

SCALE 1:500 @ A3

	No. bedrooms / Persons	Proposed GIA (sqm)
HOUSE A	5B-8P	196.8 sqm
HOUSE B	3B-6P	126.7 sqm
HOUSE C	3B-4P	85.2 sqm
HOUSE D	4B-8P	168.4 sqm
HOUSE E	4B-8P	133.7 sqm

Proposed vehicular
turning head and access
to Building 1, 2 and field
entrance.

All proposed boundary
box hedging / low shrubs
to be no higher than
600mm.

Existing public
right of way
retained.

Proposed timber bin
store, bike store and
electric vehicle
charging point shown
on each plot.

All proposed dwellings have large private
gardens which exceed policy minimum
requirements. Proposed native hedgerow to
the field behind to increase biodiversity on
site and in line with Hinckley & Bosworth
Borough Council The Good Design Guide
• 2020 SPD garden boundary treatments and
new native trees to be planted.

Existing brick built Buildings 4 and 6 (Houses
B and D) retained and converted to
residential dwellings. Class Q scheme
already approved to convert Building 4
(House D) into a residential dwelling and a
further 2 residential dwellings. Ref:
25/00198/P3CQ.

Existing Buildings 3 and 5 to be demolished
entirely and replaced with 2No. smaller
residential dwellings (Houses C & E) with
less overall building footprint than existing.

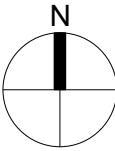
Building 7 to be demolished.

Existing vehicular access retained.

Outline planning permission GRANTED
09/10/23 for replacement farmhouse (all
matters reserved) with detailed design now
included within this application. Ref:
23/00791/OUT.

Existing boundary wall setback to create
pedestrian path to connect to main village
footpaths. Proposed stone/brick wall to
match existing and re-use stone where
possible. This connects the proposed
development to the existing village footpaths.

Note: Any landscaping, planting or garden
walling within ADL Traffic visibility splay to be
a maximum of 600mm high.



General notes:

1. Contractor to check all dimensions on site
prior to production of any shop drawings,
fabrication and commencement on site.
2. Drawings to be read in conjunction with
full set of drawings, schedules,
specifications and information from
Structural Engineer and other Consultants.
3. All work to comply with current Building
Regulations and all relevant regulations.
4. Contractor to refer all discrepancies to
Architect.
5. Tender documentation for costing
purposes only. Unless marked 'For
Construction' drawings should not be used
for construction.
6. All building materials and products to be
installed to manufacturer's
recommendations.

D	03.12.25	ROW updates
C	15.10.25	Issued to Planning Consultant
B	07.07.25	Updates issued to Client
A	27.06.25	Draft issued to Client
-	26.06.25	Draft issued to Client

rev	date	note
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PLANNING

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project
RED HOUSE FARM
RATCLIFFE CULEY
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CV9 3NY

drawing
PROPOSED SITE PLAN

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MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS
GIVEN ARE TO BE VERIFIED ON SITE BY THE RESPONSIBLE CONTRACTOR. DO NOT SCALE
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scale	dwg no	rev
1:500@A3	240-302	D