VISTRY

STOKE RD

HINCKLEY

TOTAL DWELLINGS	313
PRIVATE	262
AFFORDABLE RENT	23
AFFORDABLE S/O	14
FUTURE HOMES	14

PRIVATE MARKET SALE

House Type		No.	Beds	St	GIA sqm	GIA sqft	Tota sqm
B1	DET GF	1	1B2P	2	55.63	598	55.6
B1	DET FF	1	1B2P	2	69.18	745	69.1
F03	APT	9	2B3P	3	62.02	667	558.1
232	SEMI	39	2B3P	2	71.25	767	2778.7
232	MID	9	2B3P	2	71.25	767	641.2
242	SEMI	2	2B4P	2	79.65	857	159.
341	DET	8	3B4P	2	87.9	946	703.
341	SEMI	14	3B4P	2	87.9	946	1230.
342	SEMI	36	3B4P	2	87.35	940	3144.
342	MID	3	3B4P	2	87.35	940	262.0
354	DET	35	3B5P	2	108.87	1172	3810.4
355	DET	3	3B5P	2	108.87	1172	326.6
356	SEMI	12	3B5P	2.5	106.73	1149	1280.7
451	DET	7	4B6P	2	110.61	1176	774.2
451	SEMI	4	4B5P	2	109.41	1178	437.6
461	DET	20	4B6P	2	120.46	1297	2409
463	DET	5	4B6P	2	109.93	1164	549.6
463	SEMI	4	4B6P	2	108.13	1164	432.5
466	DET	17	4B6P	2	129.81	1397	2206.1
467	DET	11	4B6P	2	137.61	1481	1513.
472	DET	14	4B7P	2	125.35	1349	175
591	DET	8	5B9P	2.5	179.15	1928	143
		262					26532

AFFORDABLE RENT

House Type		No.	Beds	St	GIA sqm	GIA sqft	sqm
B1	DET GF	2	1B2P	2	55.63	598	111
B1	DET FF	2	1B2P	2	69.18	745	138
232	SEMI	4	2B3P	2	71.25	767	
342	SEMI	12	3B4P	2	87.35	940	104
342	MID	1	3B4P	2	87.35	940	87
463	SEMI	2	4B6P	2	108.13	1164	21
		23					186

