

Welcome to the Planning Committee

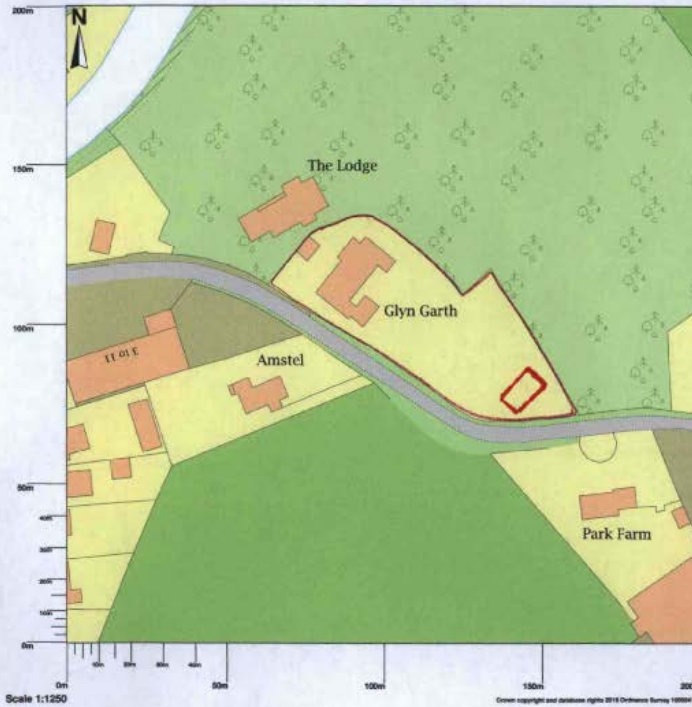
MapThat Scale Print Title



© Crown copyright and database rights MLR Ordnance Survey 100018361.

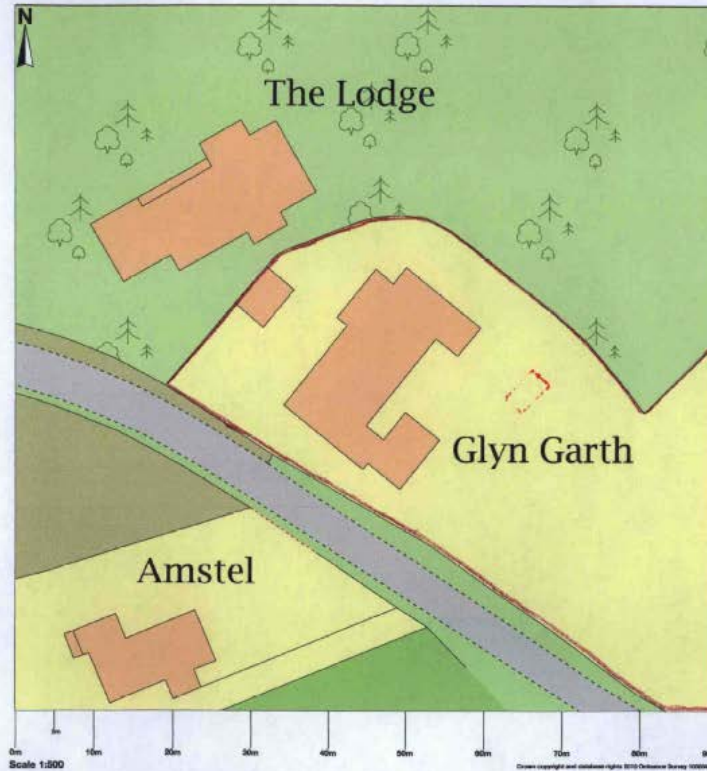
MAP SCALE 1:1250
CREATED DATE: 04/12/2019
PHOTOGRAPHIC COPY
LIABLE TO DISTORTION
IN SCALE

Park House, Park Lane, Surfleet, Spalding, PE11 4AF



Map area bounded by: 525145,327993 525345,328193. Produced on 16 August 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by OSPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4bos/377751/512796

Park House, Park Lane, Surfleet, Spalding, PE11 4AF



Map area bounded by: 525189,328064 525279,328154. Produced on 16 August 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by OSPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90bow/377751/512793







