





The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer/](http://www.bailygarner.co.uk/discclaimer/)



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 6DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
  
**CITIZEN**  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
**Windsor Street  
Coventry  
West Midlands  
CV1 3DJ**

PROJECT NAME  
**Spon End**

DRAWING TITLE  
**Block C2 - Level 02 Proposed**

SUITABILITY CODE  
**S4 - Suitable for Stage Approval**

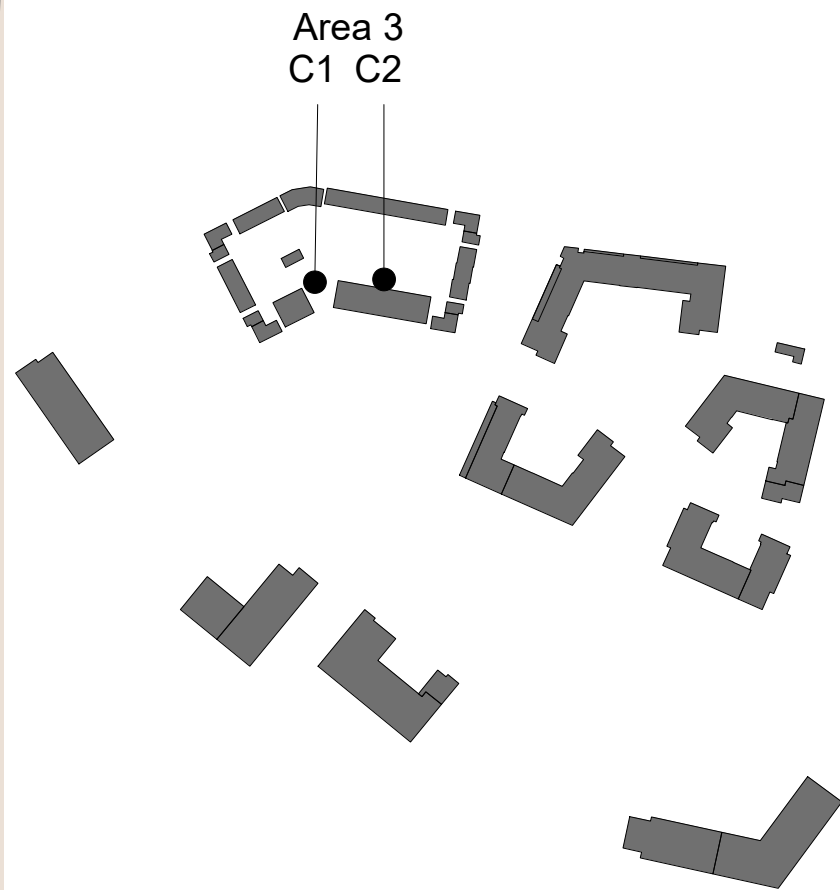
SCALE  
1:100  
DRAWN  
IB  
CHECKED  
PS  
APPROVED  
DB  
DATE  
20/02/2025

PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO  
32398 - BGL - C2 - 02 - DR - A - 12002 | P06





The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer](http://www.bailygarner.co.uk/disclaimer)



P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Issued to client for comments	10/05/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 3DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
  
**CITIZEN**  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
**Windsor Street  
Coventry  
West Midlands  
CV1 3DJ**

PROJECT NAME  
**Spon End**

DRAWING TITLE  
**Block C2 - Level RF Proposed**

SUITABILITY CODE  
**S4 - Suitable for Stage Approval**

SCALE  
1:100  
DRAWN  
IB  
CHECKED  
PS  
APPROVED  
DB  
DATE  
20/02/2025

PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO  
32398 - BGL - C2 - 03 - DR - A - 12004 | P06

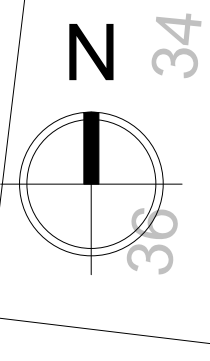
0 1 5 10 m  
SCALE BAR 1:100



All units are 3 storey with pitched/mansard roofs

No color scheme assigned to view

Restoration Assembly



A0

Plot no - Unit type & GIA

- 1 - Type 6 - 4bd 8p - 186m<sup>2</sup>
- 2 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 3 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 4 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 5 - Type 6 - 4bd 8p - 186m<sup>2</sup>
- 6 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 7 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 8 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 9 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 10 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 11 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 12 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 13 - Type 2 - 3bd 6p - 155m<sup>2</sup>
- 14 - Type 6 - 4bd 8p - 186m<sup>2</sup>
- 15 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 16 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 17 - Type 7 - 2bd 3p - 108m<sup>2</sup>
- 18 - Type 6 - 4bd 8p - 186m<sup>2</sup>
- 19 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 20 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 21 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 22 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 23 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 24 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 25 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 26 - Type 1 - 3bd 6p - 140m<sup>2</sup>
- 27 - Type 1 - 3bd 6p - 140m<sup>2</sup>

All areas include carports

P05	Issued for Planning Submission	15/08/2025
P04	Issued for Planning Submission	07/07/2025
P03	Issued for Planning Submission	30/06/2025
P02	Issued for Planning Submission	29/05/2025
P01	Issued to client for comments	21/05/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date

**BAILY GARNER**

LONDON HEAD OFFICE  
100-102 & 104-106  
City  
E 1 000 000 0000  
a.garnier@bailygarner.co.uk

CLIENT

**CITIZEN**

Address Line 1  
Address Line 2  
City  
E 1 000 000 0000  
Postcode

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
E 1 000 000 0000  
Postcode

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME

Spon End

DRAWING TITLE

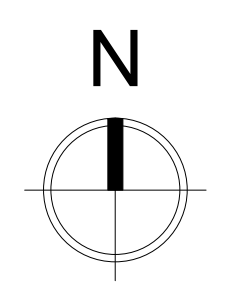
Area 3 - Site Plan

SUITABILITY CODE

S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:200	IB	PS	DB	20/02/2025
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP
32398	BGL	CZ	00	DR
DRW NO	DRW	DRW	DRW	DRW





Garden areas by plot

- Rear garden (total)
- 1 - 92m<sup>2</sup> (202m<sup>2</sup>)
  - 2 - 65m<sup>2</sup> (78m<sup>2</sup>)
  - 3 - 65m<sup>2</sup> (75m<sup>2</sup>)
  - 4 - 62m<sup>2</sup> (80m<sup>2</sup>)
  - 5 - 79m<sup>2</sup> (176m<sup>2</sup>)
  - 6 - 58m<sup>2</sup> (71m<sup>2</sup>)
  - 7 - 59m<sup>2</sup> (68m<sup>2</sup>)
  - 8 - 59m<sup>2</sup> (68m<sup>2</sup>)
  - 9 - 59m<sup>2</sup> (68m<sup>2</sup>)
  - 10 - 59m<sup>2</sup> (68m<sup>2</sup>)
  - 11 - 59m<sup>2</sup> (69m<sup>2</sup>)
  - 12 - 60m<sup>2</sup> (68m<sup>2</sup>)
  - 13 - 88m<sup>2</sup> (99m<sup>2</sup>)
  - 14 - 85m<sup>2</sup> (219m<sup>2</sup>)
  - 15 - 56m<sup>2</sup> (69m<sup>2</sup>)
  - 16 - 69m<sup>2</sup> (82m<sup>2</sup>)
  - 17 - 69m<sup>2</sup> (78m<sup>2</sup>)
  - 18 - 95m<sup>2</sup> (219m<sup>2</sup>)
  - 19 - 60m<sup>2</sup> (90m<sup>2</sup>)
  - 20 - 62m<sup>2</sup> (92m<sup>2</sup>)
  - 21 - 66m<sup>2</sup> (79m<sup>2</sup>)
  - 22 - 72m<sup>2</sup> (86m<sup>2</sup>)
  - 23 - 59m<sup>2</sup> (96m<sup>2</sup>)
  - 24 - 61m<sup>2</sup> (89m<sup>2</sup>)
  - 25 - 61m<sup>2</sup> (89m<sup>2</sup>)
  - 26 - 61m<sup>2</sup> (89m<sup>2</sup>)
  - 27 - 57m<sup>2</sup> (87m<sup>2</sup>)

KEY

- Carport access
- Bin collection point
- Plot parking space

Note: Refuse store & cycle store within carport for all units. All plots have 2ho parking spaces. All plots have private garden space that meets LA standards



P05	Issued for Planning Submission	15/08/2025
P04	Issued for Planning Submission	07/07/2025
P03	Issued for Planning Submission	30/06/2025
P02	Issued for Planning Submission	29/05/2025
P01	Issued for client for comments	21/05/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date

LONDON HEAD OFFICE  
100-102 & 104-106  
CANNON STREET, LONDON  
E.C4A 3DF  
t: 020 8324 1000  
e: gerner@bailygarner.co.uk

CLIENT

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

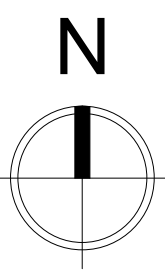
PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Area 3 - Refuse & Parking

S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1:200	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DRAWN	REV NO				
32398	BGL	CZ	00	DR	A	11020	P05		





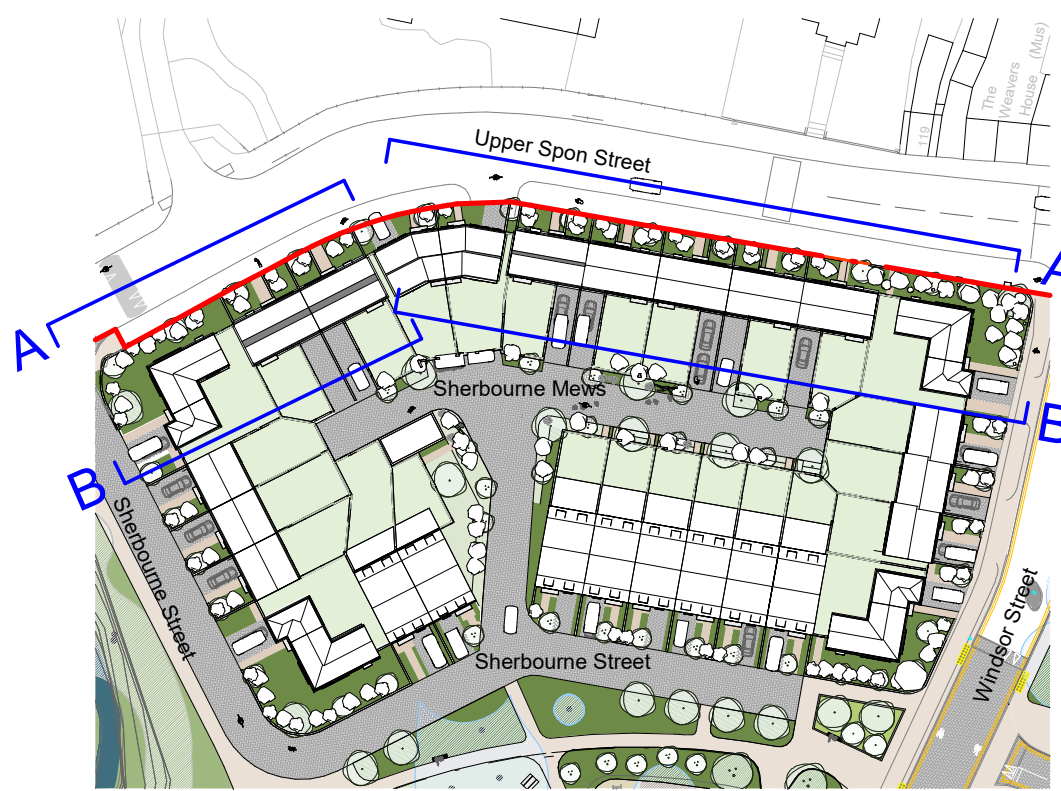
The contractor is responsible to ensure that no products are to be used that do not comply with relevant British and/or European Standards and/or Codes of Practice, CDM Regulations, Construction Regulations, or which are known or suspected of the risk of product rejection and/or construction to be deleterious to health and safety up to the stability of the work or not in accordance with the building regulations.

The contractor is responsible for checking dimensions, materials, levels and references. This drawing is to be used in conjunction with all relevant information. Any discrepancy is to be referred to Baily Garner LLP and is to be resolved before proceeding with the work on site or other drawings. Where the drawing is issued by drawings to different scales, the larger scale drawing is to be used.

