

Title: Constraints

Reference: 2776/16

Site:



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

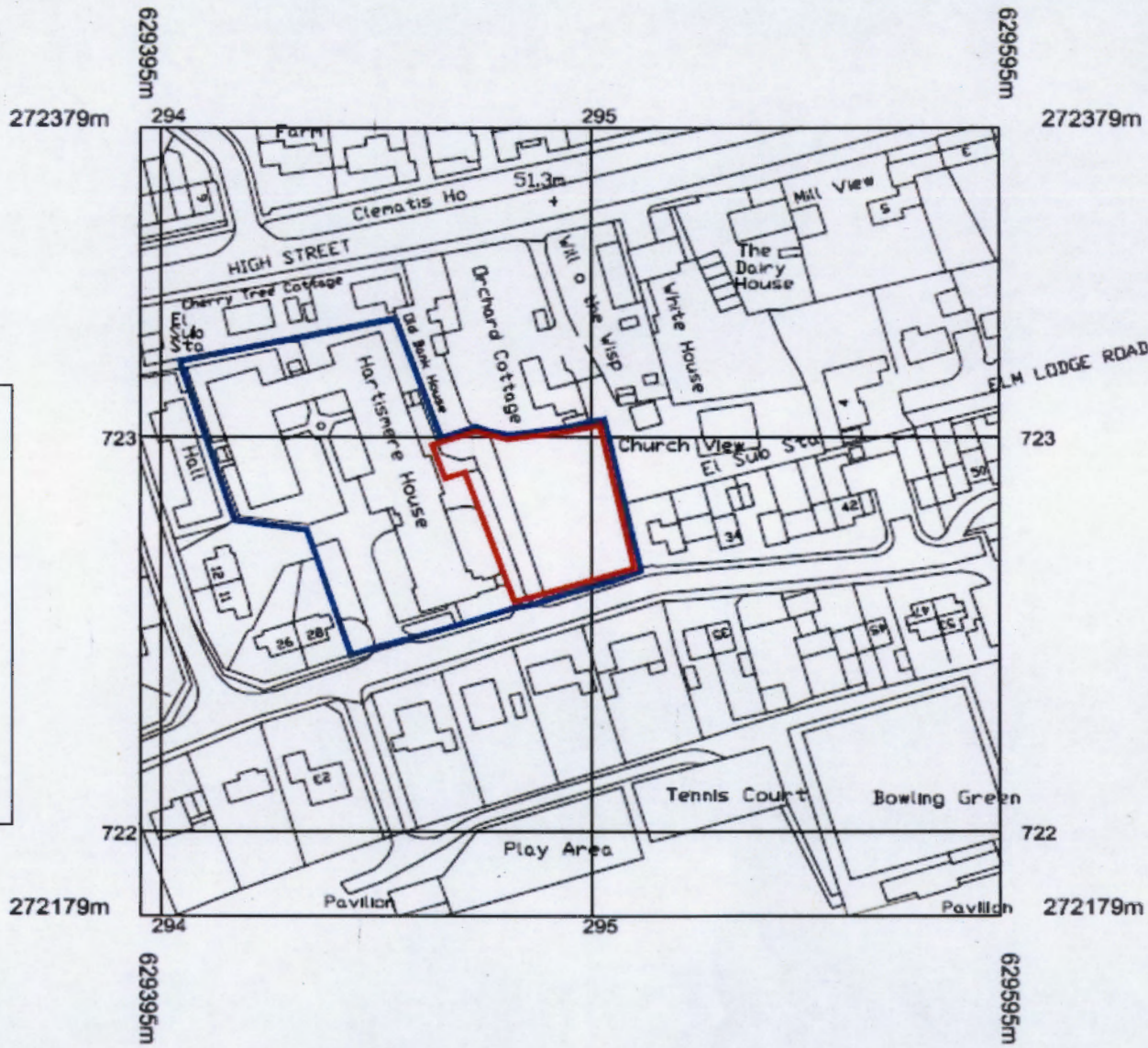


SCALE 1:1250

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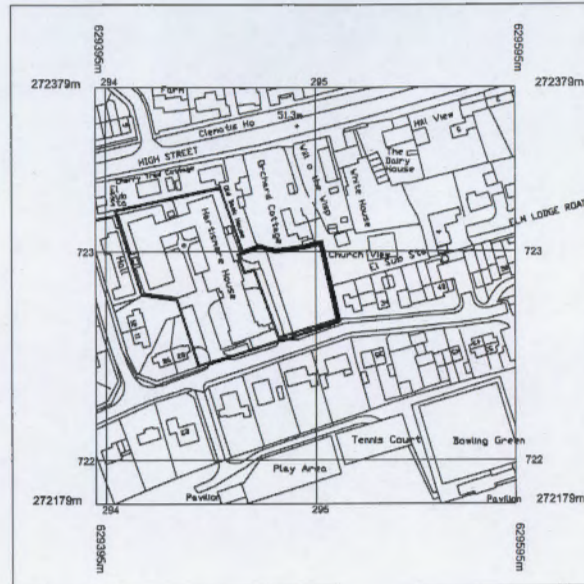
13

