N

0 5 10 15

vacant site

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

vision splay 2.4x 43m north x 15.9m south

Existing on-street parking

0.9m brick wall

Indicative foul sewer connection

vision splay 2.4x 43m north x 6.6m south

1.8m closeboarded f ence splayed to improve visibility splays

refuse

cycle store

gate

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

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

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

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

New garden (laid to lawn)

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

38a garden

38b garden

40 garden

specialist soakaway

38a

38b

38b garden

38a garden

40

1584

5000

9150

6759

7500

1425

5190

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

38

bus shelter

no road markings

Reform Street

one way traffic 30m/hr

Broadway

two way traffic 30m/hr

62

70

76

61b

61c

63

CAMPBELL McCRAE Limited

architectural services

Chapel House, 5 The Stiles, Godmanchester, Huntingdon, Cambridgeshire, PE29 2JF

Tel: 01480 453073 Web: www.campbell-mccrae.co.uk

Registered number: 7830594. Registered in England and Wales. Registered address: 88 High St, Ramsey, Cambs, PE26 1BS

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	E

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.