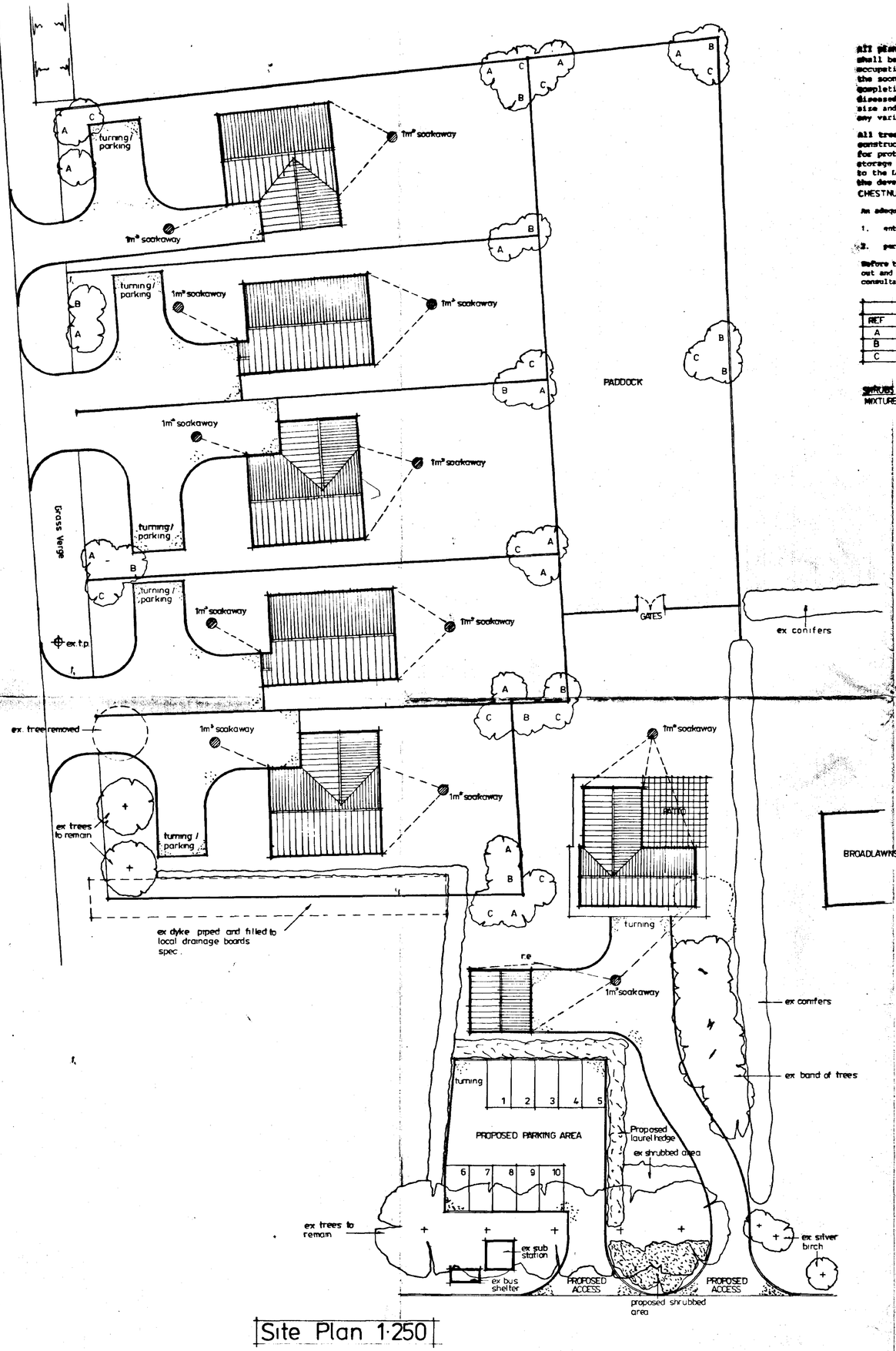


Site Plan 1·250

all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1980. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

CHESTNUT FENCING INSTALLED

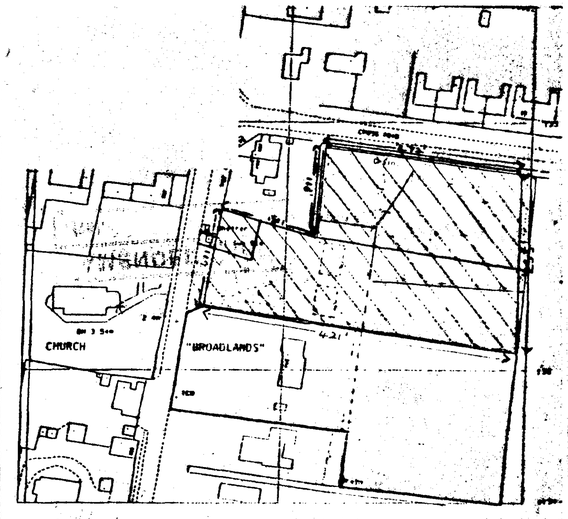
An adequate space shall be provided within the site to enable vehicles to:

1. enter and leave in forward gear.
2. park clear of the public highway.

