

Notes:.

FLOODING:

The property is located within a CI flood plain and as such this area has had the benefit of extensive flood defenses being installed to avoid flooding .

This particular area is classed as a low risk flood area from rivers.

The construction area of the project is 70sq m and being less 100 sq .m does not require SAB approval.

As the project is also within a CI floodplain area we feel that a Flood Consequence Assessment would be unnecessary especially as we understand these matters were considered in the original consent for the Pharmacy under 19/ OIO6 .

PARKING:

The current 3 spaces at the front of the building are being all be it their positions are rearranged to allow for a binstore and a bicycle stand to be placed at the end of the row of car spaces.

A further space is shown at the rear of the property which will be available to the companies delivery vehicle. This space will also have access to a charging point.

The approved parking under 19.OIO6 indicated 3 spaces at the front of the building and one at the rear. The rear parking space having a battery charging point. In essence this has not changed.

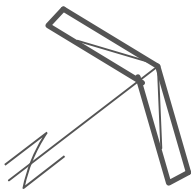
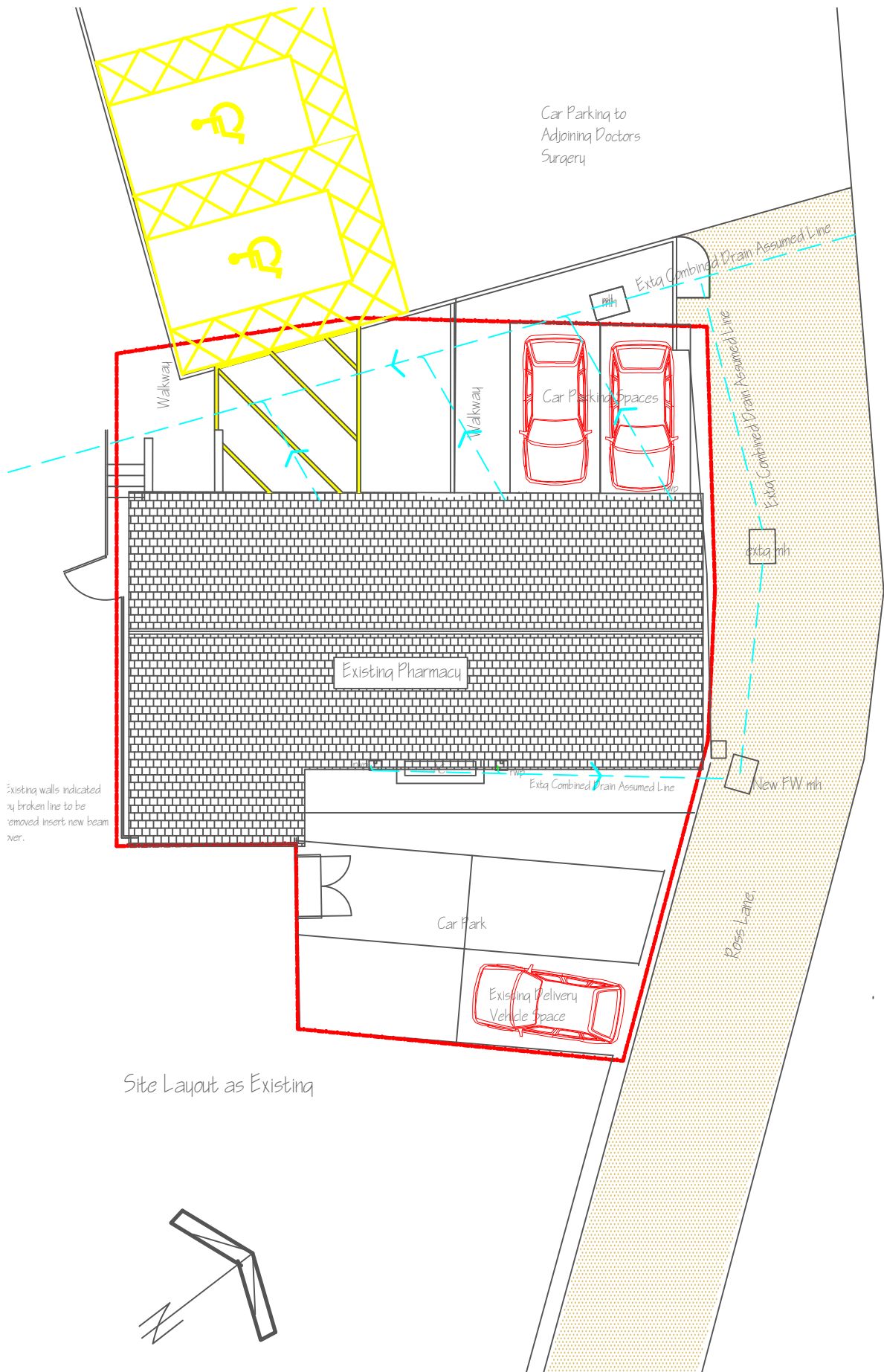
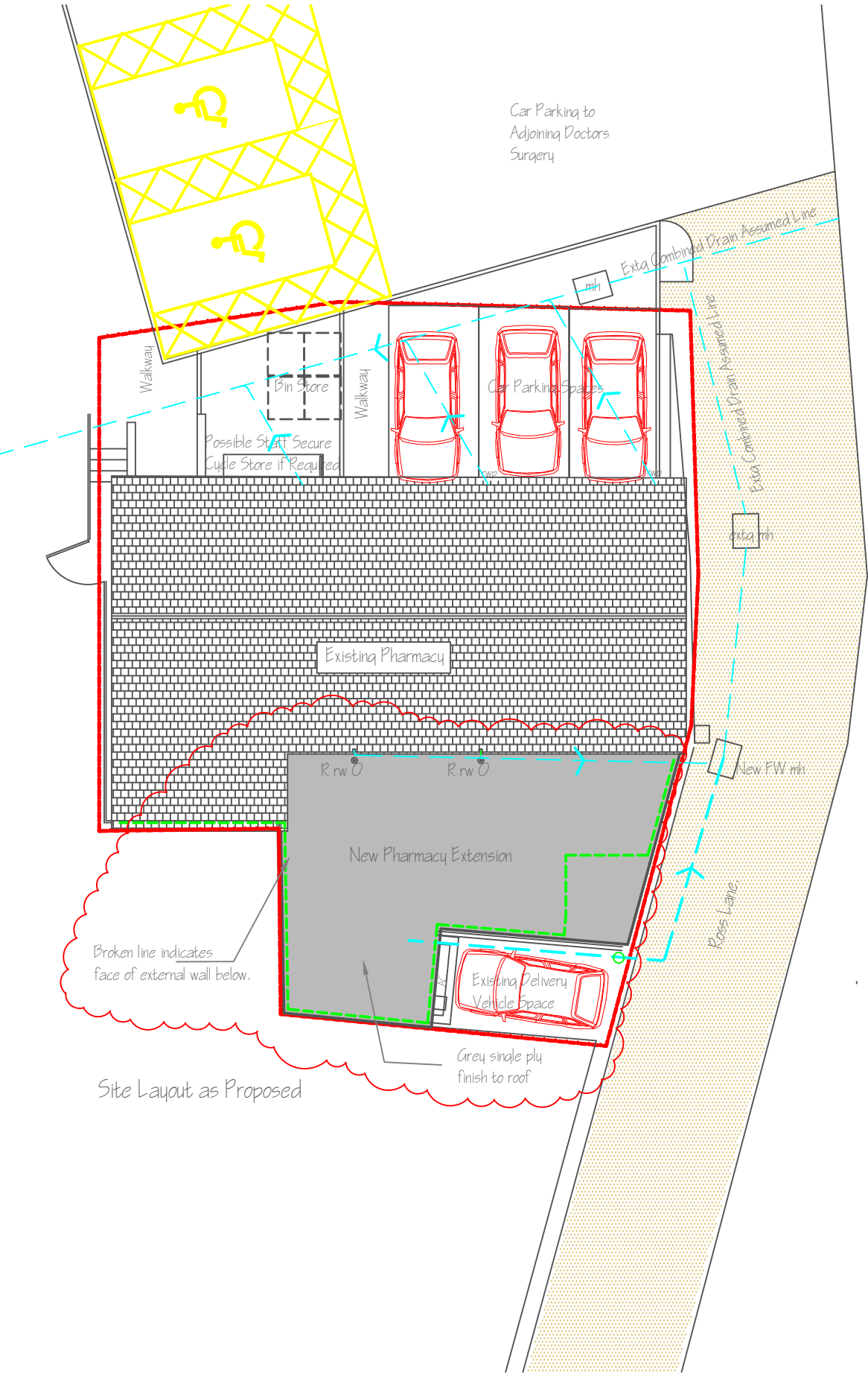
The access to the Pharmacy is shared by Malpas Brook Health Centre along Ross Lane , this lane is merely used as access and is by nature subject to slow speed limits. It also has the benefit of a turning area within the Heath Centre's carpark that can also be used by the Pharmacy.

