

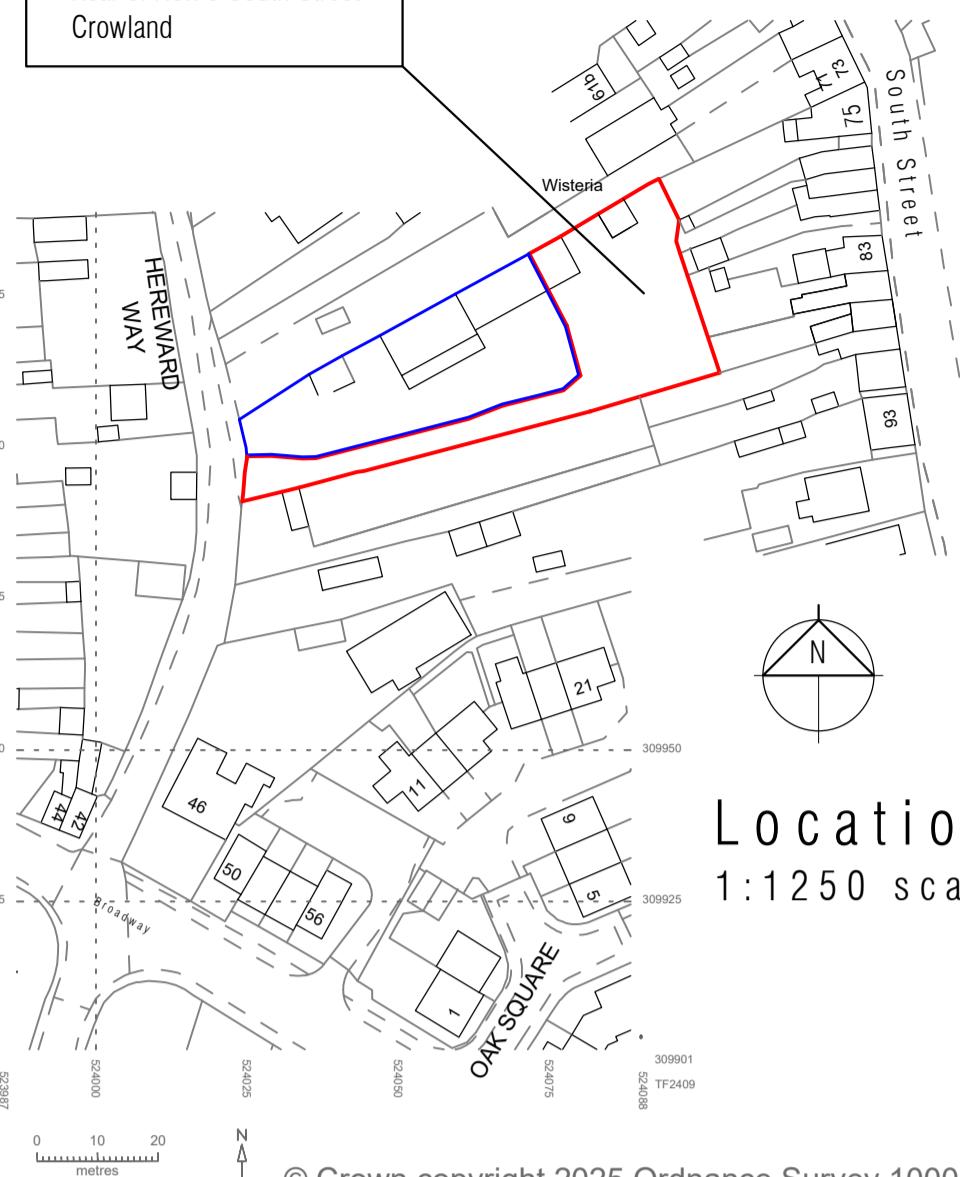
side elevation - north-west (onto garden)

side elevation - south-east

External Materials Schedule :

Roof tiles - Marley Edgemere in anthracite / smooth grey
Facing Bricks - Hampton Rural Blend red multi stock or identical
Windows - Cream grain finish pvc-u casement windows onto 140mm deep stone cills (bath shade stone)
Entrance Door - composite panelled door in anthracite colour
Guttering - black half round pvc-u gutter and downpipes

