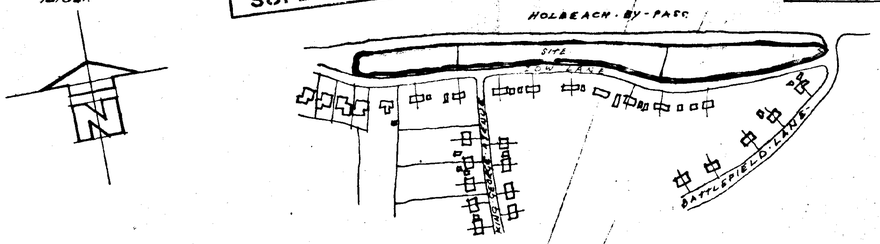


SITE · LAYOUT · PLAN. (1:500)



LOCATION · PLAN · (1:2500)

GENERAL · NOTES:

FOUL DRAINAGE.
All lateral connections to main sewer to be 150 mmφ

INVERT LEVELS OF EX. FMH'S

FMH1	1·525 m (from cover)
2.	1·930 m " "
3.	2·260 m " "
4.	2·200 m. " "
5.	3·450 m. " "
6	4·060 m " "

Storm drainage to soakaways 4·6 metres (15'0") from any building.

DWELLING - TYPES:

T. 2 Bed Semi-detached Bungalow.
H. 2 Bed Semi-detached Bungalow.
L. 2 Bed Detached Bungalow.
LR. 2 Bed Detached Bungalow.

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

SOUTH HOLLAND DC
HOUSING & PLANNING
14 MAR 2001
Ref: 0306/01

PROPOSED RESIDENTIAL DEVELOPMENT, LOW LANE HOLBEACH, LINCS.

LAYOUT - OF AMENDED - SCHEME.	Scale: 1:500
	Drawn: M.J.E.
	Date: Feb. 1997.
	Dwg No

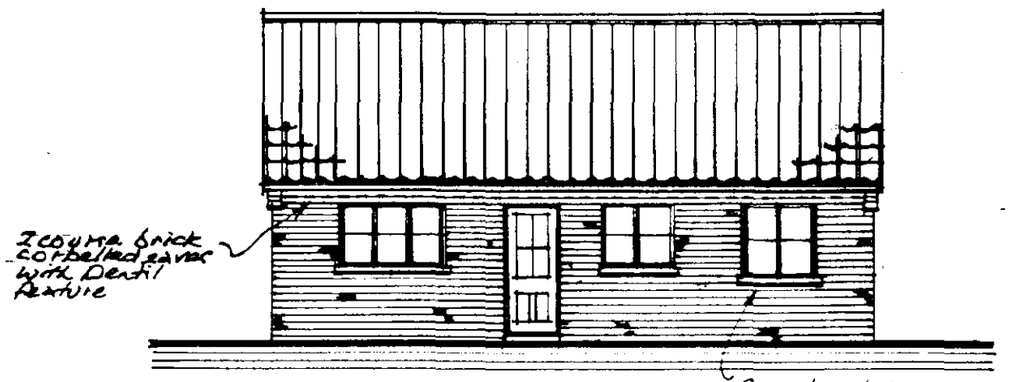
T.W. SUITER & SON LTD.
DIAMOND TERRACE, KING'S LYNN
NORFOLK tel: 01553-761880-763000.

Open space
6×22 = 132
15×31½ = 472½
14×14 = 196
(0·08ha) 7%

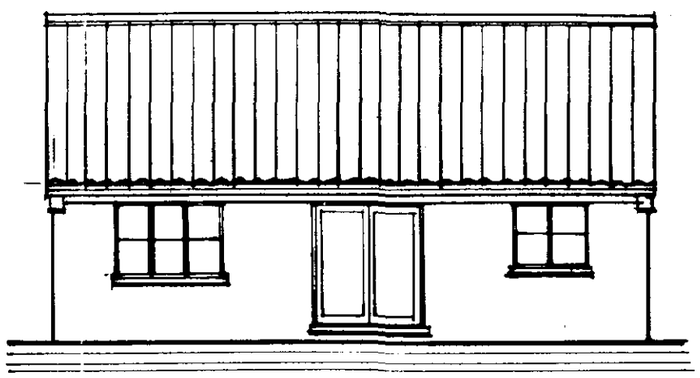
35/hs.

Area 42ha

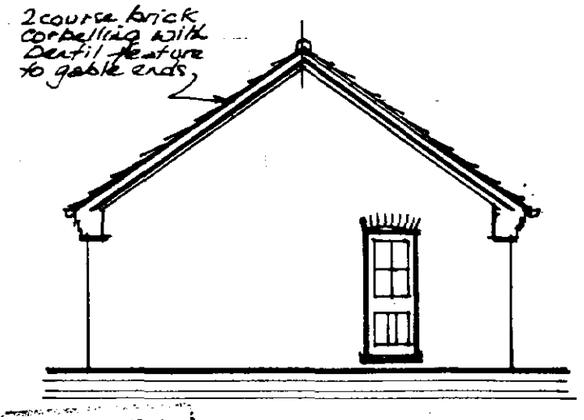
(24) 18T. 6H. } 2 Bed Semi Bungs
(7) 3L. 4LR } 2 Bed detached bungalows