Any rights (including copyright) in this drawing and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the terms granted to the Employer and with attribution to Baily Garner LLP.

The drawing is to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disciplines/](http://www.bailygarner.co.uk/disciplines/)

A0



AA - South Elevation



BB - North Elevation

Description	Date
P05 Issued for Planning Submission	15/08/2025
P04 Issued for Planning Submission	07/07/2025
P03 Issued for Planning Submission	30/06/2025
P02 Issued for Planning Submission	29/02/2025
P01 Issued to Design Team for comments	24/01/2025
Rev	



EMPLOYER  
INSERT EMPLOYER IMAGE

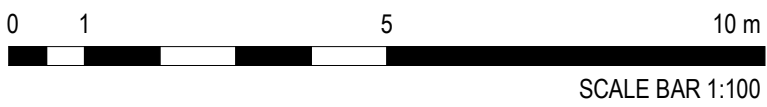
PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

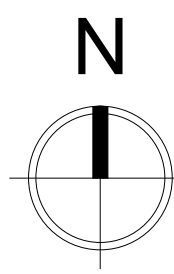
DRAWING TITLE  
Block CZ - North & South Elevation

SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100	IB	PS	DB	20/02/2025
PROJ NO	AUTHOR	VOLUME	LEVEL	DCCYTP
32398	BGL	CZ	ZZ	DR
14000	A			
REV NO				
P05				

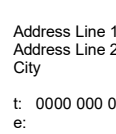






**BAILY  
GARNER**

CUENT



EMPLO

INSERT EMPLOYER IMAGE

Address Line 5

City

0000 000 0000

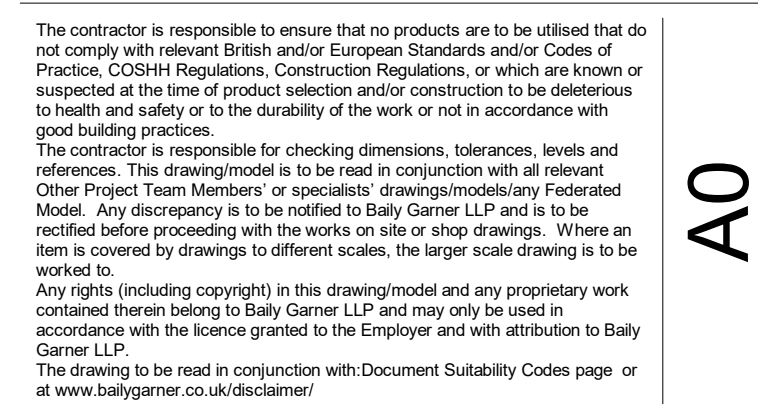
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

S4 - Suitable for Stage Approval

0 1 5 10 μm  
SCALE BAR 1:10





**BAILY  
GARNER**

LONDON HEAD OFFICE  
146-148 ELTHAM HILL  
LONDON SE9 5DY  
t: 020 8294 1000  
e: general@dailygamer.co.uk

CLIENT  **CITIZEN** Address Line 1  
Address Line 2  
City Postcode  
t: 0000 000 0000  
e:

EMPLOYER	Address Line 1
	Address Line 2
INSERT EMPLOYER IMAGE	City Postcode
	t: 0000 000 0000

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

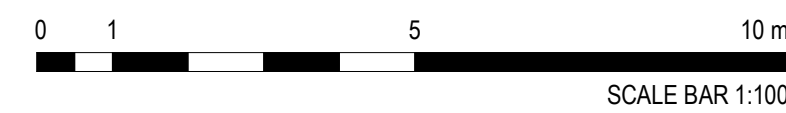
PROJECT NAME  
Spon End

DRAWING TITLE

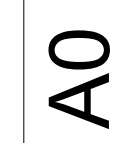
Block CZ - South & North Elevations

S4 - Suitable for Stage Approval

SCALE	DRAWN		CHECKED	APPROVED	DATE		
1:100	IB		PS	DB	20/02/2021		
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGI	C7	77	DB	A	14002	P05







**BAILY  
GARNER**

LONDON HEAD OFFICE  
145-148 ELTHAM HILL  
LONDON SE9 5DY  
t: 020 8294 1000  
e. [general@ballygamer.co.uk](mailto:general@ballygamer.co.uk)


 Address Line 1  
 Address Line 2  
 City Postcode  
 t: 0000 000 0000  
 e:

EMPLOYER

Address Line 1  
Address Line 2  
City Postcode

INSERT EMPLOYER IMAGE

t: 0000 000 0000  
e:

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

---

PROJECT NAME

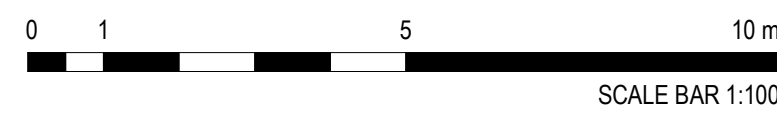
Spon End

DRAWING TITLE

Block CZ - East & West Elevation

S4 - Suitable for Stage Approval

SCALE		DRAWN		CHECKED	APPROVED		DATE
1:100		IB		PS	DB		20/02/2022
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	14003	P05





THIS UNIT TYPE HAS BEEN DESIGNED FOR DUAL ASPECT PEDESTRIAN ACCESS & REAR VEHICULAR ACCESS

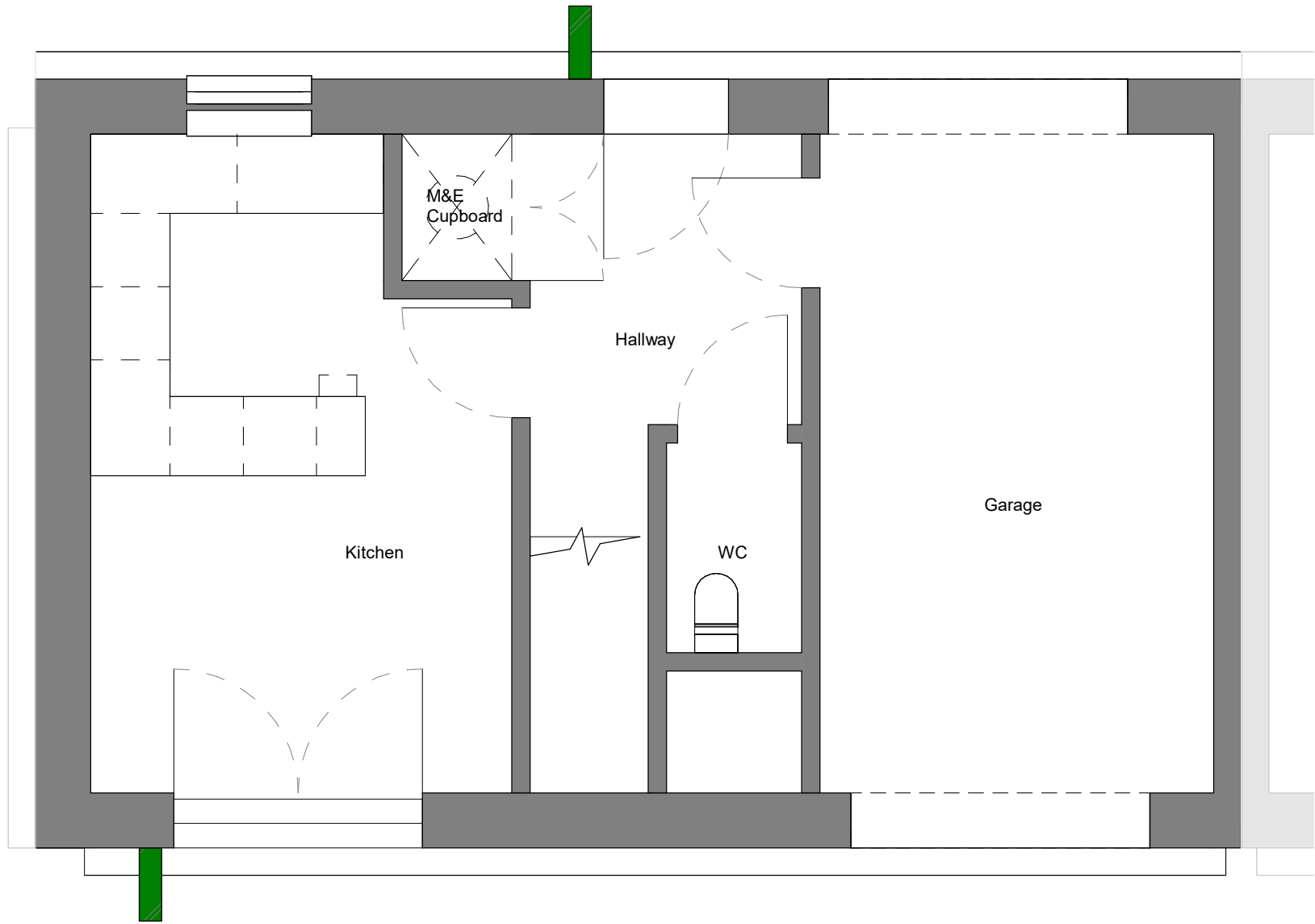
AS DRAWN FOR PLOTS 19,23,25  
HANDED FOR PLOTS 20,24,26,27

Unit Type 1 Total GIA Area

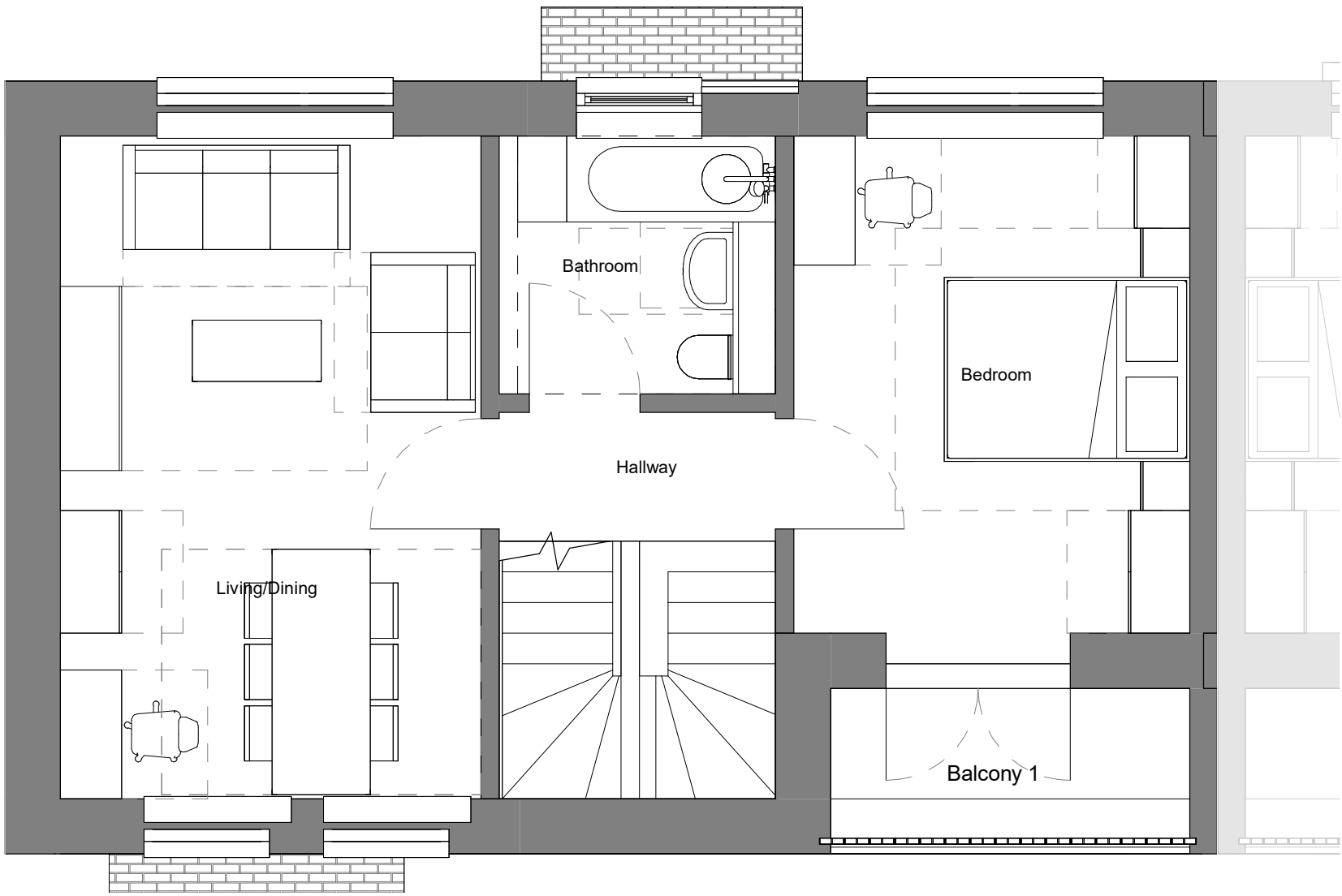
Level C1_00 - E 950	50 m²	Block C1
Level C1_01 - E 950	45 m²	Block C1
Level C1_02 - E 950	45 m²	Block C1

