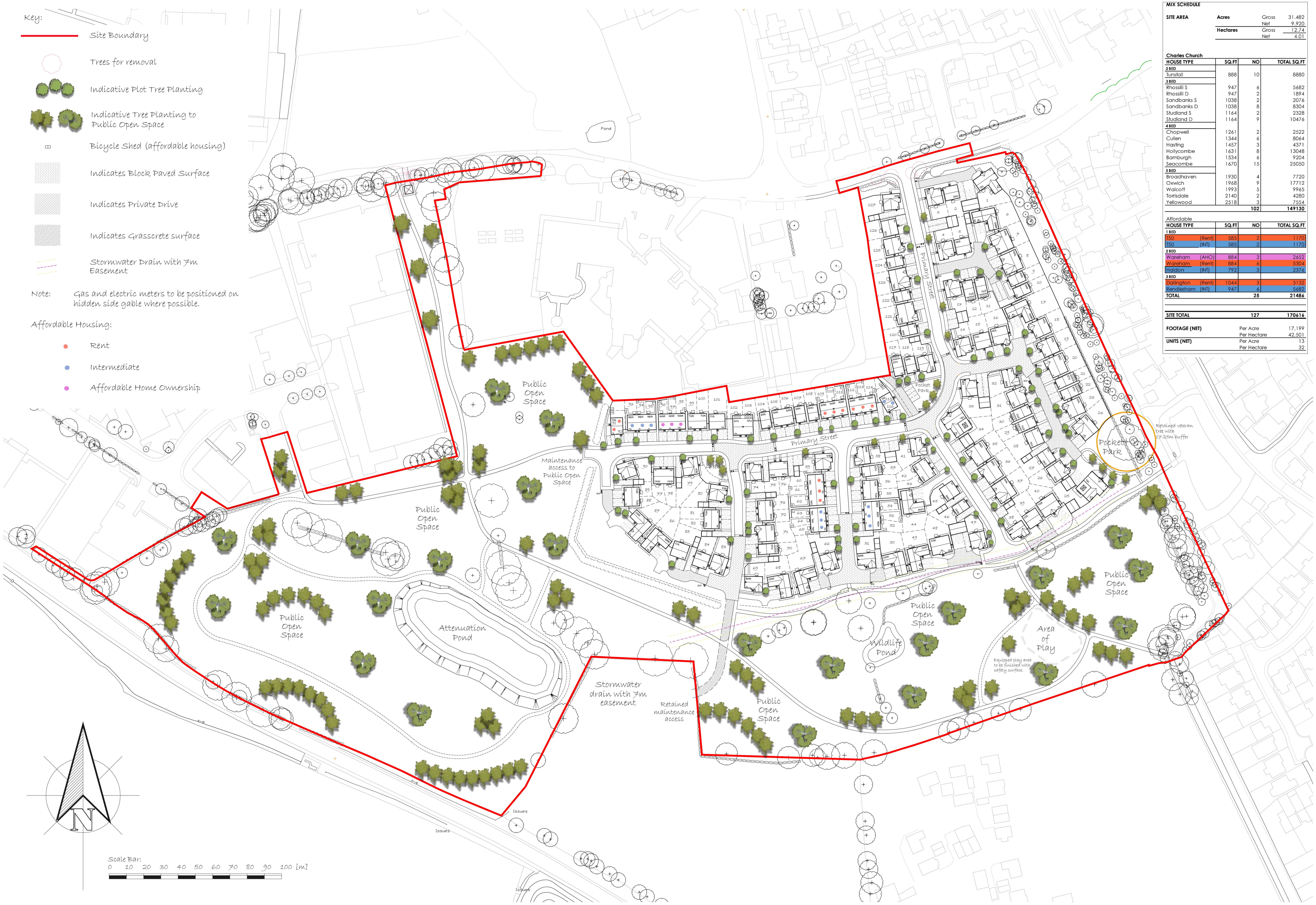
Sketchley Grange, Burbage, HINCKLEY


Pond
Public Open Space
Public Open Space
Public Open Space
Public Open Space
Public Open Space
Public Open Space
Attenuation Pond
Maintenance access to Public Open Space
Primary Street
Primary Street
Pocket Park
Pocket Park
Retained veteran tree with 17.25m buffer
Stormwater drain with 7m easement
Retained maintenance access
Wildlife Pond
Area of Play
Equipped play area to be finished with safety surface.
Issues
Issues
Issues
N
Scale Bar:
0 10 20 30 40 50 60 70 80 90 100 [m]

