NOTES

Do NOT scale from this drawing or any other prepared by JDA in connection with this project

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.

The Contractor is to check all dimensions on site and report any discrepencies 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 theyhave been reported in detail so that design amendments may be considered.

All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work.

Appropriate wind lacing and bracing is provided by a typical arrangement of predominantly circular hollow section galvanised steel 'ties' that enable wind loads (from any direction) to be transmitted back to the main superstructure. Given the installed wind bracing configuration and specification, we consider the superstructure to have adequate lateral restraint and stability. Plan bracing is provided to the compression chord fixed at lacing tube positions along the beams.

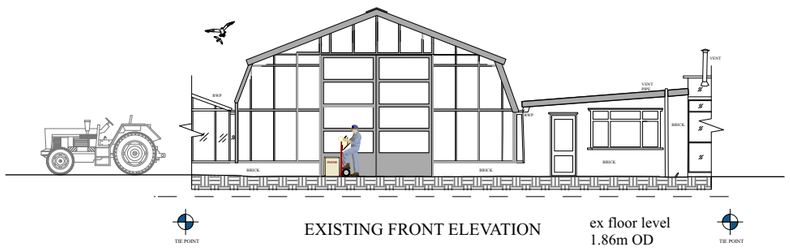
Where the compression chord varied along the length of the beam (continuous beam arrangements), then compression chord lacing & plan bracing has been provided to both top and bottom chords. There are no 'spigot connections' that could compromise the integrity of the beams. All of the lattice beams have been provided with appropriate compression chord lacing, tension chord lacing, compression chord plan bracing and diagonal bracing (as described in the foregoing text).

The installed lattice beams consist of top and bottom chords separated by angled chords designed to allow forces to pass from the top chord to the bottom chord. All connections between the various 'elements of structure' are cleated and bolted. The underside of some of the 'gambrel slopes' have been sprayed with a proprietary insulation – it is pertinent to note that this does not affect the overall structural stability and, in fact, helps to 'stiffen' the roof panels under loading.

The lower 'eaves' section of the gambrel duo-pitched roof profile incorporates a channel section 'ring beam' providing continuous linear support to the imposed live and dead loadings from the higher level roof sections. The aforementioned channel section ring beam is provided with intermediate support at 3.05m centres from 90 x 90mm galvanised steel (hollow section) columns.

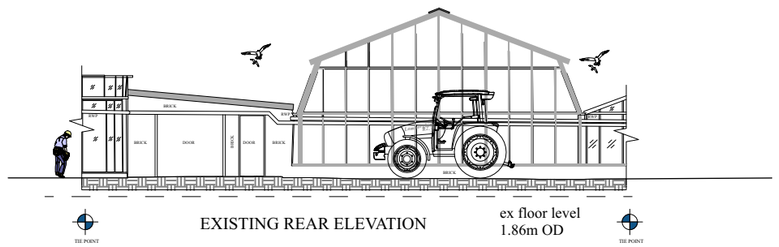
The ridge section consists of a continuous circa 200 x 100mm galvanised steel 'Z' purlin (sleeved) bolted to the lattice frames.

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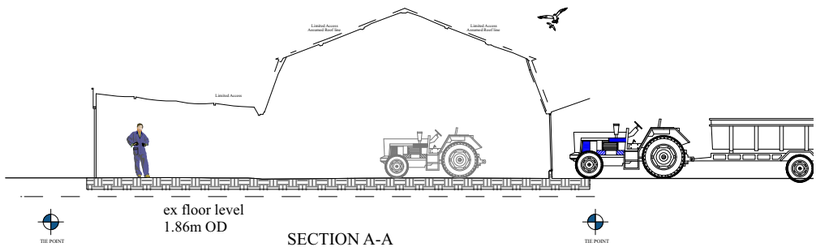
EXISTING FRONT ELEVATION

ex floor level 1.86m OD



EXISTING REAR ELEVATION

ex floor level 1.86m OD



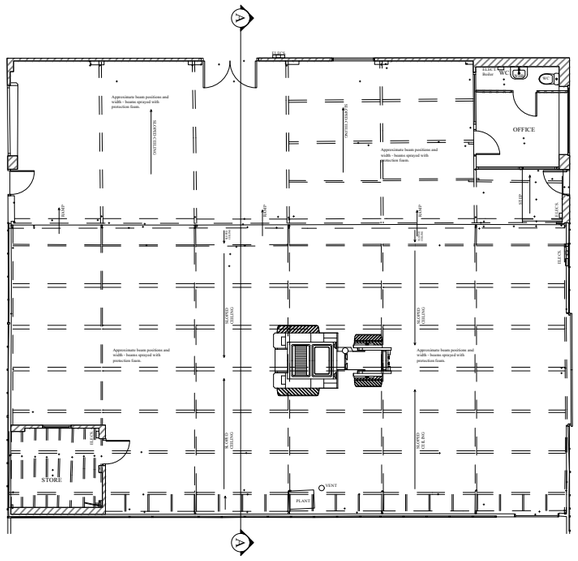
ex floor level 1.86m OD

SECTION A-A

EXISTING GROUND LEVEL IS 1.68m AVERAGE
BASED ON FURTHER SPOT LEVELS APRIL 2023

The main 'higher level' building is a 'gambrel' shaped steel lattice framed construction with steel profiled sheet cladding to the roof pitches. The gable ends are infilled with a combination of structural curtain walling and sliding doors. The main plastic clad metal profile roofing sheets are supported by cold rolled galvanised steel 'Z' purlins (sleeved) spanning between the main lattice frames.

The whole building is clad in steel profiled sheeting - the roof has no translucent roof lights. the roof has no translucent roof lights.



GROUND FLOOR PLAN

CDM REGULATIONS 2015The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances ;

When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. a written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.

The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling/use of the substance.

Safe systems of work ;

Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.

Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.

Adequate arrangements must be make to keep workplaces in a clean, orderly and safe condition.

provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.

The environment of the workplace shall be safe and without risk to health. satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.

The requirements of the health and safety at work etc. act 1974 and all duties and obligations

imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.

Plant and machinery ;

all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.

All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.

Statutory tests and thorough examinations will be undertaken where necessary and correct

documentation be maintained.

The contractor will provide and maintain a working environment which is safe and without risk to

the health of both its employees and persons who may be affected by its employees.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

PLANNING APPLICATION DRAWING

DEMOLITION - WHERE REQUIRED TO FACILITATE THE DEVELOPMENT

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.

Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.

All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

If applicable, reference should be made to the Construction Design Management Plan.

0m 10 20 30 40 50m

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Erection of Three Dwellings at
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Existing Buildings

Date : February 2024

Scales 1 to 200 at A3 Portrait

Drawing No JDA/2024/720/EX.BLD/001