FLAX MILL

FLAXMILL LANE

TERRACE HOUSES

YARD
(tarmac)

WORKSHOP

5m fence 1.8 high

conifer hedge 5 high

extg hedge

1.8m CLF

20m

Terrace

flats
2b flats

2b/4p
3b/5p

19-22

Tarmac

Elec sub-station

GALLERY WALK

0.6m KR

Removed due to poor condition

River Glen
WL = 2.83

Views
maintained

NEW ROAD

1800

5550

THE GREEN

8-11
2b flats

9m EASEMENT

flats

Terrace

8-11

Patio/
Terrace

3b/5p

buffer zone

1500

Site boundary

SHARED OWNERSHIP UNITS

1.8m CBF

1.8m CLF

LEGEND	
0.6m KR	0.6m HIGH KICK RAIL FENCE
1.8m PP	1.8M HIGH x 2.4M LONG PRIVACY PANEL OF CLOSE BOARDED TIMBER FENCE
1.8m CBF	1.8M HIGH CLOSE BOARDED TIMBER FENCE
1.2m TP	1.2M HIGH TIMBER FENCE WITH 0.6M TRELLIS ABOVE
1.8m BW	EXISTING BRICK WALL
1.8m CLF	1.8M HIGH CHAINLINK FENCE
	PORCH LIGHT FITTING
	PIR LIGHT FITTING
	ROTARY CLOTHES LINE FOR AFFORDABLE UNITS ONLY
	WATER BUTT – 150l 2 BED / 200l 3 BED

NOTE: *All drives and footpaths are to comply with Part M. Drives to be no greater than 1in15. Footpaths are not to be greater than 1 in 12 (if run is less than 5m), or 1 in 15 (if run is less than 10m). Further information is avalible in the Building Regulations under Approved Document M section 6.*

Indicates the direction of fall.

For front porch lights refer to working drawings

Details subject to being added to main engineering layout when complete for coordinated positioning

Off site highway works:
Footpath to be extended south along flaxmill lane to meet up with existing footpath.
All to be highway dept requirements & approval.

C	Footpath 9-11 updated	Sep 07 JLES
B	Kick rail key altered	June 07 JLES
A	Shed positions altered	May 07 JLES

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drawn	check
JLES	JH

PROJECT
Residential Development
Flaxmill Lane
Pinchbeck

DRAWING
Hardlandscaping

scale	date
1:250 @ A2	05/07

ref	number	rev
3364_L	2001_	C

DETERMINED PLAN

26/10/07