13 Metres Long































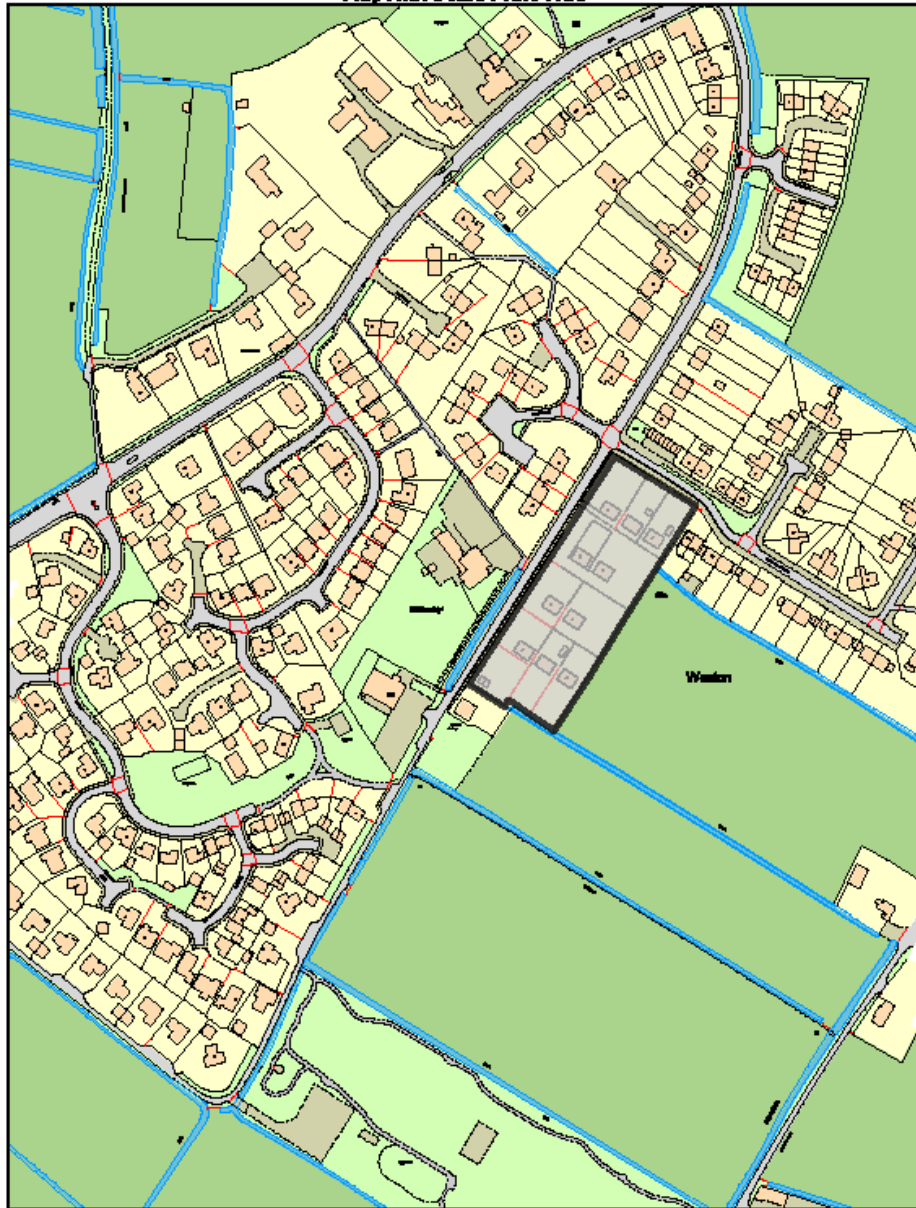


MapThat Scale Print Title

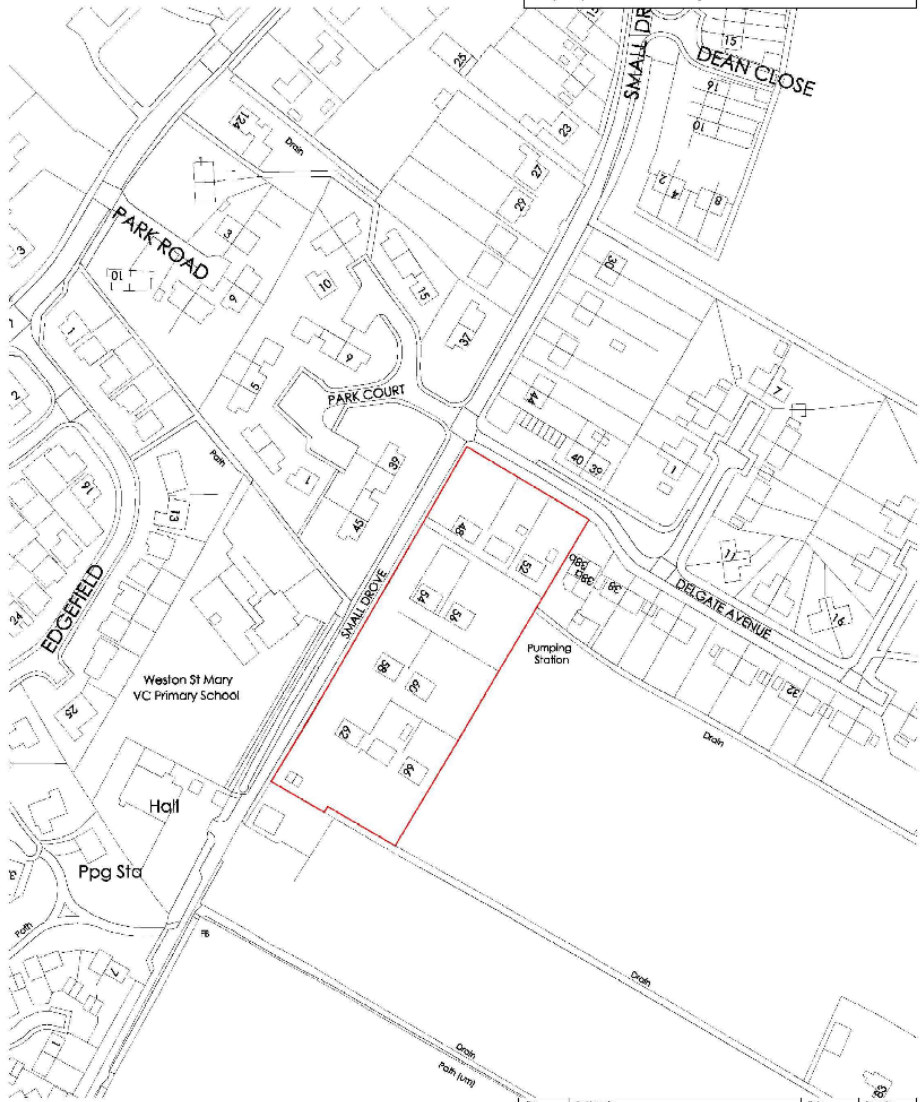


© Crown copyright and database rights NZL Ordnance Survey 100018361.

MAP SCALE 1:1250
CREATED DATE: 04/12/2019
PHOTOGRAPHIC COPY
LIABLE TO DISTORTION
IN SCALE



The drawing is the property of FRAMEWORK. Copyright is reserved by them and the drawing is loaned on the condition that it is not copied, reproduced, altered, or disclosed to any unauthorised person, either wholly or in part without the consent in writing of FRAMEWORK.



Rev	Description	Date	Drawn by	Checked	Scale
1	RESIDENTIAL DEVELOPMENT SMALL DRIVE WISTON FOR WELSH HOMES		HC		1:500 @ A3
	Drawn by		HC		Scale
	Checked				
	Drawn by		HC		Scale
	Checked				
	Drawn by		HC		Scale
	Checked				

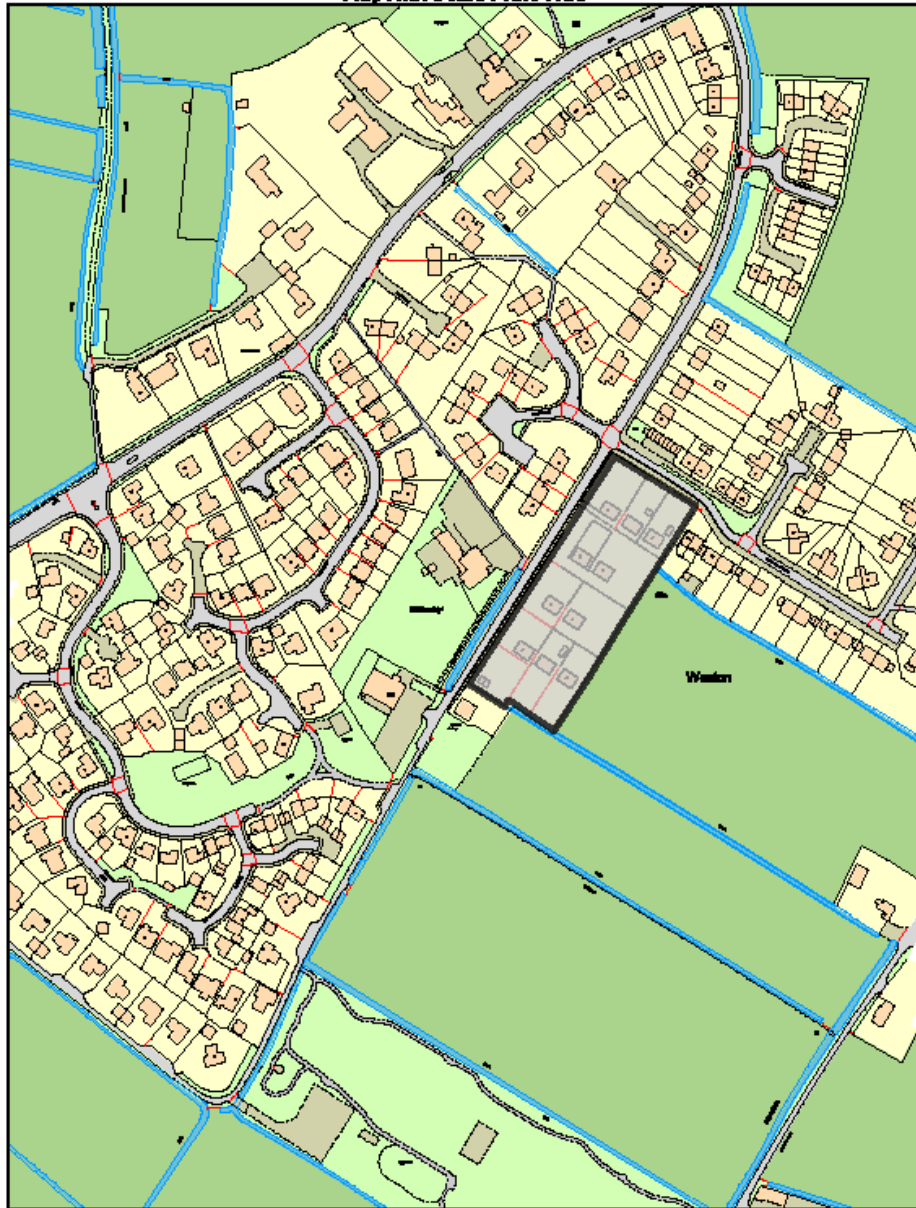


Do not scale off this drawing. All dimensions and setting-out to be verified on site. If in doubt consult the engineer for clarification.
 This drawing is the property of FRAMEWORK. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, published or displayed to any unauthorized person, either wholly or in part, without the written consent of FRAMEWORK.

