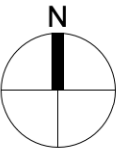




SCALE 1:500 @ A3

	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	138.2 sqm



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.

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.

F	14.05.26	Update to Planning
E	27.03.26	Updates to Planning
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

PLANNING

PK PORTFOLIO ARCHITECTS

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project
RED HOUSE FARM
RATCLIFFE CULEY
ATHERSTONE
CV9 3NY

drawing
PROPOSED SITE PLAN

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scale	dwg no	rev
1:500@A3	240-302	F