

Title: Committee Site Plan

Reference: 0210/15

Site: Land off Kingfisher Drive
Great Blakenham

Listed Buildings Protected Species

Contaminated land



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500



SCALE 1:2000

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0 5 10 20 30 40 50 100 metres
SCALE 1:1250

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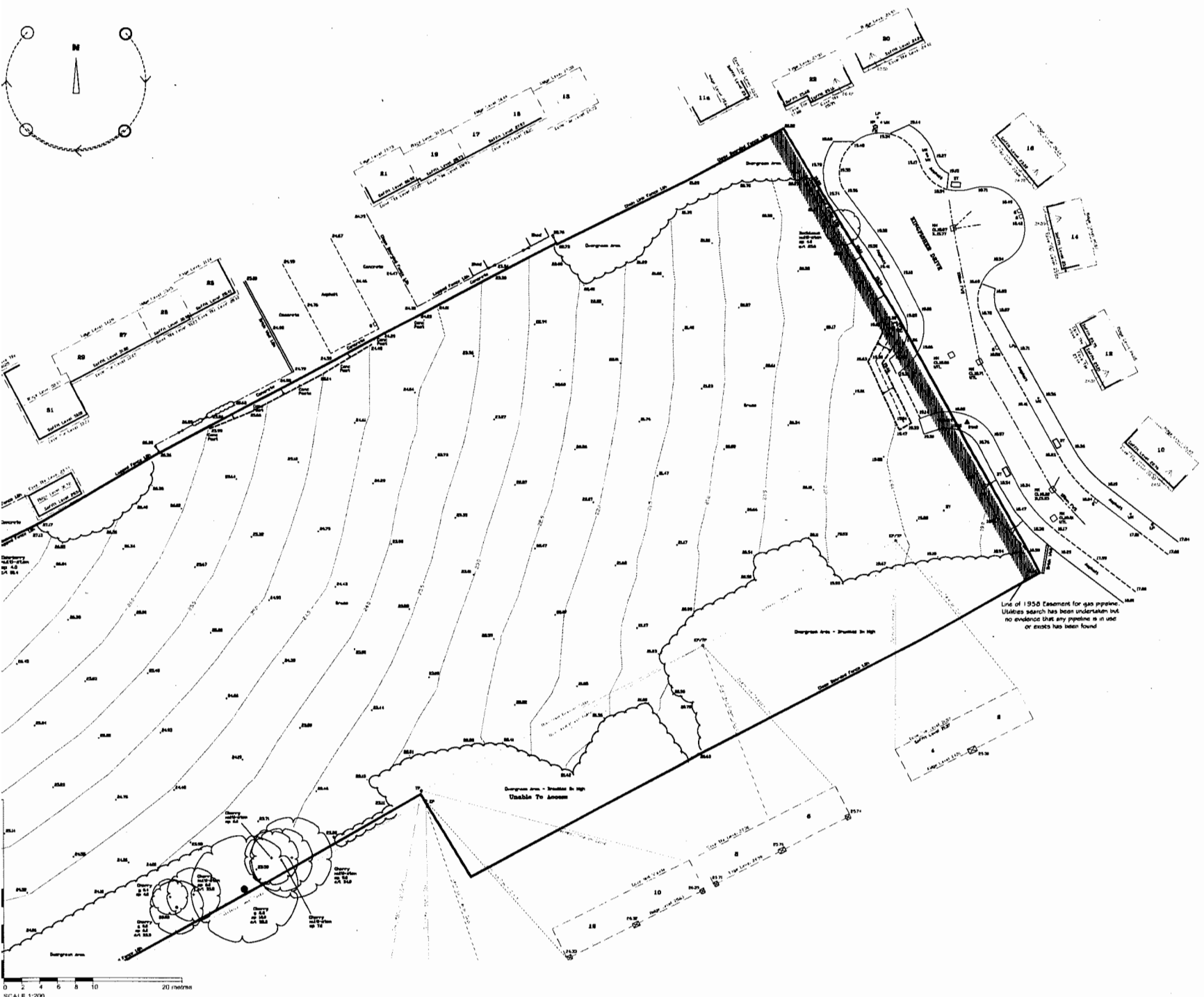
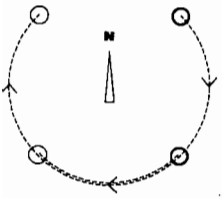
NOTES

DISCLAIMER
 This drawing was prepared for the Client, Project & Site stated below and for the purposes set out in the Project Particulars. Barefoot & Gilles Limited accepts no responsibility whatsoever should this drawing be used by any other person, on any other site or for any other purpose than those stated. This drawing is to be read in conjunction with all relevant drawings and specifications.

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BGA Drawing No.	1857 DE 10-01	Date	Rev.	Descriptions	Drawn	Checked
Date	08-01-2015	20.01.2015	A	Planning Issue	KWh	KWh
Revision	A					
Drawing Status	PLANNING					
ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLES LIMITED						

Project	Kingfisher Drive Great Blakenham, Suffolk
Client	Mid Suffolk District Council
Drawing	Site Location Plan
Scale & Format	1:1250 @ A4



SCALE 1:200
0 2 4 6 8 10 20 metres

CONSTRUCTION CLEARANCE AND MANAGEMENT REGULATIONS 2007
 Approved under authority of the Government
 These rules apply to all construction work in the United Kingdom. Failure to comply with these rules may result in prosecution and/or imprisonment.
 1. It is the duty of the contractor to ensure that the proposed work is carried out in accordance with these rules. It is the responsibility of the contractor to ensure that the proposed work is carried out in accordance with these rules.

LEGEND

AV	Air valve
BB	Bellha beacon
BL	Bollard
BS	Bus stop
BT	British telecom
CATV	Cable TV
CCTV	Closed circuit TV
CL	Cover level
CB	Control box
ELP	Electricity lamp post
EP	Electricity pole
ER	Earth rod
FH	Fire hydrant
FP	Feeder post
FWS	Foul water sewer
G	Gully
GV	Gas valve
IC	Inspection cover
IL	Invert level
LB	Letter box
LP	Lamp post
KO	Kerb outlet
MH	Manhole
MP	Marker post
RE	Redding eye
RNB	Road name board
RS	Road sign
RWP	Rain water pipe
SC	Stop cock
SP	Sign post
SV	Stop valve
SWS	Surface water sewer
SY	Slay
TCB	Telephone call box
TP	Telephone pole
U/C	Unknown cover
UTL	Unable to lift
VP	Vent pipe
WB	Waste bin
WM	Water meter
WO	Wash out

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 1 Commercial Court
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 info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive Great Blakenham
Client: Mid Suffolk District Council
Drawing: Existing Site Plan North sheet

Scale: 1:200 @ A1
Date: 10-12-2014

Revision: 1857 DE 10-02
Revision: A

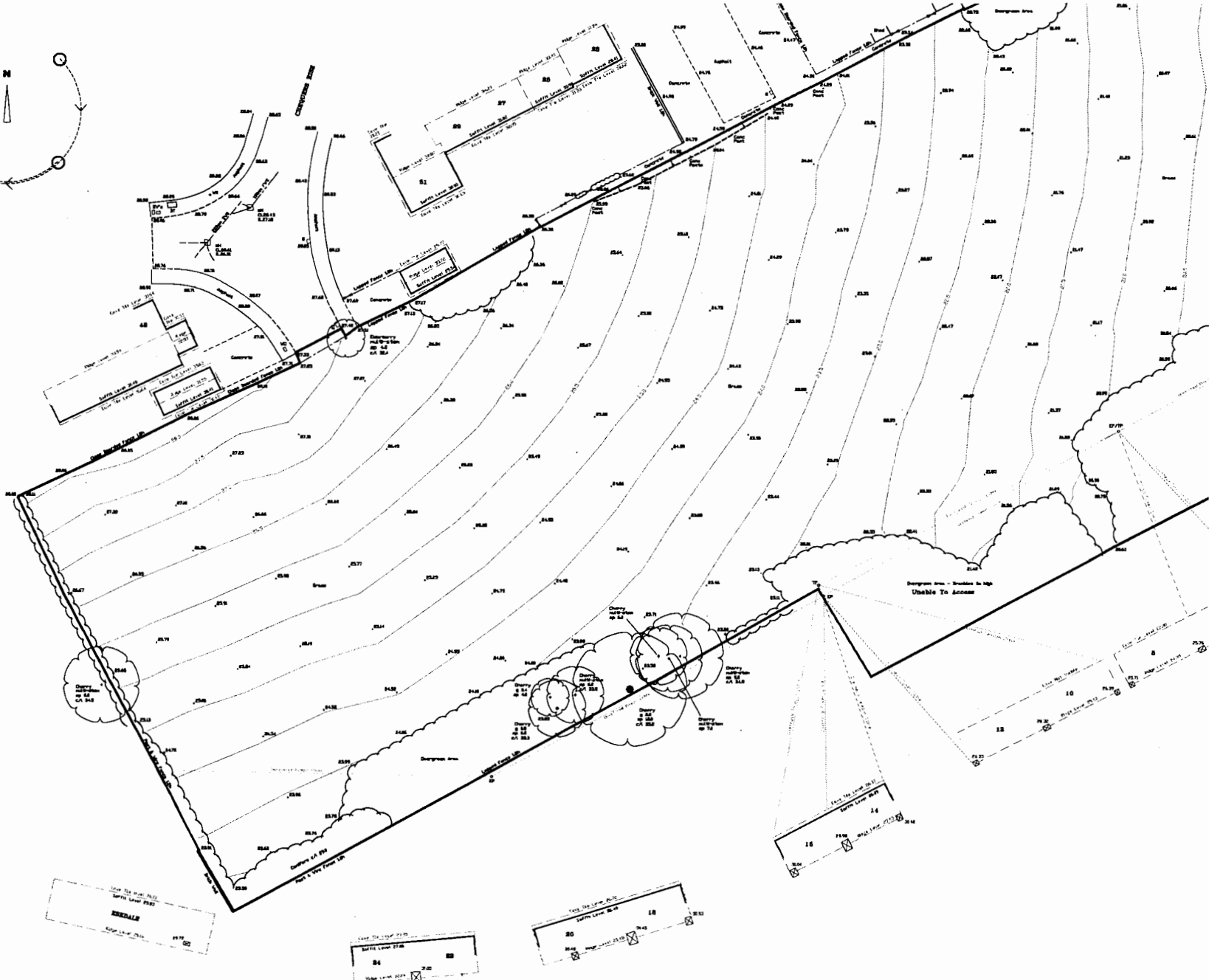
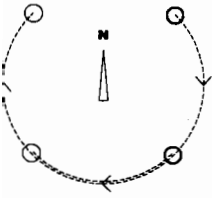
Drawing Title: PLANNING

Scale to be used:

Section No.	Scale	% of 1:200
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50	1:200	100%

NOTES:
 1. This drawing was prepared for the Client, Project A. It is intended for use for the purposes set out in the contract documents.
 2. The Client is responsible for ensuring that the drawing is used for the purposes set out in the contract documents.
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57



COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
These rules will apply to the information shown on this drawing. Refer to clause 6.1.1
Please refer to the following notes for further information on the drawing.

1. If you are not fully understanding the above product make an appointment of the date
beforehand. This drawing is for your health & safety reference to a member of the village
committee.

LEGEND

AV	Air valve
BB	Bellisha beacon
BL	Bollard
BS	Bug stop
BT	British Telecom
CATV	Cable TV
CCTV	Closed circuit TV
CL	Cover level
CB	Control box
ELP	Electricity lamp post
EP	Electricity pole
ER	Earth rod
FH	Fire hydrant
FP	Feeder post
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IL	Invert level
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LP	Lamp post
KO	Kerb outlet
MH	Manhole
MP	Marker post
RE	Rodding eye
RNB	Road name board
RS	Road sign
RWP	Rain water pipe
SC	Stack
SP	Sign post
SV	Stop valve
SWS	Surface water sewer
SY	Sty
TCB	Telephone call box
TP	Telephone pole
U/C	Unknown cover
UTL	Unable to lift
VP	Vent pipe
WB	Waste bin
WM	Water meter
WO	Wash out

Rev	Date	Description	Drawn	Checked

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Project	Kingsfisher Drive Great Blakenham
Client	Mtd Suffolk District Council
Drawing	Existing Site Plan South sheet
Scale & Format	1:200 @ A1
Date	10-12-2014
Rev	
Drawing No.	1857 DE 10-03
Revision	A
Drawing Sheet	PLANNING

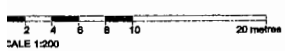
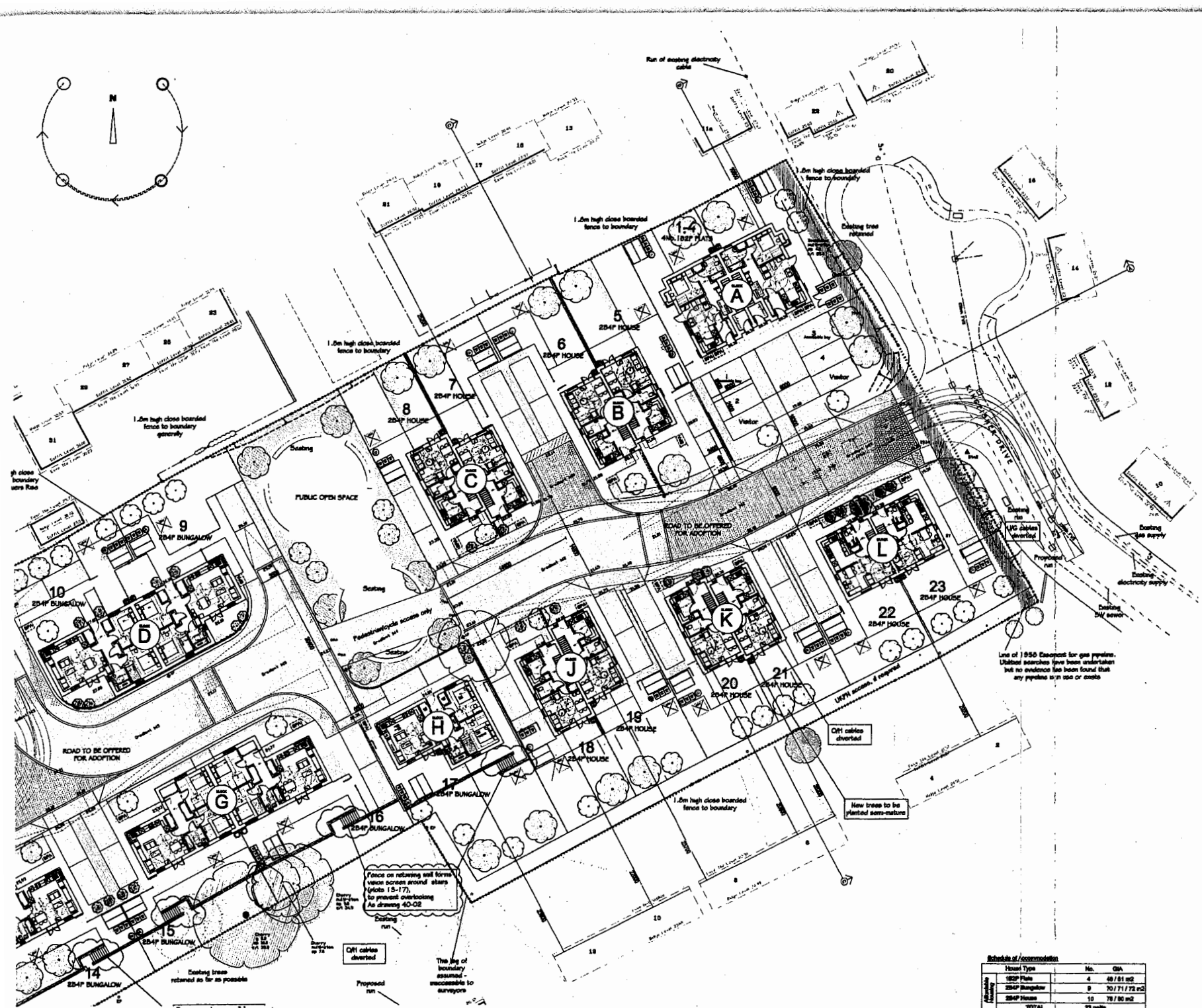
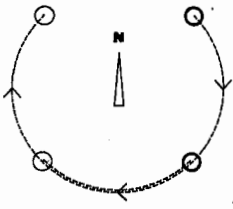
DATE TO BE CHECKED/ISSUED

PREPARED BY	DATE	TYPE	CHECKED BY	DATE
138				

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SCALE 1:200

CONSTRUCTION (ERUION AND MANAGEMENT) REGULATIONS
 The following regulations apply to the proposed site and block plan.
 1. The site shall be maintained in a safe and sound condition throughout the construction period.

LEGEND:

1	1.2m high close boarded fence to boundary
2	1.2m high close boarded fence to boundary generally
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 www.barefootandgille.com

**Kingfisher Drive
 Great Blakenham**
 Mid Suffolk District Council
 Proposed Site and Block Plan
 North Sheet

Scale: 1:200 @ A1
 Date: 10-12-20
 Revision: C
 Drawing No.: 1857 DE 10-04

PLANNING

Plot No.	Area	Type
13	4	2B4P House
14	9	2B4P Bungalow
15	10	2B4P House
TOTAL	23	units

Schedule of Accommodation

House Type	No.	Gm
2B4P House	4	48 / 81 m ²
2B4P Bungalow	9	70 / 71 / 72 m ²
2B4P House	10	78 / 80 m ²
TOTAL	23	units

The drawing was prepared for the Client, Project & Site and is not to be used for any other purpose without the written consent of the Client. The Client shall be responsible for any errors or omissions in the drawing. The drawing is not to be used for any other purpose without the written consent of the Client. The drawing is not to be used for any other purpose without the written consent of the Client. The drawing is not to be used for any other purpose without the written consent of the Client.

CONSTRUCTION (GENERAL AND MANAGEMENT) REGULATIONS 20

These regulations apply to all construction work on land within the South Street area. They are intended to ensure that any new buildings or structures are of a high quality and that the area remains a pleasant and healthy place to live.