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

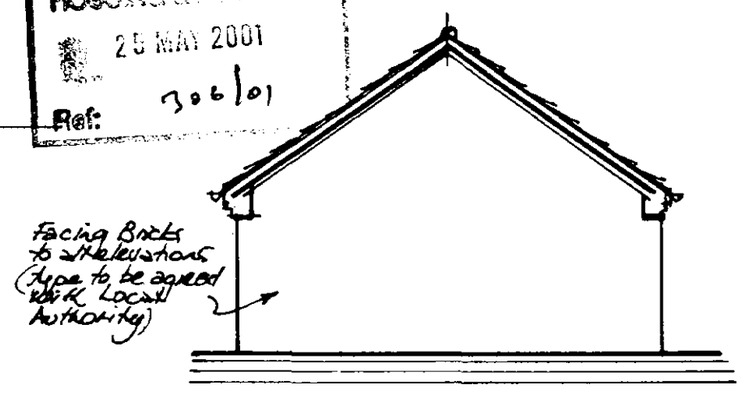


REAR · ELEVATION.

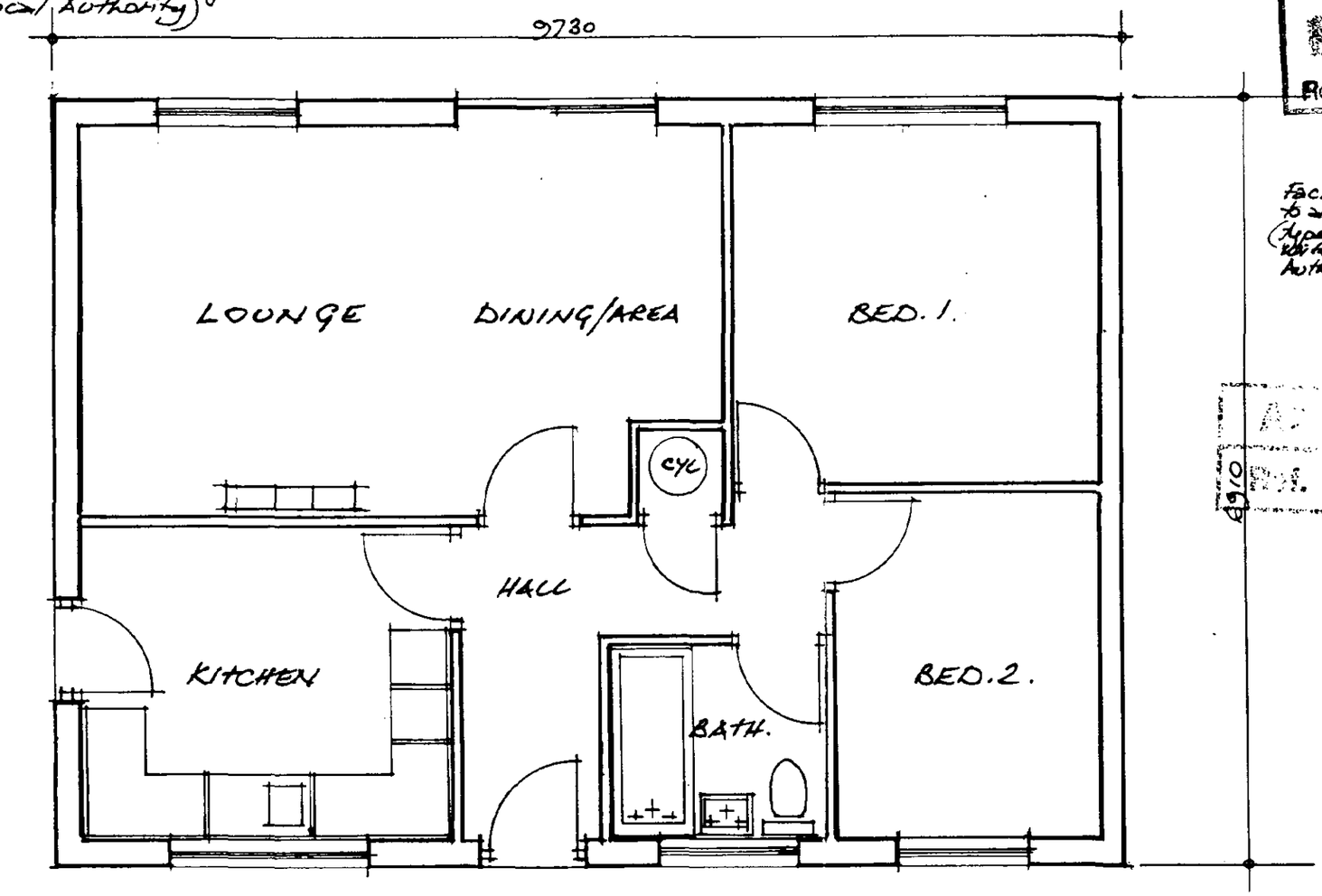


SIDE · ELEVATION.

SOUTH HOLLAND HOUSING
25 MAY 2001
Ref: 306/01



SIDE · ELEVATION.



