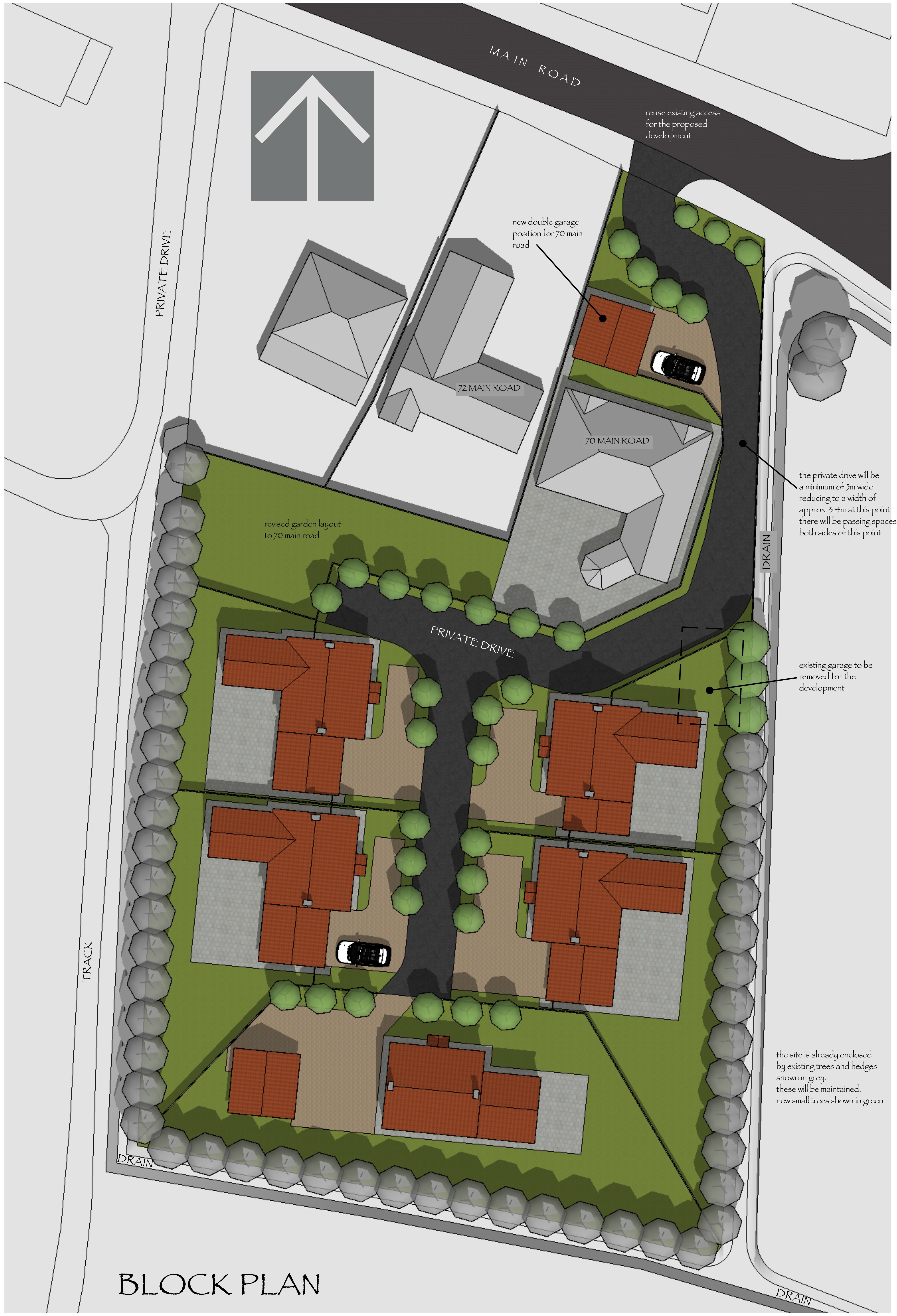
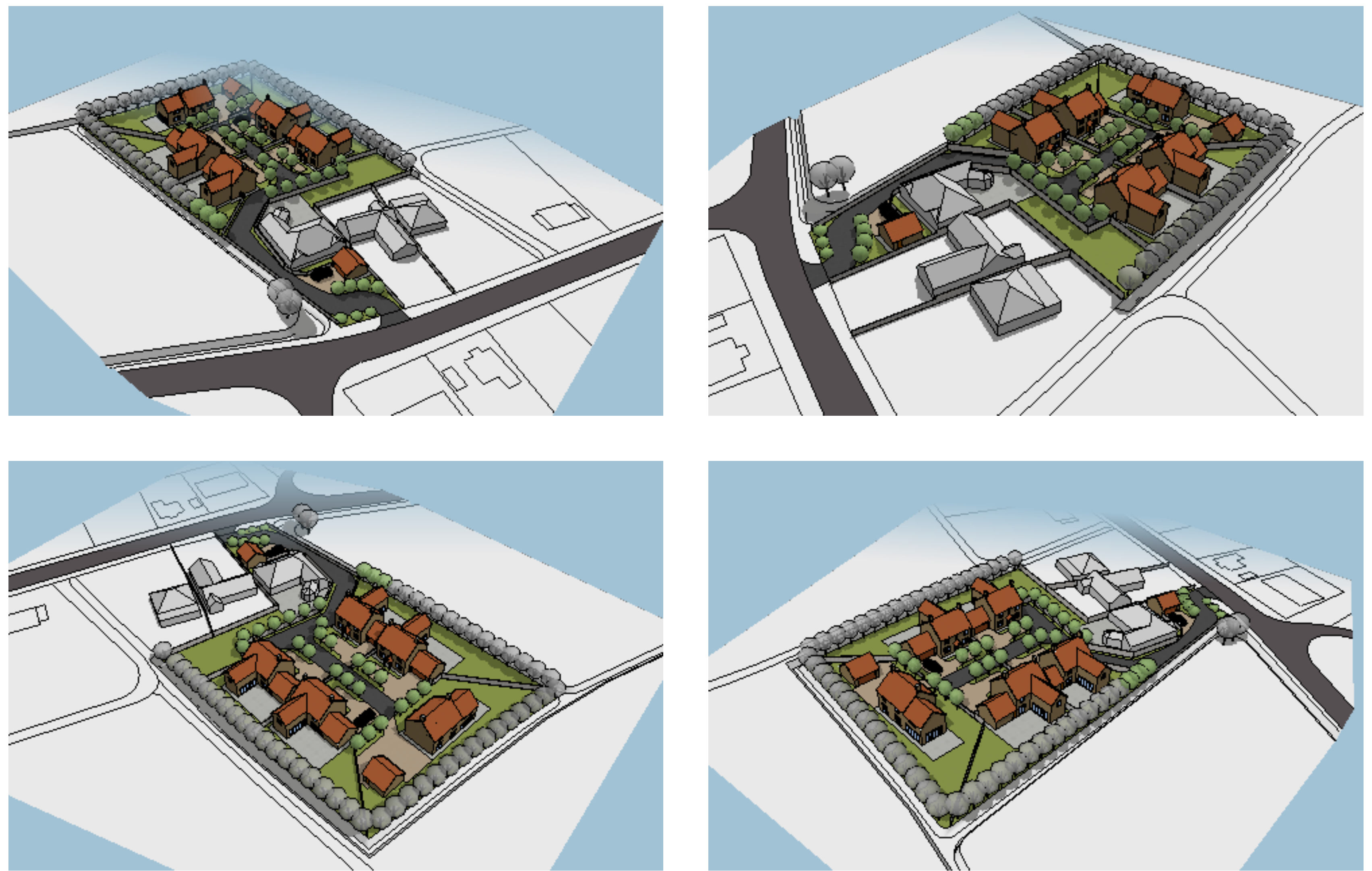
