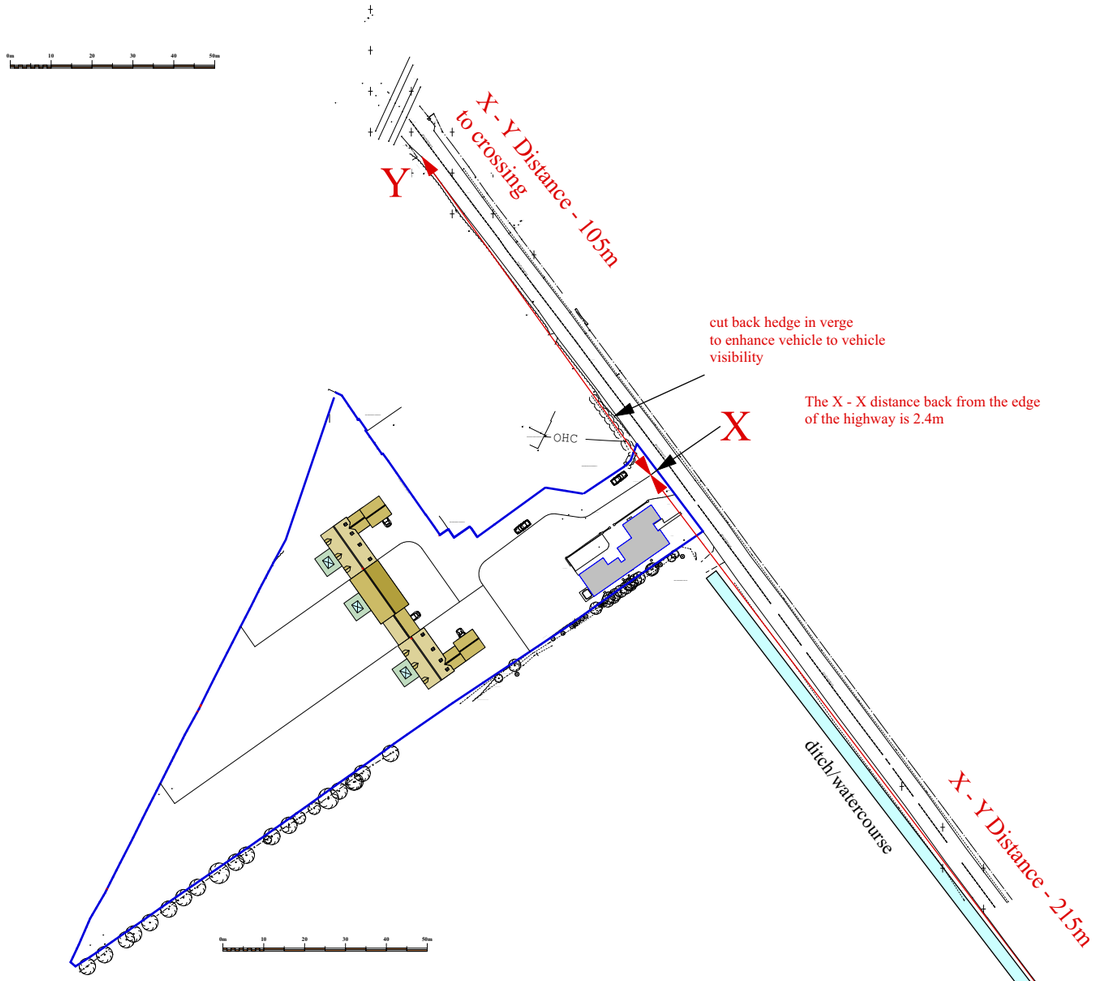



The ex access has compliant pedestrian visibility splays
of 2m x 2m at the access point with no obstructions over 600mm
high within the visibility splays.
Vehicle to vehicle visibility splays are as indicated with no obstructions
over 600mm high within the visibility splays.

