N

0 5 10 15

vacant site

New garden
(laid to lawn)

New dwelling
37.30 m2 footprint
89.18 m2 amenity inc parking bay and front path

refuse

cycle store

gate

1584

5000

6759

17500

1425

5190

9150

38a garden

38b garden

specialist soakaway

40 garden

38a

38b

38b garden

38a garden

40

Red line indicates areas relevant to application including property in ownership of applicant plus other areas including crossovers and visibility splays that may not be in ownership of the applicant

Blue line indicates property in ownership of applicant that is not included in the application

extent of neighbour ownership

existing post and rail fence to entrance

existing 1.8m closeboarded fence reduced in length to improve visibility splays

closeboarded fence reduced to 600mm high

edge of carriageway

edge of property

1) Parking bay for new dwelling (2.5m x 5.0m)

vision splay 2.4x 5m north x 15.9m south

Existing on-street parking

2) Parking bay for no.38A (2.5m x 5.0m)

vision splay 2.4x 10m north x 11m south

0.9m brick wall

indicative foul sewer connection

3) Parking bay for no.40 (2.5m x 5.0m)

vision splay 2.4x 16m north x 6.6m south

1.8m closeboarded f ence splayed to improve visibility splays

4) Parking bay for no.38B with turning (completed under permitted development)

bus shelter

no road markings

38

62

70

76

61b

61c

63

Reform Street
one way traffic
30m/hr

Broadway
two way traffic
30m/hr

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Project: Plot opposite no.s 56 to 60 reform Street, Crowland

Drawing title: Site layout as proposed

Scale	Date	Drwg No.	Revision
1:100 @A1	May 2021	21930/03	F

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.