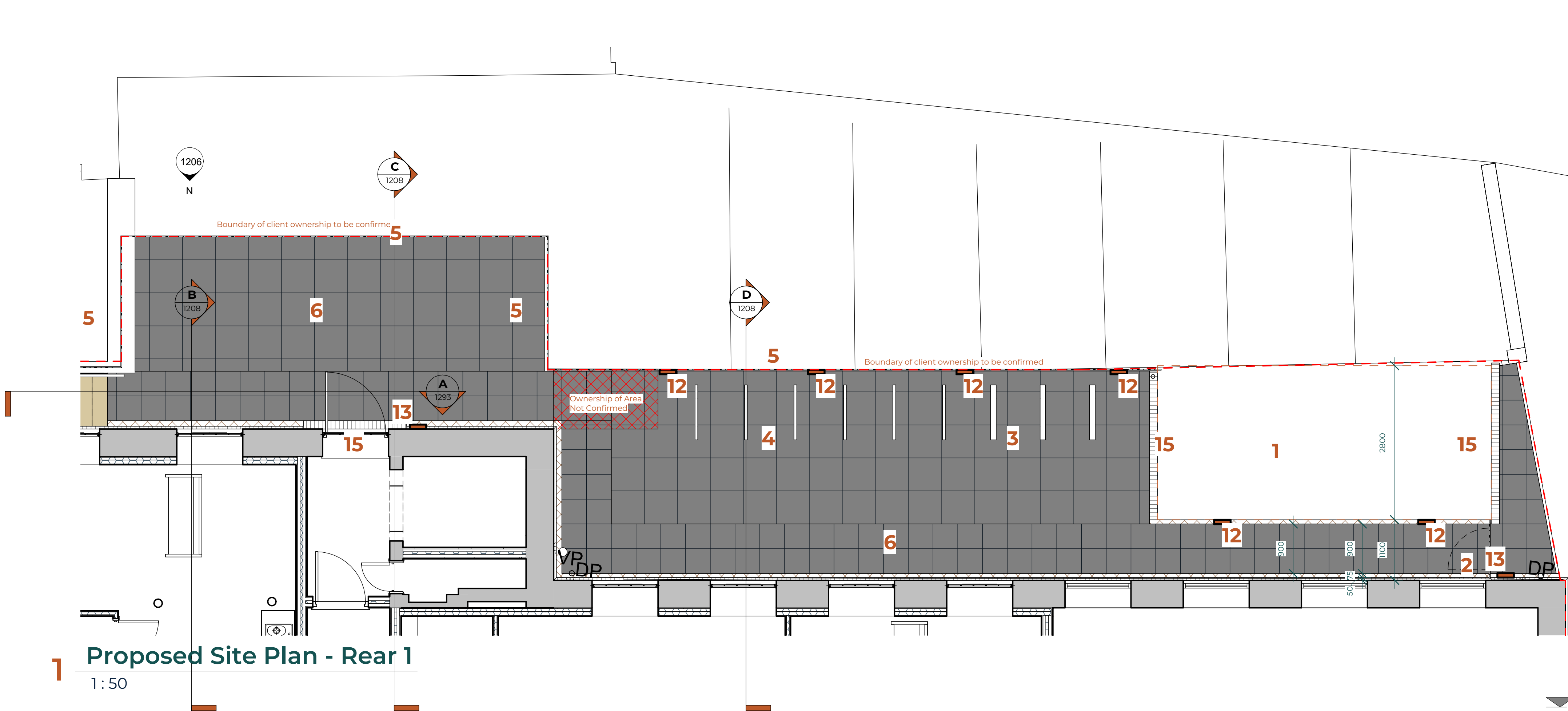
