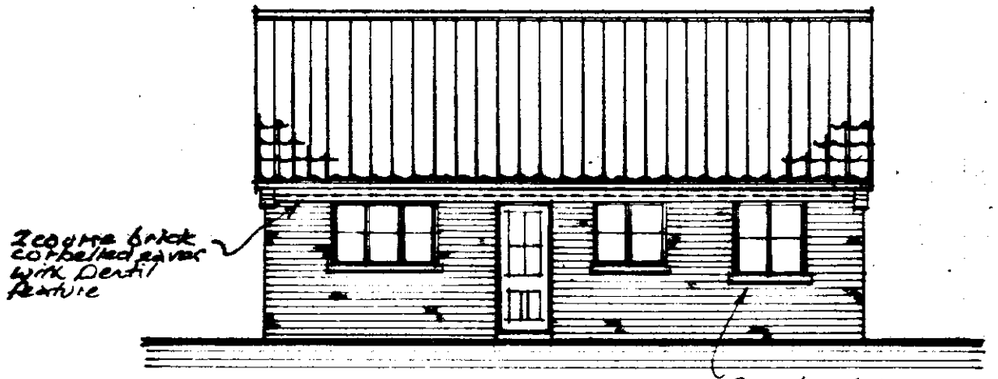
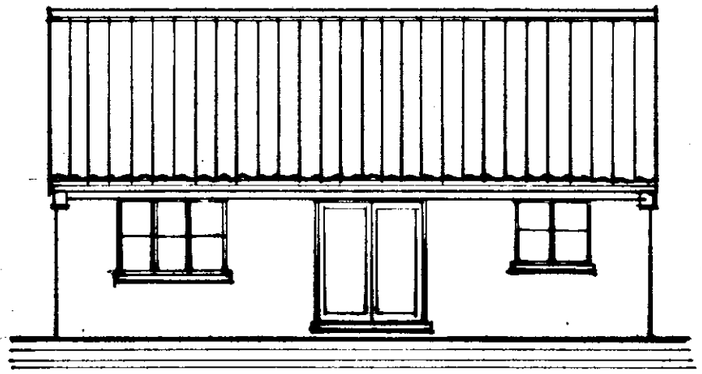
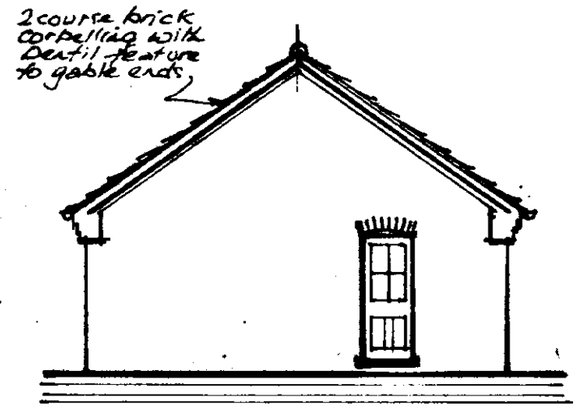


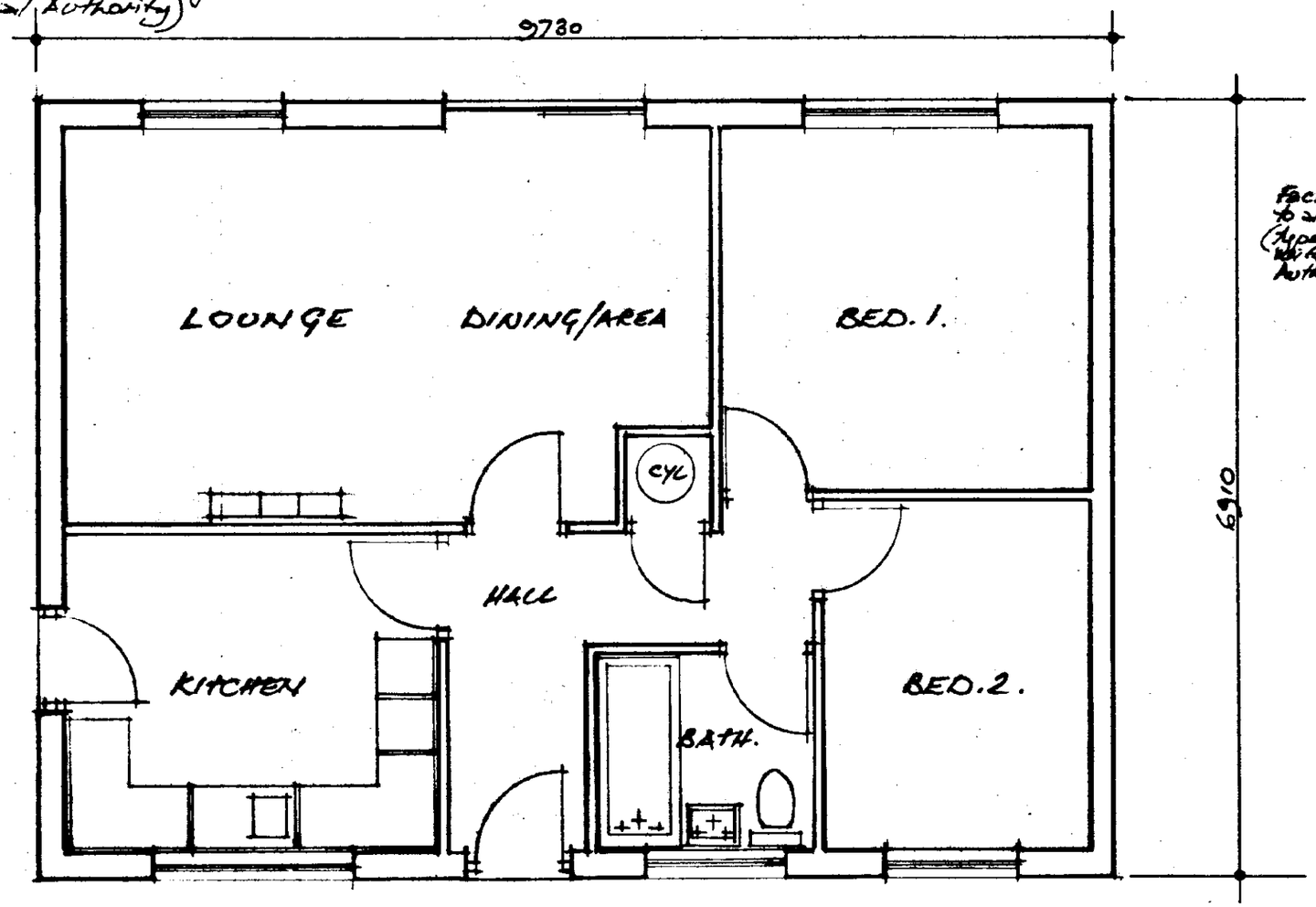
FRONT · ELEVATION.
(Material to be agreed with Local Authority)



