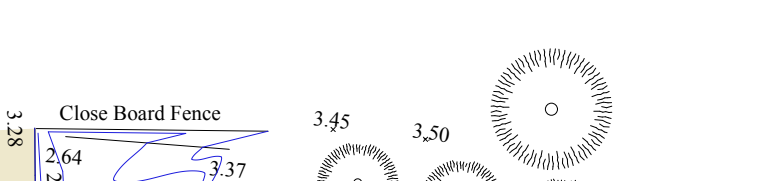


Indicates Refuse Bag Collection Point



Close Board Fence

9m wide (from top of bank) IDB Access Zone

Gallery Walk

9m wide (from top of bank) IDB Access Zone

9m wide (from top of bank) IDB Access Zone

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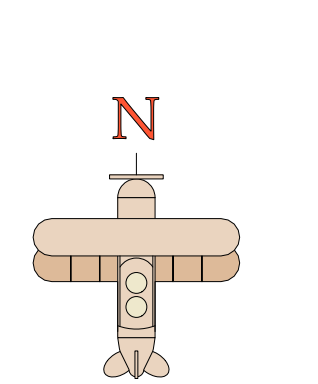
9m wide (from top of bank) IDB Access Zone

9m wide (from top of bank) IDB Access Zone

9m wide (from top of bank) IDB Access Zone

9m wide (from top of bank) IDB Access Zone

9m wide (from top of bank) IDB Access Zone



**External Materials**  
**Facing Bricks**  
 Forterra Belgravia Gault Blend  
 Unless otherwise specified, use OPC (white if shown) and lime by Limbux. Unless otherwise specified by structural engineer, use mortar mix of 9 sand : 2 lime : 1 cement.  
 All brickwork and blockwork shall be uniform, true and level, all perpends shall be vertical and in line. joints are to be solid - filled with mortar.  
**Roof Tiles** Russell Grampian Slate - Grey  
**RW Goods** All RW goods to be black half round. Downpipes (68mm). Downpipes to be plugged and screwed to walling. All goods to be in black.  
**Doors and windows** Anthacite Grey PVCU.  
**Soffits and Fascias** Anthacite Grey PVCU.

**NOTES**  
 All JDA issued drawings are to be read in conjunction with all relevant project drawings and specifications.  
 Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be brought to the immediate attention of JDA.  
 This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.  
 Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of JDA. Copyright retained in accordance with the copyright design and patents act 1988. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from JDA.  
 The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.  
 All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.  
 All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced. All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.  
 All Building Regulations inspections are to be carried out at the appropriate stages of work.  
 This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.

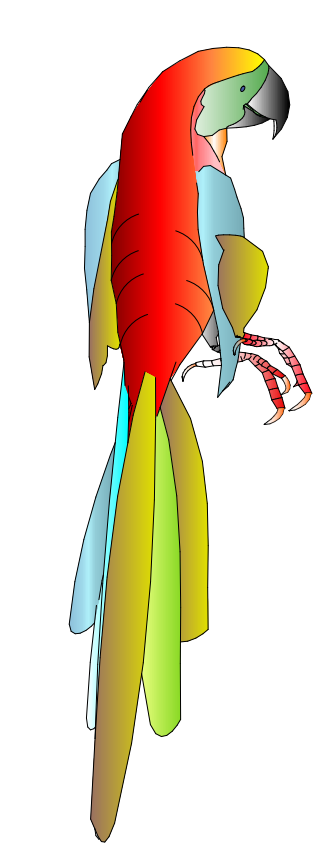
**Tree planting:**  
 Tree planting should ideally be carried out between October and March.  
 Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and fork over the base and sides. Place the plant in the hole, checking that the roots can be spread out fully. Where necessary, adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site.  
 Firm around the plant carefully to eliminate air pockets as the planting hole is filled. Specimen trees will require staking or guying for a year or two after planting until established to prevent wind rock.

All fruit trees to have M9 Rootstock unless otherwise notes  
**GENERAL**  
 No work to commence until all statutory approvals have been obtained.  
 All dimensions are to be checked on site by contractor prior to the commencement of work. Drawings have been prepared solely for the procurement of statutory approvals.  
 All dimensions are in millimeters.  
 All levels shown are in metres.  
 No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.  
 Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.  
 Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.  
 The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

**ACCESSIBILITY**  
**LEVEL DWELLING APPROACH**  
 Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

**ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING**  
 Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

**PLANNING CONSENT COMPLIANCE**  
 The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.  
 Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.  
 Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.



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 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 Roofs

Client : Melbourne Properties Limited

Date February 2025

Scales 1 to 500 at A3 Portrait

Drawing No JDA/2025/775/SITE/ROOFS.001