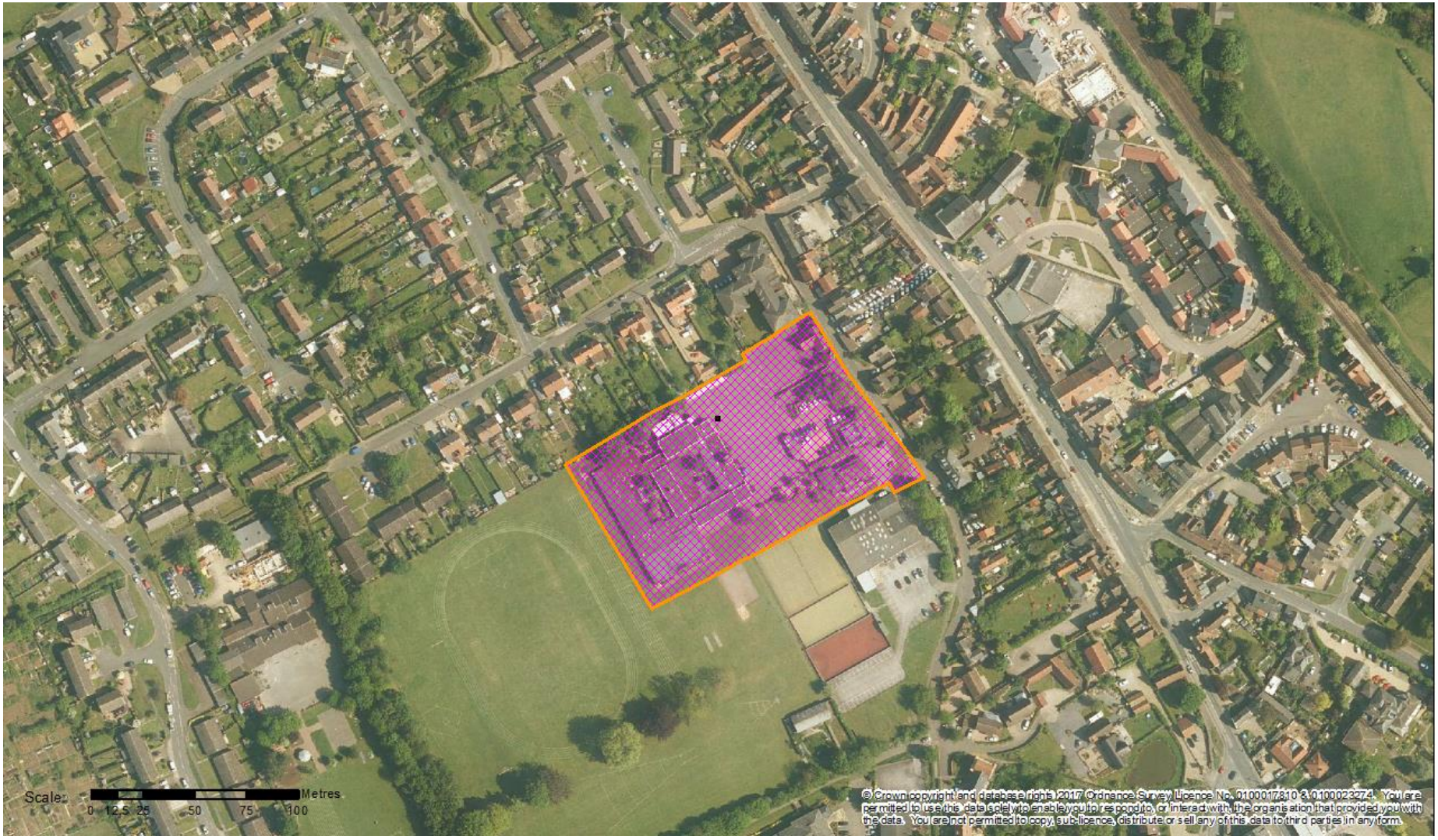
Application No: DC/18/04811

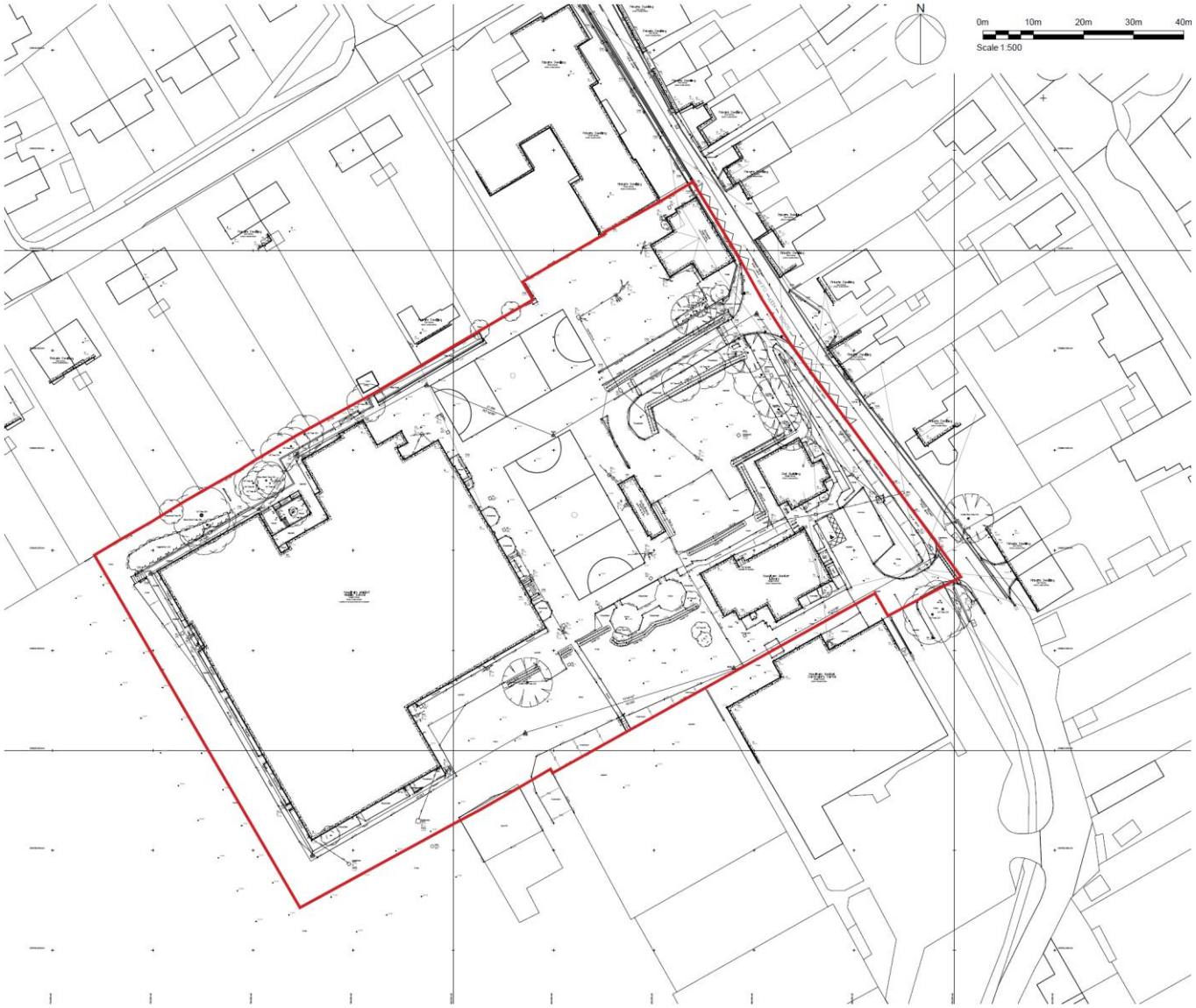
Address: Site at Needham Market Middle School, School Street Needham Market

Aerial Map 1:2500



Site Location Plan

Existing Site Layout



Proposed Site Layout

Proposed Site Plan with Highway Notes

Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorized modification or amendment to, or any transmission, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications

Do Not Scale © Ingleton Wood LLP

Accommodation Schedule

6x	1 Bed 2 Person	Flats
2x	2 Bed 4 Person	Flats
18x	2 Bed 4 Person	Houses
4x	2 Bed 4 Person	Bungalow
11x	3 Bed 5 Person	Houses
	Library - (Conversion of Victorian building)	

41 Units in TOTAL

Parking Schedule

100% for 1 bed flats
200% for 2 & 3 bed houses
27% visitor parking (11 No. spaces)
4 Spaces for Library

Legend

- Colour denotes public open amenity areas
- Colour denotes private amenity areas
- Red solid line denotes boundary
- Denotes areas of proposed shrubery
- Proposed trees
- Existing trees to be retained
- Root Protection Area
- Denotes existing bushes to be removed
- Denotes existing trees to be removed
- Denotes brick wall
- Denotes timber fence
- Denotes retaining wall

Rev	Description	Date	Chk	Apr
P4	Plots 1,2,3,4 & 41 revised. Footpath along School Street noted. Realignment of the painted line work to the junction of School Street and The Causeway noted. Painted zigzag lines to School street and The causeway to be removed and double yellow lines to be reinstated. Coaches Only painted line work to the lay-by on The Causeway to be removed. Low level planting noted alongside plot 12 to maintain visibility noted. Parking to plot 26 repositioned.	19/01/19	TB	AC
P3	Existing Trees T5 & T6 shown	09/11/18	TB	AC
P2	Planning Application drawing substitution - Levels amended	07/11/18	TB	AC
P1	Planning Application	29/10/18	TB	AC

Project No: 500527 | Scale @ A2: 1:500 | Drawn By: TB

Ingleton Wood — Property and Construction Consultants
Issuing office: Colchester T: 01206 504200 www.ingletonwood.co.uk

Vision, form and function

Project:
Needham Market Middle School
School Street
Needham Market, Ipswich
IP6 8BB

Client:
Iceni Homes

Title:
Proposed Site Plan

Drawing Number:
500527 - IW - XX - XX - DR - A - 2100

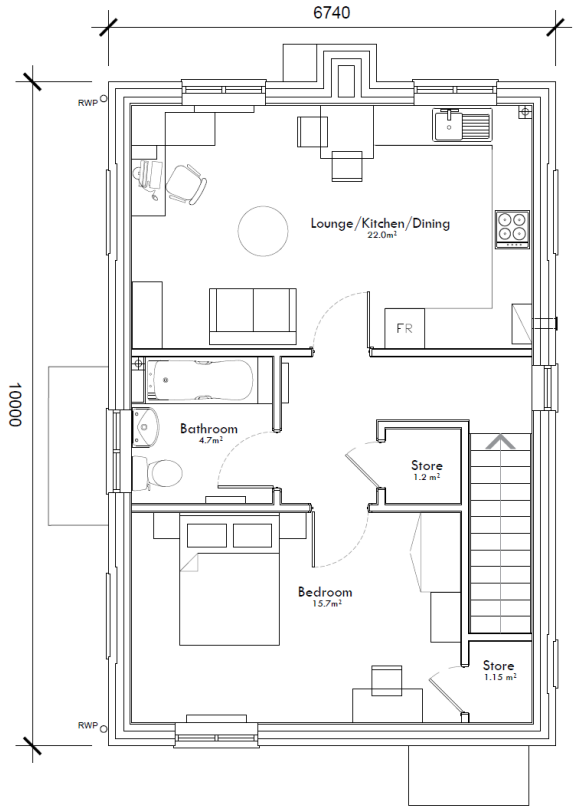
Status	Purpose of Issue	Revision
S4	Stage Approval	P4

Tree Constraints Plan

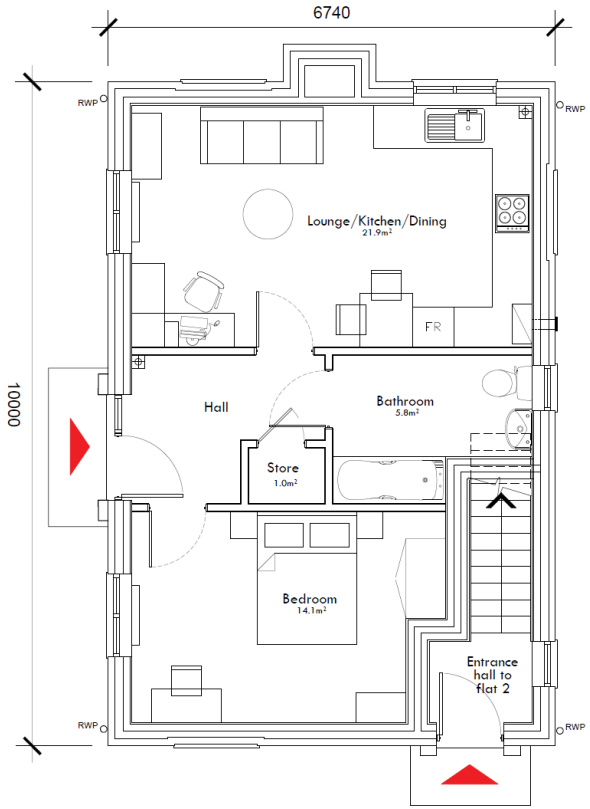
Street Scenes

STREET ELEVATION

Flats 1 – 2 Floor Plans



Proposed First Floor Plan
Flat 2 (1B2P)
Floor Area: 56.1m²



Proposed Ground Floor Plan
Flat 1 (1B2P)
Floor Area: 50m²

Flat 1 – 2 Elevations

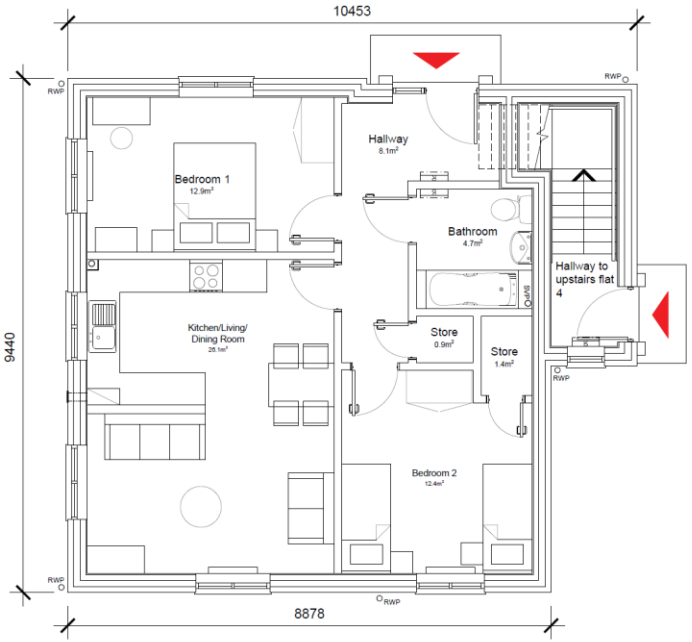
Proposed Elevations
Flats 1 & 2 (1B2P)
Rear Elevation - South-West

Proposed Elevations
Flats 1 & 2 (1B2P)
Side Elevation - South-East

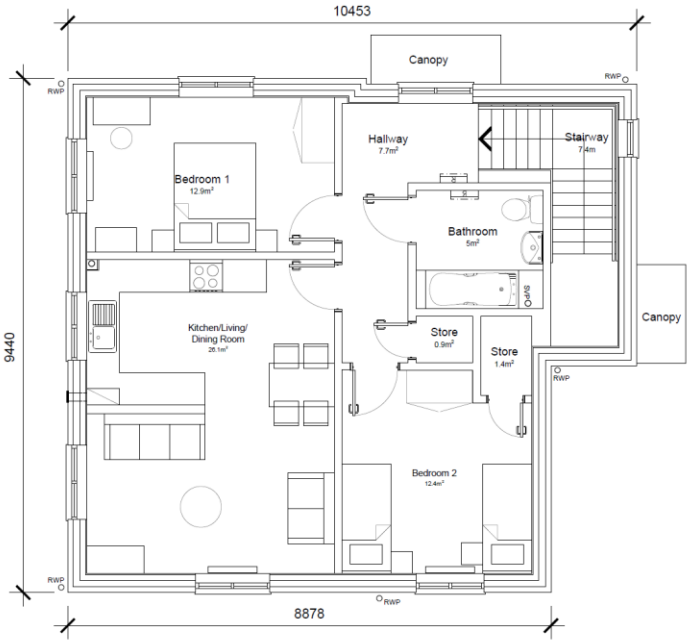
Proposed Elevations
Flats 1 & 2 (1B2P)
Front Elevation - North-East

