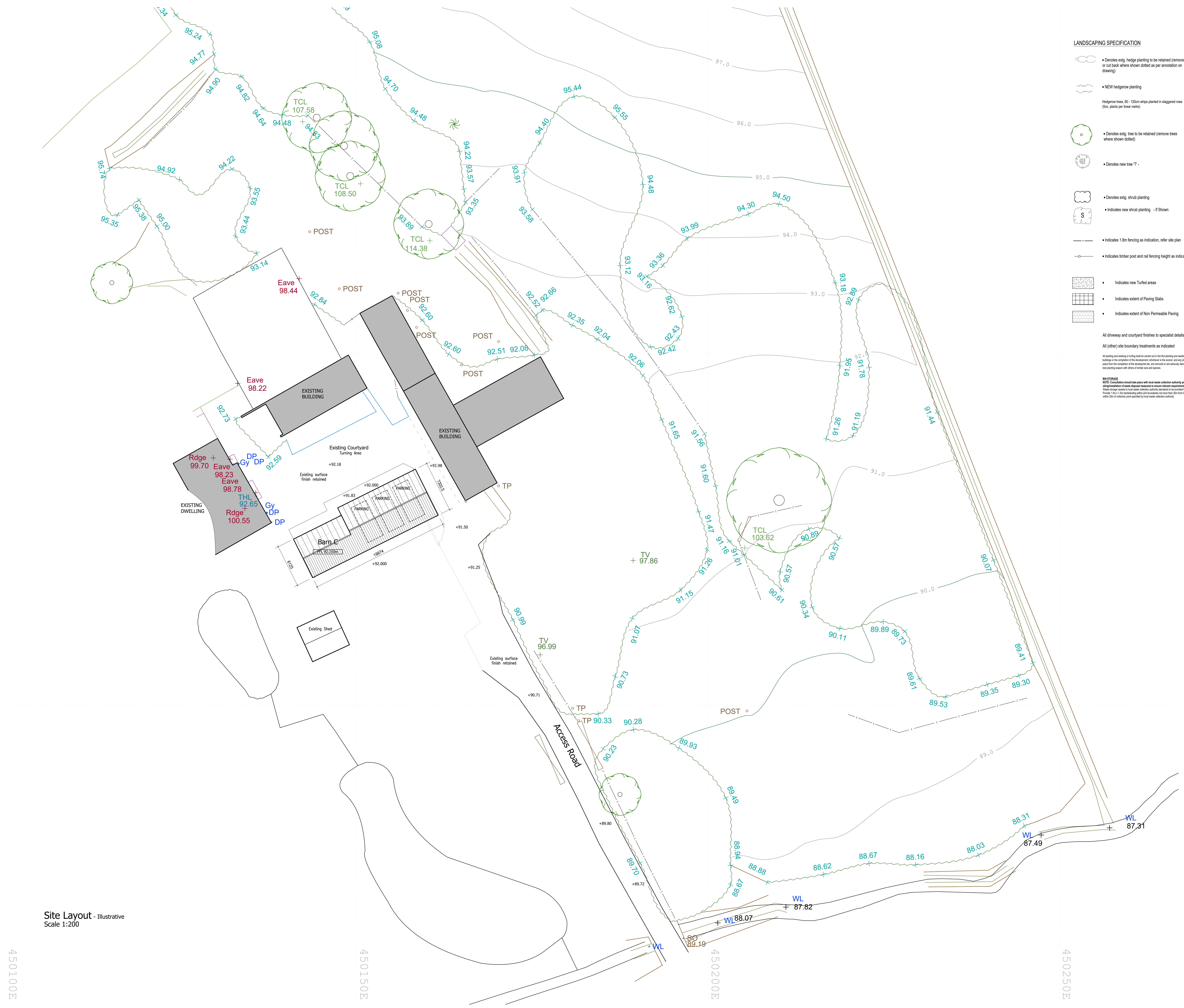

Site Layout - Illustrative
Scale 1:200

PLANNING DRAWING - SITE LAYOUT

PROPOSED WORKS - HOLYWELL FARM - DESFORD LANE - RATBY

1:200
0 4 8 12 Metres

N

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, 60 - 120cm whips planted in staggered rows (5no. 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 indication, 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 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 developmet die, are removed or are seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

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 1.5m x 1.5m hardstanding within plot boundaries not more than 30m from building & within 25m of collection point specified by local waste collection authority.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

TOPOGRAPHICAL SURVEY, FLOOR PLANS & ELEVATIONS 1-12 BY FOSSE SURVEYING LTD, JOB NO. - 3217
PLANNING DRAWINGS: 25.335.11, 12

ALL DRAINAGE DETAILS, LANDSCAPING DETAILS, SETTING OUT & POSITIONING, STEPS, LEVELS, RETAINING WALL LOCATIONS & DETAILS, ACCESS, ROADS AND PAVEMENTS LAYOUTS TO SPECIALIST DESIGN.
ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY.

STORM AND FOUL DRAINAGE TO SPECIALIST DETAILS, ANY INFORMATION SHOWN IS FOR ILLUSTRATIVE / INDICATIVE PURPOSES ONLY. EXISTING SERVICE RUNS, EASEMENTS, RIGHT OF WAYS TO BE ESTABLISHED BY PURCHASER / CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THIS INFORMATION HAS NOT BEEN ESTABLISHED.
R3DESIGN DEVELOPMENTS LTD HAS NO INVOLVEMENT IN THESE MATTERS.

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
+ 00.000	Proposed Level

Materials & Finish

Terca Heritage Olde English facing brickwork (or similar) - Stretcher Bond
Brickwork in sand & cement mortar
Brick / timber heads & plinth brick cills
Stonework to match existing

Slate Rooftiles

UPVC Windows and doors - Flush Casement

Black plastic gutters & downpipes
Fascia & Soffit boarding

ILLUSTRATIVE INFORMATION ONLY
FINAL LEVELS TO BE DETERMINED ON SITE

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3DESIGN DEVELOPMENTS LTD.
Contractors, subcontractors, specialist, service providers, suppliers, purchasers & their representatives must verify all details, dimensions & levels on site before commencing any work, purchase, sale or making any workshop drawings.
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CHARTERED PRACTICE

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Company Reg. No. 7657636

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.
25.335.10

Date	Scale (A0 Size)
December 2025	1:200
Drawn by	Checked by
SR	R3D