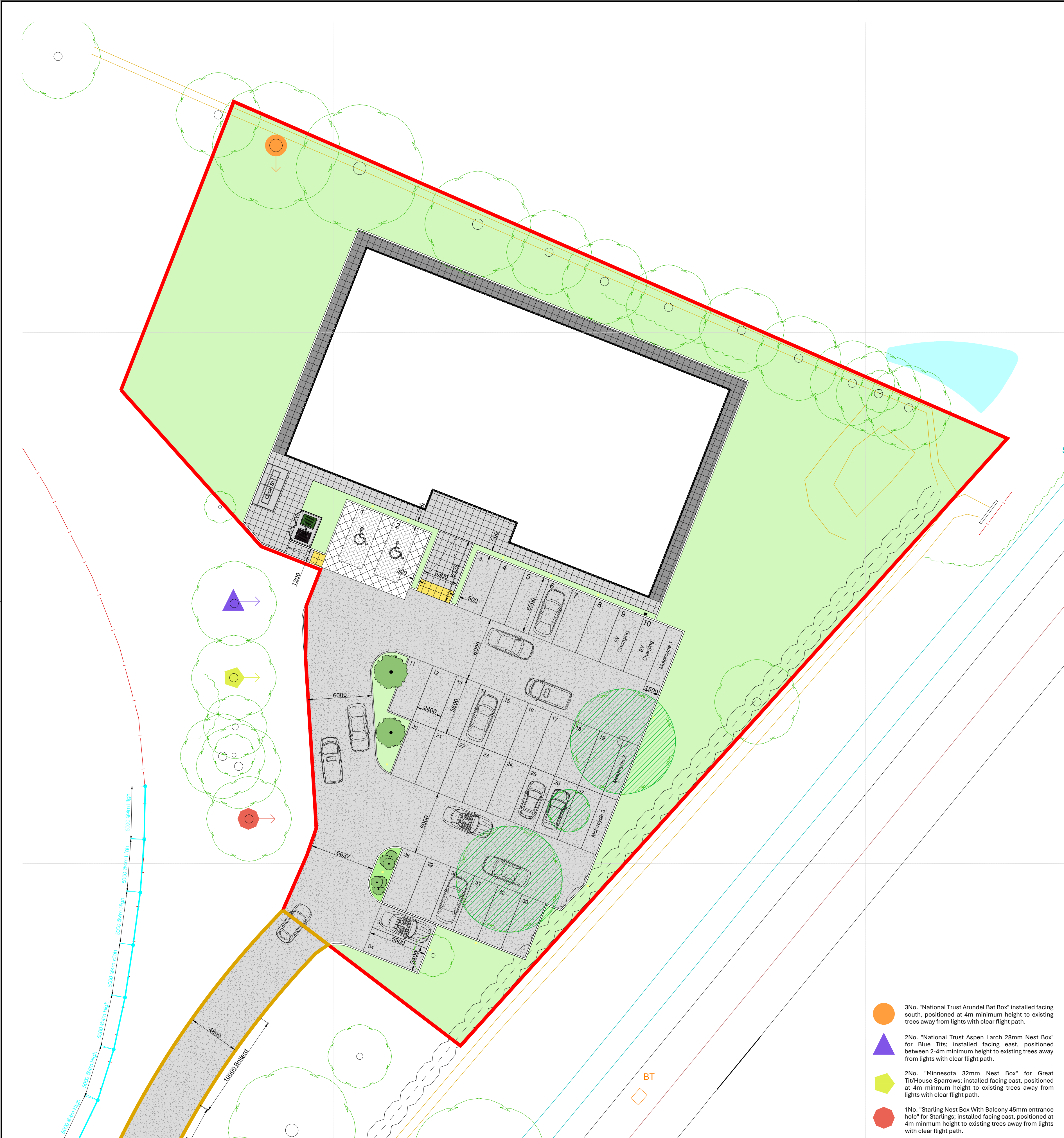




Proposed Site Plan



Proposed Site Plan

GENERAL NOTES

External Works and Landscaping
All external construction thicknesses, kerbs, pavements and the like to be in accordance with engineer's drawings and specification, generally precast concrete kerbs, edgings, etc. to all parking areas and footpaths. Surfacing to car park as indicated on the Architects Drawings, disabled car parking bays to be indicated with thermoplastic white markings, other carparking to be indicated with white plastic inserts.

Soft Landscaping
Soft Landscaping to be in full accordance with specialist drawing 24.1875.001B Hinckley Boxing Club Landscape Proposals provided by Ian Stemp Associates.