Proposed Elevations
Flats 1 & 2 (1B2P)
Side Elevation - North-West

Flats 3 – 4 Floor Plans



Proposed Ground Floor Plan
Flat 3 (2B4P)
Floor Area: 70m²



Proposed First Floor Plan
Flat 4 (2B4P)
Floor Area: 78m²

Flats 3 – 4 Elevations

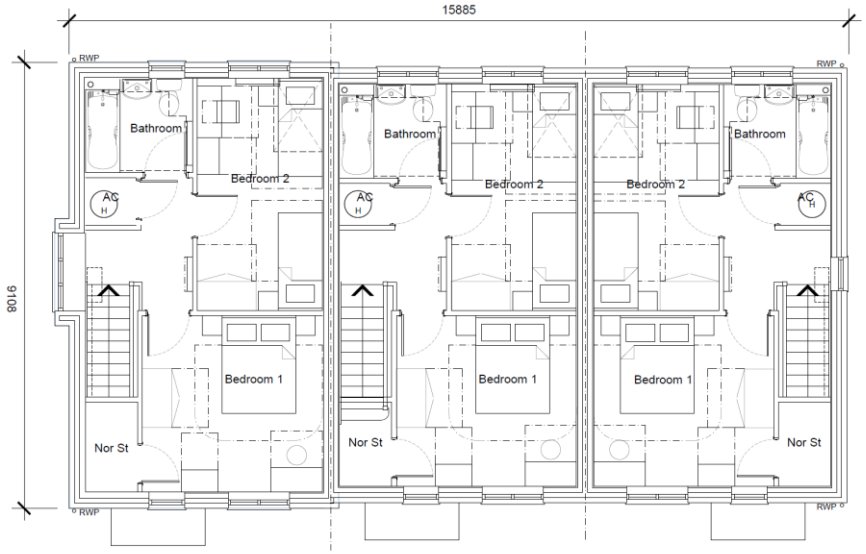
Proposed Elevations
Flats 14 to 17 (2B4P)
Front Elevation - North-West

Proposed Elevations
Flats 14 to 17 (2B4P)
Side Elevation - South-West

Proposed Elevations
Flats 14 to 17 (2B4P)
Rear Elevation - South-East

Proposed Elevations
Flats 14 to 17 (2B4P)
Side Elevation - North-East

Plots 5 – 7 Floor Plans

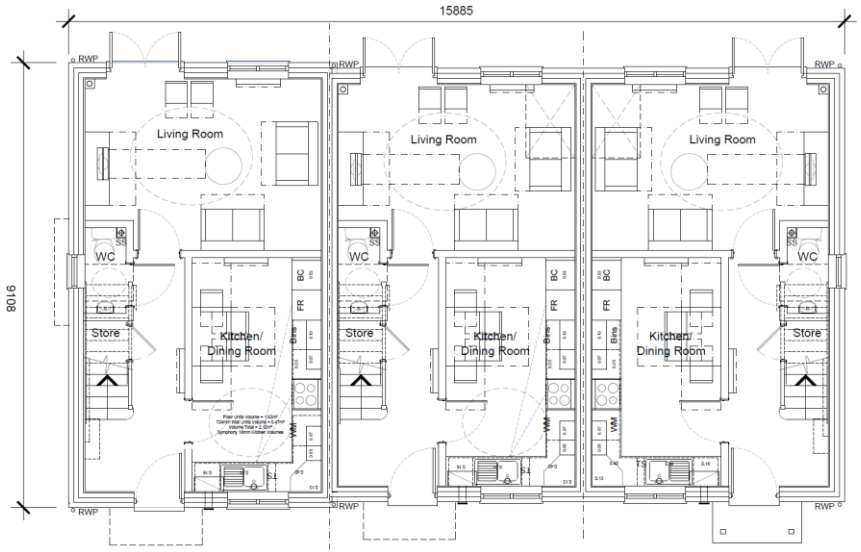


First Floor Plan - Block

Plot 5 (2B4P)
Floor Area: 41m² | Total Floor Area: 82m²

Plot 6 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 7 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²



Ground Floor Plan - Block

Plot 5 (2B4P)
Floor Area: 41m² | Total Floor Area: 82m²

Plot 6 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 7 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 5 – 7 Elevations

Proposed Elevations - Block
Plot 5 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 5 (2B4P)
Front Elevation - South-West

Plot 6 (2B4P)
Front Elevation - South-West

Plot 7 (2B4P)
Front Elevation - South-West

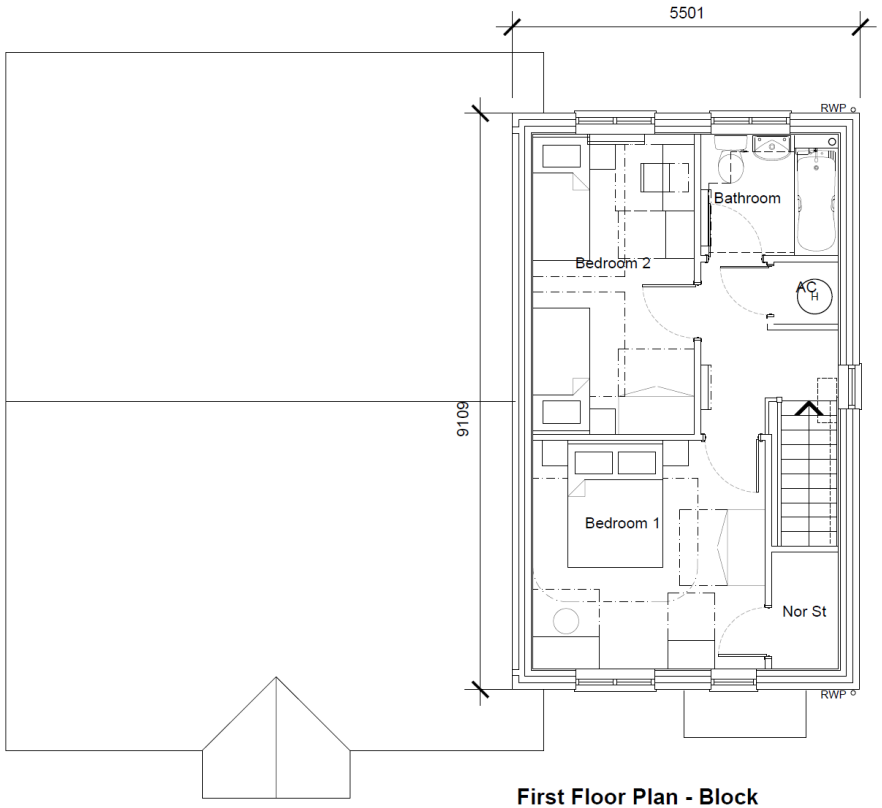
Proposed Elevations - Block
Plot 7 (2B4P)
Rear Elevation - North-East

Plot 6 (2B4P)
Rear Elevation - North-East

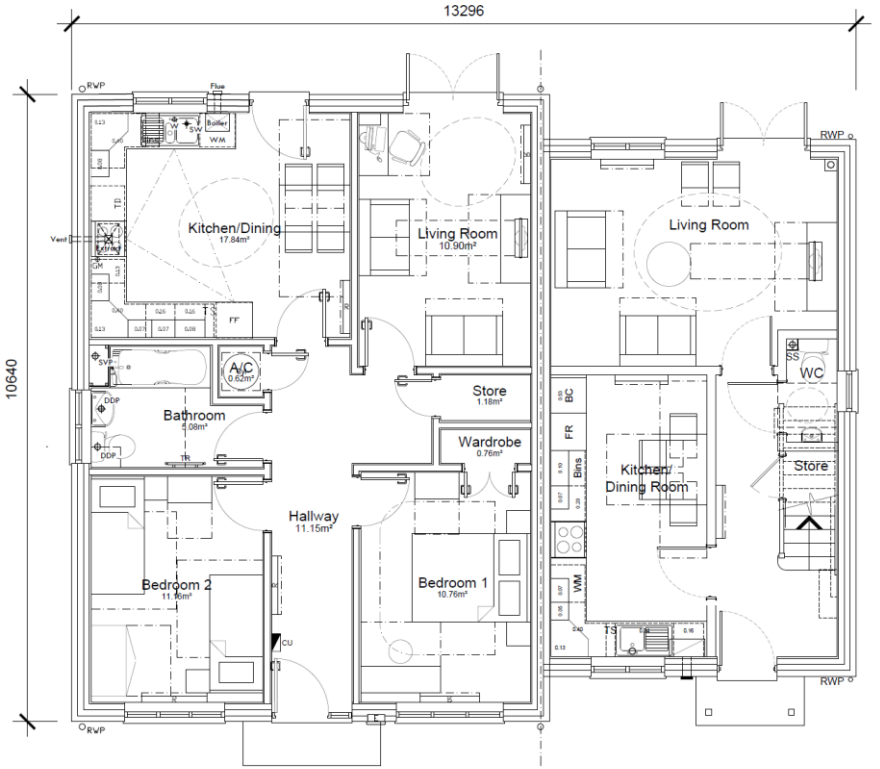
Plot 5 (2B4P)
Rear Elevation - North-East

Proposed Elevations - Block
Plot 7 (2B4P)
Side Elevation - South East

Plots 8 – 9 Floor Plans



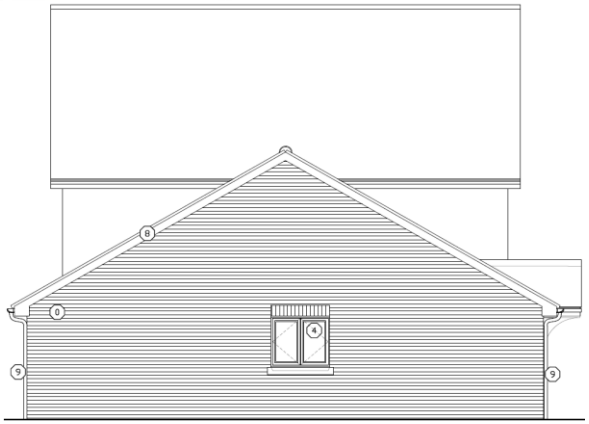
First Floor Plan - Block
Plot 9 (2B4P)
Floor Area: 74m² | Total Floor Area: 74m²



Ground Floor Plan - Block
Plot 8 (2B4P)
Floor Area: 74m² | Total Floor Area: 74m²

Plot 9 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 8 – 9 Elevations



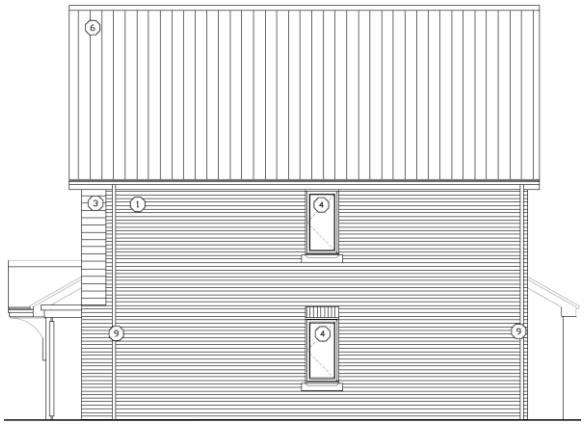
Proposed Elevations - Block
Plot 8 (2B4P)
Side Elevation - South-East

Proposed Elevations - Block
Plot 8 (2B4P)
Front Elevation - North-East

Plot 9 (2B4P)
Front Elevation - North-East

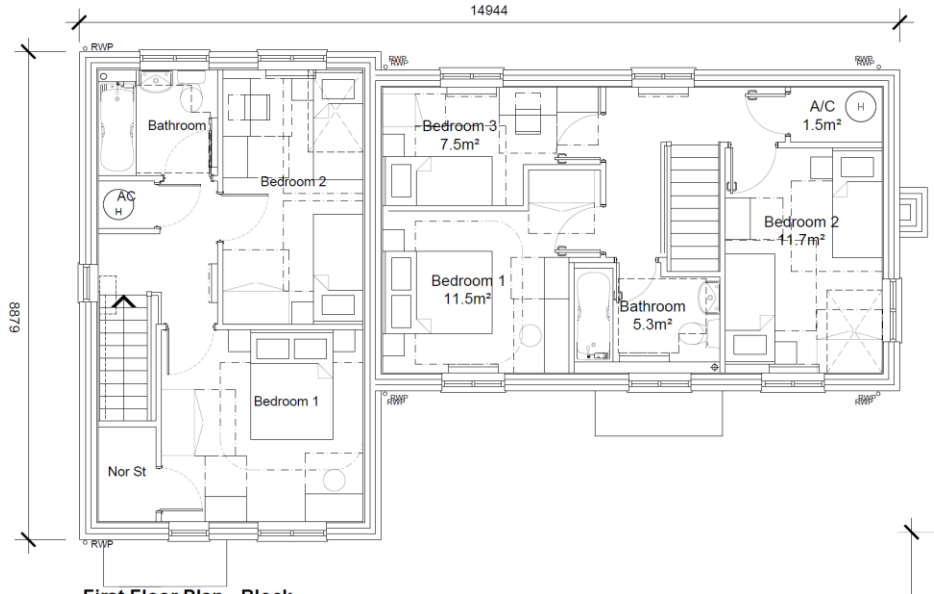
Proposed Elevations - Block
Plot 9 (2B4P)
Rear Elevation - South-West

Plot 8 (2B4P)
Rear Elevation - South-West



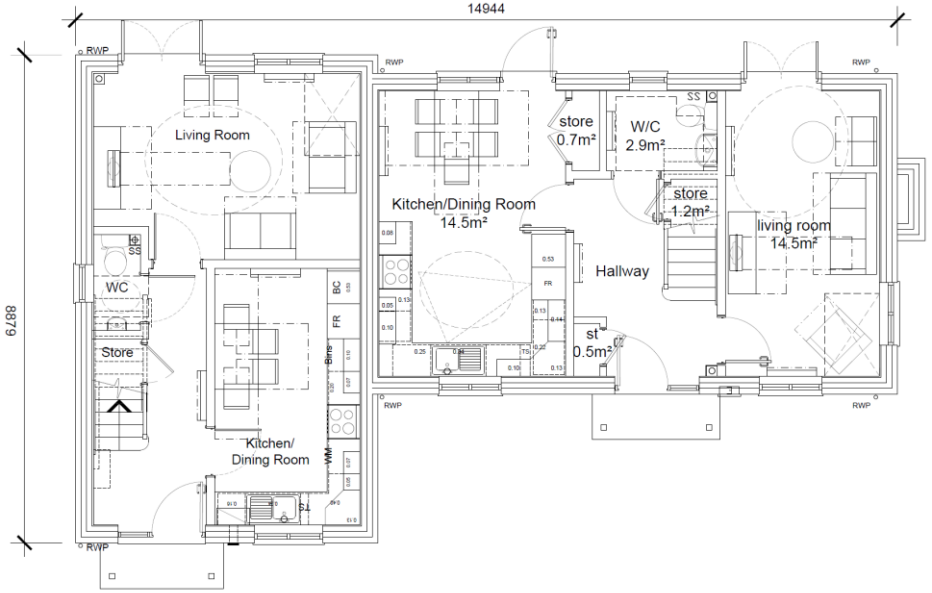
Proposed Elevations - Block
Plot 9 (2B4P)
Side Elevation - North-West

Plots 10 – 11 Floor Plans



First Floor Plan - Block
Plot 10 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

