

DESIGN PROPOSAL PACK . . .

26 PRINCE EDWARD CRESCENT, RADCLIFFE ON-TRENT, NOTTINGHAM, NG12 2DX

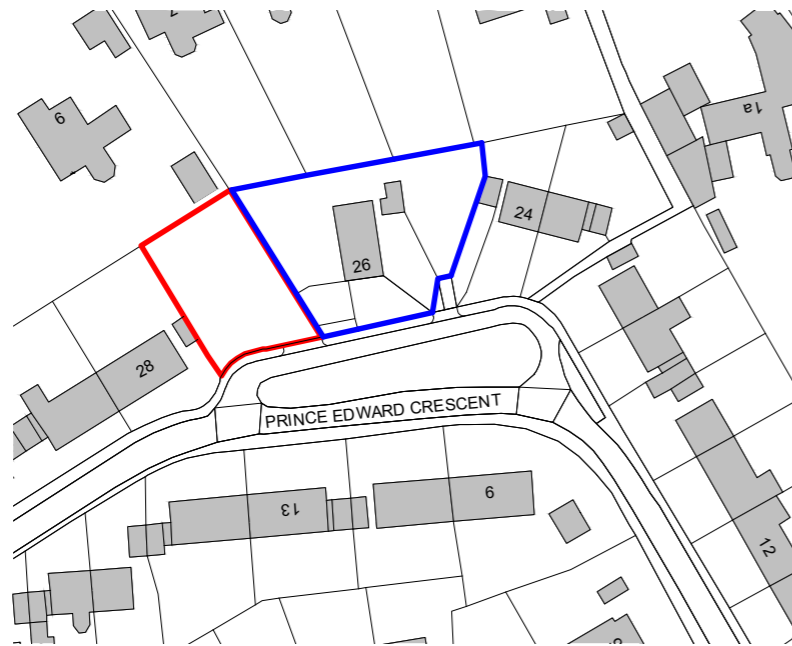


LOCATION AND SITE PLANS . . .

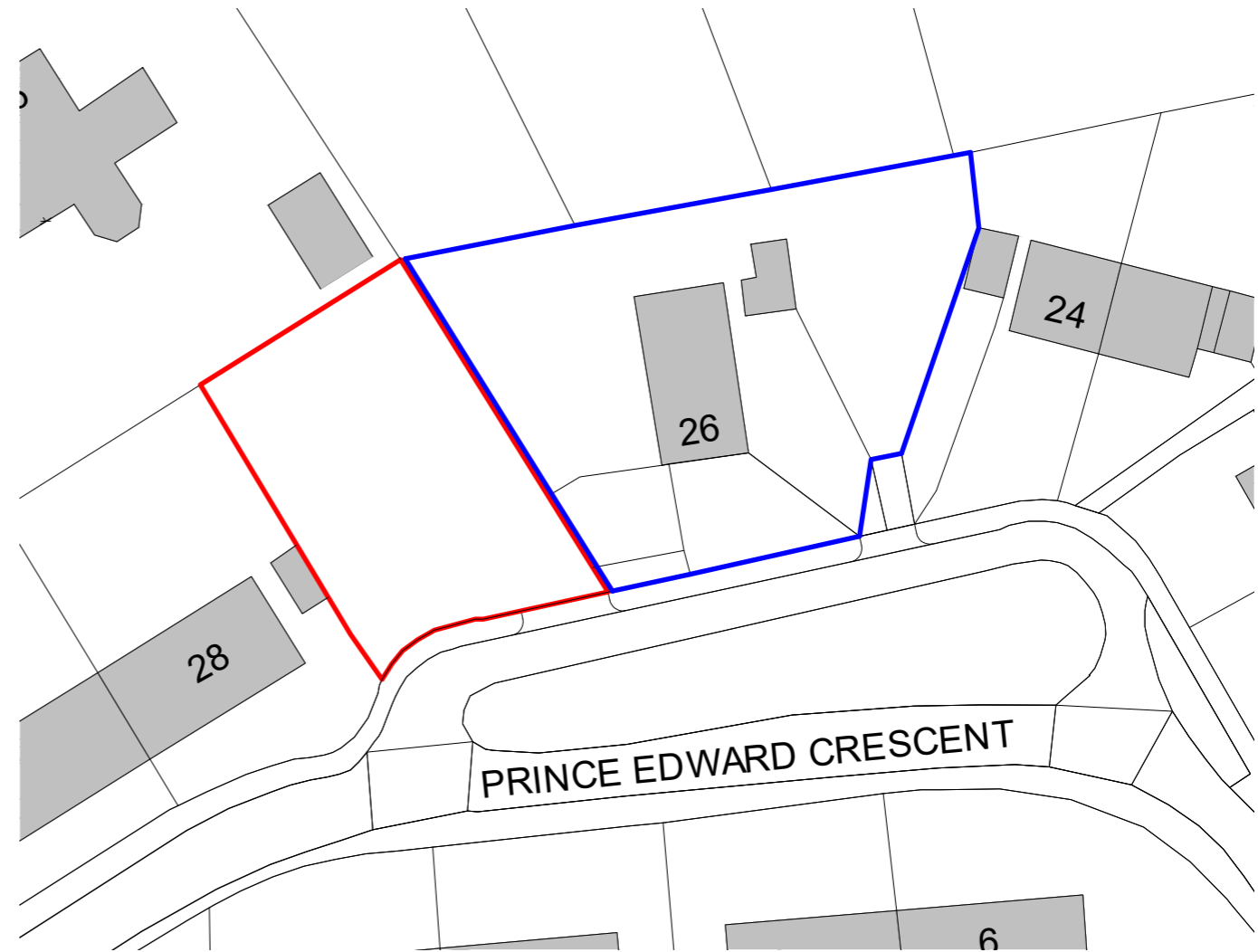
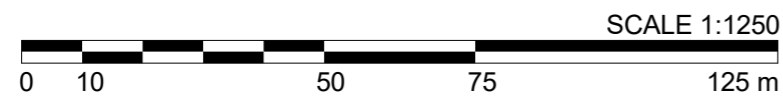
We are resubmitting the approved design with a more forward location and the removal of the TPO Willow tree. The reason for this is that the original approved application is not feasible for construction. This issue arose because the existing main sewer was not taken into account during the previous process.

