

Site Location Plan
Boots Farm, Straight Mile, Bourton



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Schedule of Accommodation

All areas are gross external

Building 1	971 sq.m.
Building 1A - New	661 sq.m.
Building 2	450 sq.m.
Building 3	978 sq.m.
Building 4	113 sq.m.
Building 5	96 sq.m.
Building 6	550 sq.m.
Building 7	210 sq.m.
Building 8	1,416 sq.m.
Building 11 - New	2,551 sq.m.
Building 12A - New	506 sq.m.
Building 12B - New	506 sq.m.
Building 12C - New	662 sq.m.
Building 12D - New	662 sq.m.
Building 13	113 sq.m.
Building 15	571 sq.m.
Building 16	831 sq.m.
Total	12,353 sq.m.

no. date revision by



aja architects llp
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 aja architects llp is a limited liability partnership registered in England No. OC326721
 client

Mitchell Potatoes Ltd

project
 Boots Farm Business Park
 Straight Mile
 Rugby

drawing
 Proposed Site Context Plan
 Option 3

scale 1:1250@A1 drawn mjl
 checked mjl date 24/2/16

no
 5838 - 22

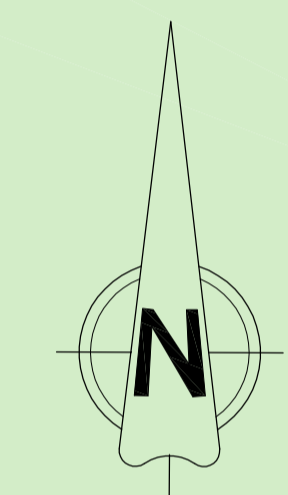
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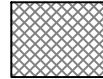
project
 Boots Farm Business Park
 Straight Mile
 Rugby

drawing
 Proposed Site Layout Plan
 Option 3

scale 1:750@A1 drawn mjl
 checked mjl date 24/2/16

no.
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REV	DESCRIPTION	DRAWN	INITIALS	DATE

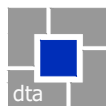


Existing access road to be widened to 5.5m in accordance with the requirements of WCC.

111.9m

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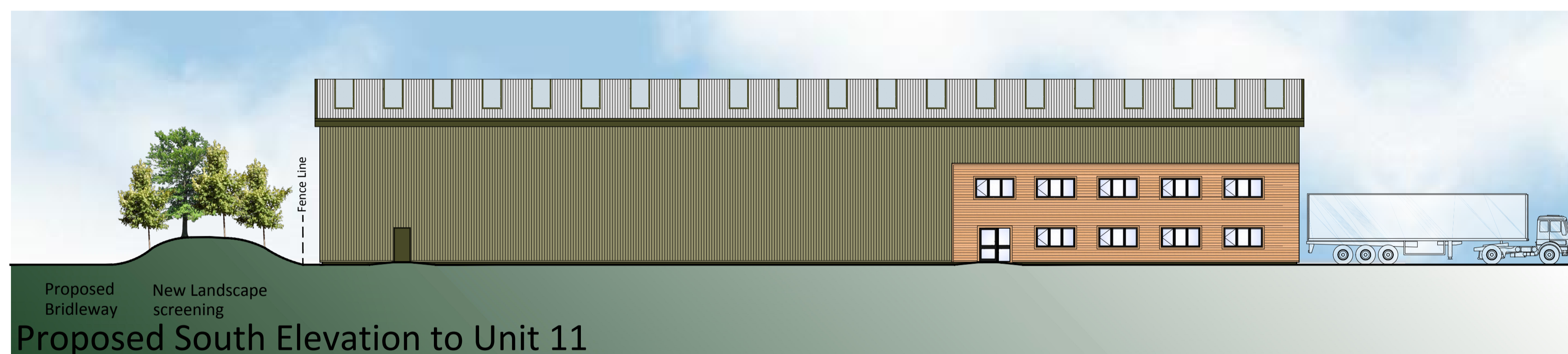
david tucker associates
transport planning consultants

Forester House, Doctors Lane,
Henley-in-Arden
Warwickshire B95 5AW
Tel: +44(0)1564 793598
Fax: +44(0)1564 793983
www.dtatransportation.co.uk

JOB TITLE		17301 : BOOTS FARM		CLIENT		MITCHELLS	
DRAWING TITLE							
BOOTS FARM BUSINESS PARK							
PROPOSED ACCESS WIDENING							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1:1000@A4	DN	DEC 16	17301-01	A			



Proposed East Elevation to Unit 11



Proposed South Elevation to Unit 11



Proposed West Elevation to Unit 11

no.	date	revision	by
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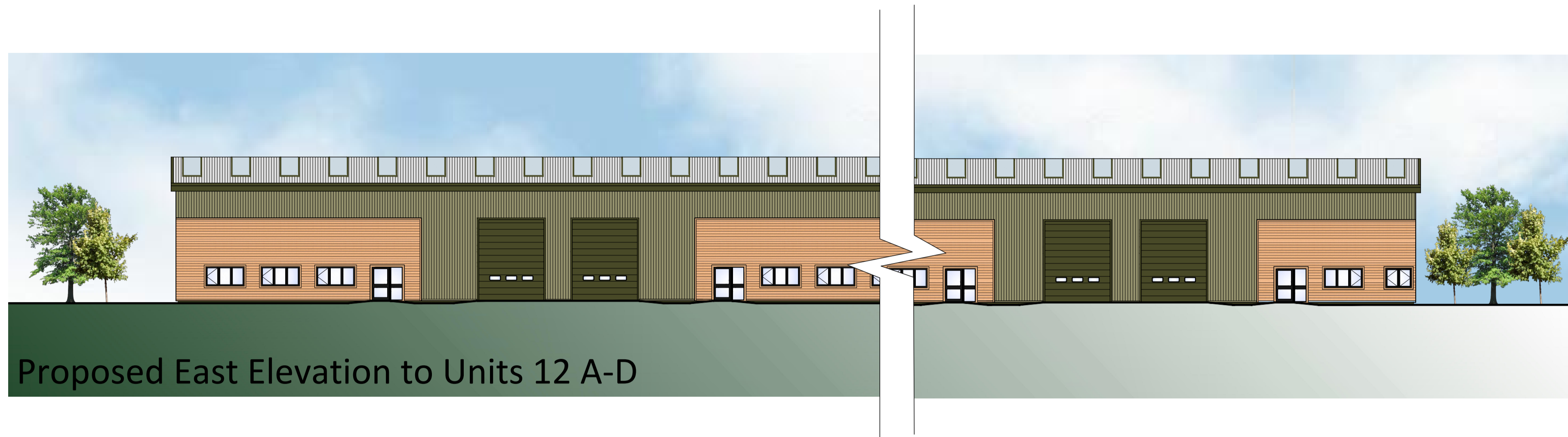
project
 Boots Farm Business Park
 Straight Mile
 Rugby

drawing
 Proposed Elevations
 Unit 11

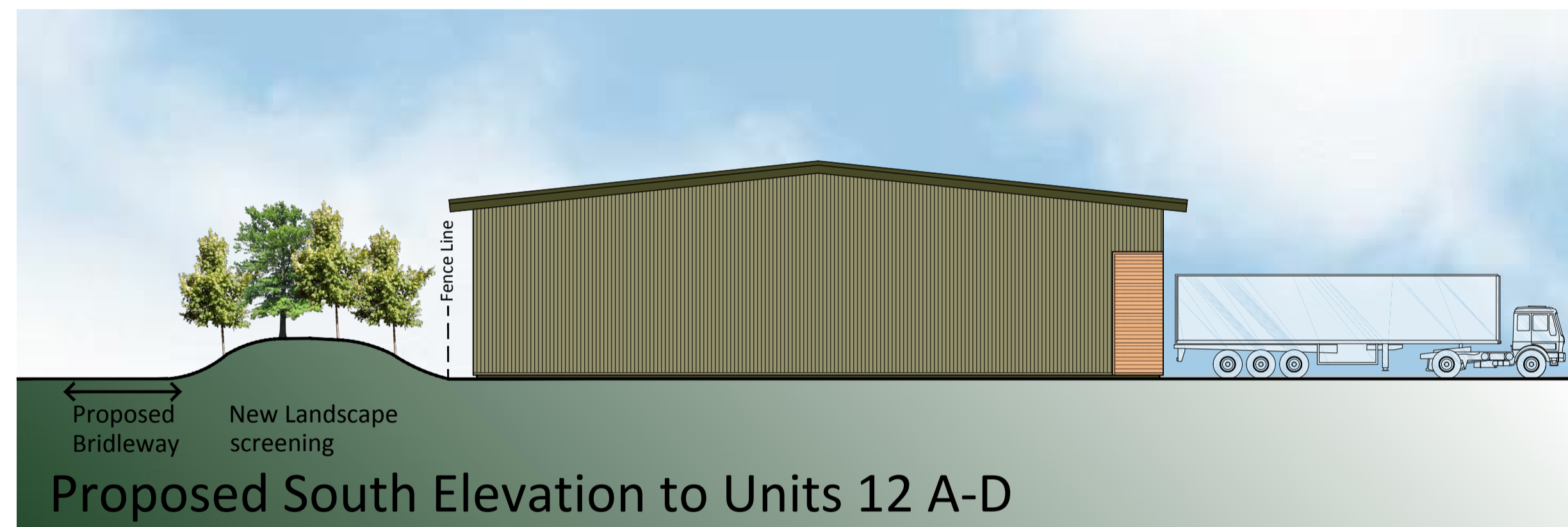
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checked mjl date 29/1/16

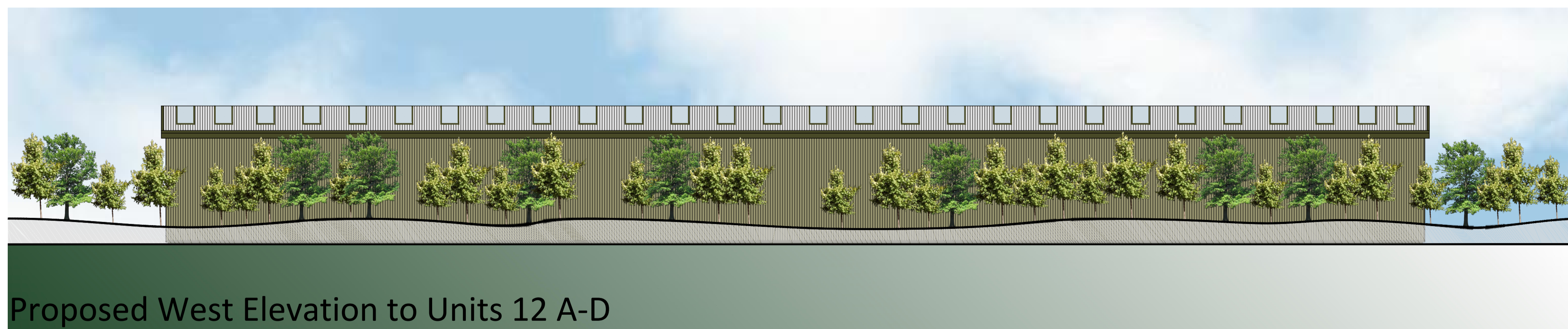
no
 5838 - 20



Proposed East Elevation to Units 12 A-D



Proposed South Elevation to Units 12 A-D



Proposed West Elevation to Units 12 A-D

no.	date	revision	by
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project

Boots Farm Business Park
 Straight Mile
 Rugby

drawing

Proposed Elevations
 Units 12 A - D

scale 1:200@A1 drawn up

checked mjl date 29/1/16

no

Proposed native structure planting consisting of shrub, whip and tree planting to bund slopes to create a high-tensioned degree of separation between the proposals and the wider countryside setting to the west.

