

Indicates Refuse Bag  
Collection Point

Roof Ht  
+ 11.18

Flaxmill Lane

Indicates Filter Drain and Utilities.  
Estate Fencing to back of strip where  
footpath not indicated

Indicates 1.8m wide footpath  
Estate Fencing to back of footpath



Fagus sylvatica Beech Fa.sy 8-10cmg CG

Acer campestre Field Maple Ac.ca 8-10cmg CG

Crataegus Laevigata 'Pauls  
Scarlet' 8 - 10cmg CG

Ground cover shrubs

PWB Pear 'Worcester  
Black' 8-10cmg CG

AJG Apple  
'James Grieve' -  
8-10cmg CG

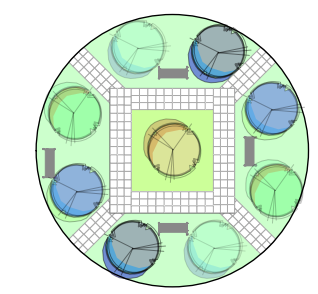
Tilia cordata x mongolica " Harvest Gold"  
12-14cm girth containerised root stock.  
Photinia Red Robin

Robinia Pseudoacacia  
Umbraculifera

Ceanothus impressus Victoria Blue Blossom Tree

2m high close boarded fencing

Estate Railings



PROPOSED 'POCKET PARK'  
(FOR USE BY RESIDENTS)



PEFC Certified Western Red Cedar  
Woven Fencing to Waste Collection  
Area - (1m high on three sides as shown)



Limestone Paving slabs by Bayham or  
equivalent for Waste Bag Collection Area

Individual Driveways in  
Clee Hill Aggregate or similar



Indicates Estate Fencing  
Painted black RAL 9005 Jet Black



Limestone colour  
paving slabs



Marshalls Driveline Buff  
Priora Permeable Paviers



CLOSE BOARDED FENCING



Black half round  
PVCU RW goods



Facing Bricks - all Plots  
Forterra - Belgravia Gault Blend



Russell Grampian Slate  
Grey Flat Roof Tiles



Black PVCU  
Fascias and Soffits

John Dickie Associates  
Chartered Building Engineers  
5, Victor Way, Cherry Holt Road,  
Bourne, Lincs PE10 9PT  
Tel 07778 297733 jda@ndirect.co.uk

Erection of Nine Dwellings on Land off  
Crossgate Lane, Pinchbeck, Spalding  
PE11 3XW

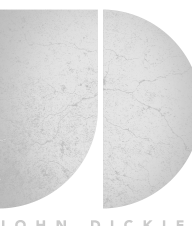
Drawing Title : Site Layout with Floors

Client : Melbourne Properties Limited

Date February 2025

Scales 1 to 500 at A3 Portrait

Drawing No JDA/2025/775/SITE/FLOORS/S73/001A  
Rev A. May 2025 Layout revised to incorporate footpath and utility/filter  
drain strip



2025 SECTION 73 APPLICATION

Roof Ht  
+ 6.45 + 8.25 + 12.07

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