Before the use is commenced, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority.

TREE SCHEDULE			
REF	TYPE	PLANTING HEIGHT	FULL HEIGHT
A	HORSE CHESTNUT	1·800	20·000
B	OAK	1·800	15·000
C	ELM	1·800	25·000

SHRUBS
MIXTURE OF IVY, HEATHER, LAVENDER AND ROSES



Location Plan 1·1250

36
192

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 SEP 1997
Ref: 0547/97

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RY
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Development
Broadgate Road/Cross Road
Sutton St Edmunds

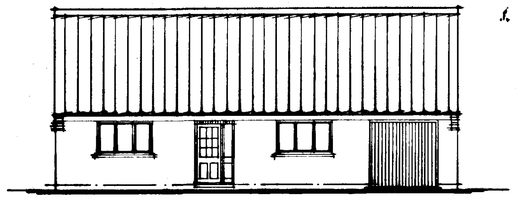
CLIENT Mr K Lawrence

DATE	SCALE	JOB No
Sept 1997	1:250	1283/1A

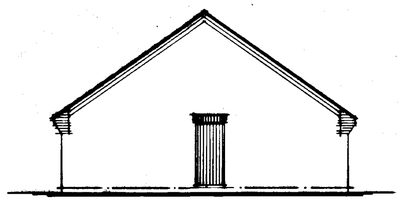
REVISED	
A 5·9·97	Site plan redrawn

British Institute of Architectural Technologists

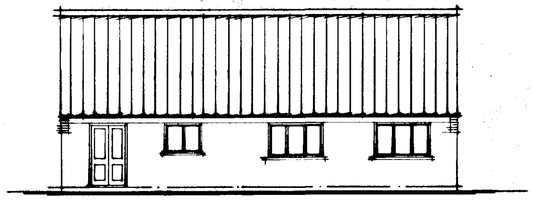
COPYRIGHT. THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE



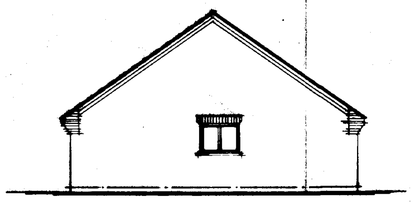
Front Elevation



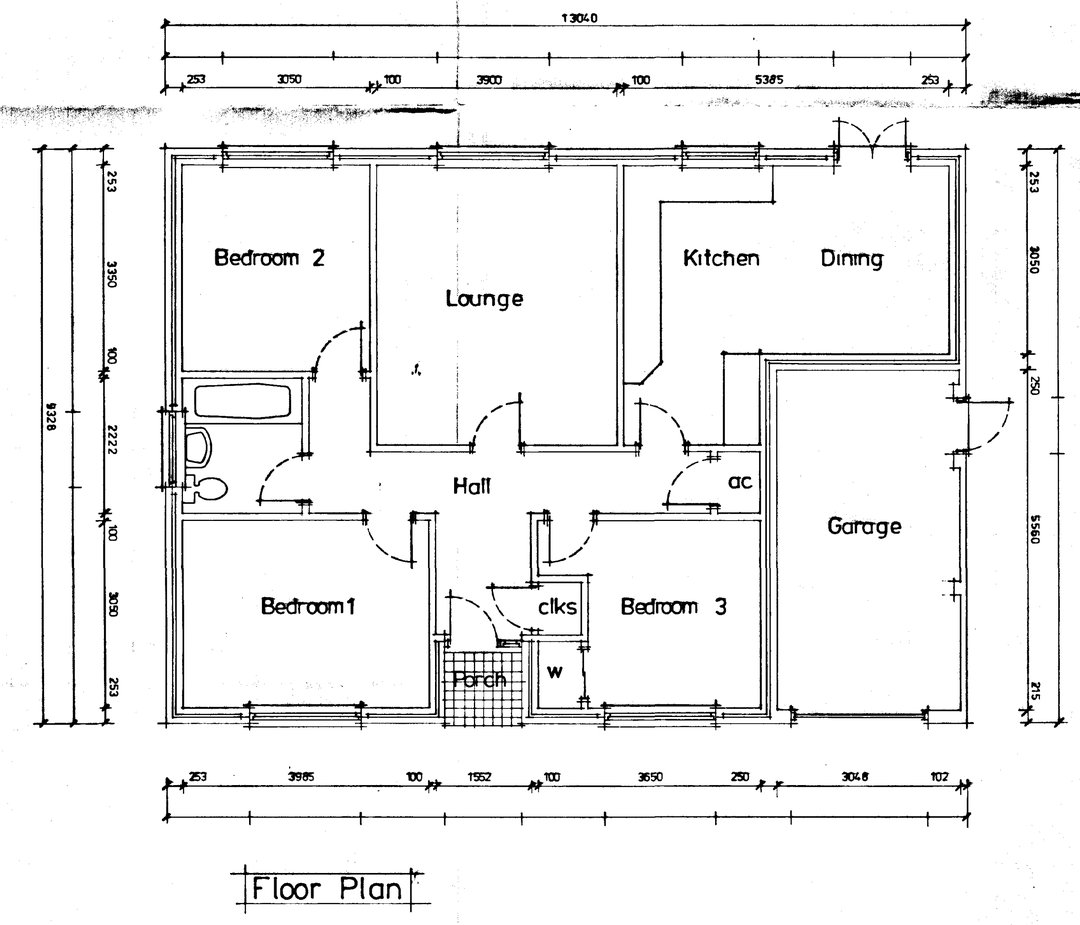
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1997
Ref: 0547/97