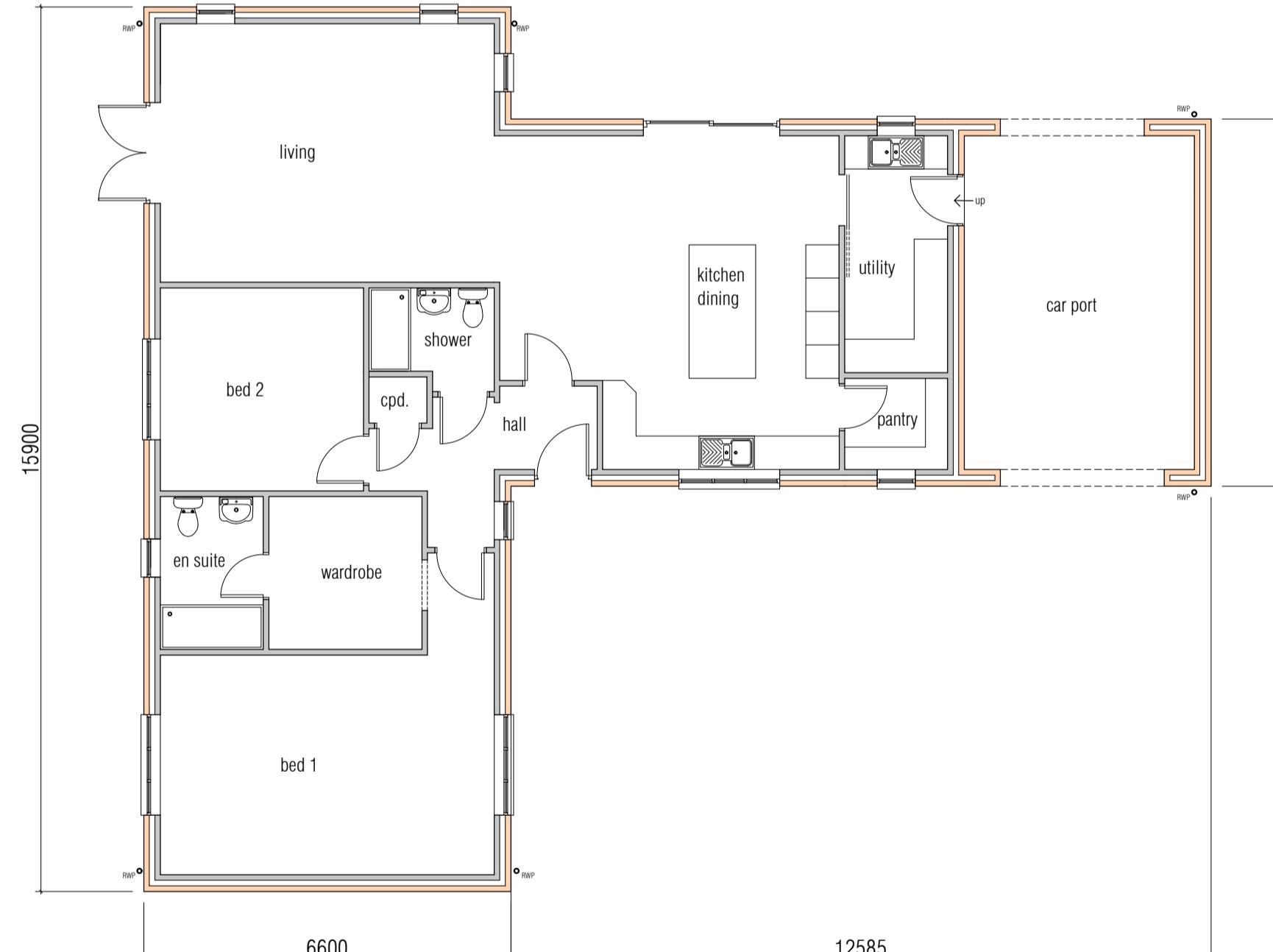
APPLICATION SITE
Rear of No.75 South Street
Crowland



Location Plan
1:1250 scale

© Crown copyright 2025 Ordnance Survey 100053143

proposed elevations - 1:100 scale



floor layout - 1:100 scale

0m

5m

Site Layout 1:200 scale

0m 5m 10m 15m 20m



Landscape & 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
Boundary fencing
Existing and proposed boundary fencing as noted on site layout
note - heights are from finished ground levels.
Driveway
parking and turning area to be permeable material - granite chippings
Bio-diversity Net Gain
Please refer to accompanying BNG Exemption statement

Highways
Access to the site is from Hereward Way
as previously approved under H02-0032-25.
The 2 bed dwelling has a minimum of 3No. parking spaces
and turning area within the site to enable vehicles to leave the site in forward gear
Fire Appliance Access - Approved Doc B
The shared drive to have a minimum width of 3.7metres and a 12.5 tonne
weight bearing capacity for any attending fire appliances in accordance with
section 13 of Document part Bb.
Refuse Storage and Collection
Storage provision within the private garden area for general refuse and recycle waste
as indicated on plan. On day of collection the waste will be placed for collection at the
dedicated collection point at the entrance to the shared drive
Drainage
Foul Drainage - to connect to existing Anglian Water foul sewer adjacent to the application site
Surface Water Drainage - Shared Drive and 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.

revision	date	init.	revision details.