It should be noted that the car battery charging unit has been retained but repositioned in the rear area also a binstore and bicycle stand has been positioned at the front of the Pharmacy.

DESIGN:

Since the planning advice response has been received the proposals have changed in so much as the extension size has increased in order to provide and ensure that adequate space is available within the pharmacy for it's efficient operation . This it is believed is absolutely necessary to serve the community.

The flat roof arrangement to the extension means that it's impact on the surrounding area is very much minimal. As the extension will be located behind an existing 2metre high timber fence most of the structure will be hidden from view when viewed from the rear garden areas of Goodrich Crescent.



A	Drawing revised See Red Revision Cloud.	11.05.26
Rev	Description	Date

Project Client Mr G Thomas	Project Title Extension and Alterations to Malpas Brook Pharmacy 135 Goodrich Crescent, Newport NP20 5PP	Drawing Title Site Layouts as Proposed and Existing	THIS DRAWING IS COVERED BY COPYRIGHT WHICH REMAINS WITH HOWARD HICKS DESIGN AND MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THEIR EXPRESS PERMISSION.	Scale 1:150@ A3	Date	Drawing No. PLOS	Job No. 2226	Howard Hicks Design Architectural Designers, Technologists , Building Surveyors 6 Ash Green, Oakfield, Torfaen, Cwmbran, Torfaen, Wales NP44 3DT Mob 07984 971763 howard@howardhicksdesign.com  Howard Hicks Design
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