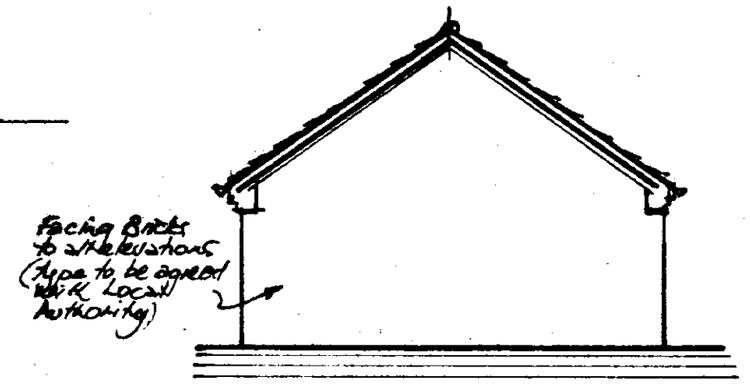
REAR · ELEVATION.



SIDE · ELEVATION.



LAYOUT · PLAN.



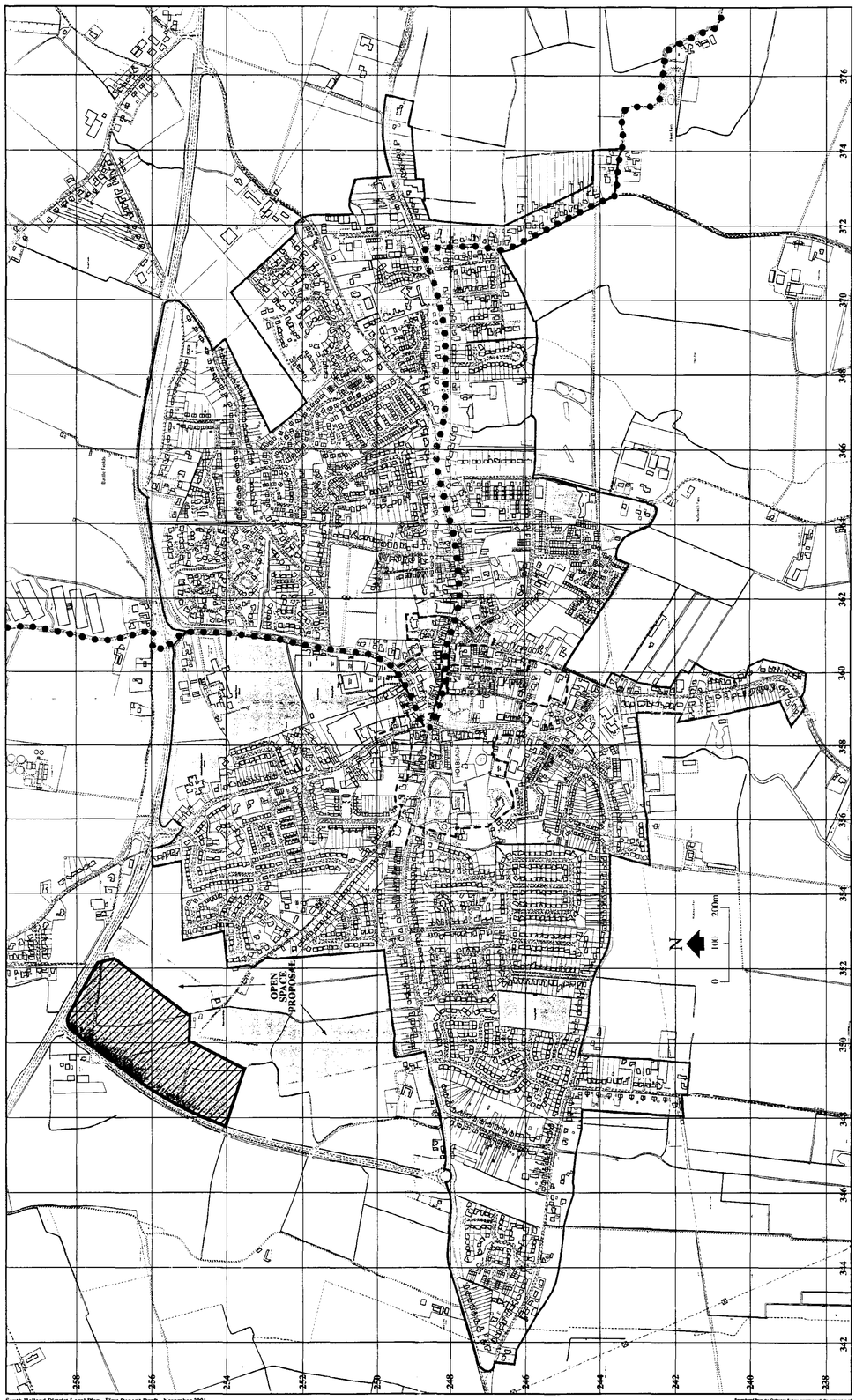
SIDE · ELEVATION.

PROPOSED 2 BEDROOM DETACHED BUNGALOW TYPE LR.