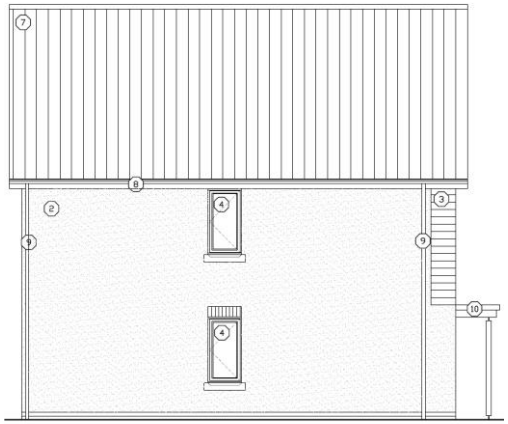
Plot 11 (3B5P)
Floor Area: 47.2m² | Total Floor Area: 94.4m²



Ground Floor Plan - Block
Plot 10 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 11 (3B5P)
Floor Area: 47.2m² | Total Floor Area: 94.4m²

Plots 10 – 11 Elevations



Proposed Elevations - Block
Plot 10 (2B4P)
Side Elevation - South-East

Proposed Elevations - Block
Plot 10 (2B4P)
Front Elevation - North-East

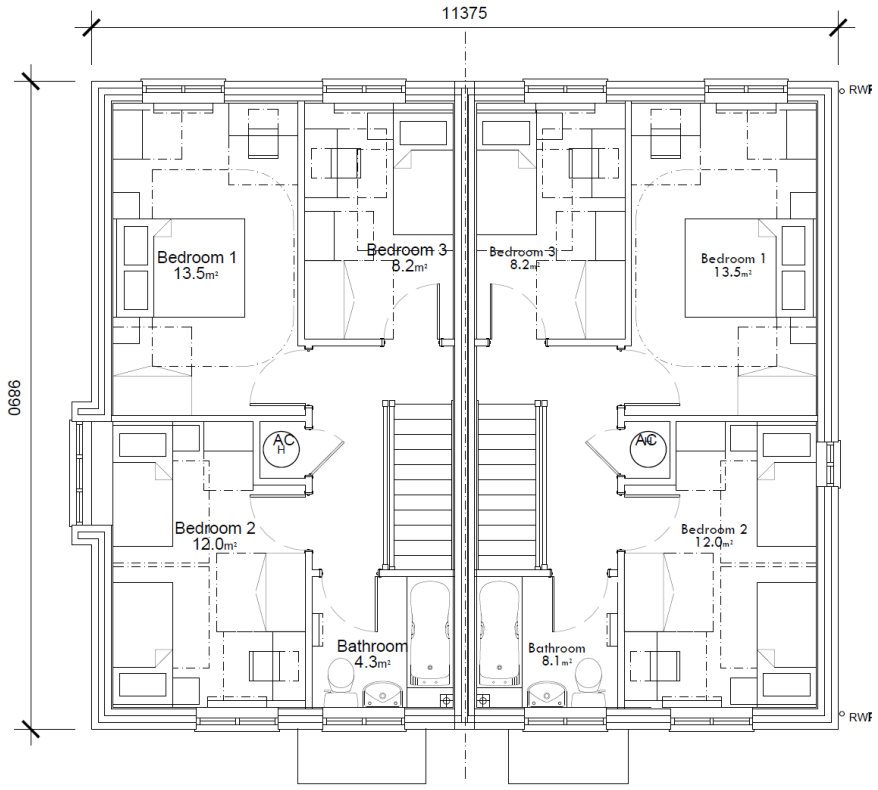
Plot 11 (2B4P)
Front Elevation - North-East

Proposed Elevations - Block
Plot 11 (3B5P)
Rear Elevation - South-West

Plot 10 (2B4P)
Rear Elevation - South-West

Proposed Elevations - Block
Plot 11 (3B5P)
Side Elevation - North-West

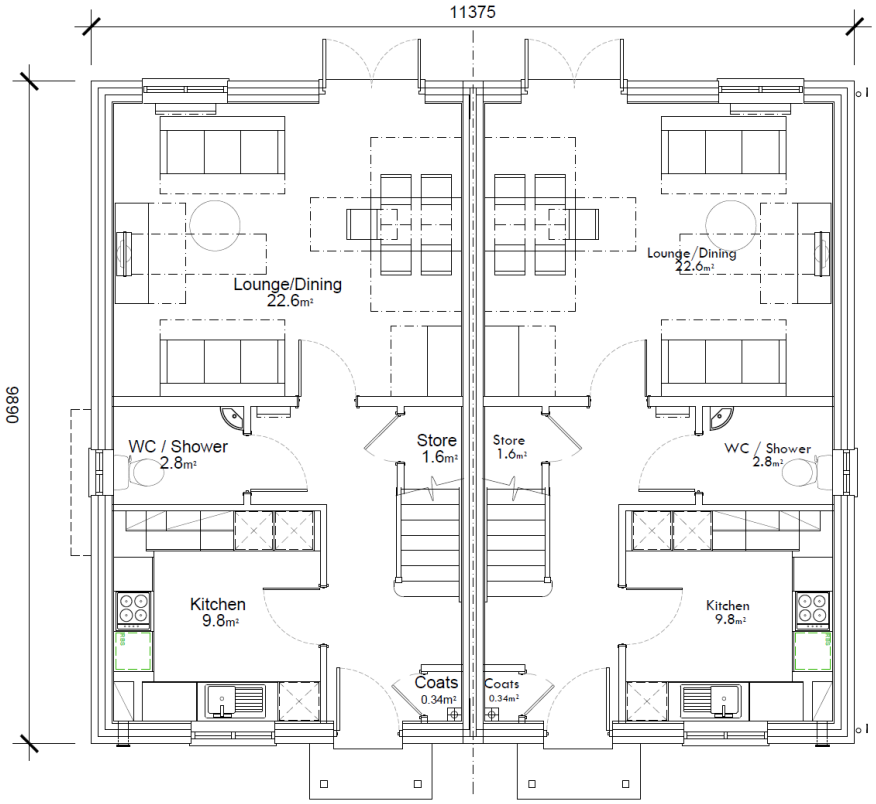
Plots 12 – 13 Floor Plans



First Floor Plan - Block

Plot 12 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 13 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

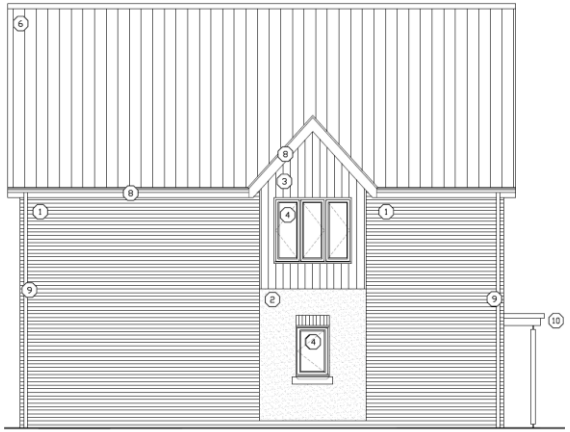


Ground Floor Plan - Block

Plot 12 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 13 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plots 12 – 13 Elevations



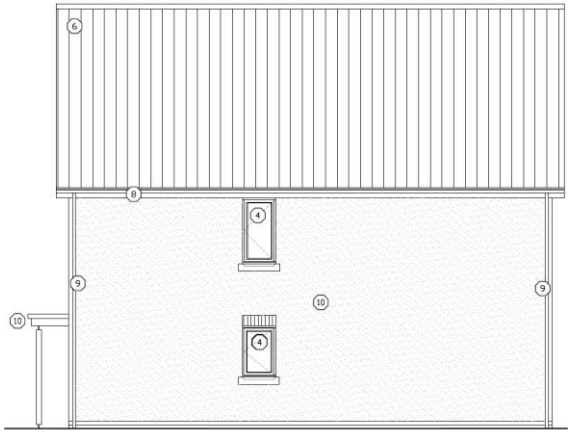
Proposed Elevations - Block
Plot 12 (3B5P)
Side Elevation - North-East

Proposed Elevations - Block
Plot 12 (3B5P)
Side Elevation - North-West

Plot 13 (3B5P)
Front Elevation - North-West

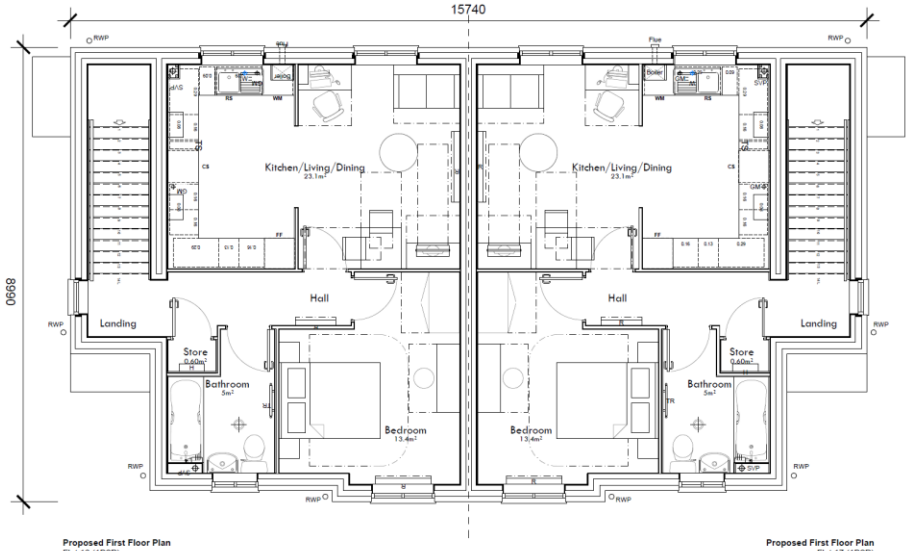
Proposed Elevations - Block
Plot 13 (3B5P)
Rear Elevation - South-East

Plot 12 (3B5P)
Rear Elevation - South-East



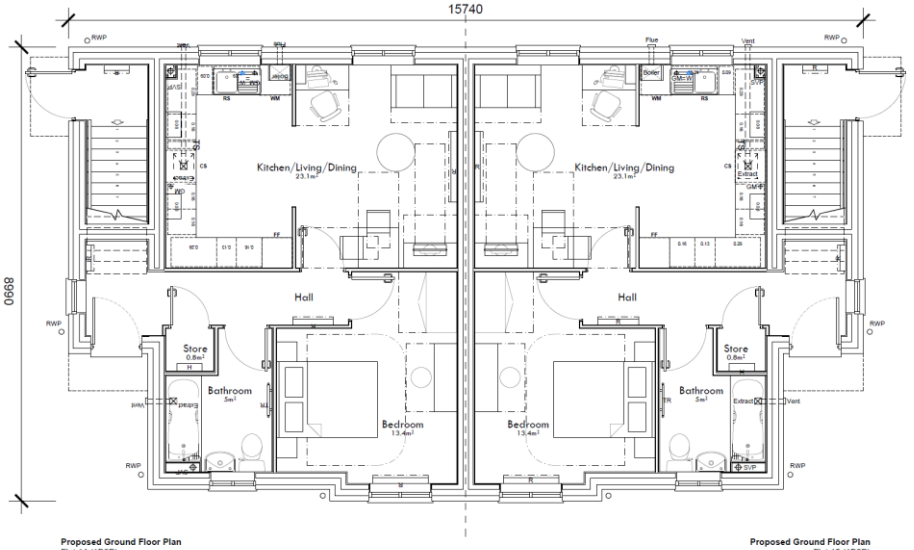
Proposed Elevations - Block
Plot 13 (3B5P)
Side Elevation - South-West

Plots 14 – 17 Floor Plans



Proposed First Floor Plan
Flat 16 (1B2P)
Floor Area: 50.5m²

Proposed First Floor Plan
Flat 17 (1B2P)
Floor Area: 50.5m²



Proposed Ground Floor Plan
Flat 14 (1B2P)
Floor Area: 53m²

Proposed Ground Floor Plan
Flat 15 (1B2P)
Floor Area: 53m²

Plots 14 – 17 Elevations

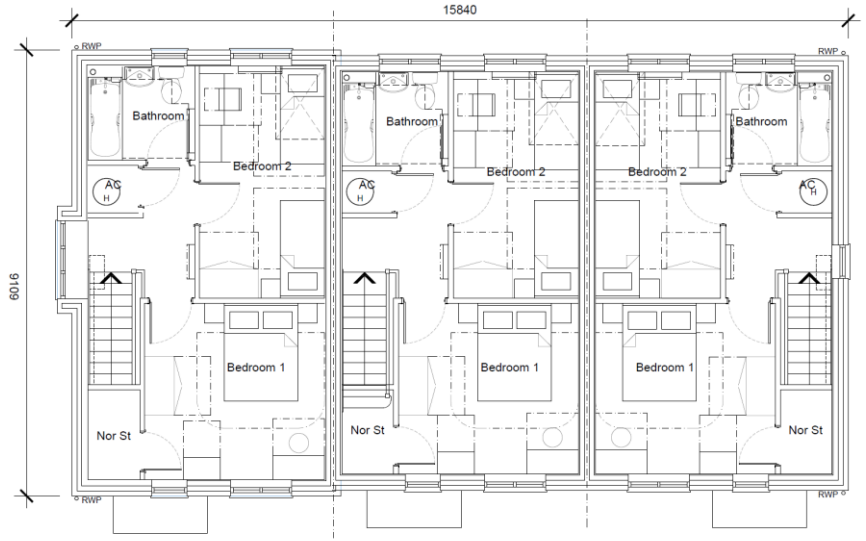
Proposed Elevations
Flats 14 to 17 (1B2P)
Front Elevation - North-West

Proposed Elevations
Flats 14 to 17 (1B2P)
Side Elevation - South-West

Proposed Elevations
Flats 14 to 17 (1B2P)
Rear Elevation - South-East

Proposed Elevations
Flats 14 to 17 (1B2P)
Side Elevation - North-East

Plots 18 – 20 Floor Plans

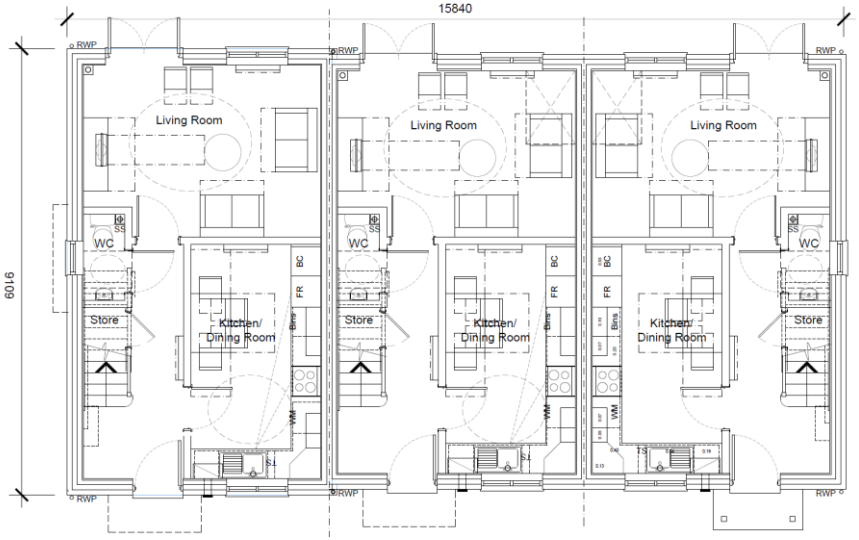


First Floor Plan - Block

Plot 18 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 19 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 20 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²



Ground Floor Plan - Block

Plot 18 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 19 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 20 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 18 – 20 Elevations

Proposed Elevations - Block
Plot 5 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 18 (2B4P)
Front Elevation - South-West

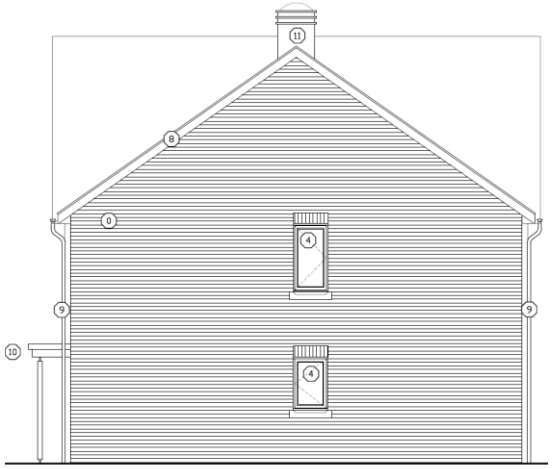
Plot 19 (2B4P)
Front Elevation - South-West