We have collaborated with Severn Trent, as evidenced in the submitted documents, and have also consulted with Seed arboriculturists, as indicated in the impact assessment we submitted. Furthermore, we have engaged with the Council tree officer and have considered his recommendations.

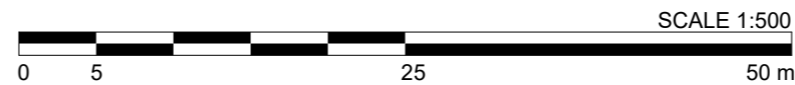
The applicant has acquired the site with an approved planning permission that, upon closer examination, is not suitable for construction. We have made efforts to explore all possible scenarios before submitting this new application.

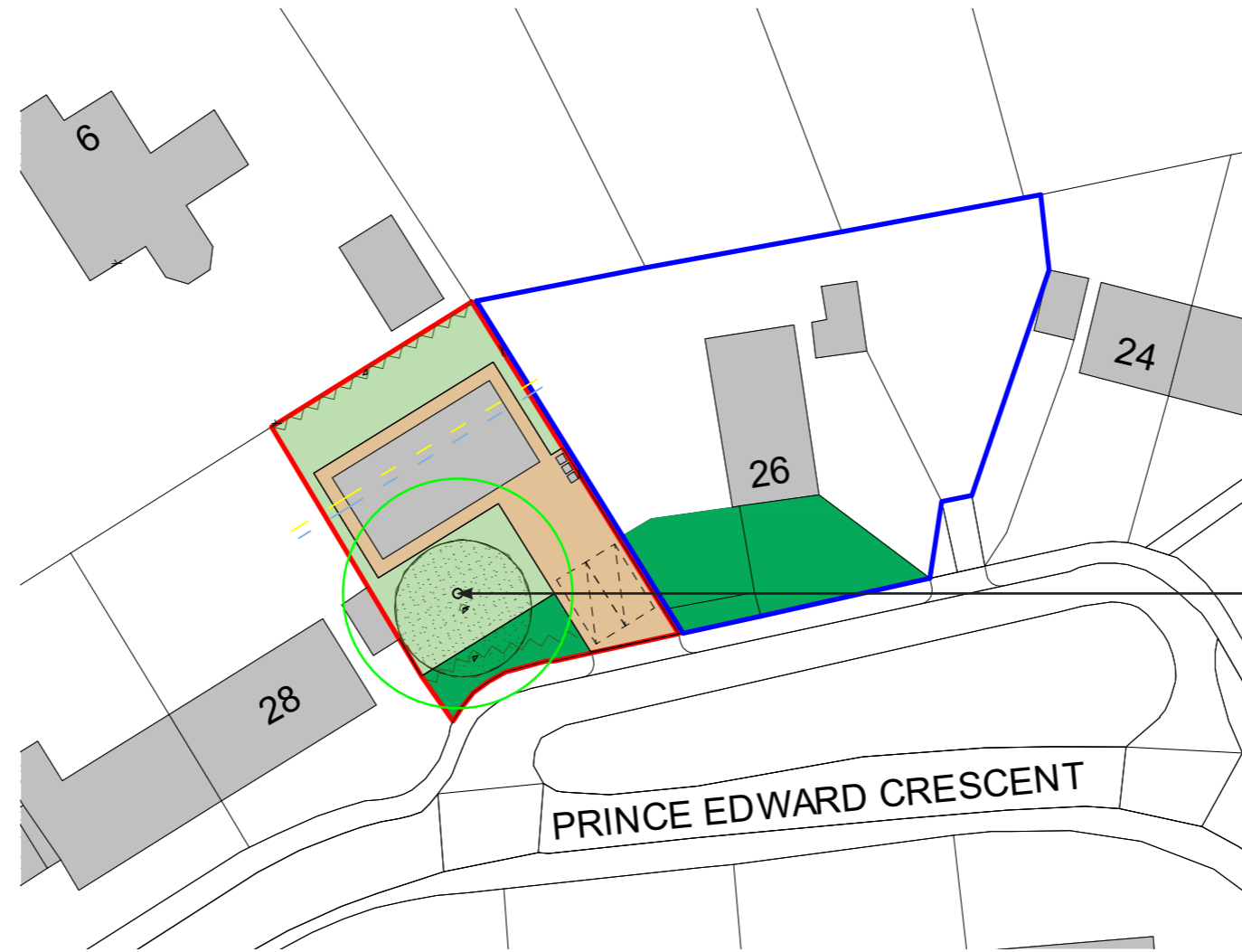


LOCATION PLAN 1:1250