Site Location Plan





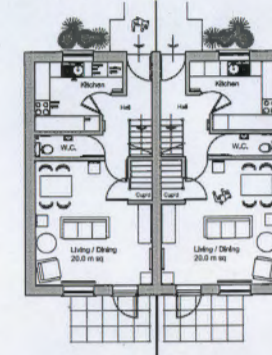
Scale: 1:500
Existing Site Layout Plan



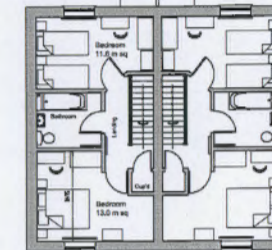
Scale: 1:1250
Site Location Plan
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PROPOSED 2B4P House Type
77.5 m sq Floor Area



Ground Floor Layout
Scale: 1:100



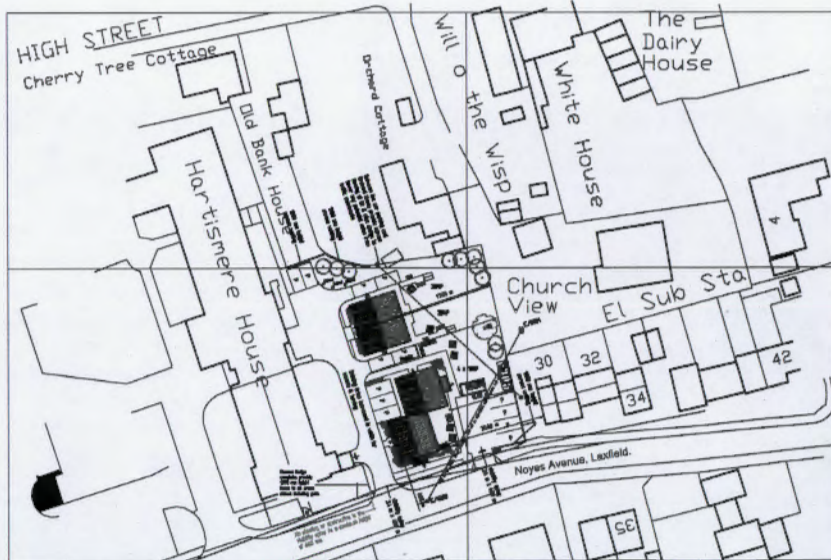
First Floor Layout
Scale: 1:100

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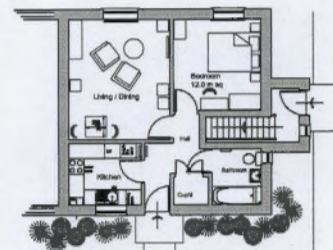
Revisions:

Date	Description
17 Jan 14	Car parking arrangements altered & increased
17 Jan 14	Lined up floor structure
9 Jan 14	Issues after meeting amended
22 Jan 14	Drawing updated
26 Jan 14	Blue line added to BS map
27 Feb 14	Car parking altered
29 Feb 14	Plans shown today and facing noted
26 June 14	Screen layout altered - Client instructions
16 July 14	Dimensions added - planning refusal

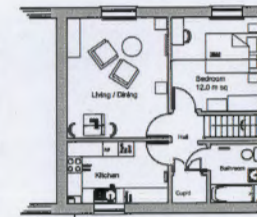


Scale: 1:500
Proposed Site Layout Plan

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100

Schedule Of Accommodation:
4 no: x 1B2P Flat Type
Each - 48.0 m sq Floor Area
4 no: car spaces

2 no: x 2B4P House Type
Each - 77.5 m sq Floor Area
4 no: car spaces

Materials:
a. Flooring - Sandtiff Double Roman 'dark grey';
b. Brickwork - Tuscan Red (shd) to all walls including garden and lift enclosure;
c. Fencing - Concrete post, gravel board and vertical feather edged fence 1800 mm height;
d. Windows PVCU - Colour white;
e. Fascias, soffits, bargeboards, guttering and down pipes to be PVCU - Colour white;
f. Timber boarding to be cedar strip design;
g. Paving - 450 x 450 mm buff throughout including the lift store - 500 on plan;
h. Car Parking & Drive - Drive Black top to match extg.; Bitulite Pavers to new formed parking bays;
i. Bollards as positioned on plan;
j. 93 x 93 mm x 830 mm above the ground levels
Handwood as manufactured by The Noticeboard Shop - www.the-noticeboard-shop.co.uk