LAYOUT PLAN FOR PLANNING PURPOSES.	Scale: 1:50, 1:100
	Drawn: M/E.
	Date: Feb. 97
	Dwg No

T. W. SUTTER & SON LTD
DIAMOND TERRACE, KING'S LYNN
NORFOLK tel: 01553-761880-763000

Inset 15 Holbeach



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Inset 15 Holbeach



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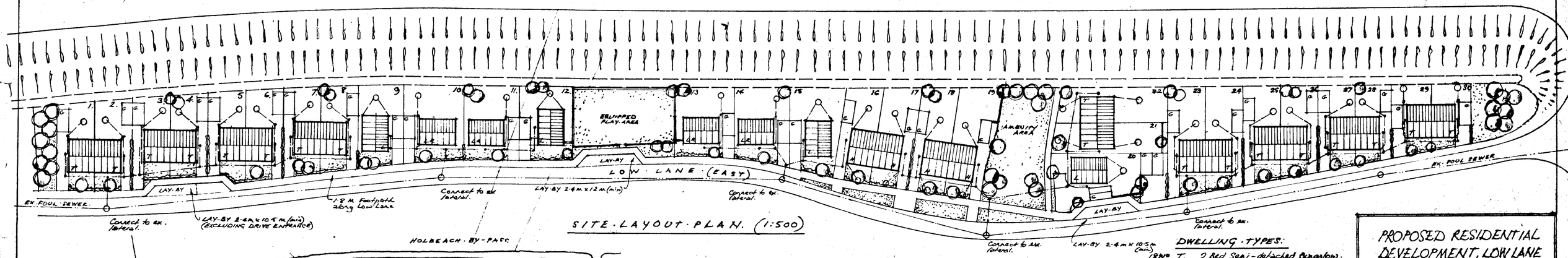
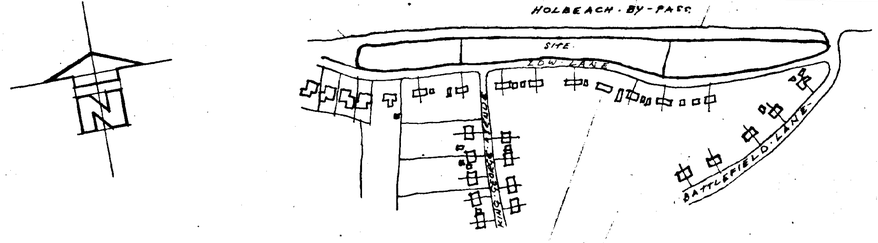


SITE · LAYOUT · PLAN. (1:500)



LOCATION · PLAN · (1:2500).

GENERAL · NOTES:

FOUL DRAINAGE.
All lateral connections to main sewer to be 150 mm ø

INVERT LEVELS OF EX. FMH'S

FMH 1	1.525 m (from cover)
2.	1.930 m " "
3.	2.260 m " "
4.	2.800 m. " "
5.	3.450 m. " "
6	4.060 m " "

Storm drainage to soakaways 4.6 Metres (15'0") from any building.

AMENITY & PLAY AREA

SITE AREA: 10,300 m² (overall)
REQUIRED AMENITY/PLAY AREA (7½%) 772.5 m²
ACTUAL AREA: 839 m² (Approx)
Note:
Play area requires 300 m² (min)
Actual 390 m² (Approx)

DWELLING · TYPES:

18 No	T.	2 Bed Semi-detached Bungalow.
4 No	H.	2 Bed Semi-detached Bungalow.
4 No	L.	2 Bed Detached Bungalow.
4 No	LR.	2 Bed Detached Bungalow.

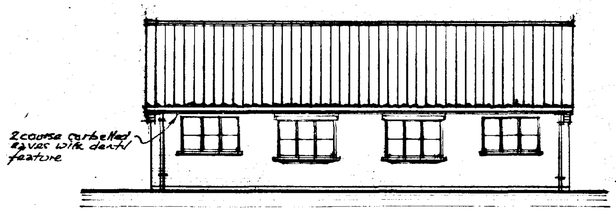
See landscape drawing for tree & Hedge planting, types & locations.

PROPOSED RESIDENTIAL DEVELOPMENT, LOW LANE HOLBEACH, LINCS.

LAYOUT · OF AMENDED · SCHEME.

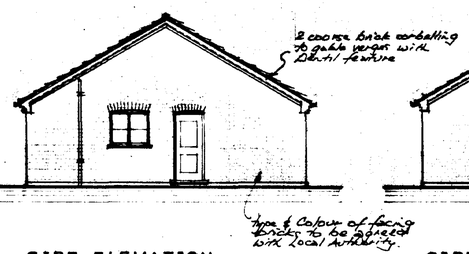
Scale: 1:500
Drawn: M.J.E.
Date: MAY 2001.
Dwg No

T.W. SUITER & SON LTD.
DIAMOND TERRACE, KING'S LYNN
NORFOLK tel: 01553-761880-763000.

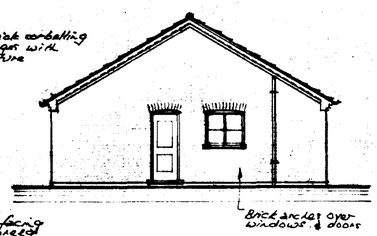


FRONT ELEVATION

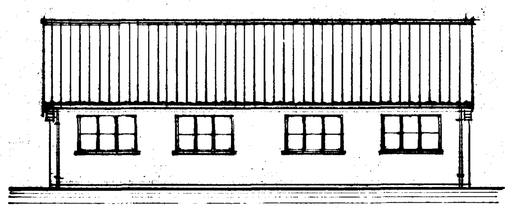
Gable Ends & Eaves to have Brickwork corbelling with Dental Tooth pattern, Metal Gutter bracket built into bwk.



