cabe
chartered association of building engineers

N

0m 10 20 30 40 50m

Flaxmill Lane

CL=3.166

1404
1.969m deep

2301
1.375m deep

Roof Ht
+
11.18

Roof Ht
+
8.80

eave
+
5.78

6.633m
2.518m

Indicates Refuse Bag Collection Point

Close Board Fence

3m wide (from top of bank) IDB Access Zone

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

Gir: 0.500
Spr: 15.000
ash multi bole

Area of footpath to be Adopted

existing tarmac footpath

new link pathway to LCC Highways Spec.

new dropped kerb with 'blister' surface

Extent of culverted crossover to be Adopted

gates (6m wide) for IDB access

waste collection

PROPOSED 'POCKET PARK' (FOR USE BY RESIDENTS)

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.

Photina Red Robin

Robinia Pseudoacacia Umbraculifera

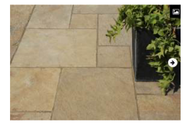
Ceanothus impressus Victoria Blue Blossom Tree

2m high close boarded fencing

Estate Railings

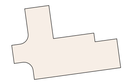


PEFC Certified Western Red Cedar Woven Fencing to Waste Collection Area - (1m high on three sides as shown)



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

Individual Driveways in Clee Hill Aggregate or similar





Indicates Estate Fencing
Pained black RAL 9005 Jet Black





Limestone colour paving slabs



Marshalls Driveline Buff Priora Permeable Paviors





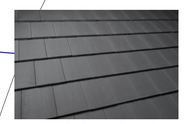
CLOSE BOARDED FENCING



Facing Bricks - all Plots
Forterra – Belgravia Gault Blend



Black half round PVCU RW goods



Russell Grampian Slate Grey Flat Roof Tiles



Black PVCU Fascias and Soffitts

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/S73/001

JOHN DICKIE ASSOCIATES

2025 SECTION 73 APPLICATION

IDB Access

AWA High Pressure Main

Gallery Walk

IDB Access Zone

9m

CL=3.570