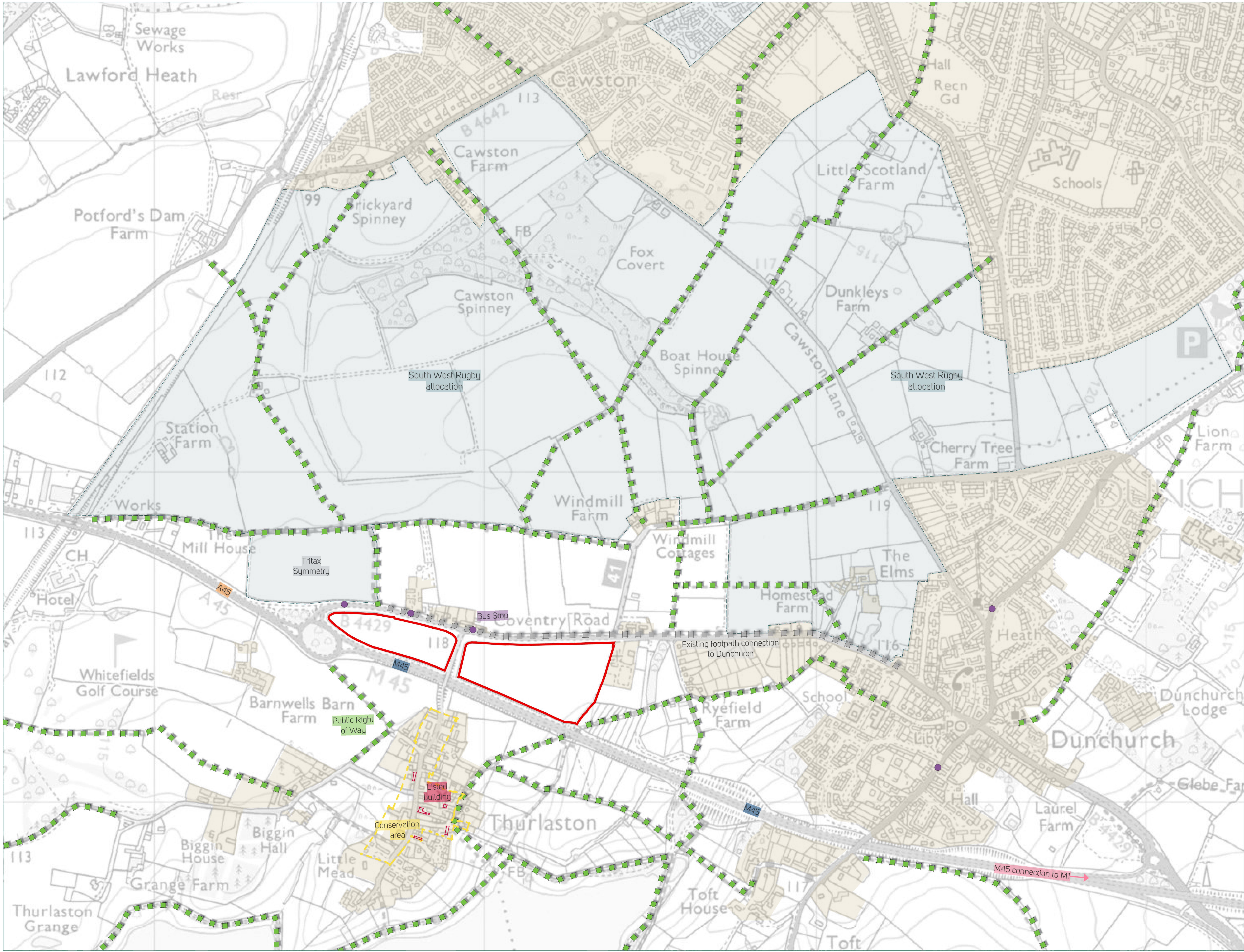


Richborough

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Coventry Road, Thurlaston, Rugby

Drawing Title
Wider Context Plan

Project Code n2189	Drawing Nr 400	Rev
Date 31.01.2024	Drawing Scale 1:5,000 @ A1	



- Key
- Application site boundary
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Open space
 - Indicative building footprint
 - Proposed service yard area
 - Proposed car parking area
 - Public Right of Way
 - Existing footpath links
 - Bus stops