- LEGEND:**
- 1. All high close bounded front to boundary
 - 2. All high close bounded front to boundary
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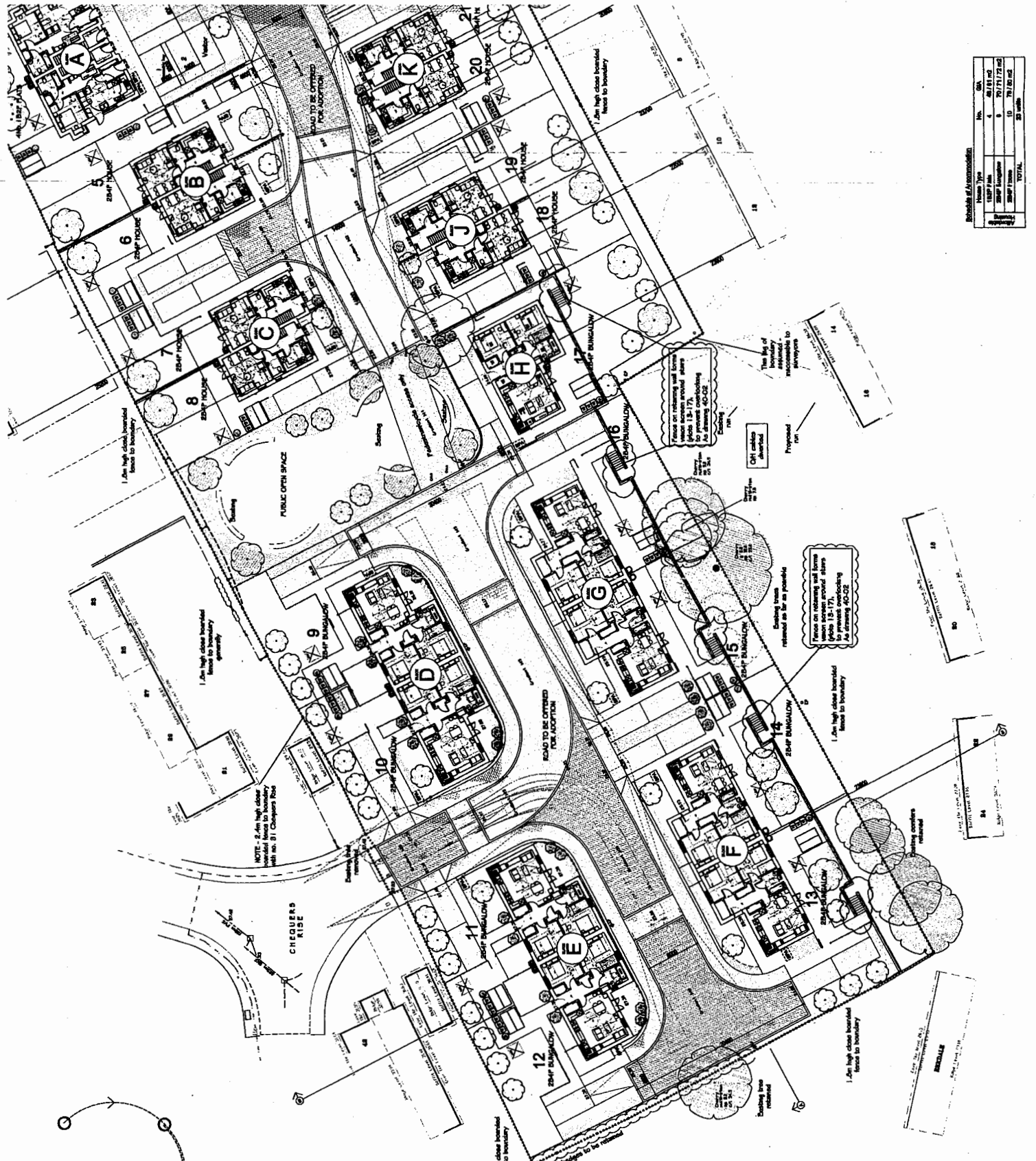
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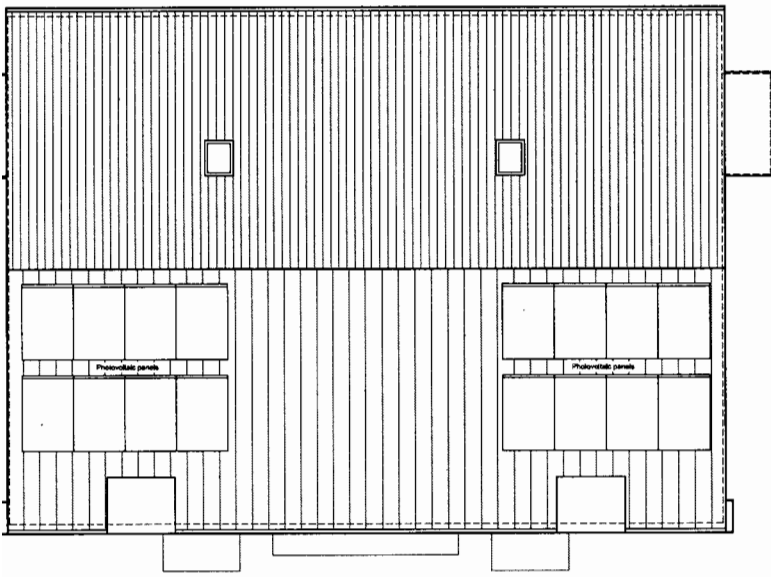
Block	Area	Use	Notes
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K

barefoot & gilles

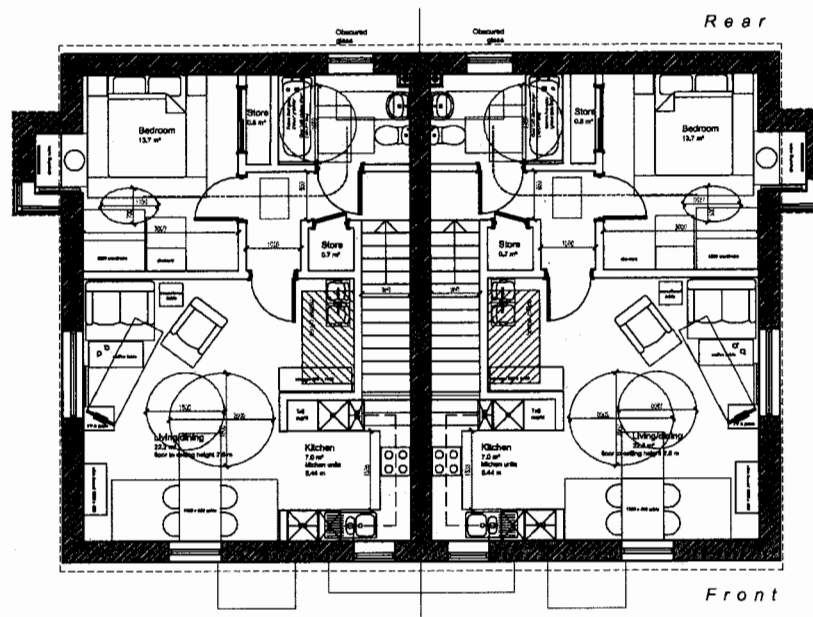
1887 DE 10-05
10-12-201

Project	Kingfisher Drive Griet Balemithin
Client	Mid Suffolk District Council
Planning	Proposed Site Plan South Street
Scale	1:200 @ A1
Date	10-12-201
Submitted	1887 DE 10-05
Approval	PLANNING

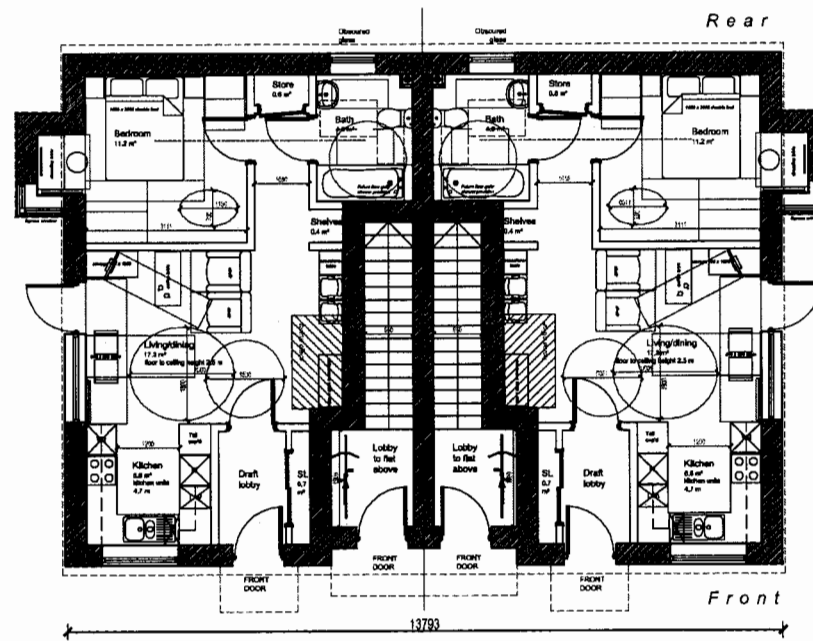




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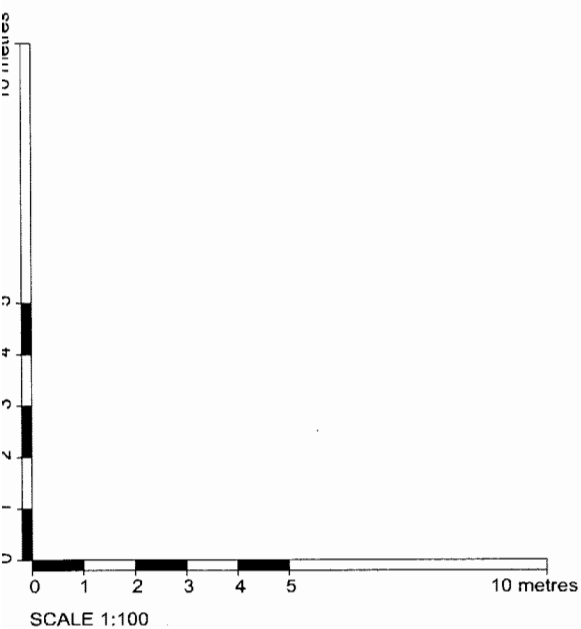


FIRST FLOOR PLAN
UPPER FLATS



GROUND FLOOR PLAN
LOWER FLATS

Flats Block A
Plots 1-4



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

Block A
Schedule of Accommodation
Listina Homes development

House Type	No.	GIA
1B2P Upper Flats	2	81.0 m ²
1B2P Lower Flats	2	47.9 m ²
TOTAL	4	

Date	Rev.	Descriptions	Drawn	Checked
10.02.2015	B	Revised and orientation clarified	KWh	KWh
20.01.2015	A	Planning Issue	GF	KWh

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info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
Great Blakenham, Suffolk

Client: Mid Suffolk District Council

Drawing: Floor and Roof Plans Upper and Lower Flats as Proposed Block A

Scale & Format:	Date
1:100 @ A3	15-12-2014

BGA Drawing No.	Revision
1857 DE 20-01	B

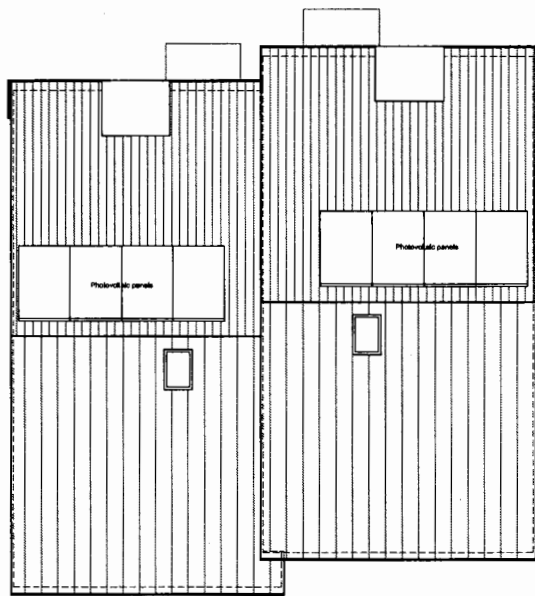
Drawing Status: **PLANNING**

PROJECT NO.	STATUS	TYPE	REV. NO.
1204	SI = Issue DE = Drawing PI = Publication Information	10 - SI & Essential Plans 20 - Floor Plans 30 - Elevations 40 - Sections 50 - Details 60 - Schedules 70 - Room Layouts	01

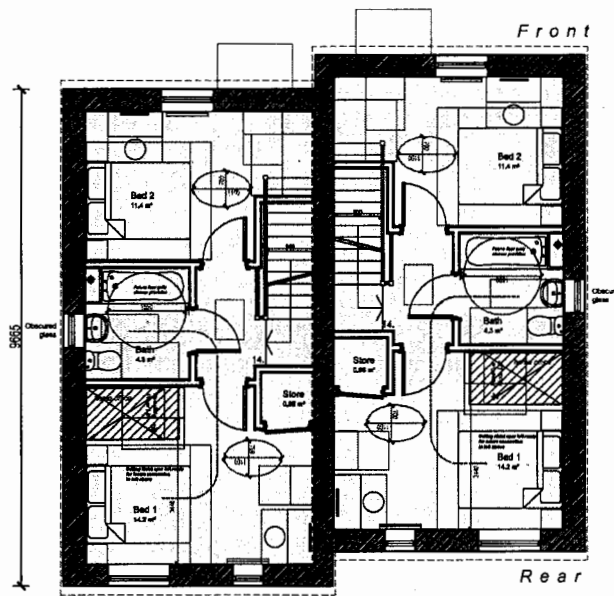
DISCLAIMER
This drawing was prepared for the Client, Project & other stated below and the Project team set out in the Project Proposals. Barefoot & Gilles Limited accept no responsibility or liability for any errors or omissions in this drawing or for any other use of this drawing for any other purpose than that intended. The drawing is to be used in conjunction with all relevant drawings and specifications.

ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLES IMMEDIATELY

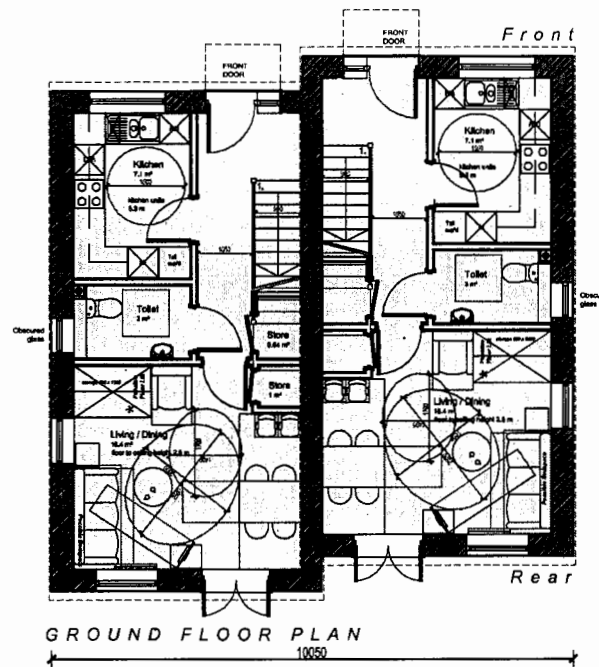
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ROOF



FIRST FLOOR PLAN



GROUND FLOOR PLAN

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designer's Hazard Information for Construction
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the construction of the items indicated on this drawing
ask your health & safety advisor or a member of the
design team before proceeding.

Schedule of Accommodation
Lifetime Homes dwelling

House Type	No.	GIA
2B4P House, Block B	2	77.5m ²
TOTAL	2	

Date	Rev.	Description	Drawn	Checked
10.02.2015	B	Renewables and orientation clarified	KWH	KWH
20.01.2015	A	Planning issue	GF	KWH

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 Tel: 01473 251474
 Ipswich, Suffolk, IP1 1JQ
 Tel: 01473 291540
 email: info@barefootgilles.com www.barefootgilles.com

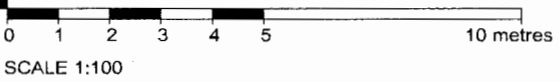
Project:	Kingfisher Drive Great Blakenham, Suffolk
Client:	Mid Suffolk District Council
Drawing:	Floor and Roof Plans as Proposed Block B
Scale & Format:	1:100 @ A3
Date:	15-12-2014
BGA Drawing No.:	1857 DE 20-02
Revision:	B
Drawing Status:	PLANNING

GUIDE TO BGA DRAWING NUMBERS

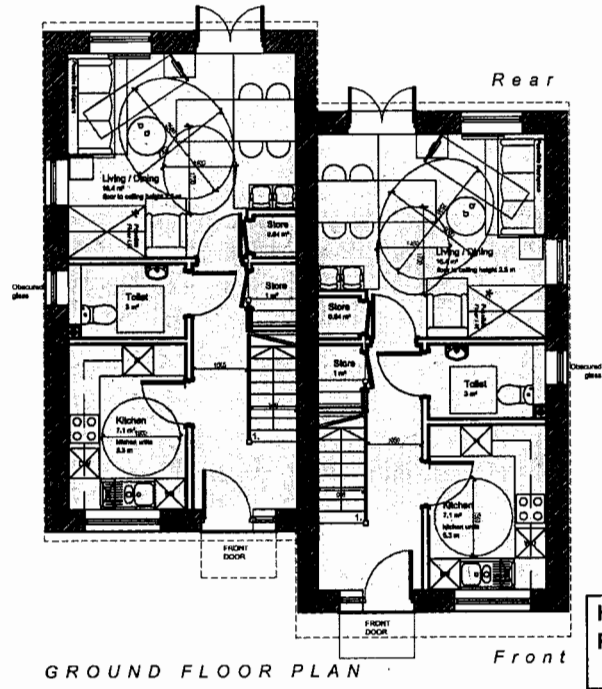
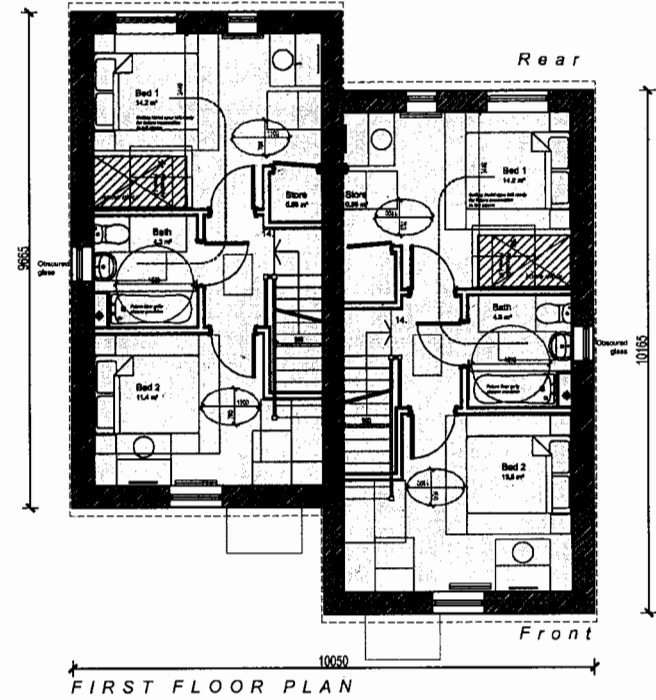
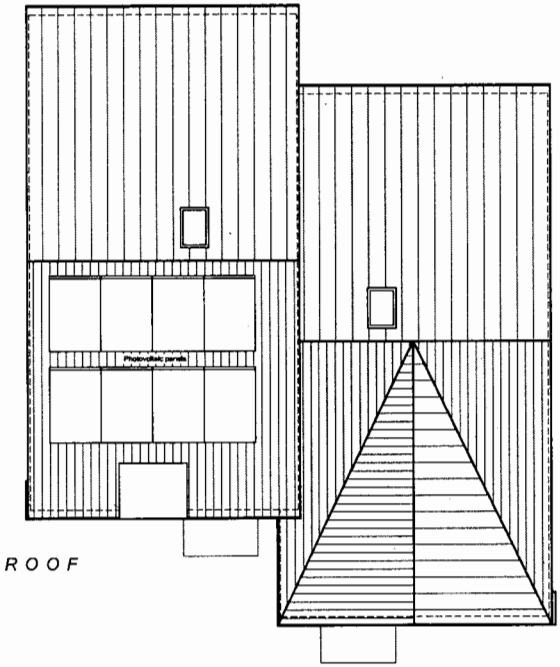
PROJECT NO.	STATUS	TYPE	DRAWN
example: 1234	01 = Sketch 02 = Planning 03 = Pre-construction	10 - BGA / External Plans 20 - Floor and Roof Plans 30 - Elevations 40 - Sections 50 - Details 60 - Bathrooms 70 - House Layouts	example: 01

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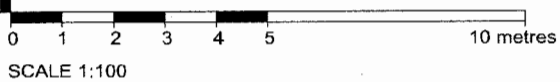
Houses Block B
Plots 5, 6



62



Houses Block C
Plots 7-8



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
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Schedule of Accommodation
Lifetime Homes dwellings

House Type	No.	GIA
2B4P House, Block C	2	77.8 / 79.6m2
TOTAL	2	

Date	Rev.	Description	Drawn	Checked
10.02.2016	B	Revisions and orientation clarified	KWh	KWh
20.01.2016	A	Planning issue	GF	KWh

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Third Floor, Glass House
2 Baton Street, London, E16M 7LS
Tel: 020 7422 7900

2 Cromwell Court
18 St. Peters Street Ipswich, Suffolk, IP1 1QD
Tel: 01473 237474 Fax: 01473 251340
email: info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive Great Blakenham, Suffolk
Client: Mid Suffolk District Council
Drawing: Floor and Roof Plans as Proposed Block C

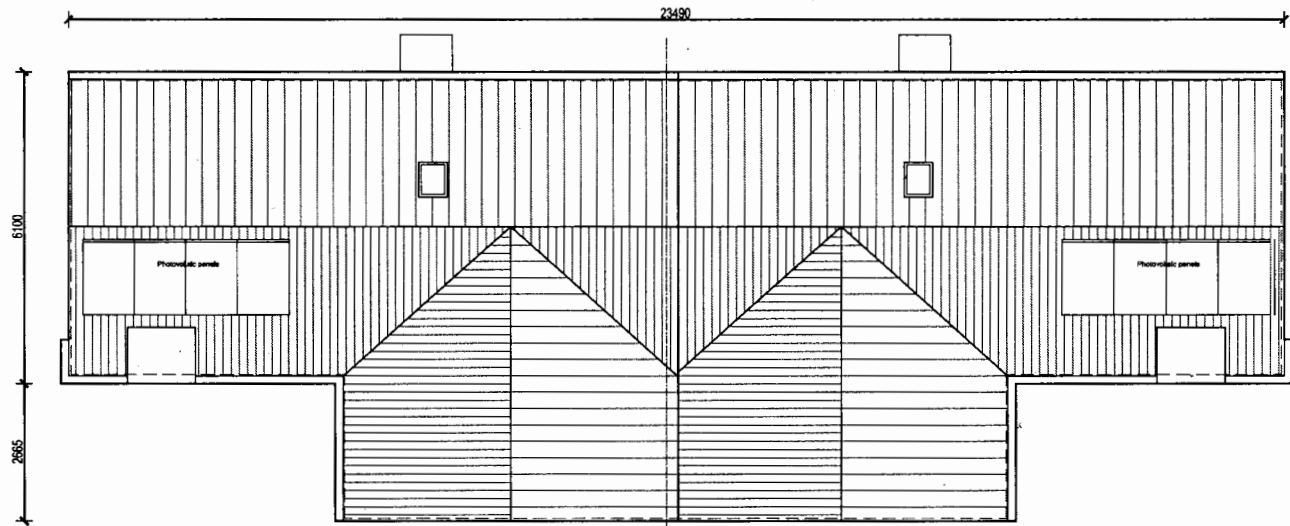
Scale & Format: 1:100 @ A3 Date: 15-12-2014