PROPOSED NATIVE SHRUB MIX
To a density of 4/m²

- 5% *Cornus sanguinea* - Dogwood
- 20% *Crataegus monogyna* - Hawthorn
- 15% *Ilex aquifolium* - Holly
- 10% *Juniperus communis* - Juniper
- 20% *Prunus spinosa* - Blackthorn
- 5% *Rhamnus cathartica* - Buckthorn
- 10% *Rosa arvensis* - Field Rose
- 5% *Ulex gallii* - Western Gorse
- 10% *Viburnum opulus* - Guelder Rose

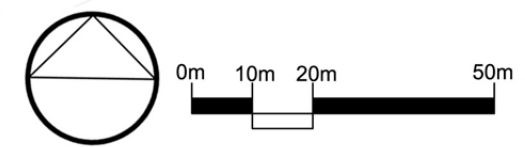
PROPOSED NATIVE HEDGE MIX
Or similar approved.
Double Staggered Row,
4 per linear meter

- 20% *Acer campestre* - Field Maple
- 10% *Corylus avellana* - Hornbeam
- 25% *Crataegus monogyna* - Hawthorn
- 15% *Ilex aquifolium* - Holly
- 15% *Ligustrum vulgare* - Privet
- 15% *Viburnum opulus* - Guelder Rose

PROPOSED TREES

- Acer campestre* - Field Maple
- Betula pendula* - Silver Birch
- Carpinus betulus* - Hornbeam
- Corylus avellana* - Hazel (whip)
- Malus sylvestris* - Crab Apple (whip)
- Prunus avium* - Cherry (whip)
- Quercus robur* - English Oak
- Sorbus aria* - Whitebeam (whip)
- Sorbus aucuparia* 'Sheerwater Seedling' - Mountain Ash (whip)
- Tilia x europaea* - Common Lime

NOTES:
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Key:

- Existing Vegetation to be Retained
- Proposed Tree Planting
- Proposed Native Hedgerow
- Proposed Native Woodland Thicket Planting to Consist of Shrubs and Whips
- Proposed Wildflower Mix
- Proposed Bridleway Diversion
- Existing Bridleway
- Proposed Public Right of Way Diversion



NOTE: Proposals to include additional tree and hedgerow planting along the site frontage adjacent to Straight Mile. Planting to comprise a native hedgerow mix, and 6no. *Quercus robur* (English Oak) advanced nursery stock trees.

C	21.12.16	Additional Planting	SLB
B	16.6.16	Scaled	SLB
A	25.5.16	Diverted PRoW	SLB
REV	DATE	NOTE	DRAWN
			CHK'D

aspect landscape planning

TITLE
Boots Farm Business Park, Straight Mile, Rugby Landscape Strategy

CLIENT
Mitchell Potatoes Ltd

SCALE	DATE	DRAWN
1:1250@A3	FEB 2016	SLB
DRAWING NUMBER		REVISION
5756 / ASP3		C

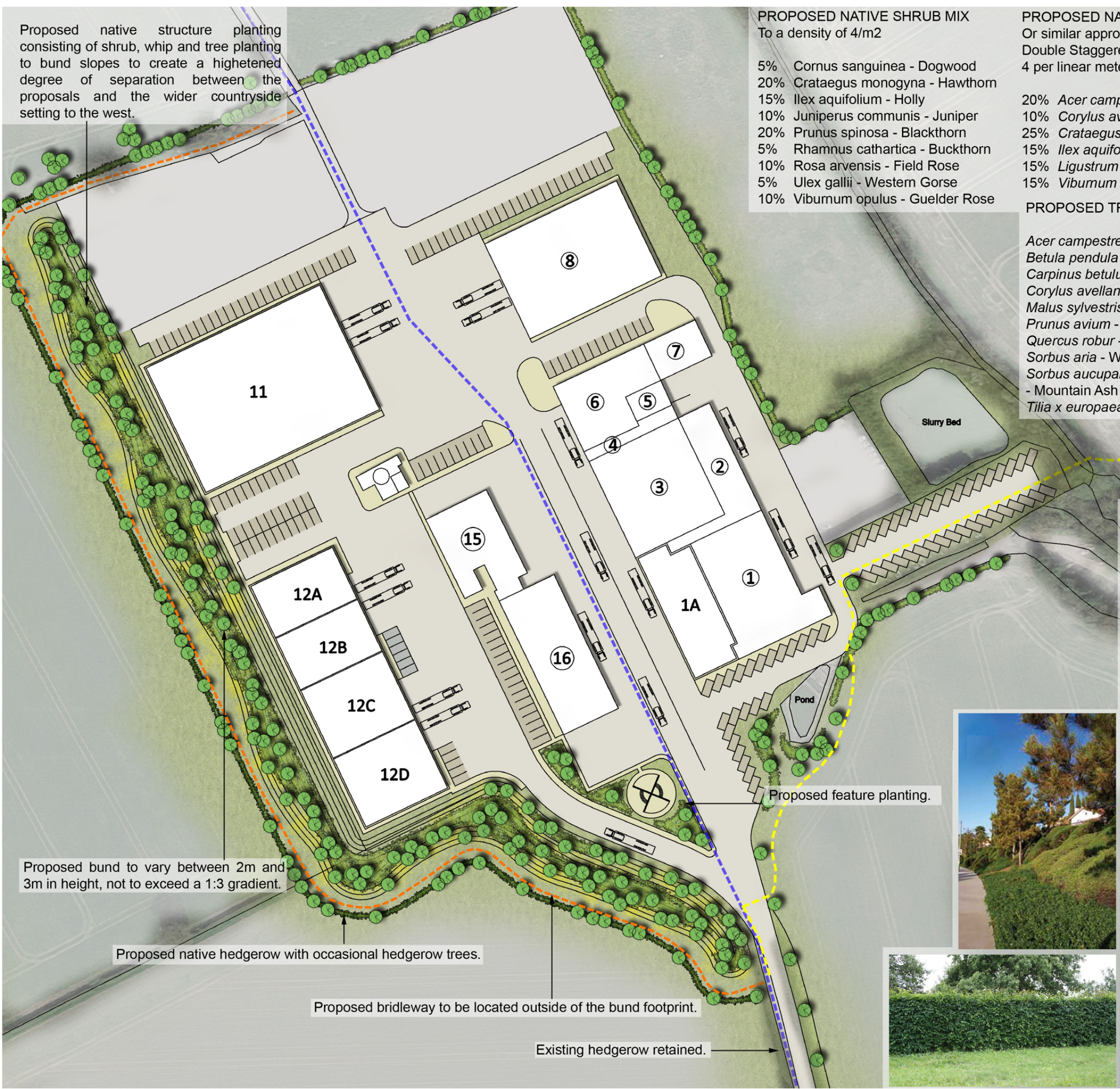
Proposed bund to vary between 2m and 3m in height, not to exceed a 1:3 gradient.

Proposed native hedgerow with occasional hedgerow trees.

Proposed bridleway to be located outside of the bund footprint.

Existing hedgerow retained.

Proposed feature planting.



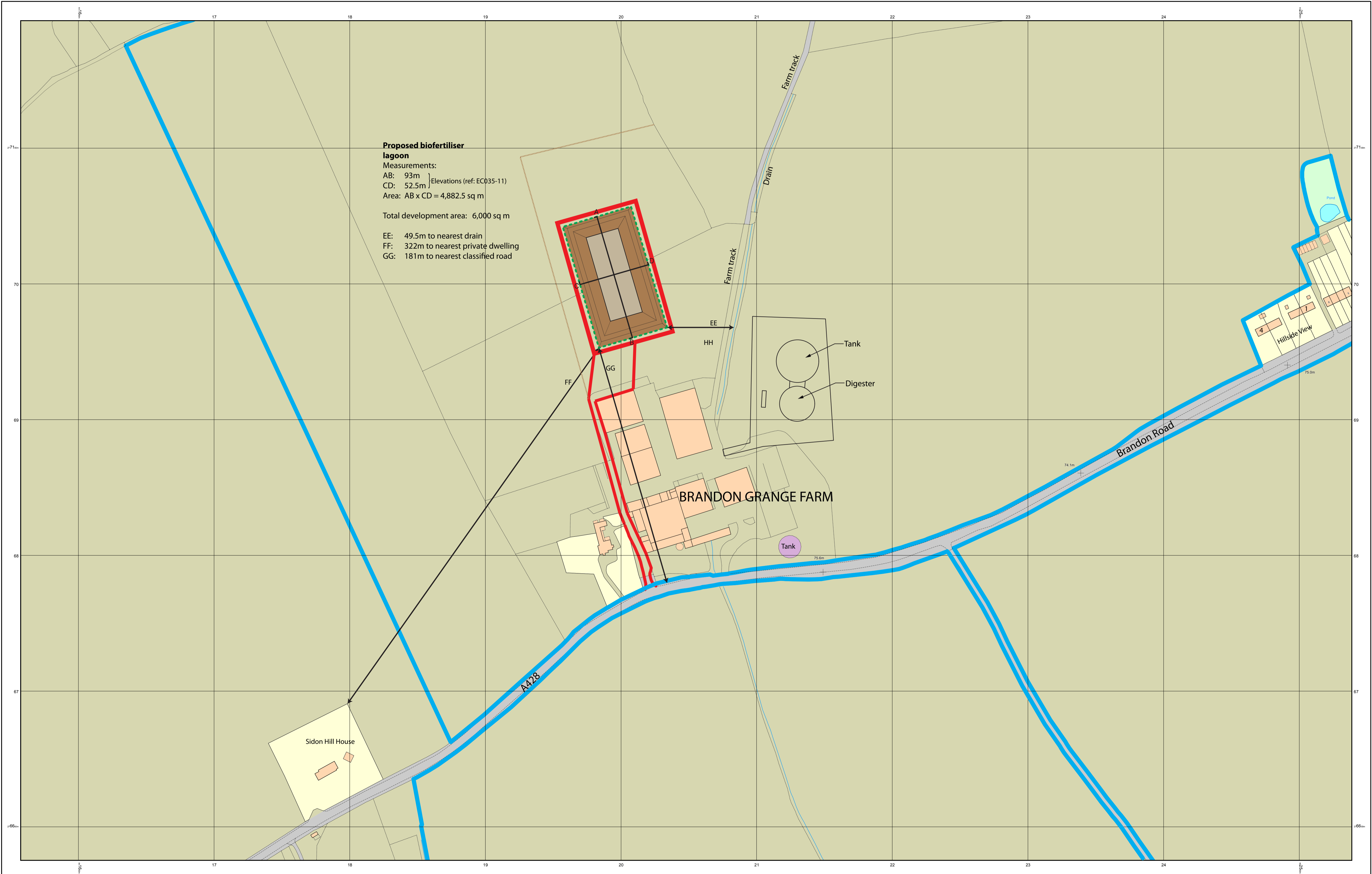
Legend

- Site development (6,000 sq m)
- Applicant's land boundary
- - - Stock proof safety fence
- - - New field boundary







