

- 1 Access
- 120 metres from Bus Stop
 - Accessed via Merrylees Road
 - 9.3 miles West of Leicester
 - Main Roads - Merrylees Road and Main Street
 - Existing Vehicle Access Points
 - Existing Pedestrian Access Points

- 2 Site biodiversity
- Existing trees on site
 - Existing Mowed Grass
 - Existing Hedgerow
 - Existing Hard Surface

- 3 Sun Path
- The proposed site benefits from morning and evening sun with the eastern half of the site shaded by dense vegetation growth.

- 4 Flooding
- The site is located wholly within flood zone 1 and is not at risk of rising floor water.

- 5 Noise
- Merrylees Road to the north of the site will produce moderate noise pollution which is significantly dampened by surrounding buildings.

- 6 Overlooking
- 22m overlooking distance at 45 degree angles

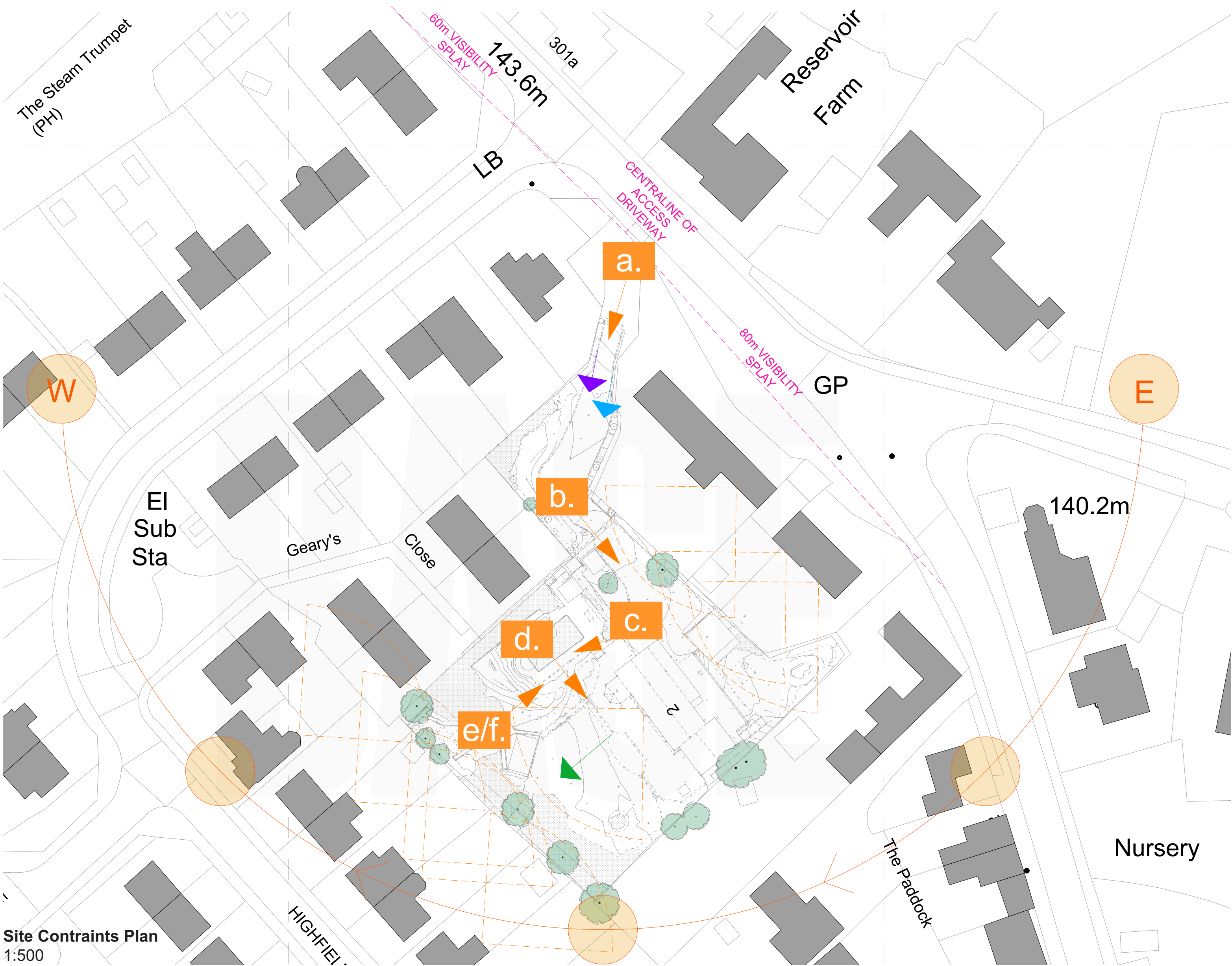
- 7 Visibility Splays

- 8 Topography
- Low point
 - High point

- 9 Site Areas
- | | |
|--------------------------------|-----------------------|
| Total Site Area | 2,721m ² |
| Existing Built Footprint | 218.5m ² |
| External Hardstanding | 1,249.5m ² |
| Vegetation and low level grass | 1,253m ² |

SCALE BAR 1:1250

0 10 20 30 40 50 60 70 80 90 100



10 Views



BASE

Offices:
SHREWSBURY, CONWY, CHESTER

Tel: **01743 236 400** | Tel: **01244 569 008**

Email: **HELLO@BASEARCHITECTURE.CO.UK**



Rev.	Revision Description.
By.	
Chk.	

Scale. 1:1250, 1:500 @ A2	Drawn by. DG
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Date. 07.09.23	Chk. JH
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Project Title
2 Merrylees Road

Client
Jonathan Fish

Drawing Title
Site Constraints Plan

Project No. CA4032	Drawing No. PL-003	Rev.
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