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC
Proposals

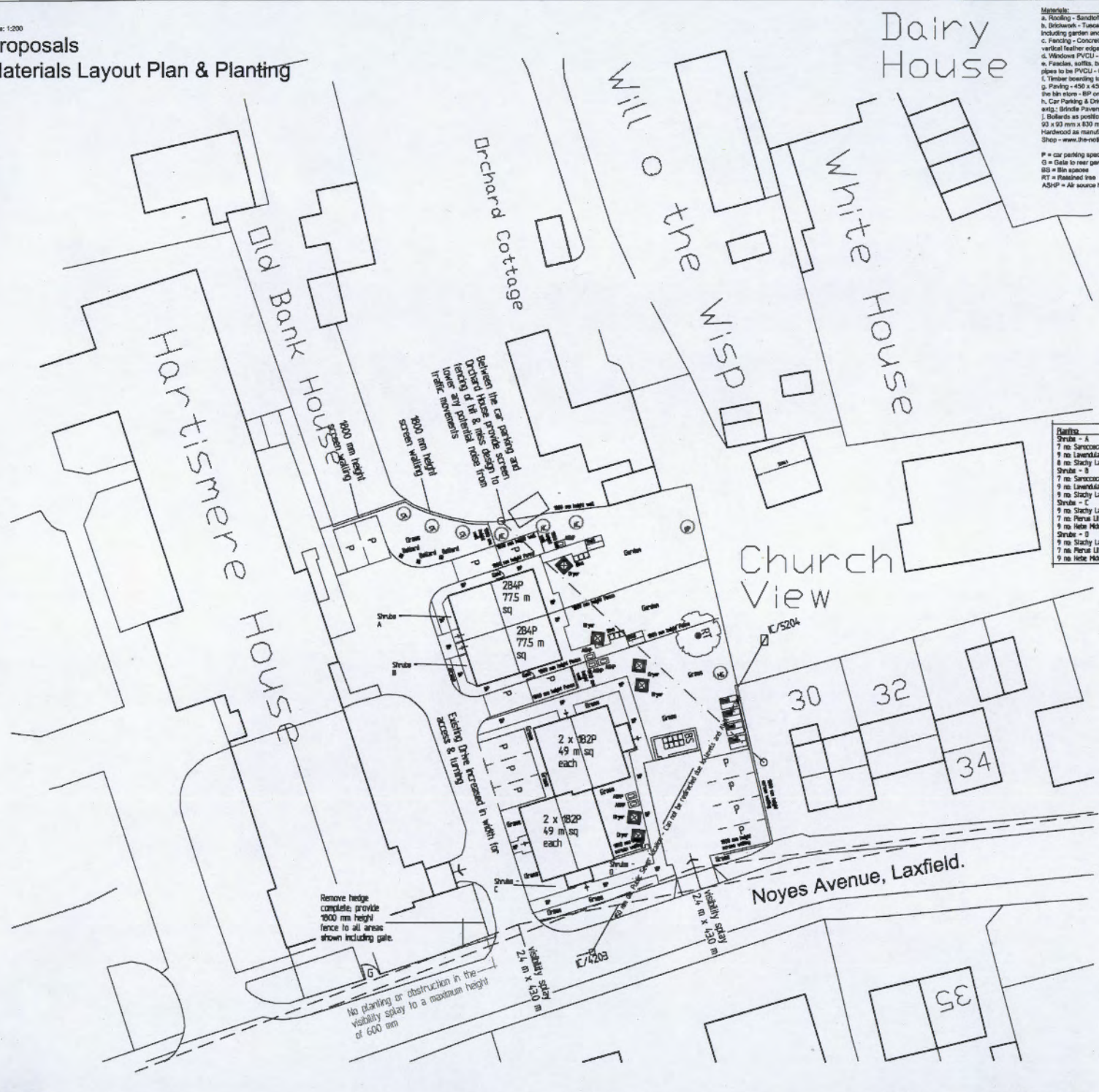
Drawing no: 1786.14.1J
Date: September 2014
Scale: 1:1250; 1:500; 1:100

Ian Garrett
Building Design and
Surveying Consultants

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The Store, 4 Churchwell Street
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Suffolk, IP22 2LZ
T: 01323-011821 M: 07896-187224
E: ian@ianguarrett.co.uk
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Company Reg no. 07146884

Scale: 1:200

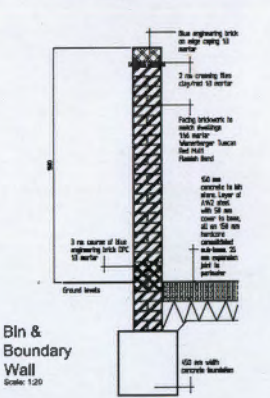
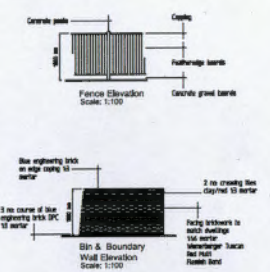
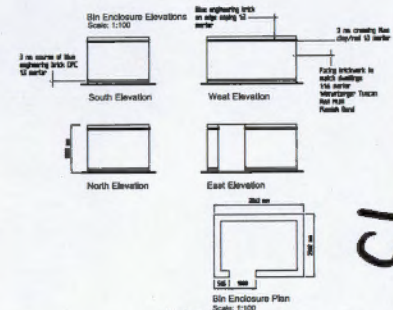
Proposals Materials Layout Plan & Planting



- Materials:**
- a. Roofing - Sandtoil Douste Roman 'dark grey';
 - b. Brickwork - Tesson Red brick to all walls including garden and bin enclosure;
 - c. Fencing - Concrete post, gravel board and vertical feather edged timber 1800 mm height;
 - d. Windows PVCU - Colour white;
 - e. Facades, soffits, bargeboards, gutters and down pipes to be PVCU - Colour white;
 - f. Timber according to be cedar shipyard design;
 - g. Paving - 450 x 450 mm buff throughout including the bin store - 6SP on piers;
 - h. Car Parking & Drive - Drive block top to match ext.; Slipde Pavers to new formed parking bays;
 - i. Ballards as positioned on plan;
 - j. 93 x 93 mm x 830 mm above the ground levels
 - k. Handwood as manufactured by The Notkeboard Shop - www.the-notkeboard-shop.co.uk
- P = car parking spaces**
Q = Gate to rear garden
BS = Bin spaces
RT = Paved area
ADSP = Air source heat pump

