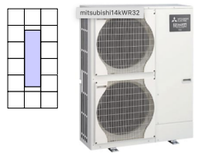
PLANNING APPLICATION DRAWING

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.



Mitsubishi 14kW R32 ASHP



Stabalised Gravel



Paths, steps, ramps and patios
450 x 450mm and 450mm x 900mm paving slabs - Fairfield Old Gold

new hedgerow

Existing hedgerows will be maintained and strengthened and gaps infilled with new indigenous hedgerow planting. Hedgerows to be cut on a three year rotation cycle to maximise pollen, nectar and fruit supplies.

Hedgehog Domes
It is recommended that new sheltering opportunities for hedgehogs beincluded within the development proposals. The detail of such measures, including the exactlocation and number of features TBA once the detailed landscaping proposals are finalised. These features would be integrated within sheltered areas of the landscaping proposals, contiguous to off-site connecting habitats where possible.

proposed new building footprint - 442 sq m
existing building footprint 1314 sq m
footprint reduction is circa 33%

Existing building volume 3958 cubic metres
Proposed building volume 1885 cubic metres
Volume reduction is circa 47%

Refuse Bin Collection Point

P3
P2
P1

FFL 2.68m OD
FFL 2.68m OD
FFL 2.68m OD

Barbican Imperial Fencing
close boarded fencing
estate railings
'RE-WILDING' ZONE
re-grade grassland
stabalised gravel
ditch/watercourse
SOUTH DROVE
OHC

Jacksons Fencing to NR Boundary
1800mm high Barbican Imperial trespass proof steel palisade fencing to be erected along the entire boundary with Network Rail land. Grey RAL 7012 Hot dip galvanised to BS EN 1461 as standard
Barbican Imperial® metal fence railings comprise of vertical round hollow section 25mm diameter pales up to 2000mm high at 124mm centres (99mm gap) and 32mm for 2100m+ with 129mm centres (97mm gap).
Position inside the boundary such that future maintenance and renewal without encroachment upon or over-sailing of Network Rail is enabled.

Due to the proximity of the proposed development to the operational railway boundary, the developer will liaise with the Network RailAsset Protection Team prior to any work taking place on site to ensure that the development can be undertaken safely and without impact to operational railway safety. Details to be discussed and agreed with NR include construction methodology, earthworks and excavations, use of crane, plant and machinery, drainage and boundary treatments. *It may be necessary for the developer to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail to ensure the safety of the operational railway during these works.

Tree planting should ideally be carried out between October and March.
Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and fork over the base and sides. Place the plant in the hole, checking that the roots can be spread out fully.
Where necessary, adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site.
Firm around the plant carefully to eliminate air pockets as the planting hole is filled. Specimen trees will require staking or guying for a year or two after planting until established to prevent wind rock.

Where trees and shrubs are to be planted
adjacent to the NR boundary, they should be position at a minimum distance greater than their height at maturity from the boundary.
Any hedge planted adjacent to the railway boundary fencing for screening purposes should be placed so that when fully grown it
does not damage the fencing, provide a means of scaling it, or prevent Network Rail from maintaining its boundary fencing.

Field Maple (Acer Campestre) 8-10mg CG
Mountain Ash – Whitebeams (Sorbus) 8-10mg CG
Crab Apple (Malus Sylvestris) 8-10mg CG
Bird Cherry (Prunus Padus) 8-10mg CG
Wheelie Bins
Silver birch - Betula 8-10mg CG
Natural Sandstone Paving 600 x 900mm (Terraces and pathways
Wild Pear (Pyrs Communis) 8 - 10cmg CG
Air Source Heat Pumps



Indicates Estate Fencing
Pained black RAL 9005 Jet Black





CLOSE BOARDED FENCING. - HEDGEHOG FRIENDLY

Nesting Birds – General Safeguarding
All Habitats capable of supporting nesting birds should not be subject to clearance and / or management works during the recognised nesting bird season (March – August inclusive).

Where this is neither practicable nor possible, any habitats capable of supporting nesting birds should only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present, and instate an appropriate buffer to the proposed works. Such a buffer zone should remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of vegetation works commencing.

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

Date : February 2024

Scales 1 to 200 at A3 Portrait

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