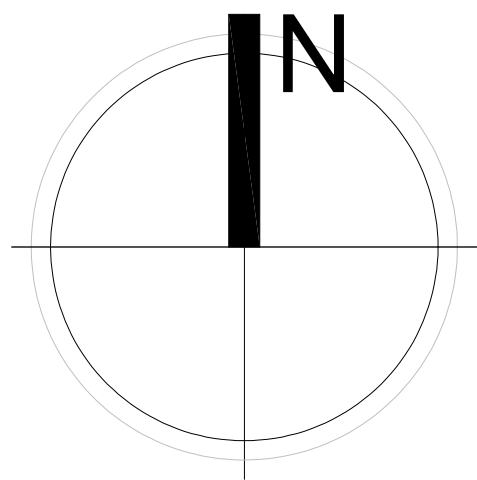


Proposed site plan (1:250)

- Includes proposed roof layout
- Site features shown in accordance with 2025 topographical survey details
- Overall site boundary treatments are to be retained as existing; make good as necessary

project Erection of 3 new dwellings, at Michaelmas Cottage 138 Sapcote Road Burbage

drawing Proposed site plan

job no. 4113 - 13b

revisions		
A	04/09/2025	Revised fenestration P3, 10.5m radii added; P2 East boundary amended
B	09/09/2025	Parking turning Plot 4 enlarged / landscaping adjusted
C	16/09/2025	Proposed trees removed (North Plot 2 driveway)
D	10/10/2025	Light splays added; planting mix adjusted (omit Blackthorn & Box)

scale	1:250 @ A1	plan issue	Preliminary
date	August 2025		Planning
drawn by	JM		For construction

client Northfields Partnerships Ltd

mastin.dfl ltd
[[building designs. for life.]]

IMPORTANT

All critical measurements and design assumptions should be checked on site prior to works commencing, or the preparation of technical drawings. Any discrepancy between the design and site as found should be referred to the author immediately. If in doubt or for further guidance, please ask.



General key

- Mix 1.8H treated timber fencing with timber posts to boundaries between plots, private & shared areas
- 1.2H treated timber post & rail fencing (125 x 75 posts / 3NO 67 x 38 rails)
- Overall development site boundary in bold // dashed equivalent as new-build development site boundary
- Illustrative driveway parking spaces (open area fore of Garages), by dwelling
- Patio & dwelling perimeter hard surfacing in textured stone or stone effect pavlovers, 600mm width eg. Marshalls Indian Sandstone River Buff Multi Paving Slab - 600 x 600 x 22 or similar
- Main site entrance & Garage 'forecourt' parking area to dwellings P2 / P3 / P4 in permeable resin bound finish eg. SureSet 6mm Aztec Gold or similar
- Existing & extended driveway in loose Cotswold stone aggregate / natural limestone, 10 - 20mm approx. - adjust driveway extents for access to P2 / P3 / P4, retain existing aggregate finish where appropriate
- LIGHTING: existing in-vale lamp posts denoted (Ex LP) // proposed location for low level illuminated IP44 rated bollards (ILB) eg. Savley Equinox 400mm in stainless steel or similar - 'accapator' light poles evaluated on plan
- SERVICES / PLANT: Location of air source heat pump (external), by dwelling (model TBC)
- ELECTRIC CHARGING POINTS: location of electric vehicle charging points (Ev-Garage) eg. Indra 7.4kW Smart Pro Type 2 Home EV charger or similar
- ECOLOGY: location of bat & bird nest boxes - (BBNO) = Schwegler Avianex woodcrete nestbox 150 x 270 x 230, 32mm opening / (BAT) = Segovia Bull-In woodstone bat box (brickwork integrated) or similar

Planting schedule

- Ornamental planted borders to include shade tolerant planting & shrubs eg.
 - Heder 'Purple Heart'
 - Red-barked Dogwood (Cornus elegantsissima)
 - Evergold Sedge (Carex oshimensis)
 - Japanese Painted Fern (Adiantum japonicum)
 - Hydrangea (Hydrangea macrophylla)
 - Camellia (Camellia japonica)
- Orn plant as native hedgerows by professional landscape contractor, to consist of (eg.) 50% Hawthorn, 20% Hazel, 5% Holly, 5% Guelder Rose, 5% Spindle 5% Dog Rose
- The agreed soft landscaping scheme shall be provided in full in the first planting and weeding season following the occupation of any of the dwellings and the hard landscaping and boundary treatment schemes shall be provided in full before any of the dwellings are occupied, unless alternative implementation programmes are first agreed in writing by the Local Planning Authority.
- The landscaping shall be carried out in accordance with the approved landscape plan prior to the first occupation of any of the dwellings, or the completion of the development, whichever is the sooner. Any trees, shrubs, hedges or plants which, within a period of the years from their date of planting, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
- Rear gardens & planted verge features to receive new Dwarf Rye turf in standard or thick cut rolls - including cultivars of Dwarf-Rye, Smooth-Stalked Meadow Grass, Fescues and Benets for excellent all year round appearance. Hard wearing, good all year round colour, quick recovery
- Standard size tree planting (eg. 8 - 10 cm girth) in either root-balled or container grown form, at approximately 2 - 3m height, sited in appropriately-sited pits with good quality suitable soil and supported by wooden stakes / tree ties at max. 0.5m ABGL