- Planting:**
- A. Turf mix:**
 25% Conrad Penzance Ryegrass - Lolium Perenne
 25% Alberta Agrostis Vulgaris - Brown Bent
 10% Musica Showings Fescue - Festuca Rubra Commutata
 10% Cazarea Slender Cocksfoot Seed Fescue - Festuca Litoralis
 20% Linnvale Smooth Stalked Meadow Grass - Poa Pratensis
- B. Noise:**
 BR - bare root planting - November to March
 CG - Container grown planting suitable throughout year
 RB - Root ball planting - November to March
 B = Bulbs
 Subsoil broken up to 300 mm depth
 Planting areas to receive 200 mm depth topsoil
 Seed/soil areas to receive 200 mm depth topsoil
 Surface Finish: Bark mulch to a depth of 50 mm over planting areas
 Current Standards of best practice to be adopted by BS5400:BS5402
 BS 3836: 1992 Part 1 nursery stock specification for trees and shrubs
 BS 3836: 1992 Part 10 nursery stock
 Shrubs planted in groups of 3, 5 or 7
 Soil landscaping to be checked by AWA or other responsible person for adoption service
 Rear garden to receive 40m² of cultivated turf remaining garden to be seeded to same mix prior to installation
- C. Landscaping Schedule:**
- Trees -**
 3 no: Sorbus Aucuparis - 8-10cm (SA)
 2 no: Malus Sylvestris - 8-10cm (MS)
 1 no: Betula Pendula - 8-10cm (BP)
 2 no: Acer Campestre - 8-10cm (AC)
- Shrubs -**
 14 no: Sarcococca Confusa - 3litres - 60 cm
 16 no: Lavandula Hidcote - 3litres - 60 cm
 18 no: Stachys Lanata - 3litres - 60 cm
 14 no: Phlox Lithal Health - 3litres - 60 cm
 18 no: Hebe Malmesbury Beauty - 3litres - 60 cm

- Shrubs - A**
- 7 no Sarcococca Confusa - 3litres - 60 cm
 - 9 no Lavandula Hidcote - 3litres - 60 cm
 - 8 no Stachy Lanata - 3litres - 60 cm
- Shrubs - B**
- 7 no Sarcococca Confusa - 3litres - 60 cm
 - 9 no Lavandula Hidcote - 3litres - 60 cm
 - 9 no Stachy Lanata - 3litres - 60 cm
- Shrubs - C**
- 9 no Stachy Lanata - 3litres - 60 cm
 - 7 no Phlox Lithal Health - 3litres - 60 cm
 - 9 no Hebe Malmesbury Beauty - 3litres - 60 cm
- Shrubs - D**
- 9 no Stachy Lanata - 3litres - 60 cm
 - 7 no Phlox Lithal Health - 3litres - 60 cm
 - 9 no Hebe Malmesbury Beauty - 3litres - 60 cm



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Revisions:

Date:	Description:
A.26.16	Visibility splay altered
B	
C	

Affordable Housing
 Noyes Avenue
 Laxfield
 Suffolk
 IP13 8EB

Client:
 Mid-Suffolk DC

Proposals
 Screen Walls & Fencing
 Materials & Hard Surfacing
 Planting

Drawing no: 1786.15.4A

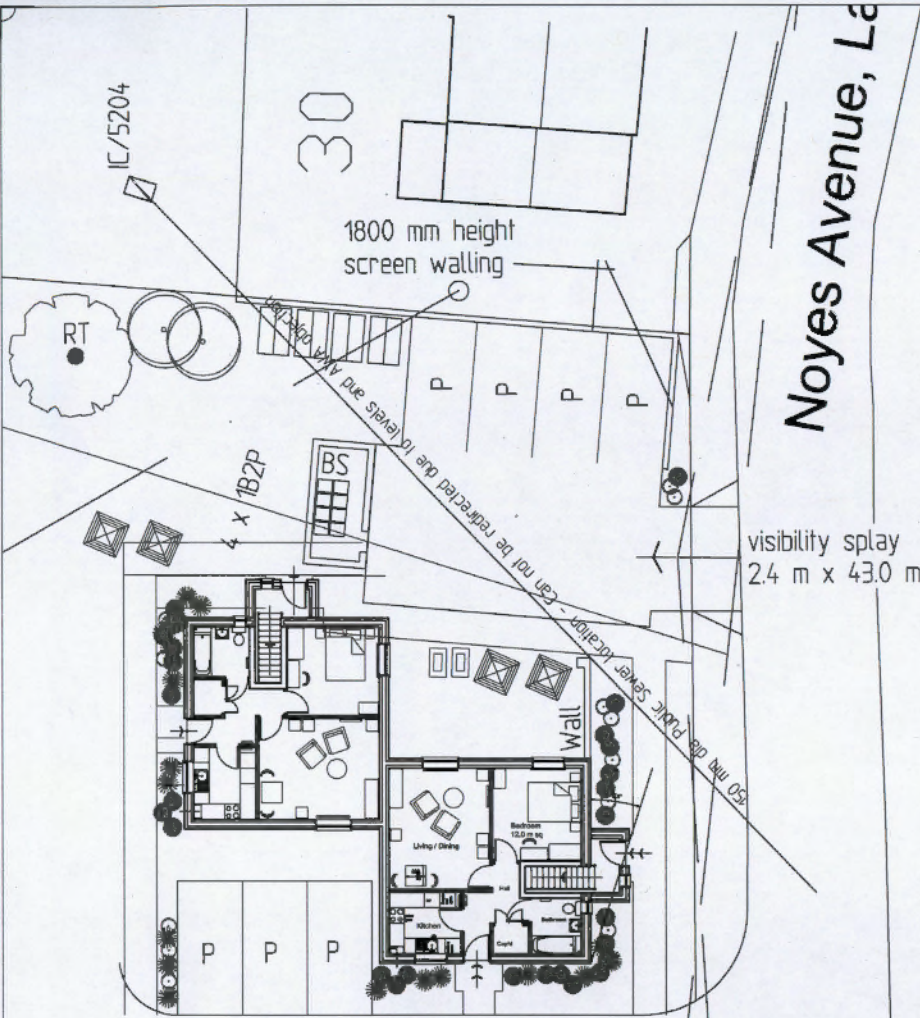
Date: June 2016
 Scale: 1:200; 1:100; 1:20

