

Proposed Site Plan

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 Knee Rail
- Boundary Fence 4 - 1.2m Hoop-top Railing
- Paving- Footpaths- Tobermore- Standard Flags Buff
- Paving- Patios- Tobermore- Standard Flags Natural
- Road - Pavement - Tarmacadam
- Road - Road Surface / Parking - Tarmacadam
- Parking- Hydrapave Tegula- Bracken
- Planting - refer to landscape drawings
- Trees - refer to landscape drawings

Masonry Finishes Schedule	
1	Facing Brickwork
2	Render
3	Timber Cladding

Indicates render

Indicates cladding

Indicates chimney

Schedule of Accommodation

72 no. Units -	6 no. units (BT1 - 1b2p, Between 46.0m² & 62.7m²)
	8 no. units (BT2 - 1b2p, Areas = 4 x 45.3m² & 4 x 52.0m²)
	42 no. units (BT3 - 2b4p, Areas = 69.0m²)
	8 no. units (BT4 - 3b5p, Areas = 84.3m²)
	4 no. units (BT5 - 3b5p, Areas = 85.2m² or 93.6m²)
	4 no. units (BT6 - 3b5p, Areas = 87.5m² or 84.4m²)
Total Site Area = 16,998m² (4.2 acres).	
POS = 1,523m² (minimum of 1,200m² required)	

Revision Log:

Rev:	Description:	By:	Date:
T5	BT7 changed to BT5	cd	20.02.20
T4	Revised follow receipt of landscape architects drawings and revised civils. Scale increased and drawing change to A0	cd	20.02.20
T3	Road amended following receipt of civil engineers drawings and comments	cd	20.01.20
T2	Boundary treatments amended and house plans updated to Tender	cd	17.12.19
T1	Preliminary Tender Issue	JAE	27.11.19

Project:

Proposed Development at
Spalding Road,
Pinchbeck
PE11 3PB

Client:

Kaplan Property Group

Scale: 1:500

Drawn by:	Checked:	Date:	Paper Size:
JAE		June 17	A0

Drawing Title: Proposed Site Plan

Drawing Status: TENDER ISSUE

Drawing Number:	Revision Number:
4403/KP/17/002	T5

CORPORATE ARCHITECTURE LIMITED
CHARTERED ARCHITECTS

HEAD OFFICE
Venari House, 1 Wimbush Way,
Market Harborough,
Leicestershire, LE16 7XY
Tel: 01858 467476

ISO9001

office@corporatearchitecture.co.uk
www.corporatearchitecture.co.uk

RIBA Chartered Practice