Flaxmill Lane

Track

Gallery Walk

Crossgate Lane

B1356

Drain

9m wide IDB Access Zone

9m wide IDB Access Zone

6m wide AWA Access Zone either side of main

6m wide AWA Access Zone either side of main

AWA High Pressure Main

Area of Footpath to be Adopted

New link path to be adopted by LCC

New dropped kerb with blister surface

Waste Collection Area
PEFC Certified Western Red Cedar
Woven 1m high Fencing to 3 sides

14

16

Fagus sylvatica Beech Fa.sy 8-10cmg CG	B
Acer campestre Field Maple Ac.ca 8-10cmg CG	FM
Crataegus Laevigata 'Pauls Scarlet'. 8 - 10cmg CG	PS
PWB Pear 'Worcester Black' 8-10cmg CG	P
AJG Apple 'James Grieve'_ 8-10cmg CG	A
Tilia cordata x mongolica " Harvest Gold" 12-14cm girth containerised root stock.	TC
Robinia Pseudoacacia Umbraculifera	RB
Ceanothus impressus Victoria Blue Blossom Tree	VB
Estate Fencing Pained black RAL 9005 Jet Black	
Swale Attenuation Drainage System	
2.00m Footpath	

MATERIALS

Facing Bricks - all Plots 1-9
Forterra – Belgravia Gault Blend

Russell Grampian Slate
Grey Flat Roof Tiles all plots 1-9

Marshalls Driveline Buff
Priora Permeable Paviors

Individual Dwelling Driveways in Clee Hill Aggregate or similar

Limestone colour paving slabs to Patios and Paths

Limestone Paving slabs by Bayham or equivalent for Waste Refuse Collection Area (6.65 x 2.55m)

1.8m High Close Boarded Fencing with concrete posts to all boundaries as indicated with hedgehog holes CB — CB

Estate Fencing Pained black RAL 9005 Jet Black to all boundaries as indicated EF — EF

D B L ARCHITECTURAL DESIGN
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Client: Melbourne Construction Limited	Drawing Number: M530-56	Revision: B	Drawn by: M C
Project: Residential Development of 9no Dwellings Section 73 Application	Drawing Title: Proposed Site Layout Amended		
Site Location: Land Off Crossgate Lane Pinchbeck.	Date: Aug 2026	Scale: 1:250 @ A1	