LAYOUT · PLAN.

PROPOSED 2 BEDROOM DETACHED BUNGALOW TYPE LR.

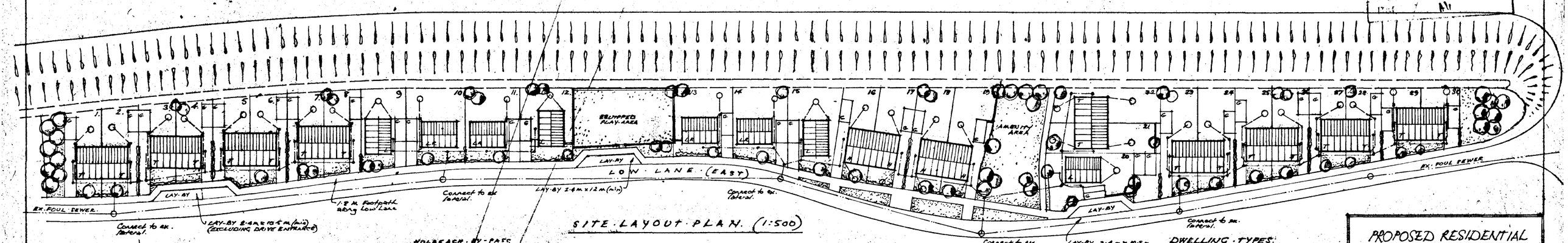
LAYOUT PLAN FOR PLANNING PURPOSES.

Scale: 1:50, 1:100
Drawn. M.J.E.
Date: Feb. 97
Dwg No

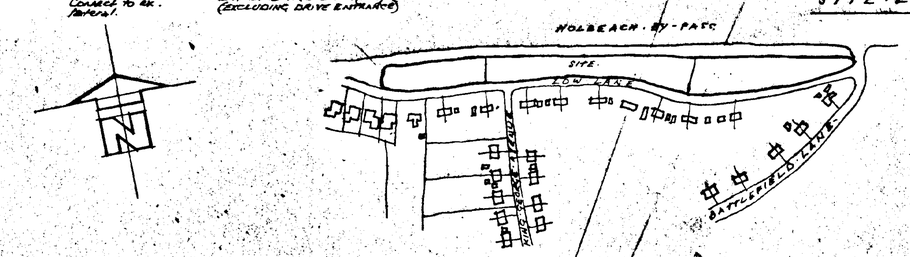
T. W. SUITER & SON LTD
DIAMOND TERRACE, KING'S LYNN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2001
Ref: 306/01

tws



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

FMH1	1.525 m (from cover)
2.	1.930 m " "
3.	2.260 m " "
4.	2.200 m. " "
5.	3.450 m. " "
6	4.060 m " "

Stem 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:

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

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

PROPOSED RESIDENTIAL DEVELOPMENT, LOW LANE HOLBEACH, LINCS.

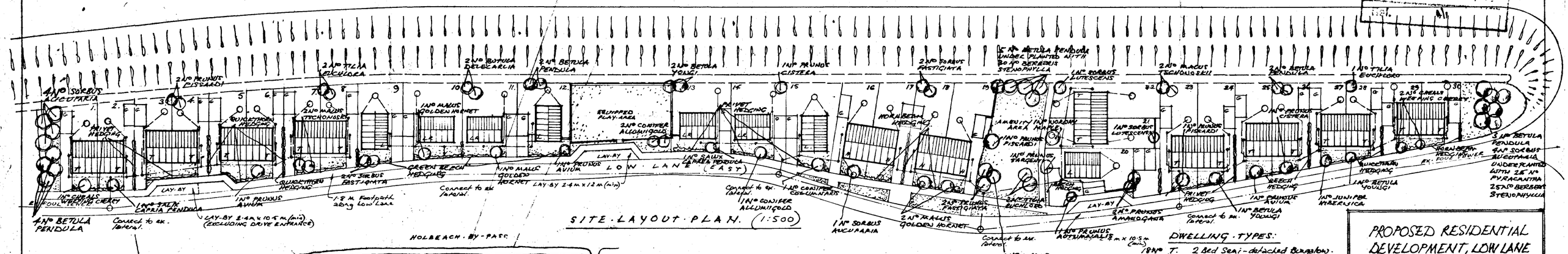
LAYOUT OF AMENDED SCHEME.

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

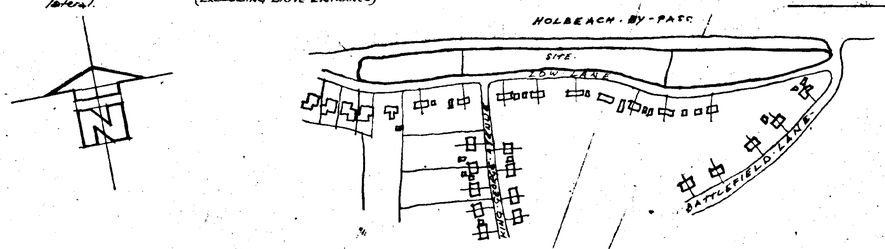
T.W. SUTTER & SON LTD.
DIAMOND TERRACE, KING'S LYNN
NORFOLK tel: 01553-761880-763000.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2001
Ref: 306

AMENDED PLAN



SITE · LAYOUT · PLAN. (1:500)



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4.	2·800 m. " "
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4Nº	LR.	2 Bed Detached Bungalow.