BGA Drawing No.: 1857 DE 20-03 Revision: B

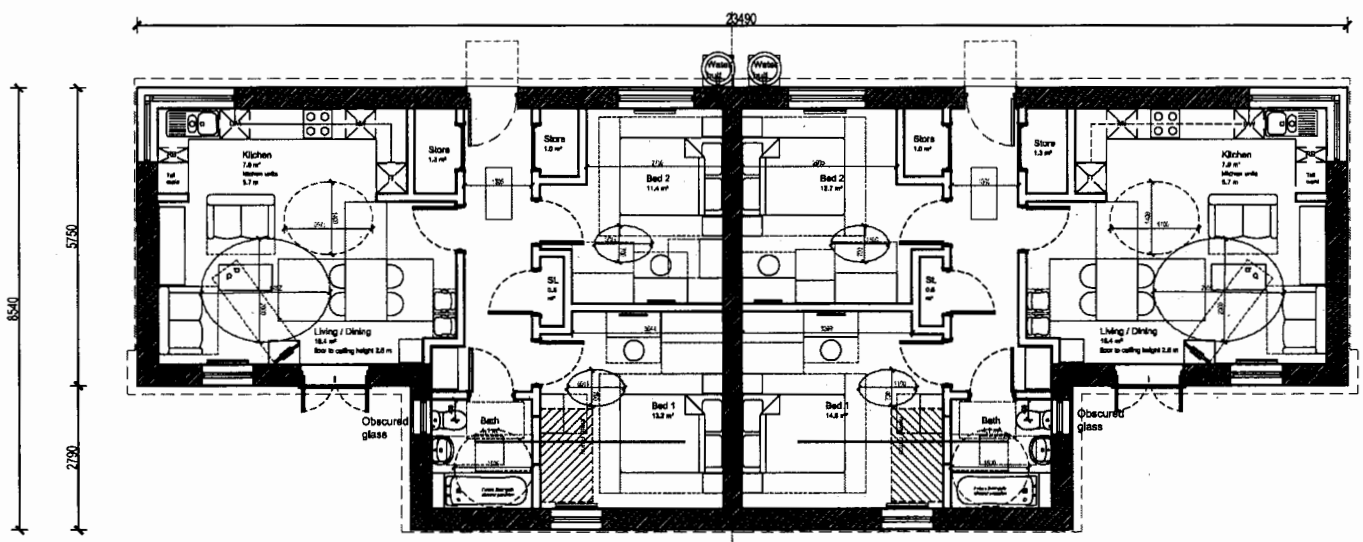
Drawing Status: PLANNING

PROJECT NO.	STATUS	TYPE	REV. NO.
1224	DE = Design	10-Block / External Plans	01
	PI = Production Information	20-Floor Roof Plans	
		30-Exteriors	
		40-Sections	
		50-Details	
		60-Structural	
		70-Notes Layouts	

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ROOF



GROUND FLOOR PLAN



SCALE 1:100

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REGULATIONS 2007
Designers Hazard Information for Construction
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Schedule of Accommodation
Listed Homes dwellings

House Type	No.	GIA
2BAP Bungalow, Blocks D-E	4	70 / 72m ²
TOTAL	4	

Date	Rev.	Descriptions	Drawn	Checked
06.02.2015	B	Renovables and roof light clarified	KWH	KWH
20.01.2015	A	Planning issue	KWH	KWH

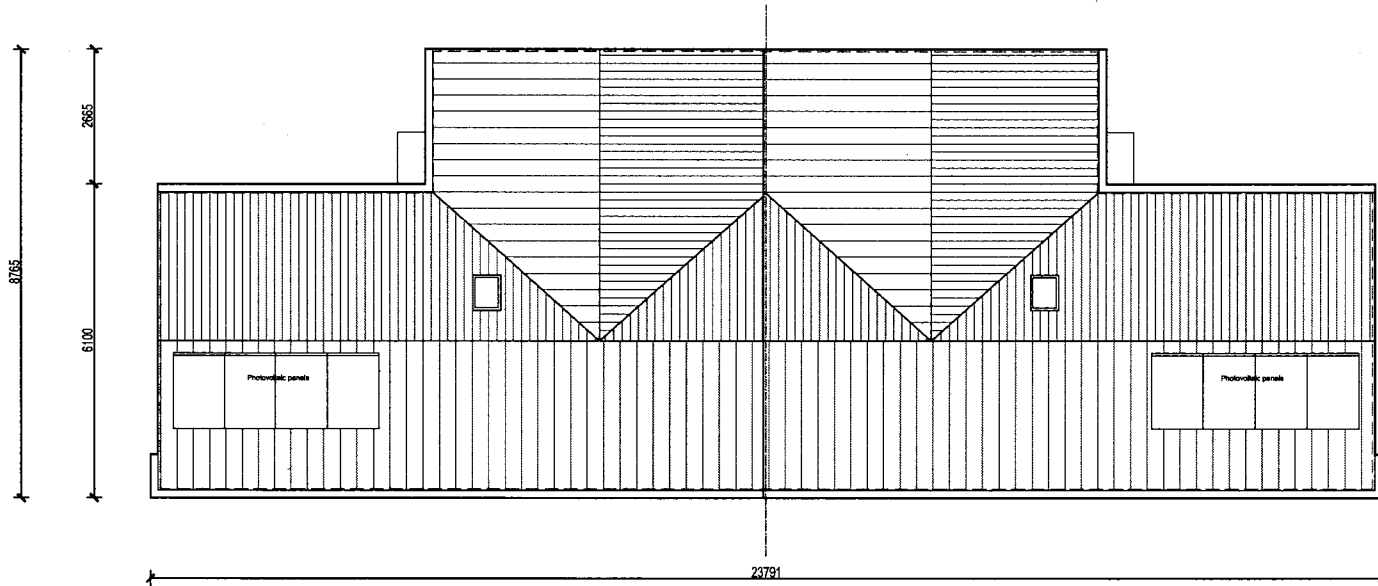
barefoot & gilles
 13 Barbican, Essex House
 4 Essex Road, London, E2M 7LS
 Tel: 020 7622 7800
 1 Commercial Court
 18 St. Peters Street
 Tel: 01473 231474
 Ipswich, Suffolk, IP1 1SD
 Fax: 01473 231540
 email: info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
Great Blakenham, Suffolk
 Client: Mid Suffolk District Council
 Drawing: Floor and Roof Plans as Proposed
Blocks D and E
 Scale & Format: 1:100 @ A3 Date: 08-01-2015
 BOA Drawing No.: 1857 DE 20-04 Revision: B
 Drawing Status: PLANNING

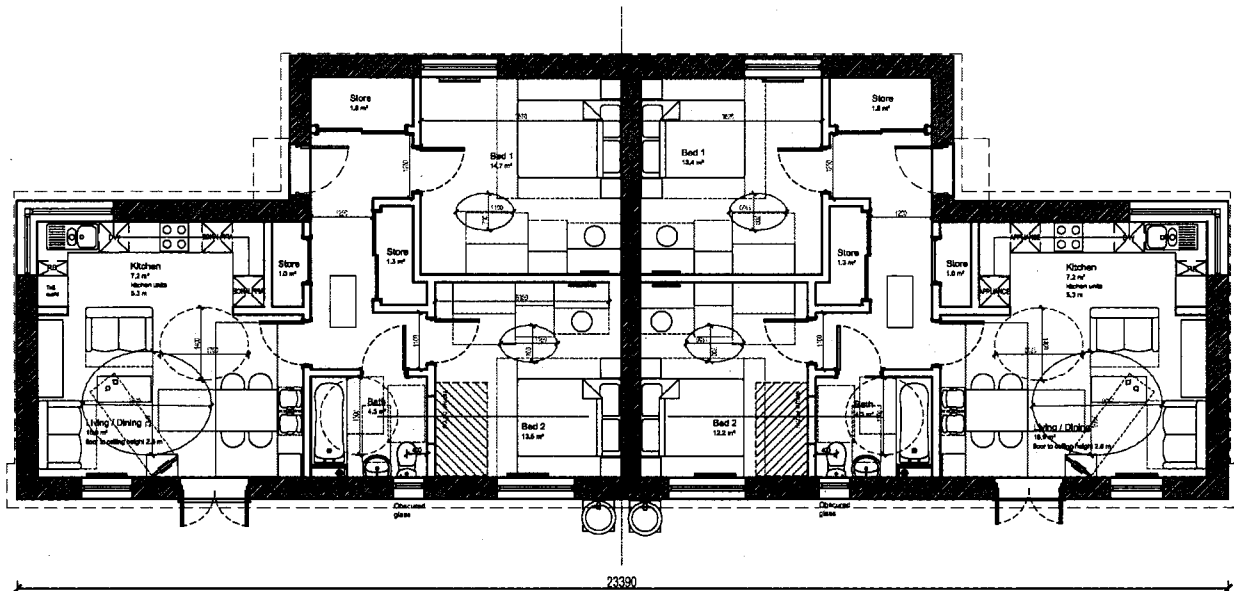
PROJECT NO.	SCALE	TITLE	DATE
1224	1:100	10 - Bath / External Plans 20 - Floor / Roof Plans 30 - Foundations 40 - Foundations 50 - Details 60 - Schedule 70 - Section Layouts	01

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Bungalow Blocks D and E
Plots 9, 10, 11, 12



ROOF



GROUND FLOOR PLAN

**Bungalow Blocks G and F
Plots 13, 14, 15, 16**

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REGULATIONS 2007
Designers Hazard Information for Construction
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Schedule of Accommodation
Lifetime Homes dwellings

House Type	No.	GIA
ZB4P Bungalow, Blocks G-F	4	70 / 72m2
TOTAL	4	

Date	Rev.	Descriptions	Drawn	Checked
09.02.2010	B	Revisions and roof light clarified	KWH	KWH
20.01.2010	A	Planning issue	KWH	KWH

barefoot & gilles
 1 Third Floor, Glass House
 2 Essex Street, London, EC2M 7LS
 Tel: 020 7422 7800
 18 St. Peters Street Ipswich, Suffolk, IP1 1SD
 Tel: 01473 257474 Fax: 01473 251540
 design@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
Great Blakenham, Suffolk
 Client: Mid Suffolk District Council
 Drawing: Floor and Roof Plans as Proposed
Blocks G and F

Scale & Format: 1:100 @ A3 Date: 08-01-2015
 BGA Drawing No.: 1857 DE 20-05 Revision: B

Drawing Status: **PLANNING**

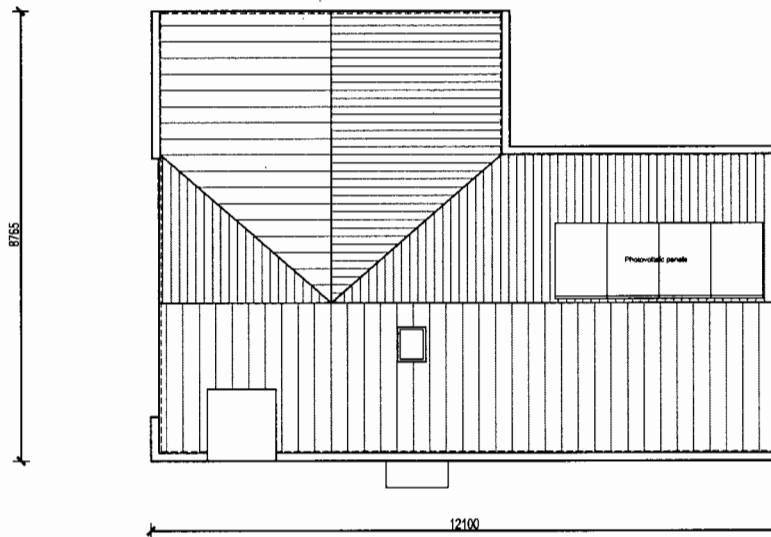
PROJECT NO.	STATUS	TYPE	DETAILS
1234	OK = Issued CE = Planning PI = Pre-construction Information	10-88 / External Plans 20- Floor/Bed Plans 30- Foundations 40- Sections 50- Details 60- Schedule 70- Room Layouts	complete OK

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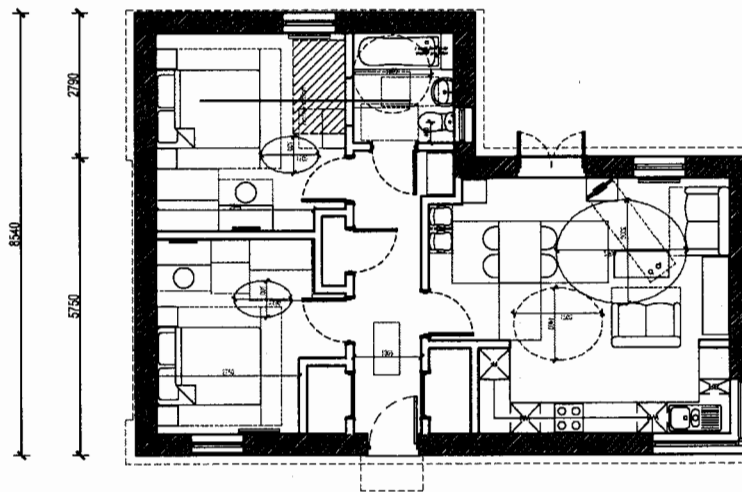
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SCALE 1:100

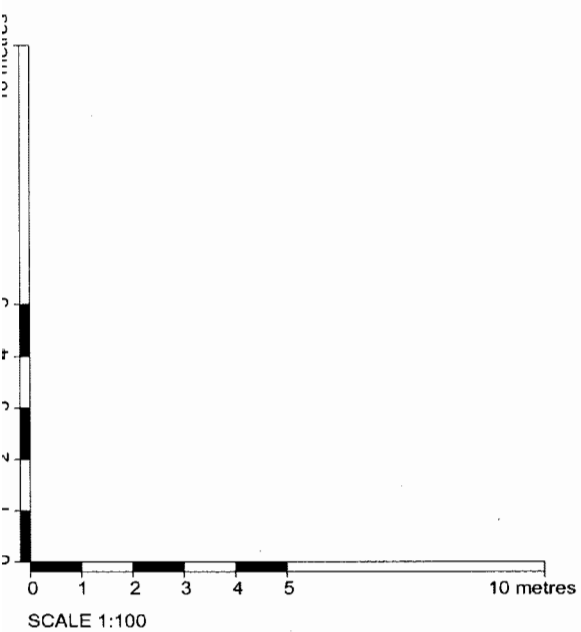
0 1 2 3 4 5 10 metres



ROOF



GROUND FLOOR PLAN



**Bungalow Block H
Plot 17**

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
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further information.
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design team before proceeding.

Schedule of Accommodation
Uttlesford Homes dwellings

House Type	No.	GIA
2B4P Bungalow, Block H	1	71m2
TOTAL	4	

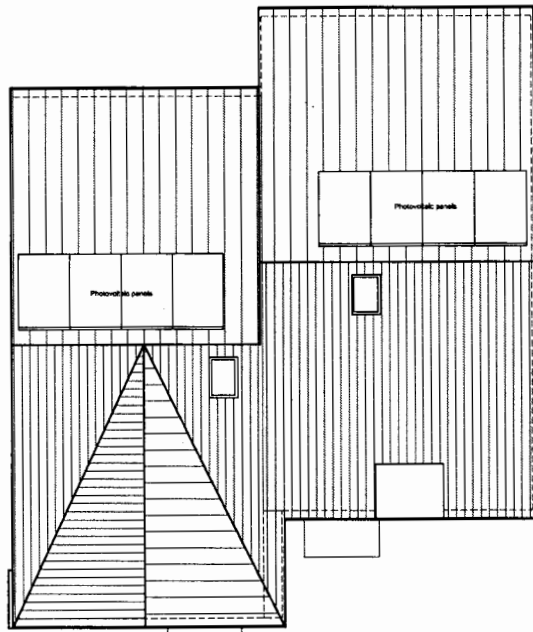
Date	Rev.	Description	Drawn	Checked
09.02.2015	B	Roof Eght shown on floor plan	KWH	KWH
20.01.2015	A	Planning Issue	KWH	KWH

barefoot & gilles
 Third Floor, Stone House
 2 Blenheim Street, London, EC3M 7LB
 Tel: 020 7622 7900
 2 Channon Court
 18 St. Peters Street
 Tel: 01473 231474
 barefoot, Suffolk, IP11 1EQ
 Fax: 01473 231540
 design@barefootg.co.uk www.barefootg.co.uk

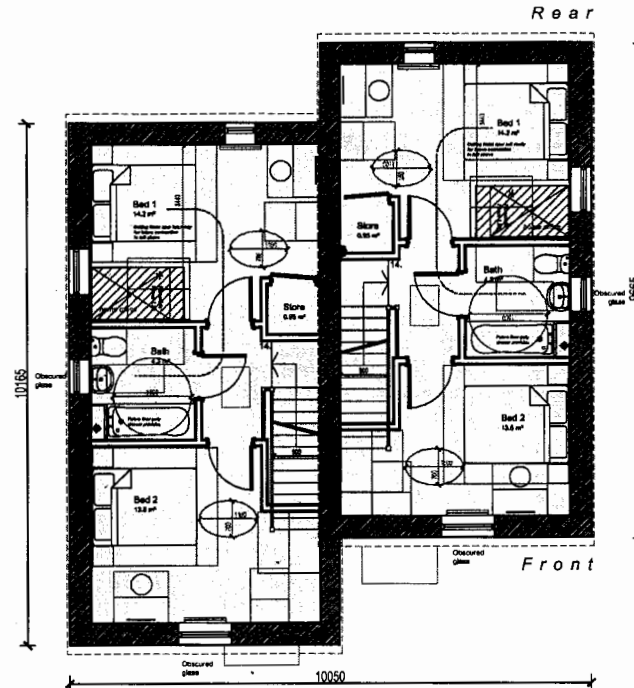
Project Kingfisher Drive
Great Blakenham, Suffolk
Client Mid Suffolk District Council
Drawing Floor and Roof Plans as Proposed
Block H
Scale & Format 1:100 @ A3
Date 08-01-2015
BGA Drawing No. 1857 DE 20-06
Revision B
Drawing Status PLANNING

PROJECT NO.	REV. NO.	TYPE	DATE
124	01	10-Block / External Plans 20-Floor Roof Plans 30-Excavation 40-Sections 50-Details 60-Shopfronts 70-Block Layout	01

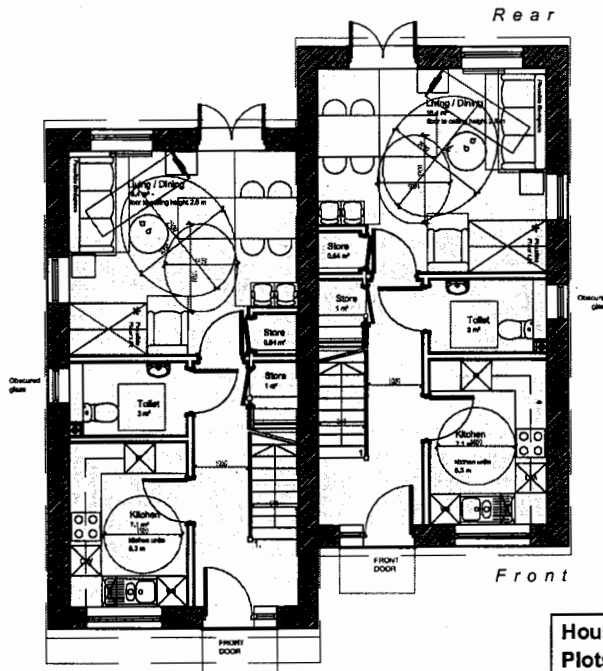
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

Houses Block J
Plots 18-19

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Schedule of Accommodation
Lifetime Homes dwellings

House Type	No.	GIA
294P House, Block J	2	79.8 / 77.8m ²
TOTAL	2	

Date	Rev.	Descriptions	Drawn	Checked
10.02.2015	B	Revisions and orientation clarified	KWh	KWh
20.01.2015	A	Planning issue	GF	KWh

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Third Floor, 6 Store House
 7 Blaken Street, London, EC2A 7LS
 Tel: 020 7402 7800

2 Crownhill Court
 16 Bl. Peters Street Ipswich, Suffolk, IP1 1XJ
 Tel: 01473 231414 Fax: 01473 231440
 email: info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
Great Blakenham, Suffolk

Clients: Mid Suffolk District Council

Drawing: Floor and Roof Plans as Proposed
Block J

Scale & Format	Date
1:100 @ A3	15-12-2014

BGA Drawing No.	Revision
1857 DE 20-07	B

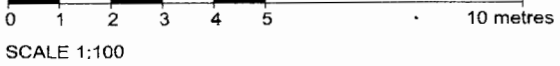
Drawing Status: **PLANNING**

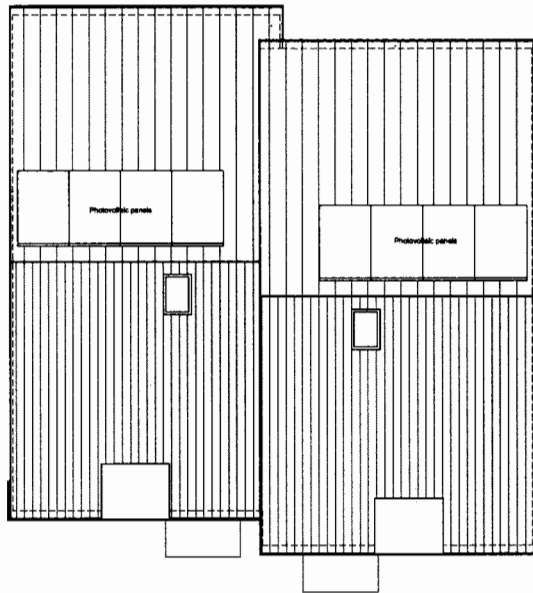
PROJECT NO.	REVISED	TYPE	DATE
1204	01	10 - 204 / External Plans 20 - Floor Plans 30 - Elevations 40 - Sections 50 - Details 60 - Schedules 70 - Floor Layouts	01