Gravel Margin
To perimeter of building, between paving and vertical building elevation, a gravel margin, 150mm wide shall be provided typically 300mm deep. Provide timber boxing to rain water pipes as shown on the attached details.

Access & Security
Maintain existing access secured gateway to the site, record condition prior to commencement and make good any damage on completion of the works, existing gate to be retained.

External Lights
External lighting scheme to be in full accordance with specialist manufacturers drawings & specification. Along access driveway and to carpark, provide Mansfield Semi-Domed top illuminated 980mm high x 156mm diameter parking bollard lights.

Cycle Storage
See DE060 - Cycle stands to be located at 800mm centres providing capacity for cycle either side of each stand. 5.No stands provides a total of 10 cycle spaces. Based on LCC Highway Design Guide 5% (2 cycle are required and therefore provision is over and above regulatory requirement. Broxap Sheffield Cycle Shelter; REF:BXMW/SF; Finished Galvanised to BS EN ISO 1461:2009 & Polyester Powdercoated BS4800 00 A 05 Goose Grey; with 4mm Clearview PETg UV roof cladding; Fixed to ground Baseplate mounted. Broxap Sheffield Cycle Rack; REF:BXMW/GS; Bolted to base rail; Finished Galvanised to BS EN ISO 1461.

Bin Store
See DE061 - Bin stores to be provided where indicated on Architect's drawings; include hard standing with 2.1m high timber fencing, including security hinges, deadbolts and padlock, hinges to be opposing to avoid removal. Provide centrally stainless steel floor gully with a trap.

Electric Vehicle Charging Points & Provision
See DE062 - Provide two EV ready parking spaces with charging points installed, and 7No. EV enabled parking spaces with ducting and pull cords for future use. EV chargers to be pedestal mounted dual output charge point using Easee Ready Two-Way 7.4kW Charging stations with 32amp type 2 sockets mounted on Easee Base black PPC post or similar approved.

TREE PROTECTION MEASURES DURING CONSTRUCTION

All existing trees to be retained around the development site are protected under UK planning legislation unless otherwise noted. The contractor shall be responsible for ensuring that all trees are safeguarded from damage throughout the construction process. This includes both physical protection and measures to prevent incidental harm.

General Protection Measures

- 1.1 Heavy machinery and vehicles must not traverse areas outside designated access routes unless protective measures are implemented to prevent damage to Root Protection Areas (RPA) or overhanging branches.
- 1.2 Storage of materials, concrete mixing, liquid storage, and construction compounds must be located away from RPAs and approved by the Architect prior to commencement. A layout plan for the construction compound must be submitted for approval.
- 1.3 The contractor must monitor site water table levels and notify the Architect of any significant changes.
- 1.4 Prevent contamination of soil and RPAs from substances such as petrol, diesel, oil, sewage effluent, or concrete washings by implementing proper bunded storage and spill containment measures.
- 1.5 Concrete should be pre-mixed offsite wherever possible to minimize on-site mixing.
- 1.6 Temporary storage of materials or plant beneath the canopy of trees or within RPAs is strictly prohibited.

Soil Stripping and Excavation

- 2.1 Trees within RPAs must be protected to the requirements of BS5837:2012, including fencing as per Figures 2 and 3 of the standard.
- 2.2 Excavations for foundations, drainage, and services must be coordinated with the retained Arboriculturist to minimize root damage and prevent instability.
- 2.3 No works within RPAs beyond the thresholds outlined in BS5837:2012 (Section 7.2) may proceed without consultation and approval by the Arboriculturist.

Root Protection

- 3.1 Prior to commencement, the contractor, in consultation with the design team, must assess potential impacts on tree roots, including:
 - Site traffic movements.
 - Excavations for services and foundations.
 - Ground level changes.
 - Placement of temporary structures, such as scaffolding or site huts.
 - Landscaping works, ensuring compliance with BS5837:2012, Clauses 13 and 14.
- 3.2 All works must adhere to minimum protective fencing distances as outlined in Table 2 of BS5837:2012.

Protection of Trunks and Branches

- 4.1 Care must be taken to avoid striking tree trunks or branches with equipment or vehicles.
- 4.2 Overhanging branches must be pruned as necessary to prevent damage during deliveries and site activities.
- 4.3 Fires must not be lit within 5 metres of tree canopies, accounting for wind direction and fire size.
- 4.4 Attaching notices, cables, or other equipment to trees is strictly prohibited.

Protective Fencing

- 5.1 Trees must be enclosed with robust fencing constructed as per Figures 2 and 3 of BS5837:2012. Fencing must: Be a minimum height of 2.4m, constructed with scaffold frames and secure fixings. Include clear signage indicating "Construction Exclusion Zone - Keep Out."
- 5.2 Fencing must remain intact throughout construction and only be removed with prior approval.