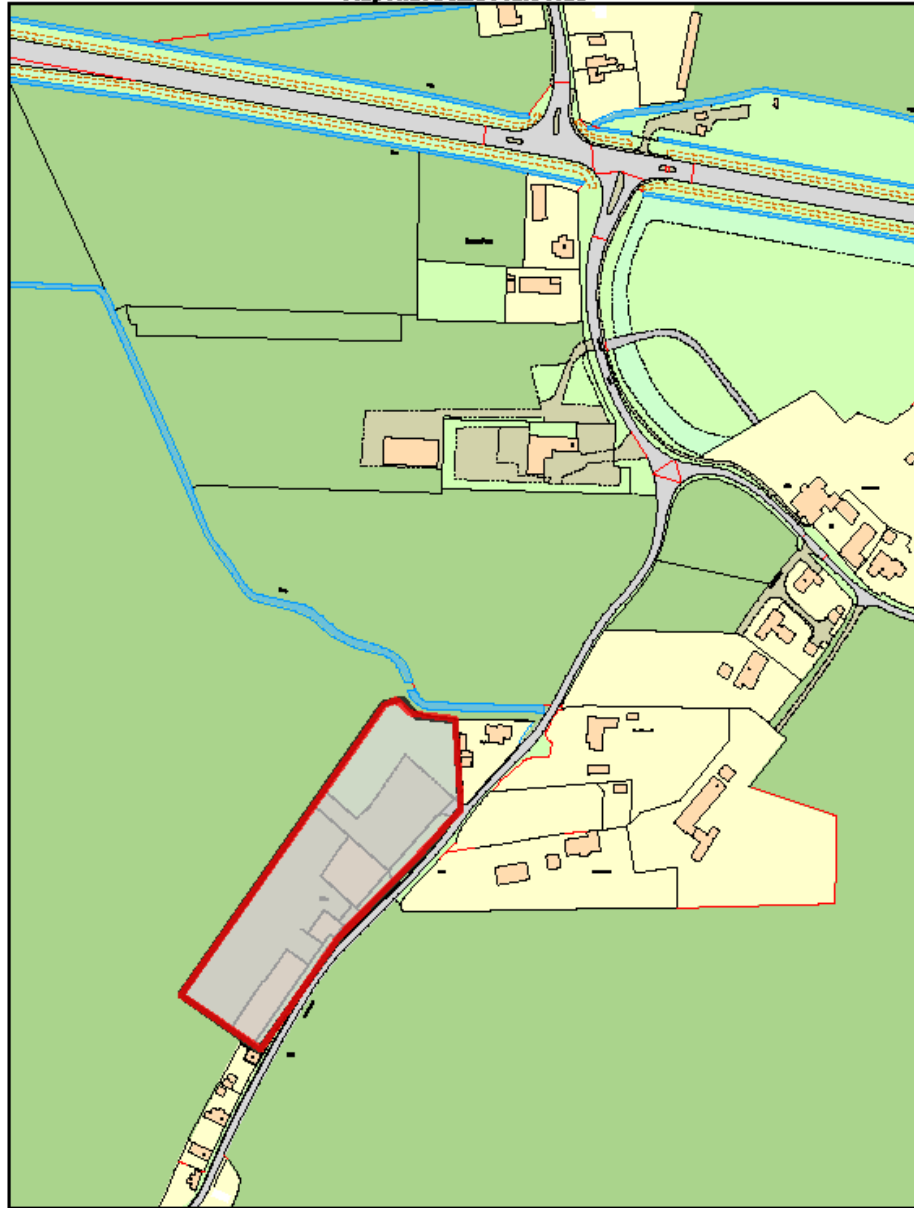
B. DIMENSIONS TO FINISHED FLOOR LEVELS AND FINISHES FOR THE BUILDING. SEE ALSO THE GENERAL NOTES FOR FURTHER INFORMATION.
 A. DIMENSIONS TO FINISHED FLOOR LEVELS AND FINISHES FOR THE BUILDING. SEE ALSO THE GENERAL NOTES FOR FURTHER INFORMATION.

Rev	Revision Note	Date	Drawn by
1	AGENCY DEVELOPMENT SMALL LOTS, WESTON FOR WELSH HOMES		
	Drawn by FC	Checked FC	Date SEP 2017
	Scale 1:500 @ A3	Drawn No. J1651 (RM 002)	Rev. B

© FRAMEWORK ARCHITECTS. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM FRAMEWORK ARCHITECTS.

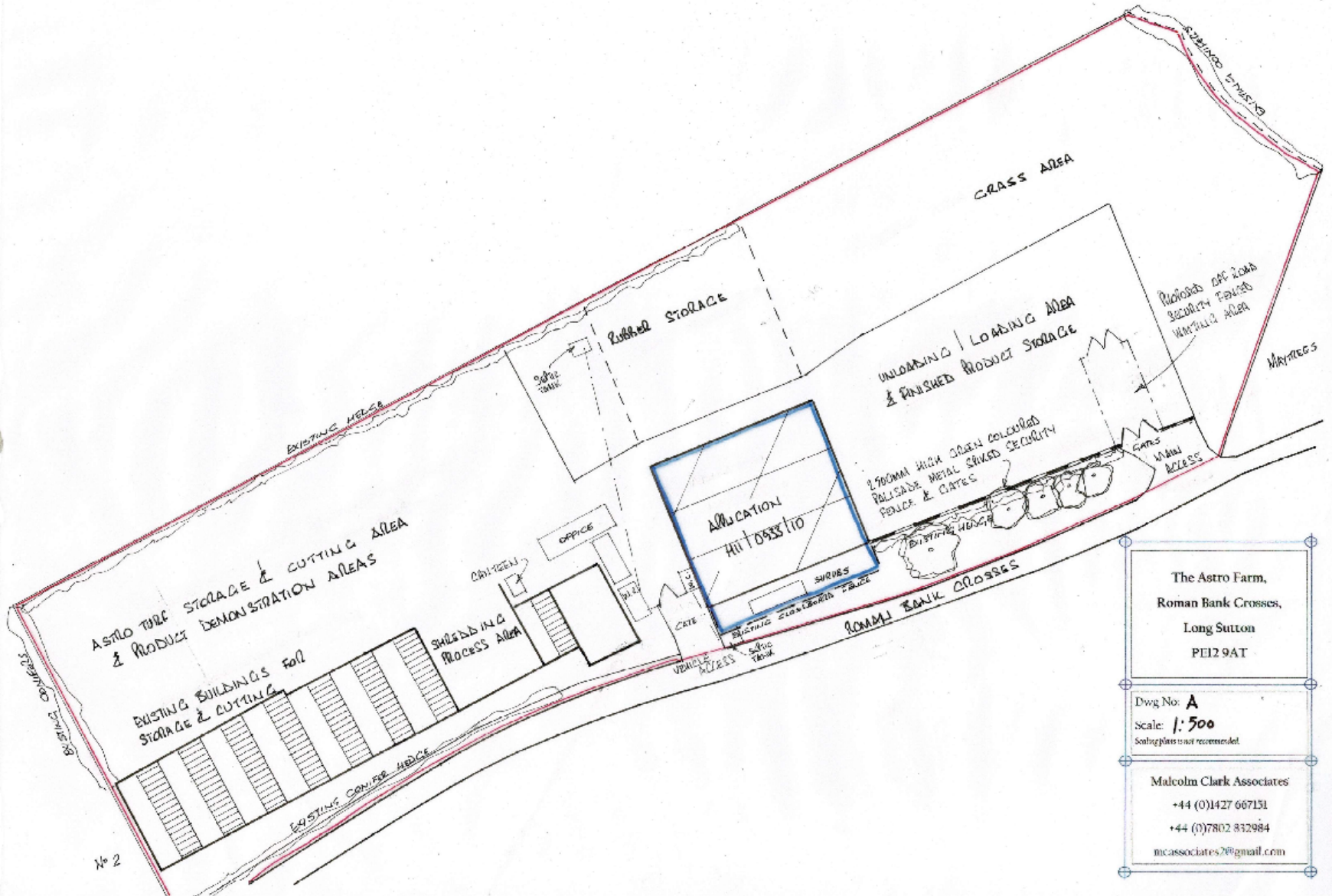


MapThat Scale Print Title



SITE LOCATION PLAN
AREA 16 HA
SCALE 1:2500 on A4
CENTRE COORDINATES: 543489, 321439





The Astro Farm,
 Roman Bank Crosses,
 Long Sutton
 PE12 9AT

Dwg No: **A**
 Scale: **1:500**
 Scaling plates is not recommended

Malcolm Clark Associates
 +44 (0)1427 667151
 +44 (0)7802 832984
 mcassociates2@gmail.com