DETERMINED
PLAN

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Cross Road
Sutton St Edmunds

CLIENT
Mr K Lawrence

DATE	SCALE	JOB No
April 1997	1:50 1:100	1283/5

REVISED

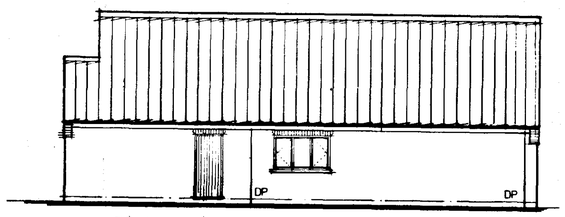
British Institute of
Architectural Technologists

COPYRIGHT. THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

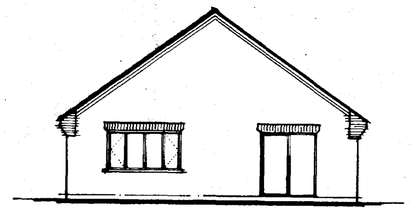
DO NOT SCALE FROM THIS DRAWING



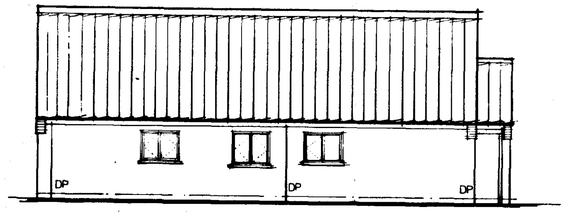
Front



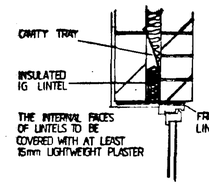
Side

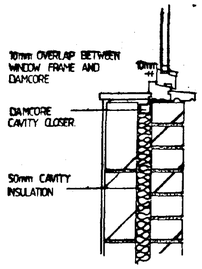


Rear

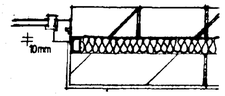


Side



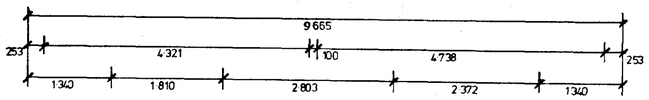


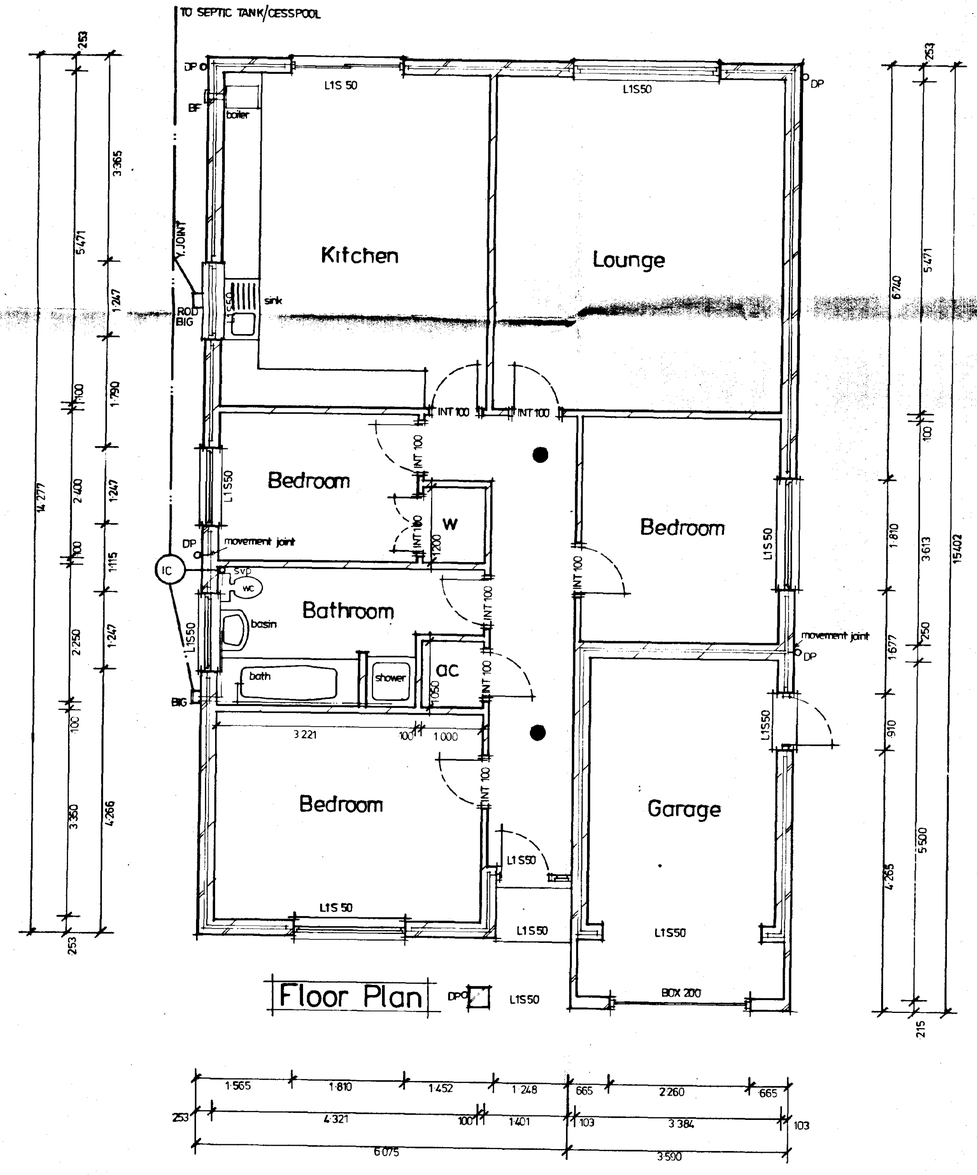
1:10 SILL AND LINTEL



1:10 REVEALS

ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE;- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY





DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep. Cast iron cover & frame. 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp. Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia. Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres(18m³).
Septic tanks should have a capacity of at least 2,700 litres (2.7m³)

RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with 0.5mm protection sleeve or similar to prevent entry of vermin.

RAFT FLOOR FINISH
Concrete slab/raft to be finished with 2 no. layers of brush applied damp proof membrane, this must be a bitumen based product and thoroughly dried prior to installation of 38mm polystyrene. Polystyrene finished with 65mm chicken wire reinforced sand/cement screed.

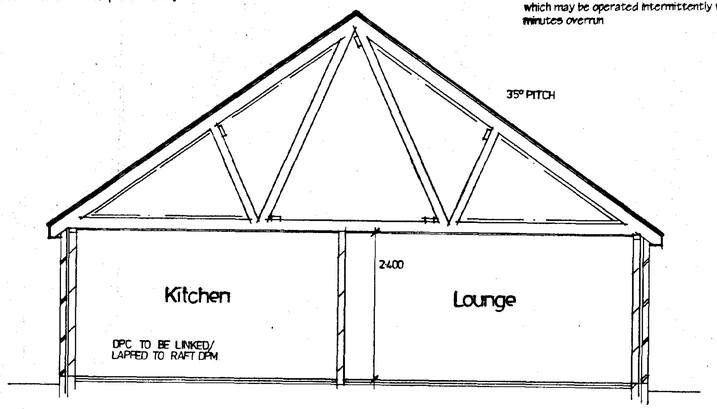
EXTERNAL WALLS
Cavity wall 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick, 100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

LINTELS
Lintels to be LG. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
LG. lintels to have cavity tray over.