Plot 20 (2B4P)
Front Elevation - South-West

Proposed Elevations - Block
Plot 20 (2B4P)
Rear Elevation - North-East

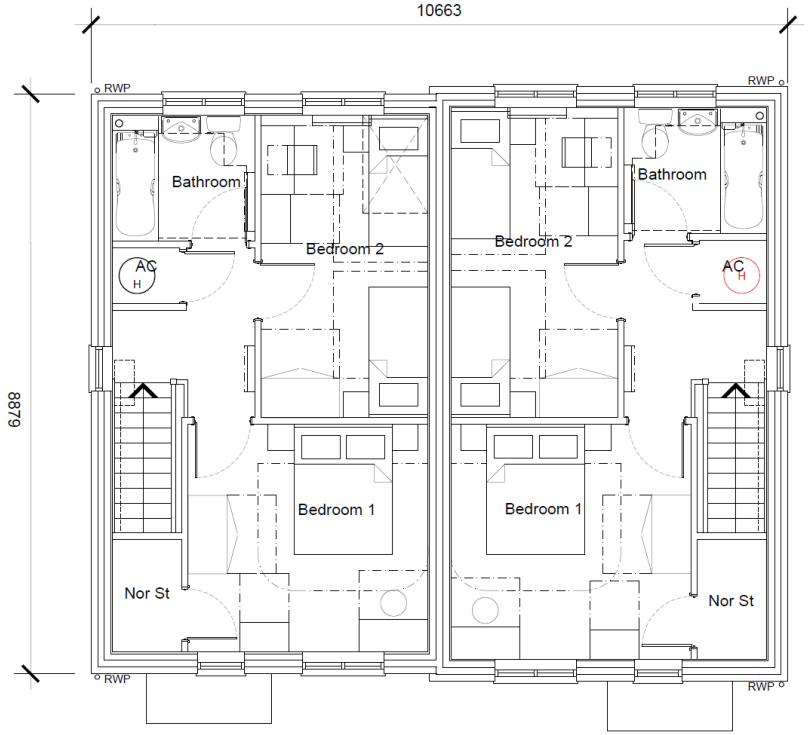
Plot 19 (2B4P)
Rear Elevation - North-East

Plot 18 (2B4P)
Rear Elevation - North-East



Proposed Elevations - Block
Plot 20 (2B4P)
Side Elevation - South East

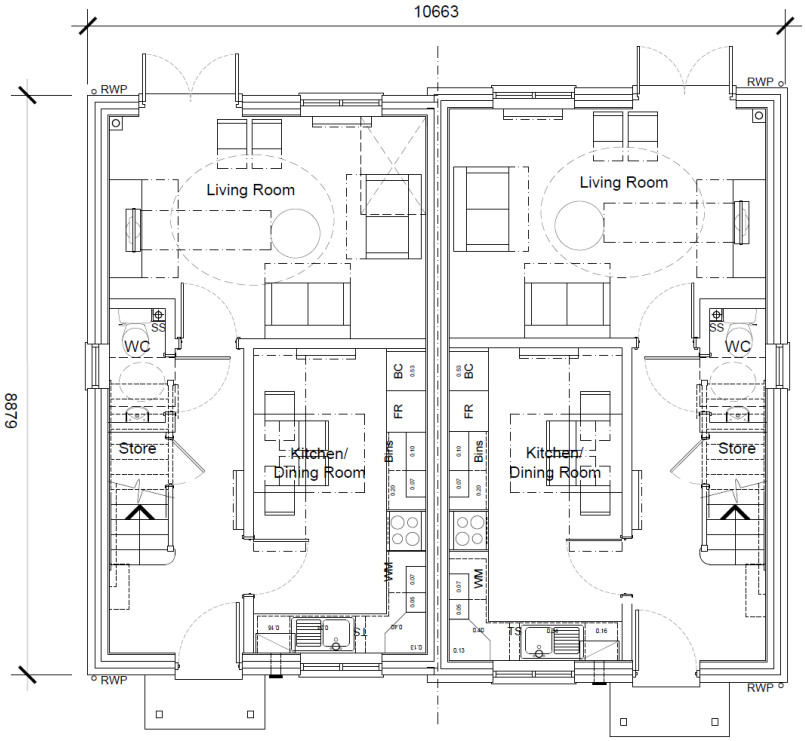
Plots 21 – 22 Floor Plans



First Floor Plan - Block

Plot 21 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 22 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

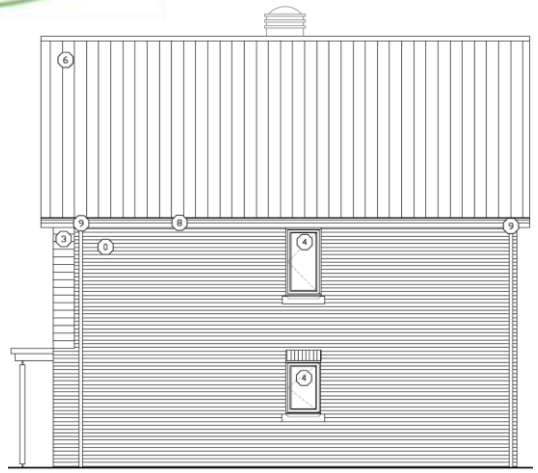


Ground Floor Plan - Block

Plot 21 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 22 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 21 – 22 Elevations



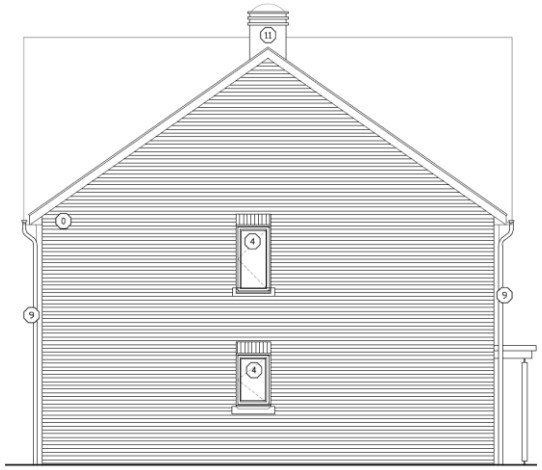
Proposed Elevations - Block
Plot 22 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 21 (2B4P)
Front Elevation - North-East

Plot 22 (2B4P)
Front Elevation - North-East

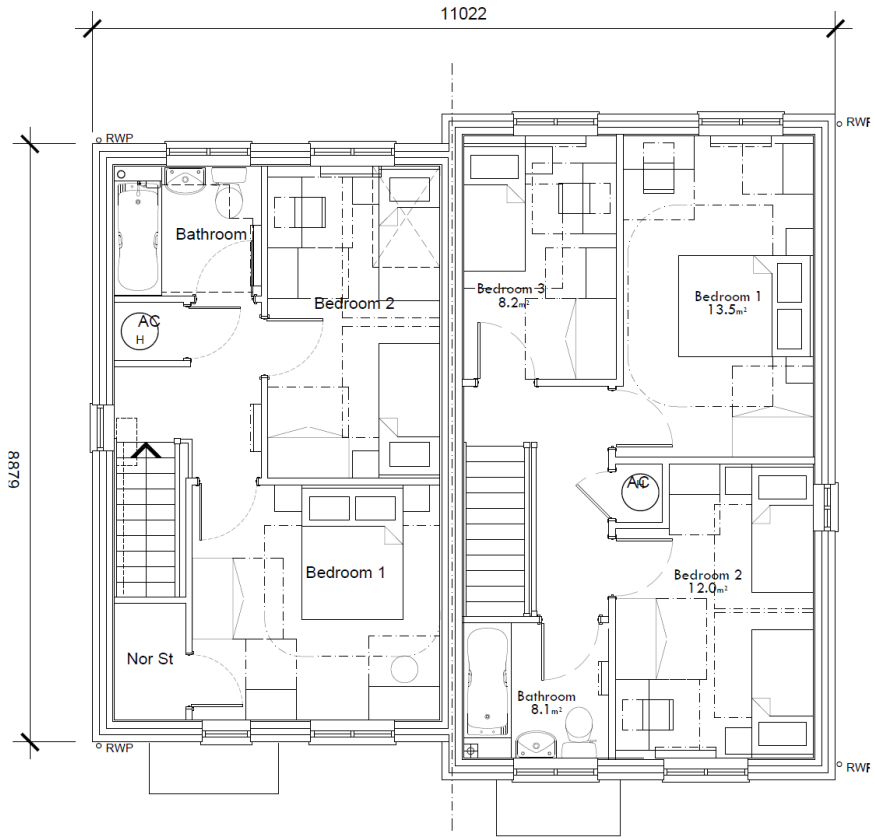
Proposed Elevations - Block
Plot 22 (2B4P)
Rear Elevation - South-West

Plot 21 (2B4P)
Front Elevation - South-West



Proposed Elevations - Block
Plot 21 (2B4P)
Side Elevation - South-East

Plots 23 – 24 Floor Plans



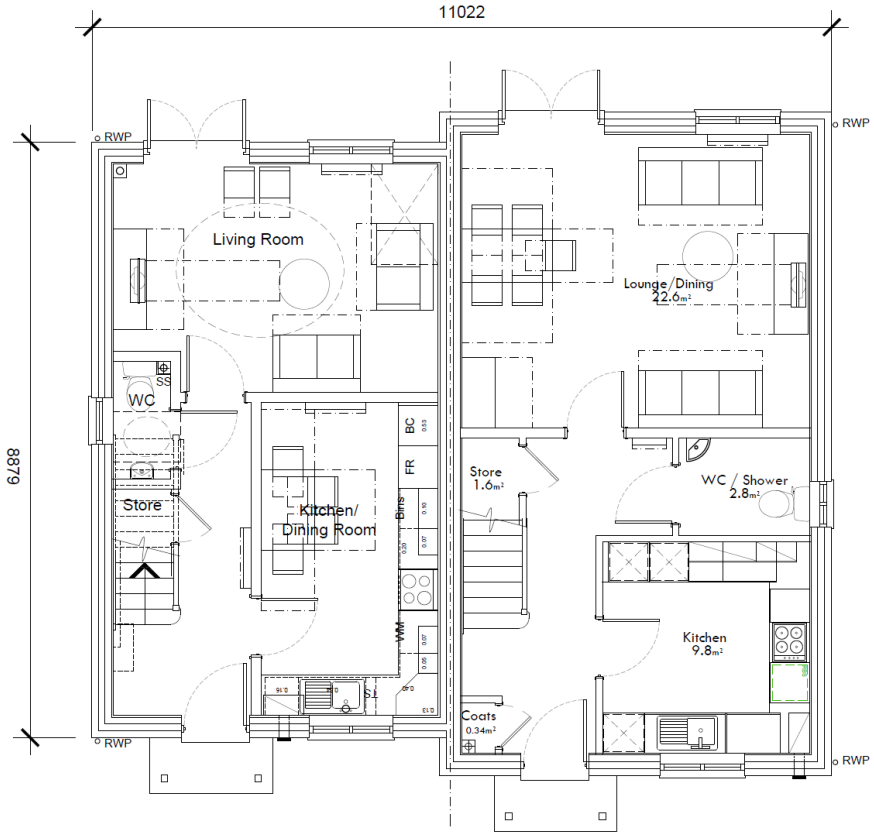
First Floor Plan - Block

Plot 23 (2B4P)

Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 24 (3B5P)

Floor Area: 47.7m² | Total Floor Area: 95.4m²



Ground Floor Plan - Block

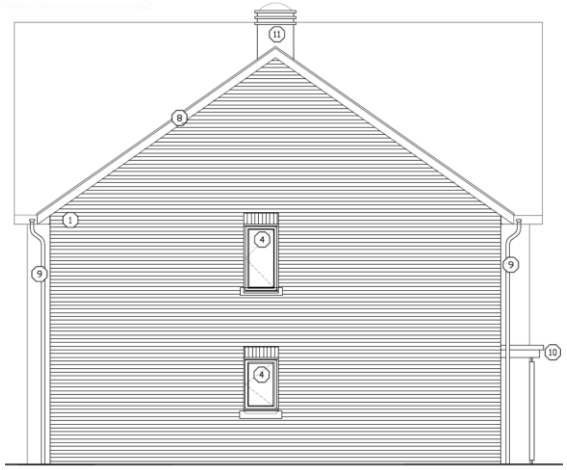
Plot 23 (2B4P)

Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 24 (3B5P)

Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plots 23 – 24 Elevations



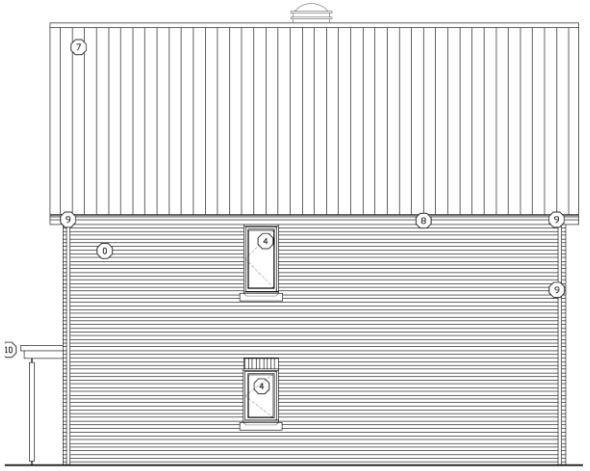
Proposed Elevations - Block
Plot 23 (2B4P)
Side Elevation - South-East

Proposed Elevations - Block
Plot 23 (2B4P)
Front Elevation - North-East

Plot 24 (3B5P)
Front Elevation - North-East

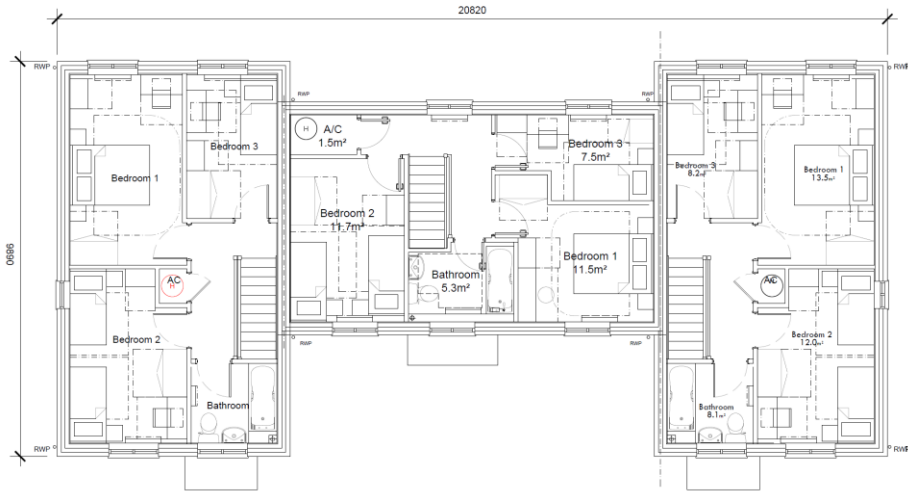
Proposed Elevations - Block
Plot 24 (3B5P)
Rear Elevation - South-West