No 2



















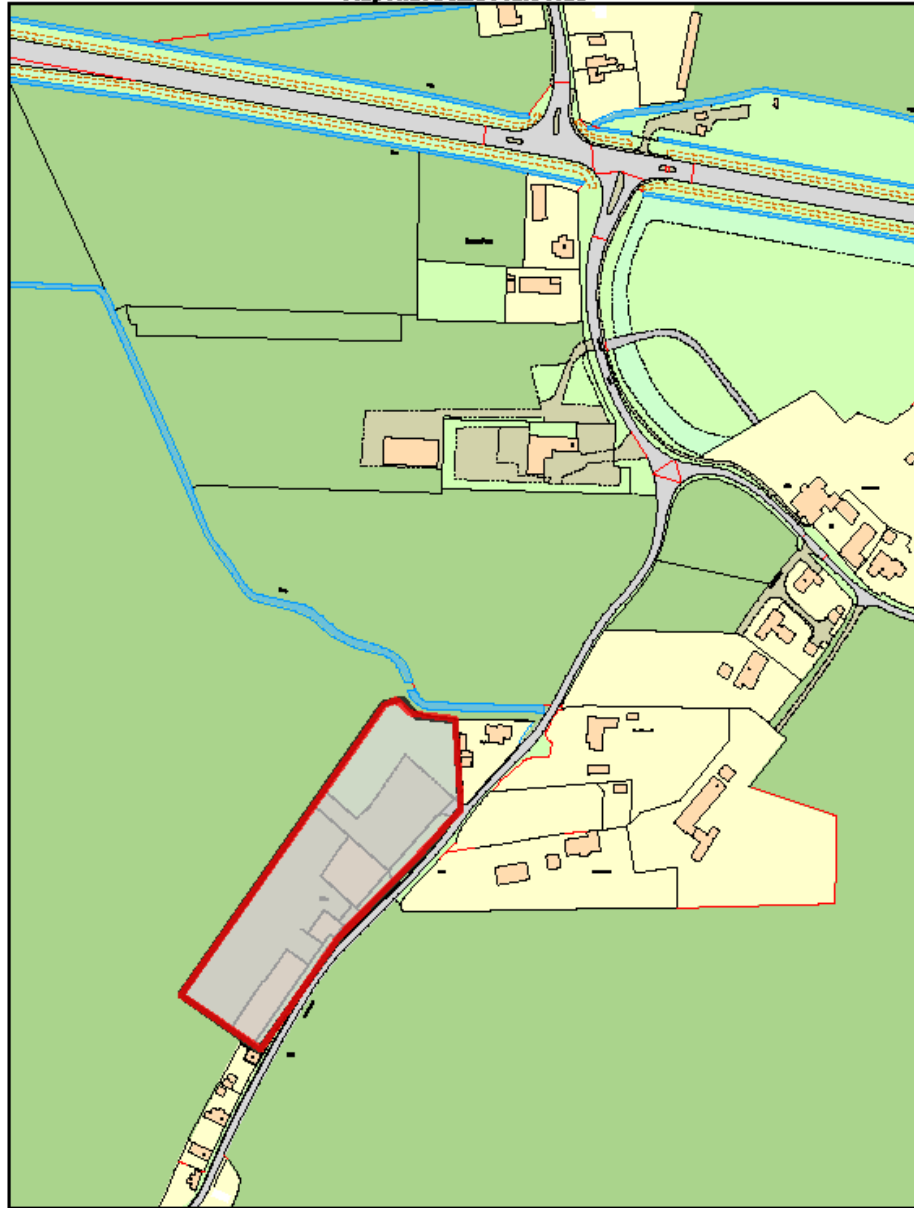




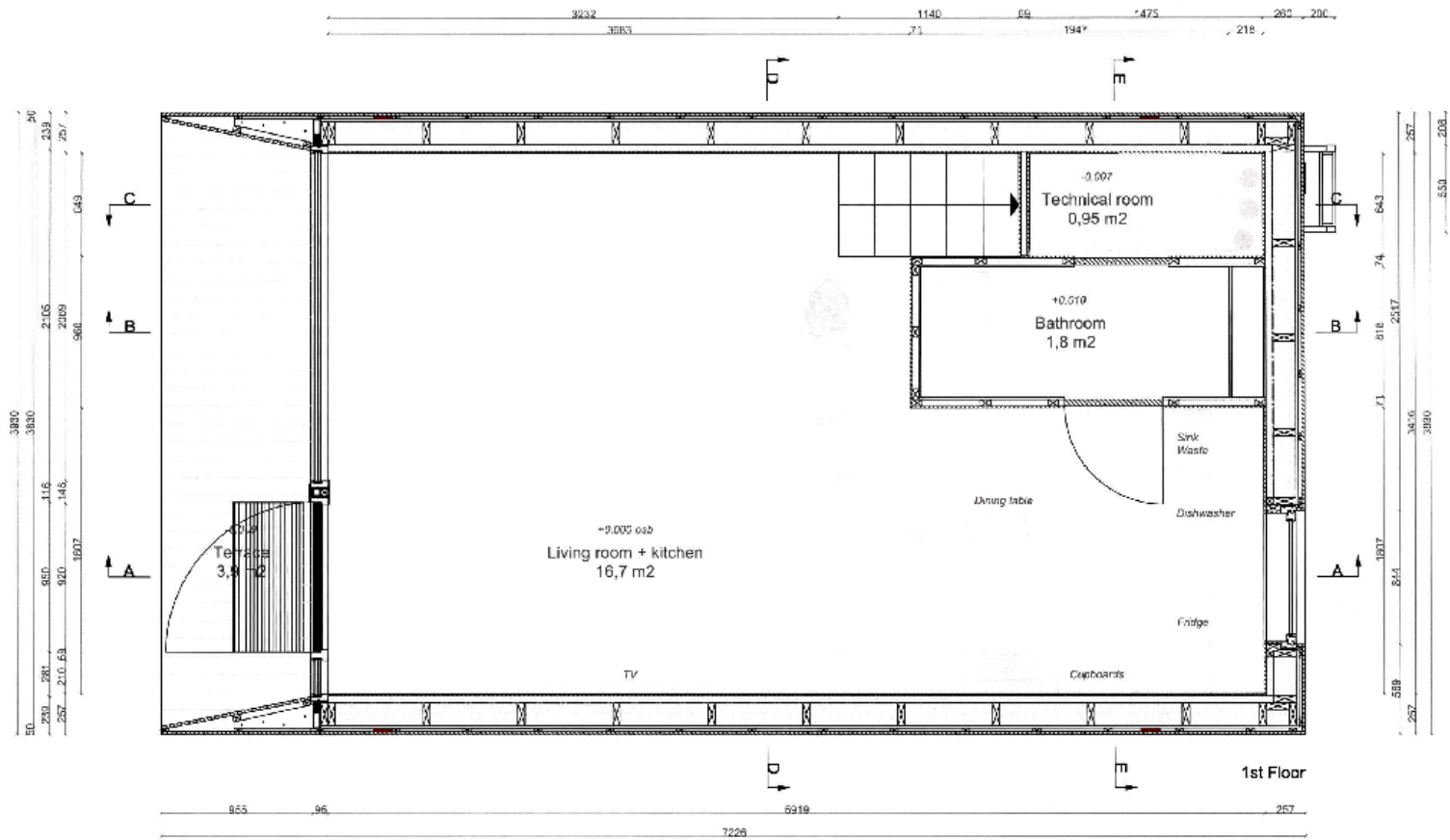




MapThat Scale Print Title



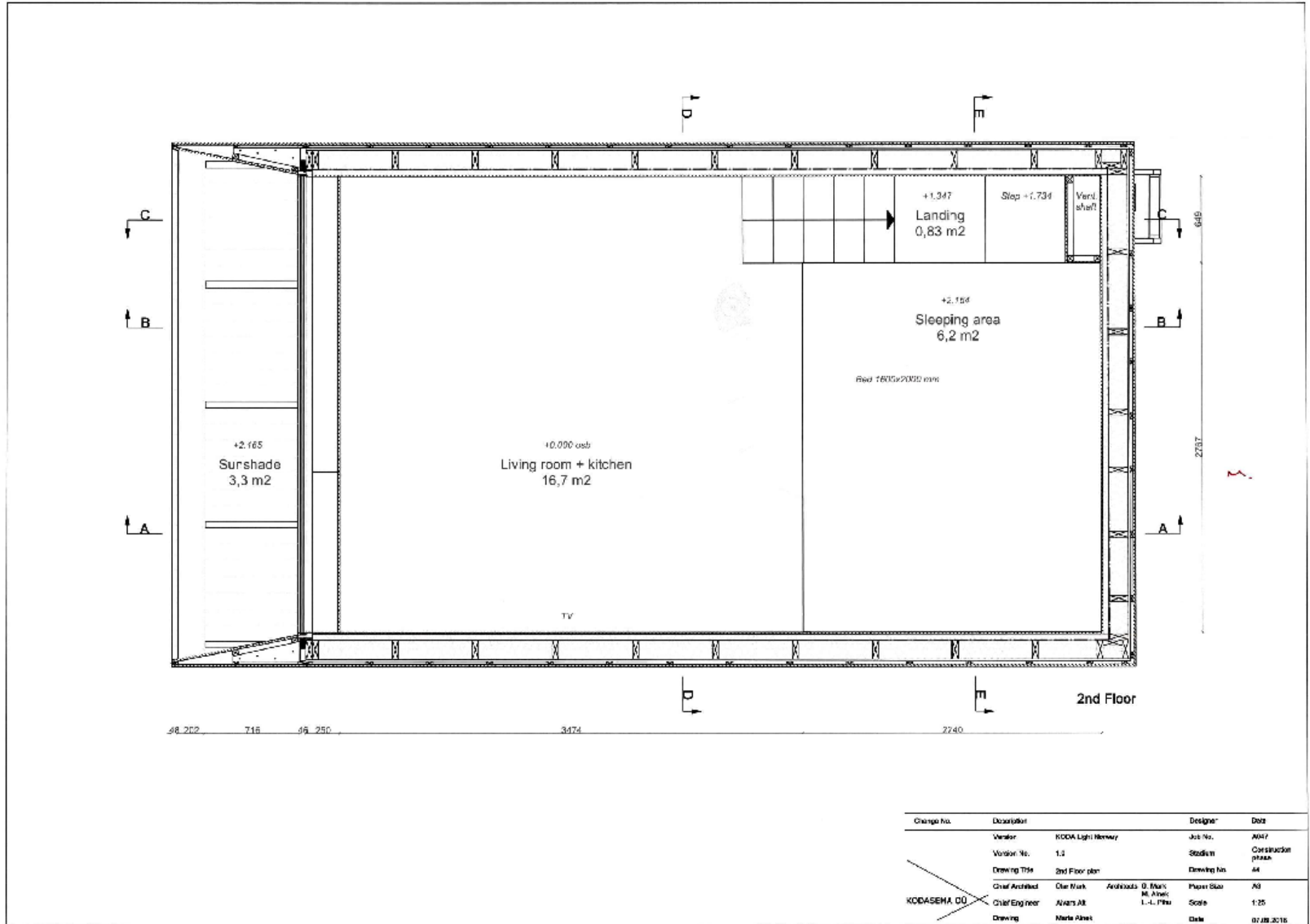


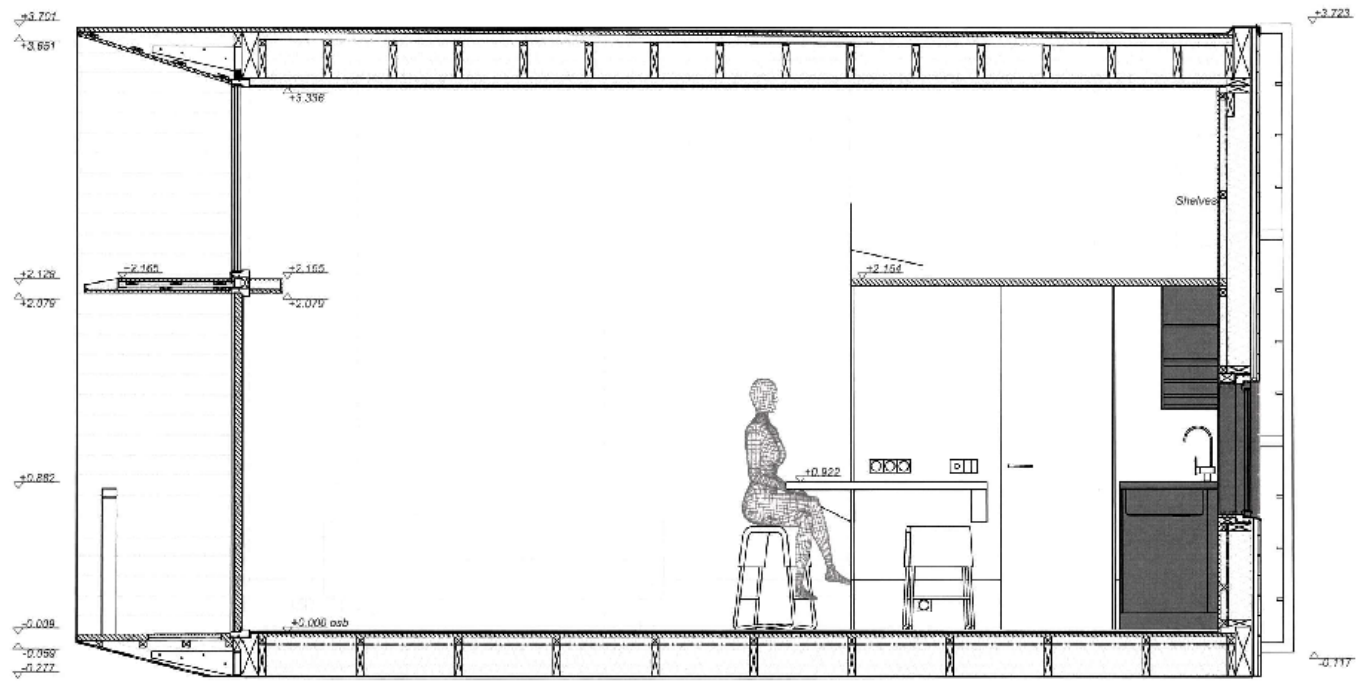


1st Floor

Change No.	Description	Designer	Date
Version	KODAS Light Honey	Job No	ADT
Version No.	1.0	Stadium	Construction phase
Drawing Title	1st Floor plan	Drawing No.	43
Chief Architect	Olar Mark Architects T. Mark M. Alarak - I. P. Nu	Paper Size	A3
Chief Engineer	Alarak	Scale	1:25
Drawing	Mark/Alarak	Date	07.09.2018

KODASMA OD





Section AA

Change No.	Description	Designer	Date	
Version	KODA Light Nursery	Job No.	A217	
Version No.	1.0	Status	Construction phase	
Drawing Title	Section AA	Drawing No.	45	
Chief Architect	Otar Mark	Architects: O. Mark M. Alenc	Paper Size	A3
Chief Engineer	Arena AB	L.L. Pisu	Scale	1:25
Drawing	Maria Alina	Date	07.20.2018	

KODASENA, D.U.















