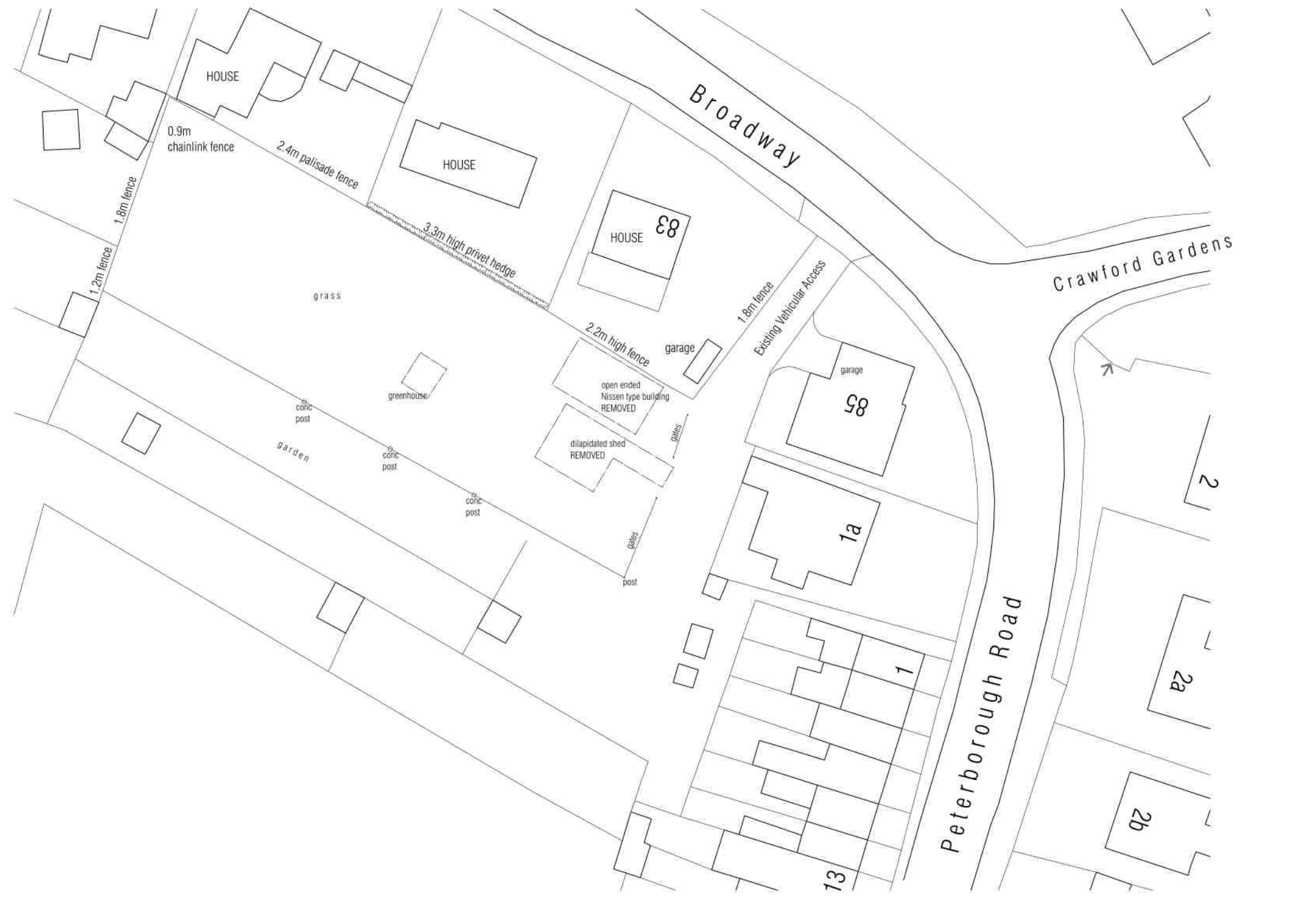
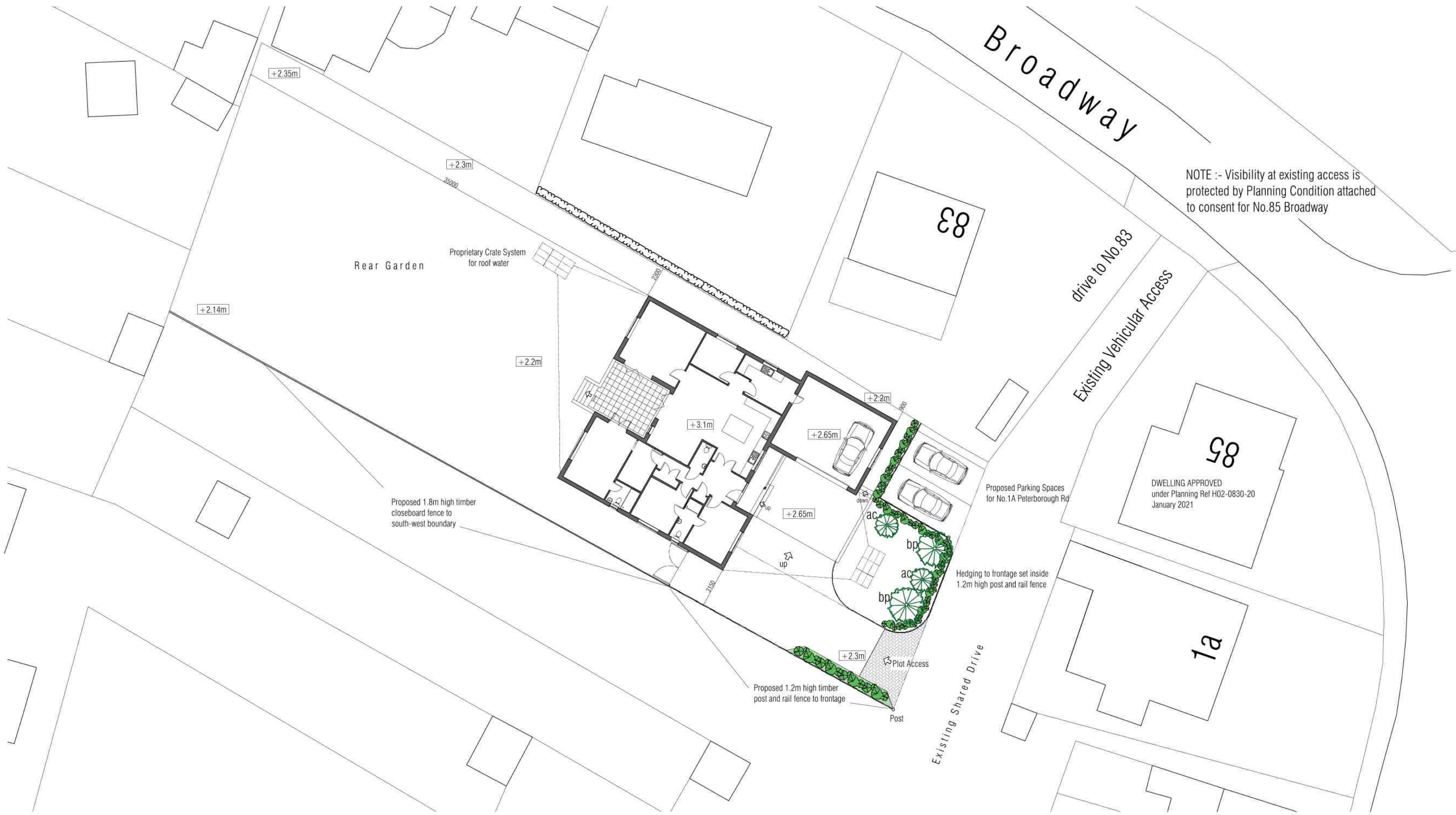