Min. 2m headroom under all arches.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skin finish.

GARAGE CEILING
2 N° layers 12.5 mm plasterboard with staggered joints. Joints and edges tobe taped.
Where room over install 150mm fibreglass insulation between joists.

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at destribution board, to a min standard of BS.5839:Part 1: Standard L3..



FOUNDATIONS
FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

ROOF CONSTRUCTION
Roof trusses manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max. ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1995.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 35° Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley-troughs.
Compound truss to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm2
Kitchen, W.C., Utility and Baths 4,000mm 2
All glass lower than 1.5m above floor level, to doors and Sidelights and windows, and lower than 800mm above floor level should be Pilkington safety glass or laminated or toughened glass to B.S. 5620:6:1981.
Double glazing to have min 12mm air gap between glass.

EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

HEATING
Boiler to be oiled fired with balanced flue.
durable wire guard over at ground floor level. All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented atmosphere & be well insulated.

Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 35mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type, 110 l. hot water cylinder

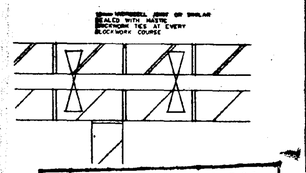
DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
Sealing around floor and ceiling hatches.
Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped. Services where they penetrate or project into hollow constructions or voids.

EXTERNAL WORK
Paths to be 75mm thick concrete on 100mm hard-core.
Movement joints at 4m. ctrs.