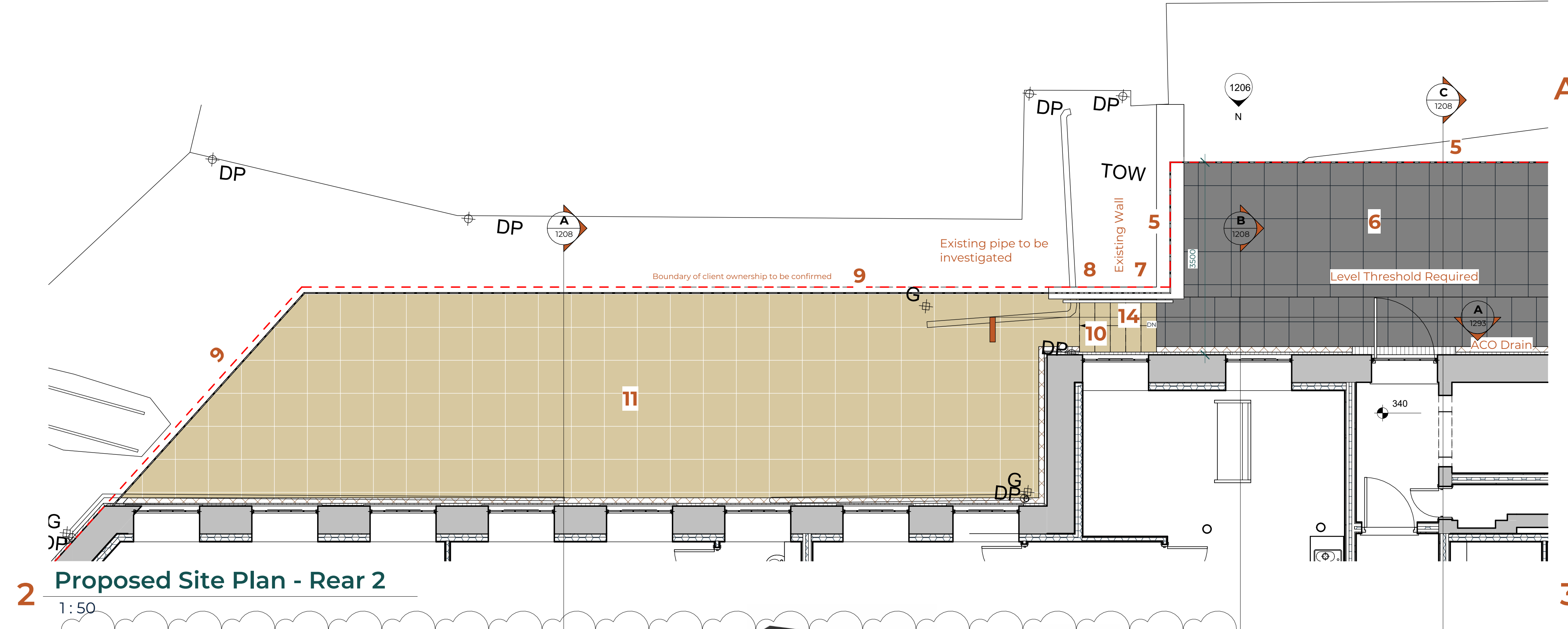