250m

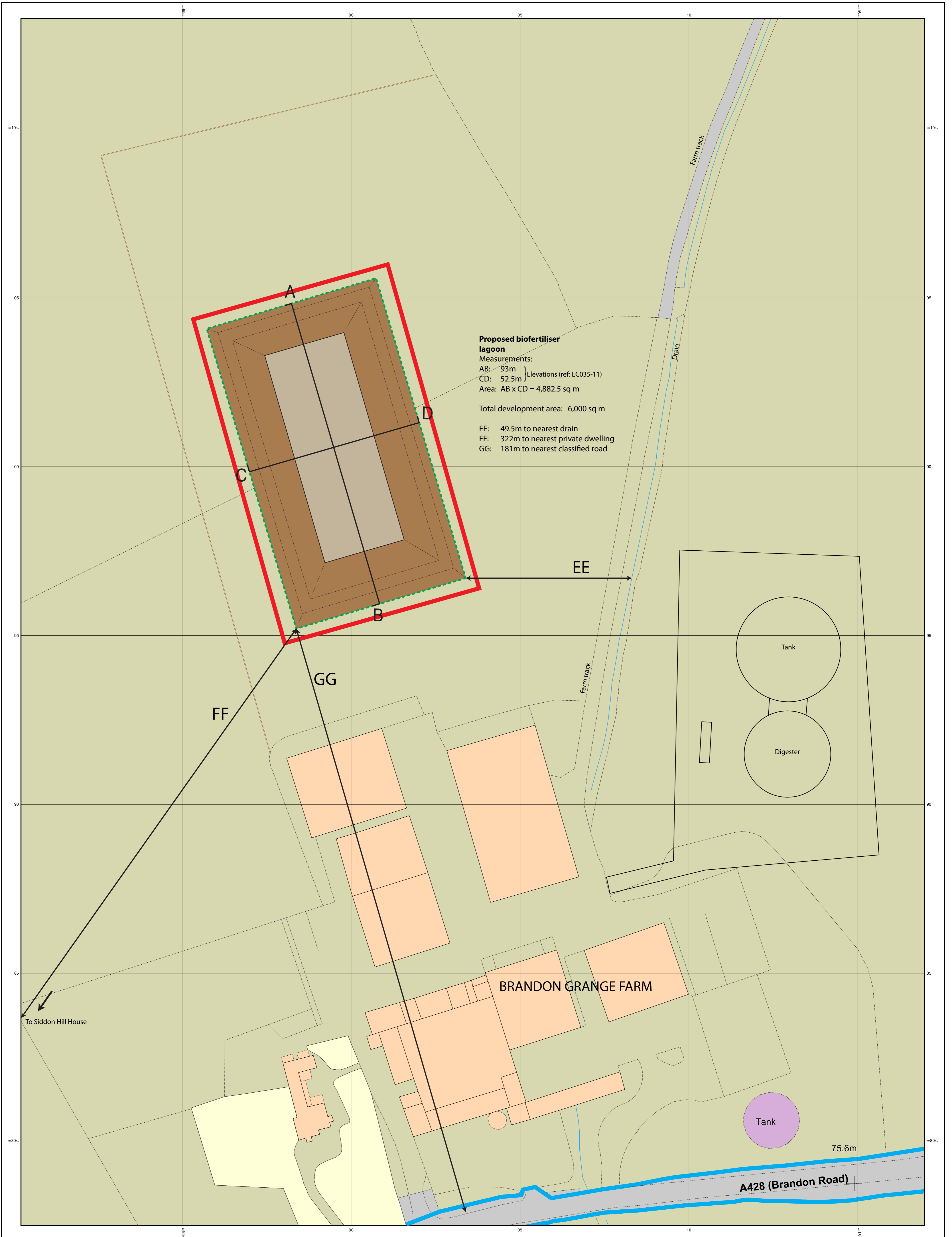
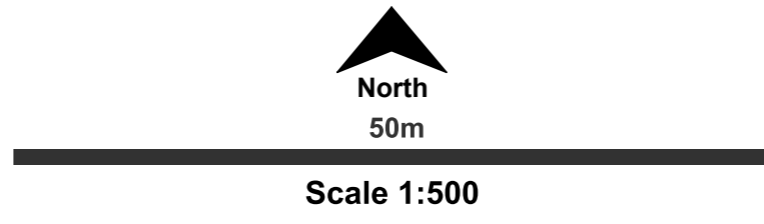
Scale 1:1250



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 Serial No: 111334
 Centre Coordinates: 442048, 276885
 Production Date: 15/03/2017 10:28:45

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	Scale: 1:1250 @ A1
	Title: Location Plan
	Date: 15/03/2017
Drawn by: L Ward	Version: 2.0

Legend	
	Site development (6,000 sq m)
	Applicant's land boundary
	Stock proof safety fence
	New field boundary




Proposed biofertiliser lagoon
 Measurements:
 AB: 93m } Elevations (ref: EC035-11)
 CD: 52.5m }
 Area: AB x CD = 4,882.5 sq m

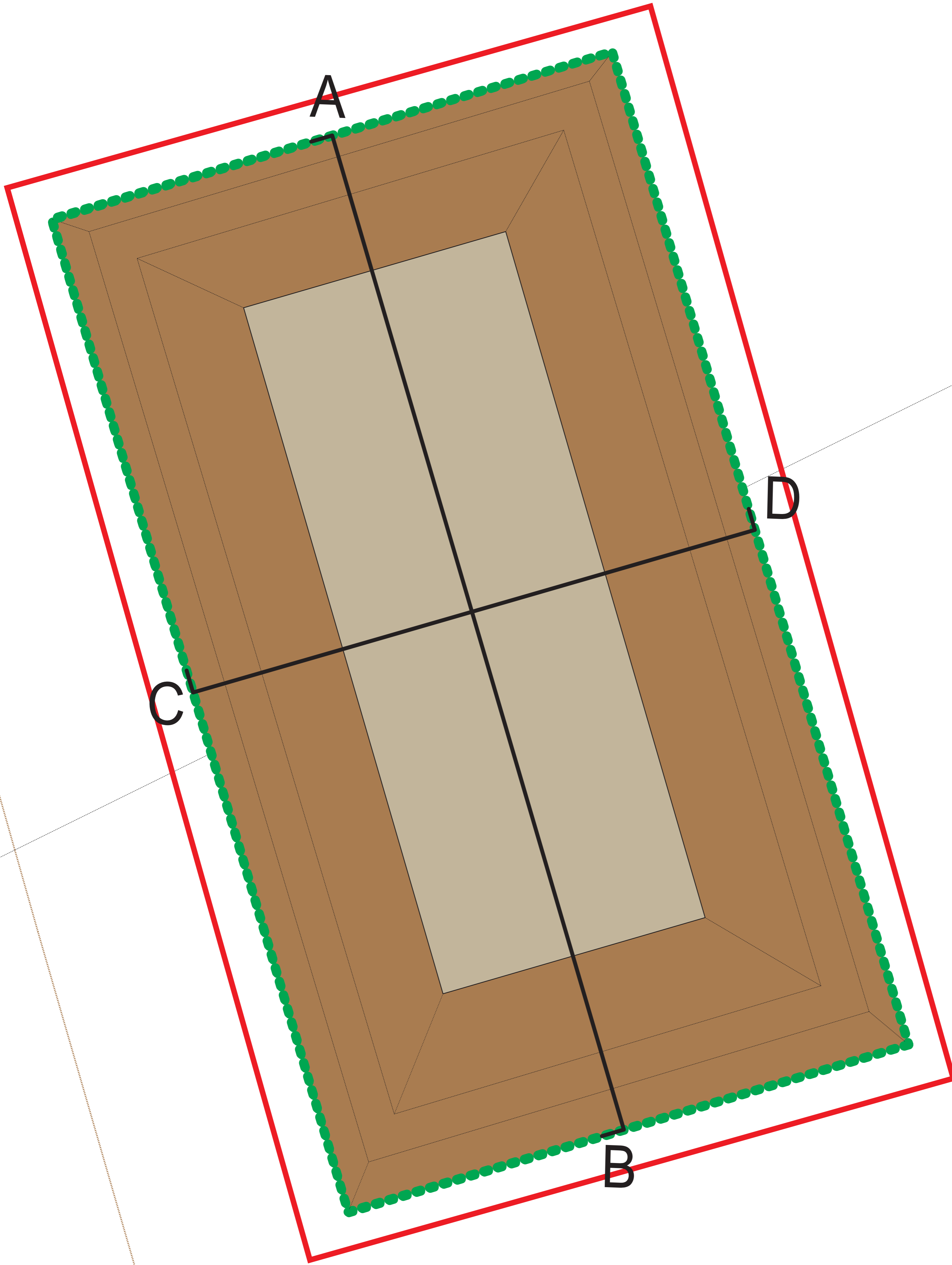
Total development area: 6,000 sq m

EE: 49.5m to nearest drain
 FF: 322m to nearest private dwelling
 GG: 181m to nearest classified road