Plot 23 (2B4P)
Rear Elevation - South-West



Proposed Elevations - Block
Plot 24 (3B5P)
Side Elevation - North-West

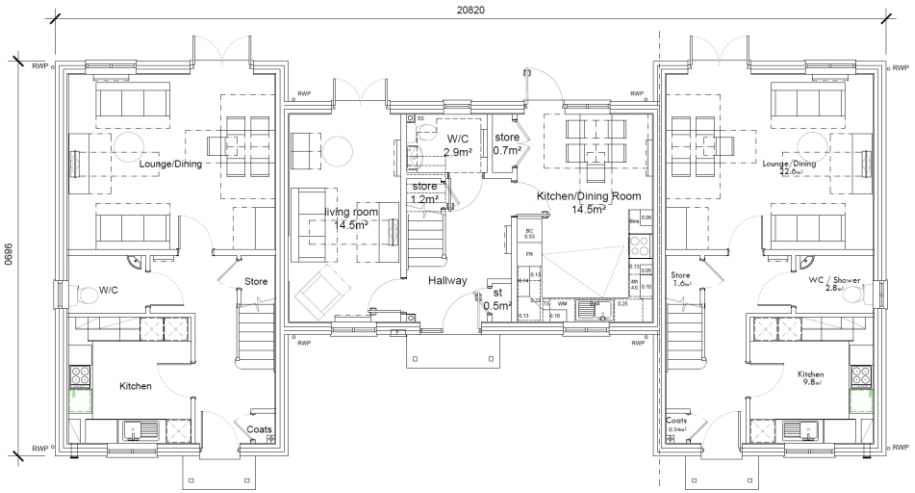
Plots 25 – 27 Floor Plans



First Floor Plan - Block
Plot 25 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 26 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 27 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²



Ground Floor Plan - Block
Plot 25 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 26 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

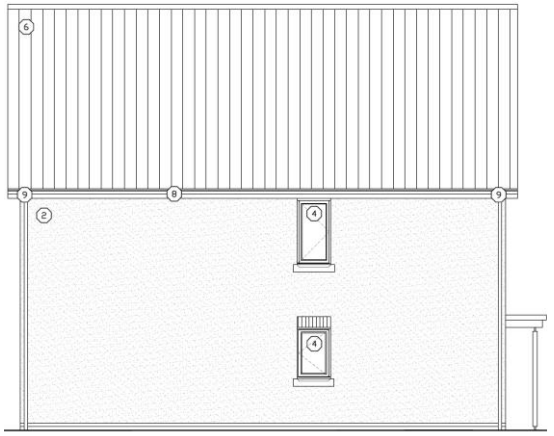
Plot 27 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plots 25 – 27 Elevations

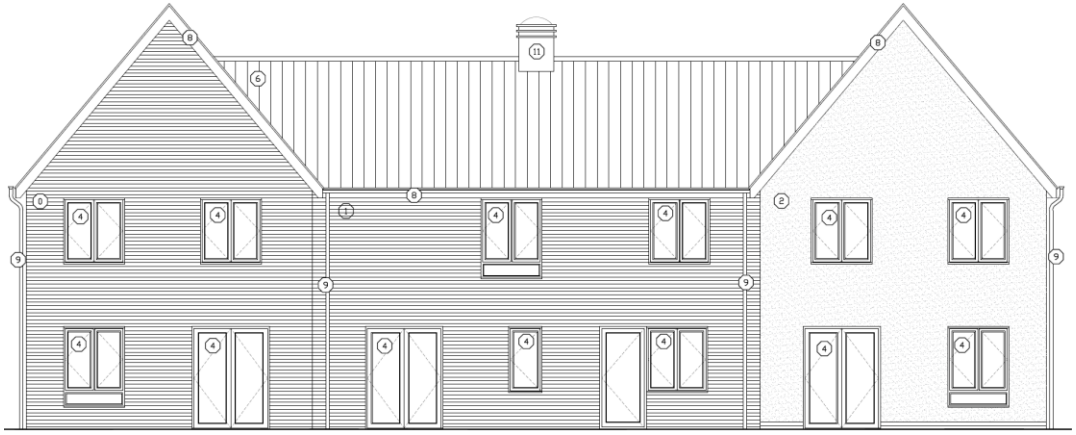
Proposed Elevations - Block
Plot 25 (3B5P)
Front Elevation - North-East

Plot 26 (3B5P)
Front Elevation - North-East

Plot 27 (3B5P)
Front Elevation - North-East



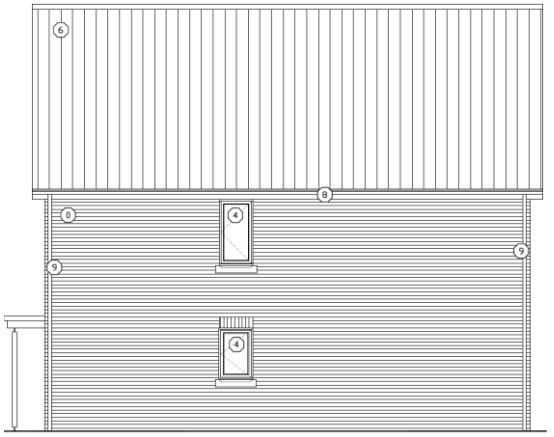
Proposed Elevations - Block
Plot 25 (3B5P)
Side Elevation - South-East



Proposed Elevations - Block
Plot 27 (3B5P)
Rear Elevation - South-West

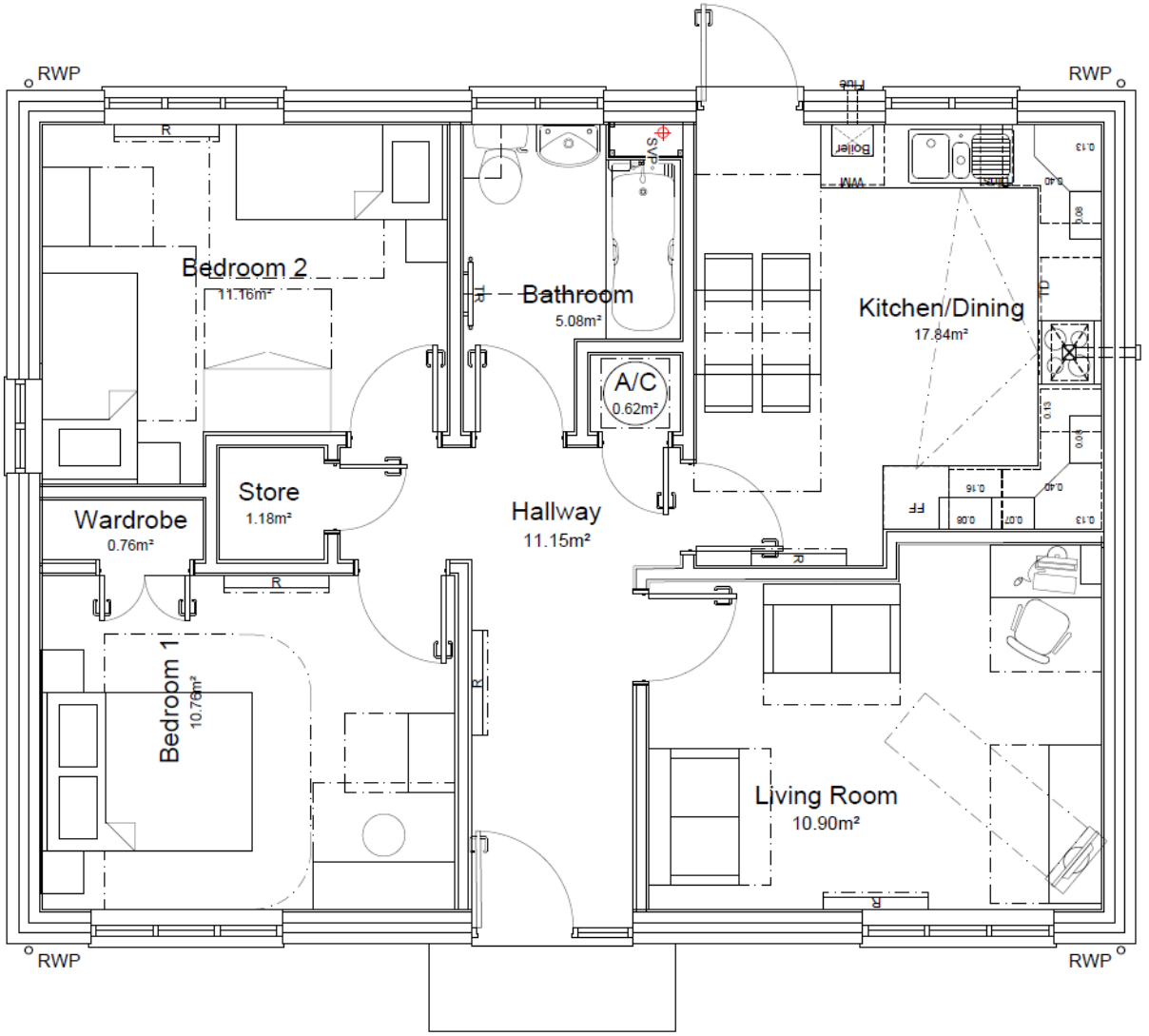
Plot 26 (3B5P)
Rear Elevation - South-West

Plot 25 (3B5P)
Rear Elevation - South-West



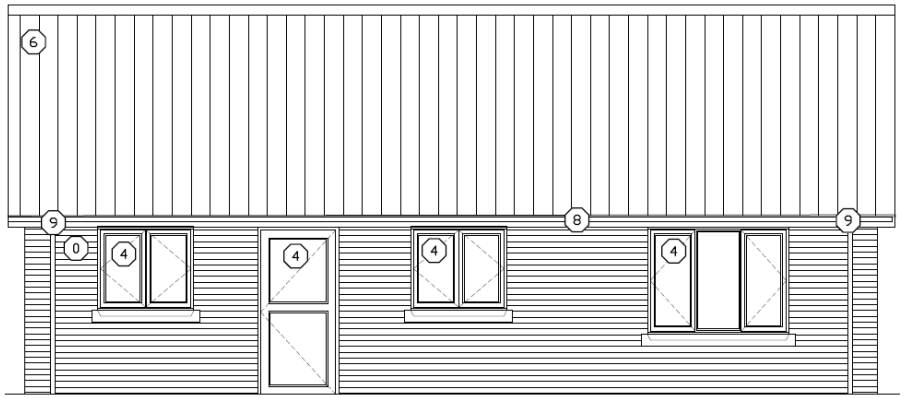
Proposed Elevations - Block
Plot 27 (3B5P)
Side Elevation - North-West

Plot 28 Floor Plan

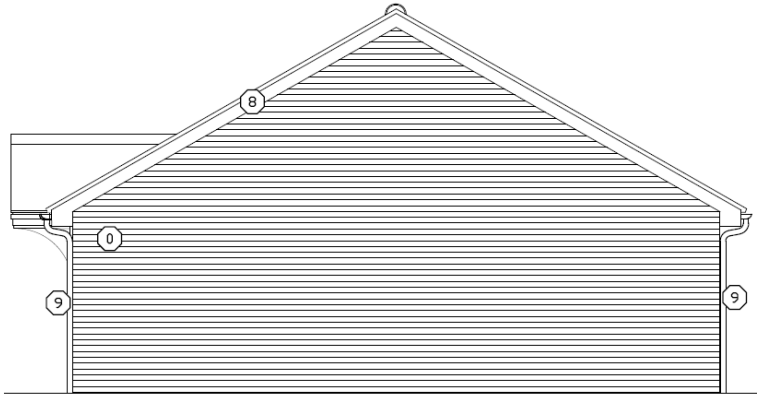


Ground Floor Plan
Plot 28 (2B4P) Bungalow
Floor Area: 74m² | Total Floor Area: 74m²

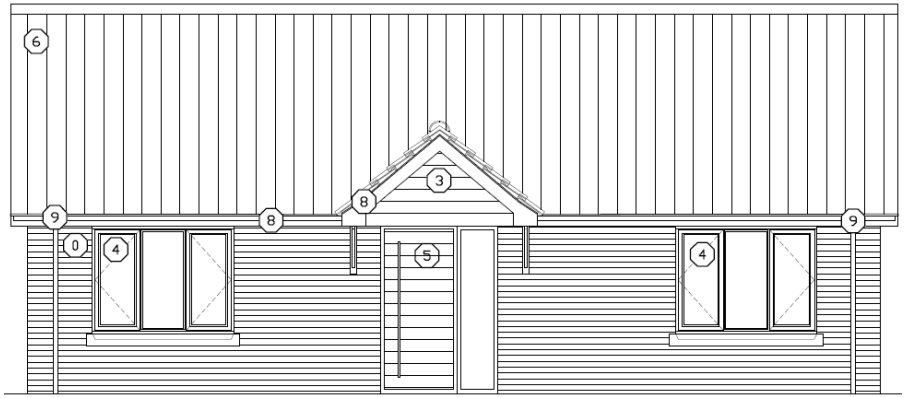
Plot 28 Elevations



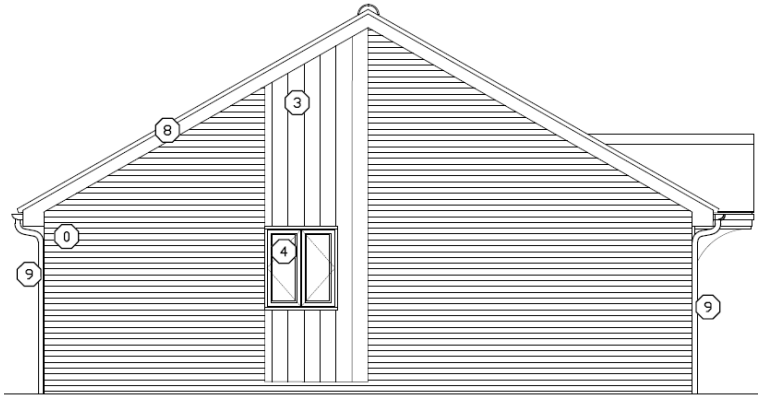
Proposed Elevations
Plot 28 (2B4P) Bungalow
Rear Elevation - South-West



Proposed Elevations
Plot 28 (2B4P) Bungalow
Side Elevation - North West

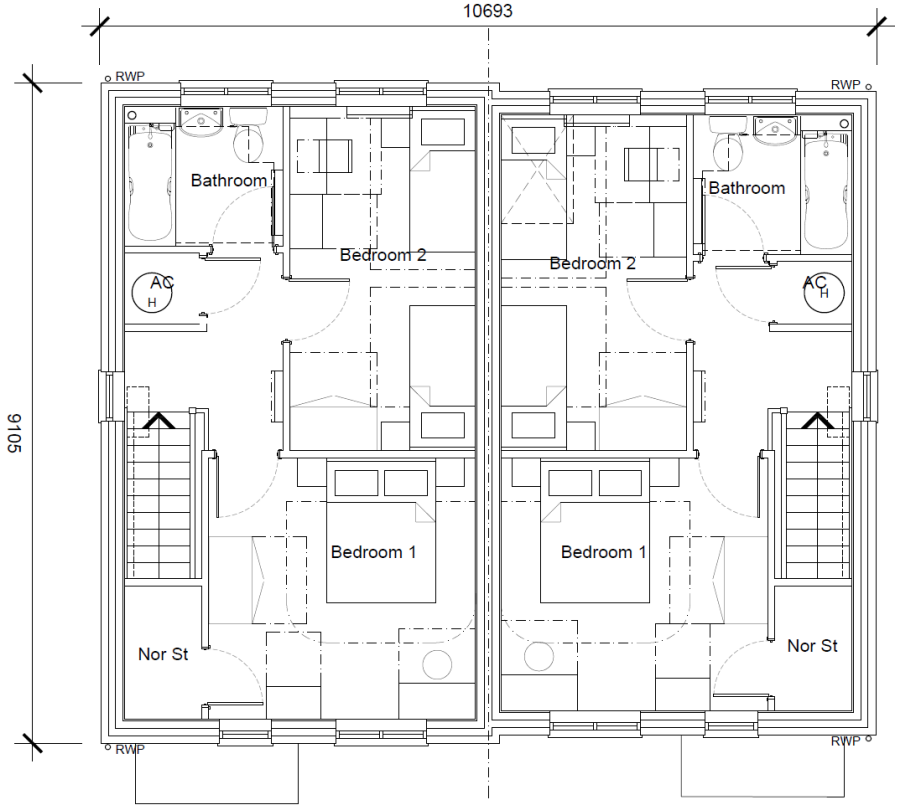


Proposed Elevations
Plot 28 (2B4P) Bungalow
Front Elevation - North-East



Proposed Elevations
Plot 28 (2B4P) Bungalow
Side Elevation - South-East

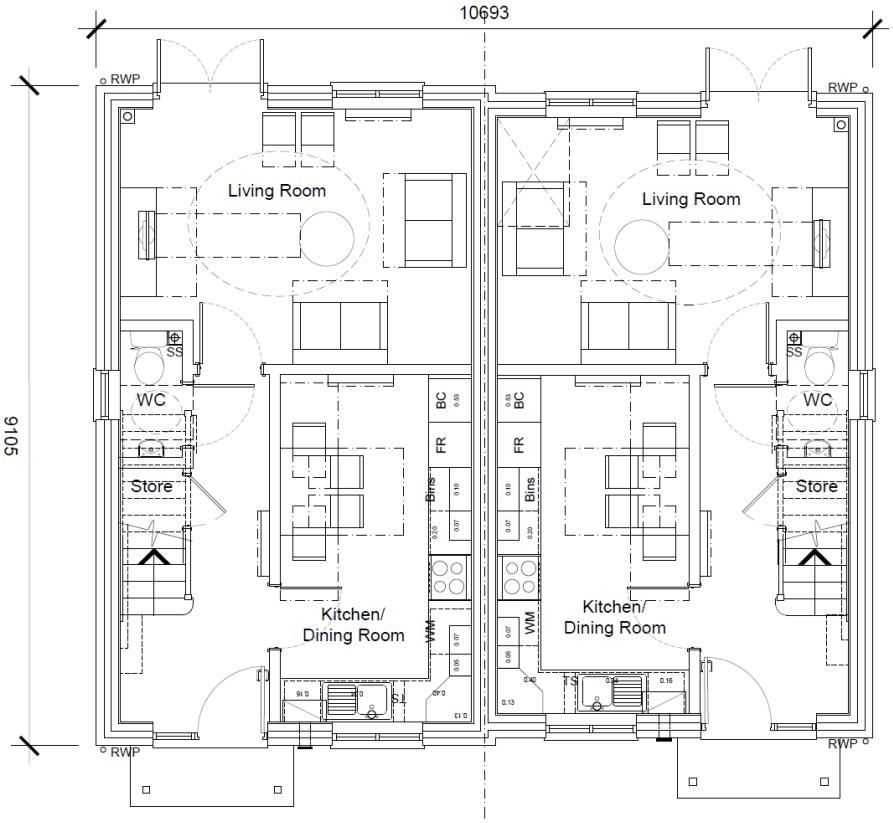
Plots 29 – 30 Floor Plans



First Floor Plan - Block

Plot 29 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 30 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

