LANDSCAPING SPECIFICATION

- Denotes extg. hedge planting to be retained (remove or cut back where shown dotted as per annotation on drawing)

- Denotes New mix of hedgerow planting:-
  Hawthorn (*crataegus monogyna*) 75%
  Holly (*ilex aquifolium*) 10%
  Blackthorn (*prunus spinosa*) 10%
  Dog Rose (*rosa canina*) 5%

  Hedgerow trees, 60 - 120cm whips planted in staggered rows (5no. plants per linear metre)

- Denotes extg. tree to be retained (remove trees where shown dotted)

- Denotes new tree 'T', species mix of the following:
  Rowan (*sorbus aucuparia*)
  Cherry (*prunus avium*)
  Holly (*ilex aquifolium*)
  Pear (*pyrus communis*)

  All trees to be standards (10 - 12cm girths)

- Denotes extg. shrub planting

- Indicates new shrub planting -
  Guelder Rose (*viburnum opulus*) 25%
  Hazel (*corylus avellana*) 25%
  Dog Rose (*rosa canina*) 25%
  Elder (*sambucus nigra*) 25%

- Indicates 1.5m fencing as indication, refer site plan
- Indicates 1.8m fencing as indication, refer site plan
- Indicates timber post and rail fencing height as indicated
- Indicates brickwork walls and support piers, heights as indicated. (Piers may not be shown for clarification purposes)
  All retaining walls to engineer details whether indicated, shown or not. Contractor, Developer, Purchaser etc to calculate location and requirements of ALL retaining walls and final levels to be determined. Exact locations therefore to be confirmed, information shown as a guide.
- Indicates brickwork walls with fencing over (Piers may not be shown for clarification purposes)
  All retaining walls to engineer details whether indicated, shown or not. Contractor, Developer, Purchaser etc to calculate location and requirements of ALL retaining walls and final levels to be determined. Exact locations therefore to be confirmed, information shown as a guide.
- Indicates new Turfed areas
- Indicates extent of Gravel, Breedon Buff or similar
- Indicates extent of Tarmac or Hardbound surface material
- Indicates extent of Non Permeable Paving
- Indicates extent of Paved Area or similar
- Indicates extent of Paving Slabs