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the licence granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

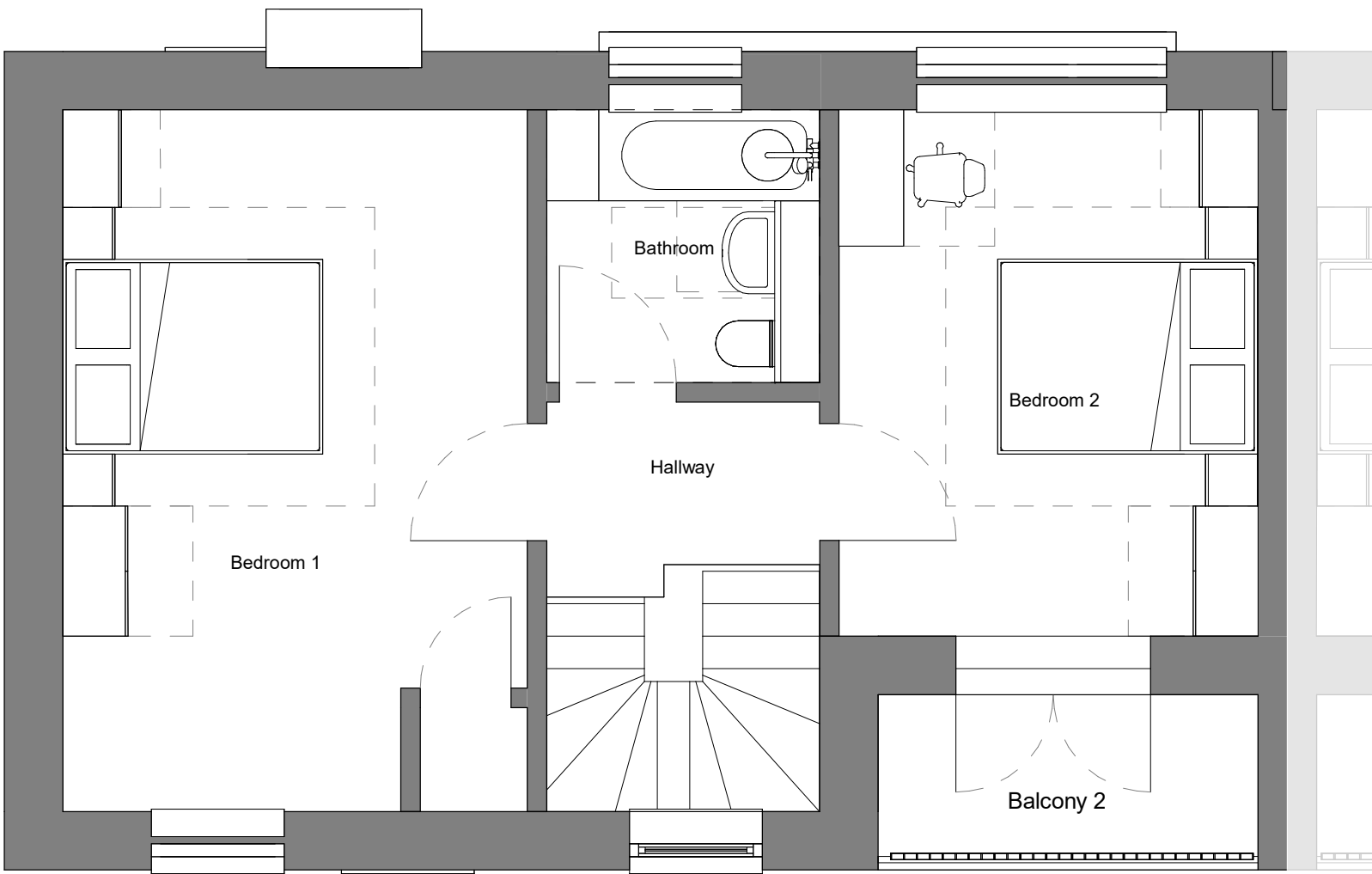
NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.  
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY



Level 00  
1 : 50



Level 01  
1 : 50



Level 02  
1 : 50

P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued for Information	10/01/2025
P03	Issued to Clients for comments	27/11/2024
P02	Issued to client for comments	10/05/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 6DY  
t: 020 8394 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME

Spon End

DRAWING TITLE  
Unit Type 1 GA Layout

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1 : 50	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	CZ	ZZ	DR	A	16010	P08		





AS DRAWN FOR PLOTS 19,23,25  
HANDED FOR PLOTS 20,24,26,27

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

A1



KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
- 4 Wall - Brick type B - Green glazed ceramic
- 5 Wall - Brick type C - Grey engineering
- 6 Wall - Ceramic glazed feature tile
- 7 Wall - Brick soldier feature course green ceramic glazed
- 8 Wall - Canopy - Green ceramic glazed
- 9 Window - PPC aluminium framed glazed RAL 8004
- 10 Window - Projecting surround - PPC aluminium RAL 8004
- 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
- 12 Door - PPC aluminium RAL 8004
- 13 Door - garage open metal work - RAL 8004
- 14 Balustrade - metal work - RAL 8004
- 15 Balcony soffit - non combustible panel - RAL 8004
- 16 Balcony fascia - non combustible panel - RAL 8004

P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	17/03/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued to Design Team for comments	24/01/2025
P02	Issued for Information	10/01/2025
P01	Issued to Clients for comments	27/11/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 6DY  
t. 020 8394 1000  
e. [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

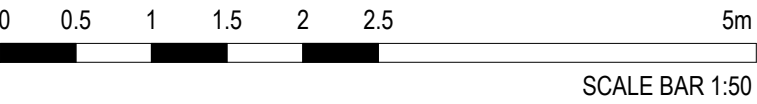
PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 1 Elevations

SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE  
1:50  
DRAWN  
IB  
CHECKED  
PS  
APPROVED  
DB  
DATE  
20/02/2025

PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO  
32398 - BGL - CZ - ZZ - DR - A - 16011 | P08