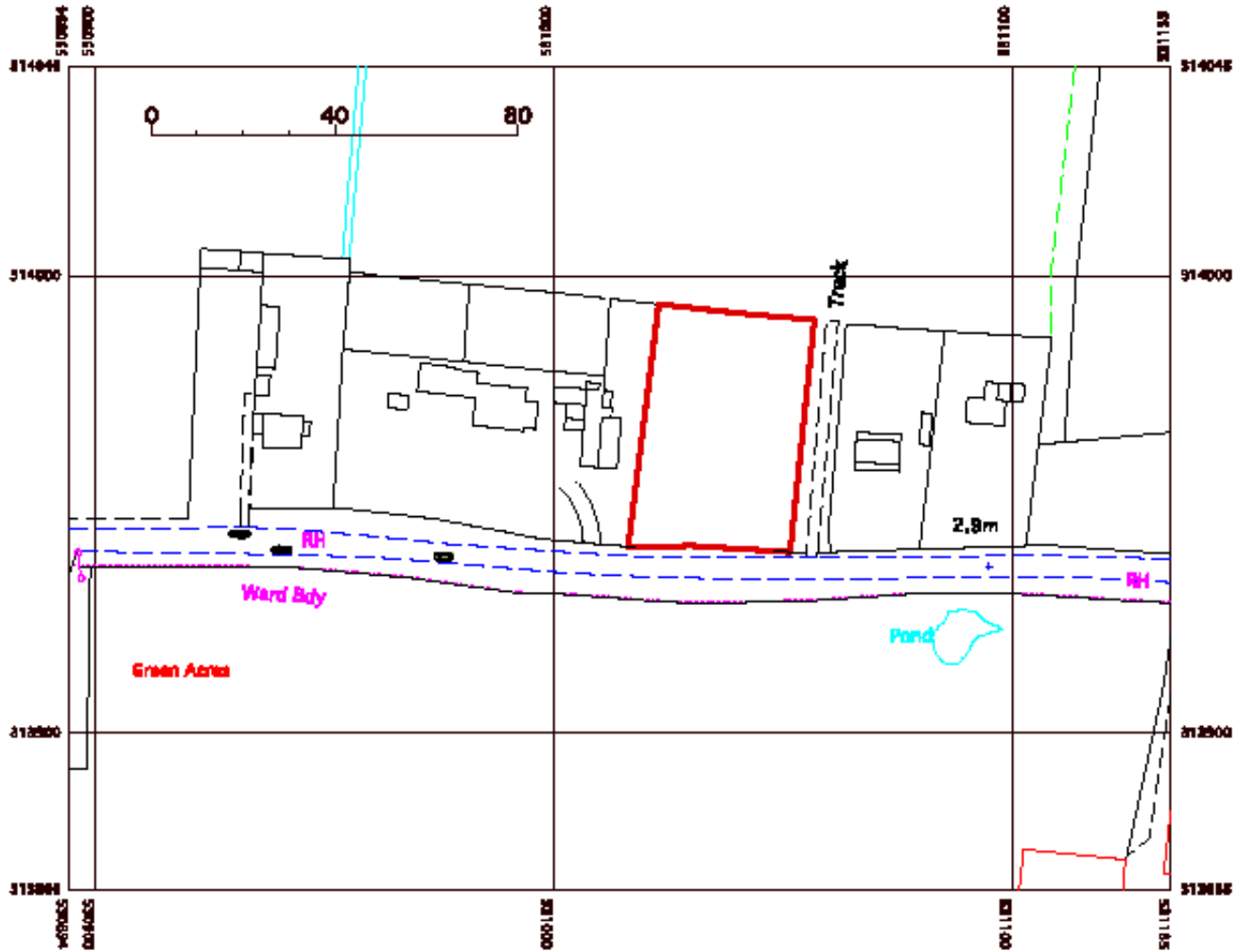


MapThat Scale Print Title



© Crown copyright and database rights 2018 Ordnance Survey 100018261

MAP SCALE 1:1250
CREATED DATE: 03/12/2019
PHOTOGRAPHIC COPY
LIABLE TO DISTORTION
IN SCALE

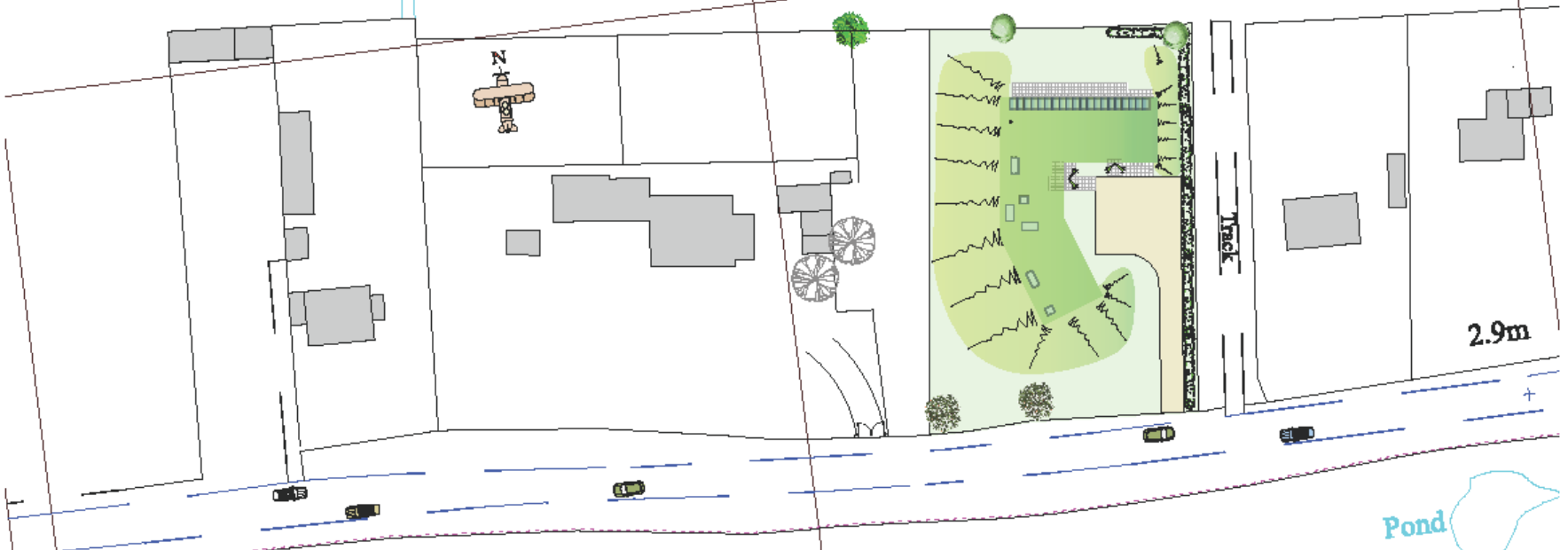


© Crown Copyright 2018
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

SCALE 1 TO 1250 AT A4 LANDSCAPE

0 40 80

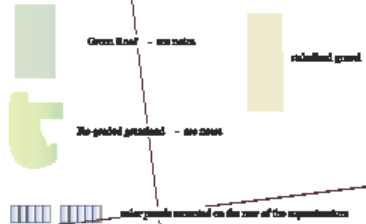
314000



Green Acres

Re-graded ground specifications
 Landscape Contractor to ensure that the top surface of re-graded ground is formed using a 1.5 tonnes (Standard Manflow table 2245) Stone and angular Porphyry Grade (specified by Stone Levels) - 10% good soil and 90% subsoil used by weight. All subsequent management should involve grading and/or lay outting.
 Areas to be used using repeated irrigation or a lockable. This should be left to lay the surface vegetation, however access to purchase a mulch 100, and roll, or level, to produce a firm surface.
 Only use in Spring or Autumn. The soil must be neither over and not be applied by machine or broadcast by hand. To get an even distribution and avoid rindling out of the soil into two or more parts and use in subsequent conditions. Do not harrow or cover the soil, but flow it with a roll, or by hand, to give good initial contact.
 Ongoing management case established - mulch management based around a wide mulch lay out in combination with surface and spring mowing or grazing. Mulch ground is not cut or ground from spring through to late August to give the soil space an opportunity to flower.
 After flowering in July or August take a lay out; cut back with a scythe, peat slasher or similar cutter to a 25mm. Leave the lay' to dry and shed and the 1-2 days then remove from site.
 Mow or grass the re-growth through to late October/early to a 25mm; and apply in spring if needed.