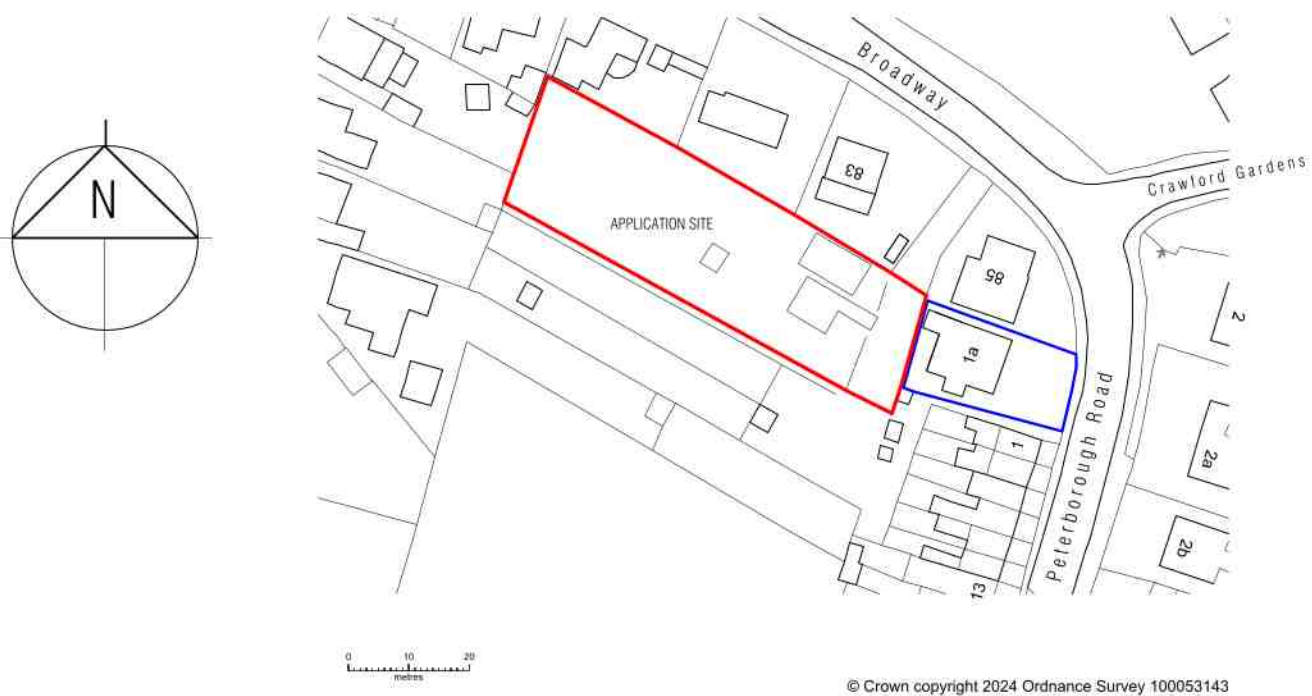