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR

SOUTH HOLLAND DC
HOUSING & PLANNING
25 AUG 1999
Ref: 0547/99



AMENDED PLAN
Dec. A1

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Cross Road
Sutton St Edmunds

CLIENT Mr K Lawrence

DATE	SCALE	JOB No
AUG 99	1:50 1:100	1780 -1

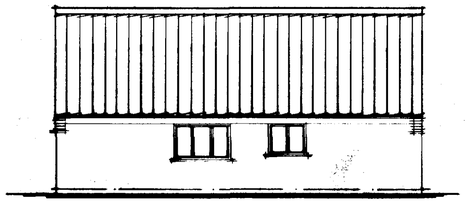
REVISED:

British Institute of Architectural Technologists

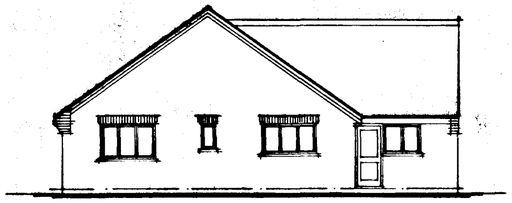
COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR



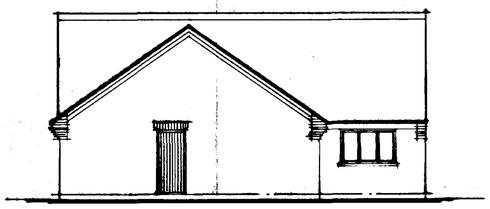
Front Elevation



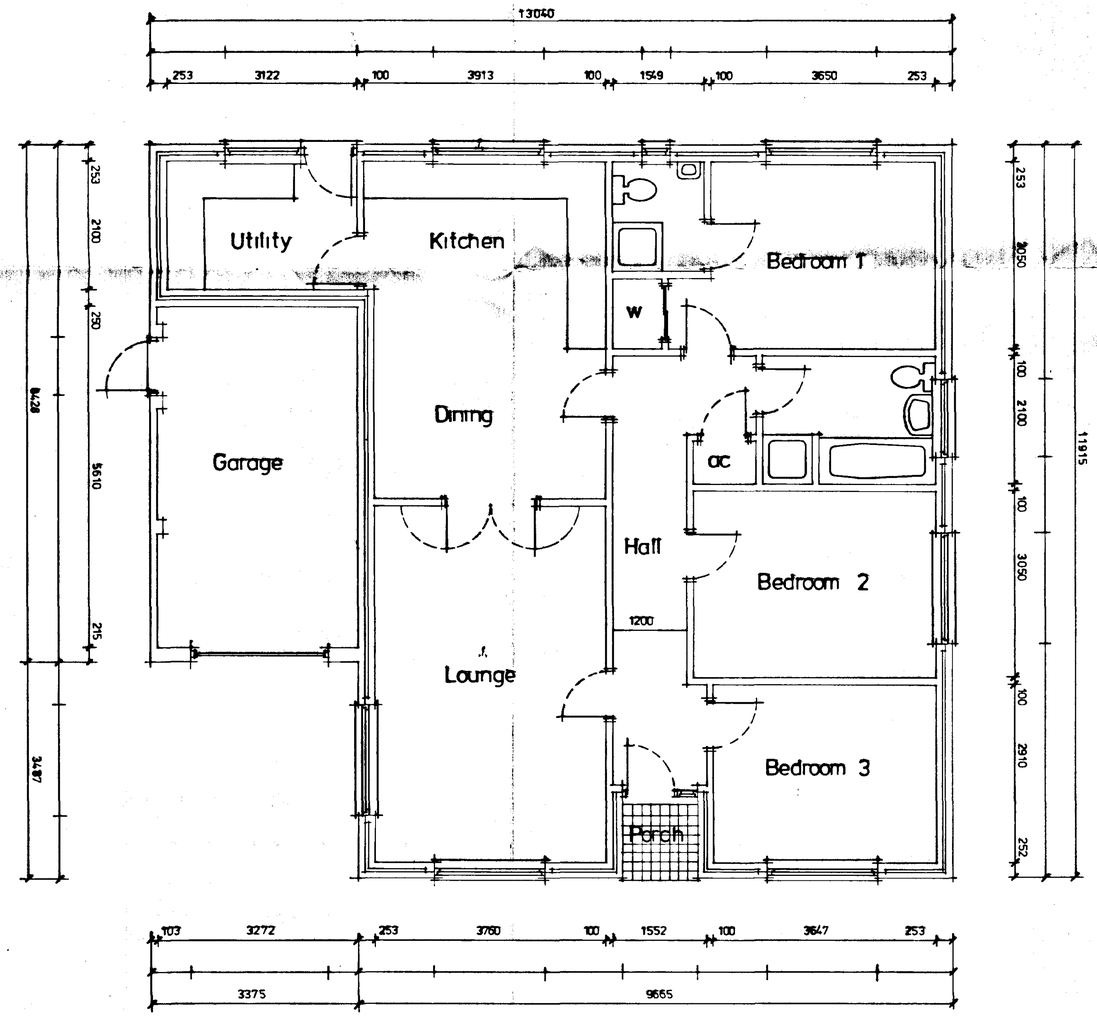
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1997
Ref: 0547/97

DETERMINED
PLAN

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Cross Road
Sutton St Edmunds