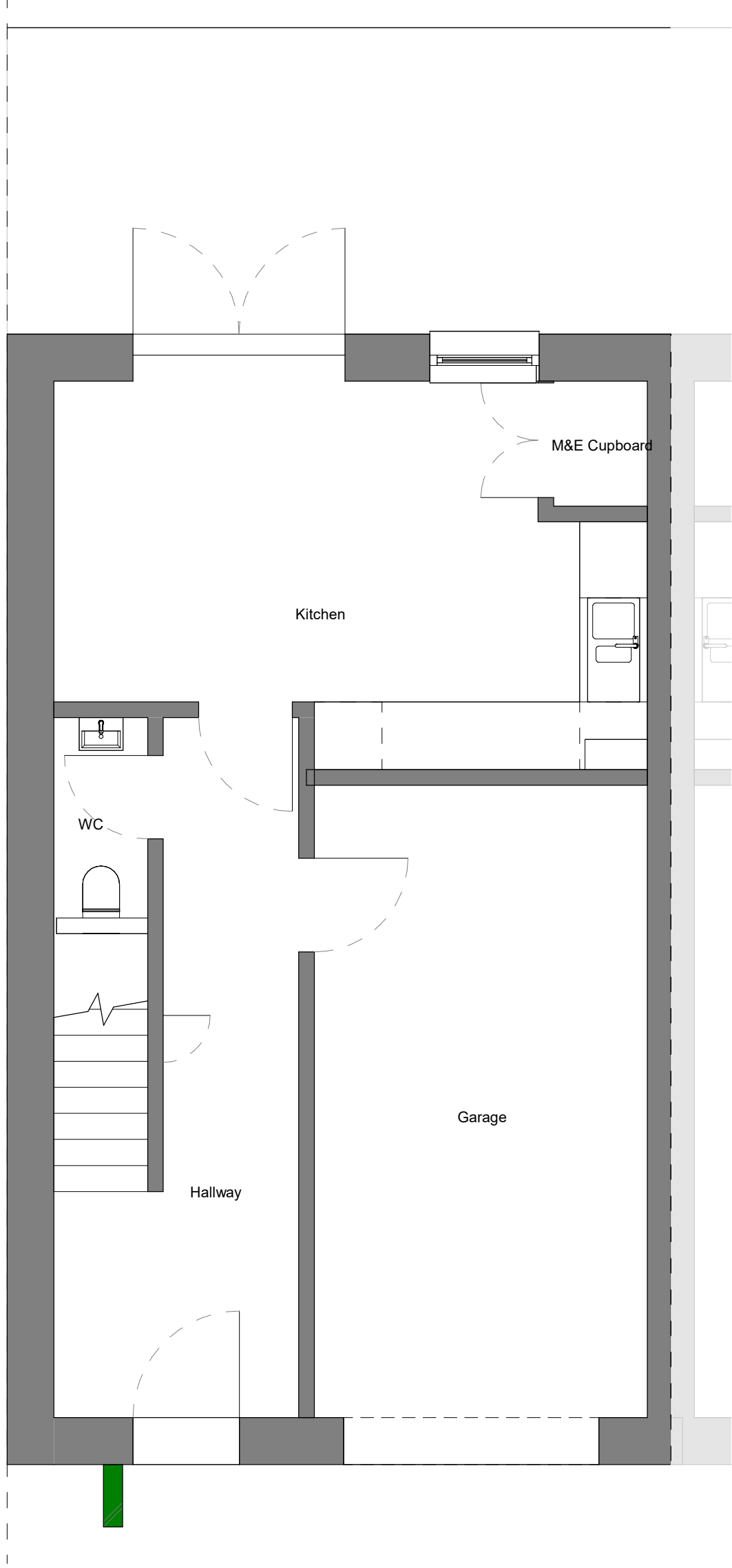


AS DRAWN FOR PLOTS 13,11,9,7  
HANDED FOR PLOTS 12,10,8,6

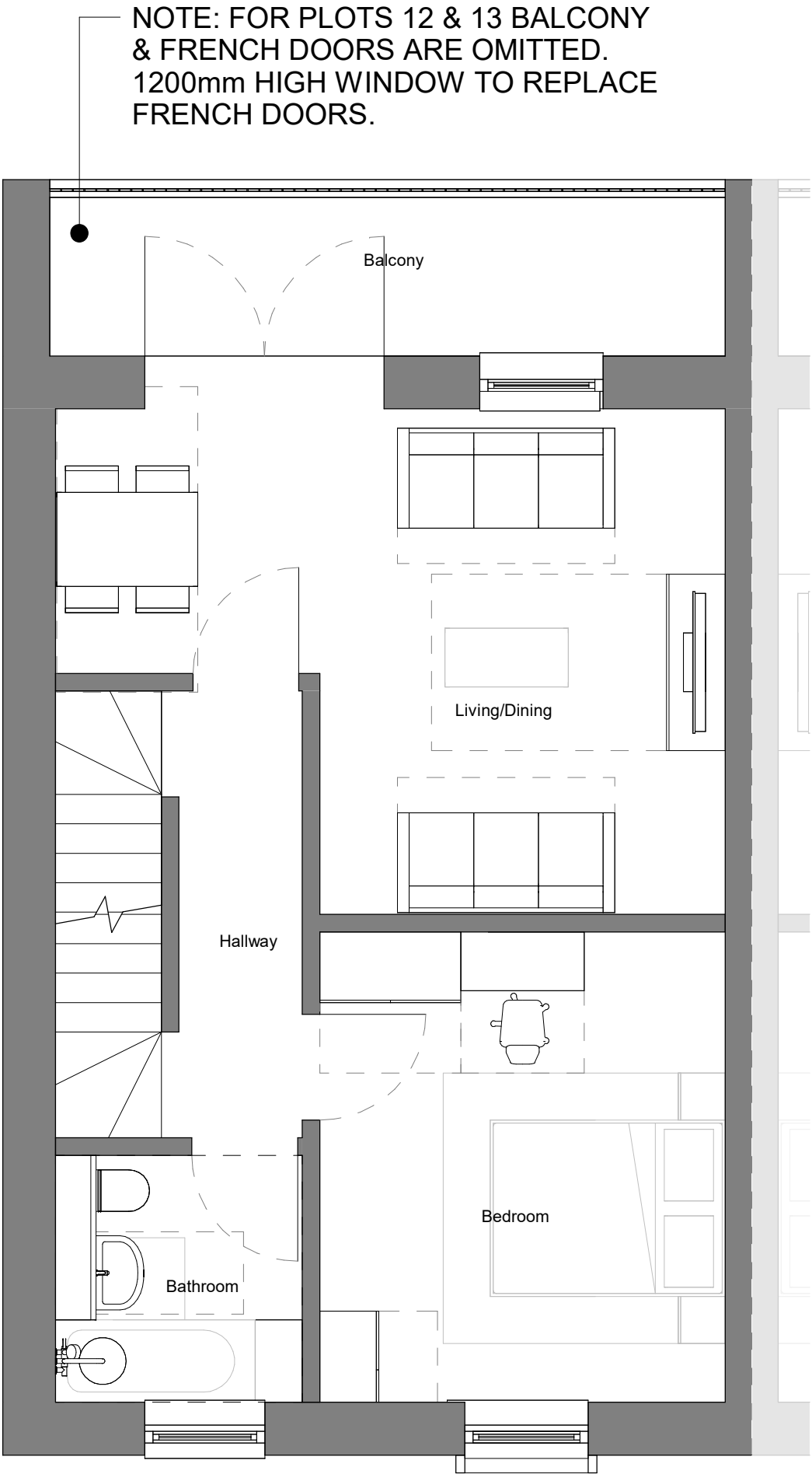
Unit Type 2 Total GIA Area

Level C1_00 - D 800	57 m²	Block C1
Level C1_01 - D 800	48 m²	Block C1
Level C1_02 - D 800	50 m²	Block C1

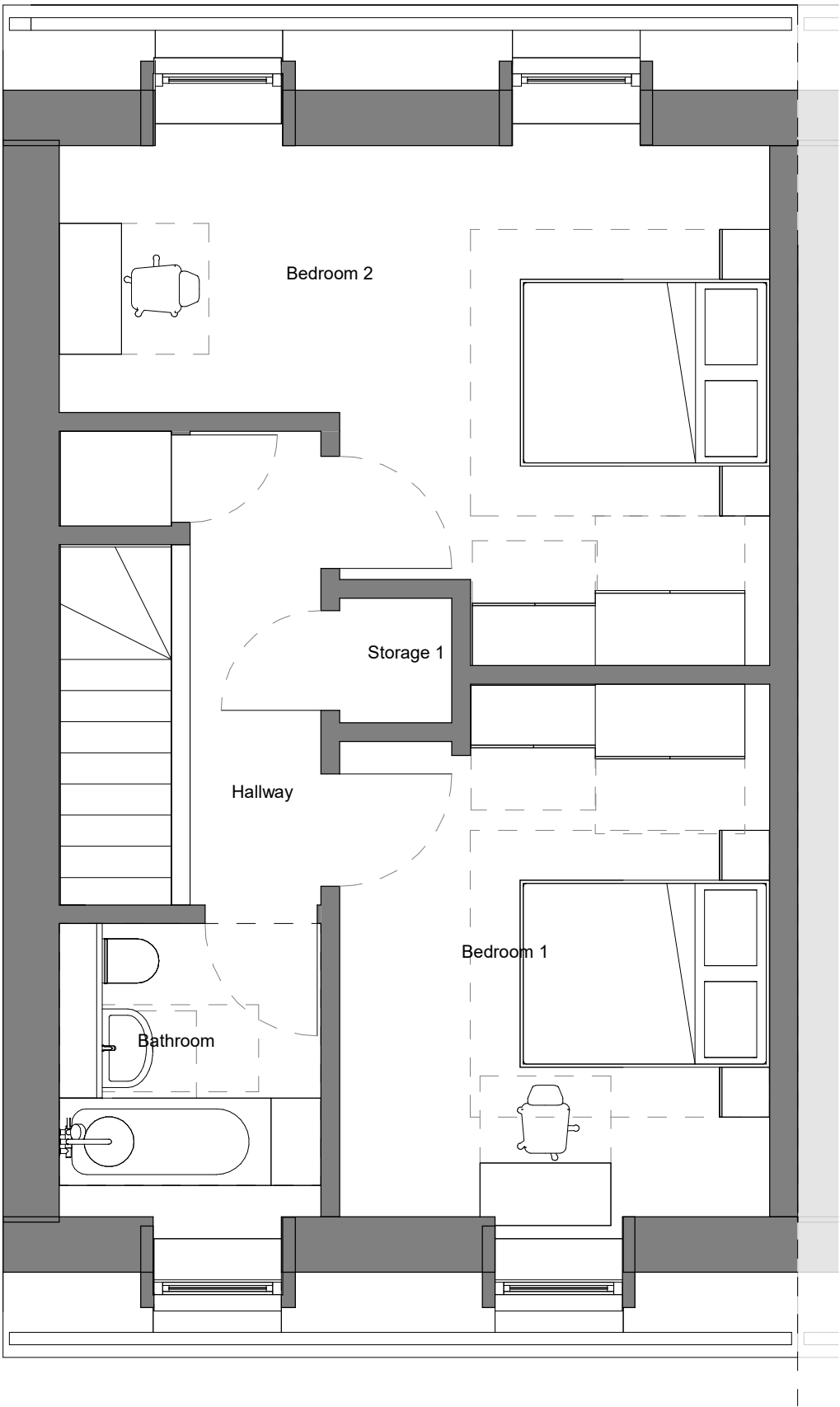
NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.  
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY



Level 00  
1 : 50



Level 01  
1 : 50



Level 02  
1 : 50

P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued for Information	10/01/2025
P03	Issued to Clients for comments	27/11/2024
P02	Issued to client for comments	10/05/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date

		LONDON HEAD OFFICE 148-149 ELTHAM HILL LONDON SE9 6DY t: 020 8394 1000 e: general@bailygarner.co.uk	
CLIENT		Address Line 1 Address Line 2 City	Postcode
EMPLOYER		Address Line 1 Address Line 2 City	Postcode
INSERT EMPLOYER IMAGE		t: 0000 000 0000 e:	

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 2 GA Layout

SUITABILITY CODE		S4 - Suitable for Stage Approval	
SCALE	DRAWN	CHECKED	APPROVED
1 : 50	IB	PS	DB
DATE	20/02/2025		
PROJ NO	AUTHOR	VOLUME	LEVEL
32398	BGL	CZ	ZZ
DOCTYP	ROLE	DRW NO	REV NO
DR	A	16020	P08

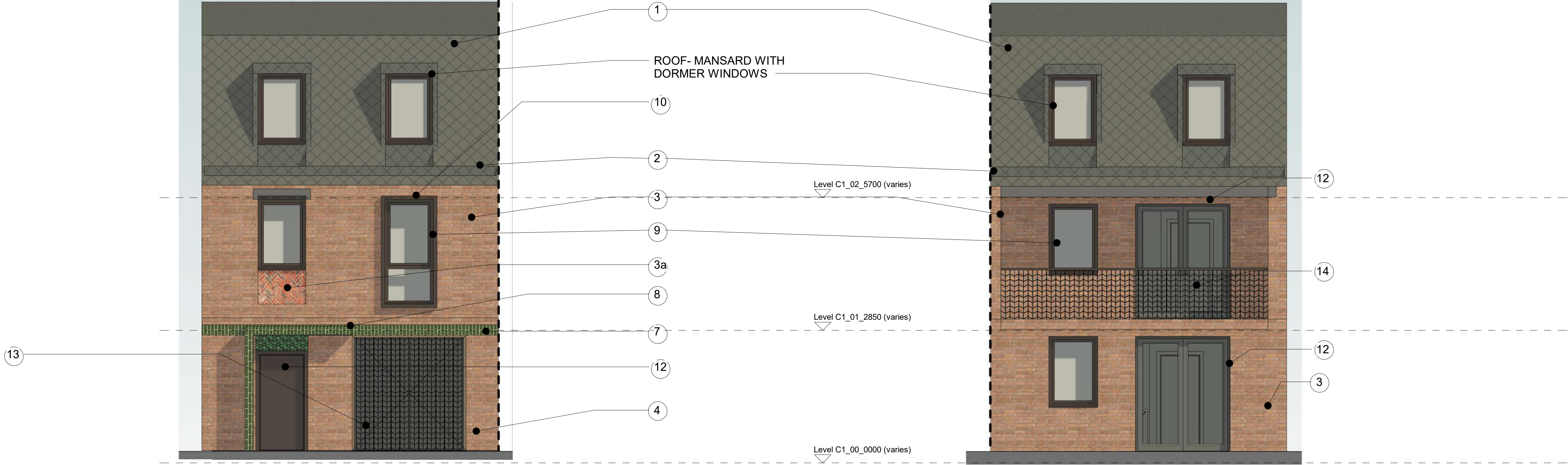




AS DRAWN FOR PLOTS 13,11,9,7  
HANDED FOR PLOTS 12,10,8,6

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

A1



- KEY**
- 1 Roof - Zinc Shingles
  - 1a Wall - Zinc Shingles
  - 2 Roof - Concealed aluminium PPC gutter & downpipes
  - 3 Wall - Brick type A - Red multi stock
  - 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
  - 4 Wall - Brick type B - Green glazed ceramic
  - 5 Wall - Brick type C - Grey engineering
  - 6 Wall - Ceramic glazed feature tile
  - 7 Wall - Brick soldier feature course green ceramic glazed
  - 8 Wall - Canopy - Green ceramic glazed
  - 9 Window - PPC aluminium framed glazed RAL 8004
  - 10 Window - Projecting surround - PPC aluminium RAL 8004
  - 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
  - 12 Door - PPC aluminium RAL 8004
  - 13 Door - garage open metal work - RAL 8004
  - 14 Balustrade - metal work - RAL 8004
  - 15 Balcony soffit - non combustible panel - RAL 8004
  - 16 Balcony fascia - non combustible panel - RAL 8004

P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	17/03/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued to Design Team for comments	24/01/2025
P02	Issued for Information	10/01/2025
P01	Issued to Clients for comments	27/11/2024
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 5DY  
t: 020 8394 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

**CLIENT**  
  
**CITIZEN**  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

**EMPLOYER**  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

**PROJECT ADDRESS**  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

**PROJECT NAME**  
Spon End

**DRAWING TITLE**  
Unit Type 2 Elevations

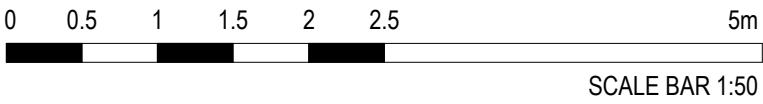
**SUITABILITY CODE**  
S4 - Suitable for Stage Approval

**SCALE**  
1:50

**DATE**  
20/02/2025

**PROJ NO** | **AUTHOR** | **VOLUME** | **LEVEL** | **DOCTYP** | **ROLE** | **DRW NO** | **REV NO**  
32398 - BGL - CZ - ZZ - DR - A - 16021 - P08

PLOTS 12 & 13 ONLY



NOTE: FOR PLOTS 12 & 13 BALCONY & FRENCH DOORS ARE OMITTED. 1500mm HIGH WINDOW TO REPLACE FRENCH DOORS. PITCHED ROOF TO GROUND FLOOR .

