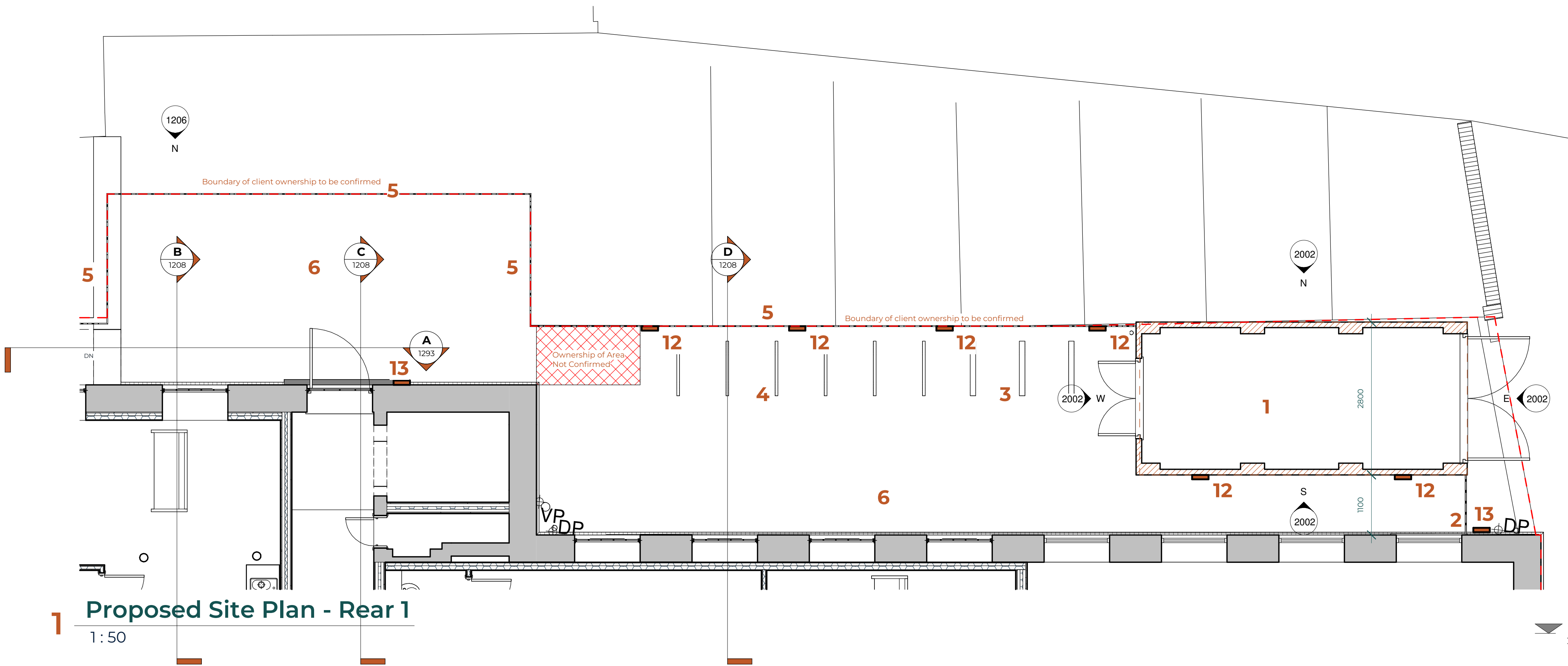