CLIENT Mr K Lawrence

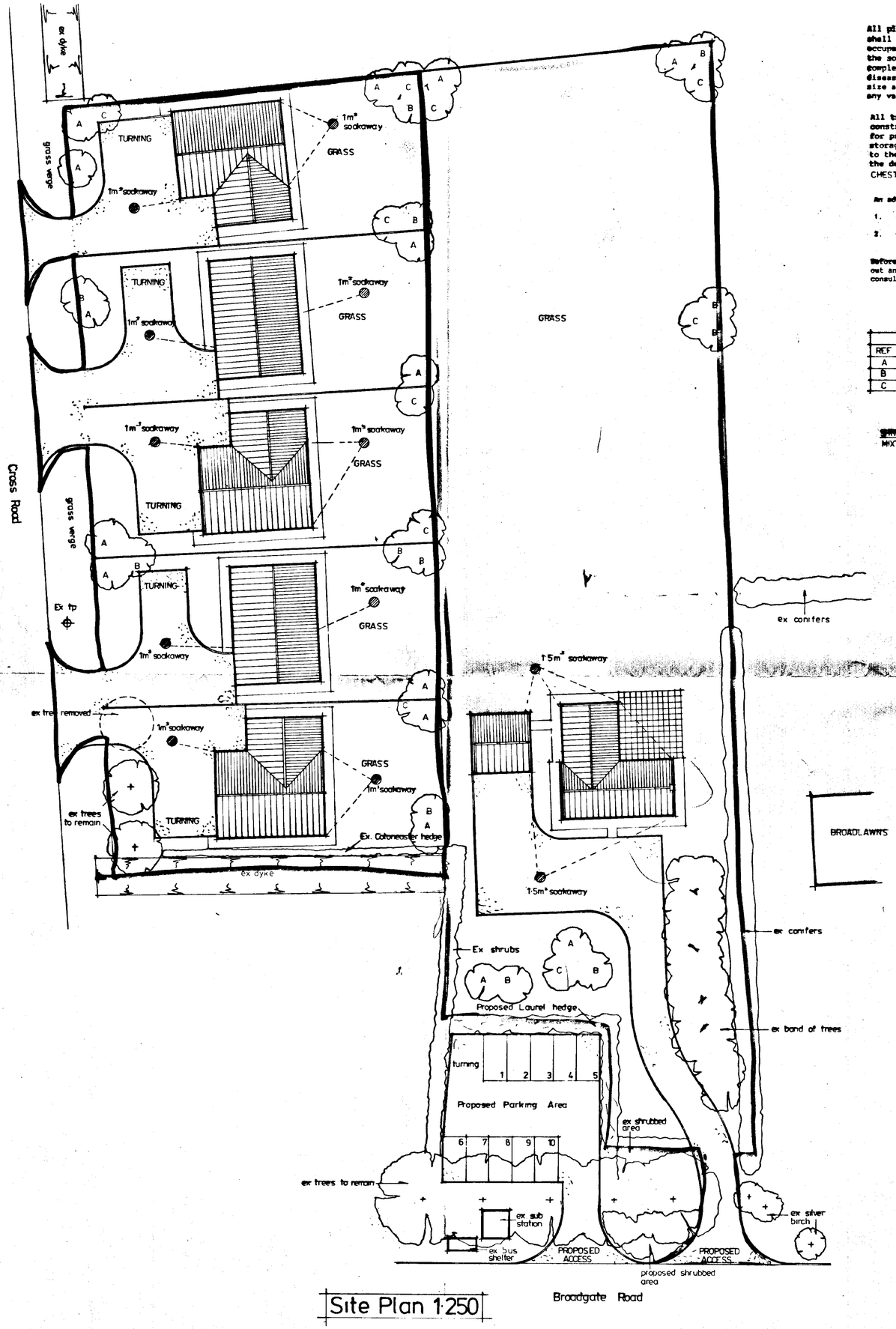
DATE April 1997 | SCALE 1:50 1:100 | JOB No 1283/4

REVISED

British Institute of Architectural Technologists

COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

DO NOT SCALE FROM THIS DRAWING



Site Plan 1:250

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1980. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

CHESTNUT FENCING INSTALLED

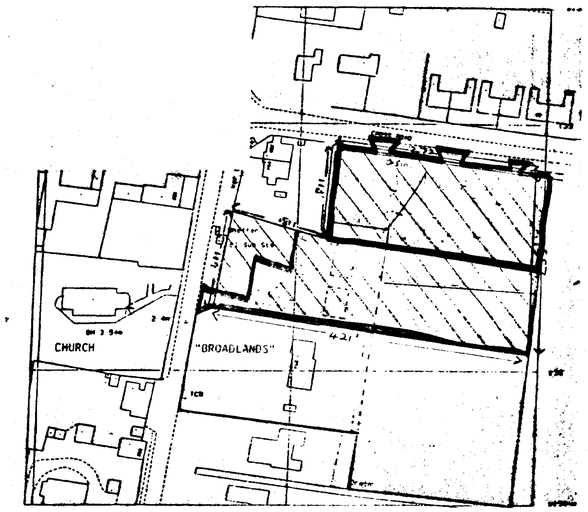
An adequate space shall be provided within the site to enable vehicles to:

1. **enter and leave in forward gear.**
2. **park clear of the public highway.**

Before the use is commenced, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority.