ROOF

12

3



THIS UNIT TYPE HAS BEEN DESIGNED  
FOR DUAL ASPECT PEDESTRIAN  
ACCESS & REAR VEHICULAR ACCESS

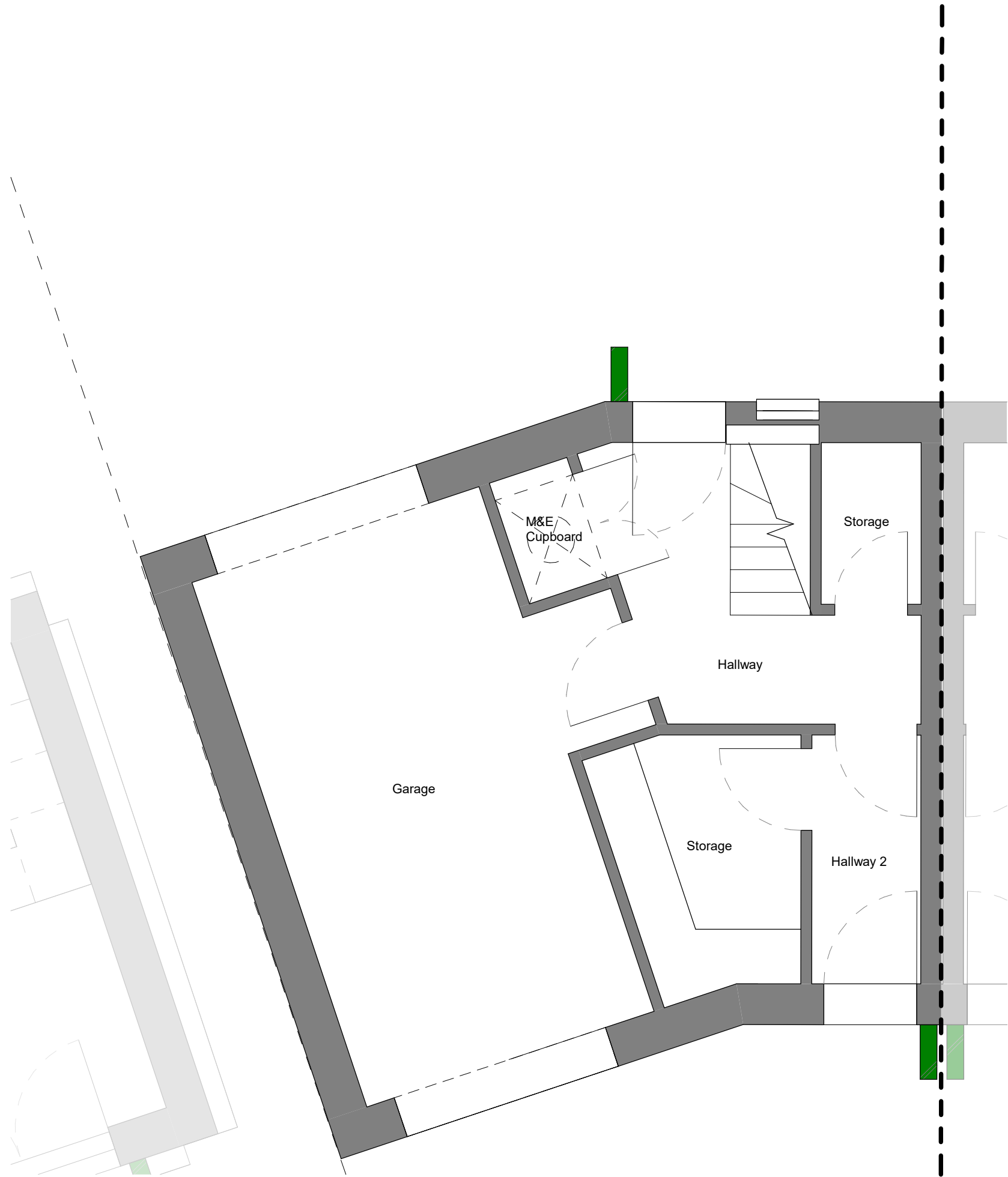
AS DRAWN FOR PLOTS 21  
HANDED FOR PLOTS 22

Unit Type 5 Total GIA Area

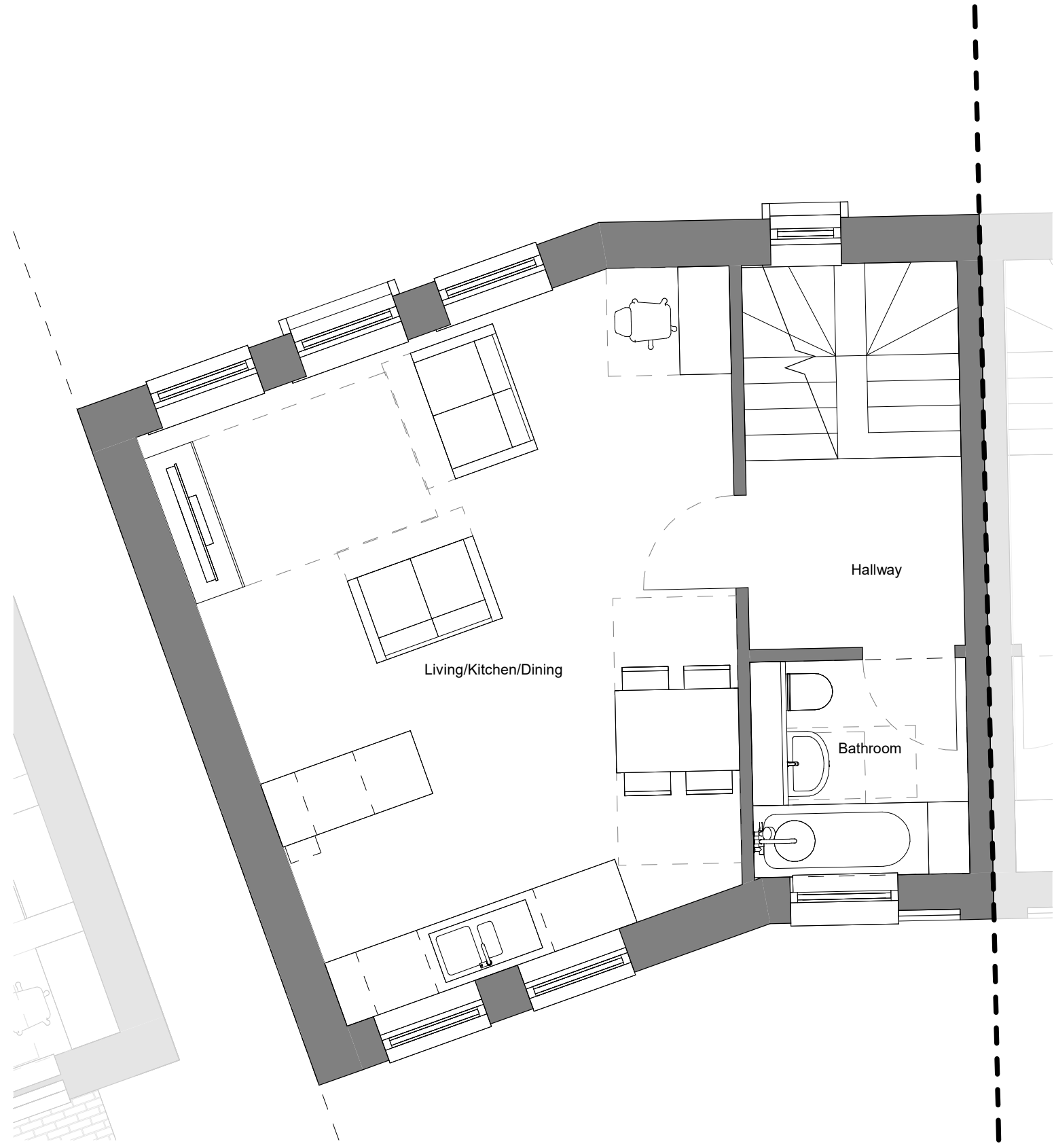
Level C1_00 - A 100	44 m	Block C1
Level C1_01 - A 100	44 m	Block C1
Level C1_02 - A 100	44 m	Block C1

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the licence granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer/](http://www.bailygarner.co.uk/discclaimer/)

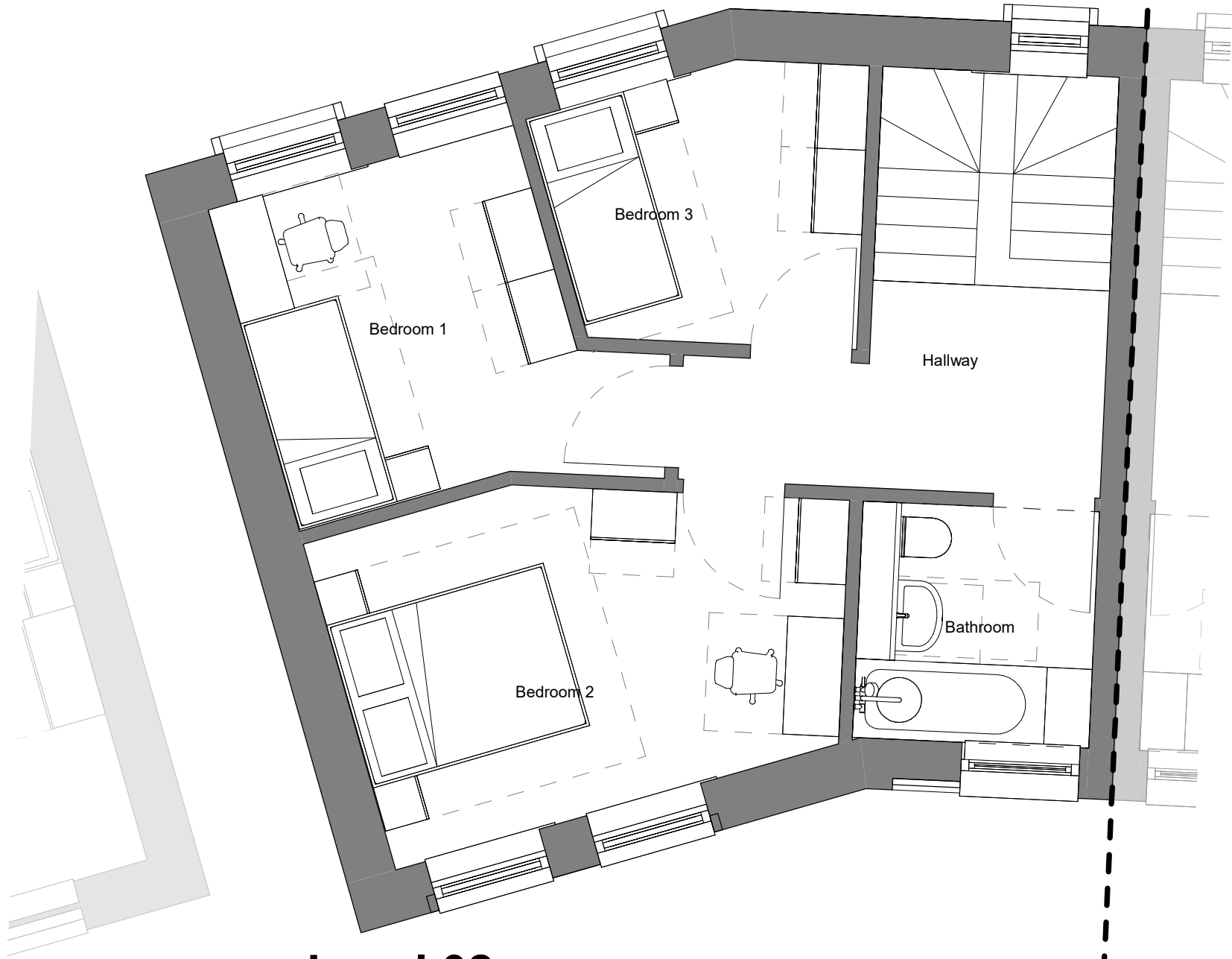
NOTE: ALL HABITABLE ROOMS ARE  
LOCATED ON 1ST & 2ND FLOORS DUE  
TO POTENTIAL FLOOD RISK AT GF  
LEVEL.  
FLOOD MITIGATION MEASURES ARE  
PROVIDED AS PART OF THE SITE WIDE  
STRATEGY



Level 00  
1 : 50



Level 01  
1 : 50



Level 02  
1 : 50



P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued for Information	10/01/2025
P03	Issued to Clients for comments	27/11/2024
P02	Issued to client for comments	10/05/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date



**BAILY  
GARNER**

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 3DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT



Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 5 GA Layouts

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1 : 50	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	CZ	ZZ	DR	A	16050	P08		