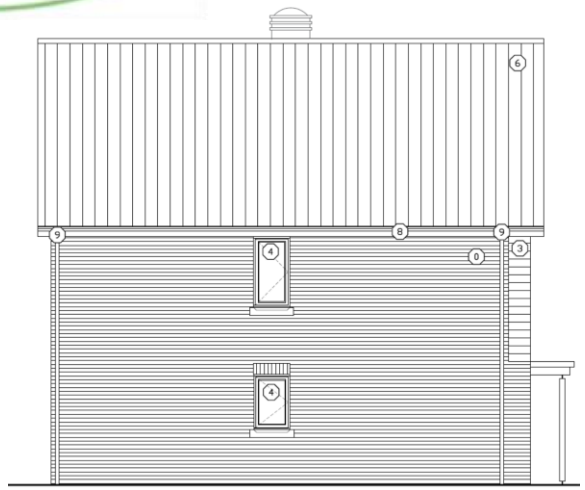


Ground Floor Plan - Block

Plot 29 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 30 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 29 – 30 Elevations



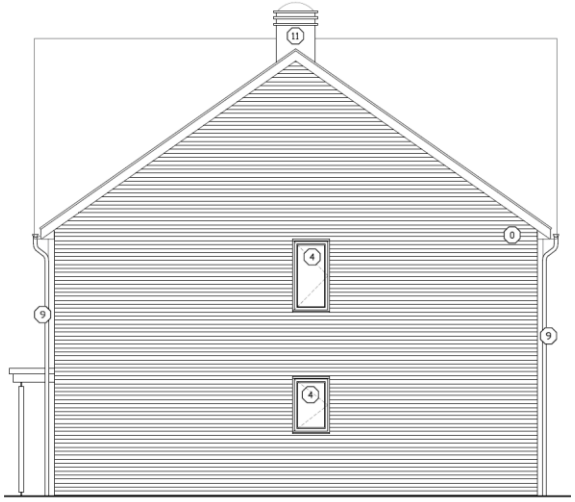
Proposed Elevations - Block
Plot 30 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 29 (2B4P)
Front Elevation - North-East

Plot 30 (2B4P)
Front Elevation - North-East

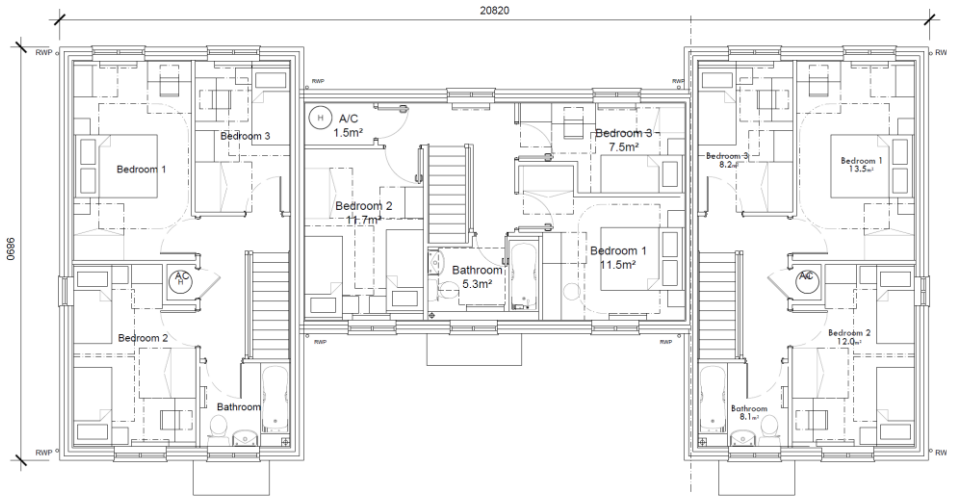
Proposed Elevations - Block
Plot 30 (2B4P)
Rear Elevation - South-West

Plot 29 (2B4P)
Front Elevation - South-West



Proposed Elevations - Block
Plot 29 (2B4P)
Side Elevation - South-East

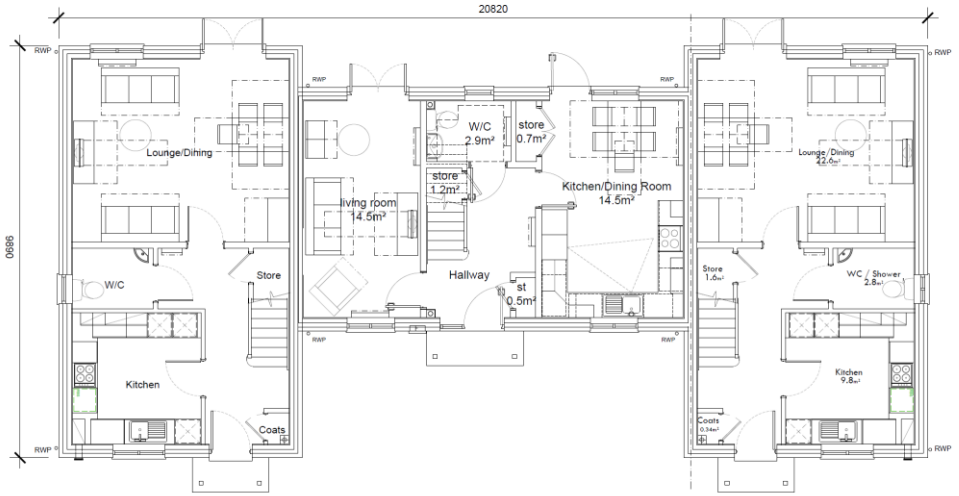
Plots 31 – 33 Floor Plans



First Floor Plan - Block
Plot 31 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 32 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 33 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²



Ground Floor Plan - Block
Plot 31 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plot 32 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

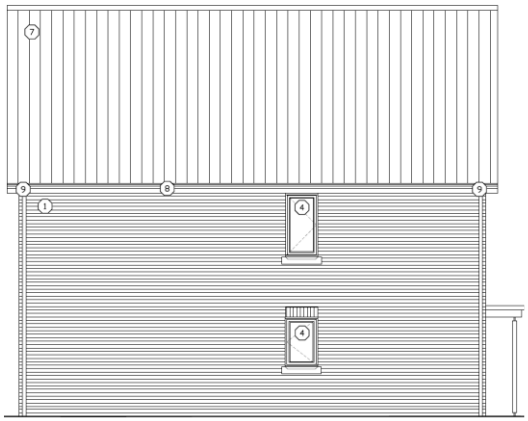
Plot 33 (3B5P)
Floor Area: 47.7m² | Total Floor Area: 95.4m²

Plots 31 – 33 Elevations

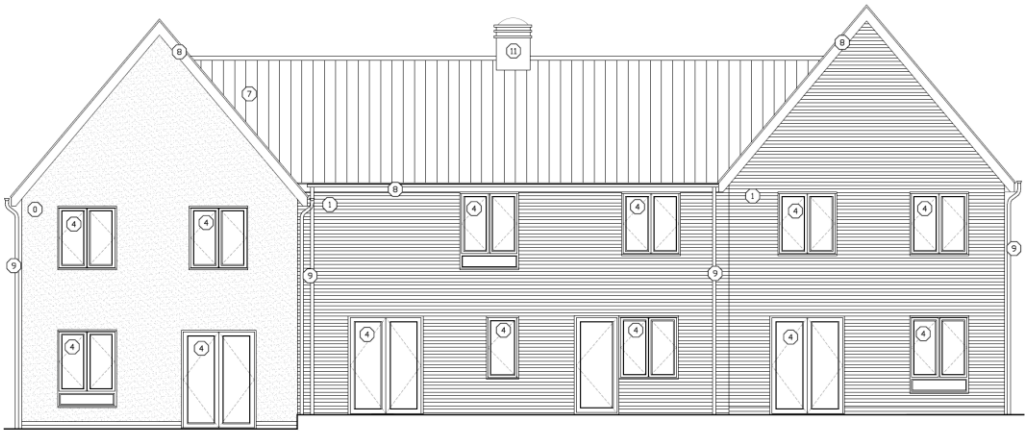
Proposed Elevations - Block
Plot 31 (3B5P)
Front Elevation - South-East

Plot 32 (3B5P)
Front Elevation - South-East

Plot 33 (3B5P)
Front Elevation - South-East



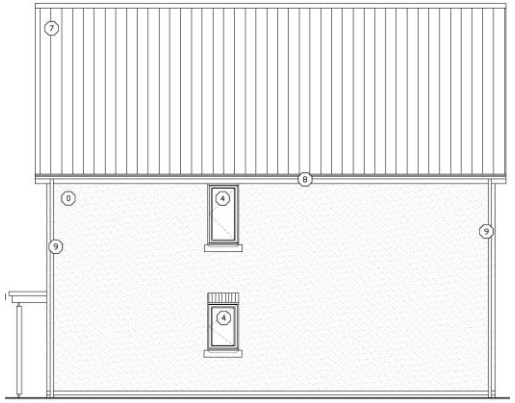
Proposed Elevations - Block
Plot 31 (3B5P)
Side Elevation - South-West



Proposed Elevations - Block
Plot 33 (3B5P)
Rear Elevation - North-West

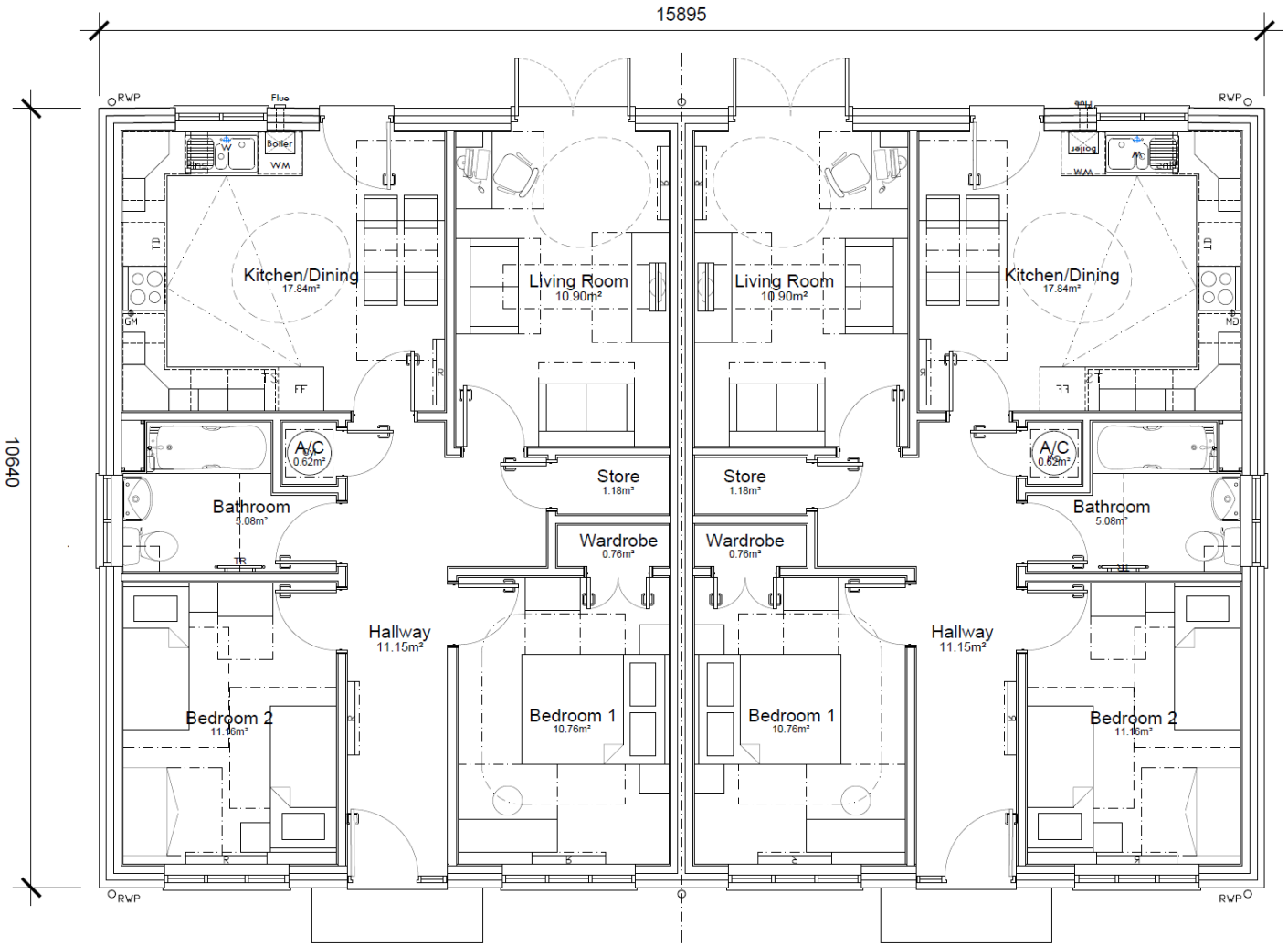
Plot 32 (3B5P)
Rear Elevation - North-West

Plot 31 (3B5P)
Rear Elevation - North-West



Proposed Elevations - Block
Plot 33 (3B5P)
Side Elevation - North-East

Plots 34 – 35 Floor Plans



Ground Floor Plan - Block

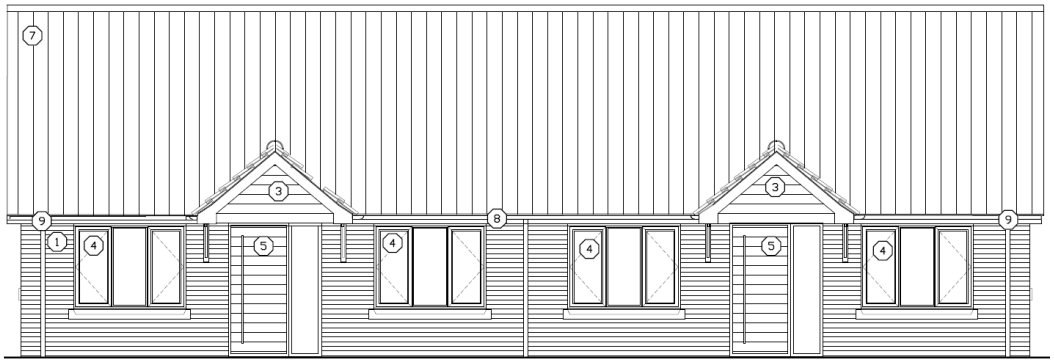
Plot 34 (2B4P)

