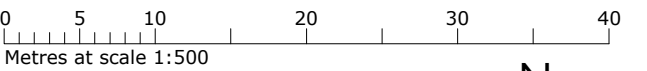


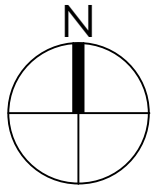
Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

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# FOR PLANNING



| Revision | Date     | Notes                                              |
|----------|----------|----------------------------------------------------|
| B        | 01.12.21 | Site layout amended                                |
| C        | 14.12.21 | Authority boundary added                           |
| D        | 16.02.22 | Boundary updated as requested by Planning Officer. |
| E        | 12.04.22 | Secure cycle storage areas added.                  |
| F        | 07.08.23 | Plot 10 revised. Rooflights removed (Plot 12).     |
| G        | 31.10.23 | Note added to hedgerow at entrance                 |



## Area Schedule

| CON TYPE      | PLOT NO. | GIA*                                     |
|---------------|----------|------------------------------------------|
| Con 1         | Plot 14  | 129.7m <sup>2</sup> /1396ft <sup>2</sup> |
| Con 2         | Plot 15  | 111.9m <sup>2</sup> /1204ft <sup>2</sup> |
| Con 3         | Plot 11  | 152.6m <sup>2</sup> /1643ft <sup>2</sup> |
| Con 4         | Plot 12  | 145.6m <sup>2</sup> /1567ft <sup>2</sup> |
| Green Acres   | Plot 13  | 146.1m <sup>2</sup> /1573ft <sup>2</sup> |
| The Cottage   | Plot 16  | 227.1m <sup>2</sup> /2444ft <sup>2</sup> |
| The Farmhouse | Plot 17  | 336.7m <sup>2</sup> /3624ft <sup>2</sup> |

\* Excludes garages.

## Site Key:

- The proposed houses (Plots 1 - 10) belong to a separate planning application.
- Objects / Trees to be removed
- Root Protection Area (RPA)  
As per NJC Surveys Tree Survey Schedule May 2021
- Proposed Tree
- High (A) Category Tree and Groups  
As per NJC Surveys Tree Survey Schedule May 2021
- Moderate (B) Category Tree and Groups  
As per NJC Surveys Tree Survey Schedule May 2021
- Low (C) Category Tree and Groups  
As per NJC Surveys Tree Survey Schedule May 2021
- Unsuitable (U) Category Tree and Groups  
As per NJC Surveys Tree Survey Schedule May 2021

Site plan based on topographical survey undertaken by NJC Surveys in April 2021 and Tree Survey by As per NJC Surveys Tree Survey Schedule in May 2021

Possible location for secure cycle storage.  
Area 1.9m x 2.2m (4.2m<sup>2</sup>)

# STANIFORTH

## ARCHITECTS

## Proposed Site Plan

|                                                            |                                                                            |                                                                |
|------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------|
| The Warehouse<br>1A Staniforth Street<br>Leicester LE1 6NL | Drawing Status:<br>Cad Reference:<br>Drawn:<br>Checked:<br>Date:<br>Scale: | Planning<br>1612-P01<br>AM<br>VS, LS<br>14-07-2021<br>1:500@A2 |
|------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------|

| Project No. | Drawing No. | Revision |
|-------------|-------------|----------|
|-------------|-------------|----------|

Barons Park Farm  
Kirby Muxloe

1612(C) P02 G