AS DRAWN FOR PLOTS 21  
HANDED FOR PLOTS 22

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

A1



P08	Issued for Planning Submission	26/09/2025
P07	Issued for Planning Submission	15/08/2025
P06	Issued for Planning Submission	30/06/2025
P05	Issued for Planning Submission	17/03/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Design Team for comments	24/01/2025
P02	Issued for Information	10/01/2025
P01	Issued to Clients for comments	27/11/2024
Rev	Description	Date



**BAILY  
GARNER**

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 5DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT



**CITIZEN**

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 5 Elevations

SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE  
1:50

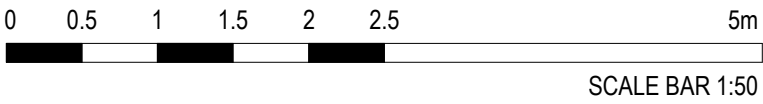
DRAWN  
IB

CHECKED  
PS

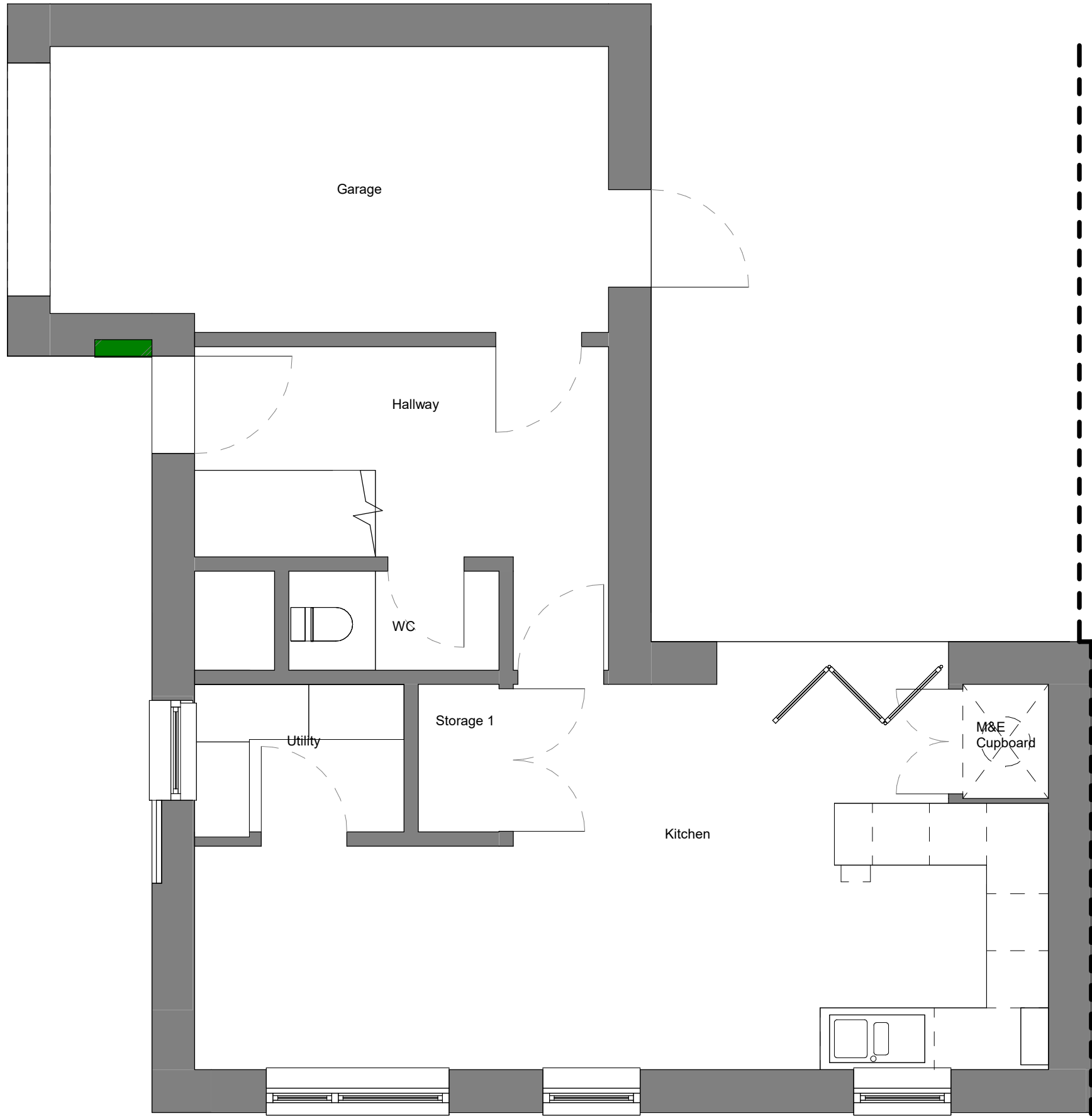
APPROVED  
DB

DATE  
20/02/2025

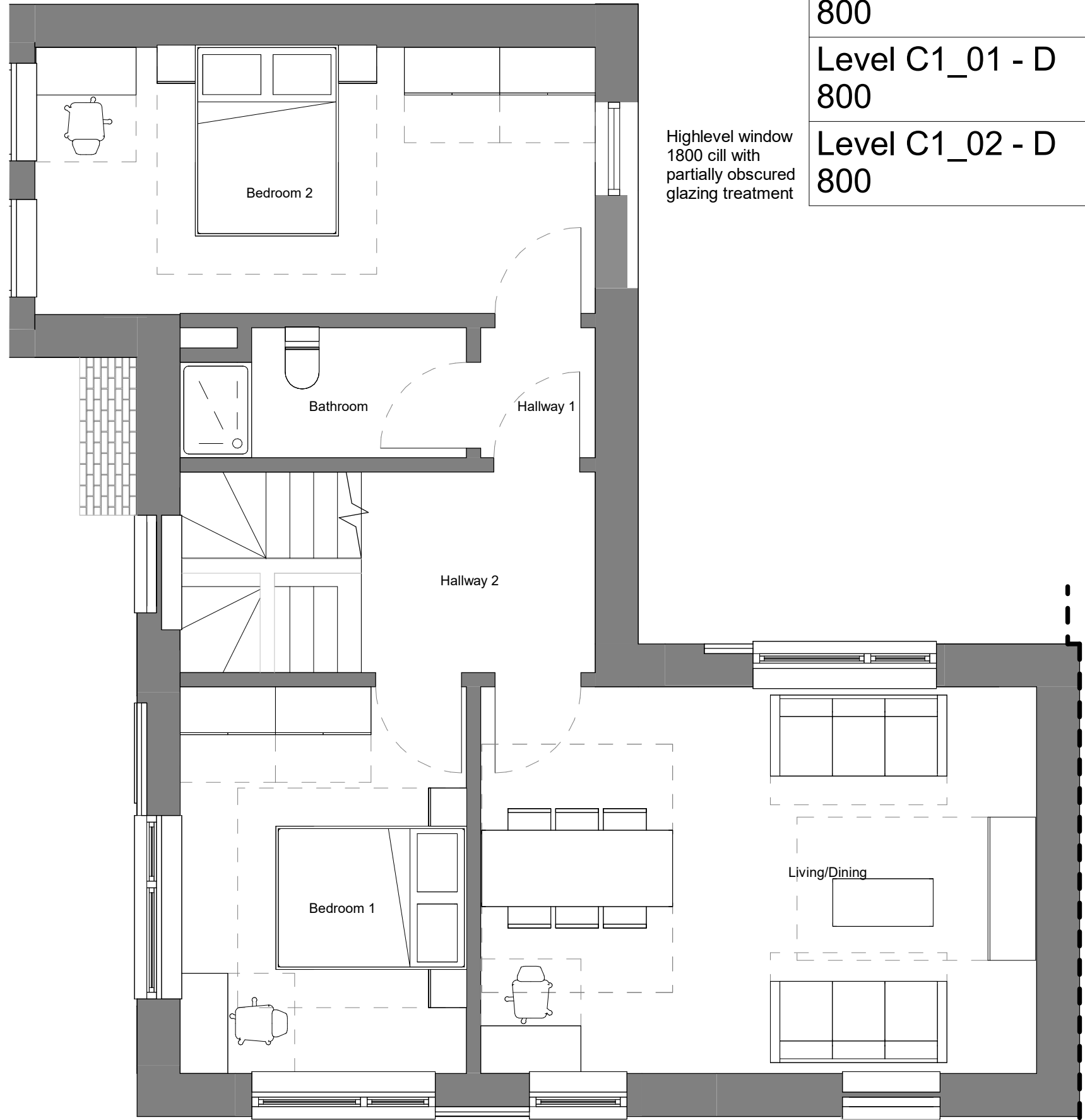
PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO  
32398 - BGL - CZ - ZZ - DR - A - 16051 | P08



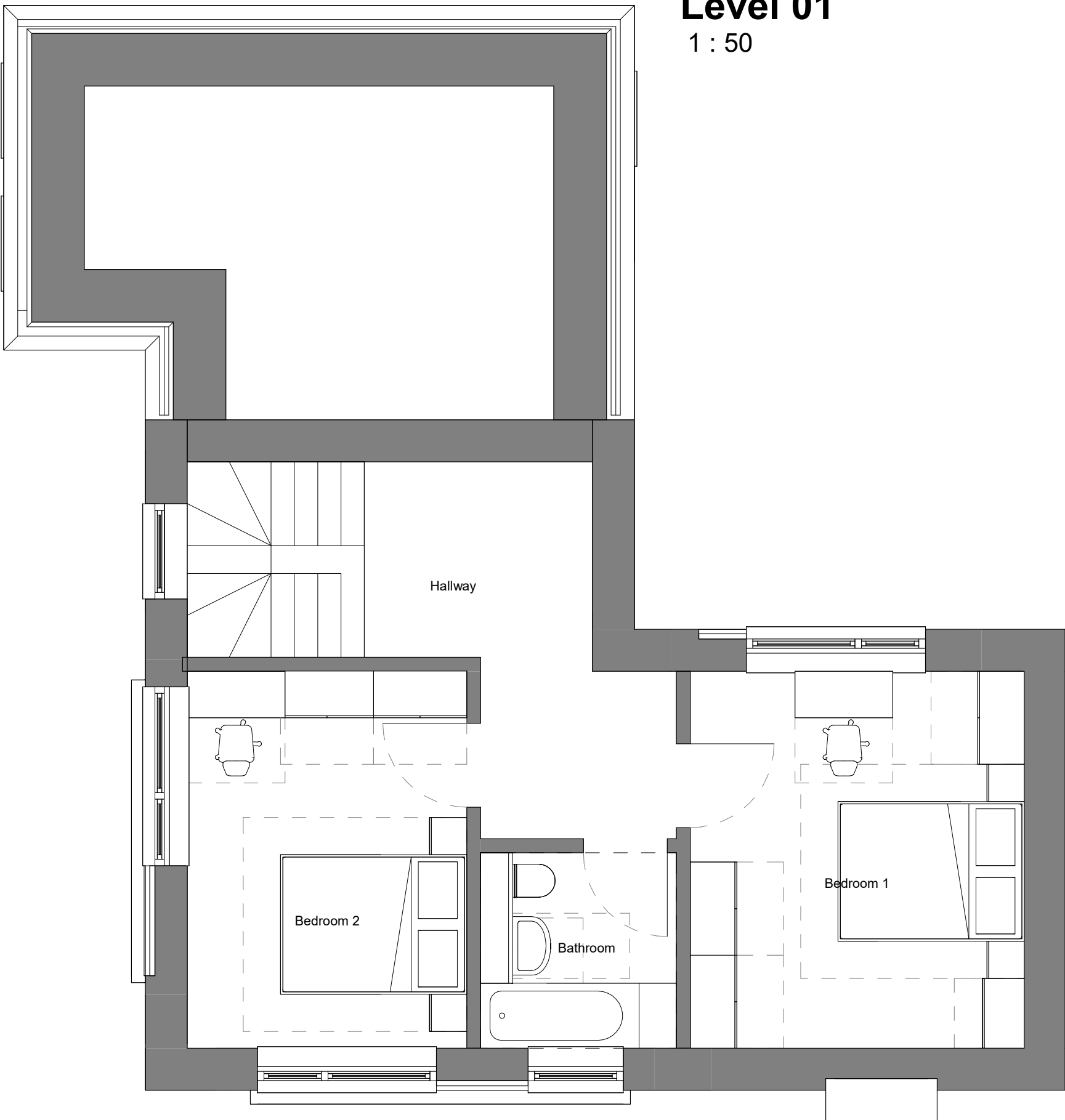




Level 00  
1 : 50



Level 01  
1 : 50



Level 02  
1 : 50

Unit Type 6 Total GIA Area

Level C1_00 - D 800	70 m²	Block C1
Level C1_01 - D 800	70 m²	Block C1
Level C1_02 - D 800	46 m²	Block C1

NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL.  
FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

P07	Issued for Planning Submission	26/09/2025
P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date



**BAILY  
GARNER**

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 3DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT



**CITIZEN**

Address Line 1  
Address Line 2  
City  
Postcode  
e: 0000 000 0000

EMPLOYER

INSERT EMPLOYER IMAGE

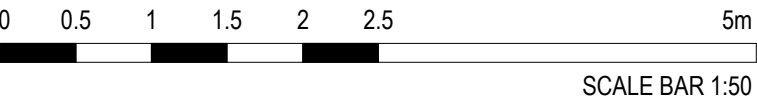
Address Line 1  
Address Line 2  
City  
Postcode  
e: 0000 000 0000

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 6 GA Layouts

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1 : 50	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	CZ	ZZ	DR	A	16060	P07		





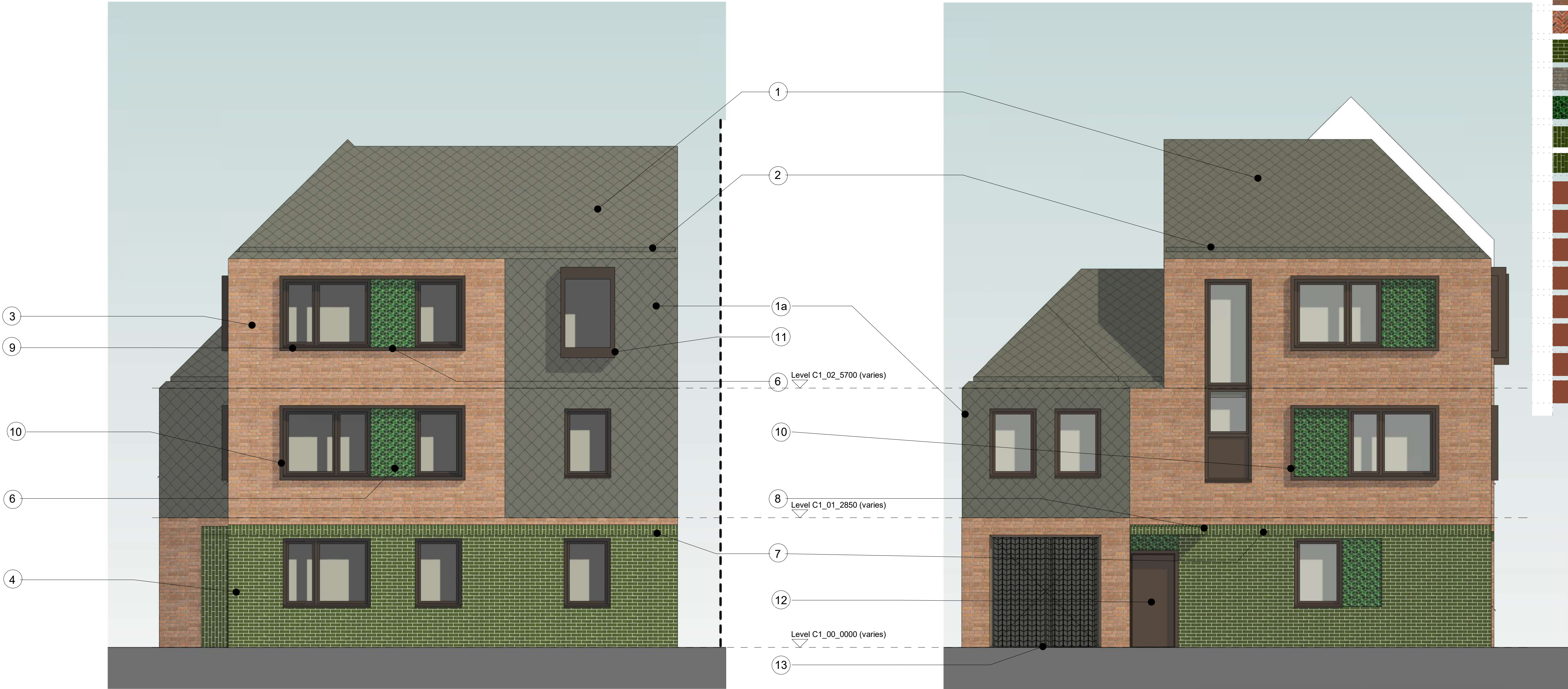
AS DRAWN FOR PLOTS 1,14  
HANDED FOR PLOTS 5,18

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)

A1

KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
- 4 Wall - Brick type B - Green glazed ceramic
- 5 Wall - Brick type C - Grey engineering
- 6 Wall - Ceramic glazed feature tile
- 7 Wall - Brick soldier feature course green ceramic glazed
- 8 Wall - Canopy - Green ceramic glazed
- 9 Window - PPC aluminium framed glazed RAL 8004
- 10 Window - Projecting surround - PPC aluminium RAL 8004
- 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
- 12 Door - PPC aluminium RAL 8004
- 13 Door - garage open metal work - RAL 8004
- 14 Balustrade - metal work - RAL 8004
- 15 Balcony soffit - non combustible panel - RAL 8004
- 16 Balcony fascia - non combustible panel - RAL 8004



FRONT ELEVATION - UPPER SPON ST &  
SHERBOURNE ST

FRONT ELEVATION - WINDSOR ST  
& SHERBOURNE ST

P09	Issued for Planning Submission	26/09/2025
P08	Issued for Planning Submission	15/08/2025
P07	Issued for Planning Submission	30/06/2025
P06	Issued for Planning Submission	17/03/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued to Design Team for comments	24/01/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date

**BAILY GARNER**  
LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 6DY  
t: 020 8394 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT  
**CITIZEN**  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE  
Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 6 Elevations

SUITABILITY CODE  
S4 - Suitable for Stage Approval

SCALE  
1:50

DRAWN  
IB

CHECKED  
PS

APPROVED  
DB

DATE  
20/02/2025

PROJ NO | AUTHOR | VOLUME | LEVEL | DOCTYP | ROLE | DRW NO | REV NO

32398 - BGL - CZ - ZZ - DR - A - 16061 | P09

0 0.5 1 1.5 2 2.5 5m

SCALE BAR 1:50



AS DRAWN FOR PLOTS 1,14  
HANDED FOR PLOTS 5,18

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer](http://www.bailygarner.co.uk/disclaimer)

A1

KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
- 4 Wall - Brick type B - Green glazed ceramic
- 5 Wall - Brick type C - Grey engineering
- 6 Wall - Ceramic glazed feature tile
- 7 Wall - Brick soldier feature course green ceramic glazed
- 8 Wall - Canopy - Green ceramic glazed
- 9 Window - PPC aluminium framed glazed RAL 8004
- 10 Window - Projecting surround - PPC aluminium RAL 8004
- 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
- 12 Door - PPC aluminium RAL 8004
- 13 Door - garage open metal work - RAL 8004
- 14 Balustrade - metal work - RAL 8004
- 15 Balcony soffit - non combustible panel - RAL 8004
- 16 Balcony fascia - non combustible panel - RAL 8004

P09	Issued for Planning Submission	26/09/2025
P08	Issued for Planning Submission	15/08/2025
P07	Issued for Planning Submission	30/06/2025
P06	Issued for Planning Submission	17/03/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued to Design Team for comments	24/01/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date



LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON, SE9 6DY  
t: 020 8394 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)



Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME

Spon End

DRAWING TITLE

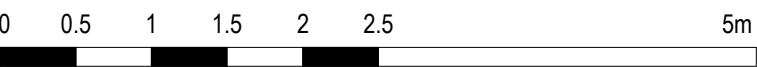
Unit Type 6 Elevations

SUITABILITY CODE

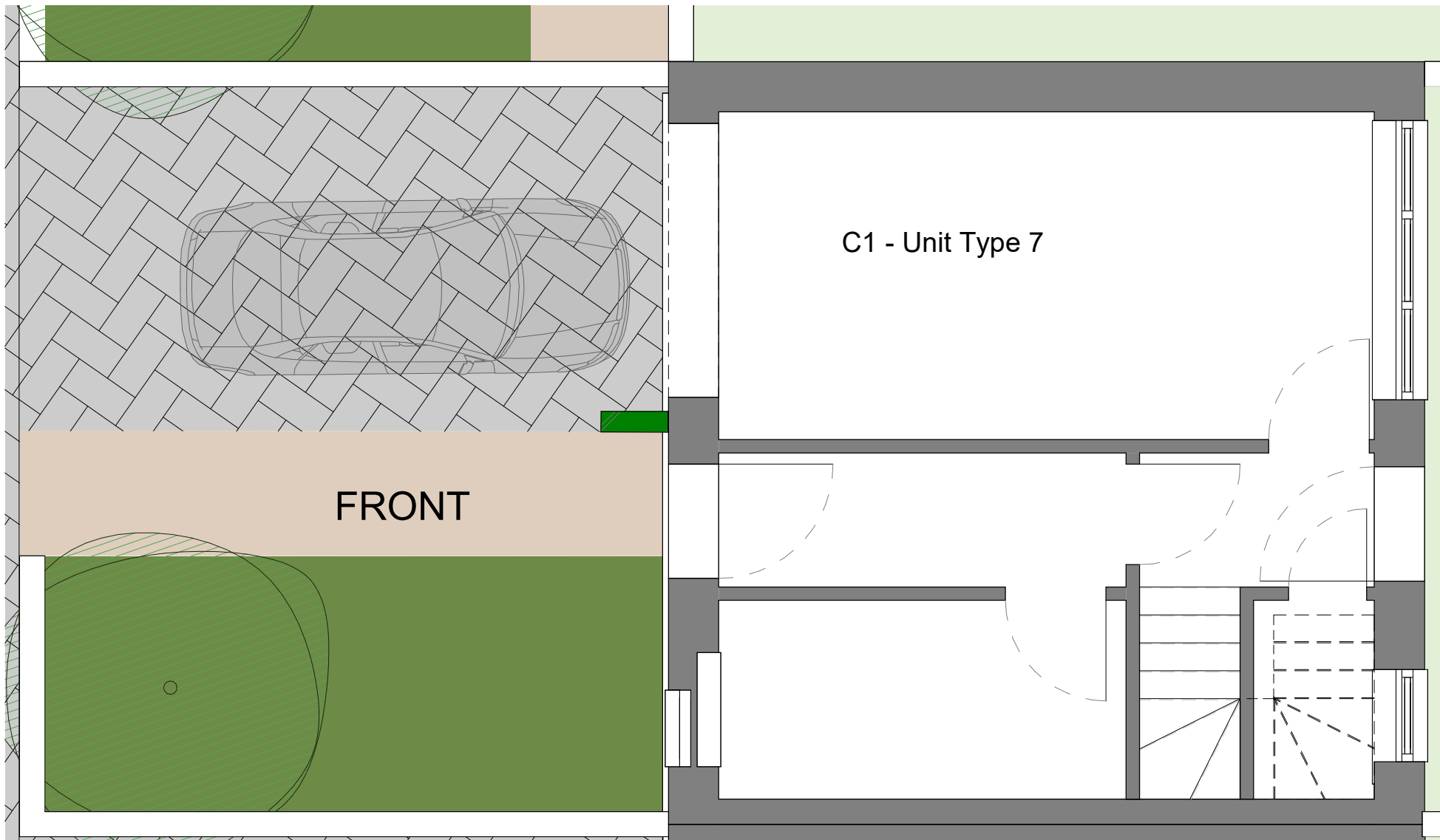
S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:50	IB	PS	DB	20/02/2025