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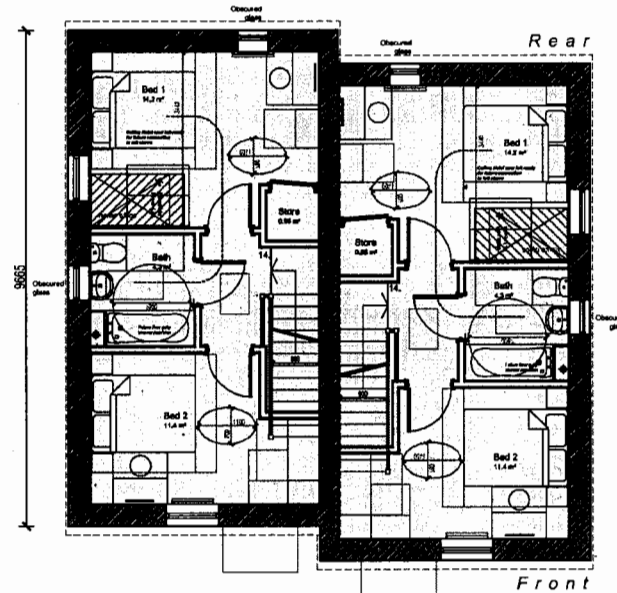
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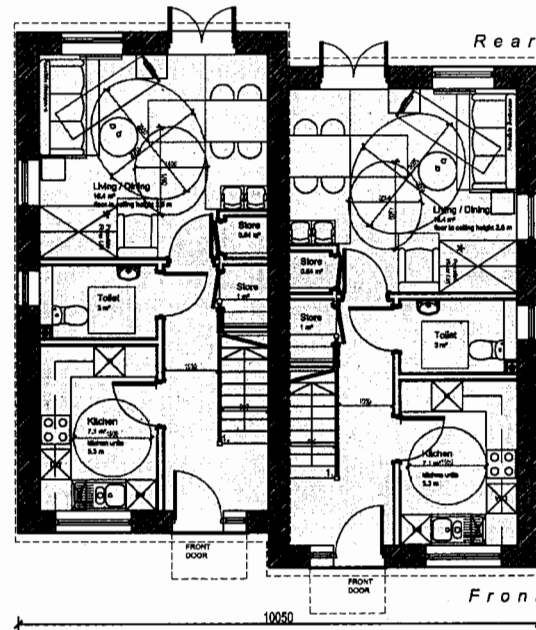




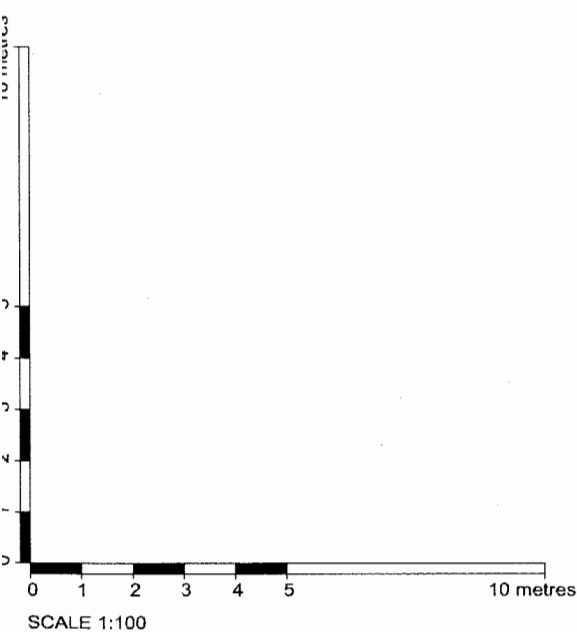
ROOF



FIRST FLOOR PLAN



GROUND FLOOR PLAN



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
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Schedule of Accommodation
Lifetime Homes dwellings

House Type	No.	GIA
2BAP House, Block K	2	77.6m ²
TOTAL	2	

Date	Rev.	Descriptions	Drawn	Checked
10.02.2015	B	Renovables and orientation clarified	KWh	KWh
20.01.2015	A	Planning issue	GF	KWh

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3 Floor Floor, 160m House
2 Essex Street, London, EC2M 7LJ
Tel: 020 7422 7900

2 Cromwell Court
18 St. Peters Street
Tel: 01473 237474

London, Suffolk IP1 1ED
Fax: 01473 231548

email: info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
Great Blakenham, Suffolk

Client: Mid Suffolk District Council

Drawing: Floor and Roof Plans as Proposed
Block K

Scale & Format: 1:100 @ A3 Date: 15-12-2014

SOA Drawing No.: 1857 DE 20-08 Revision: B

Drawing Status: PLANNING

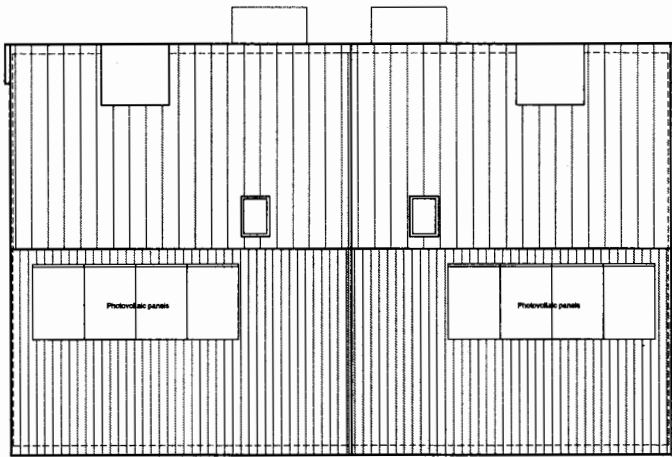
PROJECT NO.	STATUS	TYPE	DATE
1234	SK = Sketch DE = Planning PI = Production Information	1D - Site / External Plans 2D - Floor / Roof Plans 3D - Elevations 4D - Sections 5D - Details 6D - Perspectives 7D - House Layouts	01

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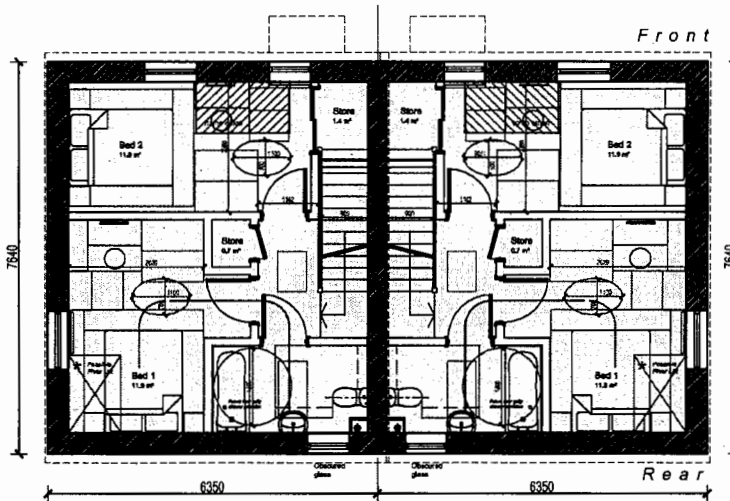
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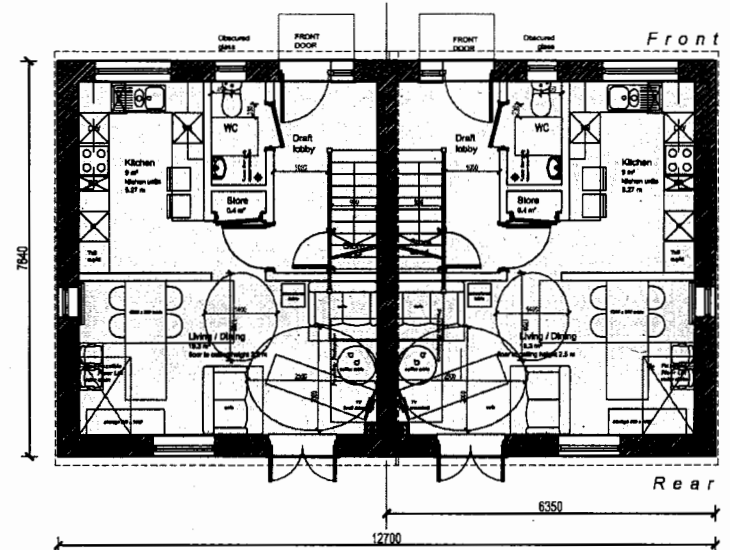
Houses Block K
Plots 20 - 21



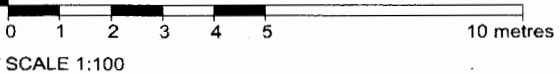
ROOF



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Houses Block L
Plots 22-23

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
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Schedule of Accommodation
Lifetime Homes dwellings

House Type	No.	GIA
2B4P House, Block L	2	78m ²
TOTAL	2	

Date	Rev.	Descriptions	Drawn	Checked
10.02.2014	B	Revisables and orientation clarified	Kwh	Kwh
20.01.2014	A	Planning issue	GF	Kwh

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Third Floor, Elton House
2 Elton Street, London, EC2M 7LS
Tel: 020 7422 7000

3 Commercial Court
18 St. Peters Street
Tel: 01473 237474

Levens, Suffolk, IP11 1JZ
Tel: 01473 251540

Project: Kingfisher Drive
Great Blakenham, Suffolk

Client: Mid Suffolk District Council

Drawing: Floor and Roof Plans as Proposed
Block L

Scale & Format	Date
1:100 @ A3	15-12-2014

BGA Drawing No.	Revised
1857 DE 20-09	B

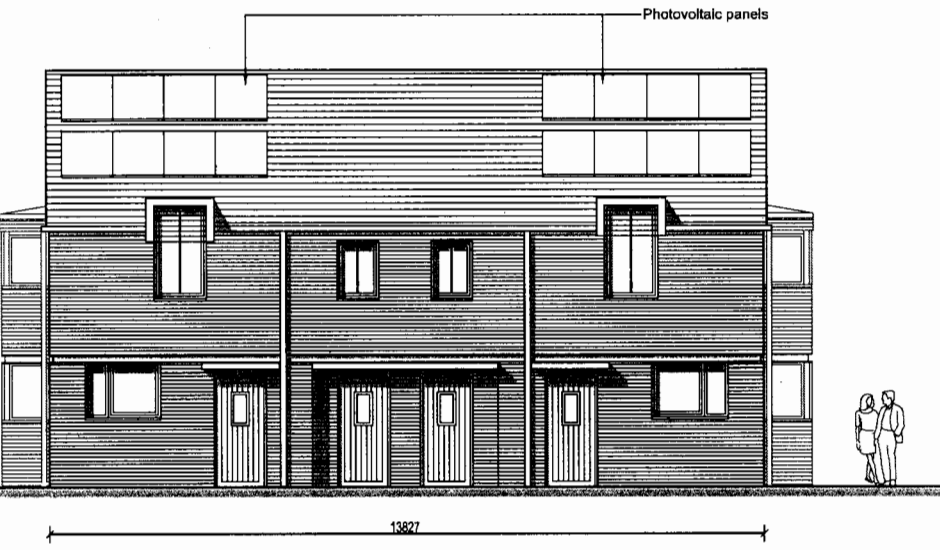
Drawing Status: **PLANNING**

PROJECT NO.	STATUS	TYPE	DATE
1857 DE 20-09	01	10-01 / External Plans	15-12-2014
		20-01 / Internal Plans	
		30-01 / External	
		40-01 / Details	
		50-01 / Sections	
		70-01 / Room Layouts	

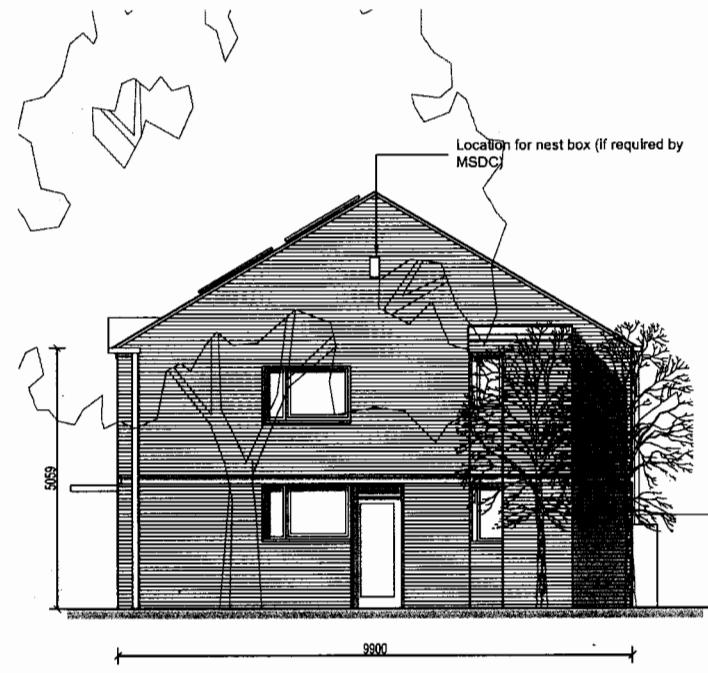
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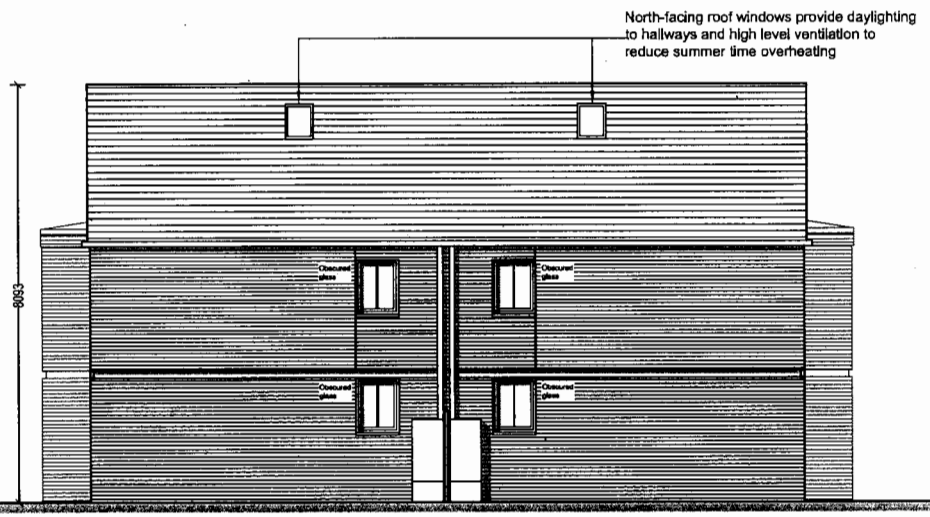
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SOUTH ELEVATION

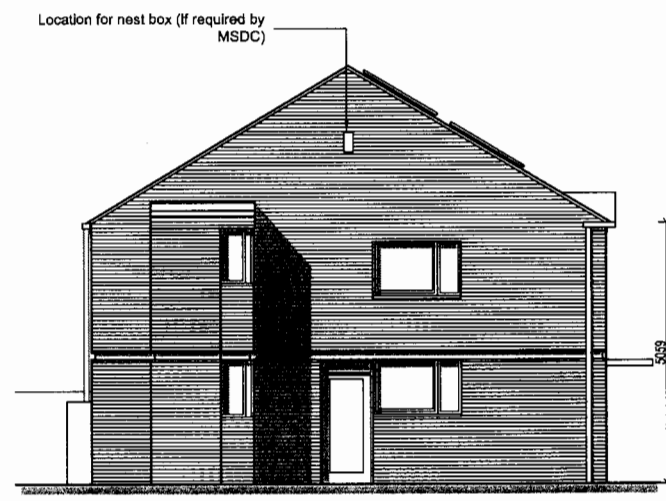


EAST ELEVATION



NORTH ELEVATION

NOTE: First floor clear-glazed windows have been avoided on the rear elevation to prevent overlooking



WEST ELEVATION

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
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KEY

- Denotes red facing brick, Istabock 'Birkley Ode English Buff' or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Istabock 'Crescent Light Red' or approved equal. Subject to the approval of the Local Authority.
- Brickwork joints separated by a dark grey Steel PFC channel detail.
- Mastley Element 'Thronical' fibre cement; slate Colour 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double glazed windows. Divided lights with internal spacer bar to 60 units. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted steel faced doors. Colour: dark grey, to Local Authority approval. Pressed metal surrounds with indented light, colour dark grey. Rainwater goods: Square Black UPVC gutters downpipes and fascia boards. Dark grey metal roofing to wings.

10.02.2016	B	Renovations drafted	KWH	KWH
20.01.2016	A	Planning issue	GF	KWH
Date	Rev.	Description	Drawn	Checked

barefoot & gilles

2144 Floor, Silver House
2 Blaken Street, London, EC2M 7LS
Tel 020 7422 7900

2 Churchill Court
18 St. Pauline Street
Tel 01473 251474

London, Suffolk, IP1 1XZ
Fax 01473 291940
info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive Great Blakenham

Client: Mid Suffolk District Council

Drawing: Elevations as Proposed Block A

Scale & Format: 1:100 @ A3 **Date:** 15-12-2014

BGA Drawing No.: 1857 DE 30-01 **Revision:** B

Drawing Status: PLANNING

PROJECT NO.	STATUS	TYPE	REV. NO.
124	BK = Issue DE = Planning PI = Pre-submission	LD-Block / External Plans SD-Block Plans AD-Block GD-Block RD-Block FD-Block	01

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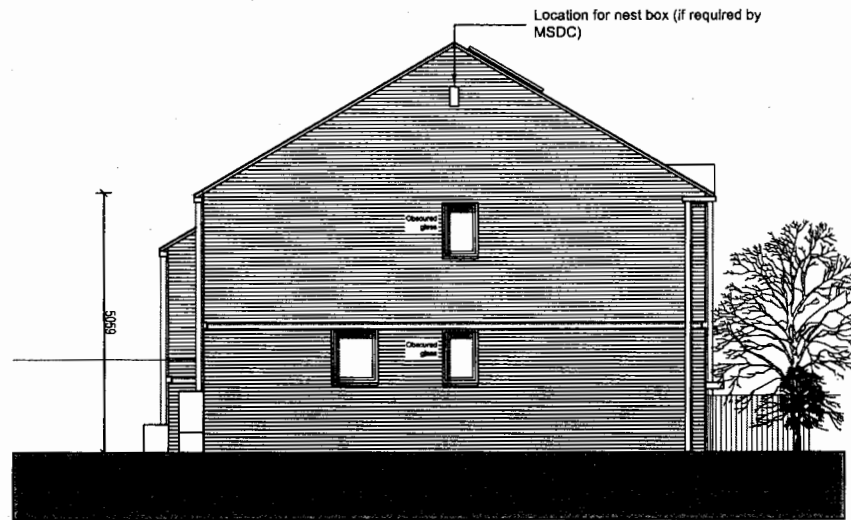
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SCALE 1:100



SOUTH ELEVATION

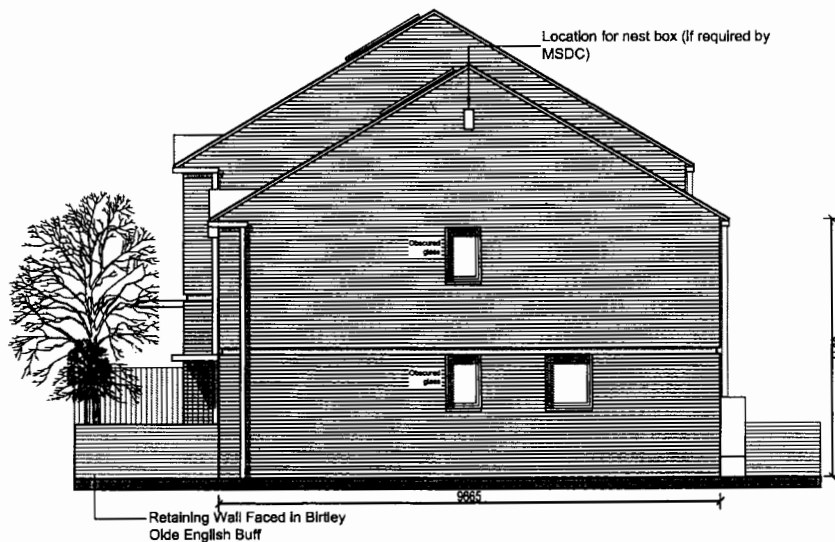


WEST ELEVATION

North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating



NORTH ELEVATION



EAST ELEVATION

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Birtley Old English Buff or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Birtley 'Crownover Light Red' or approved equal. Subject to the approval of the Local Authority.
- Brickwork types separated by a dark grey steel PPC channel detail.
- Marley Earth 'Thrustone' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.
- Windows: uPVC, SBD compliant, double-glazed windows. Divided lights with internal spacer bar to DG left. Dark grey metal capping to cornices, dark grey metal external awning to feature windows. Subject to the approval of the Local Authority.
- Front doors: SBD Compliant, painted steel faced doors. Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, colour dark grey.
- Rainwater goods: Square Black U-PVC gutters downpipes and fascia boards.