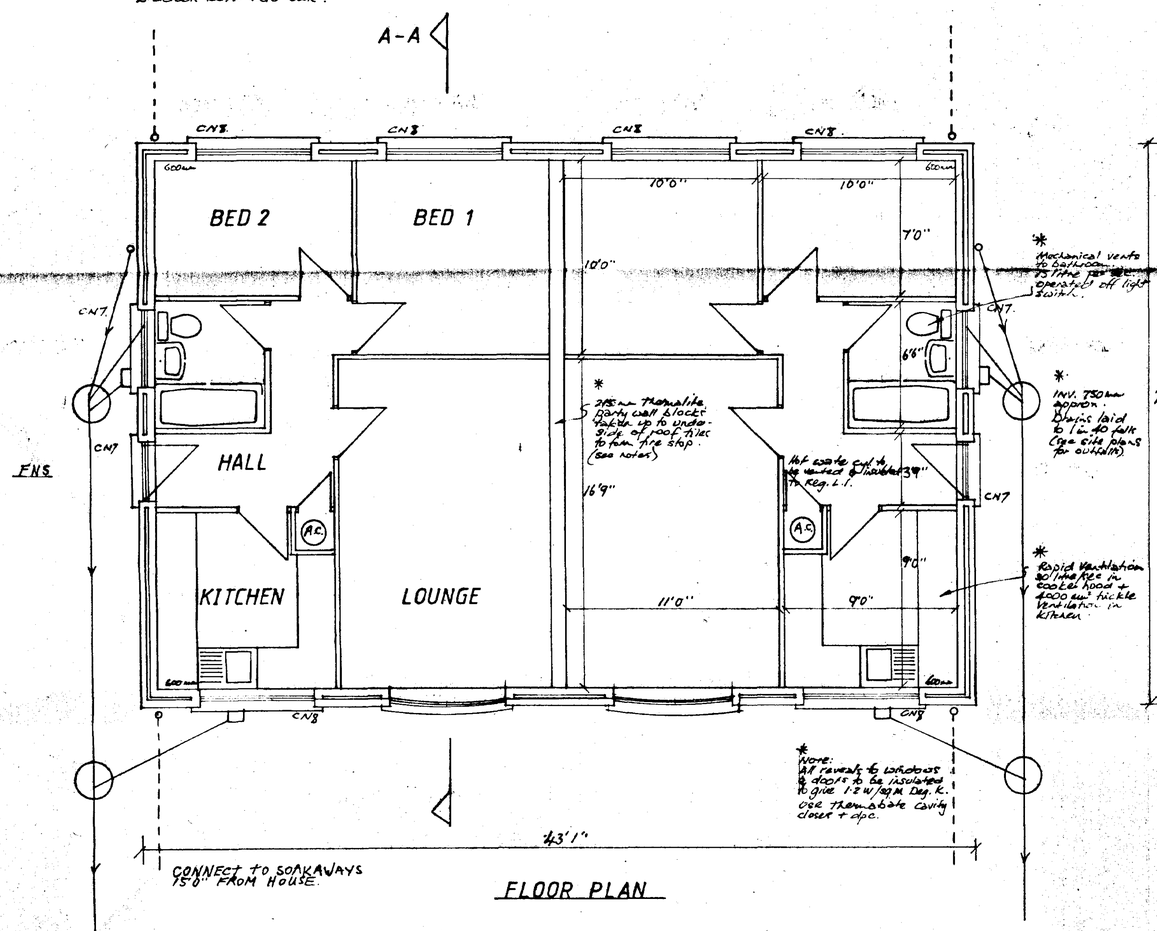
SIDE ELEVATION



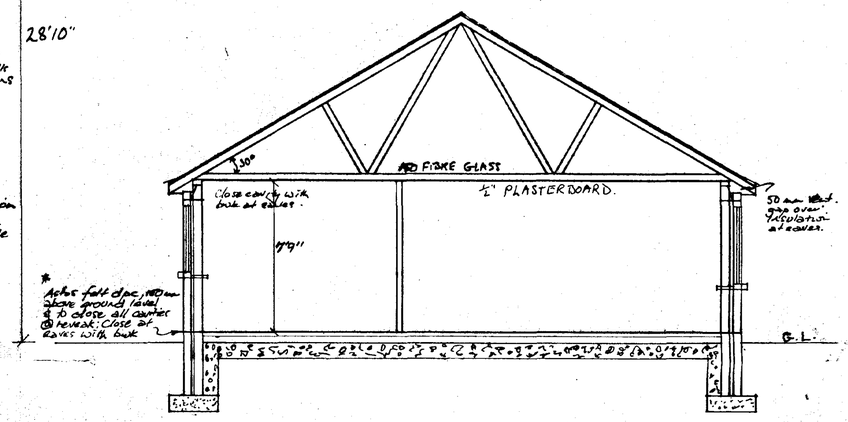
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



SECTION A-A

T.W. SUITER & SON LTD
DIAMOND TERRACE
KINGS LYNN
tel. 0553 761880 763000

SPECIFICATION

ROOF:
Interlocking Concrete Roof tiles, 1¾ x 1" Battens, + felt to B.S.
Cantilever Roof Trusses @ 2'0" Centres over all Roof Areas.
100mm Fibre Glass Insulation laid on Ceiling Joists.
Provide Eaves Ventilators Built into Eaves Soffit to give the Equivalent of 0·35% of Roof Plan Area.
Build Loft Door Access to Roof Space from 1st Floor.
* Note: Roof Spaces must not be used over Separating Wall: Fit diagonal Noggins at mid & Clevis wind Straps at Trusses to B.S.5268 Pt 3: 1985.

LATERAL SUPPORTS:
Provide Lateral Supports Steel Brackets 5'0" x 1½" x ¼" (mild Steel) fixed to Rafters & Built into Brick Cavity.
@ (max) 6'0" Centres. (Use B.M. m.306 Lateral Restraints).
* To be fixed over 3½" thk Sect. Dpc. Timber noggings & fixed along verge & ceiling tie level.

EXTERNAL WALLS:
11" Cavity Walls with Outer Leaf of Facing Bricks, with 2" Cavity, Inner Skin of 4" Aerco Thermalite Blocks, or Similar. Approved Load Bearing Insulation Blocks. Close Cavities at Reveals with ¼ Block +6" Vertical D.P.C. All Walls to have D.P.C.

INTERNAL WALLS:
3" x 2" Studwork Faced with Plasterboard + ½" Plasterboard Both Sides. Party Wall to be Thermalite Aerey Wall Blocks 215 mm Thick. Fire Stop at top of wall & roof tile level full width. Coat Mortar Bedding.

GROUND FLOOR SLAB:
4" Sandicement Screed on 6" Beds Concrete, on 1000 Gauge Visqueen D.P.M. turned into D.P.C. of Walls.
6" (min) Consolidated Hardcore. D.P.C. 6" above Ground Level + Cavity Fill to 8" below D.P.C. Level.

FOUNDATIONS:
9" Deep Concrete Foundations (12" x 18" wide) Depth to be decided on Site, in accordance with Conditions of Sub-Soil, + to comply with the Requirements of the Building Regulations.
* Foundation concrete to be C15 P Grade under all External & party walls.

DRAINAGE:
FOUL:
4" ϕ Foul Drains, with Hepsleve Flexible Joints. All Drains passing under Building to be Bedded + Surrounded in 6" Concrete (Fibreglass Duct Lagging to Pipes where surrounded). Inspection Chambers to be Constructed in 9" Class A. Engineering Bricks with Light Weight Metal Covers + Frames. All Drains to be Connected to Existing Foul Sewer System. or Septic Tank. Refer to Site Layout Plan.

