



Proposed Site Plan

0 2.5m 5m 7.5m 10m 12.5m 15m 1:250

Do not scale from this drawing, work to given dimensions.
All dimensions to be checked on site. Any discrepancies with this drawing to be reported and clarified prior to commencing work on site. If in doubt - Ask.
Corporate Architecture Ltd accept no responsibility for works not undertaken fully in accordance with this drawing and relevant specifications.
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North point:

NORTH

Notes:

LEGEND

- Boundary Fence 1 - 1.8m Closeboard
- Boundary Fence 2 - 1.8m Acoustic Closeboard
- Boundary Fence 3 - 0.9m Diamond Mesh Boll
- Boundary Fence 4 - 1.2m Hoop-Rod Boll
- Paving - Footpaths - Tarmac
- Paving - Patios - Tarmac
- Road - Road Surface / Parking - Tarmac
- Paving - Hydrocrete - Tarmac
- Paving - refer to landscape drawings
- Trees - refer to landscape drawings
- Lighting Column

Masonry Finishes Schedule	
1	Facing Brickwork
2	Render
3	Timber Cladding
Indicates render	
Indicates cladding	
Indicates red brick	
Indicates cream brick	
Indicates chimney	

Schedule of Accommodation	
72 no. Units - 6 no. units (BT1 - 100, Between 40.0m ² & 62.7m ²)	
8 no. units (BT2 - 100, Areas = 4 x 45.3m ² & 4 x 52.0m ²)	
42 no. units (BT3 - 200, Areas = 69.0m ²)	
8 no. units (BT4 - 300, Areas = 84.3m ²)	
4 no. units (BT5 - 300, Areas = 85.2m ² or 84.4m ²)	
Shed Overlap Plus = Plus 11.18, 21.22 & 51 - 72	
Affordable Plus = Plus 1.18, 15.28 & 23.60	
Total Site Area = 16,998m ² (4.2 acres)	
POS = 1,522m ² (minimum of 1,200m ² required)	

Materials Schedule	
1	Roof Tiles - Edgemere Duo - Anthracite
2	Facing Brick A - Ibbstock - Gramplan Red Mix
3	Facing Brick B - Ibbstock - Hardwick Minister Beckstone
4	Timber Cladding - James Hardie - Evening Blue
5	Render - Weber Monocouche - Chalk
6	Engineering Brick - Ibbstock - Red
7	Windows - TBC - White uPVC
8	Clis - Forticrete - Portland
9	Front Door - A&B - Black Composite
10	Rear Door - TBC - White uPVC
11	Rainwater - TBC - Black uPVC with Rise & Fall bracket
12	Canopy A - Storming - Mono pitch
13	Canopy B - Storming - Apex
14	Canopy C - Storming - Flat
15	Balcony - TBC - 400
16	Chimney - Storming - Smartstack

Revision Log			
C4	Garden access added to BT2	cd	May 21
C3	Bin bag collection point added, car parking and cycle storage reinstated	cd	May 21
C2	Cycle storage added	cd	Apr 21
C1	Construction issue	cd	Feb 21

Project:	Proposed Development at Spalding Road, Pinchbeck PE11 3PB
Client:	GEDA Construction

Scale:	1:500
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Drawn by:	JAE	Checked:		Date:	June 17	Paper Size:	A0
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Drawing Title:	Proposed Site Plan
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Drawing Status:	CONSTRUCTION ISSUE
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Drawing Number:	4403/KP/17/002	Revision Number:	C4
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