TREE SCHEDULE			
REF	TYPE	PLANTING HEIGHT	FULL HEIGHT
A	HORSE CHESTNUT	1·800	20·000
B	OAK	1·800	15·000
C	ELM	1·800	25·000

SHRUBS
MIXTURE OF IVY, HEATHER, LAVENDER AND ROSES



Location Plan 1·1250

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1997
Ref: 0547/97

SUPERSEDED

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Development
Broadgate Road / Cross Road
Sutton St Edmunds

CLIENT Mr K Lawrence

DATE	SCALE	JOB No
April 1997	1:250	1283/1

REVISED

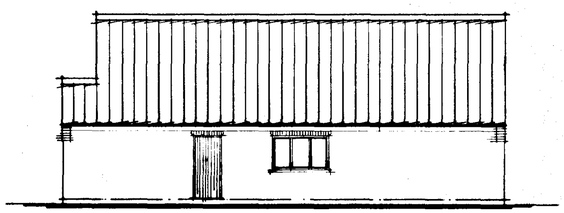
British Institute of Architectural Technologists

COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

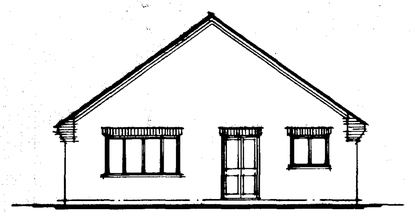
DO NOT SCALE FROM THIS DRAWING



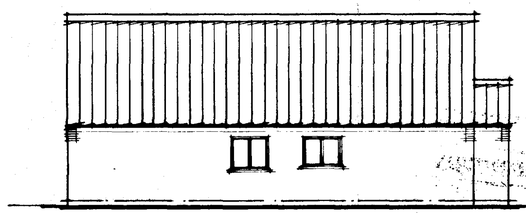
Front



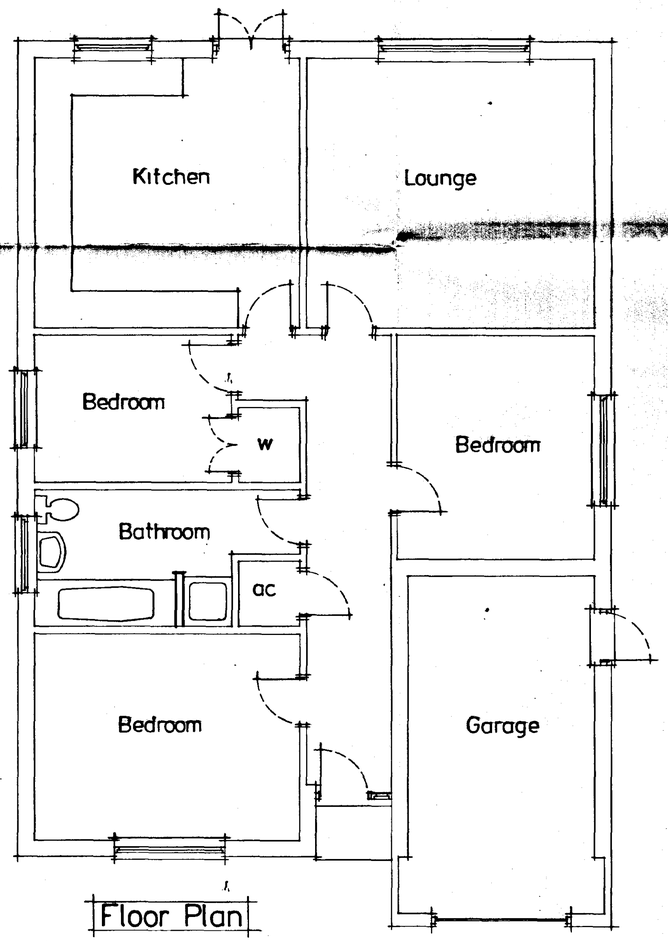
Side



Rear



Side



Floor Plan

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 SEP 1997
Ref: 0547/97

Peter Humphrey associates
19 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Bungalow
Cross Road
Sutton St Edmunds

