Mary E Cresswell M.B.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3SA
Telephone 0775 72 36 56

Combined Area = 40½ (less than 0.1 hectare)

May 19

existing access to be adopted within off-road parking for joint access to plot A + existing dwelling

5m

6.0m

PLOT A

13.65 (44'9")

Parking & Turning

Bungalow

1.0

Bed 2

Hall

Bed 1

Porch

5.0

W

Bath

sh.

bath

Porch

Garage

2.4

Sitting

4.4

Dining Kitchen

3.6

Back Hall

UTILITY

N.B.
BUNGALOW LAYOUT for GUIDANCE PURPOSES ONLY - alternatively 3 bed. en-suite house.

new to be

PROPOSED DEVELOPMENT adjoining 30/ BOURNE ...
SPALDING for MRS A. RODGERS

2no BUILDING PLOTS A and B. Scale 1:100. Drwg no. 9/15-1/1 A
Combined Area = 902 sq m (less than 0.1 hectare) May 1996. * Amended Plot B layout ...

Mary E Cresswell M.B.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3JA
Telephone 0775 72 36 56

existing access to be adapted within off-road parking for joint access to plot A + existing dwelling

existing shrubb... with retaining wall ...

new /a... garden fro...

PLOT A.

13.65 (44'9")

6.0m.

5m

parking & turning

1.8 wall or fencing

3.0

1.0

Bed 2

Hall

Bed 1.

Bath

W

sh.

bath

Back Hall

Garage

Front of Garage

proposed new boundary

3.65 (12'0")

Sitting

Dining Kitchen

Utility

W.C.

W

Bungalow

drive, parking arrangements provided acc... Highways rea...

flat

no 307

side entrance

N.B.
BUNGALOW LAYOUT for GUIDANCE PURPOSES ONLY — alternatively 3 bed. en-suite house.

new boundary to be screened

approx. position of existing septic tank for bungalow use only.

SUPERSEDED

WESTLODE DRAIN (note: no buildings fixtures e...

PROPOSED DEVELOPMENT adjoining 307 BOURNE ROAD. SPALDING for MRS A. RODGERS

2 no BUILDING PLOTS A and B. Scale 1:100. Dwng no. 9/151/1A*8C*

Combined Area = 902 m^2 (less than 0.1 hectare) May 1996.

* Amended Plot B layout for Planning + Highways Aug. 29 '97.
B " Plot A garage " " " " Sept 18 '97
C " drainage system " " " October '97

Mary E. Cresswell M.B.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3SA
Telephone 0775 72 36 56

BOURNE ROAD

To Spalding

footpath

existing access graded up to road

existing access to be adopted within off-road parking for joint access to plot A + existing dwelling

existing shrubbery graded up to road levels with retaining wall as required

5m

6.0m

PLOT A

13.65 (44'9")

parking & turning

Porch

Bed 2

Hall

Bed 1.

1.0

5.0

Bath

W

sh.

bath

Porch

Garage

3.4

Sitting 4.4

3.6

Dining Kitchen

Back Hall

UTILITY

W

Bungalow

"Bio-filter" sewage treatment package plant system to serve 3 no. properties complete with integral primary and humus tanks. Size approx. to serve 15 persons. All works to be carried out in accordance with manuf. instructions + BAB requirements for effluent discharge standards

new landscaped garden frontage

drive, parking + turning arrangements to be provided according to Highways recommendations

1.8 wall or fencing

i.c.

i.c

proposed new boundary

3.65 (12'0")

side entrance

discharge water storage to be in accordance with BAB standards

optional new single or double garage and suggest existing integral garage could be knocked to part of dwelling

proposed new boundary

2m. (6'6")

1.1

flat roofed area

block window

no. 307

new boundary to be screened

new screening to new boundaries

existing septic tank will become redundant.

approx. position of existing septic tank for bungalow use only.

N.B.
BUNGALOW LAYOUT for GUIDANCE PURPOSES ONLY - alternatively 3 bed. en-suite house.

Note: An option for piping a section of the drain for traditional septic tanks could be considered + investigated later if the bio-filter system is not preferred. Refer to Drainage Board.

WESTLODE DRAIN (note: no buildings fixtures etc to be positioned within 9 metres of margin of drain).

i.c.

Parking and turning in accordance with Lincolnshire County Highways requirements.

16.3m

Pair of semi-detached cottages

6.0m. n.f.s.

PLOT B

DOUBLE GARAGE

14.5m (47'7")

9.1m.

partly screened boundary with shrubs + small trees to be reinforced.

Store

Porch

STUDY

gallered HALL

CLOAKS

UTILITY

cloaks

1.0

optional opening

SITTING

DINING

KITCHEN

fence

NORTH

W

E

S

N.B.
DWELLING LAYOUT FOR GUIDANCE PURPOSES ONLY - showing an example of a 4-bedroom (with en-suite bath + shower rooms) option for Plot B.

A "bio-filter" sewage package Treatment unit for existing dwellings + new. (combined usage).

RECEIVED 27 OCT 1997 HOUSE PLANNING

Ref: 890/97