**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.

PLANNING APPLICATION DRAWING

**PARTY WALL**
To achieve minimum U Value of 0.0 W/m²K
Separating party wall to consist of 2 leaves of dense aggregate blocks (1850 to 2300 kg/m3) with a minimum 100mm cavity, fully filled with 100mm Rockwool insulation. Finish with 13mm plaster or cement: sand render with plaster skim (min 10 kg/m2) to both sides.
Ensure cavity stops are installed where required, and joints, voids around floor joists, chases, etc. have been fully filled or sealed.
Where there is a separating floor a resilient flanking strip to be installed.
Wall to be tied using Approved Document E Tie Type A - Butterfly ties as described in BS 1243: 1978 Metal ties for cavity wall construction, and spaced as required for structural purposes (BS 5628-3: 2001 Code of practice for use of masonry.
Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control. If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Robust construction details to be used for all party walls. Before works commence on site building control to be given:

- Robust construction purchase certificates.
- The unique reference number issued by Robust Details.
- A valid notification of approved details published by Robust Details Ltd.
- The references of the design details.
- A report of where the details are to be used.

Work on site must comply with details specified in the notification and compliance certificates to be given to building control on completion.
Pre-completion testing to be carried out if works on site are found not to adhere Robust Construction design details to demonstrate compliance with Approved Document E.

| WEEKLY VEHICLE MOVEMENTS - NURSERY BUSINESS | | | | | | | |
|---|---|---|---|---|---|---|---|
| | MON | TUE | WED | THU | FRI | SAT | SUN |
| HGV (over 7.5t + articulated | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| HGV 7.5t | 6 | 5 | 5 | 5 | 5 | 5 | 5 |
| BOX VANS | 7 | 6 | 6 | 6 | 6 | 6 | 6 |
| SMALL VANS | 5 | 7 | 7 | 7 | 7 | 5 | 5 |
| CAR/VAN + TRAILER | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| CARS | 6 | 5 | 5 | 5 | 5 | 4 | 4 |
| TOTALS | 28 | 27 | 27 | 27 | 27 | 24 | 24 |
| | | | | | | | |

EACH OF THE THREE INDPENDENT HOUSES WILL (TRICS DATA) WOULD GENERATE BETWEEN 6 - 8 VEHICLE MOVEMENTS PER DAY WITH NO HGVS

THE PROPOSED DEVELOPMENTOF 3no DWELLINGS WOULD RESULT IN A DEMONSTRABLE REDUCTION IN VEHICLE MOVEMENT

**AIR SOURCE HEAT PUMP – ECODAN (OR EQUIVALENT)**
Located as shown - Mitsubishi Ecodan single phase PUHZ-W85VHA2 or equivalent.
SOUND PRESSURE LEVEL AT 1M (dBA) - 45 LOW NOISE MODE (dBA) - 40

Air Source Heat Pump Installation will comply with the Domestic Building Service Compliance Guide - Dept for Communities and Local Government 2001 and BS EN15450 Tables C1 & C2 with a Seasonal Performance Factor (SPF) of at least 2.7.

The heating system is to be underfloor with water supply temperatures in the range of 30c to 40c. The Coefficient of Performance (CoP) is to be not less than 2.2 for space heating and 2.0 for domestic hot water. The Seasonal Performance Factor will be no worse than as described in Table C1 of BS EN 15450. The system will meet the minimum requirements for installation and controls in Table 35 for heat pumps.

The water distribution system is to include a low loss manifold system to maximize efficiency and ease commissioning and future maintenance. Pipework not contributing to the space heating system will be insulated to prevent heat loss. External pipework between the unit and the house to be insulated to the TIMSA Guide. The internal water distribution circuit should be protected by an anti-freeze solution as recommended by the heat pump manufacturer.

For full heating, the heat pump and any supplementary domestic HW heating should be capable of supplying water in the range of 60c to 65c. The domestic hot water (DHW) system should include a tank thermostat and a time clock to optimise the time taken to heat the water.
Heat pump unit controls to include :
1. control of water pump operation (internal and external)
2. control of water temperature for the distribution system
3. control of outdoor fan operation
4. defrost control of external airside heat exchanger
5. protection for water flow failure
6. protection for high water temperature
7. protection for high refrigerant pressure
8. protection for air flow failure

External controls to include :
1. room thermostat to regulate the space temperature and interlocked with the heat pump operation
2. timer to maximize the operation of the heat pump

System installation by Radiant Heating Hougham Mill Lane, Marston, Grantham Lincs, NG32 2FU. info@heating-solutions.biz 01400 250572

**ACCESSIBILITY**

**LEVEL DWELLING APPROACH**
Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (loose material such as gravel and shingle would not be suitable).

**ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING**
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door.
Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstops.

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

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

Drawing Title : Highway Visibility Splays and Vehicle Movements
Date : August 2022
Scales 1 to 500 at A3 Portrait

Drawing No JDA/2023/720/HIGHWAYS/001