



Site Layout - Illustrative  
Scale 1:200

# PLANNING DRAWING - SITE LAYOUT

PROPOSED WORKS - HOLYWELL FARM - DESFORD LANE - RATBY

## LANDSCAPING SPECIFICATION

- Denotes extg. hedge planting to be retained (remove or cut back where shown dotted as per annotation on drawing)
- NEW hedgerow planting
  - Hedgerow trees, 80 - 120cm whips planted in staggered rows (5m plants per linear metre)
- Denotes extg. tree to be retained (remove trees where shown dotted)
- Denotes new tree 'T'
- Denotes extg. shrub planting
- Indicates new shrub planting - If Shown
- Indicates 1.8m fencing as indicated, refer site plan
- Indicates timber post and rail fencing height as indicated
- Indicates new Turfed areas
- Indicates extent of Paving Slabs
- Indicates extent of Non Permeable Paving

All driveway and courtyard finishes to specialist details  
All (other) site boundary treatments as indicated  
All new planting and landscaping shall be carried out in the first planting and watering season following the occupation of the site. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract.

## THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

Topographical Survey, Floor Plans & Elevations 1-12 By R3 Design Developments Ltd, Job No. 2537  
Planning Drawing No. 25.335.01, 02  
All drainage details, landscaping details, setting out & positioning, level details, retaining wall locations & details, access roads and permanent levels to be provided by the contractor. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract. The contractor shall be responsible for the maintenance of the planting and landscaping for the first year after the period of the contract.

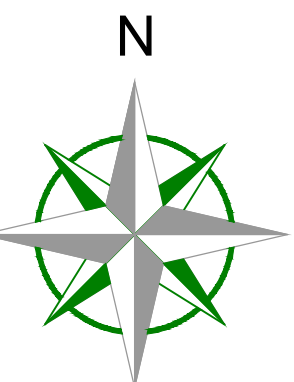
| Levels:  | Existing Level |
|----------|----------------|
| + 00.00  |                |
| + 00.000 | Proposed Level |

**Materials & Finish**  
Terra Heritage Oke English facing brickwork (or similar) - Stretcher Bond  
Brickwork in gables & corner masonry  
Brick / timber heads & plain brick cills  
Stonework to match existing

**Site Features**  
UPVC Windows and doors - Flush Casement  
Aluminium bifold doors  
Black plastic gutters & downpipes  
Fascia & Soffit boarding

## ILLUSTRATIVE INFORMATION ONLY

| Schedule of Accommodation    |       |                    |
|------------------------------|-------|--------------------|
| UNIT 1 (1.5 storey dwelling) | 2 BED | + 2 PARKING SPACES |



Revisions :

|   |                     |
|---|---------------------|
| 1 | Issued for planning |
|---|---------------------|

Plotted dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3 DESIGN DEVELOPMENTS LTD.  
Contractors, subcontractors, suppliers, craftsmen, suppliers, joiners, painters & plasterers must comply with all relevant regulations and standards and be responsible for the safety of all workers on site.  
R3 DESIGN DEVELOPMENTS LTD takes no responsibility for errors and omissions on drawings, including those of third parties, and shall not be held responsible for any errors or omissions on drawings.

**CIAT**  
CONSTRUCTION INFORMATION AND TRAINING

**R3 DESIGN DEVELOPMENTS LTD**

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**Project Details**  
**Proposed Works**  
Holywell Farm  
Desford Lane  
Ratby

**Drawing Title**  
Planning Drawing - Sheet 1 of 3  
Site Layout

**Client Details**  
Mr Watts

**Drawing No.**  
25.335.01

**Date**  
August 2025

**Scale**  
A0 (Size)  
1:200  
Checked by  
R3D