12.02.2016	B	Renewables checked	KWH	KWH
20.01.2016	A	Planning issue	GF	KWH
Date	Rev.	Descriptions	Drawn	Checked

barefoot & gilles

Third Floor, 61000
2 Blakenham Road, London, EC2M 7LH
Tel: 020 7462 7000

3 Cranwell Court
18 St. Peters Street Ipswich, Suffolk IP1 1SD
Tel: 01473 221474 Fax: 01473 291340
email: info@barefootgilles.com www.barefootgilles.com

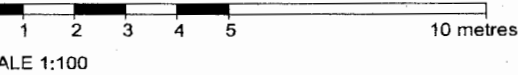
Project:	Kingfisher Drive Great Blakenham
Client:	Mid Suffolk District Council
Drawing:	Elevations as Proposed Block B
Scale & Format:	1:100 @ A3
Date:	15-12-2014
BGA Drawing No.:	1857 DE 30-02
Revision:	B
Drawing Status:	PLANNING

PROJECT REF.	STATUS	TYPE	DATE
1224	OK = Stage 02 = Planning Permission Approved	10-100 External Plans 10-100 Roof Plans 30-Fixtures 30-Details 30-Sections 10-Block Layouts	01

DISCLAIMER
This drawing was prepared for the Client, Project & Site under the terms and conditions set out in the Project Particulars. Barefoot & Gilles Limited accept no responsibility elsewhere should the drawing be used for any other purpose or in any other way or for any other project or site.
This drawing is to be read in conjunction with all relevant drawings and specifications.

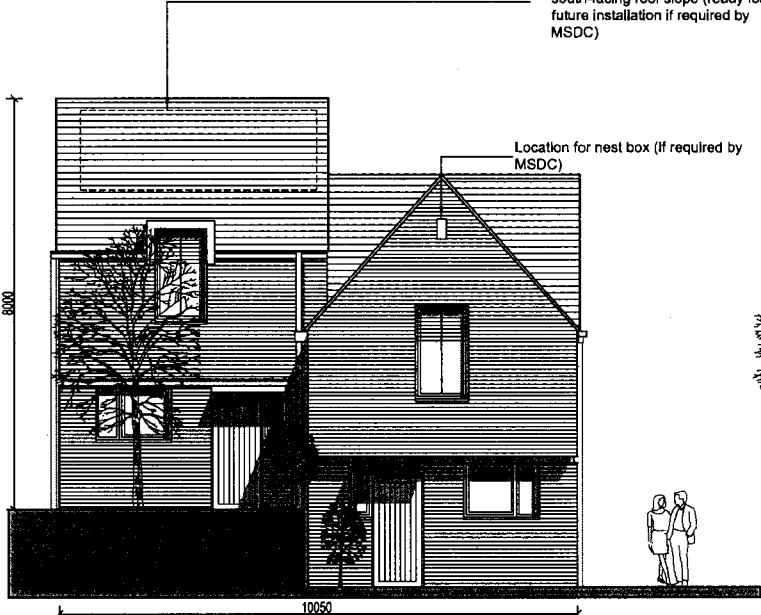
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SCALE 1:100

Potential solar panel locations on south-facing roof slope (ready for future installation if required by MSDC)



SOUTH ELEVATION

Location for nest box (if required by MSDC)



EAST ELEVATION
Retaining Wall Faced in Birley Olde English Buff

Location for ASHP (if required by MSDC)

North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating



NORTH ELEVATION

Location for nest box (if required by MSDC)



WEST ELEVATION



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Diagonal red facing brick, Birley Olde English Buff or approved equal. Subject to the approval of the Local Authority.
- Diagonal red facing brick, Birley Olde English Buff or approved equal. Subject to the approval of the Local Authority.
- Brickwork type separated by a dark grey steel PPC channel detail.
- Marley Elerni Thru-roof fibre cement slates Colour 'Blue Black'. Subject to the approval of the Local Authority.
- Windows: UPVC, SBO compliant, double-glazed windows. Internal lights with internal spacer bar to DG unit. Dark grey metal capping to dormers, dark grey metal external sliding to feature windows. Subject to the approval of the Local Authority.
- Front doors: SBO Compliant, painted steel faced doors, Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, colour dark grey.
- Rainwater goods: Square Black U-PVC gutters downpipes and fascia boards.

20.01.2015	A	Planning Issue	GF	KWh
Date	Rev.	Descriptions	Drawn	Checked

barefoot & gilles

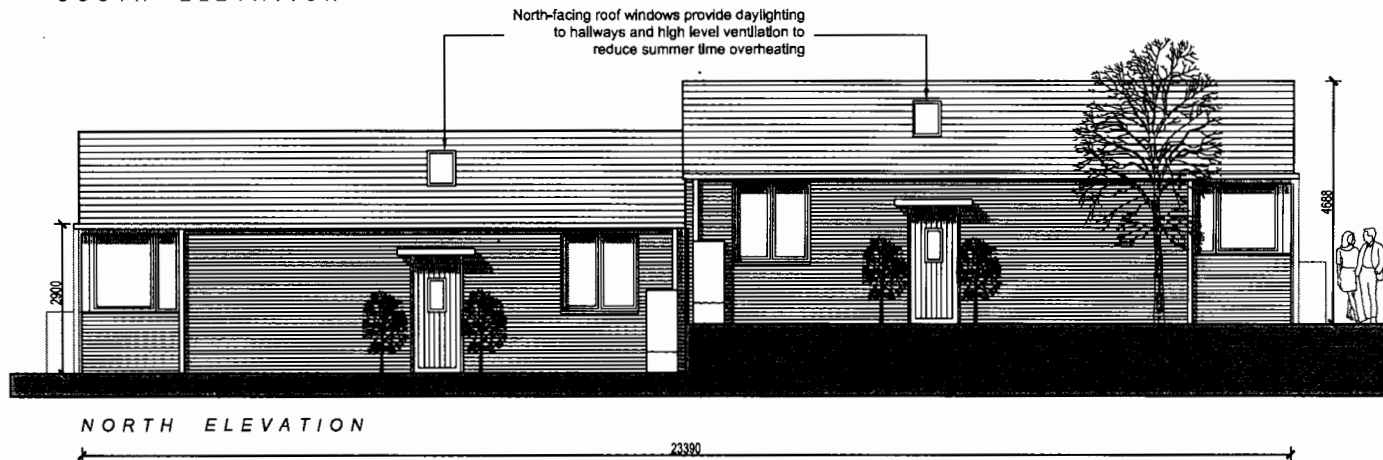
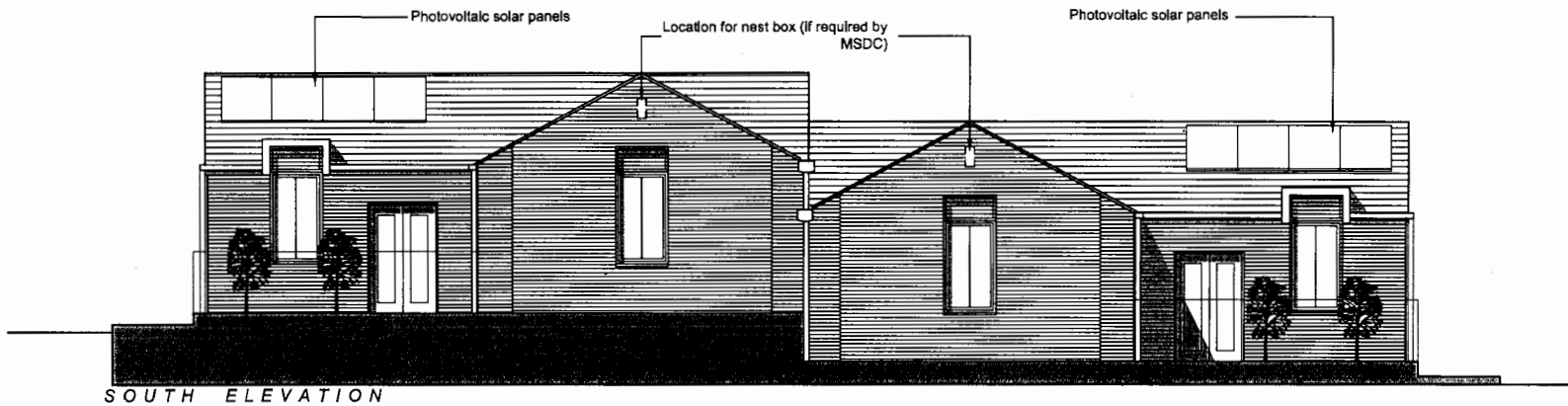
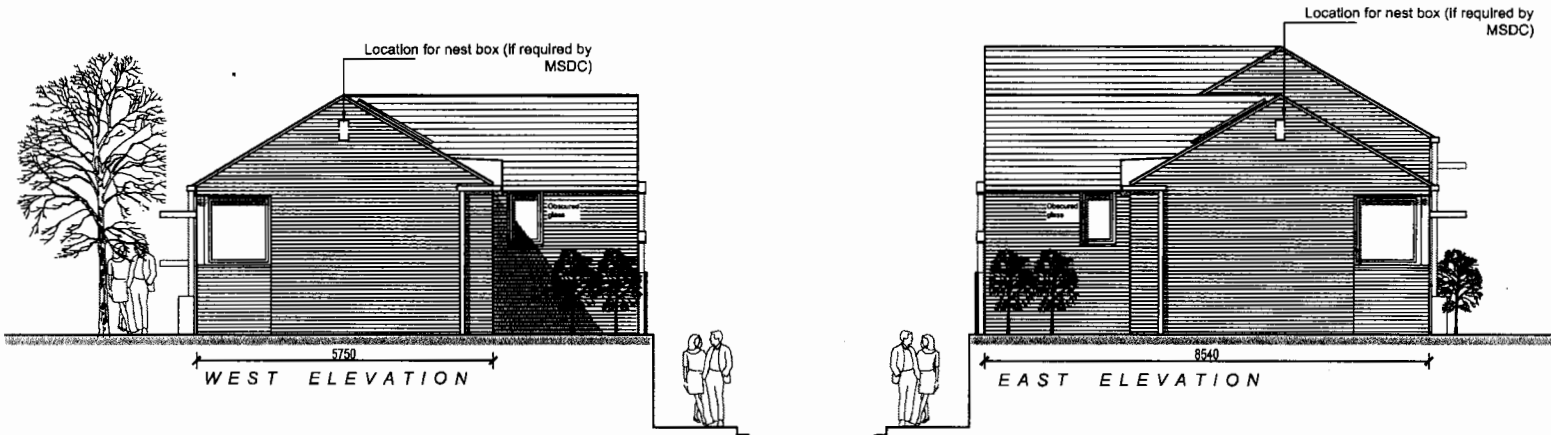
3 The Old Farm, Blakenham, EC2M 7LH
Tel: 020 7423 7800

2 Cromwell Court
18 St. Pauls Street, Ipswich, Suffolk, IP1 1SD
Tel: 01473 237474 Fax: 01473 291948
info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive Great Blakenham
Client: Mid Suffolk District Council
Drawing: Elevations - Block C AS PROPOSED
Scale & Format: 1:100 @ A3
Date: 15-12-2014
BGA Drawing No.: 1857 DE 30-03
Revision: A
Drawing Status: PLANNING

PROJECT NO.	DATE	TYPE	REVISED
1204	08/12/14	10-Initial Planning 20-Plan and Plans 30-Construction 40-Inspection 50-Complete 70-Plans Layout	01

DISCLAIMER
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CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
 Designers Hazard Information for Construction
 These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
 1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, listback 'Birtley Old English Buff' or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, listback 'Grosvener Light Red' or approved equal. Subject to the approval of the Local Authority.
- Marley Elerná 'ThruLine' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBO-compliant, double-glazed windows. Divided lights with internal spacer bar to DG unit. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBO Compliant, painted steel faced doors. Colour: dark grey, to Local Authority approval.
 Pressed metal canopies with integrated light, PPC, colour dark grey

Rainwater goods: Black uPVC Square gutters, downpipes and fascia boards.

08.02.2019	B	Permitted classed	KWH	KWH
20.01.2019	A	Planning issue	KWH	KWH
Date	Rev.	Descriptions	Drawn	Checked

barefoot & gilles

3rd Floor, Blaken House
 2 Blaken Street, Lowestoft, Suffolk IP11 1JH
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2 Commercial Court
 18 St. Peters Street
 Tel: 01473 257474

Lowestoft, Suffolk, IP11 1JG
 Fax: 01473 251548

cdm@barefootandgilles.com www.barefootandgilles.com

Project: Kingfisher Drive Great Blakenham, Suffolk
Client: MK1 Suffolk District Council
Drawing: Elevations as Proposed Block D

Scale & Format: 1:100 @ A3	Date: 08-01-2015
	Revision: B

BSA Drawing No.: 1857 DE 30-04

Drawing Status: PLANNING

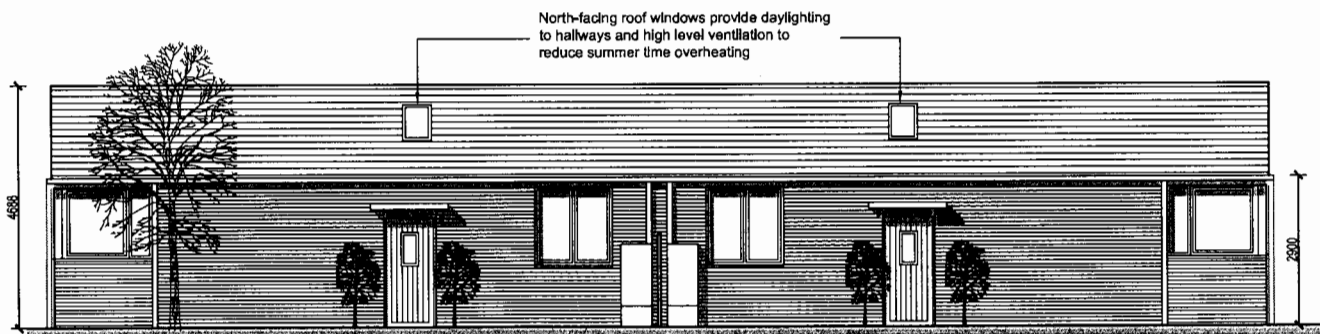
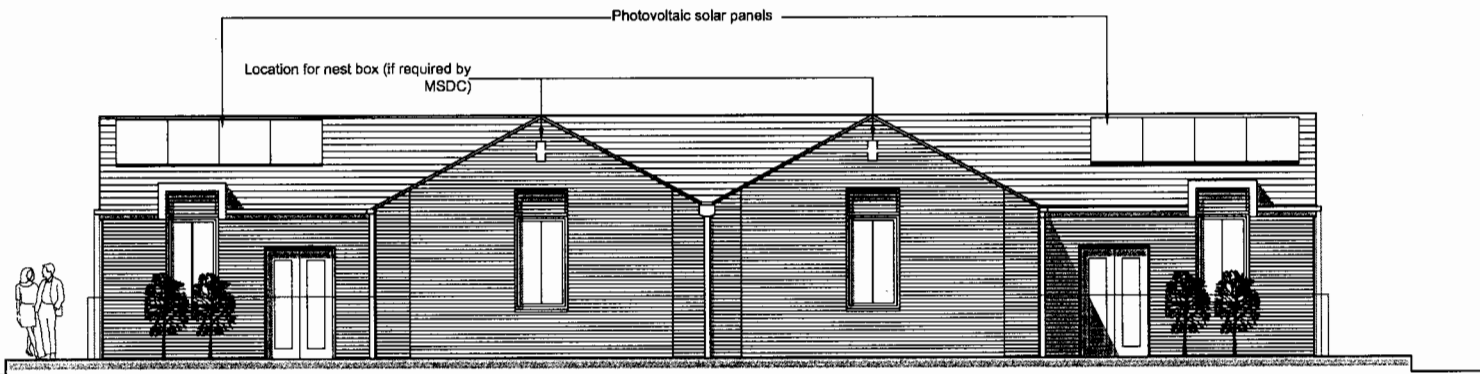
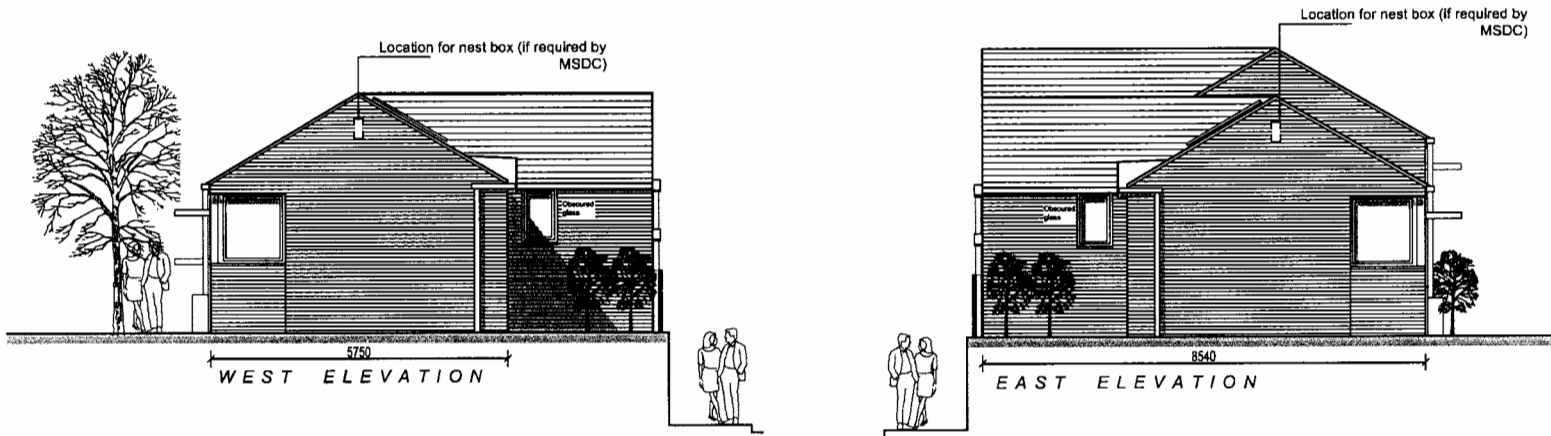
GUIDE TO BSA DRAWING NUMBERS			
PROJECT NO.	AREA	TYPE	DISCIPLINE
1234	01 - Kitchen	10 - Site / External Plans	Architecture
	02 - Planning	20 - Floor Plans	Structural
	03 - Production Information	30 - Elevations	Services
		40 - Sections	Lighting
		50 - Details	Other
		60 - Schedules	
		70 - Room Schedules	

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0 1 2 3 4 5 10 metres
 SCALE 1:100



0 1 2 3 4 5 10 metres
SCALE 1:100

COM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Istabock 'Birtley Old English Buff' or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Istabock 'Grosvenor Light Red' or approved equal. Subject to the approval of the Local Authority.
- Merley Elerné 'ThruStone' fibre cement slates Colour 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double-glazed windows. Divided lights with internal spacer bar to DG unit. Dark gray metal capping to domers, dark gray metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted steel faced doors, Colour: dark grey, to Local Authority approval.
Pressed metal canopies with integrated light, PPC, colour dark grey

Rainwater goods: Black U-PVC Square gutters, downpipes and fascia boards.

