

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

TOPOGRAPHIC SURVEY - 19020-19-01 BY SV SURVEYING LTD
PLANNING DRAWING - 14.127.05

ALL DRAINAGE, LANDSCAPING, DETAILS, SETTING OUT, POSITIONING, STEPS, LEVELS, RETAINING WALL LOCATIONS & DETAILS, ACCESS, ROADS AND PAVEMENTS LAYOUTS TO SUBJECT TO SPECIALIST DESIGN
STORM AND FLOOD DRAINS TO SPECIALIST DETAILS. ANY INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY. EXISTING SERVICE RUNS, EASEMENTS, RIGHT OF WAYS, RESTRICTIONS TO BE ESTABLISHED BY PURCHASER / SPECIALIST CONTRACTOR PRIOR TO PURCHASE WORKS COMMENCING ON SITE. THIS INFORMATION HAS NOT BEEN ESTABLISHED BY SURVEYOR.
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
+ 00.00 Proposed Level

Materials & Finish
Red facing to brickwork to Local Authority Approval
Roof tiles to Local Authority Approval
Brick heads & cills to openings
Brickwork in sand & cement mortar
Tarmac drive where indicated
Surface finish as indicated
Upvc or timber joinery, colour to compliment brickwork
Black plastic gutters & downpipes
Boundary wall to be stretcher wall bond

ILLUSTRATIVE INFORMATION ONLY

Site ownership & area approved by Mr D. Jinks

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.

TREE PROTECTION - if required
Prior to the commencement of works on site all extg. trees to be retained shall be securely fenced off by the erection, to coincide with the canopy of the tree, of a 1.00m high chestnut palisade fence. Within these fenced areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand.

Tree protection fencing indicated thus:

— 1800mm high steel fencing
— 1400mm high chestnut palisade fencing
— Buntin

Final Floor Levels of the dwellings are to be determined on site at the construction stage, levels indicated are preferred level and may be subject to change.
All site levels are to be checked, calculated & designed at the Planning condition stage by specialist.
All information shown is for illustrative purposes only.

B S2 omitted 08.07.25
Revisions : A Planning consent references updated 04.02.25

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3DESIGN DEVELOPMENTS LTD. Contractors, sub-contractors, service providers, suppliers, purchasers & their representatives must verify all dimensions and levels on site before proceeding with any work, purchase, sale or making any workshop drawings. R3DESIGN DEVELOPMENTS LTD takes no responsibility for errors and information errors, including third party information, or for any form of plagiarism. All drawings are copyright R3DESIGN DEVELOPMENTS LTD.



