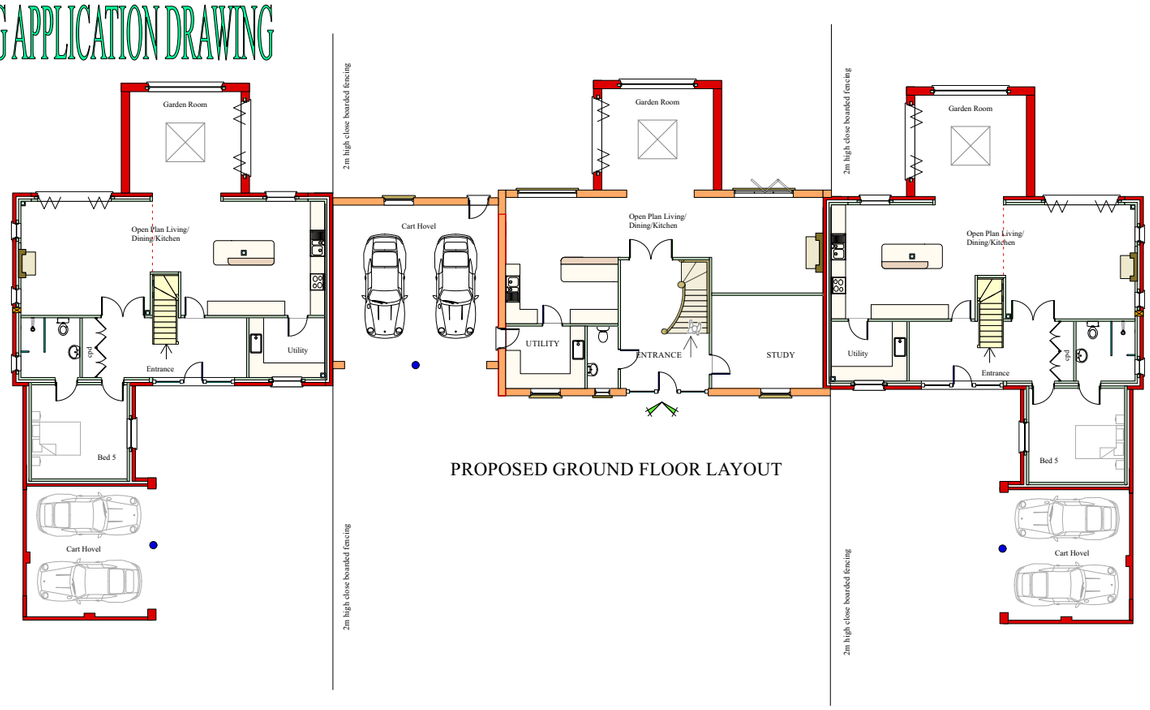
PLANNING APPLICATION DRAWING



PROPOSED GROUND FLOOR LAYOUT

GENERAL
No work to commence until all statutory approvals have been obtained
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimetres.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved on site by the Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority.
Exact boundary positions are to be determined by reference to the deeds to the property.
Entire structure is to be built within the legal boundaries of the site.
Any encroachments over any boundaries are to be formally agreed with adjoining property owners.

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.

BASIC RADON PROTECTION -IF SPECIFIED OR REQUIRED BY THE BUILDING CONTROL AUTHORITY
Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage.
or provided with a non-slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

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.

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 resposibility 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.

cabe
chartered
building engineer



Koramic Clay Pantiles



Roundstyle Cast Iron Style
Rainwater System by Brett
Martin - black 112mm half round



10 inch SPANISH
SLATES



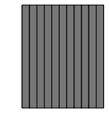
Facing Bricks - in Flemish Bond
Traditional Brick and Stone co
Light Amthill Blend