Soft Green Roof
 In order to achieve the target for the landscape setting, it is proposed to form a Green roof over the main building and a smaller section re-grading of the ground on the site access and site beyond during. These sections of re-grading will be undertaken into the building landscape by slowly watering plants.
 Roof substrate to be formed with a shallow 'Mortara' (grey sand) 50 - 50mm to 100mm - in its offered to regenerate with vegetation - no fertilizer or input to be added. In order to maximize establishment of trees, cover with white sand, small sedges, wild daisy, succulent rock-rose, kidney vetch, wild thyme, dwarf helle, or the helle, lavender, white - rather than the better option from the 2012 site - all planted progressively, structural Engineer to take account of the load from the specified substrate.



NOTES
 Do NOT look from this drawing or any other prepared by JDA in connection with this project.
 This drawing is copyright and may not be shared, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
 The Contractor to check all dimensions on site and report any discrepancies FROM TO commencing work.
 All details shown on this drawing are based upon typical site conditions advised to the firm. No responsibility can be accepted for structural conditions unless they have been reported to JDA in their design. Groundwater may be considered. All water and materials are to be in full accordance with current British Standards, Building Regulations, A government Contractors and Infrastructure planning regulations.
 All Building Regulations inspections are to be carried out at the appropriate stages of work.

John Dickin Associates
 Chartered Building Engineers
 5, Vintar Way, Cherry Holt Road, Bourne, Lincs
 PE10 9PT
 Tel 07778 297755 jda@jdairect.co.uk

Proposed Barth Shalstead Dwelling
 on Land Adjacent to
 Hornlands, Boggie Road,
 Whaplode Drove, Spalding Lincs
 P E12 6SP

Drawing Title : Proposed Site Layout with Green Roof Shown
 Client : Mr S. Joffe
 Date December 2018
 Scale 1 to 500 at A3 Landscape

Drawing No JDA/2018/175.SITE.002

900

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

Proposed Earth Sheltered Dwelling
 on Land Adjacent to
 Hornland, Epwast Road,
 Walslade Drive, Spalding Lincs
 PE12 6SP

Drawing Title : Proposed Elevations
 Client : Mr S. Jeffs
 Date December 2018
 Scale 1 to 200 at A3 Landscape

Drawing No JDA/2018/175.ELEVATIONS.001



STREET SCENE

Driveway/Grass/Reef
 In order to mitigate the impact upon the landscape setting, it is proposed to form a Grass reef over the main dwelling and a specially contoured re-grading of the ground to the North, South and East of the structure as shown on the site location drawing. This method of re-planting along with the sides of the main building and compound will be stabilised into the existing landscape by slowly tapering gradients.
 Reef substrate to be formed with a 150mm (6 inches) 'heavy weight' 30-50mm to 40mm - to be allowed to regenerate with vegetation - no fertilizer or topsoil to be added. In order to accelerate establishment of them, new shrubs with wild fruit, small umbellifers, wild flowers, succulent rock-rose, hollyhock, wild rose, dwarf thistle, ox-eye daisy, lavender, salvia - thicker than the further species from the BS4555 code - all regional provenance, structural Engineer to take account of the dead loads from the specified substrate.



Shredded Gravel

Re-graded ground/Reef/Driveway
 Landscape Contractor to ensure that the top surface of re-graded ground is formed using a Limestone Cracked Inland Mix (LIM) from and against Transverse Slope (specified by Plans L04/05) - 80% good sand and 20% well-sorted mud by weight. All subsequent re-planting should involve planting out/lay matting. Re-planting should include substrate or a substrate, then plant or lay to try the surface vegetation, because or rain to produce a resilient turf, not soil, or sand, to produce a firm surface.
 Only use in Spring or Autumn. The soil must be surface sown and not be applied by machine or broadcast by hand. To get an even distribution and avoid creating one side the soil has over or more gaps and use in overlapping sections. Do not incorporate or cover the soil, but firm it with a roll, or by treading, to give good soil/seed contact.
 Creeping re-planting must establish - transfer re-planting based around a main sown area but not in combination with surface and spring sowing or seeding. Main sown ground to set out or ground from spring through to late July/August to give the sown species an opportunity to flower.
 After sowing in July or August take a 'top soil' cut built with a nylon, nylon strainer or basket screen to a 20mm. Leave the 'top' to dry and then use for 5-7 days from sowing time.
 Mow or grass the re-graded through to late autumn/winter to a 20mm and again in spring if needed.

Vertical boarding by Merced or similar approved in City transport plan.



REAR ELEVATION

X Road RAL 9016 Traffic White



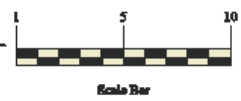
SIDE (WEST) ELEVATION

color panels mounted on the rear of the superstructure

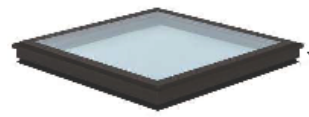
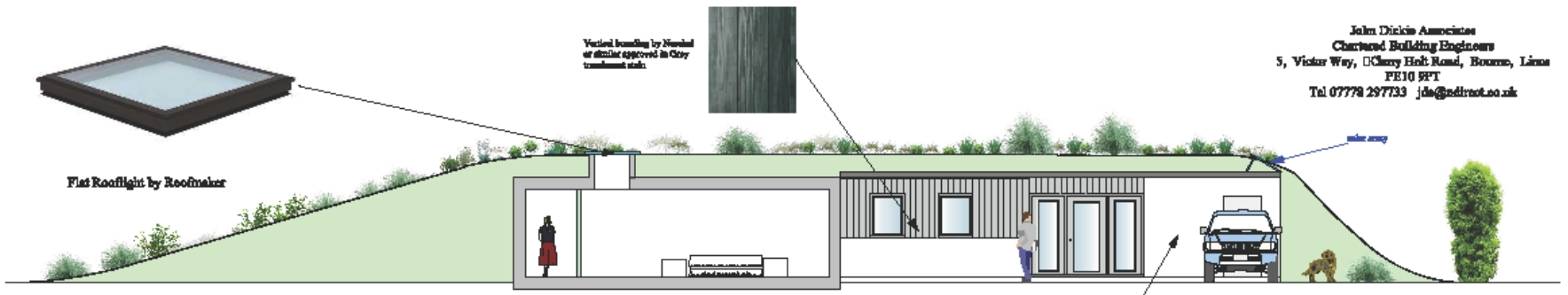


SIDE (EAST) ELEVATION

NOTES
 Do NOT use 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 BEFORE TO commencing work.
 All details shown on this drawing are based upon typical site conditions related to the area. The responsibility can be accepted for abnormal conditions unless they have been reported in detail or that design requirements may be considered.
 All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreements, Conditions and Manufacturers' printed instructions.
 All Building Regulations Exemptions are to be carried out at the appropriate stages of work.



Scale Bar



SECTION

AIR SOURCE HEAT PUMPS
 It is proposed to install two Air Source Heat Pumps - one will be located in the landscaping area above. The units will be Mitsubishi Electric single phase FUHZ-W8SVHA2 or equivalent.
SOUND PROTECTIVE LEVEL AT 1M (0.8A) - 40dB The system will provide hot water and heating and, in summer months can be switched to provide cooling.