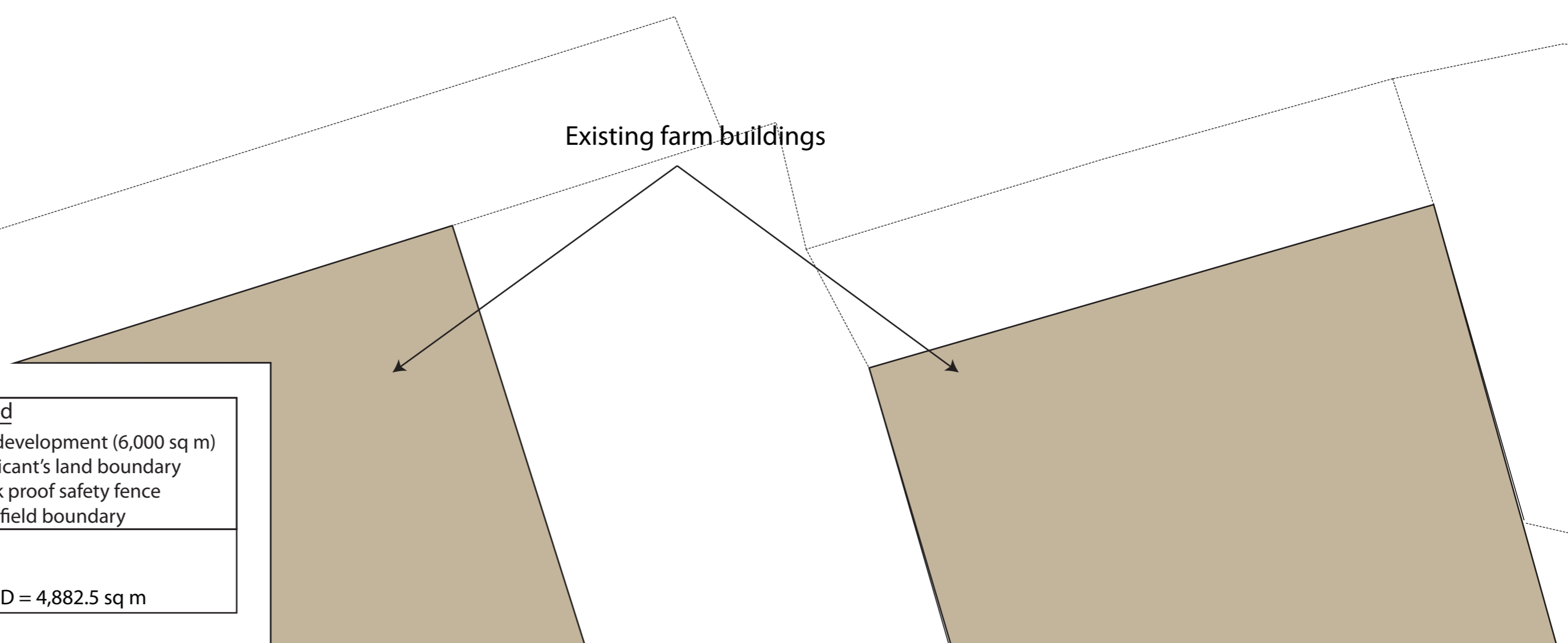
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 Serial No: 111335
 Centre Coordinates: 442036, 276954
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 Drg No: ChanningLG01
 Production Date: 18/01/2017

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	Scale: 1:500 on A1 (Portrait)
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	Date: 15/03/2017
	Drawn by: L.Ward
	Version: 1.0

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Existing farm buildings

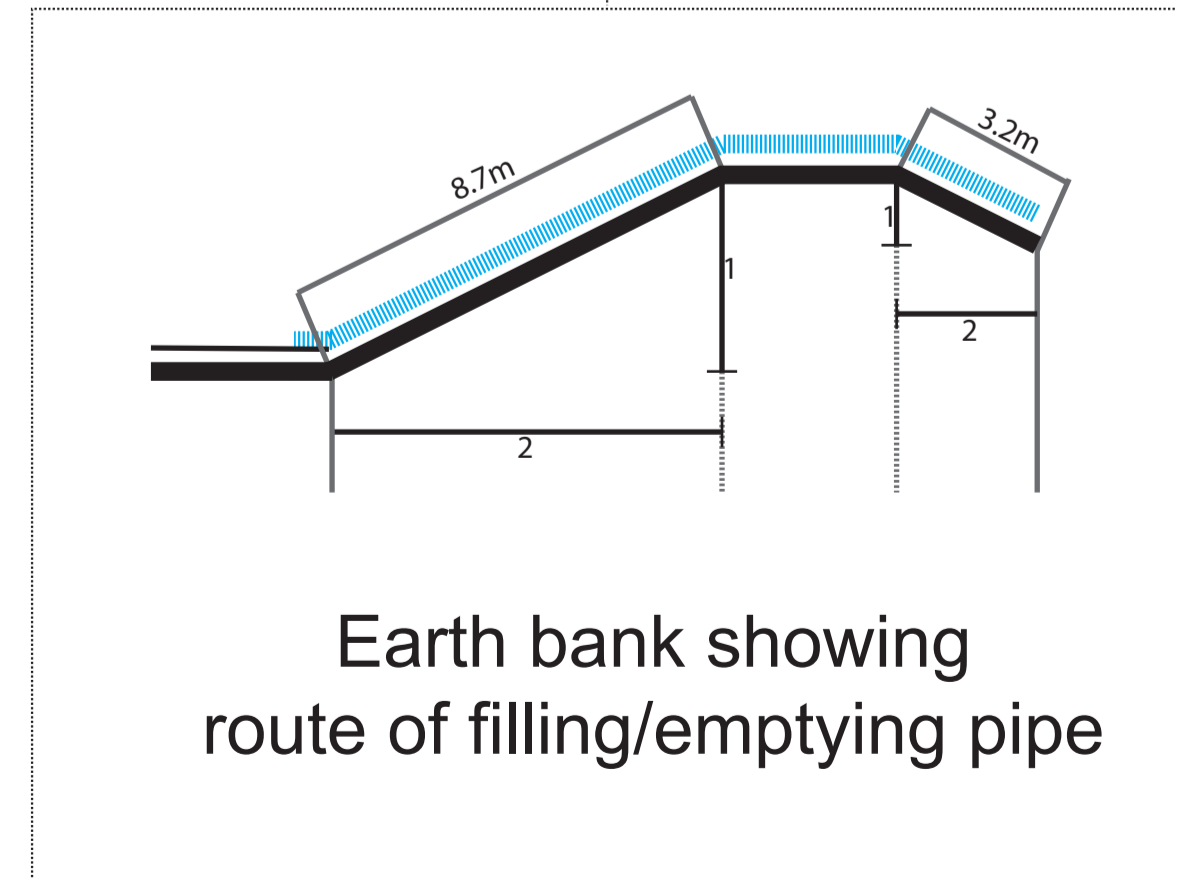
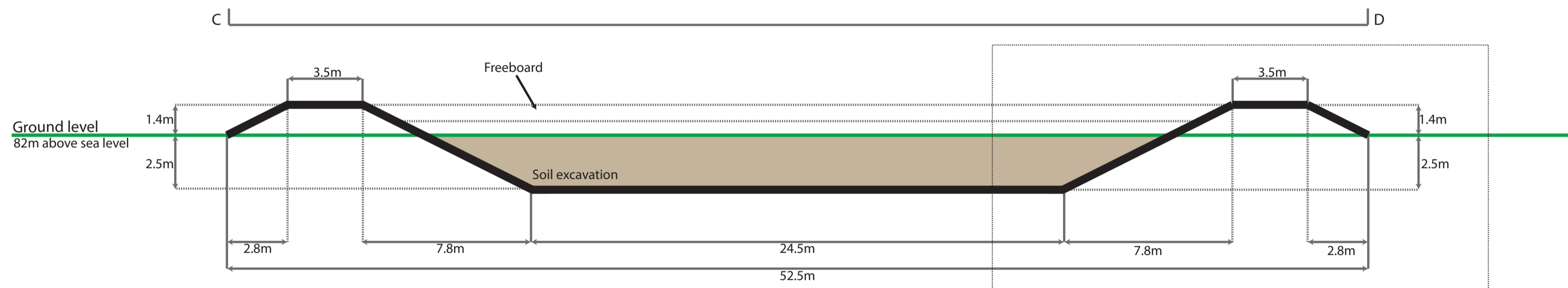
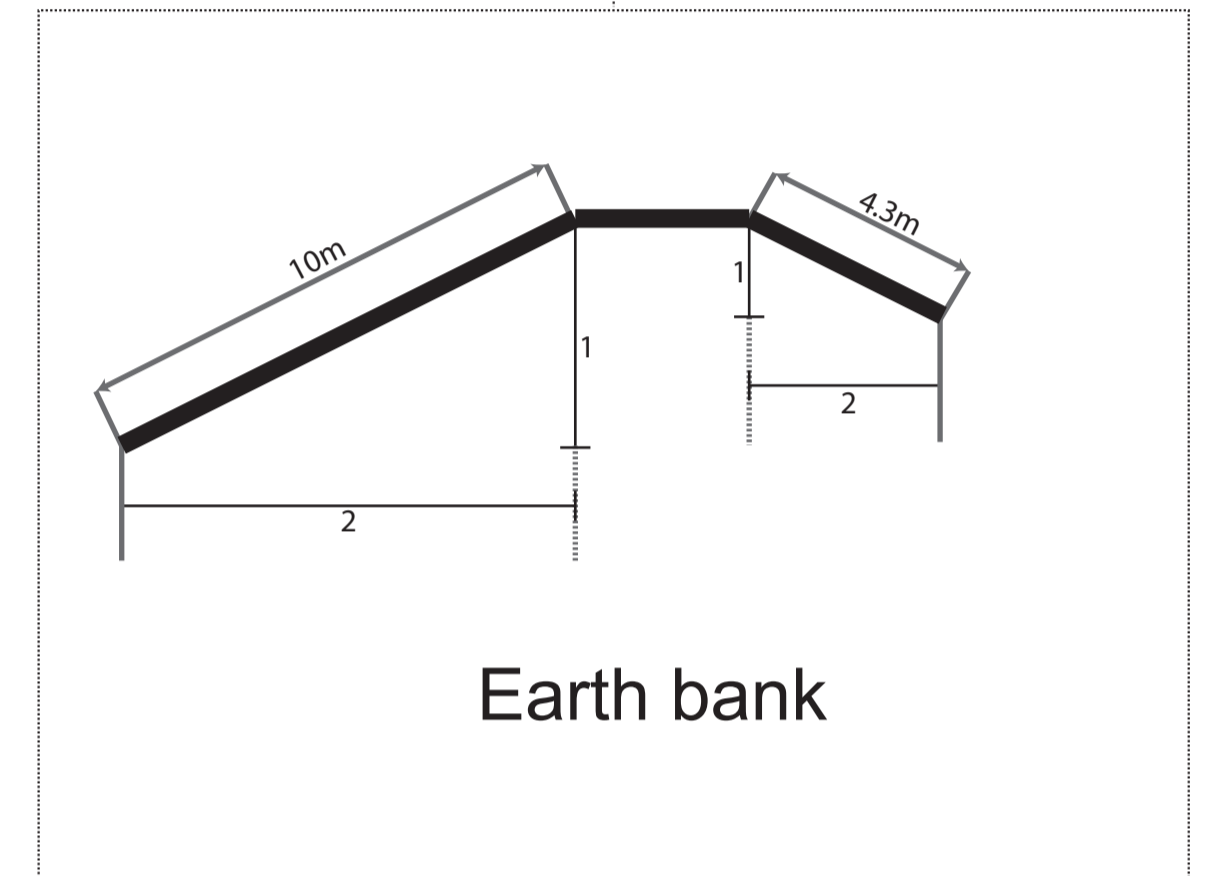
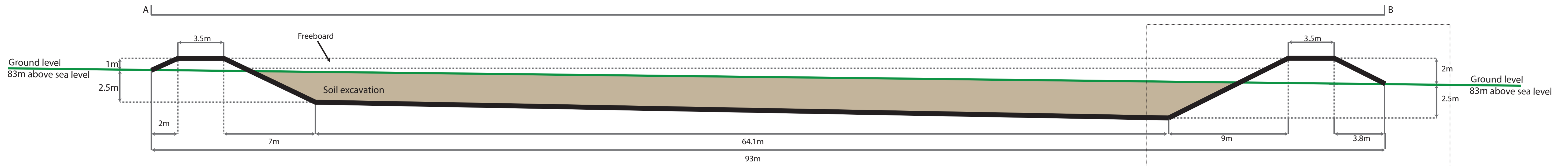