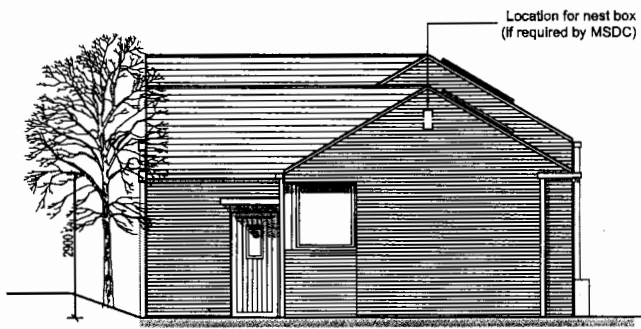
09.02.2016	B	Renovations clarified	KWH	KWH
20.01.2016	A	Planning issue	KWH	KWH
Date	Rev.	Description	Drawn	Checked

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 Third Floor, Glass House
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 2 Commercial Court
 18 St. Peters Street
 Tel: 01473 237474
 Ipswich, Suffolk, IP1 1XZ
 Fax: 01473 251940
 info@barefootgilles.com www.barefootgilles.com

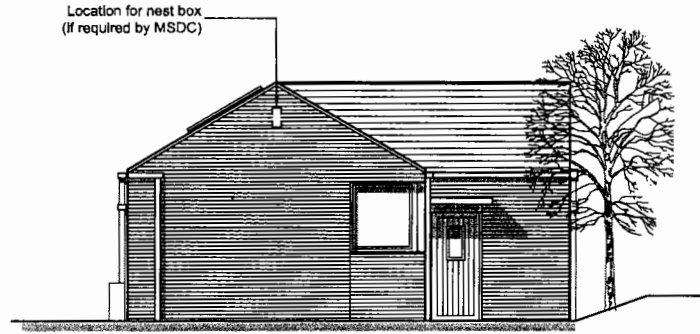
Project: Kingfisher Drive
Great Blakenham, Suffolk
Client: Mkd Suffolk District Council
Drawing: Elevations as Proposed
Block E
Scale & Format: 1:100 @ A3
Date: 08-01-2015
BDA Drawing No.: 1857 DE 30-05
Revision: B
Drawing Status: PLANNING

PROJECT NO.	STATUS	TYPE	DATE
1234	BK = Sketch DE = Planning PI = Presentation Information	1st-8th / External Plans 2nd Floor Plan 3rd Floor Plan 3rd Elevation 3rd Section 3rd Details 3rd Schedule 3rd Notes Layouts	01

UNCLIPPED
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WEST ELEVATION

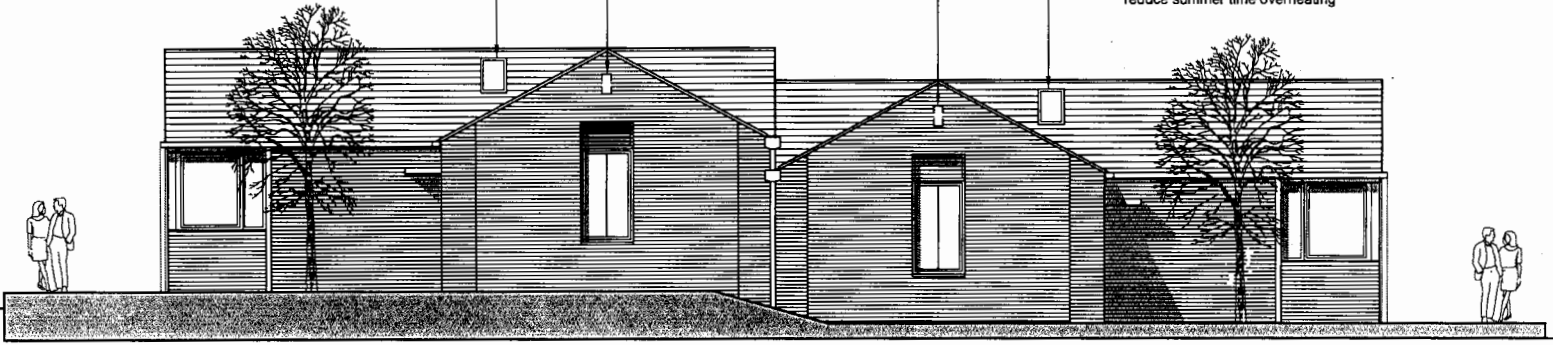


EAST ELEVATION

North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating

Location for nest box (if required by MSDC)

North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating



NORTH ELEVATION

Photovoltaic solar panels

Photovoltaic solar panels



SOUTH ELEVATION

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Design Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.
1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Istobock Birley Olds English Buff or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Istobock 'Grosvener Light Red' or approved equal. Subject to the approval of the Local Authority.
- Marley Eternal 'ThruLine' fibre cement slate Colour: 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double-glazed windows. Divided lights with internal spacer bar to DG unit. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted steel face doors. Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, PPC, colour dark grey.

Rainwater goods: Black U-PVC Square gutters, downpipes and fascia boards.

08.02.2015	B	Renewables drafted	KWH	KWH
20.01.2015	A	Planning issue	KWH	KWH
Date	Rev.	Description	Drawn	Checked

barefoot & gilles

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2 Cromwell Court
18 St. Peter's Street
Tel: 01473 257474

Southwold, Suffolk IP1 1QQ
Tel: 01473 291549

design@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive Great Blakenham, Suffolk

Client: Mid Suffolk District Council

Drawing: Elevations as Proposed Block F

Scale & Format: 1:100 @ A3	Date: 08-01-2015
SGA Drawing No.: 1857 DE 30-06	Revision: B

Drawing Status: PLANNING

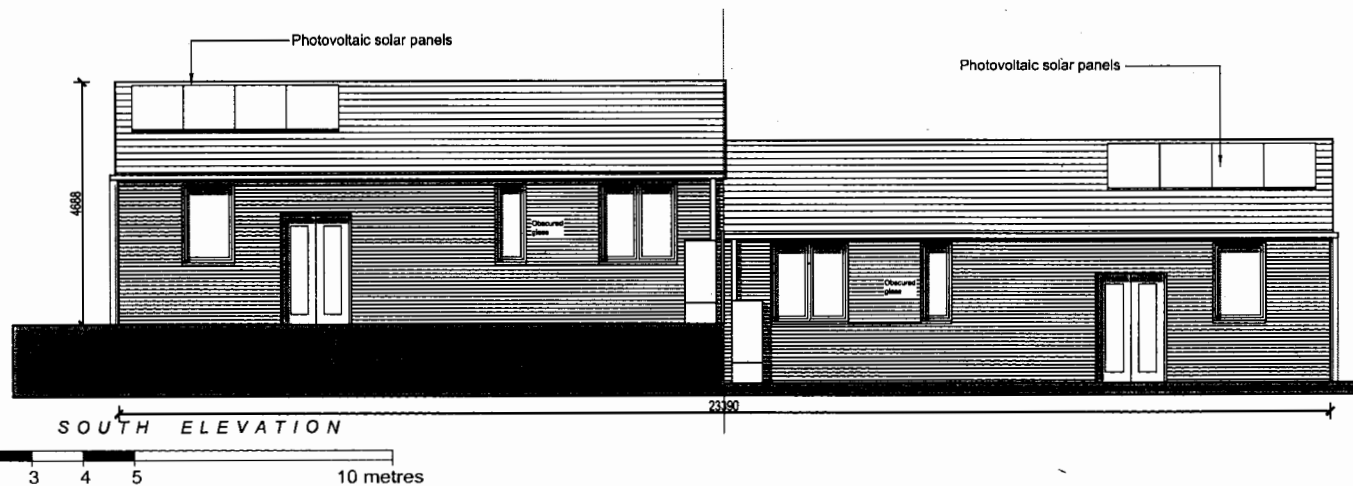
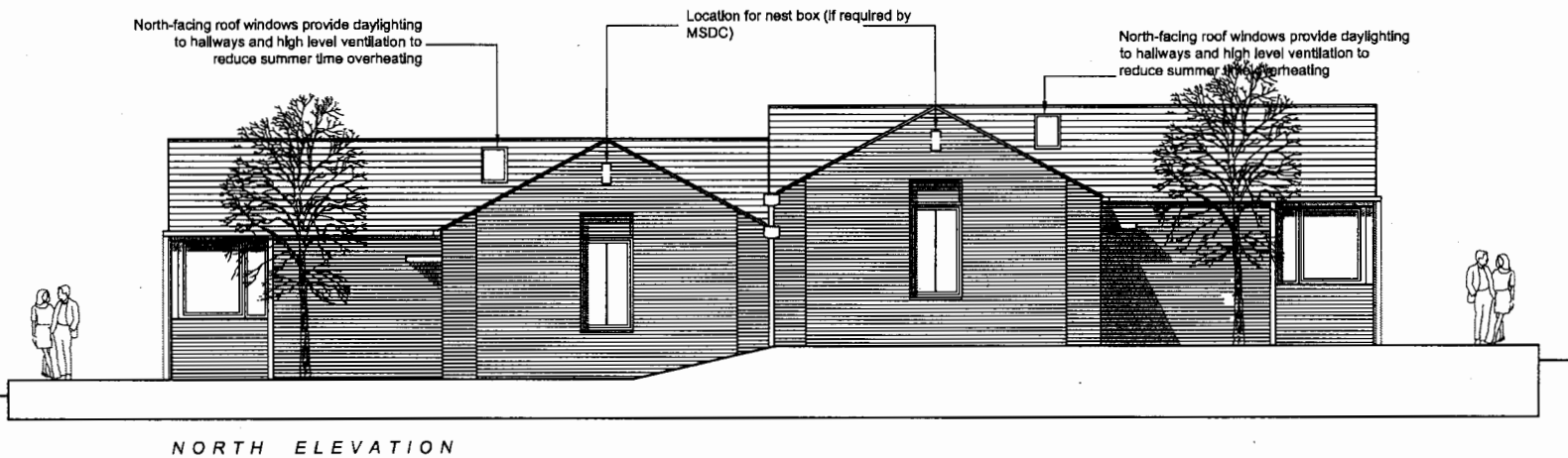
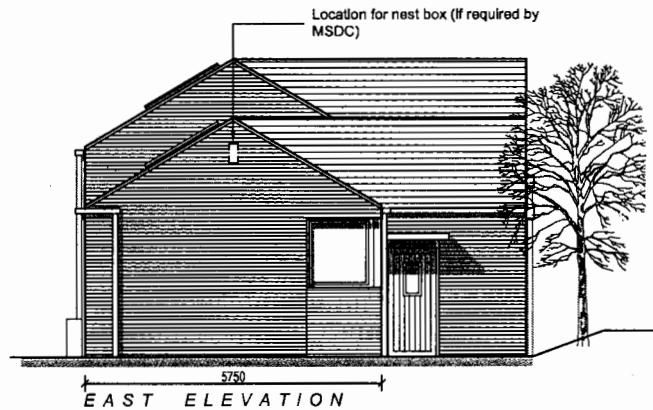
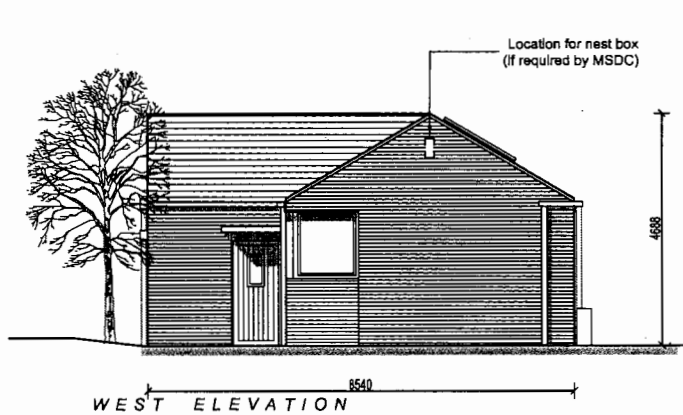
PROJECT NO.	REV. NO.	TYPE	DATE
1857 DE 30-06	1	10-08-15 External Plans	
	2	20-09-15 Floor Plans	
	3	30-09-15 Elevations	
	4	04-10-15 Sections	
	5	30-10-15 Details	
	6	05-11-15 Sections	
	7	10-11-15 Floor Levels	

DISCLAIMER
This drawing has been prepared for the Client. Planning & Site status below and for purposes stated in the Project Particulars. Barefoot & Gilles Limited accepts no responsibility whatsoever should the drawing be used for any other purpose, and any other use is at the user's sole risk and expense. This drawing is to be read in conjunction with all relevant drawings and specifications.

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0 1 2 3 4 5 10 metres
SCALE 1:100



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Istobok Birtley Old English Buff or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Istobok 'Grosvencor Light Red' or approved equal. Subject to the approval of the Local Authority.
- Merley Eternal 'Thru-tone' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double-glazed windows. Divided lights with internal spacer bar to DG unit. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted steel faced doors. Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, PPC, colour dark grey

Rainwater goods: Black U-PVC Square gutters, downpipes and fascia boards.

09.02.2015	B	Revisions clarified	KWH	KWH
20.01.2015	A	Planning Issue	KWH	KWH
Date	Rev.	Description	Drawn	Checked

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2 Eldon Street, London, EC2M 7LS
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- 2 Chesham Court
18 St. Peters Street Ipswich, Suffolk IP1 1EG
Tel: 01473 334474 Fax: 01473 324468

design@barefootgilles.com www.barefootgilles.com

76

Project	Kingfisher Drive Great Blakenham, Suffolk
Client	Mid Suffolk District Council
Drawing	Elevations as Proposed Block G
Scale & Format	1:100 @ A3
BOA Drawing No.	1857 DE 30-07
Drawing Status	PLANNING

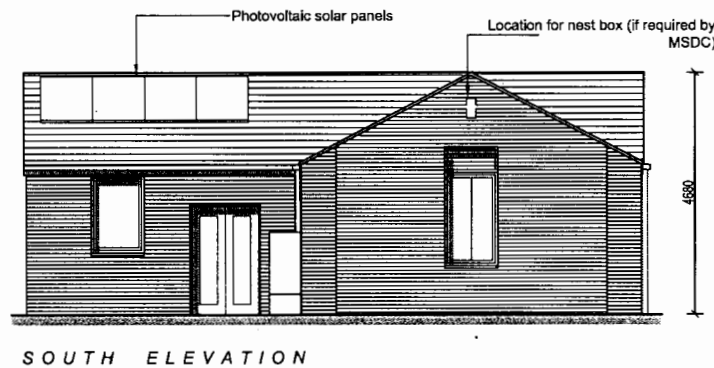
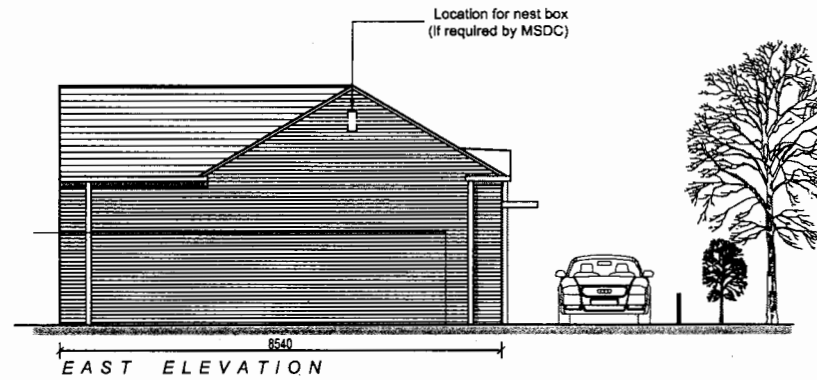
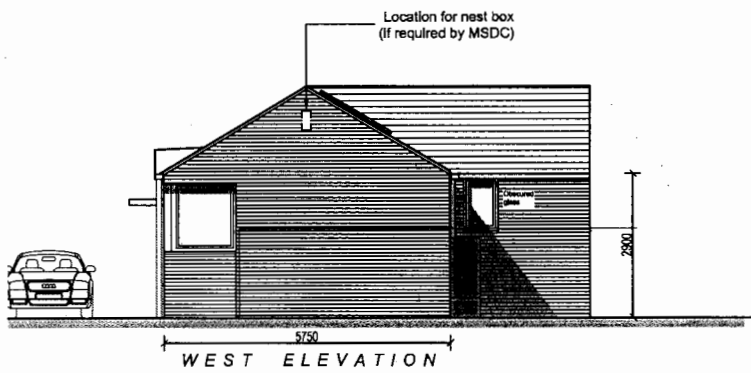
PROJECT NO.	REV. NO.	TYPE	DATE
1857	01	10 - Bill of Materials 20 - Floor Plans 30 - Elevations 40 - Sections 50 - Details 60 - Schedules 70 - Room Layouts	08-01-2015

DISCLAIMER
This drawing was prepared for the Client. Project 5 files issued before the purchase of the building. Barefoot & Gilles Limited accept no responsibility whatsoever for the drawing for use by any other person, or any other site for any other purpose than that stated. This drawing is to be used in conjunction with all other design information.

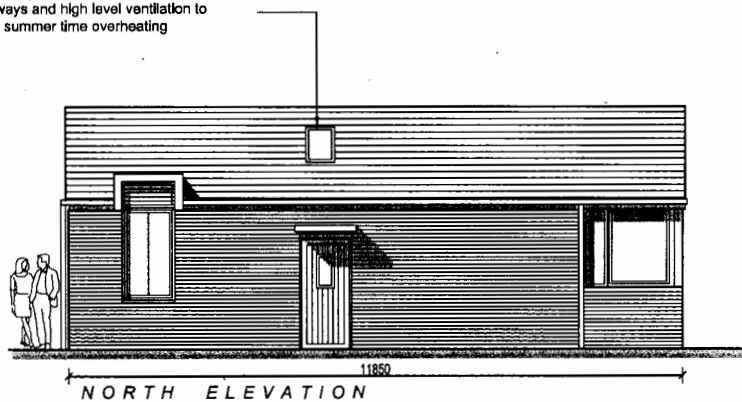
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SCALE 1:100



North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Istocok 'Brisley Old English Buff' or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Istocok 'Governor Light Red' or approved equal. Subject to the approval of the Local Authority.
- Marley Elerni 'Thurstone' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double-glazed windows. Divided lights with internal spacer bar to DG unit. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted steel faced doors, Colour: dark grey, to Local Authority approval.
Pressed metal canopies with integrated light, PPC, colour dark grey

Rainwater goods: Black uPVC Square gutters, downpipes and fascia boards.

Date	Rev.	Descriptions	Drawn	Checked
09.02.2015	B	Revisions clarified	KWH	KWH
20.01.2015	A	Planning Issue	KWH	KWH

barefoot & gilles

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2 Crosswell Court
 18 St. Peters Street Ipswich, Suffolk IP1 1QZ
 Tel: 01473 337474 Fax: 01473 337450

info@barefootgilles.com www.barefootgilles.com

Project: Kingfisher Drive
 Great Blakenham, Suffolk
Client: Mid Suffolk District Council
Drawing: Elevations as Proposed
 Block H

Scale & Format	Date
1:100 @ A3	08-01-2015

BCA Drawing No.	Revision
1857 DE 30-08	B

Drawing Status: PLANNING

GUIDE TO NON-DRAWING REFERENCES

PROJECT REF.	STATUS	TYPE	DATE
1204	08 - 08/08/15	10 - 10/08/15	08/08/15
	09 - 09/08/15	11 - 11/08/15	09/08/15
	10 - 10/08/15	12 - 12/08/15	10/08/15
	11 - 11/08/15	13 - 13/08/15	11/08/15
	12 - 12/08/15	14 - 14/08/15	12/08/15

DISCLAIMER
This drawing was prepared for the Client, Project & Site named above and for the purposes stated in the Project Particulars. Barefoot & Gilles Limited cannot accept responsibility for any use of the drawing by any other person, or any other site or for any other purpose than that stated. This drawing is to be used in accordance with the terms of the quotation.

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SCALE 1:100

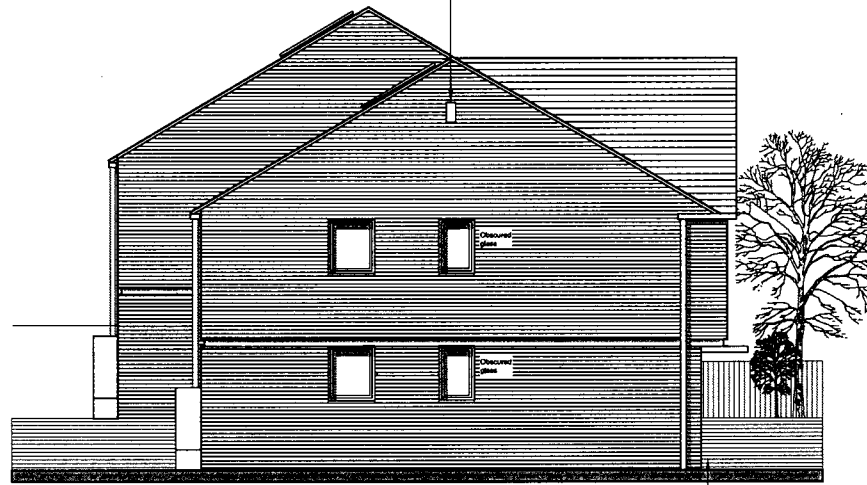
North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating

Location for nest box (if required by MSDC)



NORTH ELEVATION

Location for nest box (if required by MSDC)



EAST ELEVATION

Retaining Wall Faced In Birtley Olde English Buff

Photovoltaic panels



SOUTH ELEVATION

NOTE: First floor clear-glazed windows have been avoided on the rear elevation to prevent overlooking

Location for nest box (if required by MSDC)



WEST ELEVATION

CDM CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

- If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

Denotes red facing brick, Birtley Olde English Buff or approved equal. Subject to the approval of the Local Authority.

Denotes red facing brick, Birtley Olde English Buff or approved equal. Subject to the approval of the Local Authority.

Brickwork types specified by a dark grey Birtley Olde English Buff.

Murley Elements 'Fluorone' fibre cement slate Colour: 'Blue Black'. Subject to the approval of the Local Authority.

Windows: uPVC, SBD-compliant, double-glazed windows. D-Mosaic lights with internal spacer bar to D10 unit. Dark grey metal capping to dormers, dark grey metal external shading to feature windows. Subject to the approval of the Local Authority.

Front doors: SBD Compliant, painted black faced doors, Colour: dark grey, to Local Authority approval. Framed metal casements with integrated light, colour: dark grey.

Rainwater goods: Square Black uPVC gutters downpipes and fascia boards.