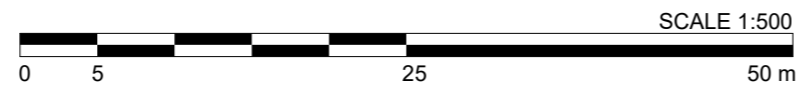
LOCATION PLAN 1:500



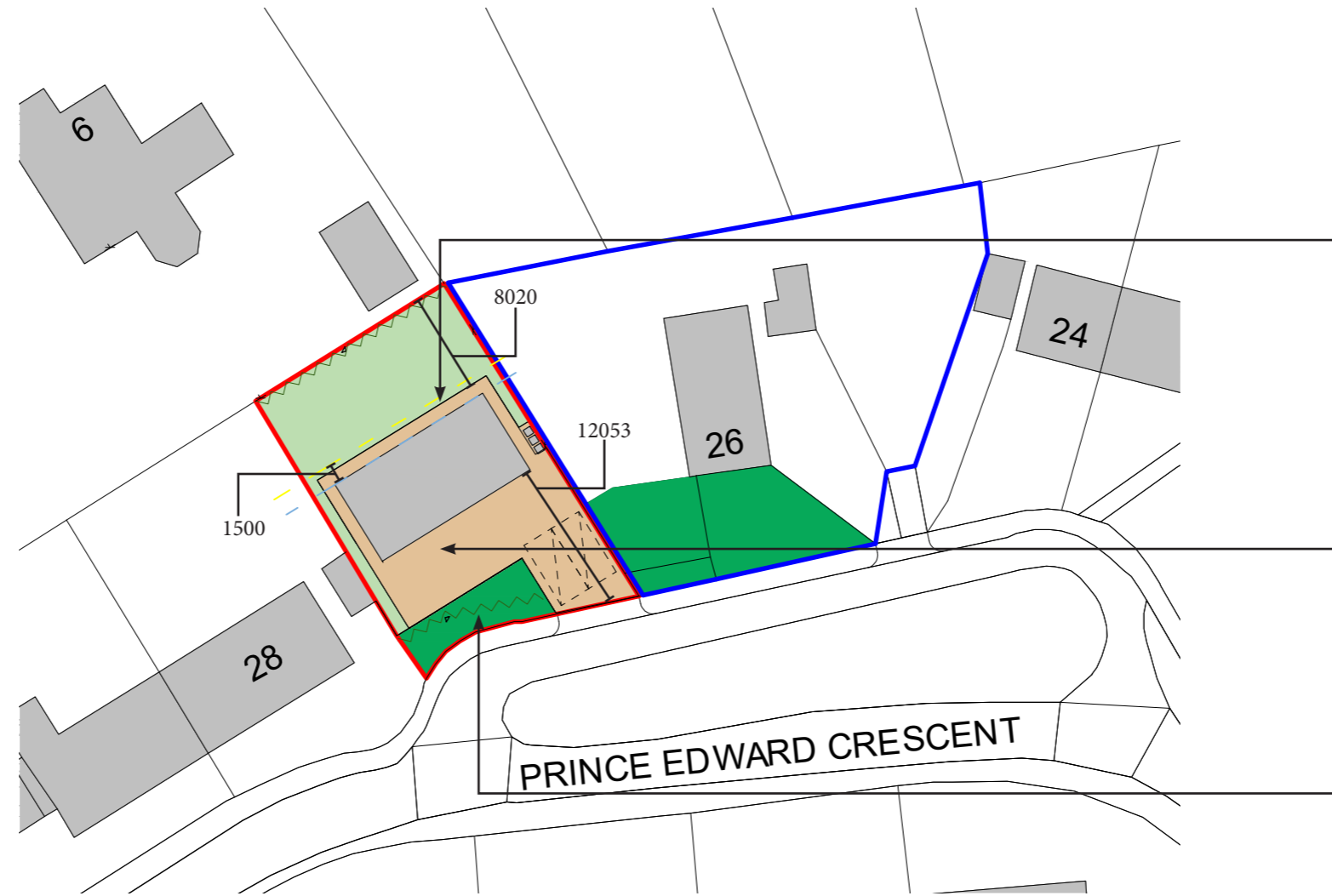


Existing tree accurately positioned and RPA calculated. Currently the site can not be developed due to the RPA and sewer constraints.

LOCATION PLAN 1:500



- Existing Sewer Pipe
- Minimum build allowance
- Calculated Root Protection Area

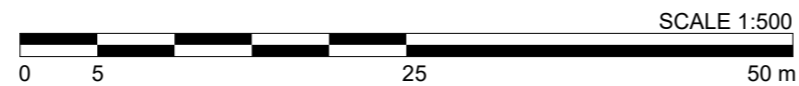


Previously approved bungalow to be moved on site to not impact the existing sewer as per the request of Seven Trent

Existing tree to be removed to allow for development on site. For justifications and proposed new planting please refer to the tree report.