STORM:
4" ϕ Storm Drains with Hepsleve Flexible Joints, to Rainwater Hand Soakaways, Situated 15'0" (min) from Any Building.

EXTERNAL WASTES:
One Pipe System from Bathroom Consisting as. V.P. Accepting 1½" W.C. Wastes.
1¼" ϕ Wastes from Lavatory Basins, Bath Connected to 4" ϕ S.V.P. + Fitted with Deep Seal Anti-Syphonic Traps.
3" ϕ V.P. to Discharge through Roof + to be Fitted with Wire Cage Balloon.
Kitchen + Cloaks Wastes Connected through Back Inlet Gully to Foul System.

LINTOLS:
Catnic Lintols, over External Openings.
Approved Pressed Metal over Inner Openings.
* (See Typical on p5A).

WINDOWS:
Standard Section Timber Windows to All Openings.
Types as shown on Elevations.
All Windows to be Double Glazed.
* 4000 sq" Trickle Vent in Top rail to all Windows

GUTTERS:
4" Half Round P.V.C. Gutter + 2½" ϕ R.W.P.

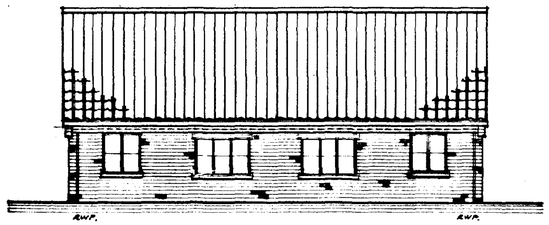
HEATING:
* Economy Seven Electric Storage Heating All heated rooms to have ventilation to open air.
Drainage & Soakaways to be constructed to the Satisfaction of the Local Authority.

2 BEDROOM BUNGALOW SEMI-DET.

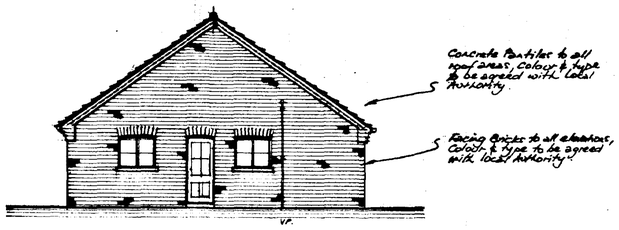
SCALE - ⅛" & ¼' = Ft.

HOUSE TYPE - T

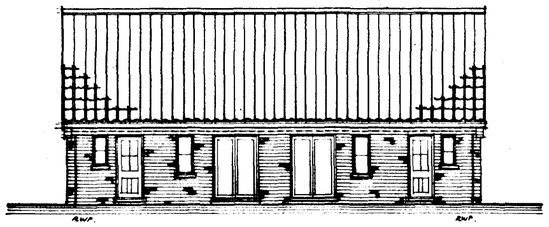
DRAWING NO



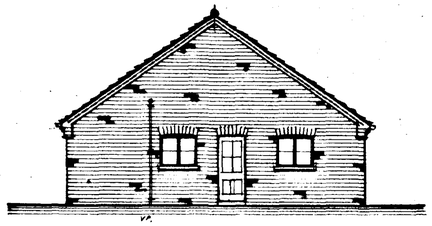
FRONT · ELEVATION.



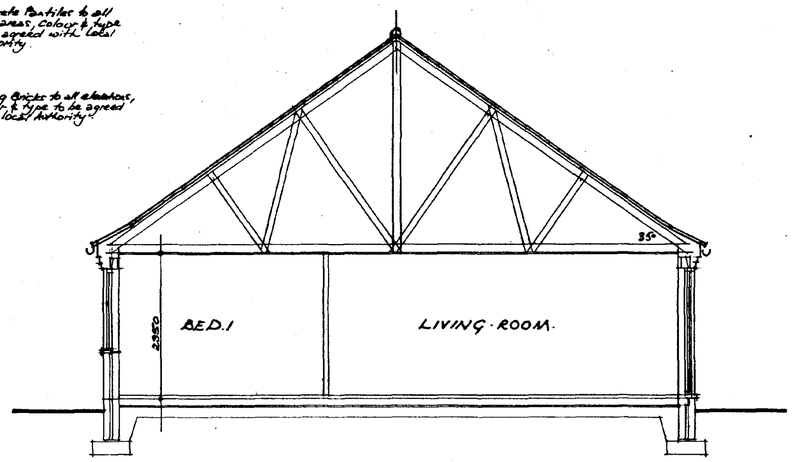
SIDE ELEVATION.



REAR · ELEVATION.



SIDE · ELEVATION.