Ian Garrett

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 W: www.garrettidsgp.co.uk
 Company Reg no. 0714961

This drawing is computer generated and must not be altered manually.

Noyes Avenue, La



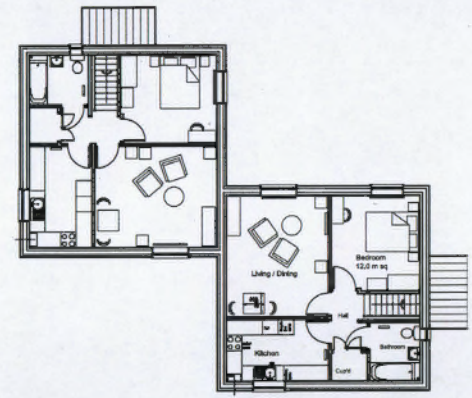
Ground Floor Layout 49 m sq

Scale: 1:100

Existing Drive increased in width for access & turning

visibility splay 2.4 m x 43.0 m

no planting or obstruction in the visibility splay to a maximum height of 2000 mm



First Floor Layout 49 m sq

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Revisions:

Drawn	Description
A	
B	
C	

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no: 1786.14.5

Date: August 2016 Scale: 1:100

Ian Garrett

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W: www.iangearedesign.co.uk
Company Reg no. 0142881

16

PROPOSED 2B4P House Type
77.5 m sq Floor Area



PROPOSED Rear Elevation

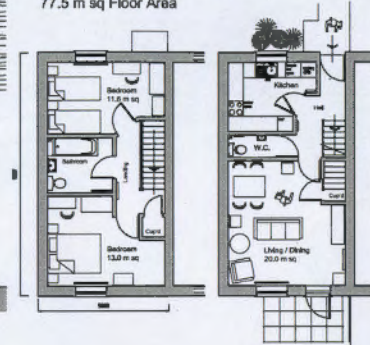
PROPOSED Front Elevation
PV Panels to the west elevation of the proposal



PROPOSED End Elevation

PROPOSED End Elevation

PROPOSED 2B4P House Type
77.5 m sq Floor Area



First Floor Layout
Scale: 1:100

Ground Floor Layout
Scale: 1:100

Proposed Section

PROPOSED ELEVATIONS
Noyes Avenue, Laxfield, Suffolk.

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



PROPOSED Front Elevation - West
Facing Private service road
PV Panels to the south elevation of the proposal



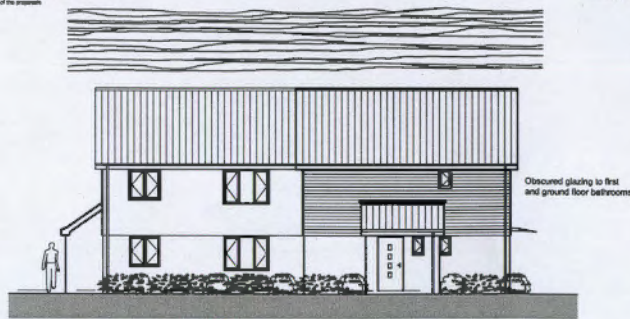
Obscured glazing to first and ground floor bedrooms

PROPOSED Side Elevation - South
Facing Noyes Avenue



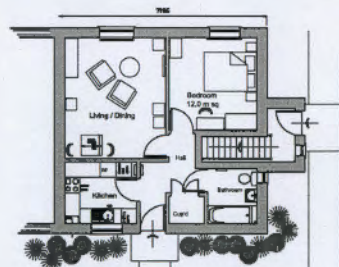
PROPOSED Side Elevation - North

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area

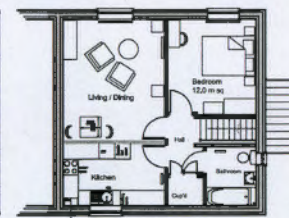


PROPOSED Rear Elevation - East

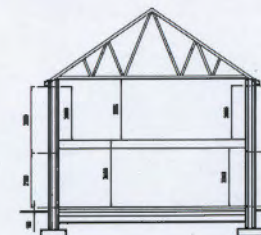
Obscured glazing to first and ground floor bedrooms



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100



Proposed Section

PROPOSED ELEVATIONS
Flats - Noyes Avenue, Laxfield, Suffolk.