Key:

- Site Boundary
- Trees for removal
- Indicative Plot Tree Planting
- Indicative Tree Planting to Public Open Space
- Bicycle Shed (affordable housing)
- Indicates Block Paved Surface
- Indicates Private Drive
- Indicates Grasscrete surface
- Stormwater Drain with 7m Easement

Note: Gas and electric meters to be positioned on hidden side gable where possible.

Affordable Housing:

- ● Rent
- ● Intermediate
- ● Affordable Home Ownership

MIX SCHEDULE

SITE AREA	**Acres**	Gross	31.482
		Net	9.920
	Hectares	Gross	12.74
		Net	4.01

Charles Church

HOUSE TYPE	**SQ.FT**	**NO**	**TOTAL SQ.FT**
2 BED			
Tunstall	888	10	8880
3 BED			
Rhossilli S	947	6	5682
Rhossilli D	947	2	1894
Sandbanks S	1038	2	2076
Sandbanks D	1038	8	8304
Studland S	1164	2	2328
Studland D	1164	9	10476
4 BED			
Chopwell	1261	2	2522
Cullen	1344	6	8064
Hasting	1457	3	4371
Hollycombe	1631	8	13048
Bamburgh	1534	6	9204
Seacombe	1670	15	25050
5 BED			
Broadhaven	1930	4	7720
Oxwich	1968	9	17712
Walcott	1993	5	9965
Torrisdale	2140	2	4280
Yellowood	2518	3	7554
		102	**149130**

Affordable

HOUSE TYPE	**SQ.FT**	**NO**	**TOTAL SQ.FT**
1 BED			
T50 (Rent)	585	2	1170
T50 (INT)	585	2	1170
2 BED			
Wareham (AHO)	884	3	2652
Wareham (Rent)	884	6	5304
Haldon (INT)	792	3	2376
3 BED			
Dallington (Rent)	1044	3	3132
Rendlesham (INT)	947	6	5682
TOTAL		**25**	**21486**

SITE TOTAL	**127**	**170616**

FOOTAGE (NET)	Per Acre	17,199
	Per Hectare	42,501
UNITS (NET)	Per Acre	13
	Per Hectare	32

CHARLES CHURCH

Revision:			
A:	Access to retained land amended in line with LPA comments.	TGDP	15-12-23
B:	General amendments in line with LPA comments.	TGDP	26-02-24
C:	Minor amendments in line with LPA comments.	TGDP	14-03-24
D:	Amendments in line with highways comments.	TGDP	22-03-24
E:	Amendments as agreed with highway authority.	TGDP	17-04-24
F:	Pedestrian link provided through Pocket Park and trees to Spine road rationalised.	TGDP	25-04-24
G:	Area of Play updated to reflect detailed play space design.	TGDP	01-05-24
H:	Plots 25-27, 33-35, 43-45, 38-40 and 43-51 amended in line with traced storm water easement.	TGDP	20-06-24
I:	Plot 25 re-aligned and garage moved forward in line with clients requirements.	TGDP	21-06-24
J:	Plots 26 and 39 switched in line clients requirements	TGDP	24-06-24
K:	Plots 67 and 68 re-positioned and plots 19 and 20 handed to accommodate levels.	TGDP	25-06-24
L:	Orangery Added to plots 25 and 34, Garage to plot 127 pushed farward to avoid Tree roots, LEAP relocated.	TGDP	28-01-25

Development: Sketchley Grange
Location: Burbage, HINCKLEY
Drawing Title: Planning Layout
Drawing Number: TGDP/SG-BH/PL1
Scale @ A1: 1:1000
Revision: L
Drawn By: TGDP
Date Started: 24/11/23

THE GREENFIELD DESIGN PARTNERSHIP