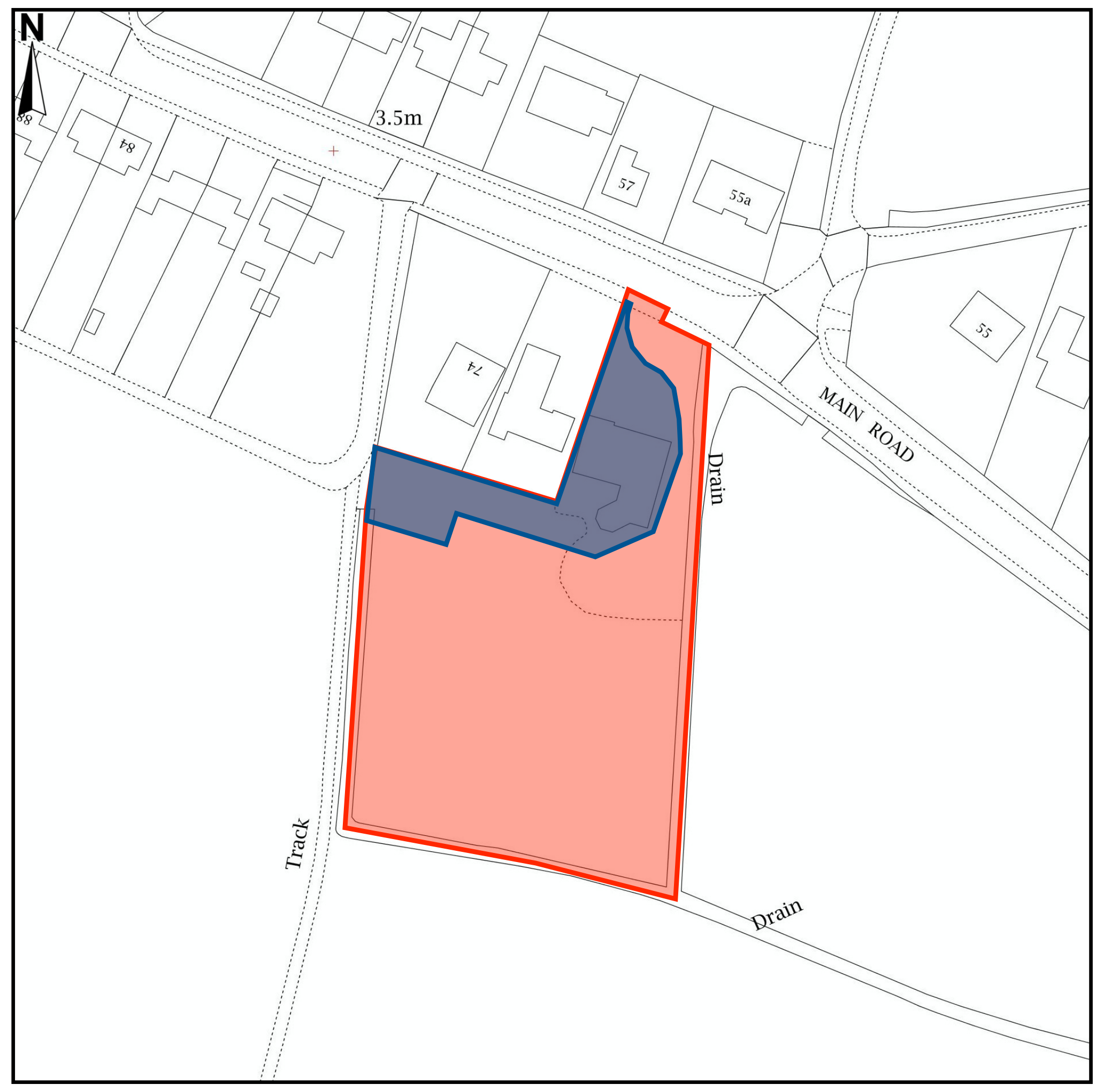