Date	Rev.	Description	Drawn	Checked
12.02.2016	B	Renewables conflict	KWH	KWH
20.01.2016	A	Planning Issue	GF	KWH

barefoot & gilles

Third Floor, Elbow House
2 Eban Street, London, EC2M 7LH
Tel: 020 7422 7895

2 Cromwell Court
18 St. Peters Street
Tel: 01473 331614

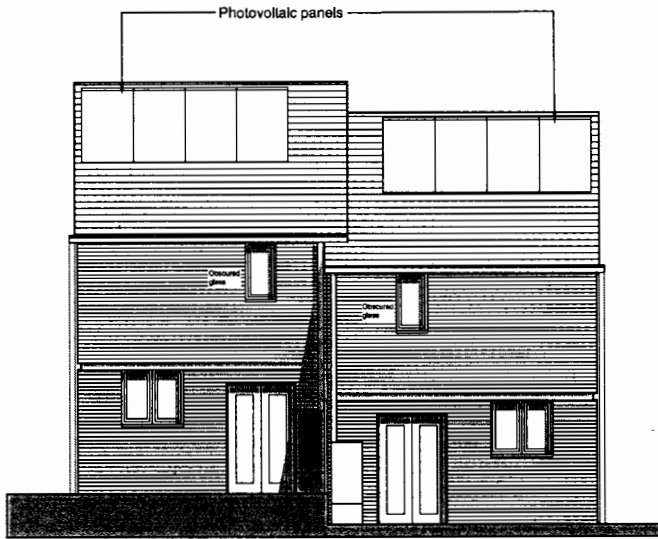
London, Suffolk, IP1 1JG
Fax: 01473 391548

design@barefootandgilles.com www.barefootandgilles.com

Project:	Kingfisher Drive Great Blakenham
Client:	Mid Suffolk District Council
Drawing:	Elevations as Proposed Block J
Scale & Format:	1:100 @ A3
Date:	15-12-2014
BGA Drawing No.:	1857 DE 30-09
Revision:	B
Drawing Status:	PLANNING

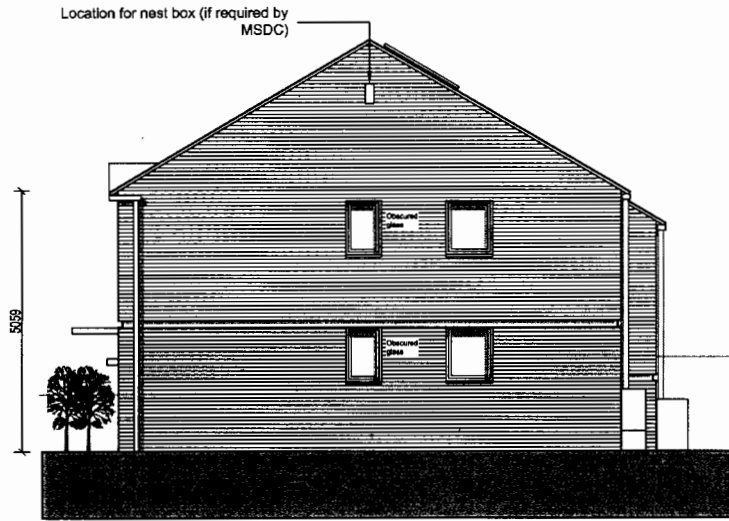
PROJECT NO.	STATUS	TYPE	DATE
1857 DE 30-09	DE	2D - External Plans	15-12-2014
	PI	3D - External Plans	
	PI	3D - External Plans	
	PI	3D - External Plans	
	PI	3D - External Plans	
	PI	3D - External Plans	

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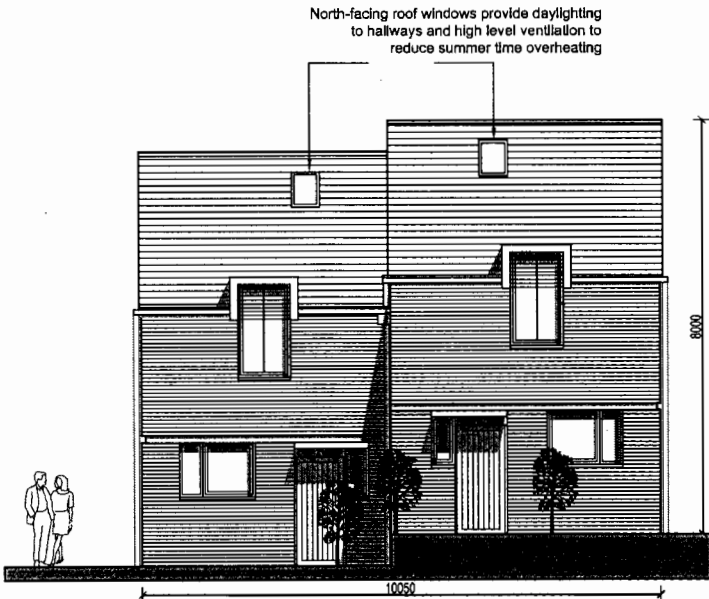


SOUTH ELEVATION

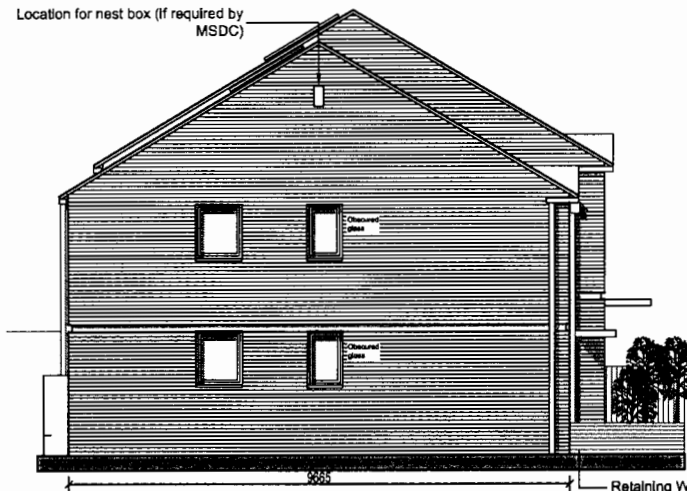
NOTE: First floor clear-glazed windows have been avoided on the rear elevation to prevent overlooking



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT)
REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the frame indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Bestock 'Birley' Old English Buff or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Bestock 'Townsmen Light Red' or approved equal. Subject to the approval of the Local Authority.
- Brickwork types separated by a dark grey Stone PVC channel detail.
- Marley Eternal 'Tristone' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.
- Windows: uPVC, SBD compliant, double-glazed windows. Divided lights with internal spacer bar in DG unit. Dark grey metal capping to dormers, dark grey metal external strading to feature windows. Subject to the approval of the Local Authority.
- Front door: SBD Compliant, painted metal based doors. Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, colour dark grey.
- Rainwater goods: Square Back UP-PVC gutters downpipes and heads boards.

12.02.2016	B	Revisions drafted	KWH	KWH
20.01.2015	A	Planning issue	GF	KWH
Date	Rev.	Descriptions	Drawn	Checked

barefoot & gilles

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2 Eldon Street, London, EC2M 7LS
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2 Cromwell Court
18 B, Putney Street
Tel: 020 7372 7474

South, Suffolk IP1 1XZ
Tel: 01473 221140

info@barefootandgilles.com www.barefootandgilles.com

Project: Kingfisher Drive
Great Blakenham

Client: Mid Suffolk District Council

Drawing: Elevations as proposed
Block K

Scale & Format: 1:100 @ A3 Date: 15-12-2014

SOA Drawing No.: 1857 DE 30-10 Revision: B

Drawing Status: PLANNING

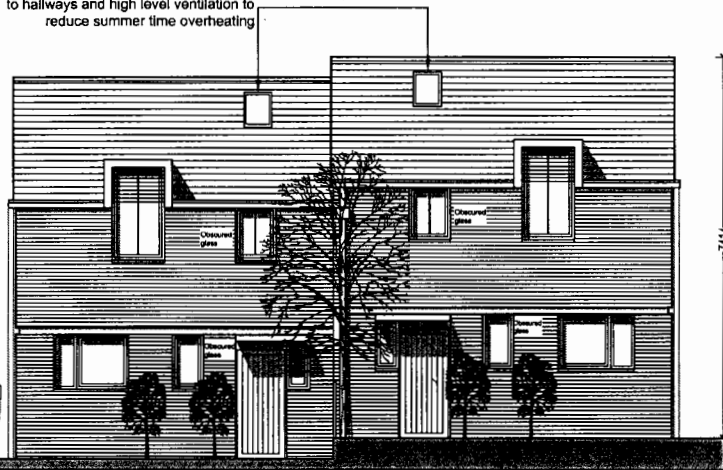
PROJECT NO.	STATUS	TYPE	DATE
1857 DE 30-10	OK - Issue	10 - Block Elevation Plans	15-12-2014
	OK - Planning	30 - Elevations	
	PI - Pre-submission	40 - Sections	
		50 - Details	
		60 - Revisions	
		70 - Room Layouts	

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ALL MATERIALS MUST BE SUPPLIED TO THE SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLES LIMITED

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North-facing roof windows provide daylighting to hallways and high level ventilation to reduce summer time overheating



NORTH ELEVATION

Location for nest box (if required by MSDC)



WEST ELEVATION

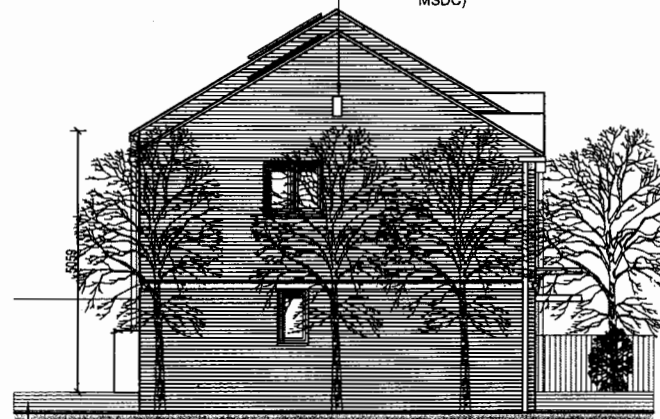
Photovoltaic panels



SOUTH ELEVATION

NOTE: First floor clear-glazed windows have been avoided on the rear elevation to prevent overlooking

Location for nest box (if required by MSDC)



Retaining Wall Faced In Birtley Olde English Buff

EAST ELEVATION

CDM CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
 Designers Hazard Information for Construction
 These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

KEY

- Denotes red facing brick, Birtley Olde English Buff or approved equal. Subject to the approval of the Local Authority.
- Denotes red facing brick, Birtley Olde English Buff or approved equal. Subject to the approval of the Local Authority.
- Brickwork types separated by a dark grey steel channel detail.
- Makef Eternit 'Thinalon' fibre cement slate Colour 'Blue Black'. Subject to the approval of the Local Authority.
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- Front doors: SBD Compliant, painted steel faced doors. Colour: dark grey, to Local Authority approval. Pressed metal canopies with integrated light, colour dark grey.
- Rainwater goods: Square Black UPVC gutters downpipes and fascia boards.

Date	Rev.	Descriptions	Drawn	Checked
12.02.2016	B	Revised as drafted	KWh	KWh
20.01.2016	A	Planning Issue	GF	KWh

barefoot & gilles

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 18 St. Peters Street
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Spawth, Suffolk, IP1 1EJ
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www.barefootgilles.com

Project	Kingfisher Drive Great Blakenham
Client	Mid Suffolk District Council
Drawing	Elevations as Proposed Block L
Scale & Format	1:100 @ A3
SGA Drawing No.	1857 DE 30-11
Drawing Status	PLANNING

PROJECT NO.	SECTION	TYPE	DATE
1857 DE 30-11	06 - Elevation	10 - Block / External Plans	15-12-2014
	07 - Planning	20 - Floor Area Plans	
	08 - Particular Information	30 - Sections	
		40 - Details	
		50 - Sections	
		70 - Room Layouts	

DISCLAIMER
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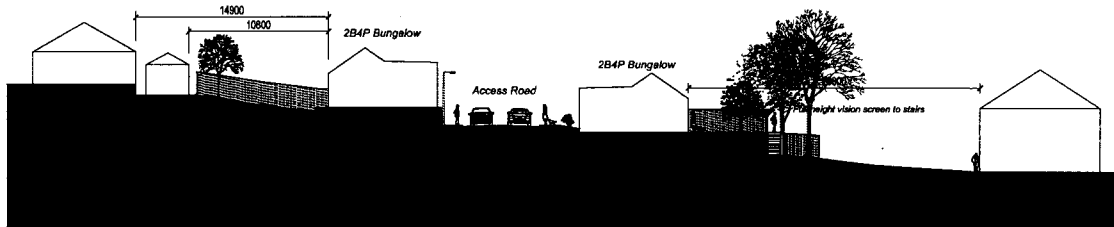
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SCALE 1:100



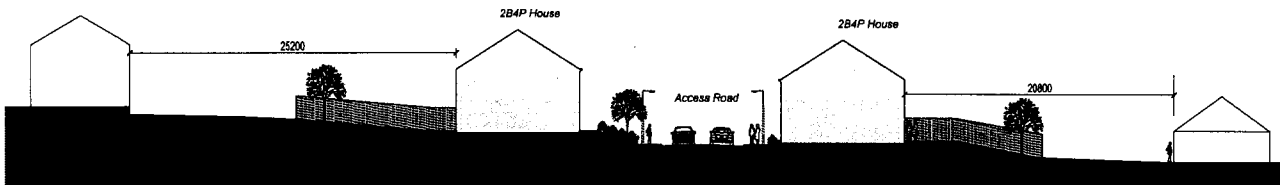
EXISTING SITE SECTION B-B



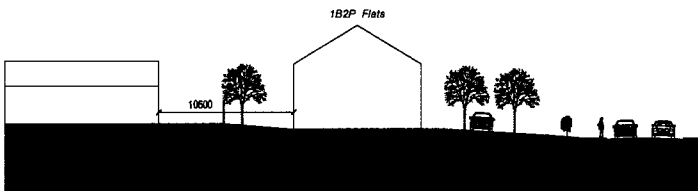
PROPOSED SITE SECTION B-B



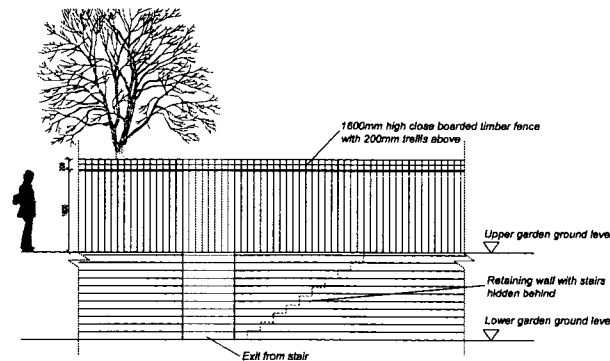
EXISTING SITE SECTION C-C



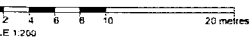
PROPOSED SITE SECTION C-C



PROPOSED SITE SECTION D-D



PROPOSED ELEVATION SHOWING TIMBER FENCE ON RETAINING WALL, FORMING FULL HEIGHT VISION SCREEN TO UPPER GARDENS AND STAIRS



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Completed and submitted for Construction
These plans are submitted for the attention of the Council. Part to Health & Safety
Plan for further information.

1. The CDMA 2007 requires that the designer shall be responsible for the design of the works, included on the drawing but not shown & shall deliver it as a member of the design team before proceeding.

Date	Rev.	Comments	Drawn	Checked
23.04.2014	D	Revised notes to plans 1A-17 submitted	KWH	KWH
23.04.2014	C	Notes concerning Council approval for plans 1A-17	KWH	KWH
26.01.2014	B	Planning Local Authority CD notice	KWH	KWH
21.11.2014	A	Final Issue	KWH/KAR	KWH

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 Website: www.barefootgilles.com
 Ipswich, Suffolk IP1 1SD
 Fax: 01473 291540

Project: Kingfisher Drive
Great Blakenham

Client: Mid Suffolk District Council

Drawing: Site Sections BB CC DD

Scale & Format: 1:200 @ A1
Date: 25-11-2014

ADA Drawing No.: 1857 DE 40-02
Revision: D

Drawing Status: PLANNING

Author	Check	Date	Drawn	Checked
KWH	KWH	25/11/14	KWH	KWH

Notes:
 1. The drawing was prepared for the Client Project & shall be used only for the purposes set out in the Project Brief.
 2. The drawing is not to be used for any other purpose without the written consent of the Designer.
 3. The drawing is to be used in conjunction with all other drawings and specifications.
 4. All dimensions are to be taken from the drawing unless otherwise stated.
 5. All dimensions are to be taken from the drawing unless otherwise stated.
 6. All dimensions are to be taken from the drawing unless otherwise stated.
 7. All dimensions are to be taken from the drawing unless otherwise stated.
 8. All dimensions are to be taken from the drawing unless otherwise stated.
 9. All dimensions are to be taken from the drawing unless otherwise stated.
 10. All dimensions are to be taken from the drawing unless otherwise stated.

81

83



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Barnack, Northants, NN16 9JQ
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info@arefootgilles.com www.arefootgilles.com

NOTES

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GUIDE TO BOA DRAWING NUMBERS

PROJECT NO.	STATUS	TYPE	REVISION
example 1234	DR = Design CF = Planning PI = Particular Information	10 - Site / External Plans 20 - Floor Area Plans 30 - Elevations 40 - Sections 50 - Details 60 - Sections 70 - Floor Levels	example 01

BOA Drawing No.	Date	Rev.	Description	Drawn	Checked	Project	Project Name
1857 DE 80-02	20.01.2015	A	Planning base	KWH	KWH	Client	Mild Suffolk District Council
Revision						Drawing	Missing Model Street Elevation Along Section Line AA
Drawing Stage						Scale & Format	NTS @ A3

ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO AREFOOT & GILLES LIMITED.

84

0210/15

The Parish Council met last night to discuss the planning application for the land off Kingfisher Drive and after some considerable debate and voting

it was agreed to support the application. The only comment made in supporting this application is that the Parish Council would have preferred to have seen

all bungalows rather than a mixed development.

Thank you for allowing the Parish Council an extension of time to be able to comment on the application and thank you to Delia for her attendance at

our meeting last night.

Regards

Claire Lee

Parish Clerk

85

Your Ref: MS/0210/15
Our Ref: 570\CON\0712\15
Date: 01/04/15
Enquiries to: Mr Andrew Pearce
Tel: 01473 265191
Email: andrew.pearce@suffolk.gov.uk



The District Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Ian Ward

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0210/15

PROPOSAL: Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads, new public open space and erection of 21 garden sheds

LOCATION: Kingfisher Drive, off Chalk Hill Lane, Great Blakenham, Ipswich, Suffolk

ROAD CLASS:

In terms of transport issues there are no highway safety concerns that need mitigating but we would want to improve the sustainable links to this site to encourage sustainable transport modes. Suffolk County Council has a proposed scheme to install a new zebra crossing on the B1113 Stowmarket Road and would want a S106 contribution of £20,000 towards the cost of implementing this to make the new development site sustainable and encourage people to walk and use public where possible.

The residents of the proposed new development will have close access to a number of public rights of way, including the Gipping Valley long distance promoted footpath. As a result of the anticipated use of the Public Rights of Way network and as part of developing the health agenda to encourage people to walk and cycle more, this service would be looking for funding to improve and enhance these routes. The anticipated costs for this work are:

To improve signage of the nearby routes = £200.00

To provide new steps and a handrail on Great Blakenham Public Footpath 6 = £500

Surface improvement of Bridleway 22 west of the caravan park = £7,500.00

The total s106 contribution requested is £8,200.00.

A map to show the identified Rights of Way is shown in Appendix A and appended to this letter.

