

Site Plan - Proposed



Housing Schedule - Morro			
Tenure	Morro	Quantity	Beds
Affordable, 1 Bedroom			
1 Bedroom		4	1B2P
Affordable, 2 Bedroom			
2 Bedroom		7	2B4P
Affordable, 3 Bedroom			
3 Bedroom		14	3B5P
		25	

Key

- Application site boundary
- Existing Surrounding Buildings
- Principal Highway  
(to be adopted by Local Authority)
- Shared Surfaces / Private Drives  
(non-adopted)
- Car Parking Spaces
- Green Space / Public Realm
- Private Rear Garden Area
- Pedestrian Footpaths
- Paving slabs 600x600mm
- Existing Tree Planting  
(approximate locations)
- Proposed Tree / Hedge Planting  
(for illustrative purposes only - subject to detailed design /  
planting scheme by Landscape Architect)
- Primary Site Access
- CP

Cycle parking
- BCP

Bin collection point
- V

Visitor parking space (6 no.)

Due Diligence Checklist:

has any of the following information been made available to brp architects to inform the feasibility design proposals?

Surveys / Reports:		Yes	No	N/A
Topographical Survey		Yes	No	N/A
Underground Utilities Survey		Yes	No	N/A
Desktop Assessment of Existing Utilities (inc. underground & overground services)		Yes	No	N/A
Ground Investigation / Geotechnical Report		Yes	No	N/A
Contaminated Land Assessment		Yes	No	N/A
Unexploded Ordnance (UXO) Report		Yes	No	N/A
Flood Risk Assessment		Yes	No	N/A
Arboricultural Assessment		Yes	No	N/A
Ecological Survey		Yes	No	N/A
Archaeological Investigation		Yes	No	N/A
Transport Statement / Assessment		Yes	No	N/A
Car Parking Survey / Analysis		Yes	No	N/A
Photographic Record of Site / Building(s)		Yes	No	N/A
Noise Impact / Acoustic Assessment		Yes	No	N/A
Drainage Condition Survey (DCTS)		Yes	No	N/A
Structural Survey of Existing Building(s)		Yes	No	N/A
Asbestos Survey		Yes	No	N/A
Lead Paint Survey		Yes	No	N/A
Local Authority Consultation:				
Planning		Yes	No	N/A
Conservation / Listed Buildings		Yes	No	N/A
Highways		Yes	No	N/A
Building Control		Yes	No	N/A
Access:				
Public Rights of Way		Yes	No	N/A
Right of access to / over site		Yes	No	N/A
Wayleaves / Easements (for services)		Yes	No	N/A
Public Transport Accessibility Level (PTAL)		Yes	No	N/A
Rating - note: Greater London projects only		Yes	No	N/A
Site Boundaries / Land Ownership:				
Land Registry Title Plan / Register		Yes	No	N/A
Restrictive Covenants		Yes	No	N/A
Information Provided by Client:				
Documentation re: Site History		Yes	No	N/A
Health & Safety File		Yes	No	N/A
Existing Record Drawings		Yes	No	N/A
Fire Zone Plans / Fire Strategy Plans		Yes	No	N/A
Potential Constraints:				
Former Land Uses		Yes	No	N/A
Neighbouring Land Uses		Yes	No	N/A
Party Wall Issues		Yes	No	N/A
Rights to Light Issues		Yes	No	N/A
Conservation Area / Listed Building(s)		Yes	No	N/A
Schedule of Ancient Monuments(s)		Yes	No	N/A
Area of Outstanding Natural Beauty		Yes	No	N/A
Site of Special Scientific Interest		Yes	No	N/A

MORRO  
Better tomorrow makers

brp

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Client

Morro Partnerships Ltd

Project Title

Proposed Development  
Land North of Normandy Way,  
Hinckley

Drawing Title

Site Plan - Proposed

Drawing Status

Preliminary

Scales:

1:500

Original Paper Size:

A1

Drawn By

RM

Checked By (if the copy only)

Date

27.02.25

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