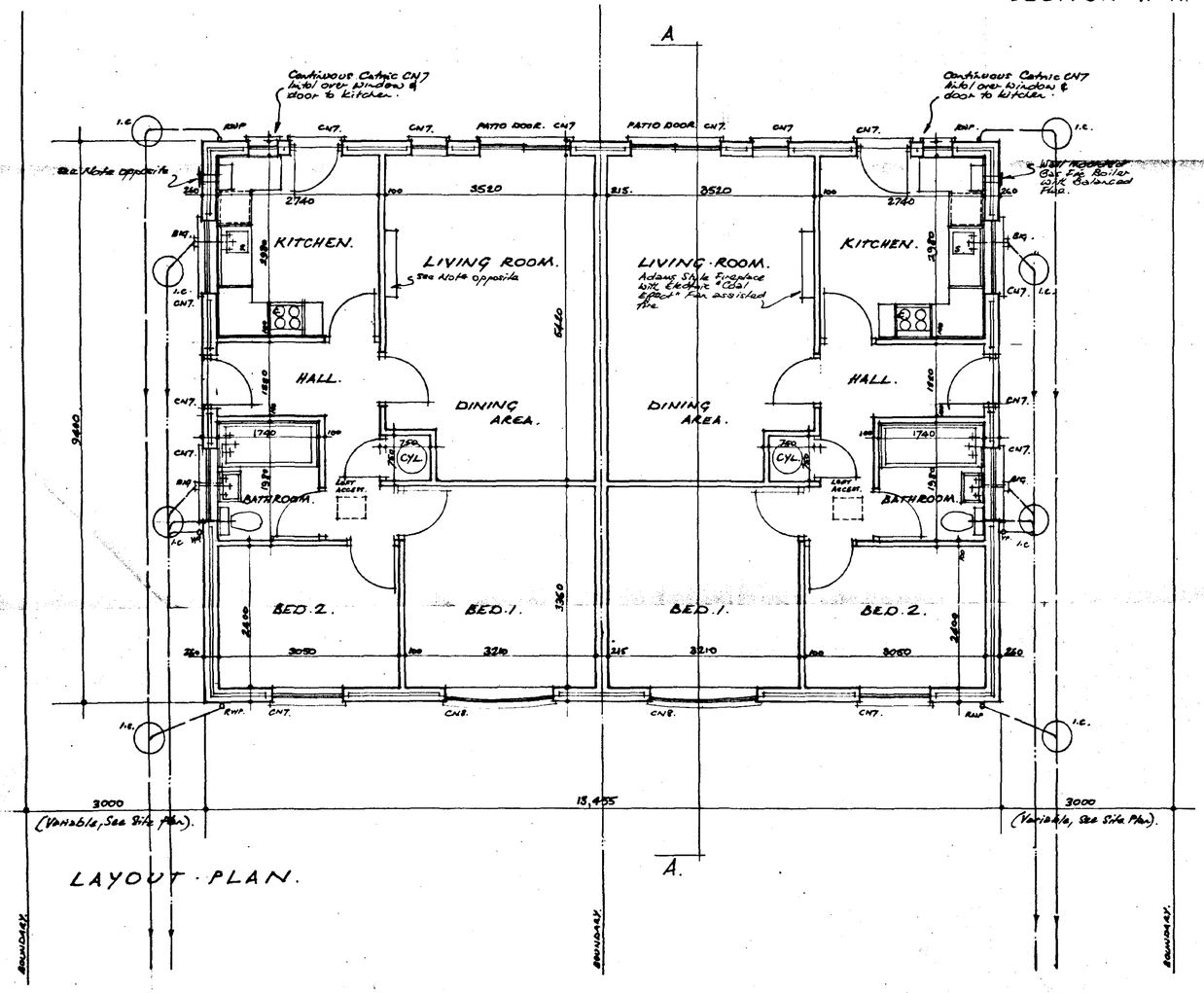


SECTION · A-A.

SANITARY · WASTES:
100 mm ø V.P. vented to open air
1000 mm above any opening vents.
38 mm ø UPVC wastes to lav & bath connected to Back inlet gully
W.C. connected to foul drain.

AUTOMATIC VENTILATION:
Bathrooms to have auto-vents to give 15 L/sec exchange to open-air & operated off light switch.
Kitchens to have auto-vent to give 30 L/sec exchange to open air in cooker hood.

HOT WATER SYSTEM: to be vented type.



LAYOUT · PLAN.

T. W. SUITER & SON LTD.
DIAMOND TERRACE,
KING'S LYNN, NORFOLK,
tel: (01553) 761880 & 763000.

GENERAL CONSTRUCTION NOTES:

ROOF:
Concrete Pantiles on untearable roofing felt, 38x25 timber roofing battens on prefabricated roof trusses to BS 5268, 150 fibreglass insulation, 12.5mm Plasterboard & Artex finish. 35° pitch to roof: Roof Bracing to BS 5268 Pt3 1985

EAVES:
Brick corbelled eaves with dentil course & 100x50 wall plate strapped to bwk @ 15000 c/cs, Black UPVC ½ round gutters & downpipes, with metal gutter brackets built into bwk.

ROOF VENTILATION:
Continuous 10mm gap at eaves to give cross vent'n to roof space, with anti-vermin mesh.

LATERAL RESTRAINT:
BAT. M. 305 lateral restraint straps fixed over roof trusses & built into bwk @ 1800 c/c's: Timber noggins to straps where crossing cavity.

EXTERNAL WALLS:
260 mm cavity walls, 110 facings, 50 cavity with Dritherm cavity insulation, 100 thermalite Turbo load bearing insulation blocks, 5 No wall ties per m²: 13 mm Render & skim internally.

WINDOWS & LINTOLS:
Bootton & Paul type stained timber windows with Cetric Metal Lintols, types as on plan, Architrams to lintols where shown, Double glazed & 4000 m² trickle vents.

DPC's
Astos felt dpc's horizontally, 150 mm above ground level & to close all cavities at reveals: Close cavity at eaves with bwk.

INTERNAL WALLS:
Non-load bearing partition walls internally with Plasterboard & skim both sides.

GROUND FLOOR SLAB.
50 mm Sand/cement screed, 100 base concrete 1000 gauge Visqueen dpm, turned up into dpc's of wall: 150 (min) consolidated hardcore.

FOUNDATIONS:
600x225 concrete foundations to cavity walls 450x225 to single skin walls: Depth to be decided on site in accordance with the condition of sub-soil & to comply with the Building Regulations

FOUL DRAINAGE:
100 mm ø foul drains with flexible joints, bedded in pea gravel & laid to 1 in 40 falls & to connect to main sewer (see Site plan): Walls to be lintolled over drains passing through.

STORM DRAINS:
100 mm ø storm drains with flexible joints, Bedded in pea gravel, laid to 1 in 40 falls & to connect to main sewer (see Site plan)

HOUSE INSULATION: Houses to have general insulation of 0.45 W/UK
Windows to provide ventilation openings 1/20th (min) of floor area
All dwellings to be 1 metre (min) from boundary.

PROPOSED SEMI-DETACHED BUNGALOW
TYPE: **HC2**

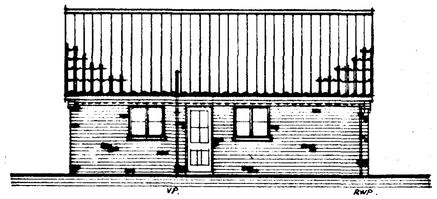
WORKING DRAWING.	SCALE: 1:50, 1:100
	DRAWN:
	DATE: OCT: 95
	DWG No

TYPE. **REDWOOD** **HC2**

T. W. SUITER & SON LTD.
DIAMOND TERRACE,
KING'S LYNN, NORFOLK,
tel: (01553) 761880 & 763000.



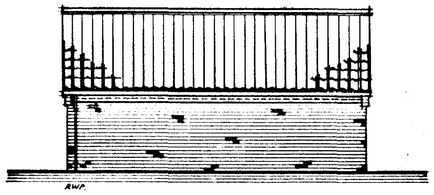
FRONT · ELEVATION



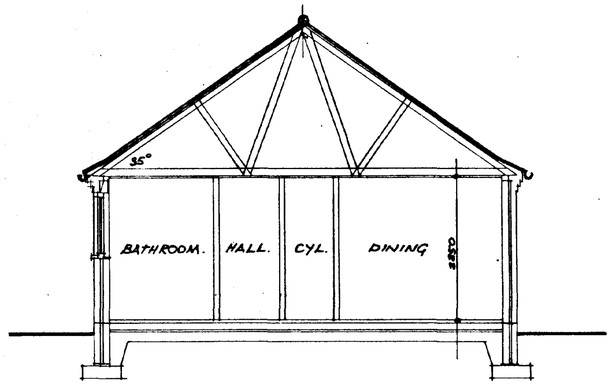
SIDE · ELEVATION.