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Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawings No.s 1857 DE 10-04 Rev A & 10-05 Rev A for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes. Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

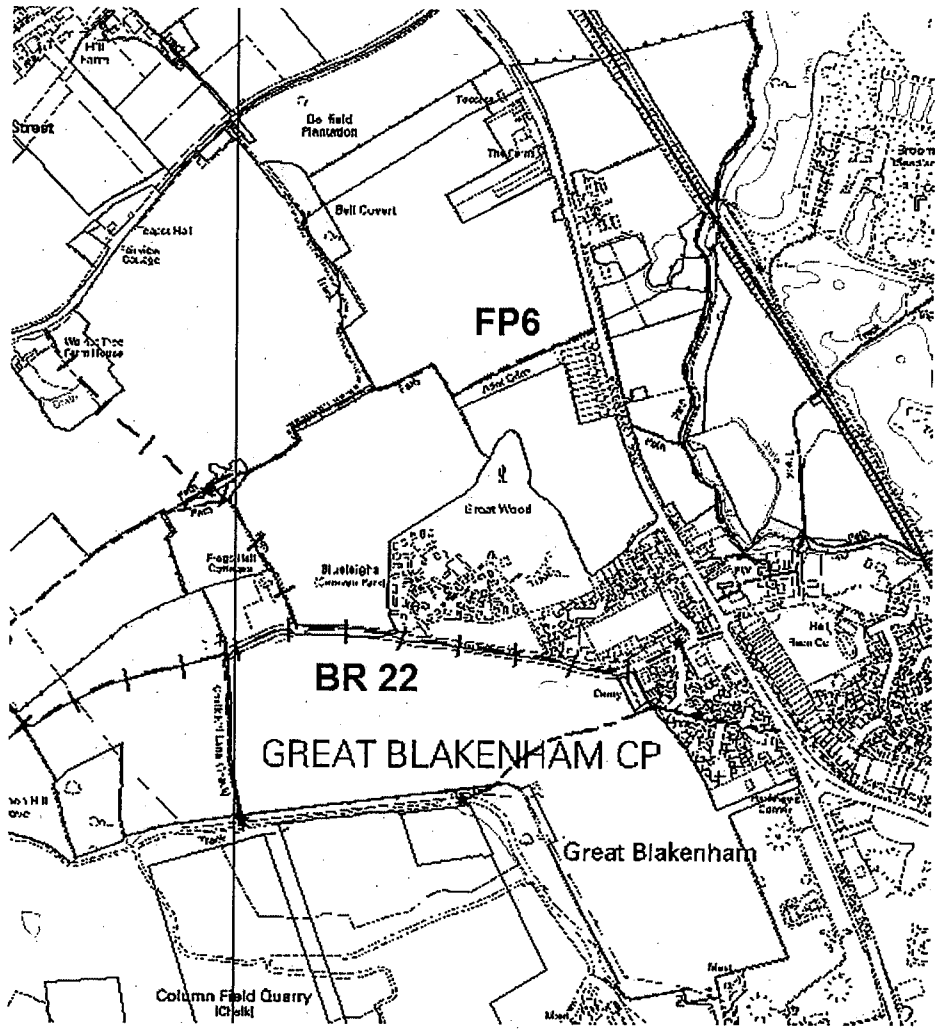
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

3 NOTE 07

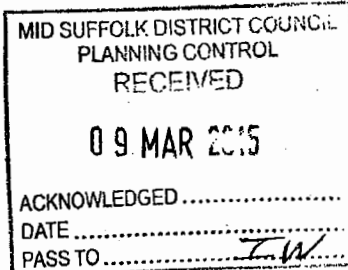
Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
Highway Network Management Group
Economy, Skills & Environment



Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 15/0210/FUL
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 6 March 2015

Planning Ref: 15/0210/FUL

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land off Kingfisher Drive, Great Blakenham
DESCRIPTION: Erection of 23 dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

OFFICIAL 89

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr K Whyte, Barefoot and Gilles Ltd, 2 Cromwell Court, 16 St Peters Street,
Ipswich IP1 1XG

Enc: Sprinkler information



OFFICIAL

90

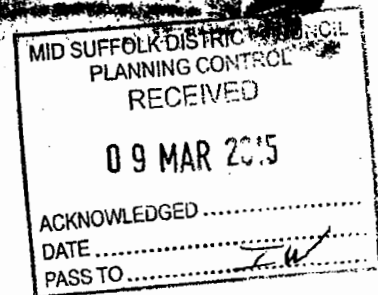
Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Your Ref: 15/0210/FUL
Our Ref: FS/F216162
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 06/03/2015



Dear Sirs

Land off Kingfisher Drive, Great Blakenham
Planning Application No: 15/0210/FUL

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued/

OFFICIAL 91

Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mrs A Kempen
Water Officer

92

Jacqueline Pannifer

From: Nathan Pittam
Sent: 21 July 2015 09:23
To: Planning Admin
Subject: 0210/15/FUL.EH - Land Contamination.

Categories: Orange Category

0210/15/FUL.EH - Land Contamination.

Land off, Kingfisher Drive, Great Blakenham, IPSWICH, Suffolk.

Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads ...

Many thanks for your request for comments in relation to the Phase I desk study submitted in support of the above application. The applicant has submitted a Phase I desk study by Richard Jackson Engineering Consultants (Project ref. 46219) that adequately assesses the former uses of the site and robustly demonstrates that the likelihood of contamination adversely impacting on the proposed development is low. Consequently, I have no objections to raise with respect to this application. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

21/7/15
JRP
GW

93

From: Pittam, Nathan [mailto:Nathan.Pittam@babergh.gov.uk]
Sent: 24 February 2015 13:06
To: Planning Admin
Subject: 0210/15/FUL.EH - Land Contamination.

0210/15/FUL.EH - Land Contamination.

Land off, Kingfisher Drive, Great Blakenham, IPSWICH, Suffolk.

Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads ...

Many thanks for your request for comments in relation to the above application. I have reviewed the application and it would seem as though the applicant has not submitted the required information has not been submitted with respect to land contamination. An application of this scale should submit at the point of application a full Phase I desk study and site walkover undertaken in accordance with BS10175. I would request that this information is submitted and we be reconsulted at that point. If this information is not forthcoming then I would be minded to recommend that the application be refused on the grounds of insufficient information to demonstrate the suitability of the site for the intended use.

Regards

Nathan

Dr. Nathan Pittam

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Babergh: 01473 826637

Mobile: 07769566988

www.babergh.gov.uk and www.midsuffolk.gov.uk

Your Ref: 0210/15
Our Ref: Min/Gen
Date: 26th February 2015
Enquiries to: Terry Burns

94

Tel: 01473 264764
Email: terry.burns@suffolk.gov.uk

Philip Isabel
Corporate Manager - Development
Management
Planning Services
Mid Suffolk District Council, 131 High Street
Needham Market, Suffolk
IP6 8DL

FAO Ian Ward

Dear Mr Ward,

**Proposed Erection of affordable houses, bungalows and flats.
Land off Kingfisher Drive, Great Blakenham
Application No: 0210/15**

I refer to your consultation dated 23rd February 2015 concerning the above. The application details have been viewed online.

Whilst the application land affects a Minerals Consultation Area it is located within, and confined by, existing built development. I do not consider this application objectionable in terms of its location. Encouragement should be given to the investigation and use, within the scheme or removed off site, of any mineral resource that may be disturbed.

Thank you for the opportunity to comment.

Yours sincerely

Terry Burns
Senior Policy Officer

95

Gemma Walker

Subject: FW: 3232 - Great Blakenham ecology

From: James Meyer [<mailto:JamesM@suffolkwildlifetrust.org>]
Sent: 10 July 2015 16:52
To: Gemma Walker
Subject: RE: 3232 - Great Blakenham ecology

We have read the ecological survey reports (The Ecology Consultancy, Jan and Jun 2015) and we are satisfied with the conclusions of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

If you require any further information please do not hesitate to contact us.

Kind regards

James

James Meyer
Conservation Planner



96



Ian Ward
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

16/03/2015

Dear Ian,

RE: 0210/15 Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats. Land off Kingfisher Drive, Great Blakenham

Thank you for sending us details of this application, we have the following comments:

From the information provided within the application it is unclear whether the site currently contains habitat which could support either protected species or those listed as UK or Suffolk Priority species. The application documentation does not appear to include an ecological report describing the site and assessing the likely impact of the proposed development, although it is noted that the Design and Access Statement includes a section on biodiversity which states that "...the site is unlikely to hold any significant protected species". We recommend that, should the site contain habitats included on the Suffolk Biodiversity Checklist, an ecological assessment is undertaken prior to the determination of the application as required by Mid Suffolk DC's adopted local validation requirements. Such an assessment should identify any likely ecological impacts associated with the proposed development and should set out any necessary mitigation or compensation measures required. If the required measures can not be delivered, and any impacts on protected or Priority species therefore avoided or mitigated, the application should be refused.

If you require any further information please do not hesitate to contact us.

Yours sincerely

James Meyer
Conservation Planner

Suffolk Wildlife Trust,
Brooke House, Ashbocking,
Ipswich, IP6 9JY
Tel: 01473 890089

www.suffolkwildlifetrust.org

info@suffolkwildlifetrust.org

Suffolk Wildlife Trust is a
registered charity
no. 262777

PLANNING CONSULTATION RESPONSE

COMMUNITIES OFFICER (SPORTS)

OPEN SPACE, SPORT AND RECREATION STRATEGY

0210/15 – GREAT BLAKENHAM

1. Policy background.

- 1.1. In 2006 a Leisure Consultant was commissioned by Mid Suffolk District Council to undertake an Open Space, Sport and Recreation needs assessment. This Needs Assessment, along with Consultation Statement and Sustainability Appraisal were adopted by MSDC in October 2006 (Executive summary attached). This study has been used to assist the Council in its approach to plan for future provision and the protection of sports and play facilities across the District. This assessment has been a key document feeding into the production of the Local Development Framework. In particular the policies covering developers contributions to facility development.
- 1.2 The above documents provided the evidence base for the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (implemented February 2007). It provides details of the required facilities under each of the categories for which developer contributions are required.
- 1.3 As a result of the above an 'Open Space, Sport and Recreation Strategy' has been adopted informing the Council of the districts current and future needs up until 2021. This strategy is a working document, which is continually monitored and updated.
- 1.4 This Strategy, as a result of significant community consultation, provides the Council with a clear indication of where new open space, sport and recreation facilities are needed in Mid Suffolk from 2007.
- 1.5 The Strategy is in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (reported to Environmental Policy Panel February 2006 and adopted in October 2006 and implemented in February 2007).
- 1.6 Consultation responses will demonstrate a clear linkage between the contribution sought and the development proposed, providing up-to-date information which meets the statutory tests set out in regulations 122 and 123 of the CIL Regulations 2010.

2. 0210/15 – Great Blakenham

2.1 The contribution for 4 x 1 bedroom dwellings (8 persons) & 19 x 2 bedroom dwellings (57 persons) (total number of persons 65) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £119,275.00. This broken down as follows:

Play Areas	£ 20735
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£ 45305
Informal recreation space	£ 6630
Village Halls and Community Centre	£ 18460
Swimming pools	£ 6240
Sports Halls	£ 11700

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Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£ 8775
STP	£ 1430
Total	£ 119275

The application does not show any Play Areas on site so a financial contribution will be required

3. Justification of Need

3.1 Justification of Need

- 3.1 The Open Space, Sport and recreation Strategy recognises the need to improve existing village hall facilities in the ward of Bramford and Blakenham. This includes the parishes of Great Blakenham, Little Blakenham, Bramford and Flowton. The Parish Rooms in Great Blakenham have recently been improved but the village hall requires some work to enable it to accommodate recent and upcoming residential growth. The Lorraine Victory Hall (village hall) in Bramford has also recently been upgraded and re-furbished but funding is still being sought to upgrade and re-furbish the toilets in the hall. The need for this work and future improvements will be exacerbated by new residents making use of the facilities.

Both Great Blakenham and Bramford have Bowls Greens which will require work in the future to cope with the growing demand for the usage of these facilities through new development. Bramford Bowls Club are currently seeking funding for Green improvements to replace the 'ditch' surrounding the green and to re-fill with a rubber compound.

Bramford Tennis Club whose membership covers Great Blakenham are seeking funding to install floodlighting as this is one of the only ways they can improve capacity. They are also struggling to accommodate new players because they are currently rely on changing facilities in a port-a-cabin which needs to be replaced/enlarged to enable more use.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities. There is a project to create a dual-use facility at Claydon High School to make the sports hall and other facilities available to the community on a shared basis. This will require significant funding to provide new accesses, reception area etc. The costs of this provision will largely be met through external funding sources, grant providers etc....but as with other facilities, more people will increase the costs of provision, so it is justifiable to collect a contribution towards sports halls and other facilities.

The swimming pool at Stowmarket will serve the needs of residents in Great Blakenham (accepting that some will use other facilities in other towns depending on where they work etc) requires replacement in the medium term and funds are being collected for this purpose.

Six strategic Multi-use games areas (with floodlighting) are proposed based on a sub-district basis. There are plans to provide such a facility at Claydon or Barham, which are within the Great Blakenham sub-district area.

There are plans to provide a new set of pitches (including a STP) for junior football at the old picnic site in Barham. This is in the catchment area for Great Blakenham and the local young people would be likely to use these facilities. The existing adult pitches over the road from the site also need improvement and certainty.

It is essential that these facilities are maintained and improved otherwise there would be question marks about the sustainability of the location.

There are dedicated accounts to enable contributions to be accumulated to enable the above developments and improvements to be made.

EXECUTIVE SUMMARY (extracts from the Needs Assessment)

Playing pitches and other outdoor facilities

- Football - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.
- Cricket - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- Rugby Union - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- Hockey - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- Bowls - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
- Tennis - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- Netball - Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- FMGAs - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

Informal recreation space

- The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha. per 1000 population is proposed. Meaningful provision of informal recreation space requires an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

Play facilities

- TOPS and JOPs: The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit..
- YOPS: The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

Built facilities

- Sports halls - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
 - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
 - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
 - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.
- Swimming pools – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
 - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
 - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements
 In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.
- Indoor bowls - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.
- STPs - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
 - The provision of an additional STP in the Stowmarket area
 - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.
 By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.
- Village/community halls. Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m² per

1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

Future standards of provision

Future provision of sports and play facilities should be made in accordance with the following standards.

Playing pitches	1.6 ha/1000
Other outdoor sport	0.12 ha/1000
FMGAs	0.04 ha/1000
All outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000
Play	0.2 ha/1000
Sports halls	0.26 courts/1000
Swimming pools	9.18 m ² /1000
STPs	0.03 pitches/1000
Village/community halls	150 m ² /1000

Changes made to tables 2 and 3 of the SPD to account for inflationary increases 2010/11

Individual dwellings and up to 9 dwellings will contribute to:-			
	M ² per person	Provision cost £ per m ²	Contribution cost: £ per person
Village Halls and Community Centre	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports Halls	0.0395	4,557	180
Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	1.6	84.4	135
STP	0.18	122.2	22
TOTAL CONTRIBUTION PER PERSON			717

The table below shows the additional contributions required per person for developments of 10 or more dwellings (these will be combined with the table above):

Ten or more dwellings will also contribute to :-			
	M ² per person	Provision cost £ per m ²	Contribution cost: £ per person
Play Areas	2.0	159.5	319
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	16.0	43.6	697
Informal recreation space	6.0	17	102
ADDITIONAL CONTRIBUTION PER PERSON			1118

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Category	m ² per person	Provision cost: £ per m ²	Contribution cost: £ per person
Outdoor pitches	16.0	43.6	697
Outdoor other sports facilities	1.6	84.4	135
Children's Play	2.0	159.5	319
Village halls and community centres	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports halls	0.0395	4,557	180
STP	0.18	122.2	22
Informal recreation space	6.0	17	102
TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS			1835

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Planning Application Consultation

Your ref: 0210 / 15 / FUL

Case officer: Ian Ward

Proposal: Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads, new public open space and erection of 21 garden sheds.

Location: Land Off, Kingfisher Drive, Great Blakenham

Date: 17.03.15

1. Background information

1.1 Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads, new public open space and erection of 21 garden sheds.

1.2 Claydon with Great Blakenham is a Key Service Centre on the eastern boundary of Mid Suffolk district, approximately 5 miles from Ipswich town centre. Great Blakenham is well connected by road to local and national highways networks.

1.3 Mid Suffolk District Council is the owner of the land on which this development is planned. In this way the council intends to make best use of its resources in line with the financial and strategic priority plans.

1.4 Across Babergh and Mid Suffolk a combined total of 1,000 LA affordable homes have been sold under 'Right to Buy' since 1999. This proposed development is in line with the council's ambition to replace some of these affordable home losses.

1.5 With specific reference to Great Blakenham and 'Right to Buy'. The Council originally had 39 properties in total in this area to meet affordable housing needs; however, nineteen 3-bed houses of this total have been sold under 'Right to Buy' depleting the current affordable housing stock. The Council's scheme application off Kingfisher Drive seeks to bring forward affordable housing to replenish the affordable housing stock to create more choice for future residents of the area. The next section of this response explores the evidence underpinning housing need in the area.

2. Housing Need Information

2.1 The most recent update of the Strategic Housing Market Assessment completed in 2012 confirms a minimum annual net need of 229 affordable homes per annum. This property development will address this need in part.

2.2 The 2014 Suffolk Housing Survey indicates that for Mid Suffolk respondents:

- 12% of all households have family members, most commonly older children of current households, wishing to move in to their own property within the next 3 years. Many of these would prefer to move in to a local authority affordable rent property

Planning Application Consultation

- A mix of housing type and bedroom numbers will be required in this area to meet the different needs of each household, to suit different ages and household circumstances including family size and income levels
- There is an increase in single person households in Mid Suffolk
- 29% of those wishing to move house would prefer to rent from the local authority or a housing association
- 24% of people wishing to move from their current property would like to move to a new build property because of; lower maintenance costs (23% indicated this as a reason) and better energy efficiency (22% indicated this as a reason) with 4% looking for a more adaptable / accessible home as well
- 17% of respondents intending to move would prefer a bungalow or single storey property
- 4% of those wishing to move in the next 3-5 years feel their current property is negatively affecting their health and a new build property would better suit their changing needs.

2.3 Choice Based Housing Register need for Mid Suffolk local authority area December 2014: total applicants 914. The breakdown is as follows:

- 1 bed property 468 applicants
- 2 bed property 316 applicants
- 3 bed property 111 applicants
- 4 bed property 17 applicants
- 5 bed property 2 applicants.

Of these, applicants aged 60+ total 264.

2.4 Choice Based Housing Register need for Great Blakenham and surrounding parishes at October 2014 shows:

- 61 active applicants on the housing register indicating preference for this area
- Of the direct applicants, 23 express a preference for a 1-bed property, 14 a preference for a 2-bed property and 2 households a preference for a 3-bed property.

Summary

This application for these 23 properties will meet the needs of many households wishing to live in the area in an affordable rent property of high quality design and that is energy efficient. Also noted is the intention to build the bungalows and flats to Lifetime Home standards in line with national thinking around future adaptability of homes to respond to the changing needs of householders as they age.

The application is supportive of current Mid Suffolk DC strategic priorities.

17.03.2015

Gillian Cook Housing Strategy Officer Strategic Housing Team 01449 724774

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
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Philip Isbell
Corporate Manager - Development Manager
Planning Services
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131 High Street
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Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_0210
Date: 04 March 2015

For the Attention of Ian Ward

Dear Mr Isbell

**Planning Application 0210/15 – Land Off Kingfisher Drive, Great Blakenham:
Archaeology**

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). Artefacts of Iron Age, Roman, Saxon and Medieval date have been recorded 150m to the south of the proposed development site (HER nos. BLG 008 and 013). The site has good potential for the discovery of important unknown archaeological sites and features in view of its proximity to known remains and also given its landscape setting overlooking the River Gipping, a topographic setting which is favourable for early occupation. Moreover, this location has not been subject to systematic archaeological investigation. The proposed works would cause significant ground disturbance with the potential to damage any archaeological deposit that exists.

In this case the following conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation for evaluation, and where necessary excavation, which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording

- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

In this case, a trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) will be made on the basis of the results of the evaluation.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Matthew Brudenell

Senior Archaeological Officer
Conservation Team

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Your ref: 0210/15
Our ref: Great Blakenham – land off Kingfisher
Drive 00040319
Date: 23 March 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Ian Ward,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk, IP6 8DL.

Dear Ian,

Great Blakenham: land off Kingfisher Drive - developer contributions

I refer to the above planning application for the erection of 10 x 2 bedroom semi-detached 2 storey affordable houses, 9 x 2 bedroom detached and semi-detached affordable bungalows, 4 x 1 bedroom affordable flats, construction of new vehicular access roads, new public open space and the erection of 21 garden sheds.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with a scheme of 23 residential dwellings which need to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

Please also refer to the adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

We would anticipate the following **minimum** pupil yields from a development of 23 residential units, namely:

- a. Primary school age range, 5-11: 5 pupils. Cost per place is £12,181 (2014/15 costs).
- b. Secondary school age range, 11-16: 4 pupils. Cost per place is £18,355 (2014/15 costs).
- c. Secondary school age range, 16+: 1 pupils. Costs per place is £19,907 (2014/15 costs).

The local catchment schools are Claydon Primary School and Claydon High School.

Based on existing forecasts we have no surplus places available at the catchment primary school to accommodate any of the pupils arising from this scheme. **Based on this current position we will require contributions towards providing additional education facilities for the 5 primary age pupils arising, at a total cost of £60,905 (2014/15 costs).**

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2014/15 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 11 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a

duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals we would anticipate up to 2 pre-school pupils at a cost of £6,091 per place.

There are 3 providers in IP6 0, this is Claydon area and they have 72 spaces. However there is no provision in Great Blakenham so we will require a contribution to provide early years in this locality. Therefore we would request a capital contribution for 2 places at a cost of £12,181 (2014/15 costs).

3. Play space provision. Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
- b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
- c. Local neighbourhoods are, and feel like, safe, interesting places to play.
- d. Routes to children's play spaces are safe and accessible for all children and young people.

4. Transport issues. Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce.

An important element to address is connectivity with the development to services & facilities in Great Blakenham, such as safe walking/cycling routes to the schools. In this connection we would encourage the district council to identify funding for the delivery of a zebra crossing near to the Chequers Pub.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. Waste. A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement and the Suffolk Waste Plan.

6. **Supported Housing.** We would also encourage all homes to be built to 'Lifetime Homes' standards. Refer to the NPPF 'Section 6 Delivering a wide choice of high quality homes'.
7. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes will take effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

8. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
9. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
10. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with any work on a S106A, whether or not the matter proceeds to completion.
11. The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 Regulations.

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Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Economy Skills & Environment

cc Neil Eaton, Suffolk County Council
Andrew Pearce, Suffolk County Council
Jeff Horner, Suffolk County Council