Existing hedgerow to be retained

LOCATION PLAN 1:500



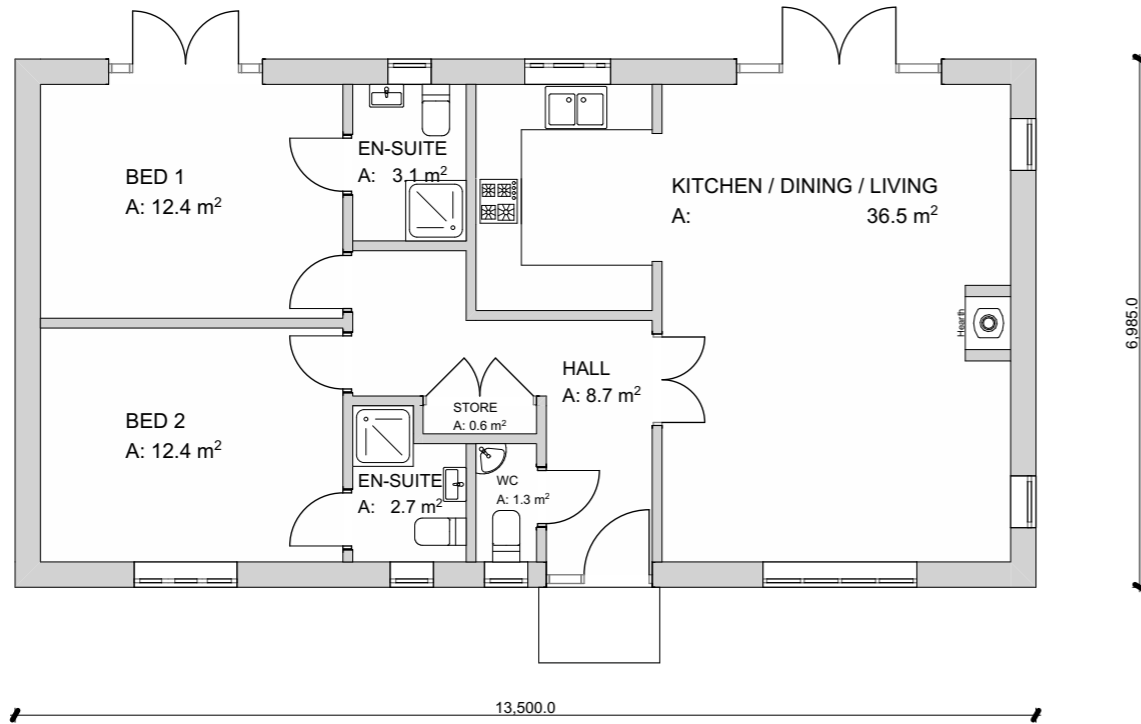
- Existing Sewer Pipe
- Minimum build allowance

PREVIOUSLY APPROVED PROPOSAL DRAWINGS REF - 21/01850/FUL . . .

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PREVIOUSLY APPROVED PLANS AND ELEVATIONS PRODUCED BY 'PLAYER ROBERTS BELL' PLANNING REFERENCE - 21/01850/FUL

E-03 ▼



E-04 ▼

E-02 ▲



E-01 ▲

Ground Floor Plan
1:100

E-01 Front Elevation
1:100

MATERIAL SCHEDULE

WALLS
Facing brickwork (buff)

ROOF
Concrete interlocking tiles (grey)

FRONT DOOR
Grey UPVC frame.
Door to be GRP Composite. Colour Grey.

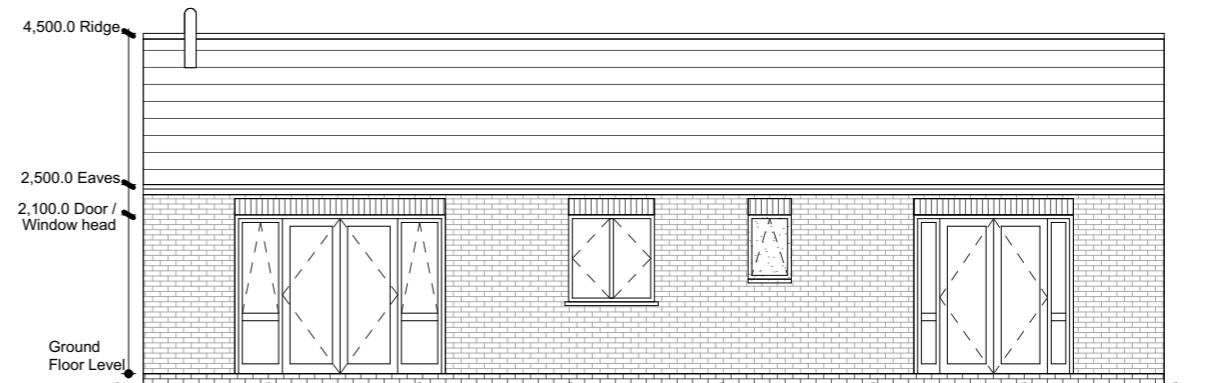
WINDOWS & FRENCH DOORS
Grey UPVC, double glazed

RAINWATER GOODS
Black UPVC



E-02 Side 1 Elevation
1:100

E-04 Side 2 Elevation
1:100



E-03 Rear Elevation
1:100