REAR · ELEVATION



SIDE · ELEVATION.

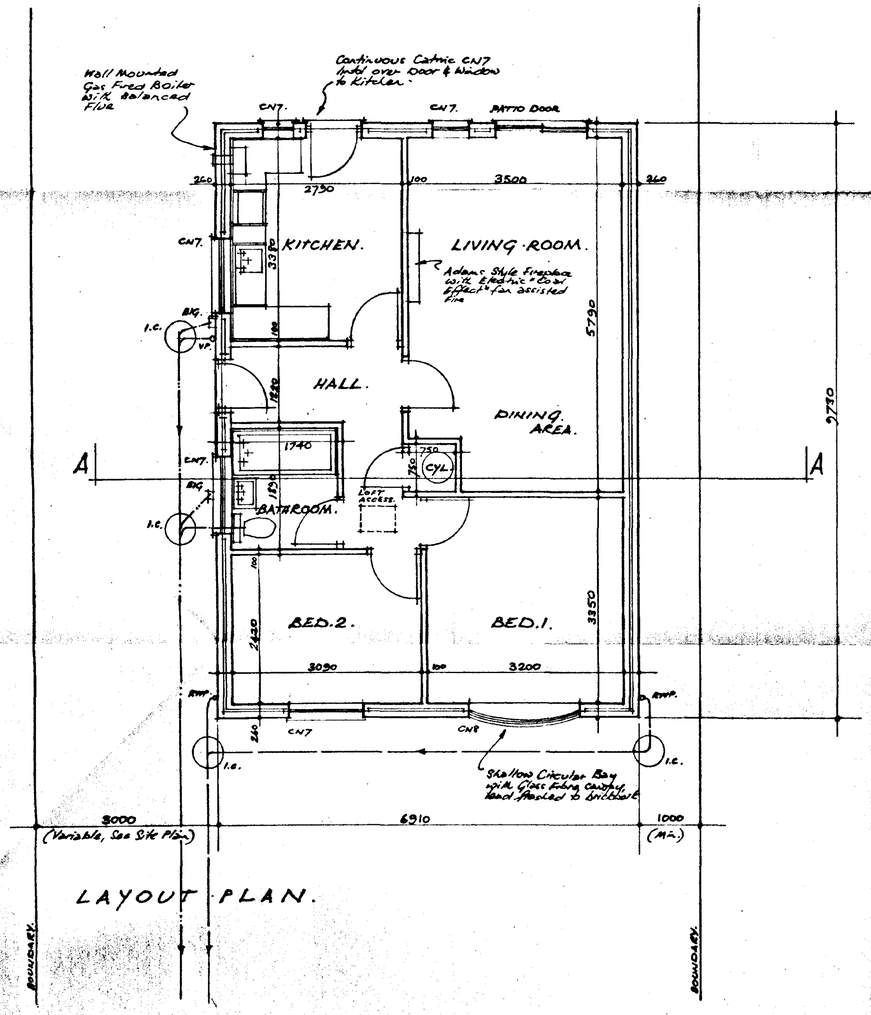


SECTION · A-A.

SANITARY · WASTES:
100mm ø V.P. vented to open air
1000 mm above any opening vent.
38mm ø UPVC wastes to lat & bath connected to Back-inlet gully
W.C. connected to foul drain.

AUTOMATIC VENTILATION:
Bathrooms to have auto-vent to give 15 L/SEC exchange to open air & operated off light switch
Kitchens to have auto-vent to give 30 L/SEC exchange to open air in cooker-hood

HOT WATER SYSTEM: to be vented type.



LAYOUT · PLAN.

T. W. SUITER & SON LTD.
DIAMOND TERRACE,
KING'S LYNN, NORFOLK,
tel: (01553) 761880 & 763000.

GENERAL CONSTRUCTION NOTES:

ROOF:
Concrete Pantiles on untearable roofing felt, 38x25 timber roofing battens, on prefabricated roof trusses to BS 5268, 150 fibreglass insulation, 12.5mm Plasterboard & Artex finish, 35° pitch to roof: Roof Bracing to BS 5268 PT3. 1985

EAVES:
Brick corbelled eaves, with dentil course & 100x50 wall plate strapped to bwk @ 1500 c/c's. Black UPVC 1/2 round gutters & downpipes, with metal gutter brackets built into bwk.

ROOF VENTILATION:
Continuous 10mm gap at eaves to give cross vent'n to roof space, with anti-vermin mech.

LATERAL RESTRAINT:
BAT M.305 lateral restraint straps fixed over roof trusses & built into bwk @ 1800 c/c's. Timber noggins to straps where crossing cavity.

EXTERNAL WALLS:
250mm cavity walls, 110 facings, 50 cavity with Drithern cavity insulation, 100 thermalite Turbo Load bearing insulation blocks, 5No wall ties per M2: 13mm Render & Skim internally.

WINDOWS & LINTOLS:
Boulton & Paul type stained timber windows with Catric Metal Lintols, types as on plan, Architrams to lintols where shown, Double glazed & 4000ms trickle vents.

DPC's
Arts felt dpc's horizontally, 150 mm above ground level & to close all cavities at reveals: close cavity at eaves with bwk.

INTERNAL WALLS:
Non-load bearing partition walls internally with Plasterboard & Skim both sides.

GROUND FLOOR SLAB:
60mm Sand/cement screed, 100 base concrete 1000 gauge Visqueen dpm, turned up into dpc's of wall, 150 (min) consolidated hardcore

FOUNDATIONS:
600x225 concrete foundations to cavity walls 450x225 to single skin walls: Depth to be decided on site in accordance with the condition of sub-soil & to comply with the Building Regulations.