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 Tel: 01845 595017
 Email: info@greenvane.co.uk

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 Drawn by: L Ward
 Version: 1.0

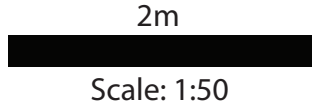
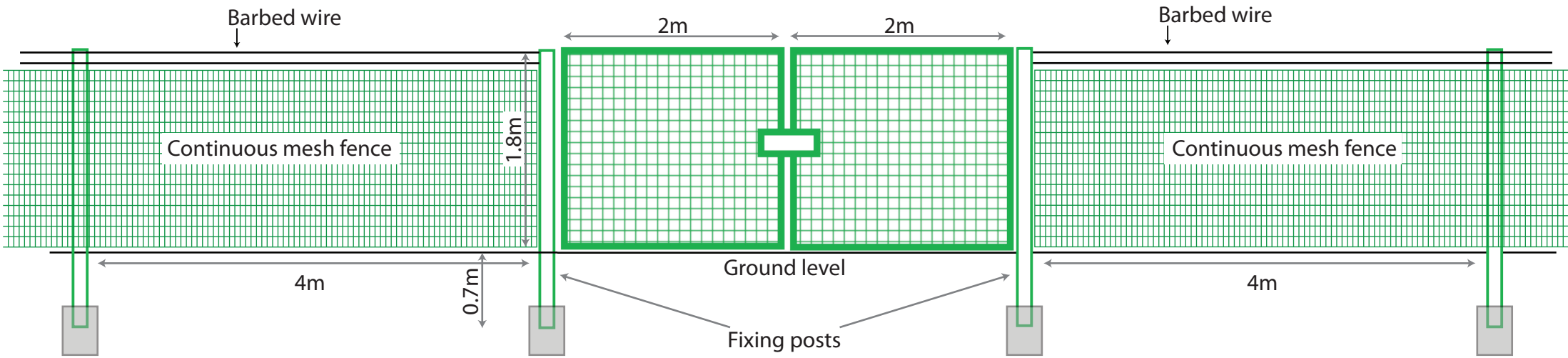
Legend	
	Site development (6,000 sq m)
	Applicant's land boundary
	Stock proof safety fence
	New field boundary
AB: 93m	
CD: 52.5m	
Area: AB x CD = 4,882.5 sq m	


Lagoon design supplied by: Land & Waterscapes
 Drg No: ChanningLG01Sections
 Production Date: 27/02/2017

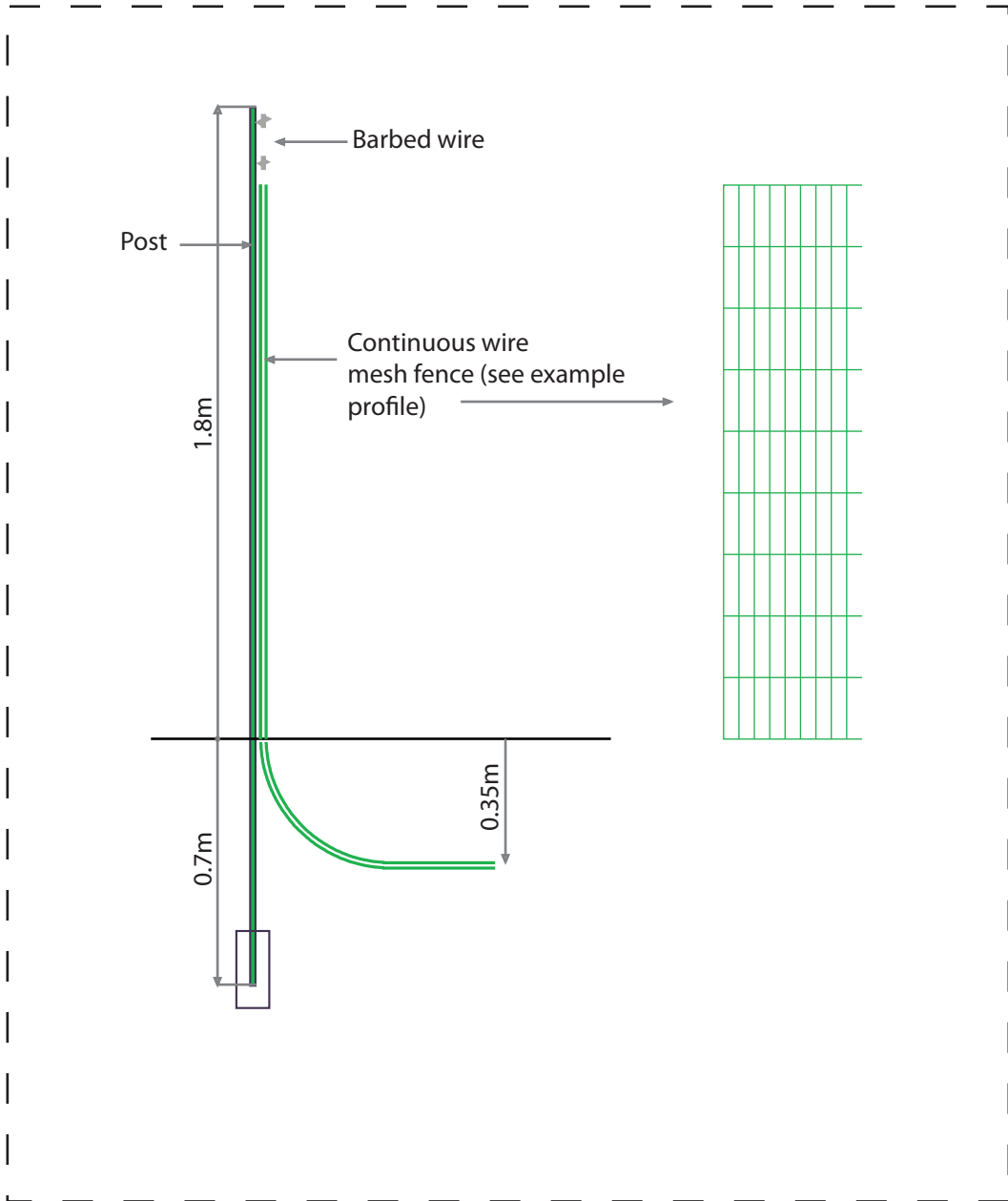


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	Drawn by:	L Ward
	Version:	1.0

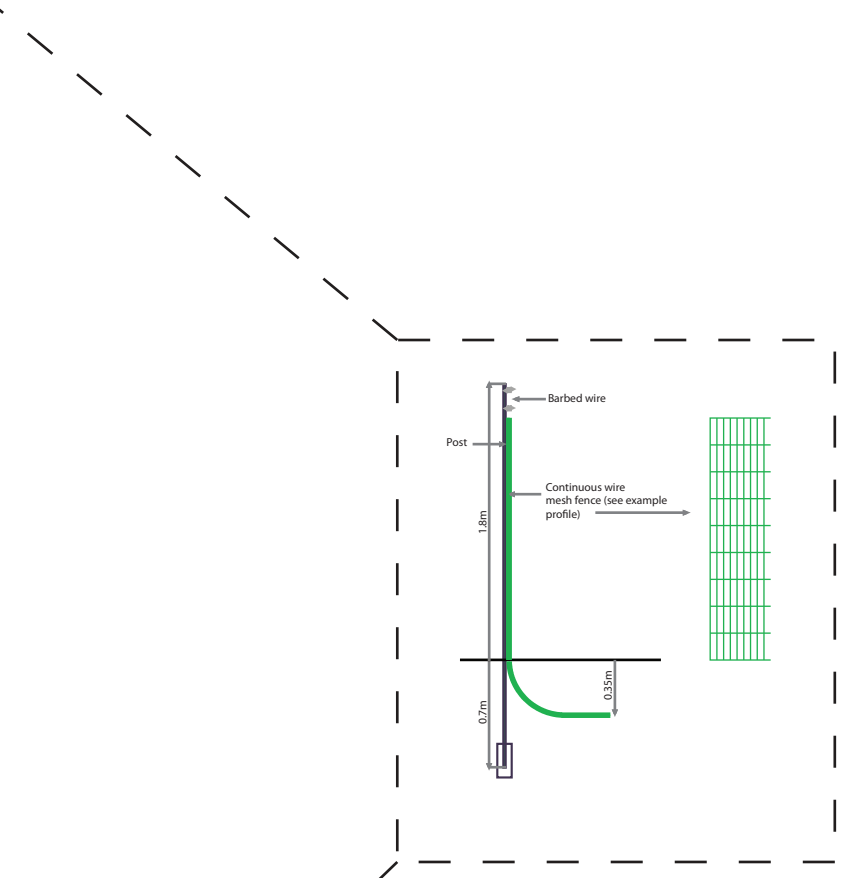
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 Lagoon design supplied by: Land & Waterscapes
 Drg No: ChanningLG01Sections
 Production Date: 27/02/2017



 GreenVane Services Tel: 01845 595017 Email: info@greenvane.co.uk	
GS Ref: Scale: Title:	EC0035-12 1:50 @ A3 GATE AND FENCE: Front Elevation
Date: Drawn by: Version:	17/03/2017 L Ward 1.0
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SCALED UP FOR CLARITY



TO SCALE

1m
 Scale: 1:50

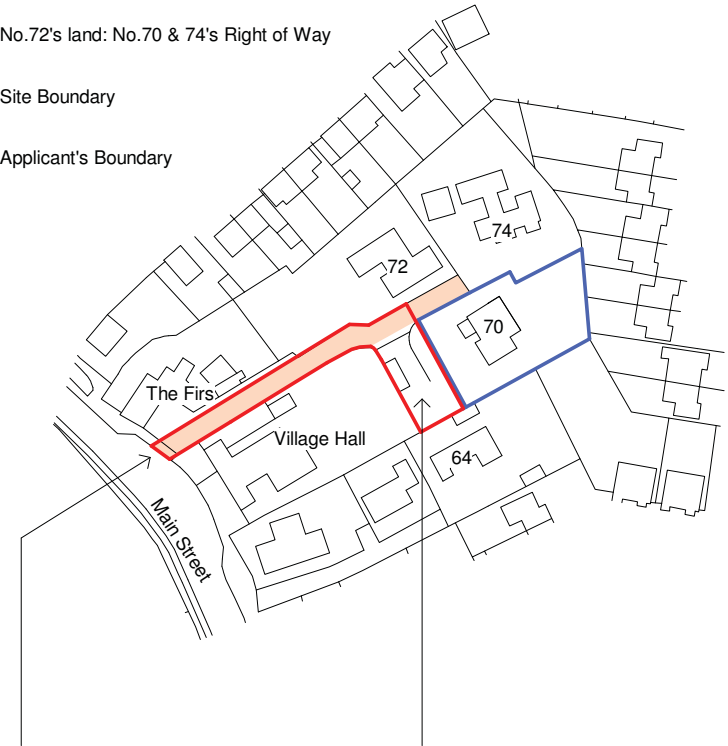
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GS Ref: Scale: Title:	EC035-13 1:50 @ A3 FENCE: Side Elevation
Date: Drawn by: Version:	17/03/2017 L Ward 1.0
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Location Plan_Existing

1 : 1250



- No.72's land: No.70 & 74's Right of Way
- Site Boundary
- Applicant's Boundary



Existing Access to site from Main street along private drive owned by no.72

Proposed development within applicant's boundary only

pea studio.