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

PROPOSED RESIDENTIAL DEVELOPMENT, LOW LANE HOLBEACH, LINCS.

LANDSCAPING

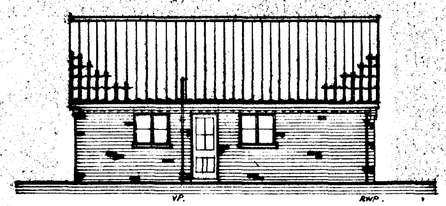
LAYOUT · OF AMENDED · SCHEME. TREE & HEDGE PLANTING SCHEME

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.



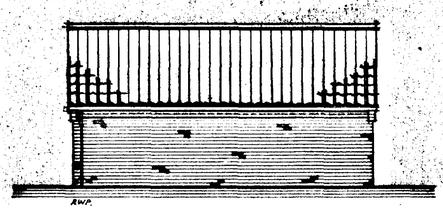
FRONT · ELEVATION



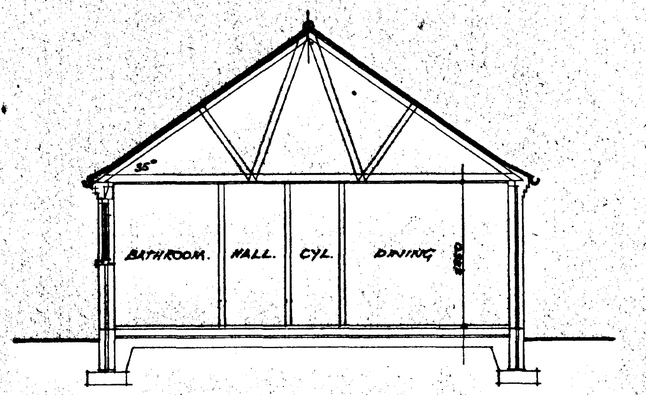
SIDE · ELEVATION.



REAR · ELEVATION



SIDE · ELEVATION.

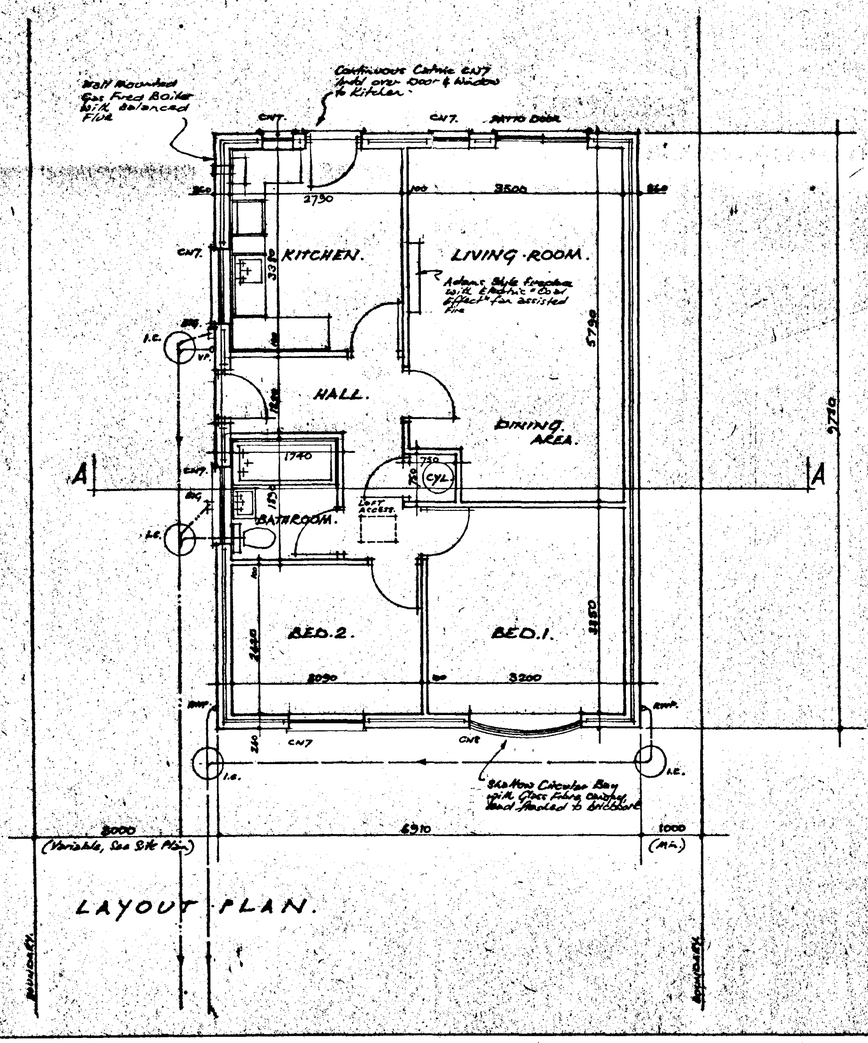


SECTION · A-A.

