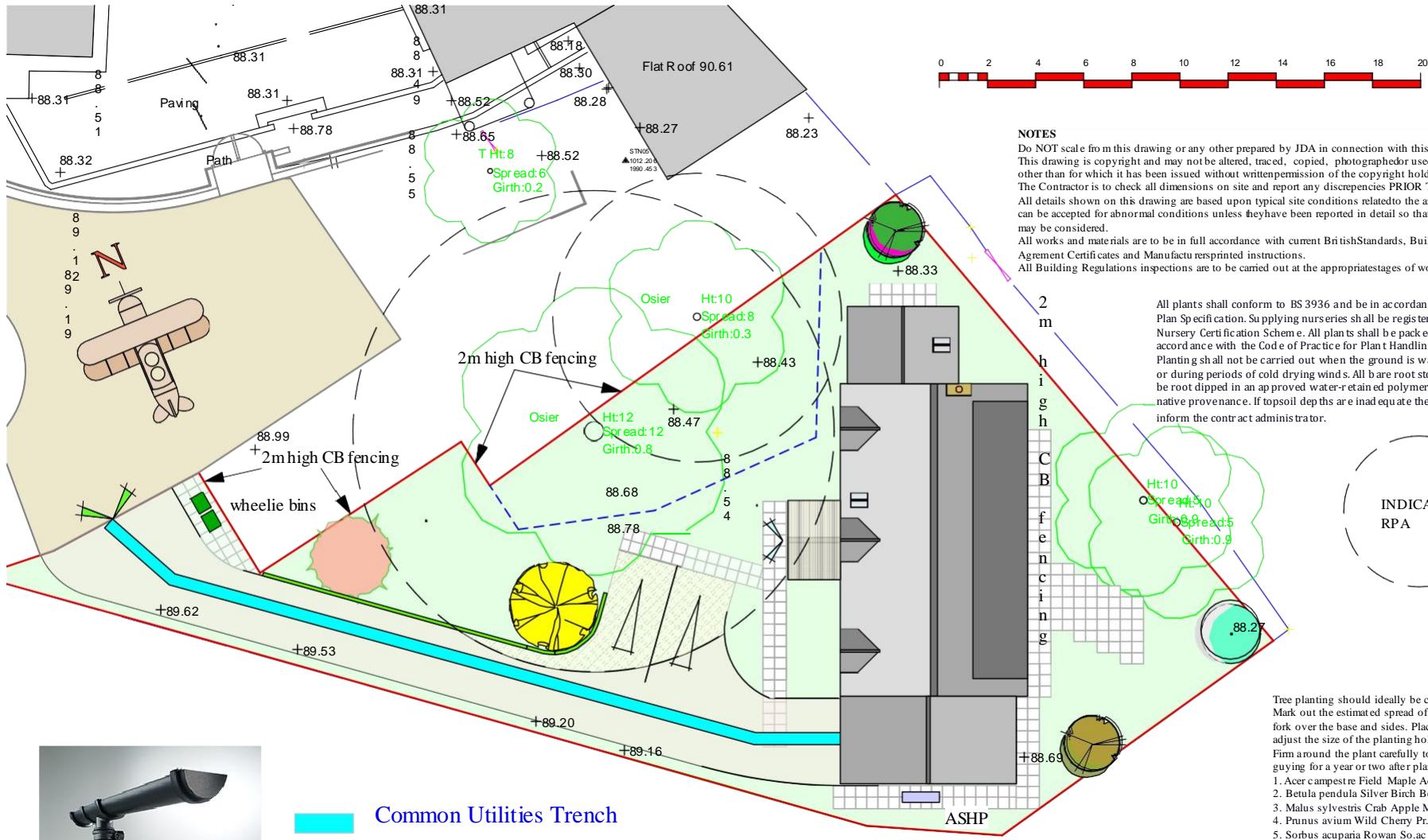
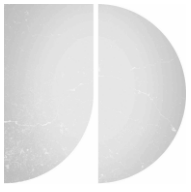
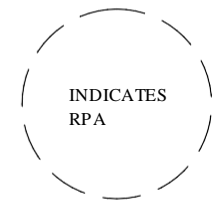


PLANNING APPLICATION DRAWING



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 discrepancies 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 they have 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, Agreement Certificates and Manufacturer's instructions. All Building Regulations inspections are to be carried out at the appropriate stages of work.

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retained polymer. All stock to be of native provenance. If topsoil depths are inadequate the contractor should inform the contract administrator.



Tree planting:
 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.

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.

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 transfer 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.

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.