John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

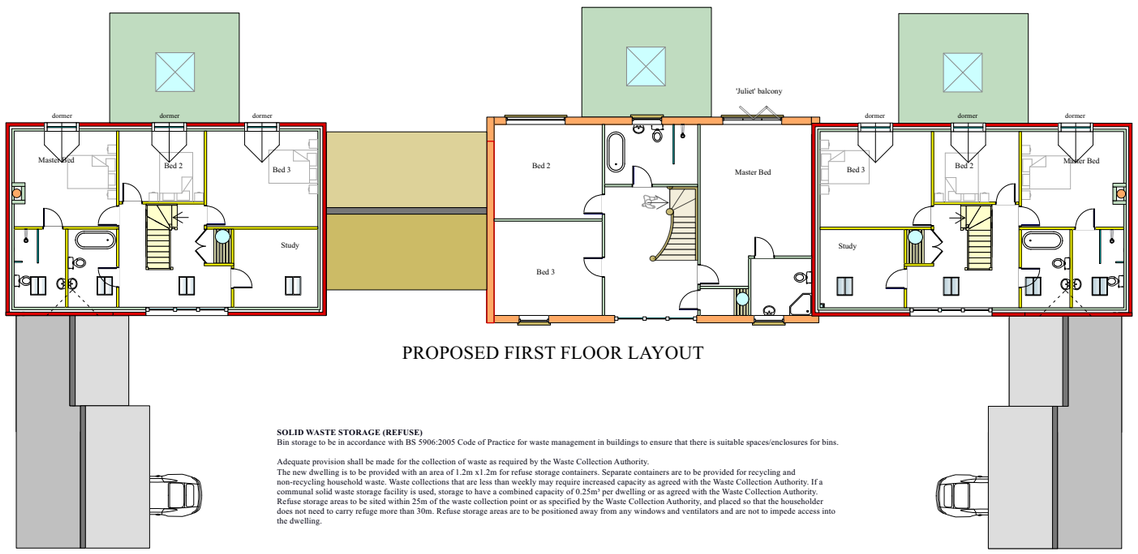
Demolition of Class Q Consented Agricultural Buildings and
Erection of Three Dwellings
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title :Layout and Elevations
Date : August 2022
Scales 1 to 250 at A3 Portrait

Drawing No JDA/2023/720/LAYS/001



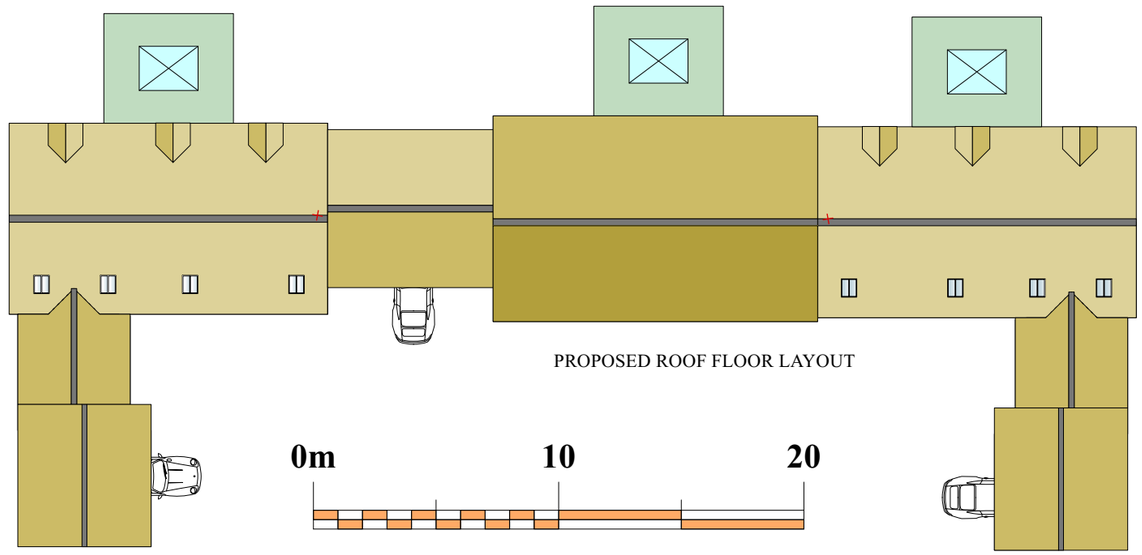
black stained vertical
Oak boarding



PROPOSED FIRST FLOOR LAYOUT

SOLID WASTE STORAGE (REFUSE)
Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.
The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non-recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.



PROPOSED ROOF FLOOR LAYOUT