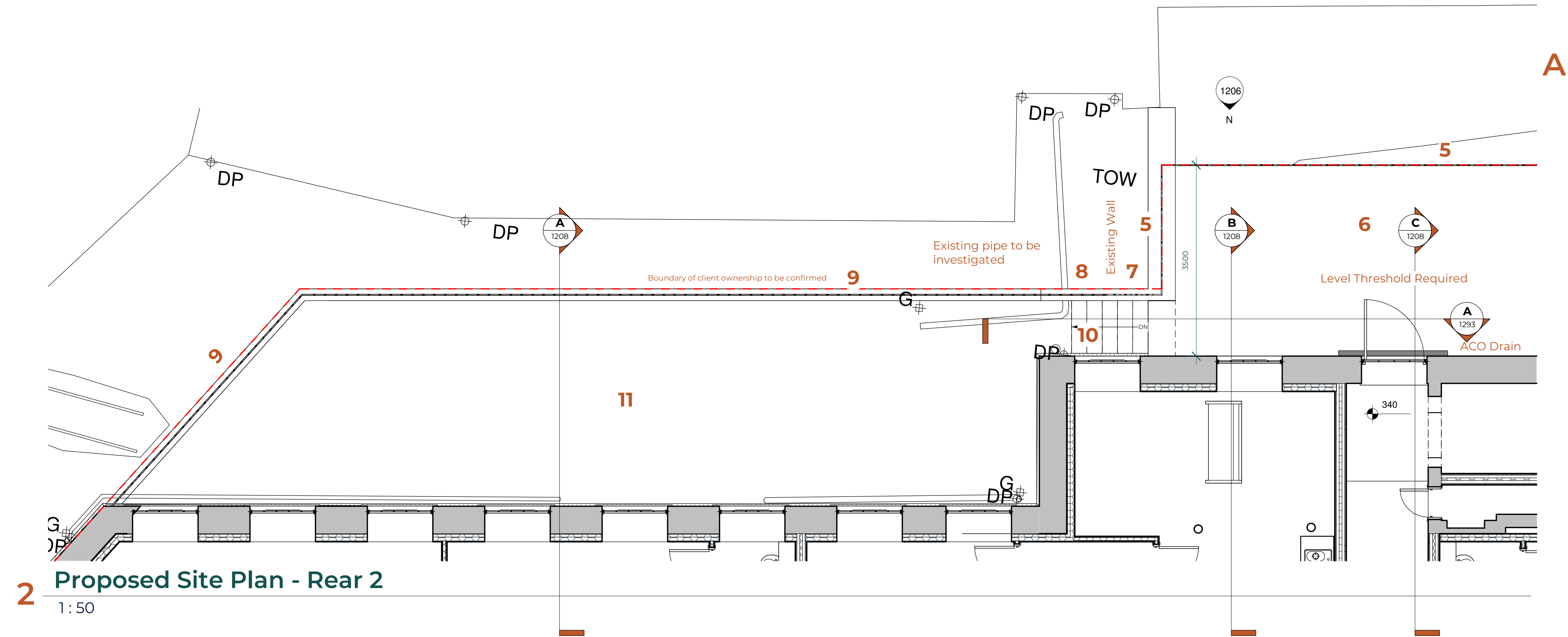