The GHP installation will comply with the Domestic Building Services Compliance Guide - Dept for Communities and Local Government 2003 and BS EN12450 Tables C1, B & C with a Seasonal Performance Factor (SPF) of at least 2.7.

The heating system is to be underfloor with under supply temperatures in the range of 28c to 40c. The Coefficient of Performance (CoP) is to be not less than 2.3 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 insulation and controls in Table A5 for heat pumps.

The water distribution system is to be arranged for remote return operation or arranged with a low loss manifold system in consultation with the manufacturer and details manufacturer. Pipework cast in-situ in the space heating system will be insulated to prevent heat loss. Internal pipework between the unit and the room is to be insulated to the TEMA details. The return water distribution circuit should be protected by an anti siphon valve as recommended by the GHP manufacturer.

For full heating, the GHP and any supplementary electric HW heating should be capable of supplying water in the range of 40c 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. direct control of external strata 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
- Internal controls to include:
1. room thermostat to regulate the space temperature and interlocked with the heat pump operation
 2. timer to maximise the operation of the heat pump

Proposed Bath Enabled Dwelling
 on Land Adjacent to
 Harnborough, Evgate Road, Wharfedale Drive,
 Spalding Lincs PE12 0BP

Drawing Title: Proposed Section
 Client: Mr S. Jaffe
 Date: December 2018
 Scale: 1 to 100 at A3 Landscape
 Drawing No: JDA/2018/175.8ECT.001



Stabilised Gravel Driveway

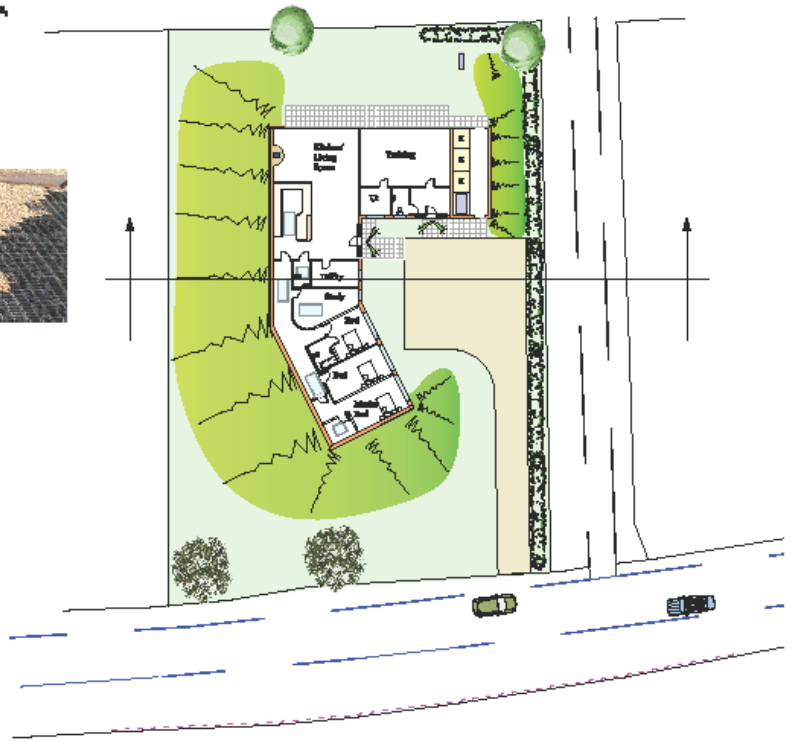


MR - AFB UTILITY BATTERY STORAGE
 The reasonable energy captured by the solar array will be stored in a Lithium Utility Battery - circa 6.4 kWh with 2.0kW operation peak - by 1.6 or similar. This unit will be located in the extended barn.

Voltage Range: 450 V - 500 V
 6000 cycles at 90% DoD (>95°C)
 Maximum discharge current: 120A
 Nominal voltage: DC 51.2V
 Cooling via natural convection

Electricity will be exported to the Western Power mains system in Evgate Road via a 'two way Meter'. The connection will also provide emergency power back.

SOLAR ARRAY
 A 6kW PV or an 8kW fixed photovoltaic array is proposed - see below.
 The output from the array will be in the order of 4000 - 5,000 kWh. 25 year covered 25 years = 60 hour plus.



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, copied, 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. FITOUT TO COMING 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 specified in detail or that design alternatives may be considered.
 All works and materials are to be in full accordance with current British Standards, Building Regulations, Approved Certificates and Manufacturers printed instructions.
 All Building Regulation inspections are to be carried out at the appropriate stages of work.



NOTES
 1. Not to scale, for general reference only. This drawing is for informational purposes only.
 2. Not to scale.
 3. Not to scale.
 4. Not to scale.
 5. Not to scale.
 6. Not to scale.
 7. Not to scale.
 8. Not to scale.
 9. Not to scale.
 10. Not to scale.
 11. Not to scale.
 12. Not to scale.
 13. Not to scale.
 14. Not to scale.
 15. Not to scale.
 16. Not to scale.
 17. Not to scale.
 18. Not to scale.
 19. Not to scale.
 20. Not to scale.
 21. Not to scale.
 22. Not to scale.
 23. Not to scale.
 24. Not to scale.
 25. Not to scale.
 26. Not to scale.
 27. Not to scale.
 28. Not to scale.
 29. Not to scale.
 30. Not to scale.
 31. Not to scale.
 32. Not to scale.
 33. Not to scale.
 34. Not to scale.
 35. Not to scale.
 36. Not to scale.
 37. Not to scale.
 38. Not to scale.
 39. Not to scale.
 40. Not to scale.
 41. Not to scale.
 42. Not to scale.
 43. Not to scale.
 44. Not to scale.
 45. Not to scale.
 46. Not to scale.
 47. Not to scale.
 48. Not to scale.
 49. Not to scale.
 50. Not to scale.
 51. Not to scale.
 52. Not to scale.
 53. Not to scale.
 54. Not to scale.
 55. Not to scale.
 56. Not to scale.
 57. Not to scale.
 58. Not to scale.
 59. Not to scale.
 60. Not to scale.
 61. Not to scale.
 62. Not to scale.
 63. Not to scale.
 64. Not to scale.
 65. Not to scale.
 66. Not to scale.
 67. Not to scale.
 68. Not to scale.
 69. Not to scale.
 70. Not to scale.
 71. Not to scale.
 72. Not to scale.
 73. Not to scale.
 74. Not to scale.
 75. Not to scale.
 76. Not to scale.
 77. Not to scale.
 78. Not to scale.
 79. Not to scale.
 80. Not to scale.
 81. Not to scale.
 82. Not to scale.
 83. Not to scale.
 84. Not to scale.
 85. Not to scale.
 86. Not to scale.
 87. Not to scale.
 88. Not to scale.
 89. Not to scale.
 90. Not to scale.
 91. Not to scale.
 92. Not to scale.
 93. Not to scale.
 94. Not to scale.
 95. Not to scale.
 96. Not to scale.
 97. Not to scale.
 98. Not to scale.
 99. Not to scale.
 100. Not to scale.

John Hickey Associates
 Chartered Building Engineers
 5, Victoria Way, Albany Hill, Perth, Western Australia
 Tel: 08 9478 2973 Fax: 08 9478 2974
 Email: john@hickey.com.au

Proposed Full Finished Dwelling
 101 Tenth Avenue Road
 Herveybank, Perth Road,
 West Perth, Western Australia
 6150 WA

Drawing Title: Proposed Site Layout
 Client: Mr S. Jaffe
 Date: December 2013
 Scale: 1:500 or as Laid Out

Drawing No: JVA/2013/175-AERIAL/LOC











MapThat Scale Print Title



© Crown copyright and database rights 2018 Ordnance Survey 100018261.

MAP SCALE 1:1250
CREATED DATE: 03/12/2019
PHOTOGRAPHIC COPY
LIABLE TO DISTORTION
IN SCALE