SANITARY · WASTES:
100mm ϕ V.P. vented to open air 1000 mm above any opening light. 38 mm ϕ UPVC wastes to bath & sink connected to 75ϕ in-let gully W.C. connected to foul drain.

AUTOMATIC VENTILATION:
Bathroom to have auto-vent to give 15 l/sec exchange to open air & operated off light switch. Kitchen 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.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2001
Ref: 306/01

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

APPROVED PLAN

GENERAL CONSTRUCTION NOTES:

ROOF:
Concrete Pantiles on untreated roofing felt 38 x 25 timber roofing battens on prefabricated roof trusses to B.S. 5268, 150 thermalite insulation 12.5 mm Plasterboard & skim finish 38 x 100 x 44 ins. to roof. Roof Pitch to be 35° Code Ref. 3.15.

EAVES:
Eaves concealed eaves with dentil course & moored wall plate strapped to brick @ 1500 c/c's. Black UPVC ½ round gutters & downpipes, with metal gutter brackets built into brick.

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

LATERAL RESTRAINT:
Rat M.30 lateral restraint straps fixed over roof timbers & built into brick @ 2000 c/c's. Timber noggin to strap at mid-span crossing ceiling.

EXTERNAL WALLS:
250 mm cavity walls, 110 facings, 50 cavity with Dritherm cavity insulation, 100 thermalite Turbo Load bearing insulation blocks, 5½ wall ties per M2. 13 mm Plaster & skim internally.

WINDOWS & LINTOLS:
Boulton & Paul type, stained timber windows with Catnic Metal Lintols, types as on plan, Architects to Detail where shown. Double glazed & 4000 mm thick pane.

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

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 of wall. 150 (min) consolidated hardcore.

FOUNDATIONS:
600 x 225 Concrete foundations to cavity walls & 450 x 225 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 ϕ foul drains with flexible joints, bedded in pea gravel & laid to 1 in 40 fall & to connect to main sewer (See Site plan). Wash to be installed over drains passing through.

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

HOUSE INSULATION: Houses to have general insulation of 0.45 k/m²t

Windows to provide ventilation openings ½ sq ft (min) of floor area.

All dwellings to be 1 metre (min) from boundary.

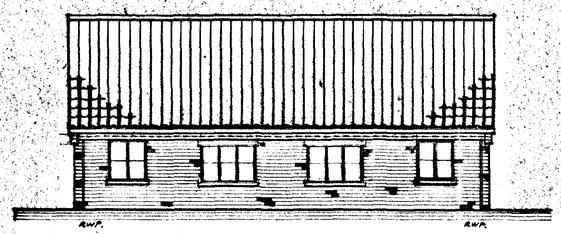
PROPOSED DETACHED BUNGALOW TYPE: LC2

WORKING DRAWING.

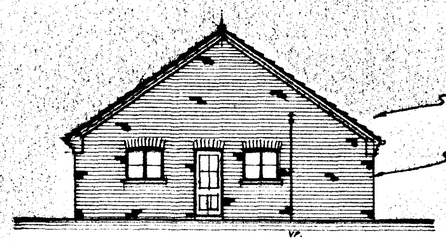
SCALE: 1:50, 1:100
DRAWN:
DATE: OCT: 95
DWG Nº

TYPE: PINE. LC2

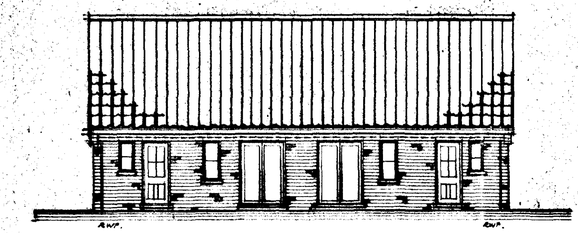
T. W. SUITER & SON LTD.
DIAMOND TERRACE,
KING'S LYNN, NORFOLK,
tel: (01553) 761880 & 763000.



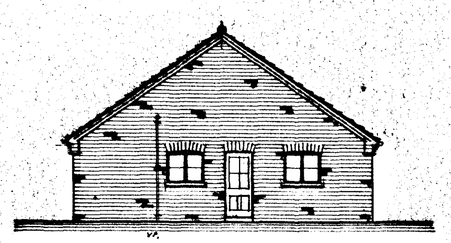
FRONT · ELEVATION.



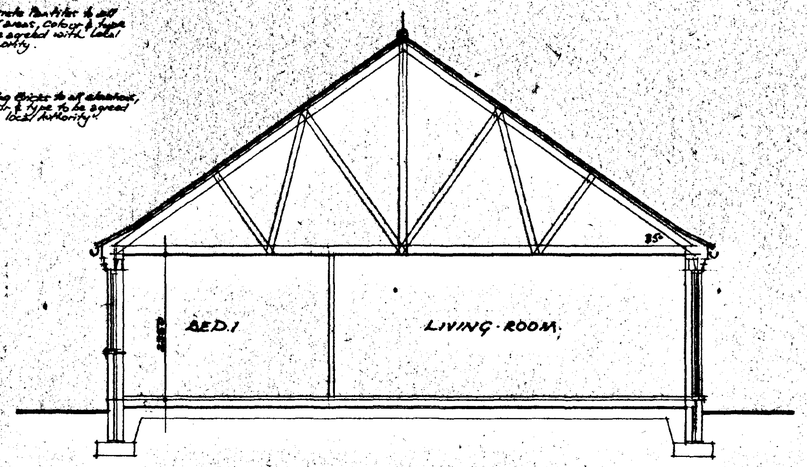
SIDE ELEVATION.