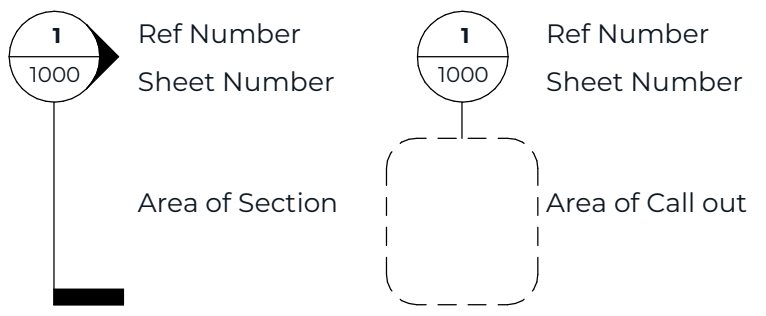
1 Proposed Site Plan - Rear 1
1:50



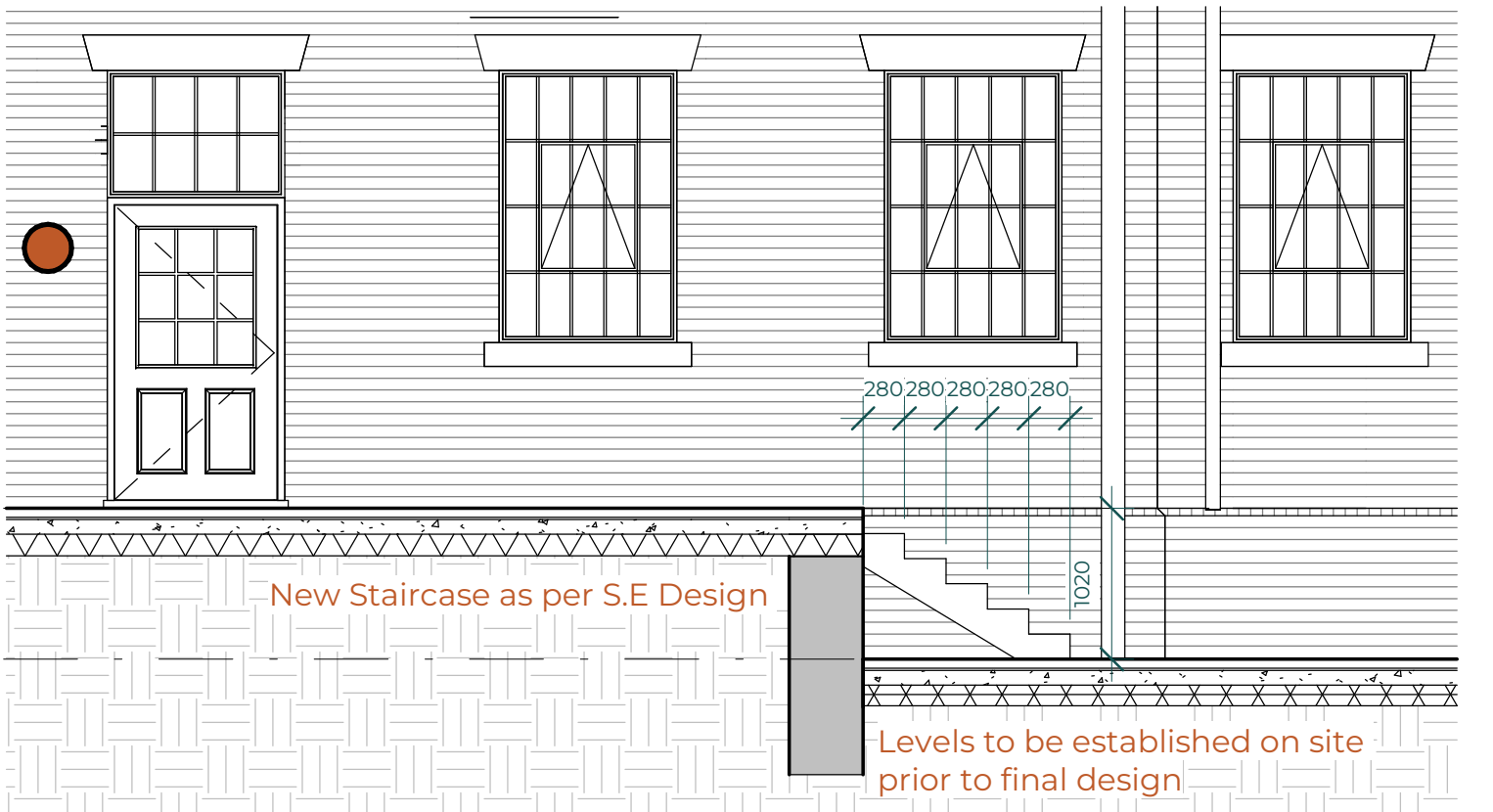
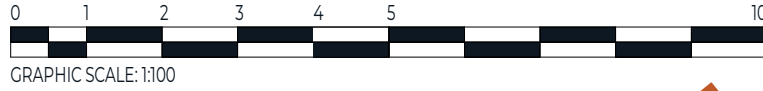
2 Proposed Site Plan - Rear 2
1:50

- Proposed Site Plan Notes**
- Specific Notes**
1. New Sub-Station as per detail issued in separate application
 2. 1800mm Iron Railing Gate matching existing iron railings from front of property (painted black) - to be access controlled
 3. 3no. E-Bike Electric Charging storage hoops
 4. 6no. Bicycle storage hoops
 5. 1800mm Iron Railing - matching existing iron railings from front of property (painted black)
 6. New Wall to be concrete with riven finish
 7. Existing Retaining Wall to be checked and made good where required
 8. New Wall to be built up to same level as existing wall with 1800mm Iron Railing - matching existing iron railings from front of property (painted black) upon
 9. New Wall to be built up to 600mm below existing wall with 1200mm Iron Railing - matching existing iron railings from front of property (painted black) upon
 10. New Steps formed between existing levels - steps to be finished with Yard Stone paving
 11. Existing Area cleaned up, levelled out and Yard to be finished with York stone paving
 12. Low Level lighting for walkway
 13. External fire escape door lighting