1 Proposed Site Plan - Rear 1
1:50



2 Proposed Site Plan - Rear 2
1:50

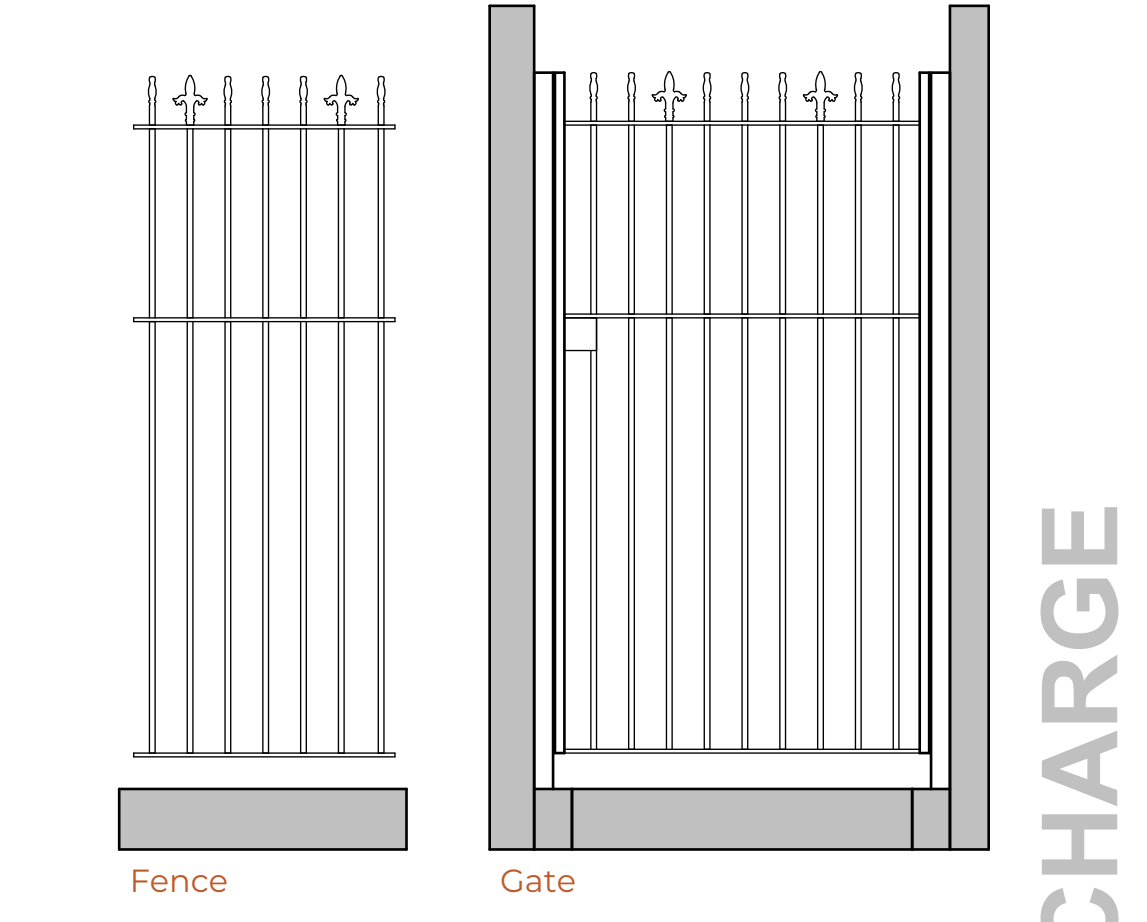


- Proposed Site Plan Notes**
- Specific Notes**
1. New Sub-Station as per detail issued in separate application
 2. 1800mm Iron Railing Gate matching existing iron railings from front of property (painted black) - to be access controlled
 3. 3mo. E-Bike Electric Charging storage hoops
 4. 6mo. Bicycle storage hoops
 5. 1800mm Iron Railing - matching existing iron railings from front of property (painted black)
 6. New paving to be concrete with riven finish
Marshall's Heritage Paving - Heritage® Paving 'Old Yorkstone' or similar.
Use 450x450 slabs to form pathway and 600slabs elsewhere. 100mm Pea shingle to boundary of mill and substation.
 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. 1800mm Iron Railing - matching existing iron railings from front of property (painted black)
 10. New Steps formed between existing levels - steps to be finished with Yard Stone paving. Marshall's Heritage Paving - Heritage® Paving 'Yorkstone' or similar.
 11. Existing Area cleaned up, levelled out and Yard to be finished with York stone paving. Marshall's Heritage Paving - Heritage® Paving 'Yorkstone' or similar. 100mm Pea shingle to boundary of mill.
 12. Low Level lighting for walkway - see image below
 13. External fire escape door lighting - see image below
 14. 900mm Handrail to be on outside face of wall.
Hand Rail to be;
- Ornate Balustrade Railings
- 50 x 12 convex profiled handrail
- 12mm solid round infill bars
- 42mm tubular posts
- Vertical supports at appropriate centres for structural stability
- All welds to be continuous and ground smooth
- Painted external metal finish (minimum primer + 2 coats)
- Colour: Black (RAL 9005) Finish: Satin
- Mechanically fixed to suitable structural substrate
- Fixings to be galvanised or stainless steel
- Installed plumb, level and secure
- Handrails to comply with:
- Approved Document K (height, guarding and safety)
- Approved Document M (where applicable for accessibility)
15. Proposed ACO Drain at Thresholds - to be installed in accordance with manufacturers guidance



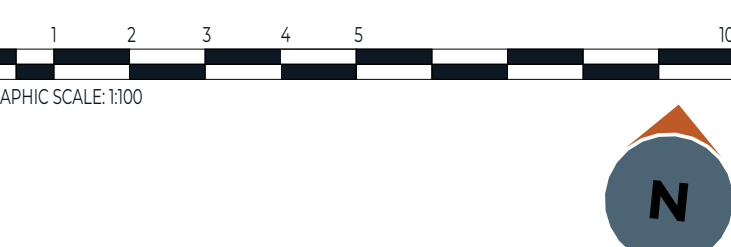
A Section A - External Steps
1:50

Approx Existing Fencing Profile to matched with heights adjusted accordingly



3 Wall/Fence/Gate Profile
1:20

- 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 & Specialist's drawings and specifications. All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
 5. 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.
 6. The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
 7. All dimensions are in millimetres unless otherwise stated.
 8. All structural information should be as per the Structural Engineers Design and Specification
 9. 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.
 10. 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.
 11. 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.
 12. 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.



C	Mar 2026	DD	Detail added in response to Conservation Comments
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 **C**

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

PLANNING DISCHARGE