Scale: 1:100

- Materials:**
- a. Cladding - Sandford Double Roman 'dark grey';
 - b. Brickwork - Tuscan Red Mull to all walls including garden and bin enclosure;
 - c. Fencing - Concrete post, gravel board and vertical leather edged timber 1800 mm height;
 - d. Windows PVCU - Colour white;
 - e. Fascias, soffits, eaveboards, gutters and down pipes to be PVCU - Colour white;
 - f. Timber boarding to be cedar shiplap design;
 - g. Paving - 450 x 450 mm buff throughout including the bin store - SP on plan;
 - h. Car Parking & Drive - Drive Black top to match edge; Bitulife Pavera to new formed parking bays;
 - i. Bollards as positioned on plan;
 - j. Bollards as manufactured by The Redboard Shop - www.the-redboard-shop.co.uk

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Revisions:

Date	Description
Dec 16	PV panels added to each dwellings roof
Jan 18	Layout of flats altered
18 Jan 18	Brickwork
20 Jan 18	Brickwork altered - Clad sections
20 Jan 18	Clad section altered

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no: 1786.14.2E
Date: September 2014
Scale: 1:1250; 1:500; 1:100

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Building Design and Surveying Consultants

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W: www.iangearedesign.co.uk
Company Reg No. 07448991

Consultee Comments for application 2776/16

Application Summary

Application Number: 2776/16

Address: Land off, Noyes Avenue, Laxfield IP13 8EB

Proposal: Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking.

Case Officer: Lisa Evans

Consultee Details

Name: Mr Nick Woodhead

Address: 2 Myrtle Cottages, Mill Road, Badingham, Woodbridge IP13 8LQ

Email: laxfieldparishclerk@gmail.com

On Behalf Of: Laxfield Parish Clerk

Comments

Laxfield Parish Council supports this revised planning application. Members, however, ask MSDC to note their error in republishing the June 2015 development plan drawing.

Consultation Response Pro forma

1	Application Number	2776/16 Noyes Avenue, Laxfield
2	Date of Response	19.7.16
3	Responding Officer	Name: Paul Harrison
		Job Title: Heritage and Design Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> no harm to a designated heritage asset because it would have no material impact on the Conservation Area or on listed buildings.
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The scheme is a variation of that approved under reference 3997/14, with the roof form changed from hipped to gabled. In terms of impact on heritage assets the revisions make no appreciable difference and I repeat below the comment on the previous scheme:</p> <p>The development site is located directly adjacent to the boundary of the Laxfield conservation area. It is grouped close to existing new build development further to the east end of Noyes Avenue along and 20th century development that is directly opposite the development site and further to the west. There are some undesignated heritage assets on the northern side of the High Street of which the development will have some limited impact on their wider setting. The designated grade II listed buildings to the south of the high street will be largely unaffected by the development with only partial glimpsed views from the upper level windows.</p> <p>There is a vista of the grade I listed church that will be completely obscured from Noyes Avenue however there are extensive views elsewhere of the church from alternative locations around the village, outside and inside the conservation area. Views out of the churchyard and from the church itself will not be compromised or harmed as a result of the proposed development. There is a significant long range view of the church from Mill Lane (to the NW of the development site and N of the village).</p>

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>This will remain largely unaffected however there may be some minor infringement when the surrounding trees are not in leaf.</p> <p>The buildings themselves should match the materials of the surrounding area. The block of flats will address the highway with a principle elevation. This is encouraged as the majority of buildings in the immediate area follow the same pattern. The two houses will be set back from the highway and are designed to a similar style to the adjacent new build properties. Samples of the bricks, weatherboarding and roof tiles should be conditioned to ensure that they are suitable for the surrounding area and constitute as high quality and sustainable design.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	Recommended conditions	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

21

From: David Pizzey
Sent: 19 July 2016 10:06
To: Lisa Evans
Cc: Planning Admin
Subject: 2776/16 Land of Noyes Avenue, Laxfield.

Hi Lisa

I have no objection in principle to this application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report.

Whilst a small number of trees are proposed for removal these are generally of limited amenity value and/or poor condition and their loss will not have a significant impact on the appearance and character of the local area. If you are minded to recommend approval we will also require an arboricultural monitoring schedule in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

22

From: David Harrold
Sent: 12 July 2016 14:39
To: Planning Admin
Cc: Lisa Evans
Subject: Plan ref 2776/16/FUL Land off Noyes Avenue, Laxfield. EH - Other Issues

Thank you for consulting me on the above application to erect 2 dwellings and 4 flats.

I can confirm in respect of 'other' environmental health issues that I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

23

From: Nathan Pittam
Sent: 18 July 2016 08:28
To: Planning Admin
Subject: 2776/16/FUL. EH - Land Contamination.

M3 : 180994

2776/16/FUL. EH - Land Contamination.

Land off, Noyes Avenue, Laxfield, WOODBRIDGE, Suffolk.

Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access

& new vehicular access to car parking.

Many thanks for your request for comments in relation to the above application. I have reviewed the application from the perspective of land contamination and can confirm that the Geosphere Report submitted with the application concludes that the risk to end users of the site is low and this is a conclusion with which I can concur. I therefore have no objections to raise with respect to land contamination at the development but would 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

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

24

Your Ref: MS/2776/16
Our Ref: 570\CON\2279\16
Date: 01/08/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Samantha Summers

Dear Samantha

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2776/16

PROPOSAL: Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking.