REAR · ELEVATION.



SIDE · ELEVATION.

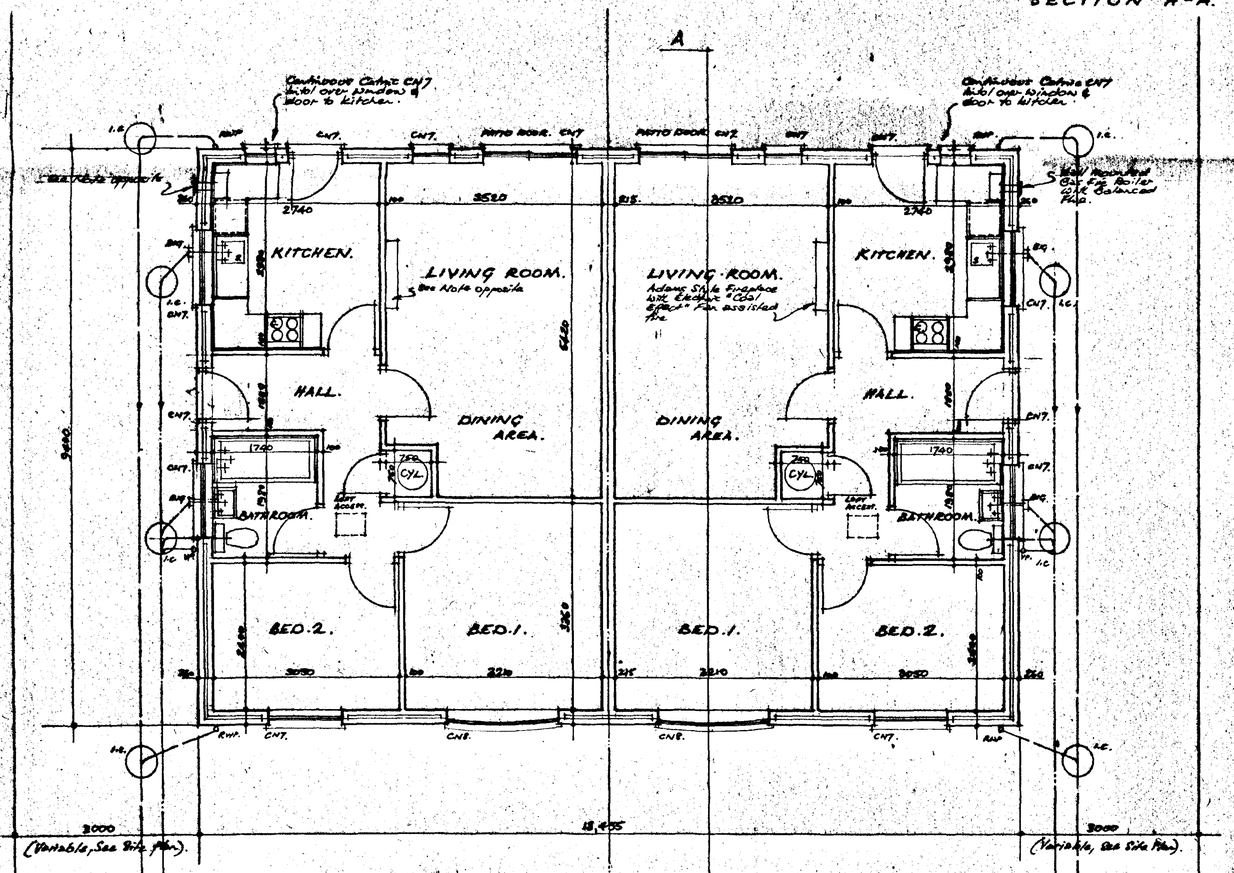


SECTION · A-A.

SANITARY · WASTES:
100 mm ø u.p.v. vented to open air 900 mm above any opening vents.
85 mm ø UPVC waste to bath & bath connected to Back inlet gully
W.C connected to foul drain.

AUTOMATIC VENTILATION:
Bathrooms to have sutt-vent to give 15 l/sec exchange to open air & operated off light switch.
Kitchens to have sluyt-vent to give 30 l/sec exchange to open air in Cooker hood.

HOT WATER SYSTEM: to be vented type.



LAYOUT · PLAN.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
25 MAY 2001
Plan: 306/01

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

APPROVED PLAN
Date: #1

GENERAL CONSTRUCTION NOTES:

ROOF:
Concrete Pantiles on underside roofing felt, 38x25 timber roofing battens on prefabricated roof trusses to BS 5268, 150 fibreglass insulation, 12.5mm Plasterboard & Water finish. 35° pitch to roof. Roof Bracing to BS 5268 Pt5 CP5.