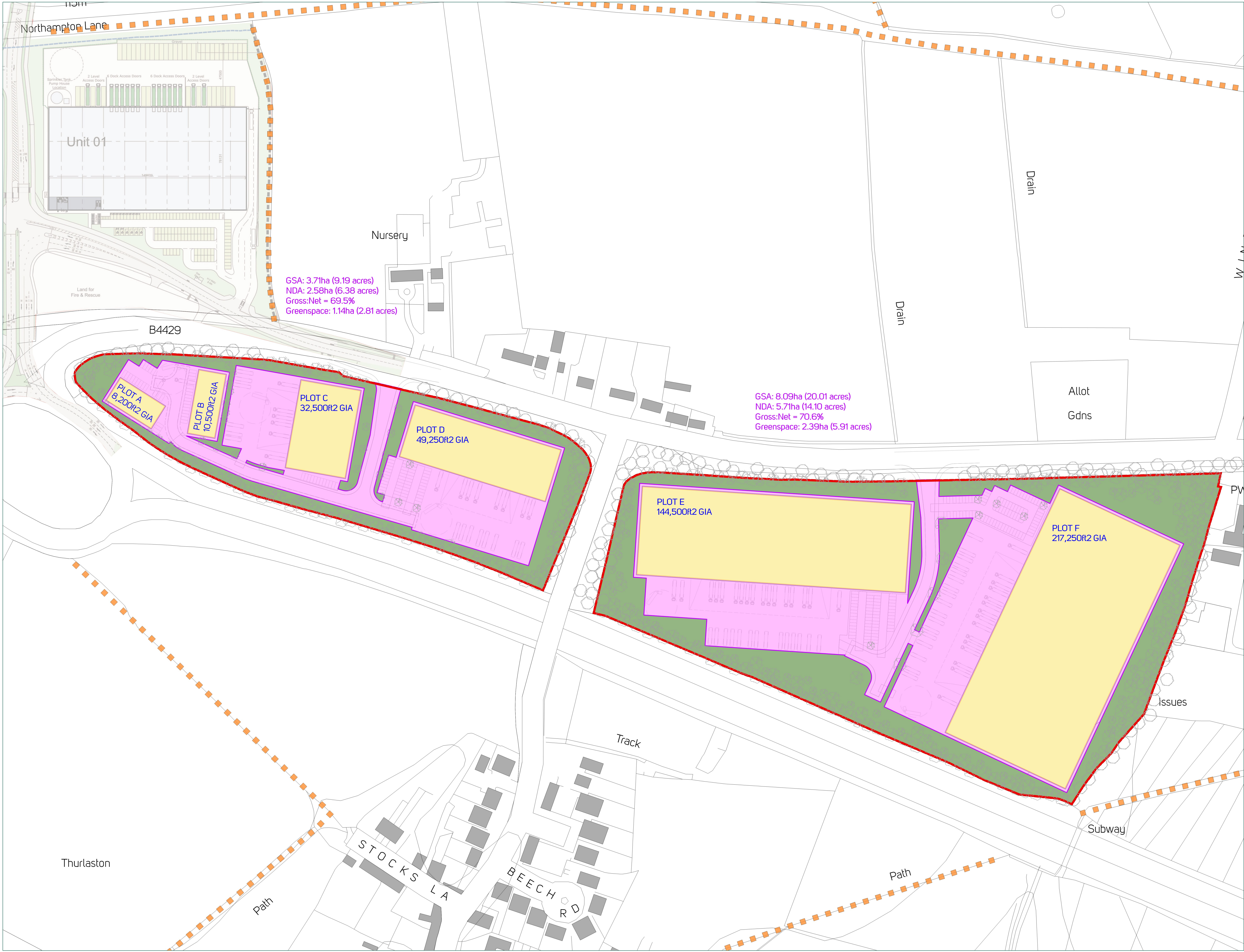
Richborough

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Coventry Road, Thurlaston, Rugby

Drawing Title
Illustrative Layout

Project Code	Drawing Nr	Rev
n2189	008	A
Date	Drawing Scale	
31.01.2024	1:1,250 @ A1	



GSA: 3.71ha (9.19 acres)
 NDA: 2.58ha (6.38 acres)
 Gross:Net = 69.5%
 Greenspace: 1.14ha (2.81 acres)

GSA: 8.09ha (20.01 acres)
 NDA: 5.71ha (14.10 acres)
 Gross:Net = 70.6%
 Greenspace: 2.39ha (5.91 acres)

Key

- Gross Site Area
- Net Developable Area
- Gross Internal Area
- Green space



Richborough

nineteen47

CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
 Coventry Road, Thurlaston, Rugby

Drawing Title
 Indicative Capacity Study

Project Code	Drawing Nr	Rev
n2189	007	A
Date	Drawing Scale	
06.06.2023	1:1,250 @ A1	