LOCATION: Land Off, Noyes Avenue, Laxfield

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 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 1786.14.1H with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

3 NOTE 02

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: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>
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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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From: Abby Antrobus
Sent: 19 July 2016 16:20
To: Lisa Evans; Planning Admin
Subject: 2776/16 Land of Noyes Avenue, Laxfield

Dear Lisa,

Thank you for consulting on the above application. The site lies in the historic core of Laxfield, but archaeological evaluation was carried out under consent 3997/14 and did not reveal significant archaeological features. I would therefore recommend that the current development proposals are unlikely to have an impact on archaeological remains, and I would not recommend that there would need to be a planning condition relating to archaeology.

With best wishes,

Abby

Dr Abby Antrobus

Senior Archaeological Officer

Suffolk County Council Archaeological Service

Bury Resource Centre, Hollow Road, Bury St Edmunds, Suffolk, IP32 7AY

Tel: 01284 741231

Mob: 07785950022

Website: <https://www.suffolk.gov.uk/archaeology>

Heritage Explorer: <https://heritage.suffolk.gov.uk/>

Heritage Gateway: <http://www.heritagegateway.org.uk/Gateway/>

Please note new address



EAST OF ENGLAND OFFICE

Ms Lisa Evans
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00518159

14 July 2016

Dear Ms Evans

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND OFF NOYES AVENUE, LAXFIELD, SUFFOLK, IP13 8EB
Application No 2776/16**

Thank you for your letter of 11 July 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

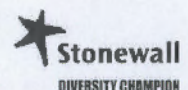
Eilise McGuane

Assistant Inspector of Historic Buildings and Areas
E-mail: eilise.mcguane@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





OFFICIAL

28

2776/16

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

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
26 SEP 2016	
ACKNOWLEDGED	
DATE	
PASS TO	LE

Your Ref: 2776/16
Our Ref: FS/F180889
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 23/09/2016

Dear Sirs

Land off Noyes Avenue, Laxfield IP13 8EB
Planning Application No: 2776/16

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

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 100m from the proposed build site and we therefore recommend 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).

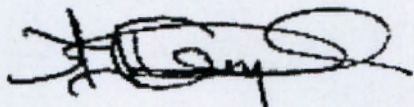
Continued/

OFFICIAL

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



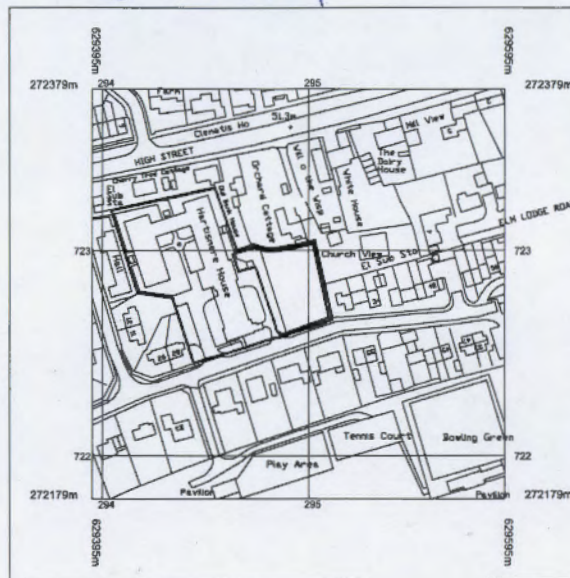
Mrs A Kempen
Water Officer

Copy: Mr I Garrett, The Store, Oakwood Mews, Lowestoft NR32 2LS
Enc: Sprinkler information

PLANS FOR PERMISSION 3997114



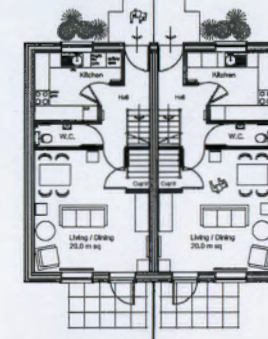
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Existing Site Layout Plan



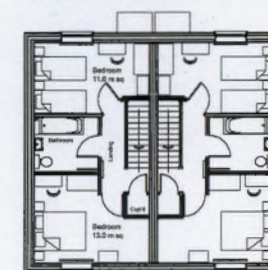
Scale: 1:1250
Site Location Plan
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Licence No: AL 100025996



PROPOSED 2B4P House Type
77.5 m sq Floor Area



Ground Floor Layout
Scale: 1:100



First Floor Layout
Scale: 1:100

Notes:

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The drawing has been prepared for planning or building regulation purposes only & shall not be regarded as a fully working drawing.

All dimensions, levels, foundations, ground conditions, probes, heights, etc & DPA together with complete drawing shall be checked and agreed prior to any construction of any component.

All work, workmanship & materials are to comply with the current & applicable BS Code of Practice, building regulations.

Design planning conditions that may be relevant to the application. The drawing shall be read in conjunction with the specifications, engineer's design, details that may be required to be made.

Any changes to the design or specifications, shall need to be agreed with the Local Authority's planning & building control departments. Changes could compromise the design requirements.

No alterations to the drawings or specifications shown may be undertaken other than by Ian Garrett Building Design the copyright holder.

