

DETAILED SCHEDULE OF
ACCOMMODATION:

UNIT GIA: 7,721 SQM (Including GF Reception)
OFFICE: 1,104 SQM
TOTAL: 8,825 SQM

UNIT GEA: 7,928 SQM (Including GF Reception)
OFFICE: 1,182 SQM
TOTAL: 9,110 SQM

HAUNCH
HEIGHT: 12.5M U/S HAUNCH

MAX YARD
DEPTH: 51.5M

LEVEL ACCESS
DOORS: 2 No.

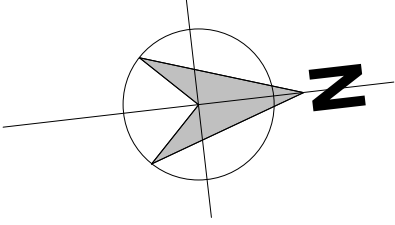
DOCK ACCESS
DOORS: 10 No.

SCHEDULE OF PARKING:

CAR PARKING: 150 spaces

CYCLE PARKING: 24 spaces

LORRY PARKING: 21 spaces



NOTES:

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

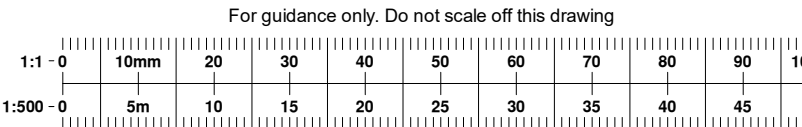
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning / density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

SCHEDULE OF MATERIALS

- ① - MACADAM SURFACING (CAR PARKING SPACES)
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR
WHITE LINING TO DEMARCATATE BAYS
- ② - CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF COLOUR
- ③ - MACADAM SURFACING (ROADWAY)
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR
- ④ - CONCRETE BLOCK PAVING
- MARSHALLS KEYBLOK PAVING
- COLOUR - ????
- ⑤ - CONCRETE BLOCK PAVING
- MARSHALLS KEYBLOK PAVING
- COLOUR - ????
- ⑥ - CONCRETE PAVING
- COLOUR - NATURAL
- ⑦ - STRUCTURED LANDSCAPING
- SCHEME TO BE APPROVED BY LOCAL AUTHORITY
- PRIOR TO IMPLEMENTATION
- ⑧ - PROPRIETARY FABRICATED STEEL CYCLE SHELTER
- SURFACE COATED IN PROPRIETARY FINISH
- SIZE 5000 (L) X 2140MM (W) X 2150 (H)
- CAPACITY - 2x12 CYCLES PER SHELTER
- COLOUR - ANTHRACITE GREY
- ⑨ - 2.4M HIGH PALADIN FENCE
- SURFACE COATED IN PROPRIETARY FINISH
- COLOUR - BLACK
- ⑩ - FABRICATED STEEL PEDESTRIAN/VEHICULAR
GATES/CONTROL BARRIER
- FULL SPECIFICATION PPC FINISH
- COLOUR - BLACK
- ⑪ - 2.550M VERTICAL TRESPA FENCE
WITH MAINTENANCE ACCESS GATES
- COLOUR - CASTED GREY
- ⑫ - 1.750M VERTICAL TRESPA FENCE
- COLOUR - CASTED GREY

PL04	RJF	30-10-2025	Service yard and Bin St Fence Details updated (Items 11 & 12).
PL03	RJF	27-10-2025	Updated to Quod Comments received 23-10-2025.
PL02	RJF	16-10-2025	Site Material Key and existing tree locations added.
PL01	RJF	06-10-2025	Planning Drawing Issue.
Rev:	By:	Date:	Description:



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CLIENT: HINCKLEY INVESTMENT LLP

GRAFTONGATE

PROJECT: PROPOSED DEVELOPMENT
HAMMONDS WAY
LE10 3EJ
HINCKLEY

TITLE: Proposed Site Plan (B2 Parking)

Drawing Status:	PLANNING DRG		
Job No :	24-078	Drg No :	PL-3010
Scale @ A1:	1 : 500	Date :	Nov 2024
Rev No:	PL04		
Drawn By:	RJF	Checked By:	DB
Orig:	A1		