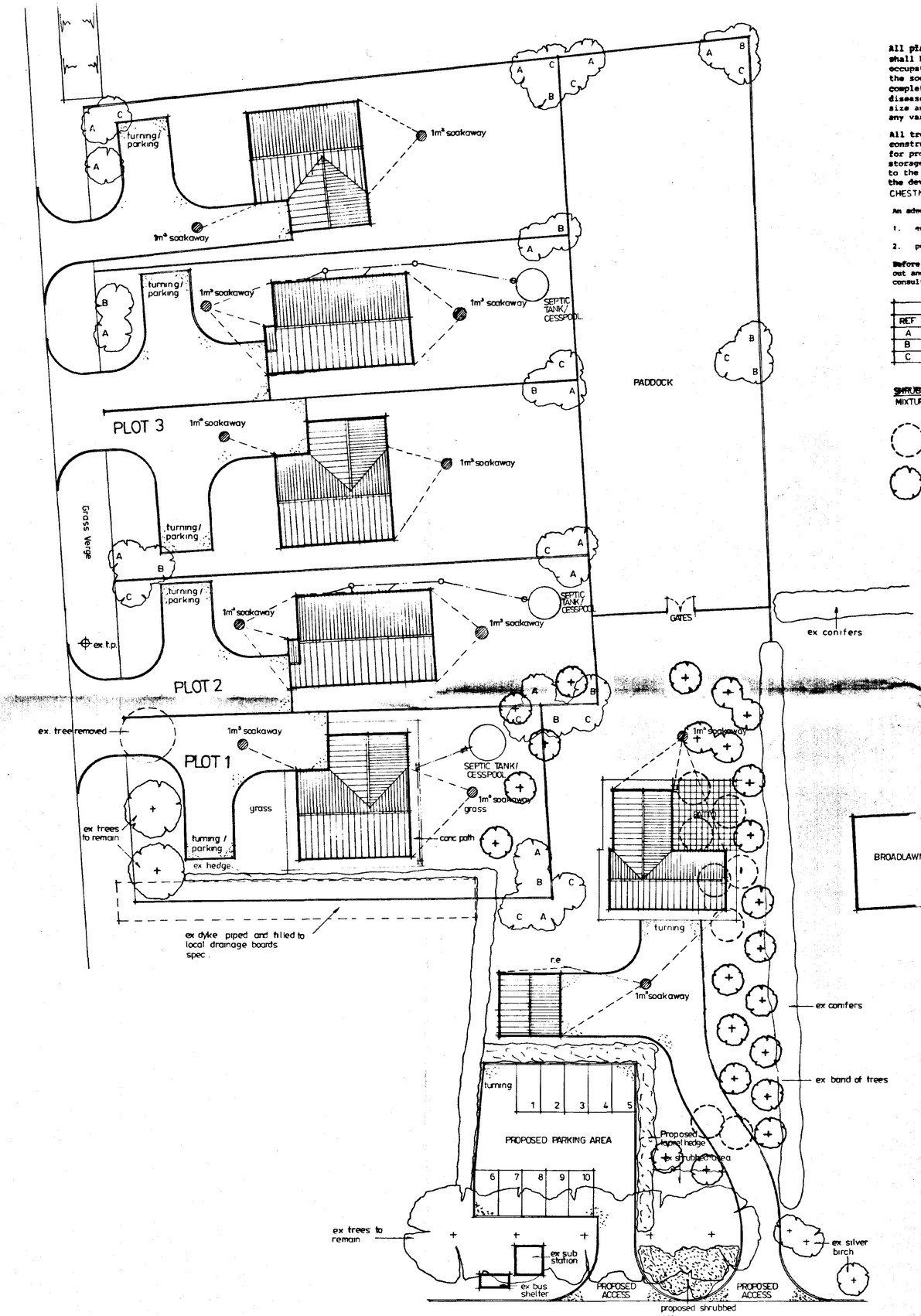
CLIENT Mr K Lawrence

DATE Sept 1997 | SCALE 1:50 1:100 | JOB No 1283/6

REVISED

British Institute of Architectural Technologists

COPYRIGHT. THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE



Site Plan 1:250

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1980. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

CHESTNUT FENCING INSTALLED

An adequate space shall be provided within the site to enable vehicles to:

1. **enter and leave in forward gear.**
2. **park clear of the public highway.**

Before the use is commenced, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority.

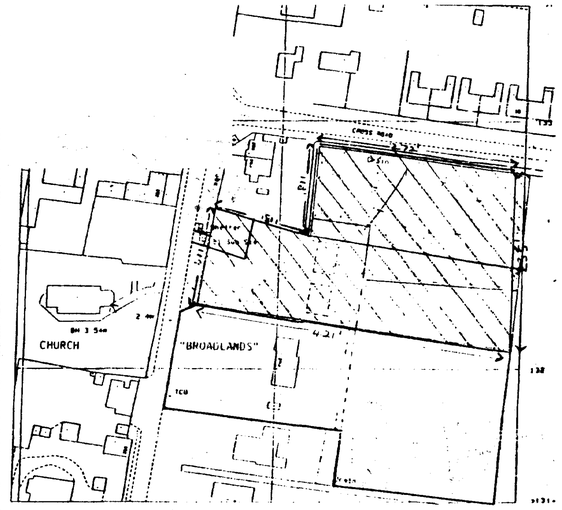
TREE SCHEDULE

REF	TYPE	PLANTING HEIGHT	FULL HEIGHT
A	HORSE CHESTNUT	1·800	20·000
B	OAK	1·800	15·000
C	ELM	1·800	25·000

SHRUBS
MIXTURE OF IVY, HEATHER, LAVENDER AND ROSES

Ex. whitebeam to be removed

Ex whitebeam to be retained



Location Plan 1:1250

AMENDED PLAN
Ref. A1

OFFICE COPY

SOUTH HOLLAND DC
HOUSING & PLANNING
25 AUG 1999
Ref: 0547/99

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Development
Broadgate Road/Cross Road
Sutton St Edmunds

CLIENT Mrs S Proctor

DATE	SCALE	JOB NO
Oct 1998	1:250	1594/1

REVISED

British Institute of Architectural Technologists

COPYRIGHT THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED WITHOUT THE CONSENT OF THE ABOVE PRACTICE.

DO NOT SCALE FROM THIS DRAWING