MAIN ROAD
reuse existing access for the proposed development
new double garage position for 70 main road
72 MAIN ROAD
70 MAIN ROAD
PRIVATE DRIVE
revised garden layout to 70 main road
the private drive will be a minimum of 5m wide reducing to a width of approx. 3.4m at this point. there will be passing spaces both sides of this point
DRAIN
PRIVATE DRIVE
existing garage to be removed for the development
TRACK
the site is already enclosed by existing trees and hedges shown in grey. these will be maintained. new small trees shown in green
DRAIN
DRAIN

BLOCK PLAN



3D VIEWS (no scale)



LOCATION PLAN

PLANNING DESIGN AND ACCESS STATEMENT :-

Introduction :-
The clients wish to apply for Outline Planning on their private field that is adjacent their house for residential development for 5 properties and that is shown on this indicative drawing. The designs shown are a mixture of 3 and 4 bedrooms with attached garages. The existing bungalow will need some alterations to make way for the proposed development. The existing garage will need to be removed and a new garage replaced to the front of the bungalow. The rear garden will run around the rear of the adjacent bungalows and this will create a buffer from the proposed development.

Use :-
Residential Development for 5no. 3 and 4 bedroom houses with garages accessed via private drives.

Amount :-
5no. mid range family homes of 3 and 4 bedroom size with attached garages, playground and SUDS pond.

Layout :-
Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Scale :-
Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Landscaping :-
Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Appearance :-
Shown indicatively but to be determined through the process of approval of reserved matters if outline is successful.

Access :-
Locally it is proposed to disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

The site is located between Spalding Common and Cradge Bank Road and is in the middle of a periphery of domestic housing on the edge of Spalding. There are several domestic estates that have been erected in this vicinity and this area is very much classed as a part of Spalding.

Flood Risk Assessment :-
Please see separate Flood Risk Assessment prepared by Geoff Beel Consultancy.

OUTLINE PROPOSALS FOR RESIDENTIAL DEVELOPMENT REAR 70 MAIN ROAD QUADRING SPALDING

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepencies to this office. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to this office so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. The drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by J Warrick or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British Standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant CDM coordinator will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries. We must point out it is the Clients responsibility to provide an Asbestos Report for the existing buildings affected by the works. The General Contractor must be Asbestos Aware to the latest codes of practice.

MR & MRS L ANDREWS

APR 17	1/250 1/1250

J085-PL 1

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