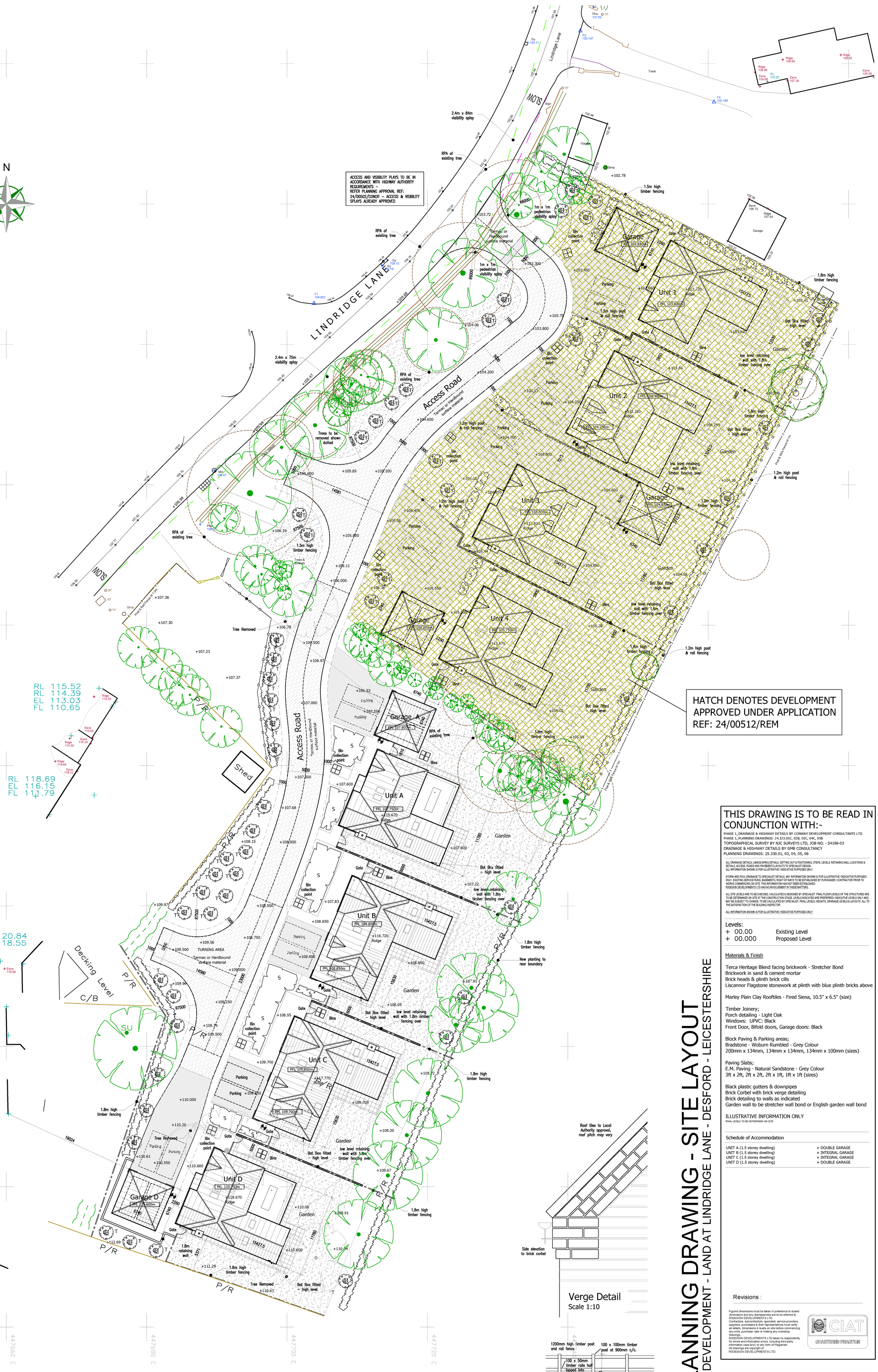
All driveway and courtyard finishes to specialist details

All (other) site boundary treatments as indicated

All planting and seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any plants or trees which within the period of five years from the completion of the development die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

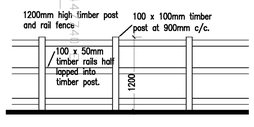
BIN STORAGE
NOTE: Consultation should take place with local waste collection authority prior to siting/installation of waste disposal measures to ensure relevant requirements are met.
Waste storage vessels to local waste collection authority standards to be provided for all plots.
Provide 1.2m x 1.2m hardstanding within plot boundaries not more than 30m from building & within 25m of collection point specified by local waste collection authority.

- Indicates electrical car charging point, refer site plan

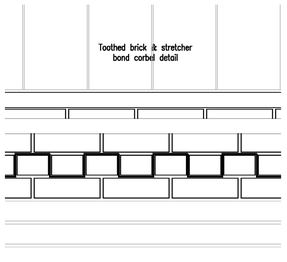


Site Layout - Illustrative
Scale 1:200

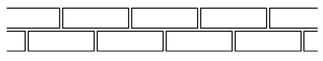
Verge Detail
Scale 1:10



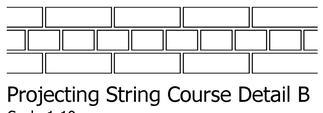
Post & Rail Fence Detail
Scale 1:50



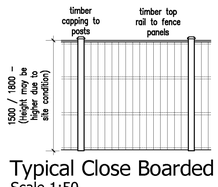
Typical Eaves Corbel Detail
Scale 1:10



Projecting String Course Detail A
Scale 1:10



Projecting String Course Detail B
Scale 1:10



Typical Close Boarded Fence Elevation
Scale 1:50

1:200 Metres 0 4 8 12
1:50 Metres 0 1 2 3
1:10 Millimetres 0 200 400 600

PLANNING DRAWING - SITE LAYOUT
PROPOSED DEVELOPMENT - LAND AT LINDRIDGE LANE - DESFORD - LEICESTERSHIRE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-
PHASE 1_DRAINAGE & HIGHWAY DETAILS BY CONWAY DEVELOPMENT CONSULTANTS LTD
PHASE 1_PLANNING DRAWINGS: 24.323.01C, 02B, 03C, 04C, 05B
TOPOGRAPHICAL SURVEY BY NJC SURVEYS LTD, JOB NO. - S4196-03
DRAINAGE & HIGHWAY DETAILS BY GMB CONSULTANCY
PLANNING DRAWINGS: 25.330.01, 03, 04, 05, 06

