PLANNING APPLICATION DRAWING

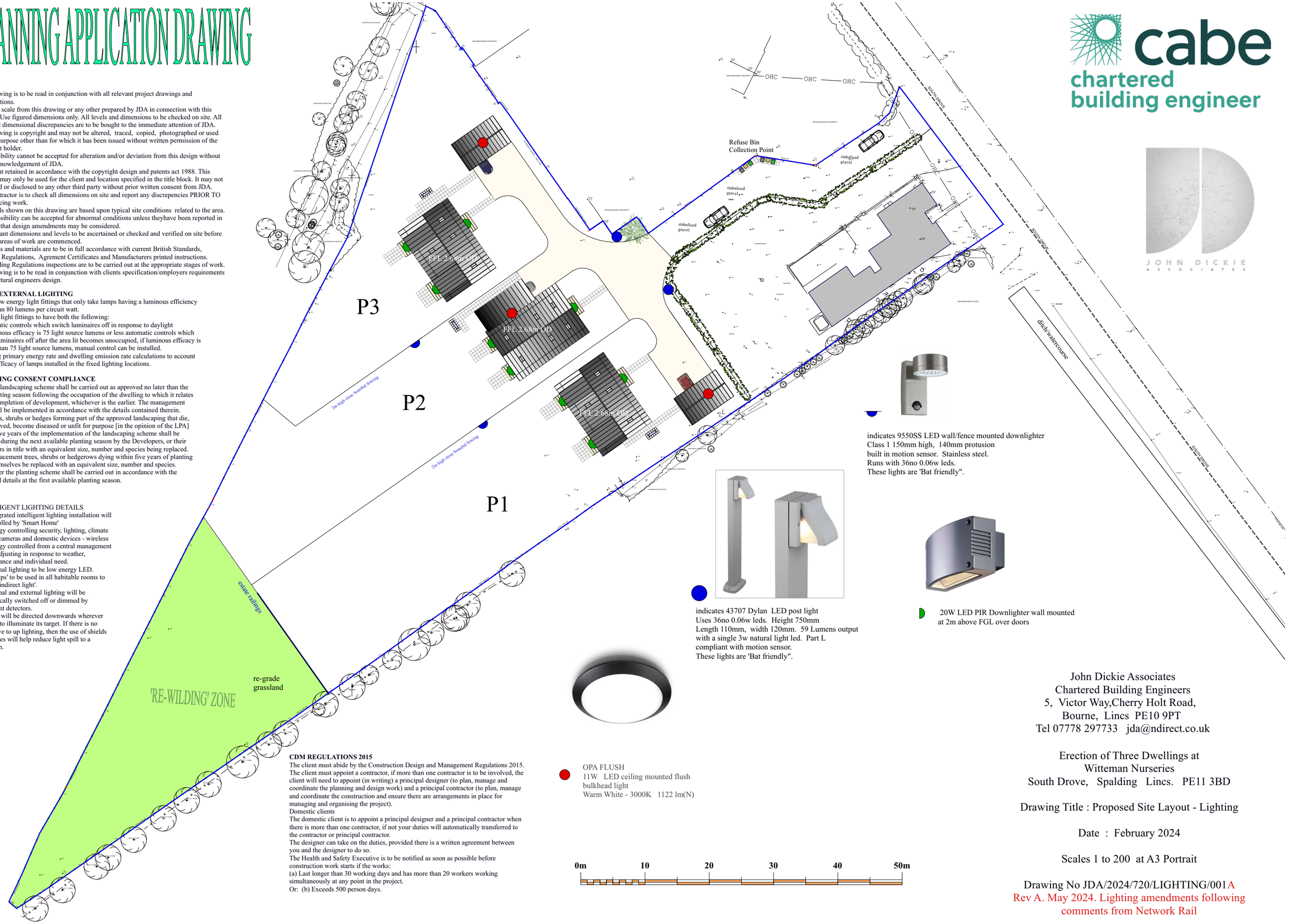
NOTES
This drawing is to be read in conjunction with all relevant project drawings and specifications.
Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be bought to the immediate attention of JDA.
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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 resposibility can be accepted for abnormal conditions unless theyhave been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.
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.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.

FIXED EXTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.
External light fittings to have both the following:
- Automatic controls which switch luminaires off in response to daylight
- If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.

Dwelling primary energy rate and dwelling emission rate calculations to account for the efficacy of lamps installed in the fixed lighting locations.

PLANNING CONSENT COMPLIANCE
The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced.
Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.
Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

INTELLIGENT LIGHTING DETAILS
The integrated intelligent lighting installation will be controlled by 'Smart Home' technology controlling security, lighting, climate control, cameras and domestic devices - wireless technology controlled from a central management system adjusting in response to weather, circumstance and individual need.
All internal lighting to be low energy LED.
LED 'strips' to be used in all habitable rooms to provide 'indirect light'.
All internal and external lighting will be automatically switched off or dimmed by movement detectors.
Lighting will be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields and baffles will help reduce light spill to a minimum.



indicates 9550SS LED wall/fence mounted downlighter
Class 1 150mm high, 140mm protusion
built in motion sensor. Stainless steel.
Runs with 36no 0.06w leds.
These lights are 'Bat friendly".

indicates 43707 Dylan LED post light
Uses 36no 0.06w leds. Height 750mm
Length 110mm, width 120mm. 59 Lumens output with a single 3w natural light led. Part L compliant with motion sensor.
These lights are 'Bat friendly".

20W LED PIR Downlighter wall mounted at 2m above FGL over doors

OPA FLUSH
11W LED ceiling mounted flush bulkhead light
Warm White - 3000K 1122 lm(N)

CDM REGULATIONS 2015
The 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.

0m 10 20 30 40 50m

cabe chartered building engineer

JOHN DICKIE ASSOCIATES

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

Drawing Title : Proposed Site Layout - Lighting

Date : February 2024

Scales 1 to 200 at A3 Portrait

Drawing No JDA/2024/720/LIGHTING/001A
Rev A. May 2024. Lighting amendments following comments from Network Rail