Floor Area: 74m² | Total Floor Area: 74m²

Plot 35 (2B4P)

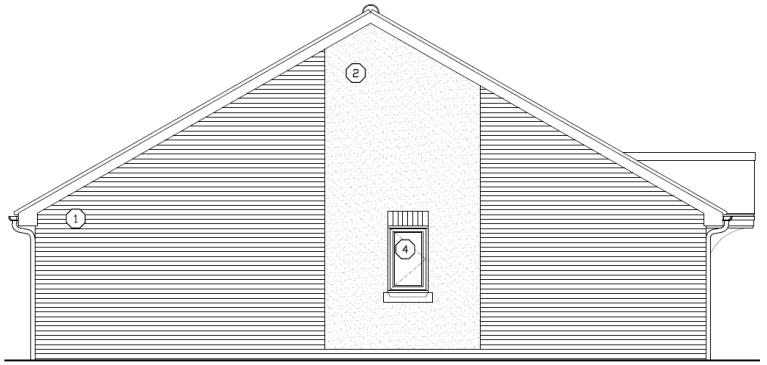
Floor Area: 74m² | Total Floor Area: 74m²

Plots 34 – 35 Elevations

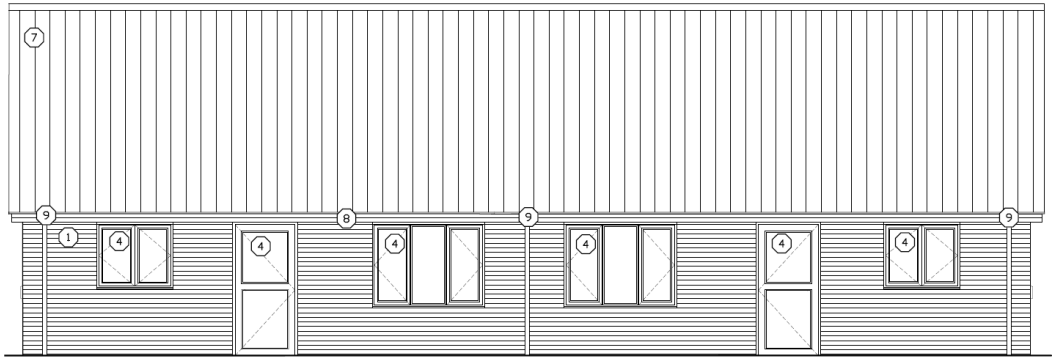


Proposed Elevations - Block
Plot 34 (2B4P)
Front Elevation - South-West

Plot 35 (2B4P)
Front Elevation - South-West

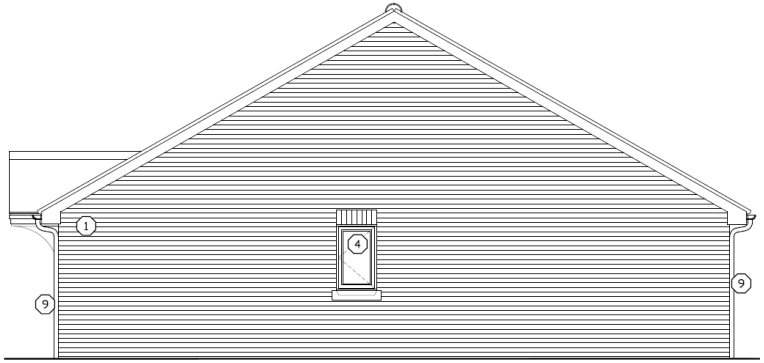


Proposed Elevations - Block
Plot 34 (2B4P)
Side Elevation - North-West



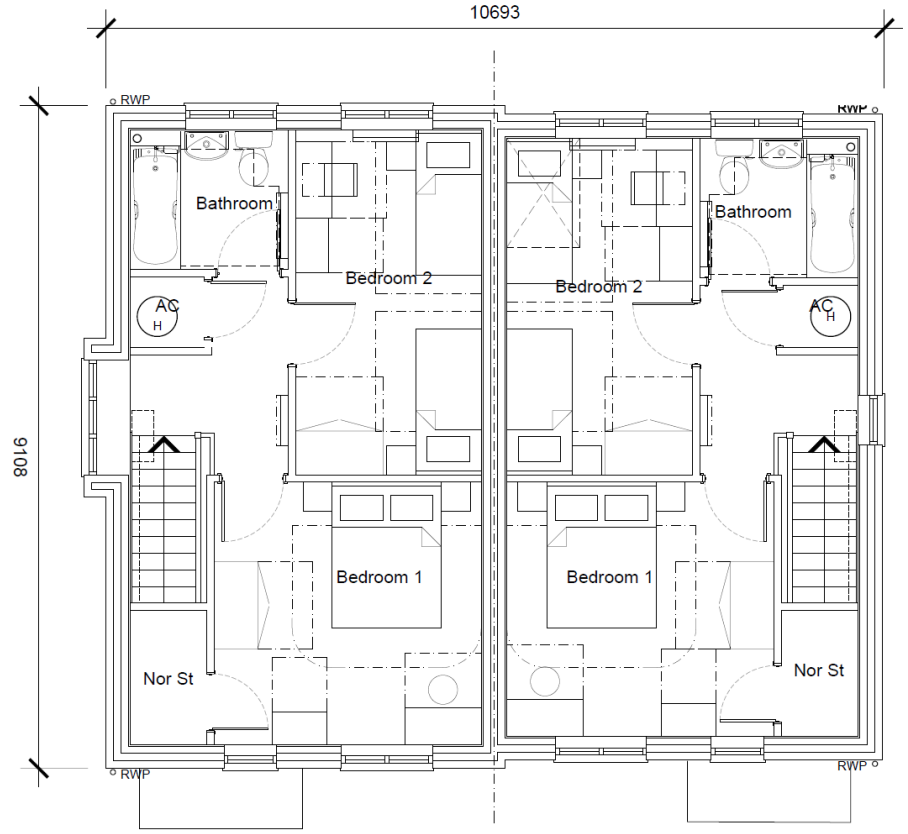
Proposed Elevations - Block
Plot 35 (2B4P)
Rear Elevation - North-East

Plot 34 (2B4P)
Rear Elevation - North-East



Proposed Elevations - Block
Plot 35 (2B4P)
Side Elevation - South-East

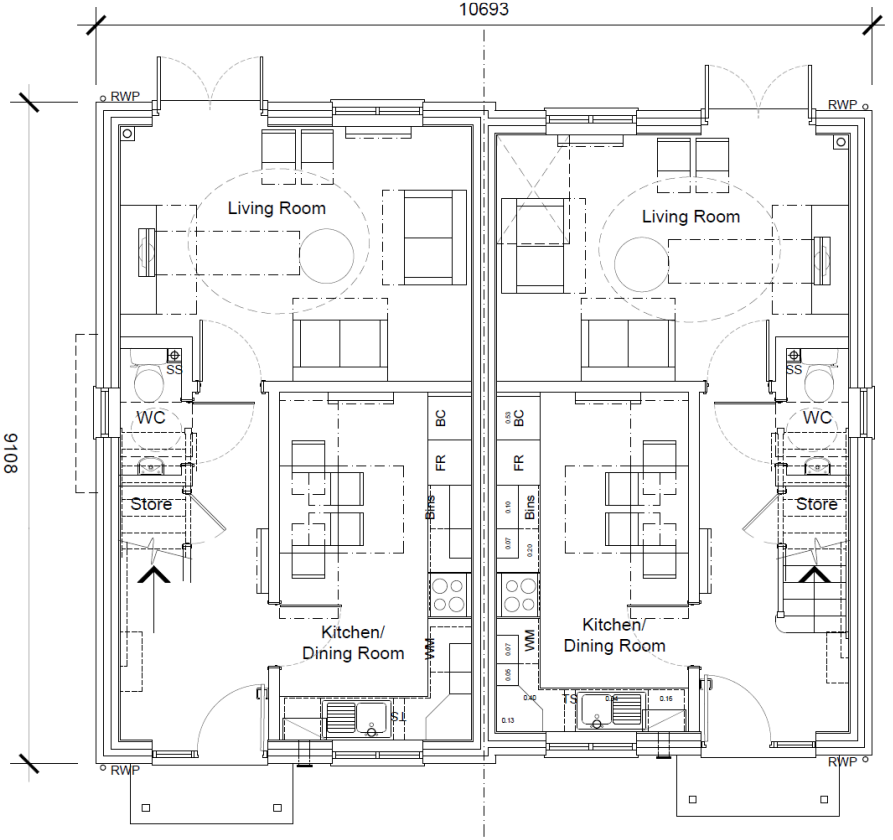
Plots 36 – 37 Floor Plans



First Floor Plan - Block

Plot 36 (2B4P)
Floor Area: 39.7m²
Total Floor Area: 79.4m²

Plot 37 (2B4P)
Floor Area: 39.7m²
Total Floor Area: 79.4m²



Ground Floor Plan - Block

Plot 36 (2B4P)
Floor Area: 39.7m²
Total Floor Area: 79.4m²

Plot 37 (2B4P)
Floor Area: 39.7m²
Total Floor Area: 79.4m²

Plots 36 – 37 Elevations

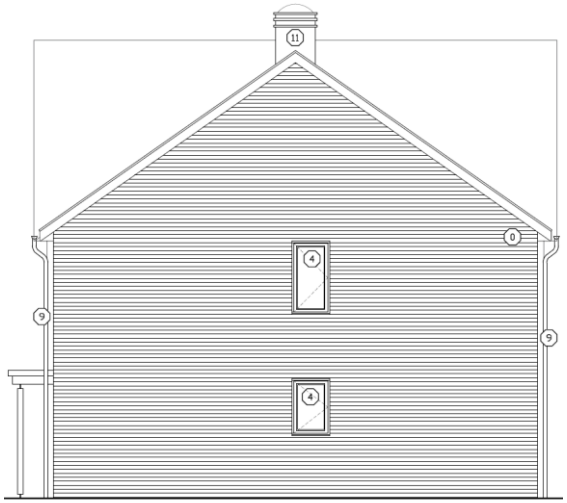
Proposed Elevations - Block
Plot 36 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 36 (2B4P)
Front Elevation - North-East

Plot 37 (2B4P)
Front Elevation - North-East

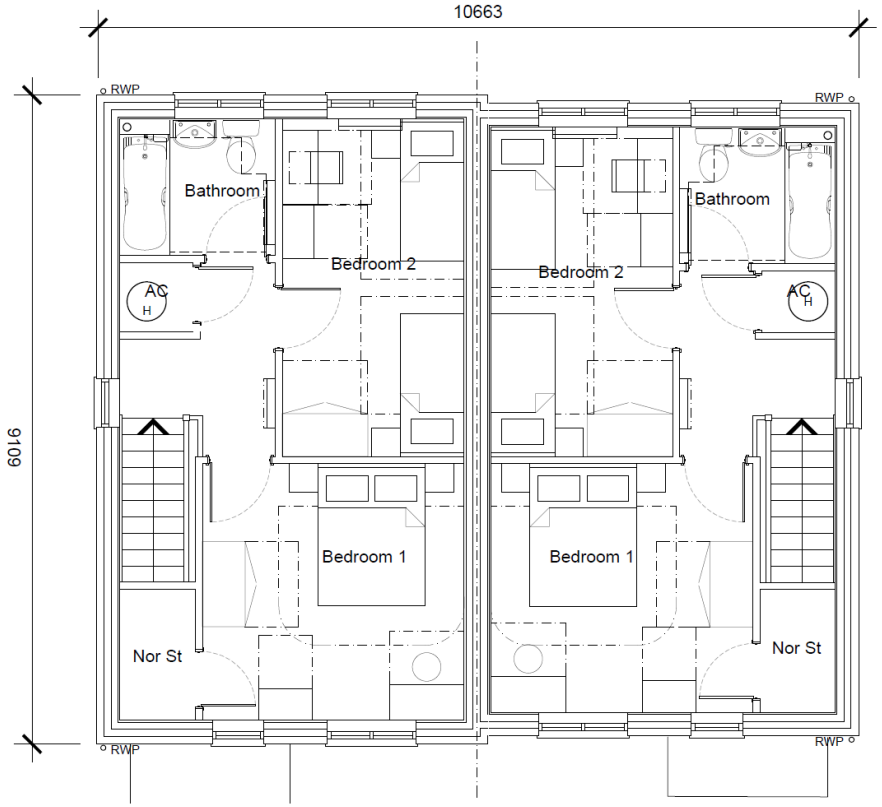
Proposed Elevations - Block
Plot 37 (2B4P)
Rear Elevation - South-West

Plot 36 (2B4P)
Front Elevation - South-West



Proposed Elevations - Block
Plot 29 (2B4P)
Side Elevation - South-East

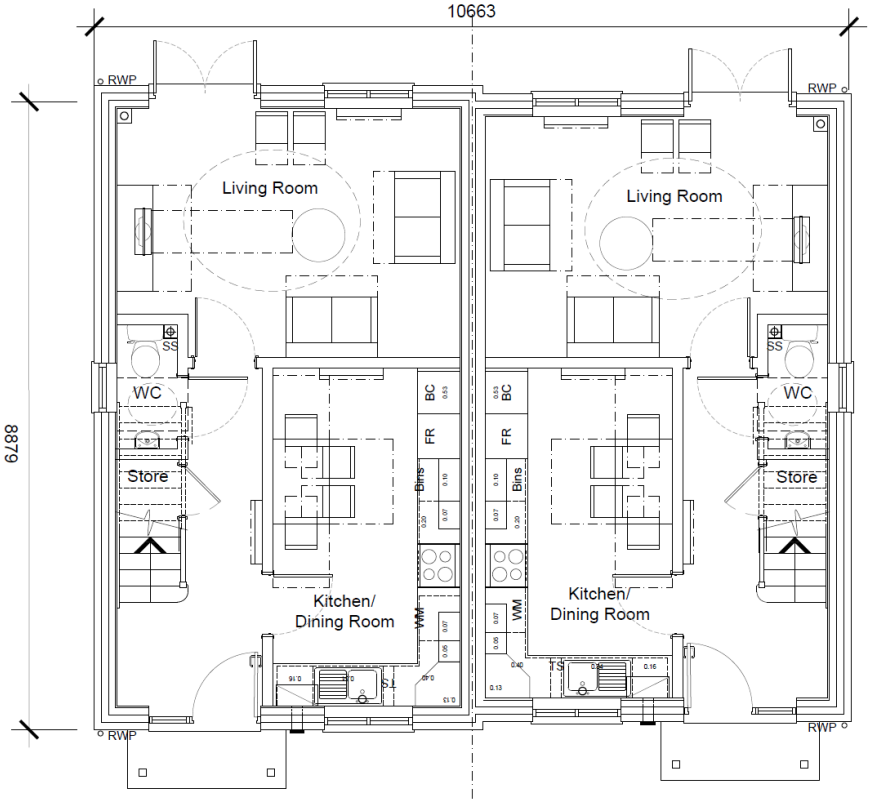
Plots 38 – 39 Floor Plans



First Floor Plan - Block

Plot 38 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 39 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

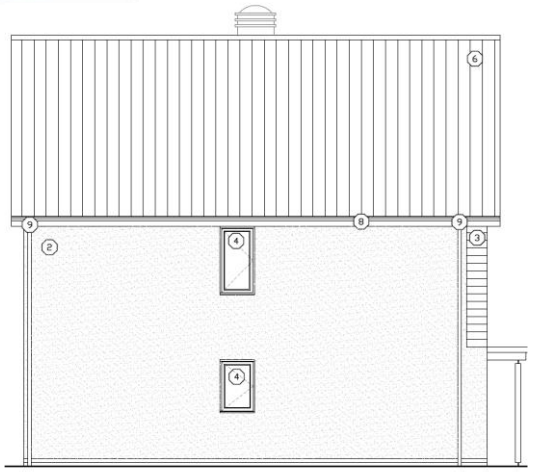


Ground Floor Plan - Block

Plot 38 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plot 39 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 38 – 39 Elevations