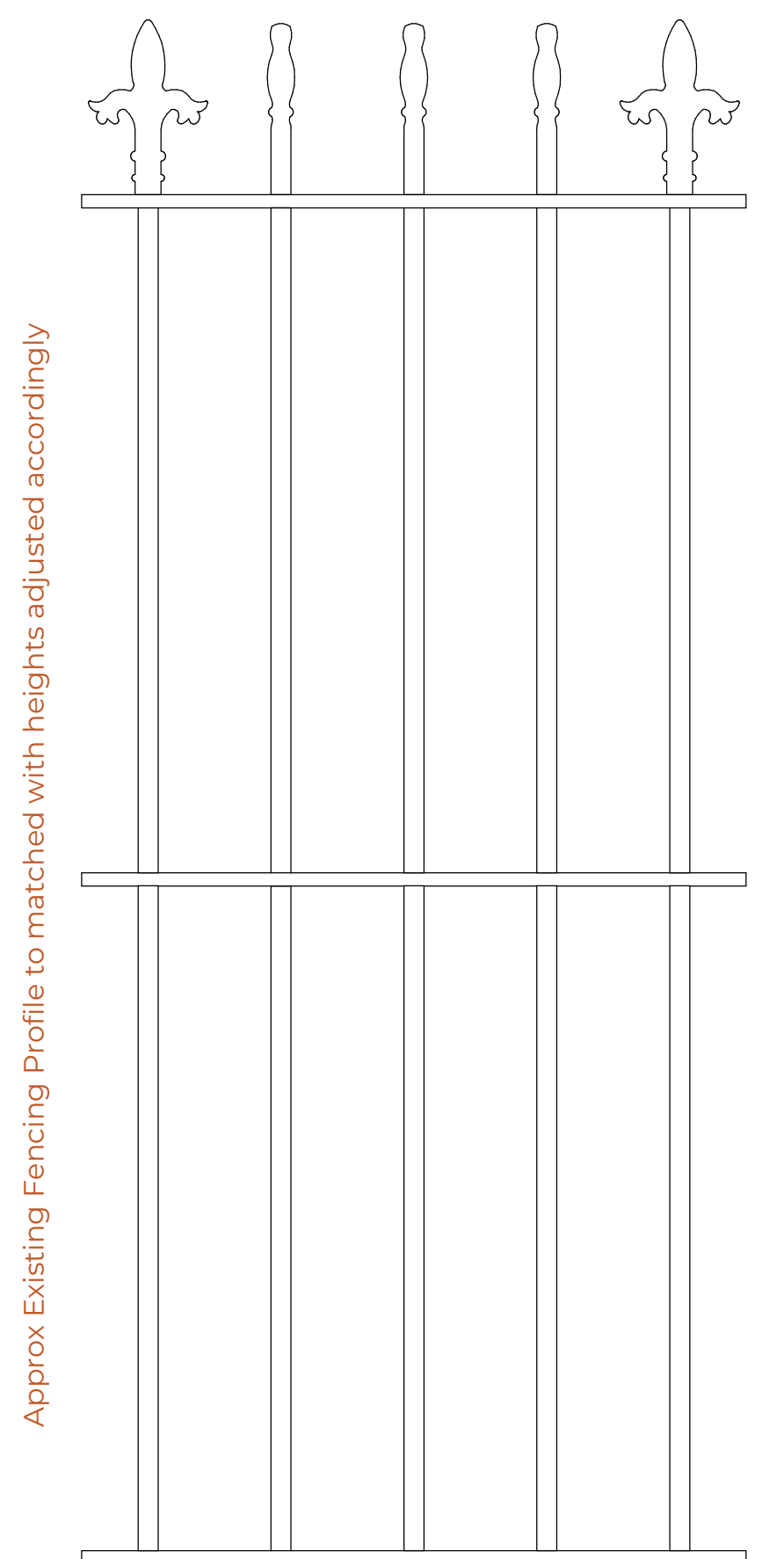
Reference Key



- General Notes**
1. This drawing is subject to Copyright & must not be copied or reproduced without consent.
 2. Only figured dimensions only are to be taken from this drawing. DO NOT SCALE FOR CONSTRUCTION PURPOSES.
 3. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
 4. This Drawing should be read in conjunction with all relevant Engineers & Specialists drawings and specifications.
 5. All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
 6. All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
 7. The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
 8. All dimensions are in millimetres unless otherwise stated.
 9. All structural information should be as per the Structural Engineers Design and Specification
 10. The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
 11. Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be informed PRIOR to construction on site.
 12. Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
 13. N.B. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and The Building Regulations 2010 (Building Regulations) as amended by The Building Regulations etc. (Amended) (England) Regulations 2023.



A Section A - External Steps
1:50



3 Fence Profile
1:5

B	Dec 2025	DD	External Lighting Indicated
A	Dec 2025	DD	Updated In Progress/Draft Issue for liaison
Rev	Date	By	Detail

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Client
Vanguard Group Developments (UK3) Limited

Project
Proposed Conversion/Development at:
London Mill, Ashbourne Road, ST13 5AS

Drawing status
RIBA Stage 4 - Technical Design

Drawing title
Proposed Site Setting Out - Rear

Drawing number
25 031 - INC - DR
1293
Revision B

Scale(s)	Date
As indicated @A1	Oct 2025
Drawn	Checked
DD	KM

DRAFT ISSUE / IN PROGRESS