27 Coventry Road
Rugby
Warwickshire
CV21 9QP

team@peastudio.co.uk www.peastudio.co.uk

70 Main Street, Wolston

The Old Dairy

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P1	Consultation	28.07.2015
P2	Client Issue	10.12.2016
P3	Client Issue	21.02.2017
P4	Full Planning	20.04.2017
P5	Full Planning	24.04.2017
P6	Full Planning	25.04.2017

standard notes

1. All dimensions must be checked on site and any discrepancies verified with the engineer.
2. Unless shown otherwise, all dimensions are to structural surfaces.

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date	25/04/17	client	Janette Owen
scale	1 : 1250	drawing	Location Plan
drawn	ROH	checked	ROH
drawing number	0004 - DR - 001	rev	P6

C:\Users\jpodsw\Google Drive\PROJECTS\0004_Janette Owen\02_Drawings\0004_The Old Dairy.rvt

Site Plan_Existing

1 : 200



70 Main Street, Wolston

The Old Dairy

date	client	drawing	rev
25/04/17	Janette Owen	Site Plan_Existing	
1 : 200			
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 002	P5

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standard notes

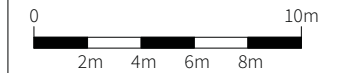
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revisions

revision	description	date
P1	Consultation	28.07.2015
P2	Client Issue	10.12.2016
P3	Client Issue	21.02.2017
P4	Full Planning	20.04.2017
P5	Full Planning	25.04.2017

drawing notes



- Site Boundary
- Applicant's Boundary

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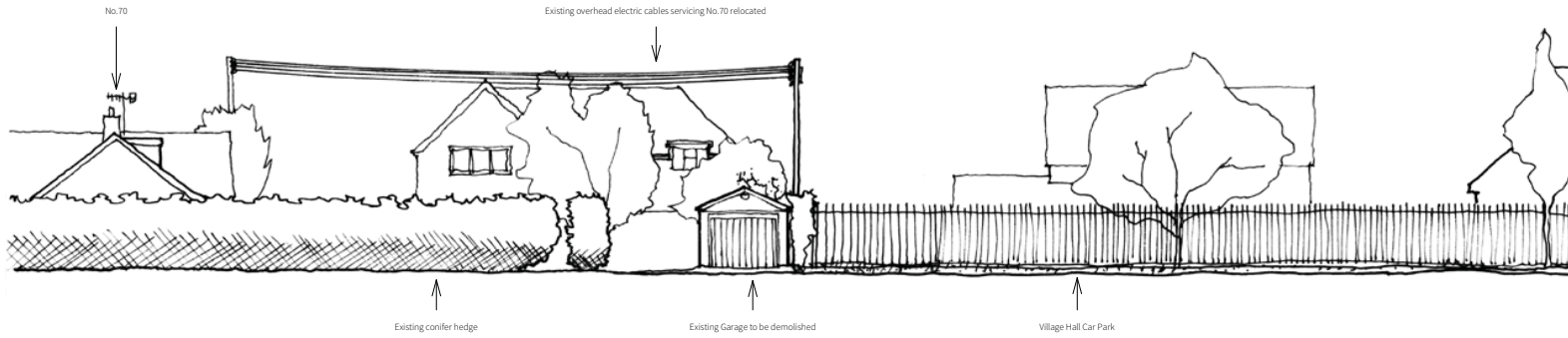
pea studio.

27 Coventry Road
 Bagby
 Warwickshire
 CV23 9DQ

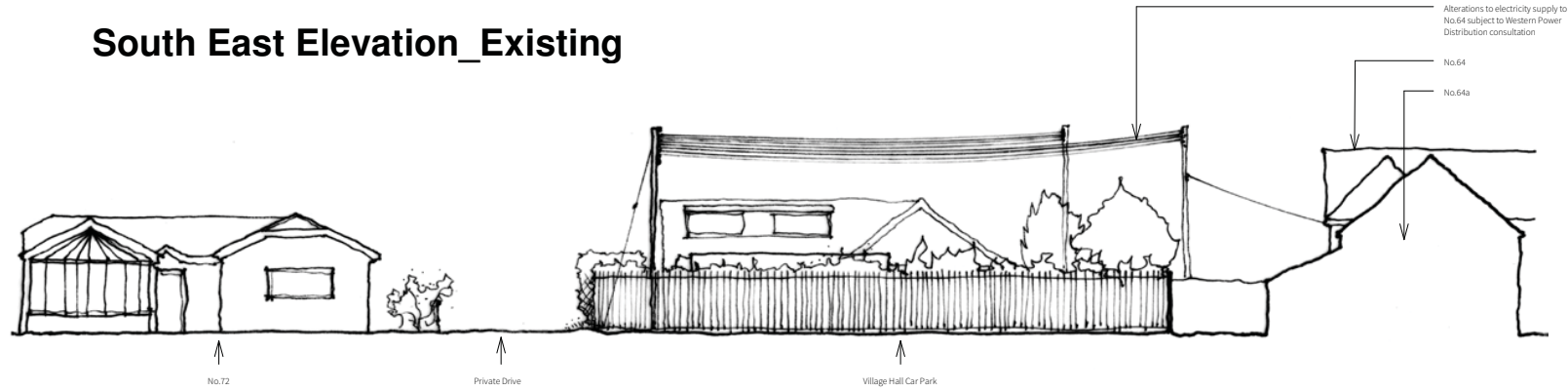
team@peastudio.co.uk

www.peastudio.co.uk

North East Elevation_Existing



South East Elevation_Existing



date	client		
20/04/17	Janette Owen		
scale	drawing		
1:200	Site Elevations_Existing		
drawn	checked	drawing number	rev
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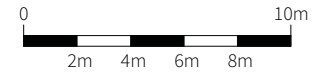
standard notes

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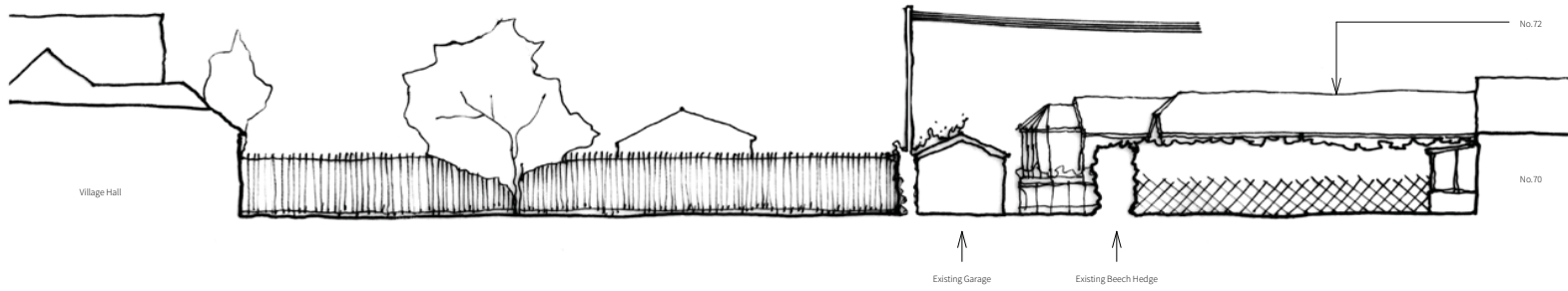
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revisions		
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P2	Client Issue	21.02.2017
P3	Full Planning	20.04.2017

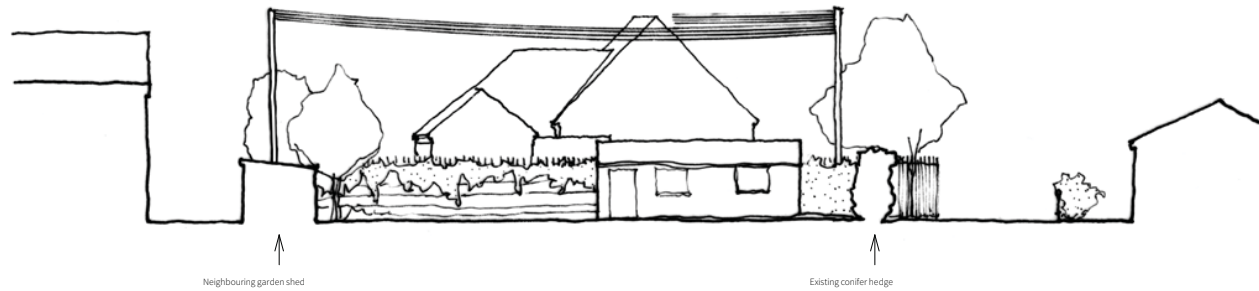
drawing notes



South West Elevation_Existing



North East Elevation_Existing



- Site Boundary
- Client's Boundary

date	client		
20/04/17	Janette Owen		
scale	drawing		
1:200	Site Elevations_Existing		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 004	P3

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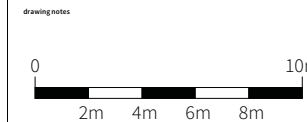
standard notes

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revisions

P1	Client Issue	05.01.2017
P2	Client Issue	21.02.2017
P3	Full Planning	20.04.2017



Site Plan_Proposed

1 : 200



70 Main Street, Wolston

The Old Dairy

date	client		
25/04/17	Janette Owen		
scale	drawing		
1 : 200	Site Plan_Proposed		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 005	P7

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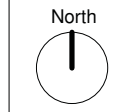
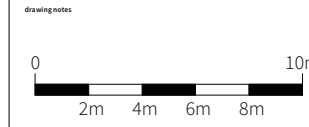
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revisions

revision	description	date
P1	Consultation	28.07.2016
P2	Client Issue	18.11.2016
P3	Client Issue	26.11.2016
P4	Client Issue	10.12.2016
P5	Client Issue	21.02.2017
P6	Full Planning	20.04.2017
P7	Full Planning	25.04.2017



- Site Boundary
- Client's Boundary

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pea studio.