EAVES:
Brick corbelled eaves with dentil course & 100x50 wall plate stepped to back @ 1800 c/cs, Black UPVC ½ round guttering & downpipes with metal gutter brackets with anti-bird.

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

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

EXTERNAL WALLS:
250 mm cavity walls, 110 facing, 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:
Boulton & Paul Iree stained timber windows with Georgian bars. Lintols type as on plan. Arch bars to lintols where storey Double glazed & Accoustic trickle vent.

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

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

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

FOUNDATIONS:
600x225 concrete foundations to cavity walls 450x225 x 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 fall & to connect to Main Sewer (See Site plan): Walls to be linked over drains passing through.

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

HOUSE INSULATION: House to have general Insulation of 0.45 W/m²K
Windows to provide ventilation openings ½ sq.m (min) of floor area.
All dwellings to be 1 metre (min) from boundary.

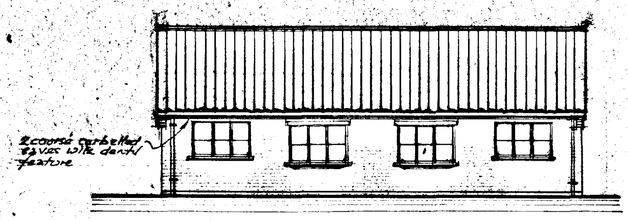
PROPOSED SEMI-DETACHED BUNGALOW
TYPE: HC2

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

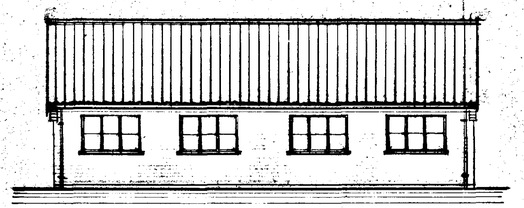
Gable Ends & Eaves to have brickwork corbelling with Bright Tooth pattern, Metal Gutter bracket built into bwk.