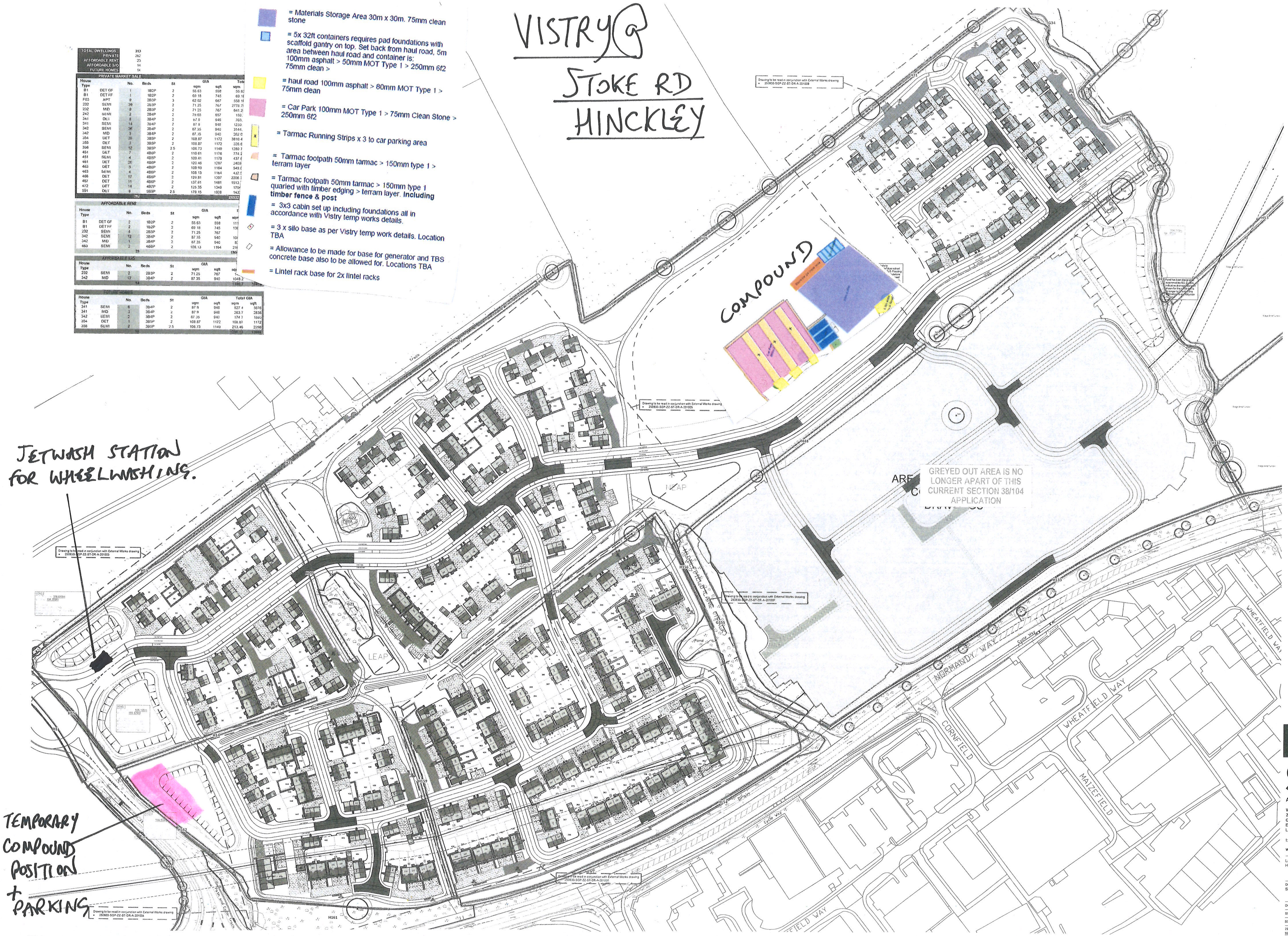
AFFORDABLE S/O

House Type		No.	Beds	St	GIA sqm	GIA sqft	sqm	
232	SEMI	2	2B3P	2	71.25	767	1	
342	MID	12	3B4P	2	87.35	940	1048.2	
		14					[illegible]	[illegible]

FUTURE HOMES

House Type		No.	Beds	St	GIA sqm	GIA sqft	Total GIA sqm	Total GIA sqft
341	SEMI	6	3B4P	2	87.9	946	527.4	5676
341	MID	3	3B4P	2	87.9	946	263.7	2838
342	SEMI	2	3B4P	2	87.35	940	174.7	1880
354	DET	1	3B5P	2	108.87	1172	108.87	1172
356	SEMI	2	3B5P	2.5	106.73	1149	213.46	2298
		14					[illegible]	[illegible]

🟪	= Materials Storage Area 30m x 30m. 75mm clean stone
🟦	= 5x 32ft containers requires pad foundations with scaffold gantry on top. Set back from haul road, 5m area between haul road and container is: 100mm asphalt > 50mm MOT Type 1 > 250mm 6f2 75mm clean >
🟨	= haul road 100mm asphalt > 80mm MOT Type 1 > 75mm clean
🟪	= Car Park 100mm MOT Type 1 > 75mm Clean Stone > 250mm 6f2
x	= Tarmac Running Strips x 3 to car parking area
🟧	= Tarmac footpath 50mm tarmac > 150mm type 1 > terram layer
▢	= Tarmac footpath 50mm tarmac > 150mm type 1 quaried with timber edging > terram layer. **Including timber fence & post**
🟦	= 3x3 cabin set up including foundations all in accordance with Vistry temp works details.
◇	= 3 x silo base as per Vistry temp work details. Location TBA
◇	= Allowance to be made for base for generator and TBS concrete base also to be allowed for. Locations TBA
🟧	= Lintel rack base for 2x lintel racks



JETWASH STATION FOR WHEELWASHING.

TEMPORARY COMPOUND POSITION + PARKING

Drawing to be read in conjunction with External Works drawing
- 250830-SGP-ZZ-ST-DR-A-201004

Red Line Boundary based on O/S Data and NOT confirmed as the Legal Boundary

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Rev	Date	Iss.By	App.By	Description
P01	06/11/25	NP	NP	Initial issue
P02	17/12/25	NP	NP	EVCP added to plot 385 gas meter position updated on type 342, plot 349 updated to ASHP, Mid 342's updated Boundary of excluded plots updated Bin collection points relocated to comply with drag distances, for individual changes see drawing 25083-SGP-ZZ-ST-DR-A-201009 and Bin Collection Point Changes schedule.
P03	14/01/25	CA	CA	Plot 408 handed to be an OP
P04	16/01/26	CA	CA	Title Block Corrected, Red Line Boundary now coloured red, yellow outline removed from footpaths
P05	30/01/26	MC/CA	MC/CA	354, 466 & 591 cells updated with condensate boiler - DD. B1 gas meter (plot 407) moved to the front corner. Fence line to rear of plots 59-62 amended to accommodate rwp to plot 61 garage. Connections added to public footpath along northern boundary from road footpaths. Path redirected and wall changed to fence where path and wall clash with ditch and hedge outside Plots 30-32 & 40. Fire tender turning head outside plot 37 moved to outside plots 39 & 40 to avoid clash with existing hedgerow mid-hedge. Public footpath redirected to incorporate revised turning head. Public footpath redirected around turning head outside plots 134 & 135. Turning head added outside plot 317 to allow fire tender access. Public footpath redirected around turning head. Turning head added outside plot 414 to allow fire tender access. Parking bays either side of the bin store to the apartments increased by 500mm to allow required space for parking. Break in knee rail added to allow access to path of plot 466 from parking. NEAP moved to the right so plots 317 & 106 don't sit inside exclusion zone
P06	04/02/26	CA	CA	Boundary walls revised to fences to rear of plots 05 & 14; 25, 30-34, 37 & 38, and 318-320, 340 & 341.
P07	16/02/26	MC	MC	Fire tender location access to flats revised

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Land off Stoke Road,
Hinckley

Drawing Name
Site Layout

Drawing Stage CONSTRUCTION

Status S1 - For Co-ordination

SGP File Ref 25-083-A

SGP Project No.	Date:	Drawn:	Team:	Scale	Rev
25-083	Nov 25	NP	NP	1:750 @ A0	P07

Drawing Number
250830- SGP - ZZ - ZZ - DR - A - 201001
Project Code Originator Fu Br Sp Br Form Disc Number