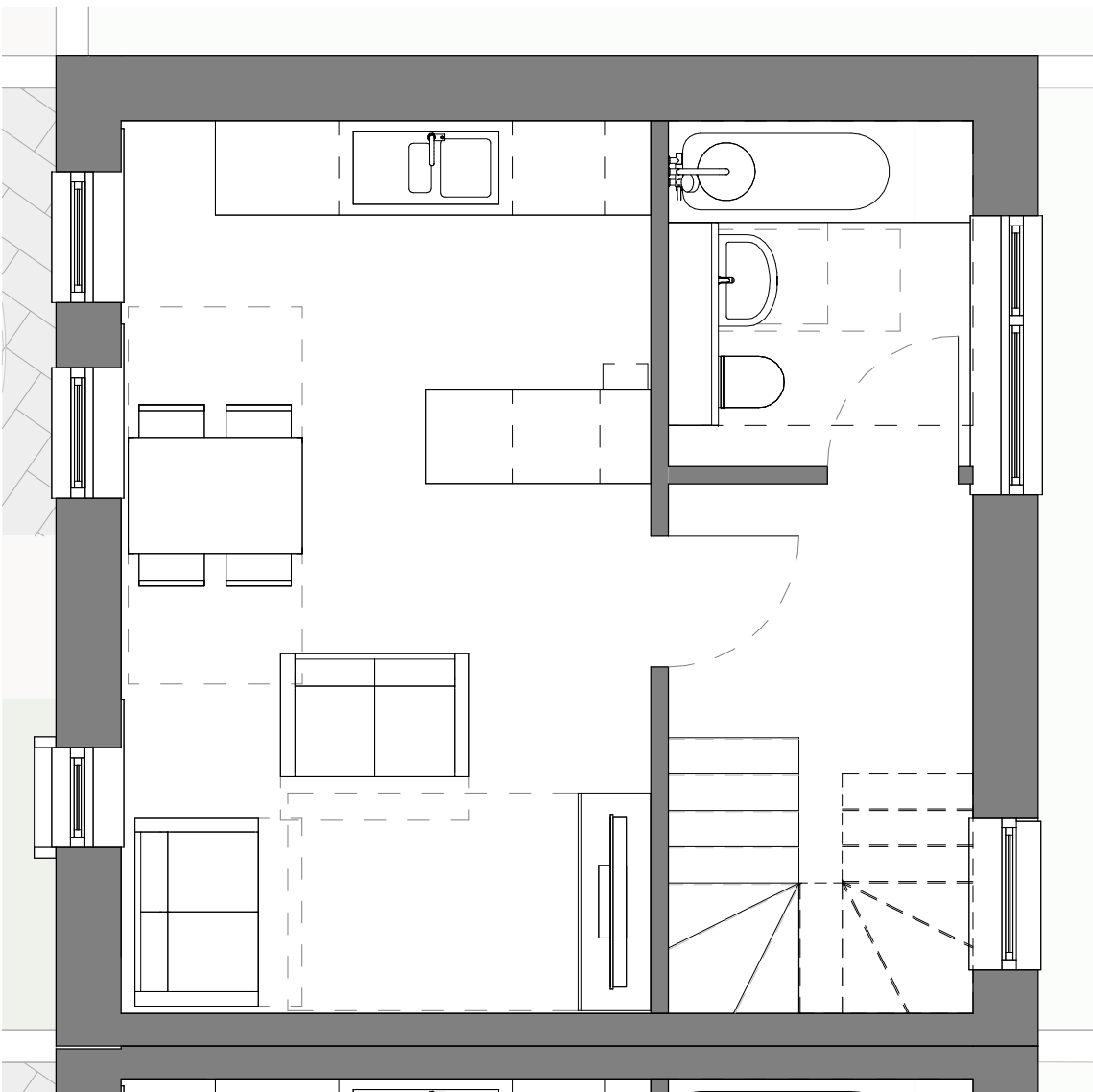
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16062	P09





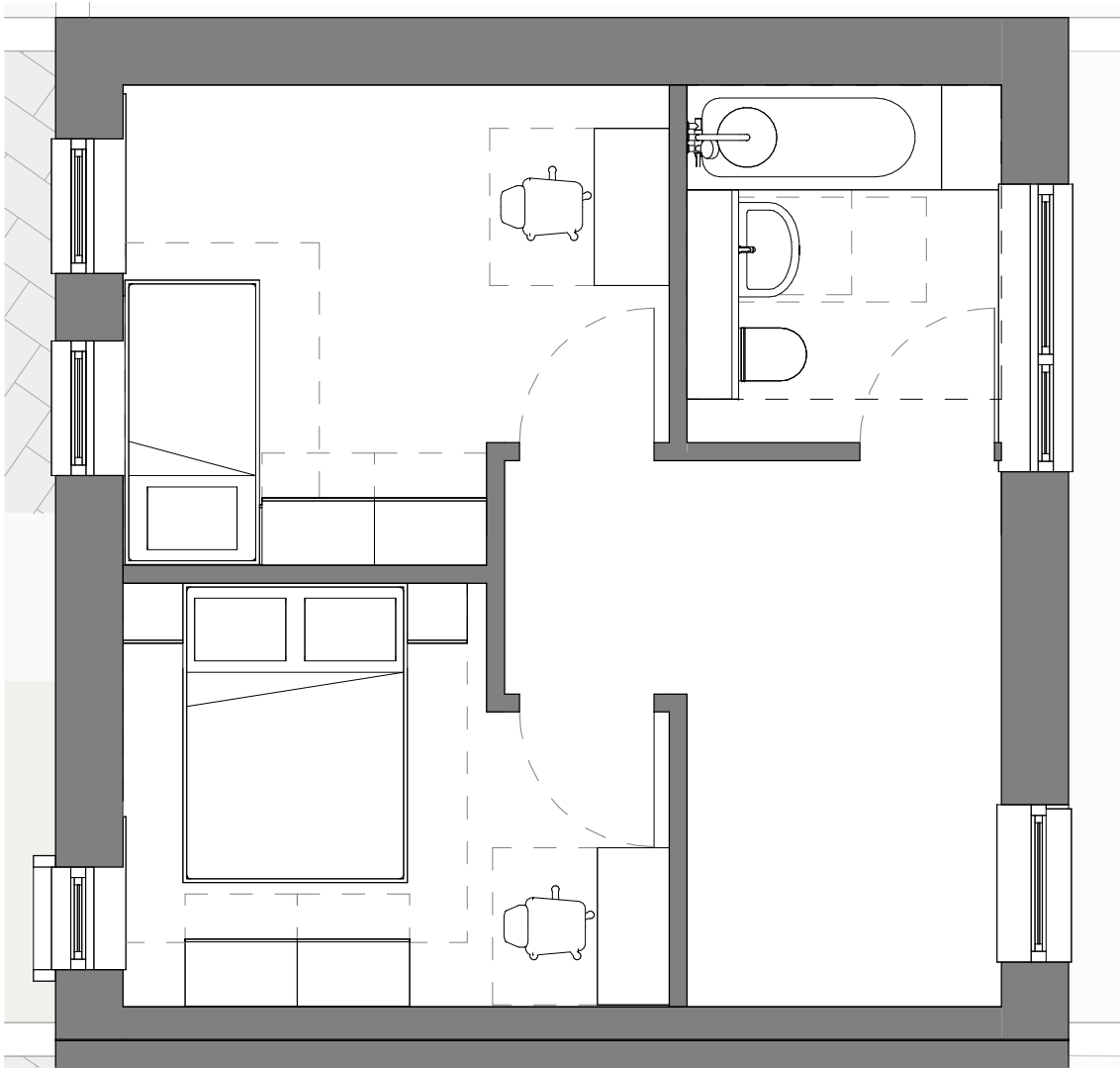


4 - Level C1\_00(1) Unit 7  
1 : 50



1 - Level C1\_01(1) - Unit type 7  
1 : 50

2 - Level C1\_02(1) -Unit type 7  
1 : 50



## Unit Type 7 Total GIA Area

Level C1_00 - D 800	Not Enclosed	Block C1
Level C1_01 - D 800	Not Enclosed	Block C1
Level C1_02 - D 800	Not Enclosed	Block C1
Level C2_01	Not Enclosed	Block C1
Level C2_02	Not Enclosed	Block C1
Level C2_03	Not Enclosed	Block C1

NOTE: ALL HABITABLE ROOMS ARE LOCATED ON 1ST & 2ND FLOORS DUE TO POTENTIAL FLOOD RISK AT GF LEVEL. FLOOD MITIGATION MEASURES ARE PROVIDED AS PART OF THE SITE WIDE STRATEGY

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/discclaimer/](http://www.bailygarner.co.uk/discclaimer/)

P07	Issued for Planning Submission	26/09/2025
P06	Issued for Planning Submission	15/08/2025
P05	Issued for Planning Submission	30/06/2025
P04	Issued for Planning Submission	20/02/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date



LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 6DY  
t: 020 834 1000  
e: [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)



Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

EMPLOYER  
INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
City  
Postcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS

Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME

Spon End

DRAWING TITLE

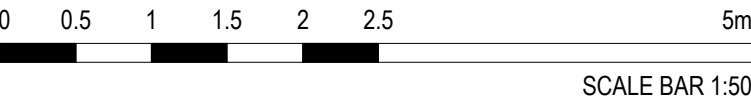
Unit Type 7 GA Layouts

SUITABILITY CODE

S4 - Suitable for Stage Approval

SCALE	DRAWN	CHECKED	APPROVED	DATE
1 : 50	IB	PS	DB	20/02/2025

PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO
32398	BGL	CZ	ZZ	DR	A	16070	P07





The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.  
The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing/model is to be read in conjunction with all relevant Other Project Team Members' or specialists' drawings/models/any Federated Model. Any discrepancy is to be notified to Baily Garner LLP and is to be rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.  
Any rights (including copyright) in this drawing/model and any proprietary work contained therein belong to Baily Garner LLP and may only be used in accordance with the license granted to the Employer and with attribution to Baily Garner LLP.  
The drawing to be read in conjunction with Document Suitability Codes page or at [www.bailygarner.co.uk/disclaimer/](http://www.bailygarner.co.uk/disclaimer/)



1 - Elevation 1 - Back  
1 : 50

2 - Elevation 2 - Front  
1 : 50

KEY

- 1 Roof - Zinc Shingles
- 1a Wall - Zinc Shingles
- 2 Roof - Concealed aluminium PPC gutter & downpipes
- 3 Wall - Brick type A - Red multi stock
- 3a Wall - Brick type A - Red multi stock feature panel - Soldier/Herringbone
- 4 Wall - Brick type B - Green glazed ceramic
- 5 Wall - Brick type C - Grey engineering
- 6 Wall - Ceramic glazed feature tile
- 7 Wall - Brick soldier feature course green ceramic glazed
- 8 Wall - Canopy - Green ceramic glazed
- 9 Window - PPC aluminium framed glazed RAL 8004
- 10 Window - Projecting surround - PPC aluminium RAL 8004
- 11 Window - Projecting Oriel framed glazed - PPC aluminium RAL 8004
- 12 Door - PPC aluminium RAL 8004
- 13 Door - garage open metal work - RAL 8004
- 14 Balustrade - metal work - RAL 8004
- 15 Balcony soffit - non combustible panel - RAL 8004
- 16 Balcony fascia - non combustible panel - RAL 8004

P09	Issued for Planning Submission	26/09/2025
P08	Issued for Planning Submission	15/08/2025
P07	Issued for Planning Submission	30/06/2025
P06	Issued for Planning Submission	17/03/2025
P05	Issued for Planning Submission	20/02/2025
P04	Issued to Design Team for comments	24/01/2025
P03	Issued for Information	10/01/2025
P02	Issued to Clients for comments	27/11/2024
P01	Work In Progress to Client	01/12/2023
Rev	Description	Date



**BAILY  
GARNER**

LONDON HEAD OFFICE  
148-149 ELTHAM HILL  
LONDON SE9 6DY  
t. 020 8394 1000  
e. [general@bailygarner.co.uk](mailto:general@bailygarner.co.uk)

CLIENT



**CITIZEN**

Address Line 1  
Address Line 2  
CityPostcode  
t: 0000 000 0000  
e:

EMPLOYER

INSERT EMPLOYER IMAGE

Address Line 1  
Address Line 2  
CityPostcode  
t: 0000 000 0000  
e:

PROJECT ADDRESS  
Windsor Street  
Coventry  
West Midlands  
CV1 3DJ

PROJECT NAME  
Spon End

DRAWING TITLE  
Unit Type 7 Elevations

SUITABILITY CODE									
S4 - Suitable for Stage Approval									
SCALE	DRAWN	CHECKED	APPROVED	DATE					
1 : 50	IB	PS	DB	20/02/2025					
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV NO		
32398	BGL	CZ	ZZ	DR	A	16071	P09		