ALL DRAINAGE DETAILS, LANDSCAPING DETAILS, SETTING OUT & POSITIONING, STEPS, LEVELS, RETAINING WALL LOCATIONS & DETAILS, ACCESS, ROADS AND PAVIMENTS LAYOUTS TO SPECIALIST DESIGN.
ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY.

STORM AND FOUL DRAINAGE TO SPECIALIST DETAILS. ANY INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY. EXISTING SERVICE RUNS, EASEMENTS, RIGHT OF WAYS TO BE ESTABLISHED BY PURCHASER / CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THIS INFORMATION HAS NOT BEEN ESTABLISHED.
R3DESIGN DEVELOPMENTS LTD HAS NO INVOLVEMENT IN THESE MATTERS.

ALL SITE LEVELS ARE TO BE CHECKED, CALCULATED & DESIGNED BY SPECIALIST. FINAL FLOOR LEVELS OF THE STRUCTURES ARE TO BE DETERMINED ON SITE AT THE CONSTRUCTION STAGE. LEVELS INDICATED ARE PREFERRED / INDICATIVE LEVELS ONLY AND MAY BE SUBJECT TO CHANGE. TO BE CALCULATED BY SPECIALIST. FINAL LEVELS, HEIGHTS, DRAINAGE LEVELS & LAYOUTS ALL TO THE SATISFACTION OF THE BUILDING INSPECTOR.

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY.

Levels:
+ 00.00 Existing Level
+ 00.000 Proposed Level

Materials & Finish

Terca Heritage Blend facing brickwork - Stretcher Bond
Brickwork in sand & cement mortar
Brick heads & plinth brick cills
Liscannor Flagstone stonework at plinth with blue plinth bricks above

Marley Plain Clay Rooftiles - Fired Siena, 10.5" x 6.5" (size)

Timber Joinery;
Porch detailing - Light Oak
Windows: UPVC: Black
Front Door, Bifold doors, Garage doors: Black

Block Paving & Parking areas;
Bradstone - Woburn Rumbled - Grey Colour
200mm x 134mm, 134mm x 134mm, 134mm x 100mm (sizes)

Paving Slabs;
E.M. Paving - Natural Sandstone - Grey Colour
3ft x 2ft, 2ft x 2ft, 2ft x 1ft, 1ft x 1ft (sizes)

Black plastic gutters & downpipes
Brick Corbel with brick verge detailing
Brick detailing to walls as indicated
Garden wall to be stretcher wall bond or English garden wall bond

ILLUSTRATIVE INFORMATION ONLY
FINAL LEVELS TO BE DETERMINED ON SITE

Schedule of Accommodation

UNIT A (1.5 storey dwelling)	+ DOUBLE GARAGE
UNIT B (1.5 storey dwelling)	+ INTEGRAL GARAGE
UNIT C (1.5 storey dwelling)	+ INTEGRAL GARAGE
UNIT D (1.5 storey dwelling)	+ DOUBLE GARAGE

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3DESIGN DEVELOPMENTS LTD.
Contractors, subcontractors, specialist, service providers, suppliers, purchasers & their representatives must verify all details, dimensions & levels on site before commencing any work, purchase, sale or making any workshop drawings.
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CIAT CHARTERED PRACTICE

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Company Reg. No. 7657636

Project Details
Proposed Development
Land at Lindridge Lane
Desford
Leicestershire

Drawing Title
Planning Drawing - Sheet 2 of 6
Site Layout

Client Details
XL Designs (Midlands) Ltd

Drawing No.
25.330.02

Date Nov 2025	Scale (A0 Size) 1:200, 1:50, 1:10
Drawn by SR	Checked by R3D