

DETAILED SCHEDULE OF
ACCOMMODATION:

UNIT GIA: 7,721 SQM (Including GF Reception)
OFFICE: 1,104 SQM
TOTAL: 8,825 SQM

UNIT GEA: 7,928 SQM (Including GF Reception)
OFFICE: 1,182 SQM
TOTAL: 9,110 SQM

HAUNCH
HEIGHT: 12.5M U/S HAUNCH

MAX YARD
DEPTH: 51.5M

LEVEL ACCESS
DOORS: 2 No.

DOCK ACCESS
DOORS: 10 No.

SCHEDULE OF PARKING:

CAR PARKING: 150 spaces

CYCLE PARKING: 24 spaces

LORRY PARKING: 21 spaces



NOTES:

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

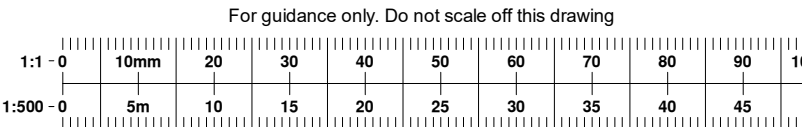
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

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.

SCHEDULE OF MATERIALS

- MACADAM SURFACING (CAR PARKING SPACES)
THERMOPLASTIC PAINT LINING ETC.
COLOUR - BLACK/GREY SELF COLOUR
WHITE LINING TO DEMARCATTE BAYS
- CONCRETE SURFACING
COLOUR - LIGHT GREY SELF COLOUR
- MACADAM SURFACING (ROADWAY)
THERMOPLASTIC PAINT LINING ETC.
COLOUR - BLACK/GREY SELF COLOUR
- CONCRETE BLOCK PAVING
MARSHALLS KEYBLOK PAVING
COLOUR - ????
- CONCRETE BLOCK PAVING
MARSHALLS KEYBLOK PAVING
COLOUR - ????
- CONCRETE PAVING
COLOUR - NATURAL
- STRUCTURED LANDSCAPING
SCHEME TO BE APPROVED BY LOCAL AUTHORITY
PRIOR TO IMPLEMENTATION
- PROPRIETARY FABRICATED STEEL CYCLE SHELTER
SURFACE COATED IN PROPRIETARY FINISH
SIZE 5000 (L) X 2140MM (W) X 2150 (H)
CAPACITY - 2x12 CYCLES PER SHELTER
COLOUR - ANTHRACITE GREY
- 2.4M HIGH PALADIN FENCE
SURFACE COATED IN PROPRIETARY FINISH
COLOUR - BLACK
- FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
FULL SPECIFICATION PPC FINISH
COLOUR - BLACK
- 2.550M VERTICAL TRESPA FENCE WITH MAINTENANCE ACCESS GATES
COLOUR - CASTED GREY
- 1.750M VERTICAL TRESPA FENCE
COLOUR - CASTED GREY

PL04	RJF	30-10-2025	Service yard and Bin St Fence Details updated (Items 11 & 12).
PL03	RJF	27-10-2025	Updated to Quod Comments received 23-10-2025.
PL02	RJF	14-10-2025	Site Material Key and existing tree locations added.
PL01	RJF	06-10-2025	Planning Drawing Issue.
Rev:	By:	Date:	Description:



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RIBA

CLIENT: HINCKLEY INVESTMENT LLP

GRAFTONGATE

PROJECT: PROPOSED DEVELOPMENT
HAMMONDS WAY
LE10 3EJ

HINCKLEY

TITLE: Proposed Site Plan (B2 Parking)

Drawing Status:	PLANNING DRG		
Job No :	24-078	Drg No :	PL-3010
Scale @ A1:	1 : 500	Date :	Nov 2024
Drawn By:	RJF	Checked By:	DB
		Rev No:	PL04
		Orig:	A1