Revisions:

Date	Description
26 Oct '14	Car parking arrangements altered & increased
7 Jan '15	Layout of flats altered
9 Jan '15	House site location amended
28 Jan '15	Drawing updated
29 Jan '15	Site site added to BS map
27 Feb '15	Car parking altered

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC
Proposals

Drawing no: 1786.14.1F
Date: September 2014
Scale: 1:1250; 1:500; 1:100

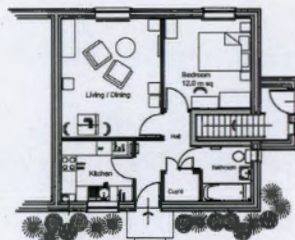
Ian Garrett
Building Design and
Surveying Consultants

Ian Garrett Building Design Limited
The Store, 4, Colwood Lane
61 Palace Street, LOWESTOFT,
Suffolk, IP11 2JL
T: 01320-511831 N: 07986-187294
E: ian@iangarrettdesign.co.uk
W: www.garrettdesign.co.uk
Company Reg no: 87140881



Scale: 1:500
Proposed Site Layout Plan

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100

Schedule Of Accommodation:
4 no: x 1B2P Flat Type
Each - 48.0 m sq Floor Area
4 no: car spaces

2 no: x 2B4P House Type
Each - 77.5 m sq Floor Area
4 no: car spaces

Materials:
Roofing: Tiles - 40/50mm min TBC
Walls: 115mm
Floors: 100mm
Windows: - Color
Frames - White PVCU, Glazing & Overglaze - Black anodized
Screens - White PVCU
Doors: - White PVCU
1800 x 1800mm closed insulated primary landing
Stair
Handing & waste hole
3 nos PVC panels to each property on the rear elevations/entrance facing.

This drawing is unapproved until permitted and must not be altered without the consent of Ian Garrett Building Design Limited.

PROPOSED 2B4P House Type
77.5 m sq Floor Area

PLANS FOR PERMISSION 3997114



PROPOSED Rear Elevation

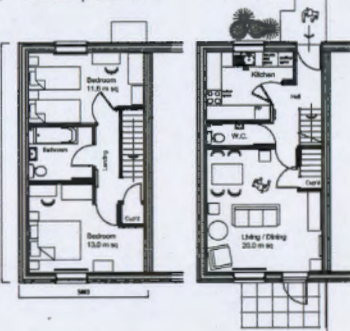
PROPOSED Front Elevation
PV Panels to the rear elevation of the proposal



PROPOSED End Elevation

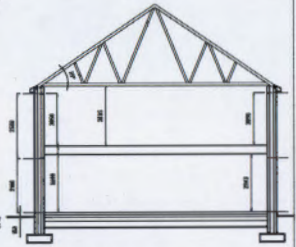
PROPOSED End Elevation

PROPOSED 2B4P House Type
77.5 m sq Floor Area



First Floor Layout
Scale: 1:100

Ground Floor Layout
Scale: 1:100



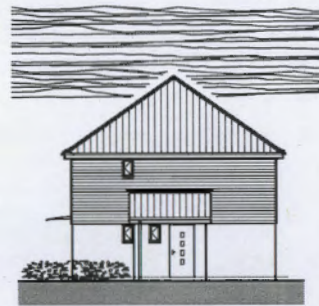
Proposed Section

PROPOSED ELEVATIONS
Noyes Avenue, Laxfield, Suffolk.

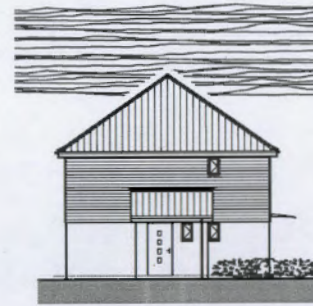
PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



PROPOSED Front Elevation
Facing Noyes Avenue
PV Panels to the rear elevation of the proposal

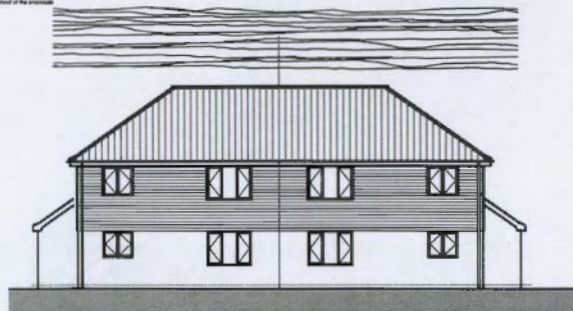


PROPOSED End Elevation



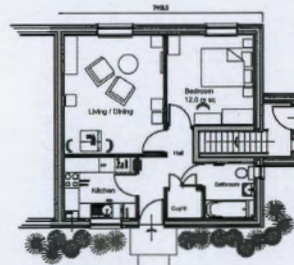
PROPOSED End Elevation

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



PROPOSED Rear Elevation

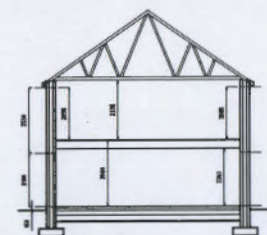
PROPOSED ELEVATIONS
Flats - Noyes Avenue, Laxfield, Suffolk.



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100



Proposed Section

Materials

- Roofing Tiles - Above red 18C
- Roof - Red 18C
- Windows - Color
- Facades - White PVCu Cladding & Downpipes - Black cladding
- Windows - White PVCu
- Doors - White PVCu
- 1000 x 1000 mm clear laminated safety fencing
- Roof
- Recycling & waste bins

Scale: 1:100

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Revisions:

Date	Description
Dec 16	PV panels added to each dwelling roof
Jan 16	Layout of flats altered
22 Jan 16	Working updated.

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no: 1786.14.2C
Date: September 2014
Scale: 1:1250; 1:500; 1:100

Ian Garrett

Building Design and
Planning Consultants
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W: www.garrettbdg.co.uk
Company Reg no. 8749861

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