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

Drawing Title : Site Layout. Condition Discharge of C3, C10 and C11

Client : Melbourne Properties Limited

Date February 2024

Scales 1 to **500** at A3 Portrait

Drawing No JDA/2024/775/CONDITIONS.001.

H14-0348-23 Conditions
C3 Schedule of external materials
C10 Full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas.
C11 Details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging.

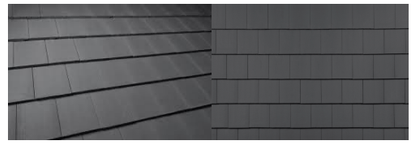
Collection area for waste collection bags

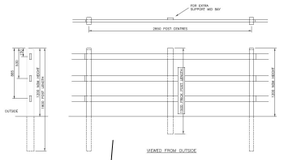


Clumber Red Stock Facing Bricks by Forterra with Grey Mortar

Roof Tiles

Russell Roof Tiles – Grampian – Grey





Brett Martin Cascade - Black PVCU



1.8m High Close Boarded Hedgehog Friendly Fencing to Side Boundarie



CLOSE BOARDED FENCING



Paths and Patios

Limestone colour concrete slabs



1.8 m High Close Boarded Fencing Base to be set at the New Finished Ground Levels Indicated

Front Boundaries

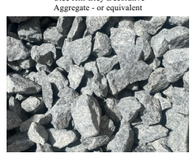
Estate style steel railings – black -RAL 9005



Fascias and Soffits
PVCU - Anthracite Grey - RAL 7016



Drives and Parking Areas
Clee Hill Grey Decorative Aggregate - or equivalent



Roadway and Footpaths - Ashphalt



All new trees and shrubs shall conform to the specification for nursery stock as set out in the National Plant Specification where it applies to trees, shrubs and plant handling and establishment: http://www.gohelios.co.uk/nps/nps.aspx and British Standard 3936 Parts 1 (1992) and 4 (1984) - Standard Size 10-12cm. All nursery stock trees and hedging plants shall conform to BS 5236. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees from nursery to independence in the landscape: Recommendations.

Mixed native hedging where indicated. Standard hedge planting, two staggered rows, five plants per metre, canes & rabbit guards. Species mix - hawthorn, crab apple, blackthorn, field maple, purging buckthorn, guelder rose, hazel, dogwood, with both dog & field rose within. Size of stock - bare root 60-90cm.

indicates new hedging

Condition C10. Levels
Existing ground levels are shown in **blue**
Proposed ground levels are shown in **red**

0m 10 20 30 40 50m

JOHN DICKIE