+222.50

VEGETATED RETAINING WALL

VEGETATED RETAINING WALL

VEGETATED RETAINING WALL

EXISTING RETAINING WALL

Stone Wall

FENCE

5m hedgerow

FENCE

LP

sheffield cycle hoops

M/C Parking

TURNING HEAD

BIN STORE

LP

EV CHARGER

EV CHARGER

EV EV EV EV

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2

LP

BIN STORE

sheffield cycle hoops

Existing Entrance from A 1/2 Barnsfold

YARD

UNIT C
WAREHOUSE
GIA: 236m2 / 2540sqft
FFL +225.150
GEA: 265m2

WC 1 WC 2 PLANT WC 3 TEAPOINT OFFICE

24 23 22 21

PARKING
24no. bays total

17 18 19 20

3.5m hedgerow

UNIT B
WAREHOUSE
GIA: 1,195m2 / 12,861sqft
FFL +222.150
GEA: 1,424m2

OFFICE

PLANT ROOM

WC 1 WC 2

LP

FENCE

YARD

outline of originally submitted scheme

NO-BUILD ZONE

Set Back Wall

Set Back Wall

RETAINING WALL

RETAINING WALL

access gate

threshold drain + interceptor

LP

NEW BELLMOUTH ENTRANCE

UNIT A
WAREHOUSE
GIA: 199m2 / 2142sqft
FFL +225.150
GEA: 225m2

TEAPOINT

OFFICE

WC 2

PLANT

PLANT

WC 1

YARD

CYCLE STORE

FENCE

Existing Entrance from A 1/2 Barnsfold

Existing Entrance

25m hedgerow

Eaves Level 227.69

Trees to be removed. Refer to tree assessment feedback plan for further details.

Root protection areas. Refer to tree constraints plan for further details.

Soft planting areas to be seeded with a biodiverse lawn. To provide circa 600m2 of modified grassland.

Proposed new trees. Refer to arboricultural planting schedule.

Proposed new species-rich native hedgerow, consisting of: Field Maple, Blackthorn, Hazel, Hawthorn and Dog Rose.

1:250

5 M 25 M

WAINWRIGHTS
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LANDSCAPE MASTERPLAN

ASHBOURNE LANE

Date 26.03.2025
Paper Size A2
Rev H
Job Reference WAC 1813
Drawing No. 2-02

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PLANNING