

LANDSCAPING SPECIFICATION

• Denotes extg. hedge planting to be retained (remove or cut back where shown dotted as per annotation on drawing)

• Denotes new mix of hedgerow planting:-
Hawthorn (cotoneaster monoensis) 75%
Holly (Ilex aquifolium) 10%
Blackthorn (Prunus spinosa) 10%
Dog Rose (rosa canina) 5%

Hedgerow trees, 60 - 120cm whips planted in staggered rows
(One plants per linear metre)

• Denotes extg. tree to be retained (remove trees where shown dotted)

• Denotes new tree "T", species mix of the following:
Rowan (Sorbus aucuparia)
Cory (Corylus avellana)
Holly (Ilex aquifolium)
Pine (Pinus sylvestris)

All trees to be standards (10 - 12m girths)

• Denotes extg. shrub planting

• Indicates new shrub planting -
Garden Rose (Rosa rugosa) 25%
Hazel (Corylus avellana) 25%
Dog Rose (rosa canina) 25%
Elder (Sambucus nigra) 25%

• Indicates 1.5m fencing as indication, refer site plan

• Indicates 1.8m fencing as indication, refer site plan

• Indicates timber post and rail fencing height as indicated

• Indicates brickwork walls and support piers, heights as indicated. (When not shown to be indicated by owner)
All existing walls to be repaired where indicated, shown as red. Concrete, Dampcourse, Paving etc. to be replaced where indicated, shown as red. All existing walls to be repaired where indicated, shown as red. All existing walls to be repaired where indicated, shown as red.

• Indicates brickwork walls with fencing 2400. (When not shown to be indicated by owner)
All existing walls to be repaired where indicated, shown as red. Concrete, Dampcourse, Paving etc. to be replaced where indicated, shown as red. All existing walls to be repaired where indicated, shown as red. All existing walls to be repaired where indicated, shown as red.

• Indicates new Turfed areas

• Indicates extent of Gravel, Breckon Surf or similar

• Indicates extent of Tarmac or Hardbound surface material

• Indicates extent of Non-Permeable Paving

• Indicates extent of Paved Area or similar

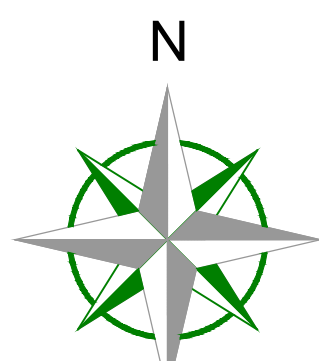
• Indicates extent of Paving Slabs

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 season following the occupation of the building or the completion of the development, whichever is the latest, and all plants to be planted within the period of 180 days from the completion of the development. All plants to be planted within the period of 180 days from the completion of the development. All plants to be planted within the period of 180 days from the completion of the development. All plants to be planted within the period of 180 days from the completion of the development.

• Indicates electrical car charging point, refer site plan



FIELD 115.52
FIELD 114.39
FIELD 113.03
FIELD 110.65

RL 120.84
EL 118.55

RL 124.20
EL 120.51

ACCESS AND VISIBILITY PLAYS TO BE IN ACCORDANCE WITH HIGHWAY AUTHORITY REQUIREMENTS -
REFER PLANNING APPROVAL REF: 24/00502/CON/NOT - ACCESS & VISIBILITY SPLAYS ALREADY APPROVED

HATCH DENOTES DEVELOPMENT APPROVED UNDER APPLICATION REF: 24/00512/REM

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:-

PHASE 1, DRAINAGE & HIGHWAY DETAILS BY CONWAY DEVELOPMENT CONSULTANTS LTD
PHASE 1, PLANNING DRAWINGS: 24.330.02, 01A, 10C, 10E, 10F
TOPOGRAPHICAL SURVEY BY NIK SURVEYS LTD, JOB NO. - 54196-03
DRAINAGE & HIGHWAY DETAILS BY GNS CONSULTANCY
PLANNING DRAWINGS: 23.330.01, 03, 04, 05, 06

ALL INFORMATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
STREET AND ROAD DRAINAGE TO BE PROVIDED BY LOCAL AUTHORITY
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Levels:
+ 00.00 Existing Level
+ 00.000 Proposed Level

Materials & Finish

Terra Heritage Blend facing brickwork - Stretcher Bond
Brickwork in sand & cement mortar
Brick heads & plinth brick tiles
Liscannor Flagstone stonework at plinth with blue plinth bricks above

Marley Plain Clay Roof Tiles - Fired Siena, 10.5" x 6.5" (size)

Timber Joinery:
Porch detailing - Light Oak
Windows: UPVC: Black
Front Door, Bifold doors, Garage doors: Black

Block Paving & Parking areas:
Brickstone - Woburn Rumbled - Grey Colour
200mm x 150mm, 150mm x 150mm, 150mm x 100mm (sizes)

Paving Slabs:
E.M. Paving - Natural Sandstone - Grey Colour
3ft x 2ft, 2ft x 2ft, 2ft x 1ft, 1ft x 1ft (sizes)

Black plastic gutters & downpipes
Brick Corbel with brick verge detailing
Brick detailing to walls as indicated
Garden wall to be stretcher wall bond or English garden wall bond

ILLUSTRATIVE INFORMATION ONLY

Final levels to be determined on site

Schedule of Accommodation	
UNIT A (1.5 storey dwelling)	+ DOUBLE GARAGE
UNIT B (1.5 storey dwelling)	+ DOUBLE GARAGE
UNIT C (1.5 storey dwelling)	+ DOUBLE GARAGE
UNIT D (1.5 storey dwelling)	+ DOUBLE GARAGE

Revisions: A Planning note added 12.03.26

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to R3DESIGN DEVELOPMENTS LTD.