FOUL DRAINAGE:
100 mm ø foul drains with flexible joints, bedded in pea gravel & laid to 1 in 40 falls & to connect to main sewer (See Site plan). Walls to be lintolled over drains passing through.

STORM DRAINS:
100 mm ø storm drains with flexible joints, bedded in pea gravel, laid to 1 in 40 falls & to connect to main sewer (See Site plan)

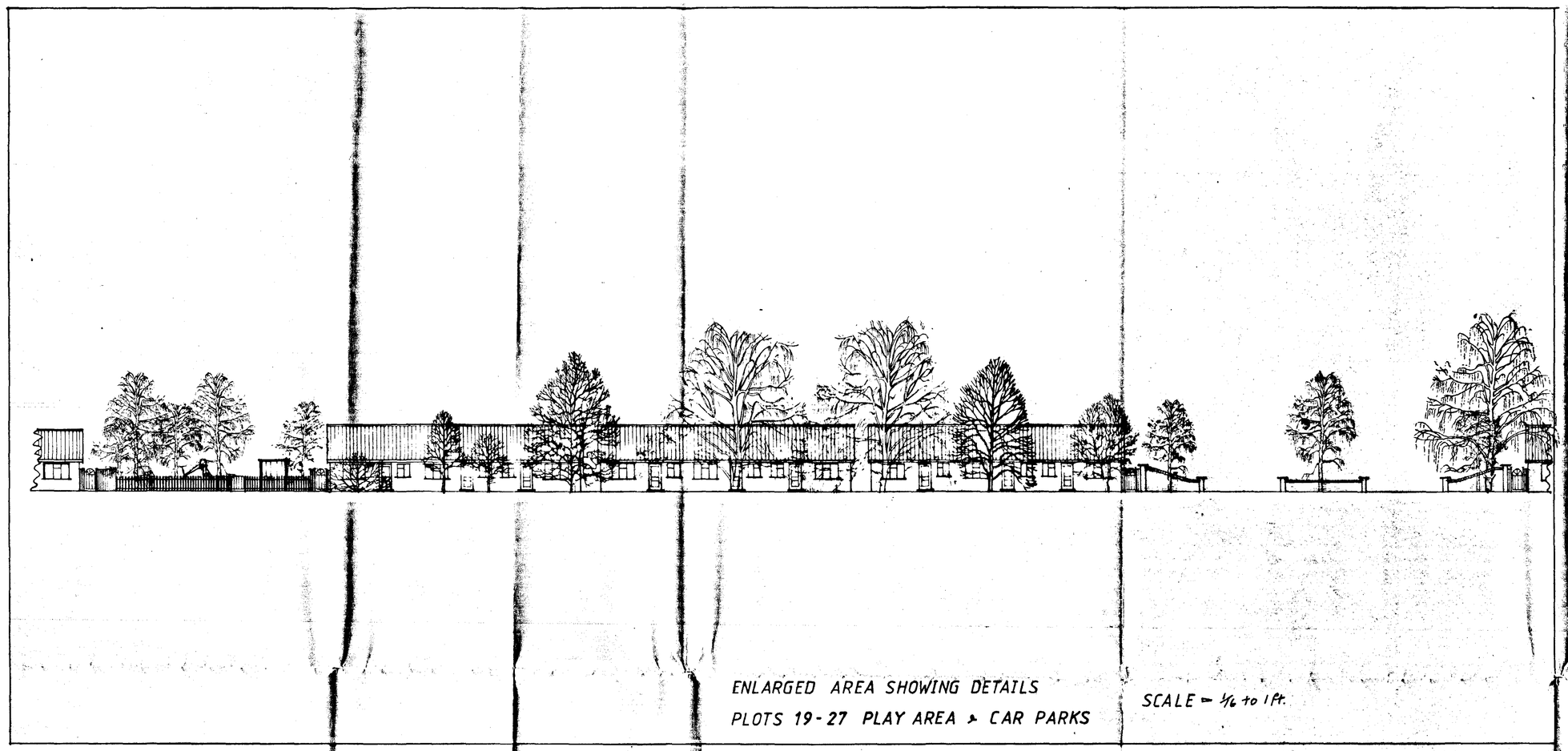
HOUSE INSULATION: Houses to have general insulation of 0.45 W/mK
Windows to provide ventilation openings 1/20th (min) of Floor area.
All dwellings to be 1 metre (min) from boundary.

PROPOSED DETACHED BUNGALOW TYPE: LC2

WORKING DRAWING.	SCALE: 1:50, 1:100
	DRAWN:
	DATE: OCT: 95
	DWG No

TYPE. **PINE** **LC2**

T. W. SUITER & SON LTD.
DIAMOND TERRACE,
KING'S LYNN, NORFOLK,
tel: (01553) 761880 & 763000.



T.W. SUITER
DIAMOND
KINGS LY.
tel. 0553

DO NOT DESTROY THIS PLAN UNTIL LOW ROAD ISSUE HAS BEEN SORTED
Jacqui 24/3/06.

PROPOSED
DEVELOPMENT AT
LOW ROAD HO

1/2 BEDROOM :

This is a plan of the sale layout of P/App. Hem/0995/90 and does not relate to Hem/1337/90 which was the specific plan

LAYOUT PLAN

SCALE - 1/500

DRAWING NO - HC4

NOTES

BUILDING LINE NOT LESS THAN 20'0"

BACK GARDENS NOT LESS THAN 25'0"

DRIVES 18'0" DOUBLES

Note: No dwelling to be sited closer than 100m from relevant boundary.

PLANTING KEY

EEG = EUONYMUS EMERALD GAIETY
HH = HYPERICUM HIDCOTE
MJ = MONONIA JAPONICA
PE = POTENTILLA ELIZABETH
BV = BETULA VERRUCOSA
SA = SORBUS AUCUPARIA
PA = PRUNUS AVIUM
MJD = MALUS JOHN DOWNIE
S = SLOE
FM = FIELD MAPLE

AREAS A, B, C MIXED TREES TO FORM SCREEN UNDER PLANTED WITH GRASS 7 TYPES TO BE USED

NORWAY MAPLE
BETULA VERRUCOSA
SALIX ALBA
PRUNUS AVIUM
PRUNUS PISSARDIL
FIELD MAPLE
HAZEL

APPN NO Ho9/0995/90