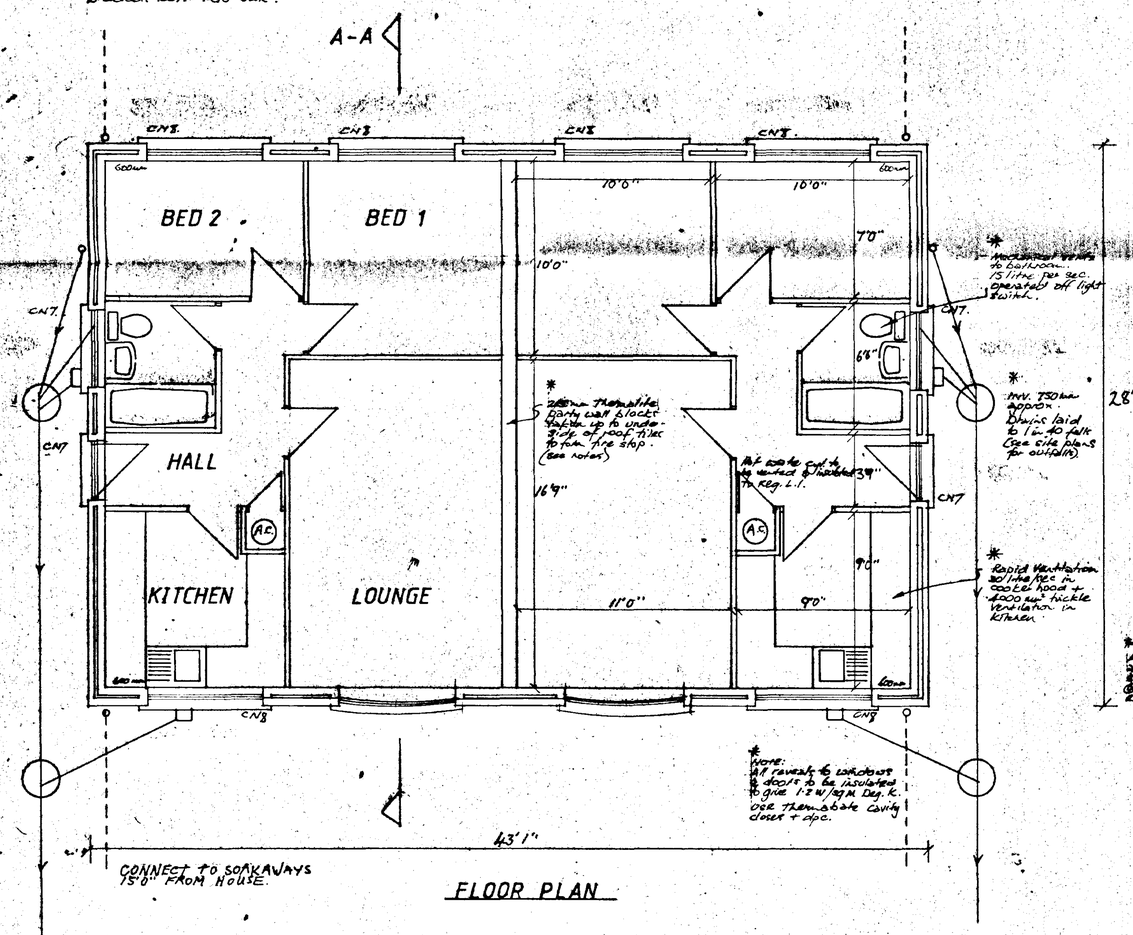
SIDE ELEVATION



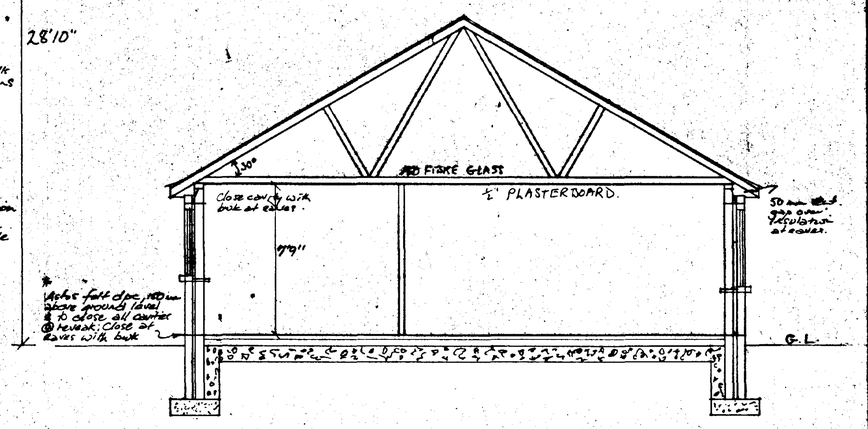
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



SECTION A-A

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
25 MAY 2001
Ref: 206/01

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

SPECIFICATION

Roof:
Interlocking Concrete Roof Tiles, 1½ x 1" Battens, 4 Row's 65 G.S.
Original Roof Trusses @ 2'0" centres over all Roof Areas.
400 Glass Fibre Quilt insulation laid on ceiling Boards.
Marley Eaves Ventilators Built into Eaves Soffit to give 1/300 Equivalent of 0.55% of Roof Plan Area.
Build Loft Door Access to Roof Space from 1st Floor.
* Note: Roof Covering must not be fixed over Sarking Quilt: Fit Sarking Felt & Counter Batten Sarking to Rafters to B.S.5268 Pt 3. 1985

Lateral Supports:
Ground Lateral Supports Steel Beams 5'0" x 1½" x ⅜" (mild Steel) fixed to Rafters & Built into Brick Cavity
@ (min) 6'0" Centres. (Use B.A.M.S. Joist Lateral Restraints)
* To be fixed over 3 No Joists, Joist Anchor Noggings & fixed along Verge & ceiling Tie Level.

External Walls:
11" Cavity Walls with Outer Leaf of Facing Bricks, with 2" Cavity, Inner Skin of 6" Tarmac Aggregate Blocks, or Similar. Approved Load Bearing Insulation Blocks. Close Cavities at Reveals with ½ Block + DPC. All Walls to have D.P.C.

External Walls:
3" x 2" Studwork Faced with Fibreboard + ½" Plasterboard Each Side Party Wall to be Aggregate Party Wall Blocks 215 mm Thick. Fire Stop at top of wall & roof tile level full width. Cover with Leadding

Ground Floor Slab:
4" Sand/Cement Screed on 6" Base Concrete, on Hard Gauge Hardcore O.P.M. Turned into D.P.C. of Walls.
4" (min) Consolidated Hardcore, D.P.C. 6" above Ground Level + Cavity Fill to 8" below D.P.C. Level.

Foundations:
9" Deep Concrete Foundations 600 x 15" 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 C15P Grade under all External & Party Walls.

Drainage:
Soil:
4" ϕ Foul Drains, with Bitumen Protected Joints. All Drains Passing under Building to be Bedded + Surrounded in 6" Concrete (Hardcore Gauge Laid to Falls Where Surrounded). Inspection Chambers to be Constructed in 9" Class A Engineering Bricks with Lightweight 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 Bitumen Protected Joints, to Precipice End Soakaways, Situated 15'0" (min) from Any Building.

External Wastes:
One Pipe System from Bathroom Connecting to V.P. Accessible 4" U.C. Wastes.
1½" ϕ Wastes from Lavatory, Basins, Bath Connected to 4" ϕ S.P. + Fitted with Deep Seal Anti-Syphonic Trap.
B.H.P. to Discharge through Roof + to be Fitted with Wire Cage Balloon.
Kitchen + Cloaks Wastes Connected Through Back Inlet Gully to Foul System.

Lintols:
Precast Lintols, over External Openings.
Approved Pressed Metal over Inner Openings.
* (See types on plan).

Windows:
Standard Section where Windows to be Openings.
Types as Shown on Elevations.
All Windows to be Double Glazed.
* 9000 sq" Trickle Vent in top rail to all Windows.

Guttering:
4" Half Round P.V.C. Gutter + 2½" ϕ D.P.P.

Heating:
* Economy Seven Electric storage heating
All heated rooms to have ventilation to open air.
Drainage & Sundry to be Satisfaction to the Satisfaction of the Local Authority.

2 BEDROOM BUNGALOW SEMI-DET.

SCALE – ⅛" & ¼" = Ft.

HOUSE TYPE – T

DRAWING NO