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 Warwickshire
 CV21 3QD

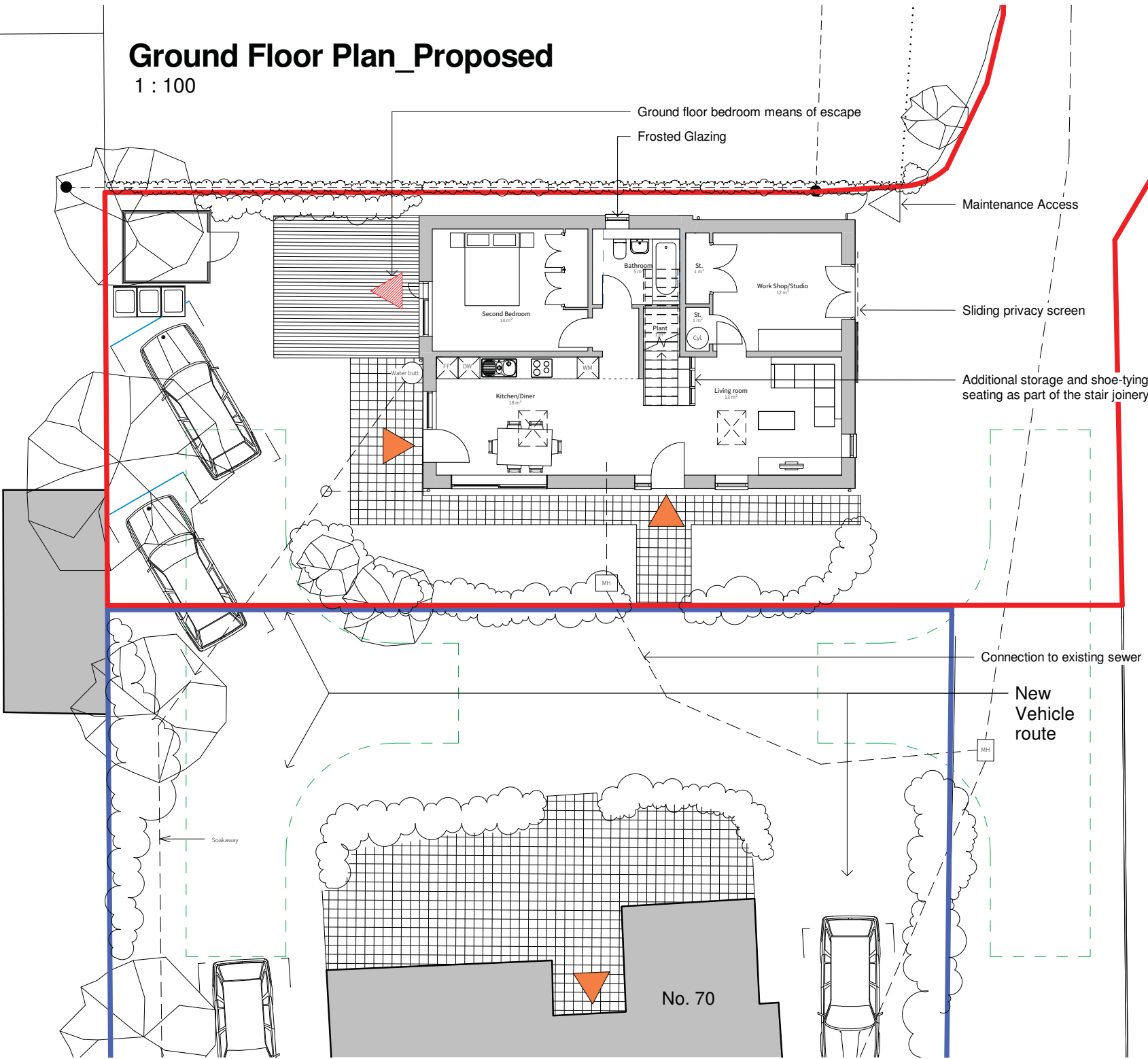
team@peastudio.co.uk www.peastudio.co.uk

Ground Floor Plan_Proposed

1 : 100

70 Main Street, Wolston

The Old Dairy

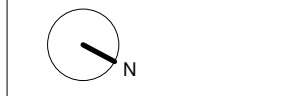
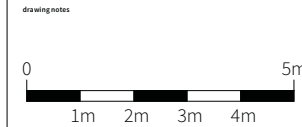


date	client		
25/04/17	Janette Owen		
scale	drawing		
1 : 100	Ground Floor Plan_Proposed		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 007	P7

standard notes
 1. All dimensions must be checked on site and any discrepancies verified with the designer.
 2. Unless shown otherwise, all dimensions are to structural surfaces.

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revisions		
P1	Consultation	28.07.2016
P2	Client Issue	18.11.2016
P3	Client Issue	26.11.2016
P4	Client Issue	10.12.2016
P5	Client Issue	21.02.2017
P6	Full Planning	20.04.2017
P7	Full Planning	25.04.2017



- █ Site Boundary
- █ Client's Boundary

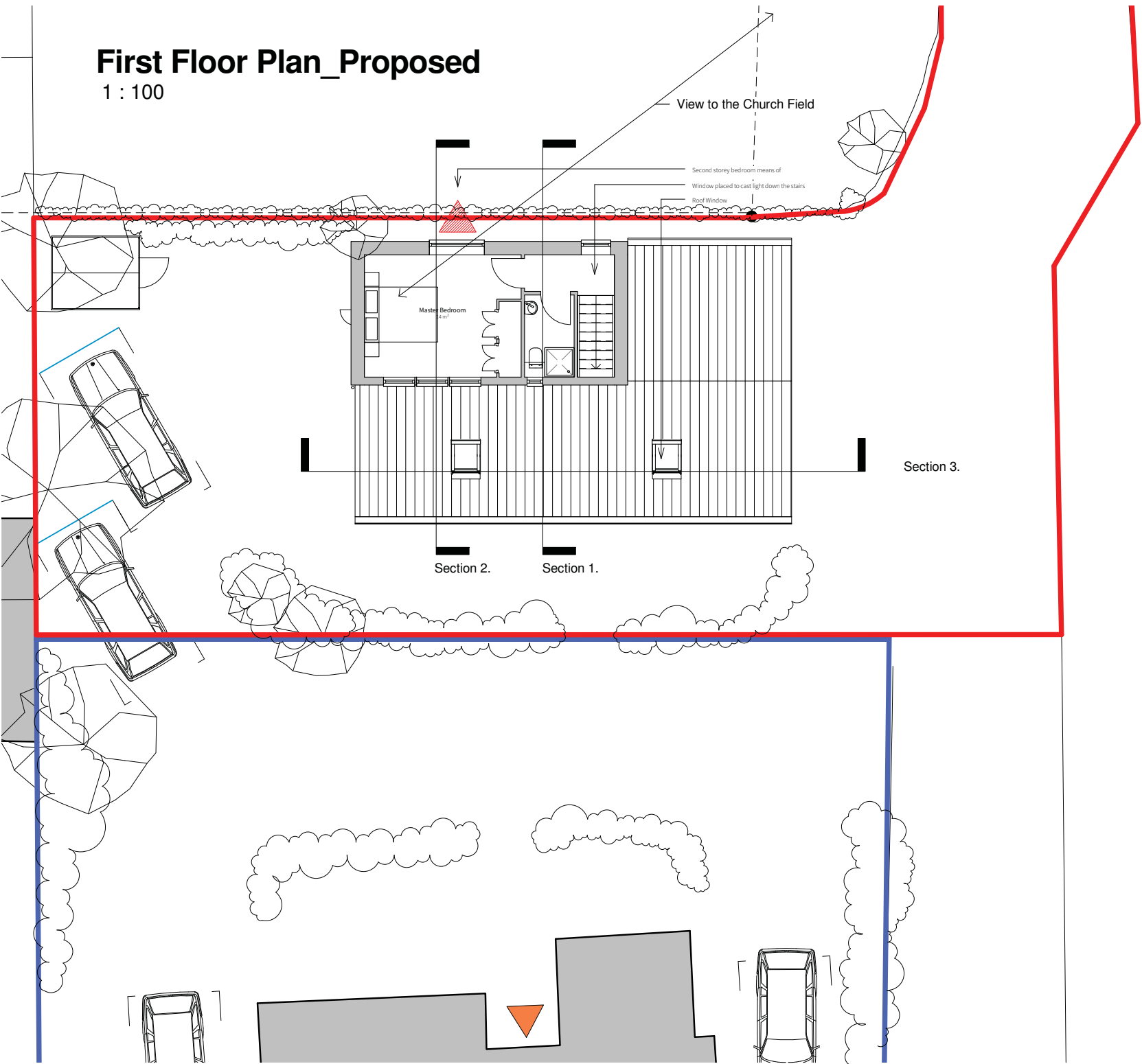
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First Floor Plan_Proposed

1 : 100



70 Main Street, Wolston

The Old Dairy

date	client		
25/04/17	Janette Owen		
scale	drawing		
1 : 100	First Floor Plan_Proposed		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 008	P7

Client: pdw@peastudio.com; PROJECTS: 0004 - Janette Owen; 02 - Drawings: 0004 - The Old Dairy.rvt

Standard notes

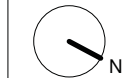
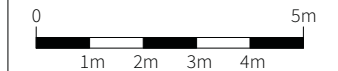
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revisions

revisions	description	date
P1	Consultation	28.07.2016
P2	Client Issue	18.11.2016
P3	Client Issue	26.11.2016
P4	Client Issue	10.12.2016
P5	Client Issue	21.02.2017
P6	Full Planning	20.04.2017
P7	Full Planning	25.04.2017

drawing notes



Site Boundary

Client's Boundary

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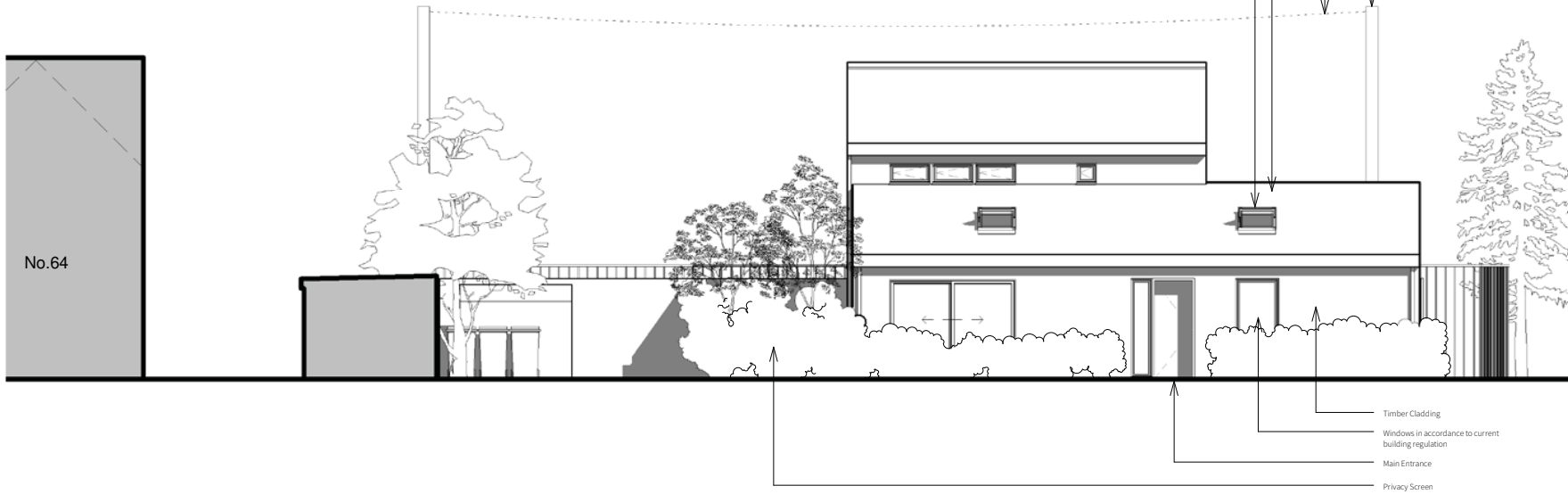
27 Coventry Road
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North East Elevation_Proposed

