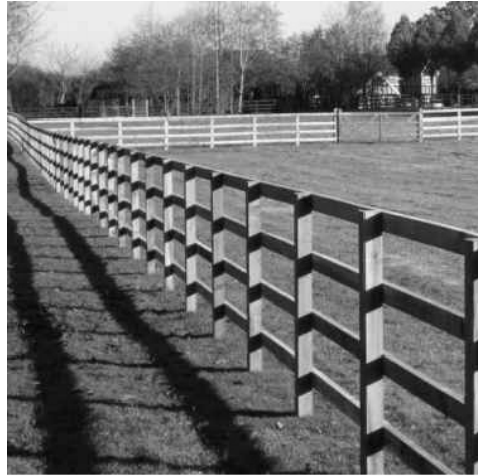


Area Schedule

PLOT NO.	HOUSE TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	GIA*
1	A	109m²	87.3m²	-	196.3m²
2	B	107.7m²	102.8m²	-	210.5m²
3	C	113.2m²	125.3m²	55.8m²	294.3m²
4	G	118.5m²	116.8m²	55.8m²	291.1m²
5	D	107.1m²	119.2m²	51.4m²	277.7m²
6	D	107.1m²	119.2m²	51.4m²	277.7m²
7	A	109m²	87.3m²	-	196.3m²
8	F	107.1m²	119.2m²	51.4m²	277.7m²
9	D	107.1m²	119.2m²	51.4m²	277.7m²
10	A	109m²	87.3m²	-	196.3m²
11	-	124.4m²	24m²	-	148.4m²
12	-	77.9m²	80m²	-	157.9m²
13	-	76.6m²	66.4m²	-	143m²
14	-	71.8m²	73.3m²	-	145.1m²
15	-	116.1m²	-	-	116.1m²
16	-	121.7m²	121.7m²	-	243.4m²
17	-	160.3m²	157.2m²	-	317.5m²

* Excludes garages (both integral and detached).



Post and Rail Fence

To consist of 1.8m long x 125mm x 75mm fence posts at 1.8m centres. Note 0.6m of which is to be concreted in to the ground, i.e. fence to be 1.2m in height above ground. 3.6m long x 88mm x 38mm horizontally spanning fence rails (4 no. in height). Contractor to source pressure treated timber for longer life and fix the rails via 100mm galvanized nails.



Close Boarded Fence

To consist of 2.4m long x 100mm x 100mm fence posts at 3m crs. Note 0.6m of which is to be concreted in to the ground, i.e. fence to be 1.8m in height above ground. Fence rails 3.0m x 88mm x 38mm. Gravel boards 3.0m x 150mm x 22mm. Capping rails 3.0m x 65mm x 22mm. 150mm Wide Feather Edge Boards. Galvanized Nails. Contractor to source pressure treated timber for longer life.



Metal Estate Fence/Gate



Landlords Feeder Pillar Enclosure

General Notes:

- Exposure 1
- Exposure 2
- Exposure 3
(all unmarked facades)

Refer to drawing number 1612-115
Sheet 5 of 5

Refer to drawing number 1612-114
Sheet 4 of 5

Refer to drawing number 1612-113
Sheet 3 of 5

Refer to drawing number 1612-112
Sheet 2 of 5

Refer to drawing number 1612-111
Sheet 1 of 5

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

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PRELIMINARY

0 5 10 20 25
Metres at scale 1:250

Revision	Date	Notes
A	08.02.22	Clients comments incorporated: (elements of wall to be in fence, parking bays to conversions to be in gravel, metal estate fencing added, extent of drives/ footpaths revised).
B	10.02.22	Client comments incorporated.
C	30.03.22	Area schedule updated. Ground floor plans incorporated. Patio areas revised.
D	11.04.22	Fence/hedge adjusted. Existing tree and hedge retained. Areas of landscaping by Landscape Architect highlighted.
E	21.04.22	Fence images and notes added.
F	19.05.22	Landlords feeder pillar location indicated and precedent image for enclosure added. Metal estate gates added.
G	24.05.22	Landlords feeder pillar location revised. Additional fence to the rear of plots 14/15.
H	20.06.22	Plot 10 amendments associated with change to plot.
I	09.11.22	Refuse bin collection points indicated.

Legend

- Grass - areas of grass to be suitably prepared and turfed (not seeded).
- Indian sandstone paving, Rippon Buff (mixed sizes), - tbc with the client, base to be suitably prepared.
- Marshalls Tegula paving, Pennant Grey, to Structural Engineers details, of a permeable type if so specified.
- Marshalls Tegula paving, Charcoal, to Structural Engineers details, of a permeable type if so specified.
- Tarmac - permeable tarmac to Structural Engineers details.
- Gravel parking bay.
- New tree.
- Timber feather edge fencing - 1.8m high.
- Timber post and rail fencing - 4 rail.
- Metal estate fencing.
- Metal estate gates.
- Area of landscaping subject to detail by Landscape Architect.
- Line of existing structure to be removed.
- Line of existing hedge, tree etc. to be removed.
- Extent of gas screening trench as detailed in the "Gas Risk Assessment" by Ivy House - dated 04.04.2022. Alternatively allow for the removal of the contaminated made ground.
- Refuse bin collection points:
 - Point A - Plot 13, extend footpath to suit.
 - Point B - Plot 1, utilise drive.
 - Point C - Plot 14, extend footpath to suit.
 - Point D - Plots 15/16/17, extend footpath to suit.
 - Point E - Plots 2/3/4/5, provide paving to suit.
 - Point F - Plot 6, utilise drive.
 - Point G - Plot 7, utilise drive.
 - Point H - Plot 8, utilise drive.
 - Point I - Plots 9/10, utilise drive.
 - Point J - Plots 11/12, utilise drive.
- Provide dropped kerbs where appropriate.
- Indian sandstone paving, Rippon Buff (mixed sizes), tbc with the client, base to be suitably prepared.

STANIFORTH
ARCHITECTS

Proposed Site Plan

The Warehouse 1A Stamford Street Leicester LE1 6NL	Drawing Status: Cad Reference: Drawn: Checked: Date: Scale:	PRELIMINARY 1612-110 JE CK 04.02.2022 1:250@A1
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Project No.	Drawing No.	Revision
Barons Park Farm Kirby Muxloe	1612	110 i