All work to be undertaken in accordance with any planning approvals, building regulations approvals and party wall awards, if applicable. Any work undertaken before approval is granted, before conditions are discharged or party wall agreements issued, is at your own risk.

All materials to be used in accordance with the manufacturer's instructions and the appropriate British Standards.

Workmanship shall comply with the appropriate British Standard. Work that does not comply shall be removed and completed again at the contractor's cost.

Planning application drawings must NOT be used for construction purposes. This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it is issued without written permission from the copyright holder.

The contractor shall undertake all works in accordance with the CDM Regulations, produce construction phase plans, and notify the HSE where appropriate. This applies to all projects including domestic extensions.



5 North Proposed.
1 : 50



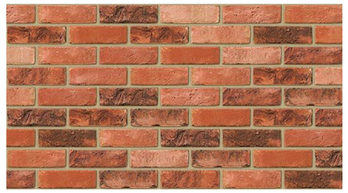
5 East Proposed.
1 : 50



5 South Proposed.
1 : 50



5 West Proposed.
1 : 50



Hampton Rural Blend



Redland Stonewold Roof Tiles

Windows and Doors: uPVC Agate Grey

RWP: Black uPVC

Planning conditions

C4. Ground floor level constructed at 4.1m AOD
Future occupants should register with the Environment Agency to receive free Flood Line Warnings

C5. Foul drainage. To discharge to Klargester Biodisc 8 person sewage treatment plant on site. Discharge from the treatment plant to be connected into the piped culvert drain that runs across the front of the site. Surface water drainage: Discharge roof rainwater to soakaway.

C6. *The development hereby permitted shall not be occupied before a suitable width footway, to connect the development to the existing footway network, including pedestrian crossing points on both sides of the carriageway with tactile paving, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.*
Details of the new pavement are included in the discharge of condition application.

C7. A bin storage area is shown on the plans and bin collection area next to the highway. The bin collection area is surrounded by a low 450mm tall fence to contain the bags and reduce likelihood of pests.

C8. Landscaping scheme. Refer to drawing P02.

C9. Biodiversity measures. Two bird boxes are shown on the drawings for sparrows/blue tits and swifts. Native hedging is included which will produce nesting habitats and food for birds and insects. Other shrubs and trees are indicated on the plans. Mountain Ash is a good source of berries for birds.

C10. *The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of the dwelling.*

19/04/2024 12:26:31

ARC Survey & Design Consultants Ltd
Architectural Services
Chartered Building Surveyors
First Floor, 8b Cyrus Way, Hampton
Peterborough, PE7 8HP
T: 01733 753727
e: info@arcsurvey.co.uk
e: arcpb.co.uk

No.	Description	Date
A	Revision 1	17.04.2024

Date drawn	19.02.2024
Date revised	17.04.2024
Drawn by	JG
Paper size	A1
Scale	1 : 50

Plot Adj 2 Pipwell Gate, Spalding PE12 6LU

New Build

Proposed Elevations

D019- DR-P03 Rev A