1. Acer campestre Field Maple Ac.ca 8-10cm CG
 2. Betula pendula Silver Birch Be.pe 8-10cm CG
 3. Malus sylvestris Crab Apple Ma.sy 8-10cm CG Rootstock M29
 4. Prunus avium Wild Cherry Pr.pa 8-10cm CG Rootstock M29
 5. Sorbus aucuparia Rowan So.ac 8-10cm CG
 6. Pyrus sp. Pear Py.sp 8-10cm CG
 7. Fagus sylvatica Beech Fa.sy 8-10cm CG
 8. Populus tremula Aspen Po.tr 8-10cm CG
 9. Quercus robur Oak Qu.ro 8-10cm CG
 10. Sorbus aria Whitebeam So.ar 8-10cm CG
 11. Acer davidii (Pere David's Maple) 8-10cm CG
 12. Acer rubrum (Red Maple) 8-10cm CG
 13. Crataegus Laevigata (Paul's Scarlet) 8-10cm CG
 14. Malus sylvestris (Wild Crab Apple) 8-10cm CG
 15. Prunus avium (Wild Cherry) 8-10cm CG Rootstock M29
 16. Pinus sylvestris (Scots Pine) 8-10cm CG
 17. Quercus ilex (Evergreen Oak) 8-10cm CG
 18. Quercus robur (English Oak) 8-10cm CG
 19. Sorbus aucuparia 'Joseph Rock' 8-10cm CG
 20. AJG Apple 'James Grieve' 8-10cm CG
 21. AWP Apple 'Worcester Pearmain' 8-10cm CG
 22. CS Cherry 'Stella' 8-10cm CG
 23. DM Damson 'Merweather' 8-10cm CG
 24. PBH Pear 'Beurre Hardy' 8-10cm CG
 25. PC Pear 'Conference' 8-10cm CG
 26. PWB Pear 'Worcester Black' 8-10cm CG
 27. PIPE Plum 'Pershore Emblem' 8-10cm CG
 28. PIPP Plum 'Purple Pershore' 8-10cm CG
- All fruit trees to have M9 Rootstock unless otherwise notes

- Crataegus Laevigata 'Pauls Scarlet' 8-10cm CG
- PWB Pear 'Worcester Black' 8-10cm CG
- AJG Apple 'James Grieve' 8-10cm CG
- Betula pendula "Dalecarlica" 12-14cm girth containerised root stock
- Tilia cordata x mongolica "Harvest Gold" 12-14cm girth containerised root stock
- Sorbus Aria 12-14cm Girth containerised root stock
- 2m high close boarded fencing
- Black painted Estate Railings
- Barrier to Fig 3 BS5837 : 2012



Stabilised Gravel Driveway



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

- Wheelie Bins
- Air Source Heat Pump



Common Utilities Trench



ESTATE RAILING

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 hedges 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.

STONEMWORK
 Keep facework clean during construction and until practical completion. ensure that no mortar encroaches on face when laying. Turn back scaffold boards at night and during heavy rain. Rubbing to remove marks or stains is not permitted. Facework to start not less than 150mm below finished level of paving or soil except where shown. cut stone only where necessary at joints, eaves and junctions. Sample panel of stonework to be built for inspection/approval of planning officer is required. The coursed stone rubble walling is to be formed using approved locally quarried limestone which is to be carefully graded by the mason into approximately five different bed depths. All bed and perp joints will be close and tightly formed throughout with simple pointing using a wire brush and rag. Mortar: Use white OPC and lime by Limbux, unless otherwise specified by structural engineer, use mortar mix of 9 sand : 2 lime : 1 cement. Sand to BS 1200, do not use admixtures unless approved by S.O. All materials are to be measured by using clean gauge boxes. proportions are for dry sand - allow for bulking if the sand is damp. Do not use after initial set has taken place, do not re-temper. Adequately protect new walling against snow or rain by suitable covering when precipitation has begun and at completion of days work. Rake out and replace any mortar damaged by frost. NOTE: Any stonework laid below DPC level is to be FL quality.

AIR SOURCE HEAT PUMP
 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 TMSA 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 inside 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

LEVEL DWELLING APPROACH
 Provide a level approach to the principle 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. Principle entrance door to have a minimum 775mm clear opening between the door leaf and doorposts.

FIXED EXTERNAL LIGHTING
 External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Light fitting to be either:
 a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
 Or
 b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic daylight cut-off sensors so that lights switch off when daylight is sufficient.

SOLID WASTE STORAGE (REFUSE)
 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 x 1.2m 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 refuse 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.

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

Residential Development at
 23-25 The Ropsley Fox, Grantham Road
 Ropsley NG33 4BX

Drawing : Landscaping Scheme
 Client : John Hilton

November 2021
 Scale 1 to 250 at A3 landscape

Drawing No JDA/2021/605/LS.001