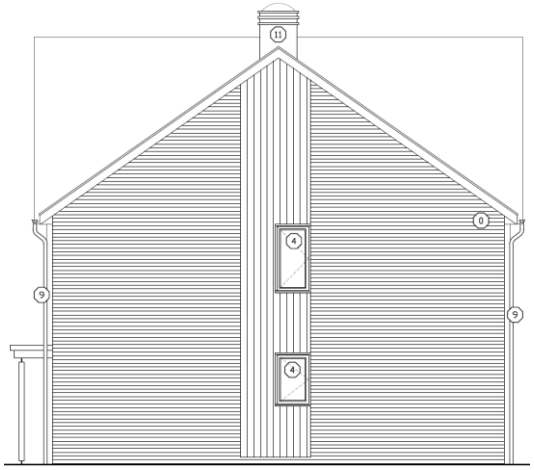
Proposed Elevations - Block
Plot 38 (2B4P)
Side Elevation - North-West

Proposed Elevations - Block
Plot 38 (2B4P)
Front Elevation - North-East

Plot 39 (2B4P)
Front Elevation - North-East

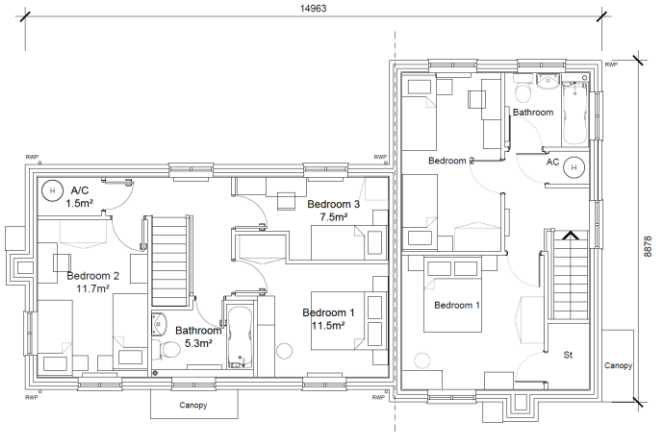
Proposed Elevations - Block
Plot 39 (2B4P)
Rear Elevation - South-West

Plot 38 (2B4P)
Front Elevation - South-West



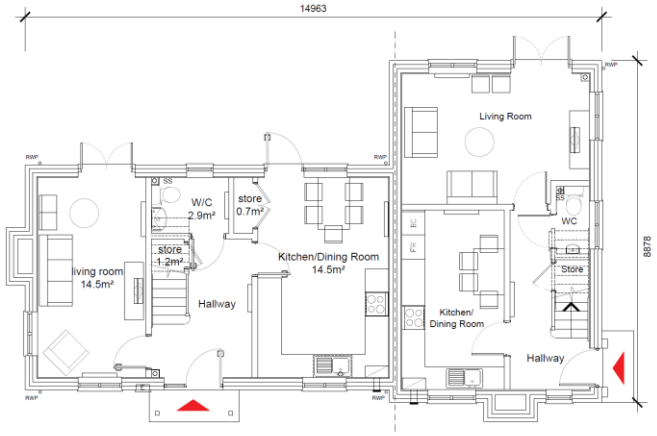
Proposed Elevations - Block
Plot 39 (2B4P)
Side Elevation - South-East

Plots 40 – 41 Floor Plans



First Floor Plan - Block
Plot 40 (3B5P)
Floor Area: 47.2m² | Total Floor Area: 97.4m²

Plot 41 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²



Ground Floor Plan - Block
Plot 40 (3B5P)
Floor Area: 47.2m² | Total Floor Area: 97.4m²

Plot 41 (2B4P)
Floor Area: 39.7m² | Total Floor Area: 79.4m²

Plots 40 – 41 Elevations

Proposed Elevations - Block
Plot 40 (3B5P)
Side Elevation - South-West

Proposed Elevations - Block
Plot 40 (3B5P)
Front Elevation - South-East

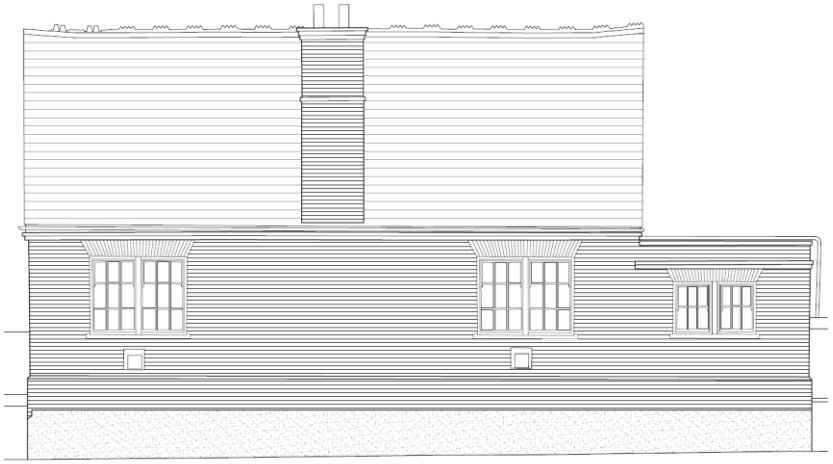
Plot 41 (2B4P)
Front Elevation - South-East

Proposed Elevations - Block
Plot 41 (2B4P)
Rear Elevation - North-West

Plot 40 (3B5P)
Front Elevation - North-West

Proposed Elevations - Block
Plot 41 (2B4P)
Side/School Street Elevation - North-East

Victorian Conversion Existing Elevations



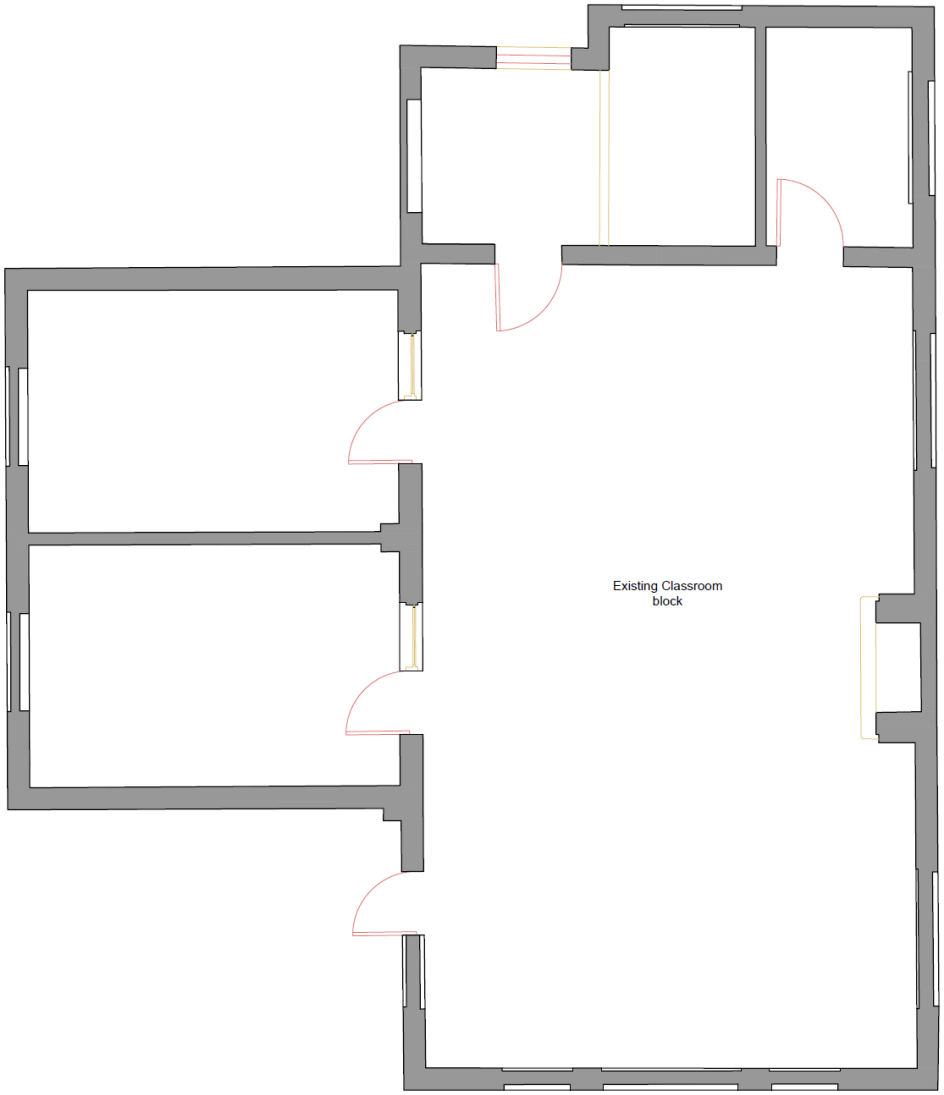
Front Elevation *(From School Street - East)*

Side Elevation *(South East)*

Rear Elevation *(West)*

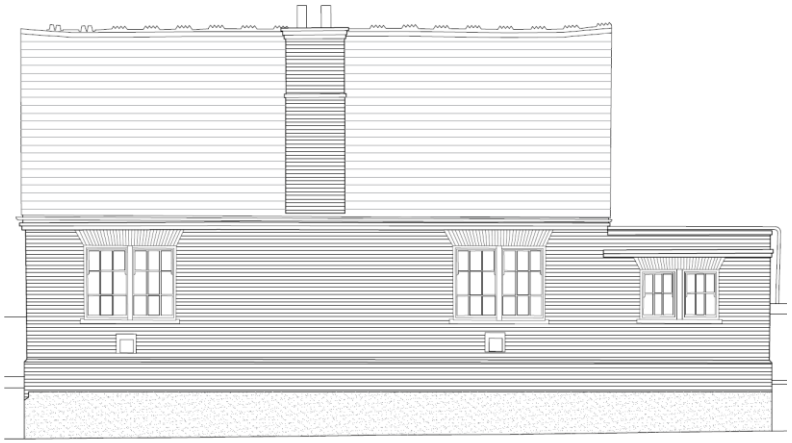
Side Elevation *(North West)*

Victorian Conversion Existing Floor Plans



GROUND FLOOR *(Existing Floor Plan)*

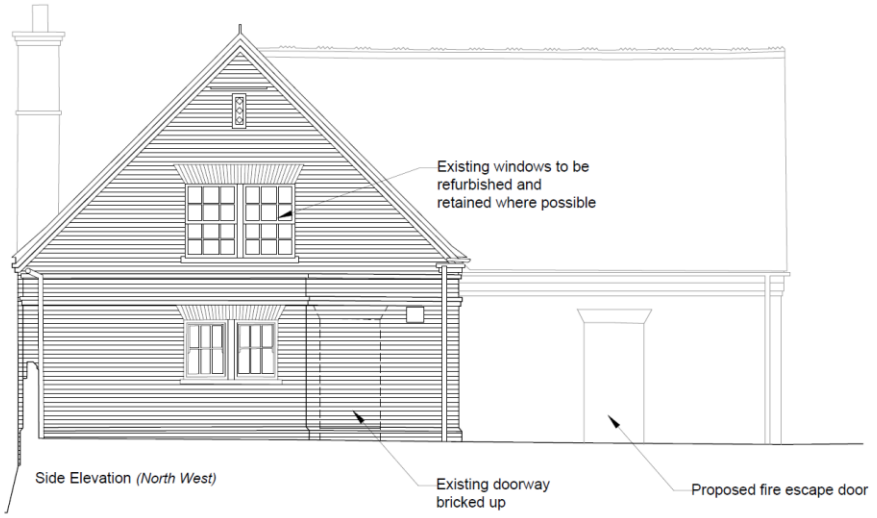
Victorian Conversion Proposed Elevations



Front Elevation *(From School Street - East)*

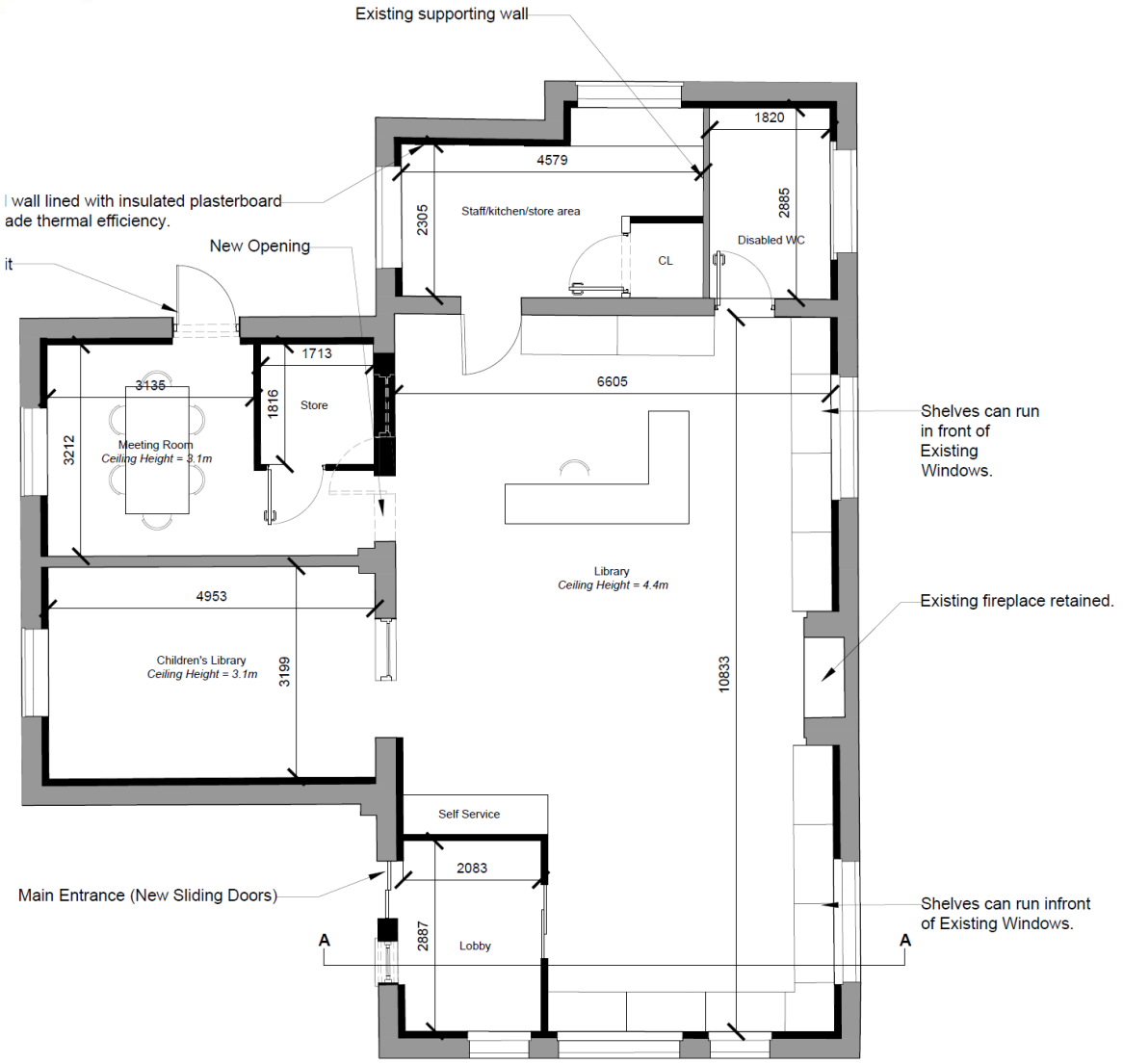
Side Elevation *(South East)*

Rear Elevation *(West)*



Side Elevation *(North West)*

Victorian Conversion Proposed Floor Plans



GROUND FLOOR *(Proposed Library Conversion)*