1 : 100



70 Main Street, Wolston

The Old Dairy

date	client		
20/04/17	Janette Owen		
scale	drawing		
1 : 100	Site Elevations_Proposed		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 009	P3

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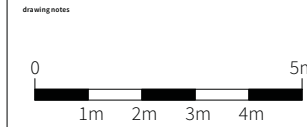
standard notes

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revisions

P1	Client Issue	26.11.2016
P2	Client Issue	21.02.2017
P3	Full Planning	20.04.2017



North West Elevation_Proposed

1 : 100



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date	client		
20/04/17	Janette Owen		
scale	drawing		
1:100	Site Elevations_Proposed		
drawn	checked	drawing number	rev
PD	ROH	0004 - DR - 010	P3

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standard notes

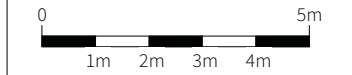
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revisions

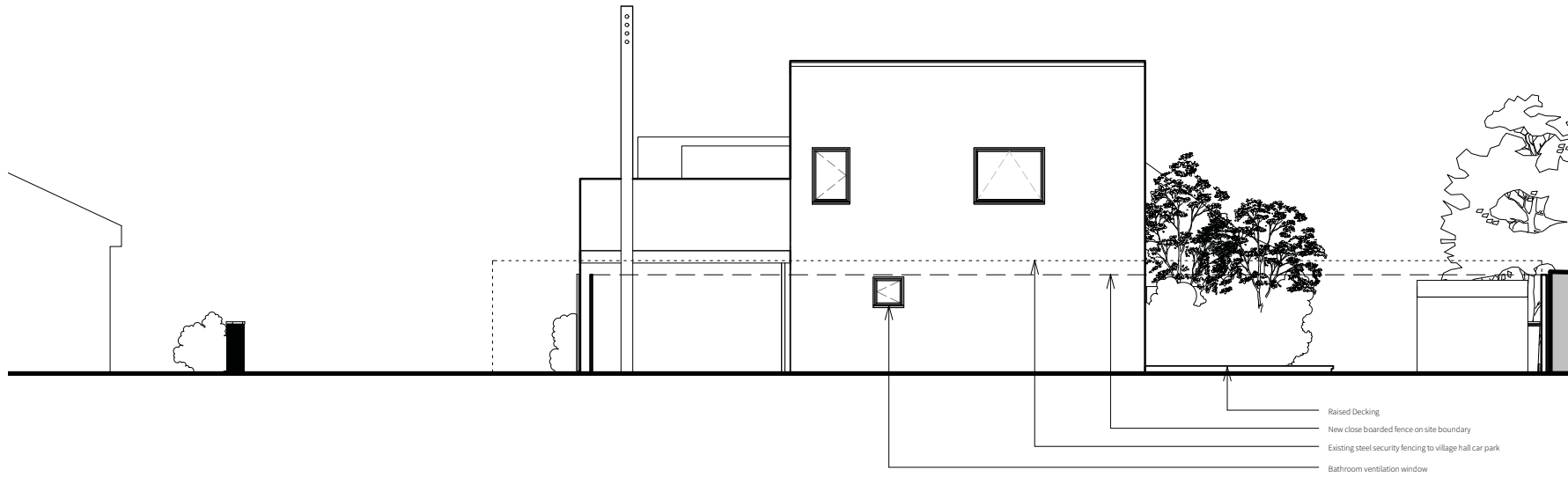
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P2	Client Issue	21.02.2017
P3	Full Planning	20.04.2017

drawing notes



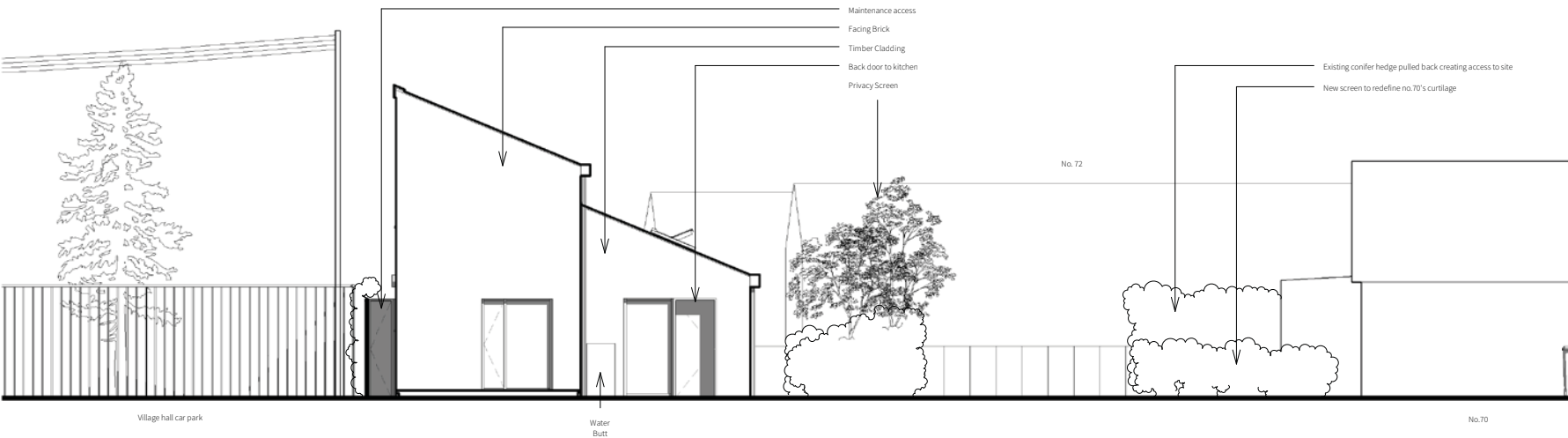
South West Elevation_Proposed

1 : 100



South East Elevation_Proposed

1 : 100



70 Main Street, Wolston

The Old Dairy

date 20/04/17
client Janette Owen
scale 1:100
drawing Building Sections_Proposed
drawn PD
checked ROH
drawing number 0004 - SK - 011
rev P3

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standard notes

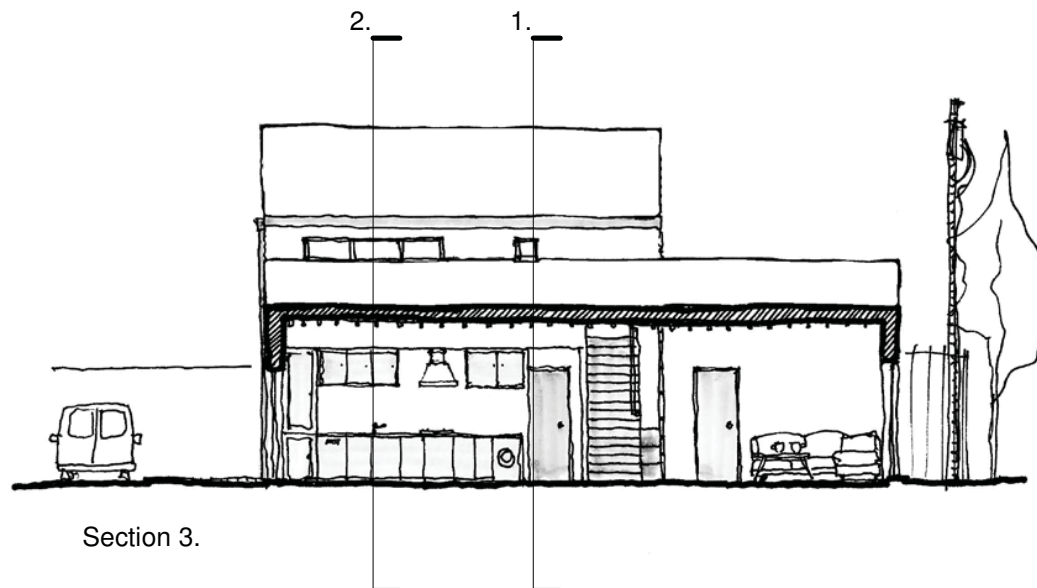
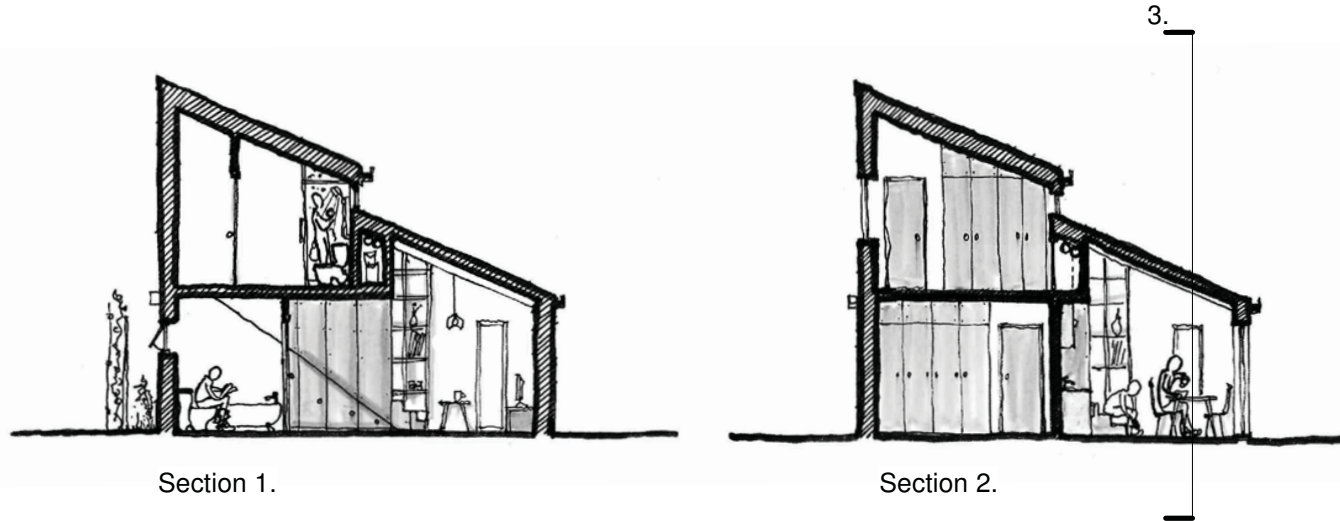
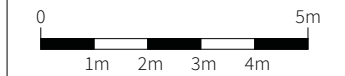
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revisions

P1	Client Issue	10.12.2016
P2	Client Issue	21.02.2017
P3	Full Planning	20.04.2017

drawing notes



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