R3DESIGN DEVELOPMENTS LTD
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Company Reg. No: 7657636

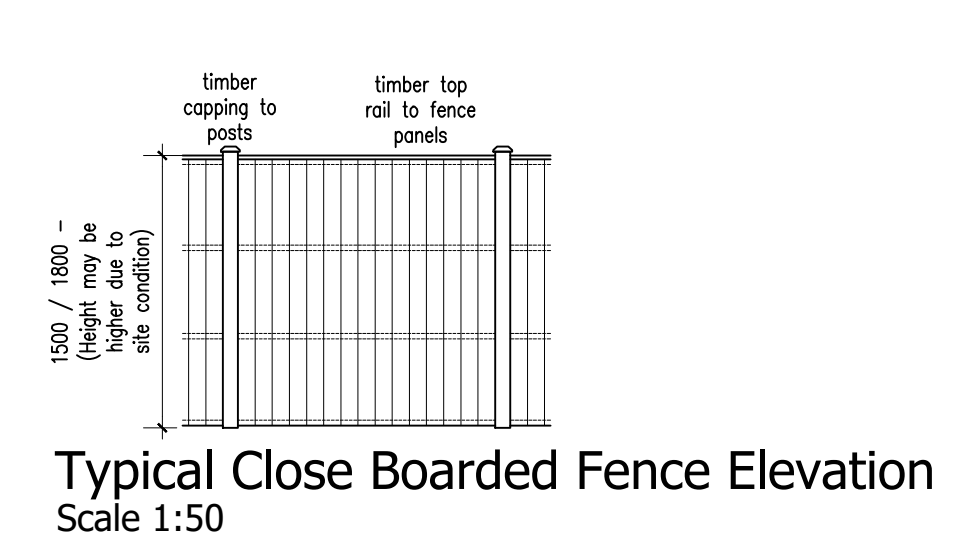
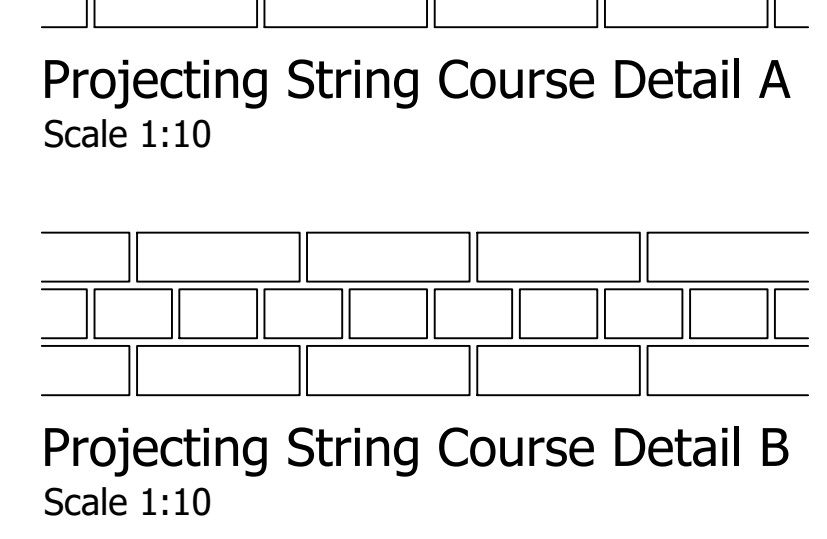
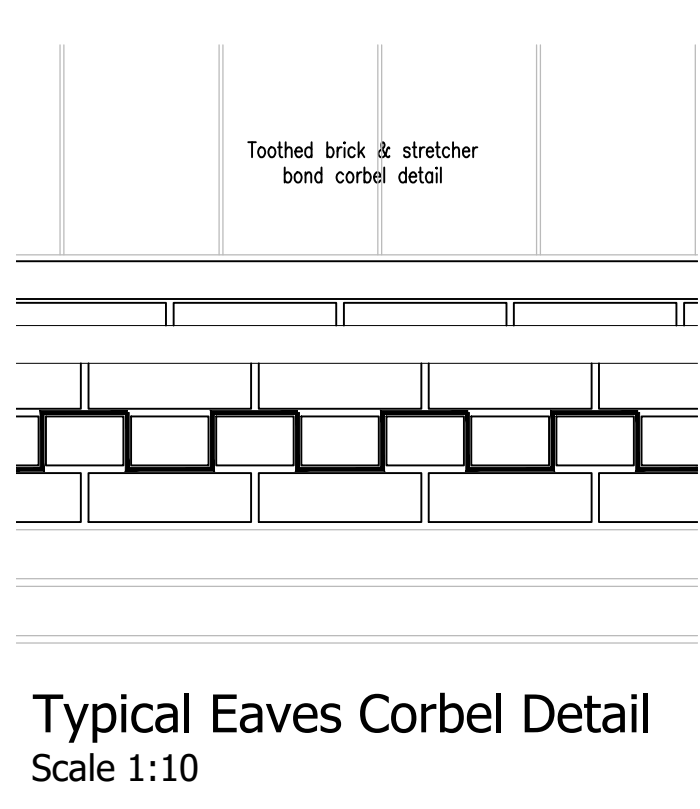
Project Details:
Proposed Development
Land at Lindridge Lane
Desford
Leicestershire

Drawing Title:
Planning Drawing - Sheet 2 of 6
Site Layout

Client Details:
XL Designs (Midlands) Ltd
Drawing No:
25.330.02 A

Date:
Nov 2025
Scale (A0 Size):
1:200, 1:50, 1:10
Checked by:
R3D

Site Layout - Illustrative
Scale 1:200



Post & Rail Fence Detail
Scale 1:50