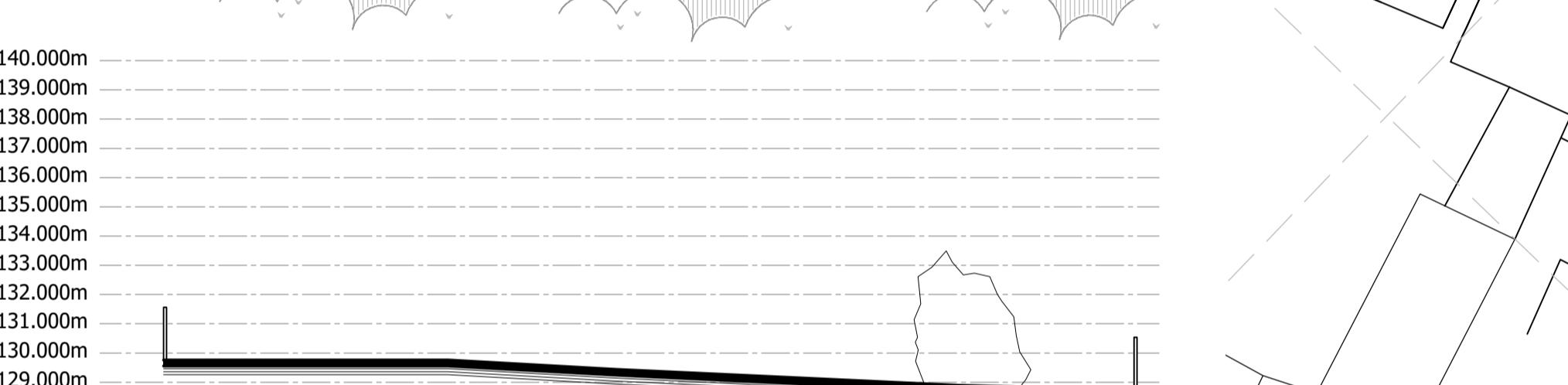
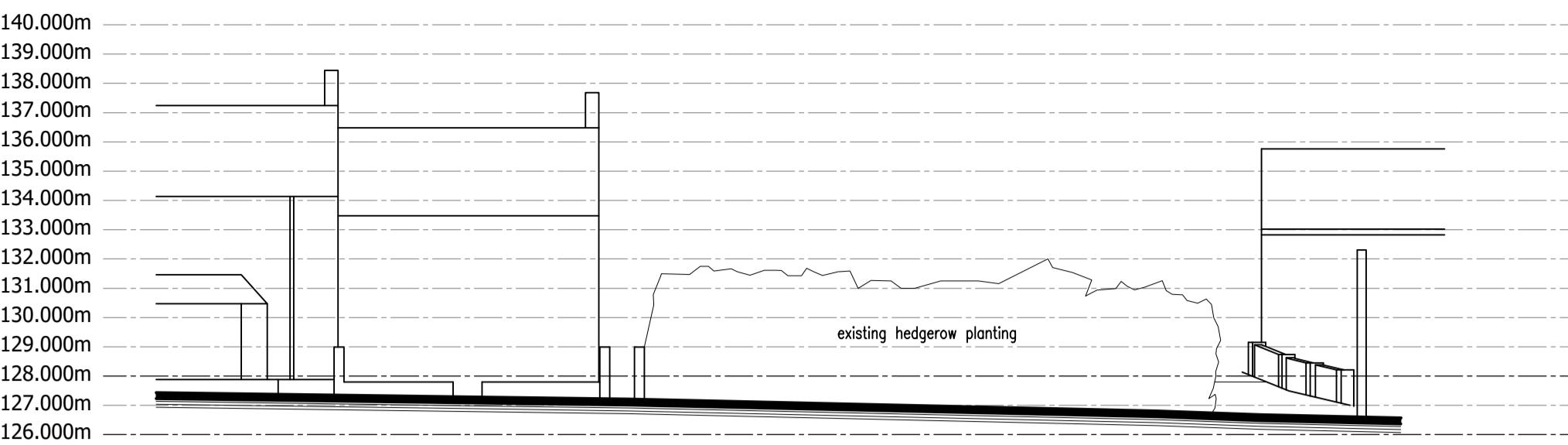
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Project Details
Proposed Residential Development
Land at Newbold Rd
Barlestorne
Leicestershire

Drawing Title
Planning Drawing - Sheet 1 of 2
Site Plan

Client Details
Mr D. Jinks
Drawing No.
14.127.04 B

Date
July 2021
Drawn by
S.R
Scale (A1 Size)
1:200
Checked by
R3D



LANDSCAPING SPECIFICATION

- Indicates extg. hedge planting
- Indicates New mix of hedgerow planting: 75% Hawthorn (Crataegus monogyna) 10% Holly (Ilex Aquifolium) 10% Blackthorn (Prunus Spinosa) 5% Dog Rose (Rosa Canina)
- Indicates New hedge planting with 1.2 high post & rail fencing with a mix of hedgerow planting: 75% Hawthorn (Crataegus monogyna) 10% Holly (Ilex Aquifolium) 10% Blackthorn (Prunus Spinosa) 5% Dog Rose (Rosa Canina)
- Indicates extg. tree to be retained (remove trees where shown dotted)
- Indicates extg. shrub planting
- Indicates new shrub planting -
- S? -

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.

All driveway and courtyard finishes as indicated

All (other) site boundary treatments as indicated

Mix of planting
Hebe 'Purple Queen'
Lavandula 'Hidcote'
Carex Pendula
Cotoneaster 'horizontalis'

1:200
4
8
12
Metres

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PLANNING DRAWING - SITE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT NEWBOLD ROAD - BARLESTONE - LEICESTERSHIRE

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1:200
4
8
12
Metres

14.127.04 B

1:200
4
8
12
Metres</p