line of potential footpath shown on original position (not built)

vis splay 2.4 x 2.15m

Tarmac

8000

ditch

LPG TANK

Plot 3 visitors car parking

Five bar timber gate with pedestrian gate

1.8m high brick wall to form boundary

Garden for Plot 3

Entry courtyard

store and boiler room

ffl 83.47m AOD

Existing structure repaired and reinstated

Entrance

Existing barns repaired

Entrance

gravel yard

Close boarded gate to open for emergency vehicles

PLOT 2
3 beds

garden

garden

1.8m high brick wall to form boundary

PLOT 3
4 beds

garden
83.30m

Close boarded gate to open for emergency vehicles

3500

Position of previous footpath (shown in blue) on original permission (no longer required)

3no. Car parking spaces for Plot 2

1.8m high brick wall to form boundary

1.8m high brick wall to form boundary

5 bar gate

Carport for Plot 5 relocated to here

PLOT 5 CARPORT

1.2m high post and rail fence with new hedge

Reposition boundary fence

1.8m high brick wall to form boundary

garden

1.8m high brick wall to form boundary

Parking area for 3 visitor cars

garden

garden

Carport position in Planning ref 2025/05075 outlined in red

PLOT 3 CARPORT

compensatory bat roost space within roof void

Existing modern Dutch barn removed

coln shingle

PLOT 4 CARPORT

PLOT 1
FARMHOUSE

garden

Parking area for 3 visitor cars

PLOT 5

Bins for Plot 5

Bins for Plot 4

Existing Farmhouse repaired and refurbished

1.2m high post and rail fence with new hedge

boiler

1.2m high post and rail fence with new hedge

Outline of Planning Permission 14/03493/FUL shown dotted in red

garden

PLOT 4

1.2m high post and rail fence with new hedge

garden

garden

1.2m high post and rail fence with new hedge

40m

REVISION

A 13.10.20 Whole site shown on drawing
B. 12.01.24 Landscaping amended
C. 10.07.24 Stone to brick garden wall
D 09.10.24 Brickwall extended to include a gate
E 28.01.25 Amendent to double garage to Farmhouse
F 1.05. 25 Amendments to Plots 4 + 5 and boundary to Plot 3
G 09.09.26 Carports for 3 + 4 repositioned for the benefit of Plot 3 garden. Carport for Plot 5 relocated.
H 24.09.26 Previous footpath and new bat roost position highlighted in blue

0 5m 10m 20m

N

CHRIS ROBINSON ARCHITECTS RIBA

RIXON FARM DEVELOMENT , ASHTON KEYNES, WILTS

SITE PLAN - PLOTS 4 + 5 1.200@A1

1 MAY 2025 **RFD/NB** 2018 **04H**