Temporary Works and Access

- 6.1 Where temporary vehicle access is required within RPAs, reinforced ground protection, such as a concrete slab or proprietary solutions, must be installed.
- 6.2 Scaffold structures within RPAs must comply with Figure 3 of BS5837:2012 to minimize soil compaction and root damage.

Ongoing Precautions During Works

- 7.1 Materials, liquids, or waste must not be stored or discharged within 10m of tree stems.
- 7.2 Concrete mixing and other potentially contaminating activities must occur a minimum of 10m away from RPAs.
- 7.3 Fires are prohibited beneath or near tree canopies.
- 7.4 Trees must not be used as anchor points for equipment or signage.
- 7.5 Crane operations near canopies must include a ground-level spotter in radio communication with the operator.
- 7.6 Measures such as sandbags or spill containment systems must be used on sloping ground to prevent contaminant runoff into RPAs.

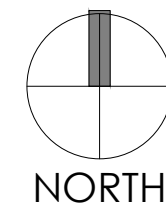
Monitoring and Reporting

The contractor must regularly assess tree protection measures and report any concerns to the Architect or Arboriculturist. Adjustments to the protection strategy must comply with BS5837:2012 and planning conditions.

Construction Notes

Do not scale from this drawing. Work to given dimensions. All dimensions to be checked on site. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site, if in doubt - Ask. Corporate Architecture Ltd accept no responsibility for works not undertaken fully in accordance with this drawing and relevant specifications. Copyright © Corporate Architecture Limited

North point:



Notes:

- Existing Tree as per topographical survey
- Existing Tree to be removed.
- Proposed trees as designed by specialist designer. Refer to Landscaping plan provided. Landscaping shown indicatively.
- Proposed block paving to disabled bays. Brett Beta Block Paving Colour Silver Haze. Use white marker block pavers to distinguish bay and safe zones.
- Proposed gravel hard standing parking/driveway. Hardwearing limestone chipping by Breedon Aggregates or similar approved. Colour to be iron grey / Shierglas Silver or similar. Laid over permeable plastic grate retaining system with weed barrier. To gravel parking, use white plastic inserts. To edge of access driveway use Flat Top Edging Concrete Kerb. Final spec TBC by civils engineer.
- Soft landscaping as designed by specialist designer. Refer to Landscaping plan provided. Landscaping shown indicatively.
- 600mm x 600mm x 50mm Square paving slabs by Tobermore. Mayfair range Colour: Silver. Associated Kerbs to be Tobermore Fusion Kerb Colour: Silver
- 600mm x 600mm x 50mm Concrete textured flag paving slabs. Associated Kerbs to be Flat Top Edging Concrete Kerbs by Marshalls.
- Tactile paving.
- Concrete hard standing (laid to a fall).
- Mansfield Semi-Domed Top Illuminated 980mm high x 156mm diameter External Parking Bollard Light.
- Proposed Hinckley National Rail Freight Interchange Roundabout Construction Boundary. Approx 1063m².
- Extent of Proposed Site Boundary (Land Acquisition) with an Area of 3644m² (based on OS Ordnance Data).
- Proposed access road required over land outside of site boundary. Ownership of road retained by Rugby/Cricket Club. Road constructed & maintained by Boxing Club.
- Right of access required over land.
- Right of access required over existing hand standing. Handstanding maintained by Cricket Club.

Revision Log:

Rev:	Description:	By:	Date:
T1	Drawing updated to Tender. Drawing number altered. Tender Issue. Bin store altered. EV Charging moved on plan. Cycle St Updated. Kerbline removed between entrance paving slabs & grass. Tactile paving added. Ecology items added.	JG	-

Project:

Land Adjacent to Hinckley Rugby Club
Hinckley
Leicestershire

Client:

Heart of England Community Boxing Club
Nick Griffin [HOECBC] & Louise/Caspar Hobbs

"The Christian Hobbs Boxing Gym"

Scale:

VARIOUS

Drawn by:	Checked:	Date:	Paper Size:
JG		Aug 2021	A1

Drawing Title:

Proposed Site Plan & External Works

Drawing Status:

TENDER ISSUE

Drawing Number:	Revision Number:
4594/HOECBC/21/020	T1



CORPORATE ARCHITECTURE LIMITED
CHARTERED ARCHITECTS

HEAD OFFICE
Venari House, 1 Timbush Way,
Market Harborough,
Leicestershire, LE16 7XY
Tel: 01858 447476



office@corporatearchitecture.co.uk
www.corporatearchitecture.co.uk