Site Layout as existing 1:500 scale



Site Layout as proposed 1:250 scale



Location Plan 1:1250 scale

Highways

The means of access to the proposed dwelling is as existing via a shared driveway which was considered acceptable by LCC Highways to serve the recently constructed dwelling (No.85 Broadway) approved 29/01/2021 ref H02-0830-20.

As part of the scheme it is intended to provide an additional 2 parking spaces to serve the existing dwelling No.1a Peterborough Road as indicated on the layout plan. The parking spaces are a minimum of 6metres x 3metres each.

The proposed dwelling will have not less than 4 parking spaces including the double garage as well as turning facility

The existing means of access is permeable whereby there will be no surface water run-off onto adjacent property

Refuse Storage and Collection

There will be adequate storage provision within the private garden area for general refuse and recycle waste
On day of collection the waste will be placed for collection from Broadway as per the recently constructed dwelling

Drainage

Foul Drainage - to connect to existing Anglian Water foul sewer in Peterborough Road
Surface Water Drainage - Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.
Sizing to be determined by percolation tests in accordance with BRE 365.

Landscaping & Boundary Treatment

Proposed Tree Planting

Trees to be 1.8 - 2.4m high suitably staked and tied
ac - acer campestre Field Maple
bp - betula pendula Silver Birch

Hedge Planting

Prunus Laurocerasus 'Rotundifolia' Cherry Laurel as indicated on layout
45/60cm bare root / pot grown depending upon planting season @ 4 per metre run
Set plants in suitably prepared pits with mulch cover using clean bark chippings (10-60cm)

Boundary fencing

New fence required to south-west boundary - 1.8m high closeboard fence to private rear garden with 1.2m high timber post and rail to frontage as indicated on layout.
(Hedging set inside of post and rail fence).

Boundaries onto rear garden requiring additional privacy to be provided with 1.8m high closeboard fence.

Flood Risk

Refer to Site Specific Flood Risk Assessment for details

revision	date	init.	revision details.
A	05/24	ajf	foul drainage revised FRA - levels added to plan site plan updated