DRAINAGE:

KEY: →·—■—·→·— Existing public foul sewer.
→·—·—▶—·→ Proposed private foul drains, 100ϕ.

The entire new foul drainage system, and new S.W. drains, are to be installed in the Hepworth Supersleve system, and manufacturers recommendations are to be observed in all matters regarding manholes / I.C's and pipes, including cover, bedding, backfilling, drains under buildings, drains through walls, etc. The entire systems to be in accordance with the relevant parts of BRs 1985, H1 Section 2, and H3 Section 2. All new drains are to be private, to be 100ϕ, to fall at 1in 80 or steeper. In any position where cover will be less than 550, and drain is not protected by a paved surface thereover, lay concrete path 100 thick and at least 750 wide thereover.

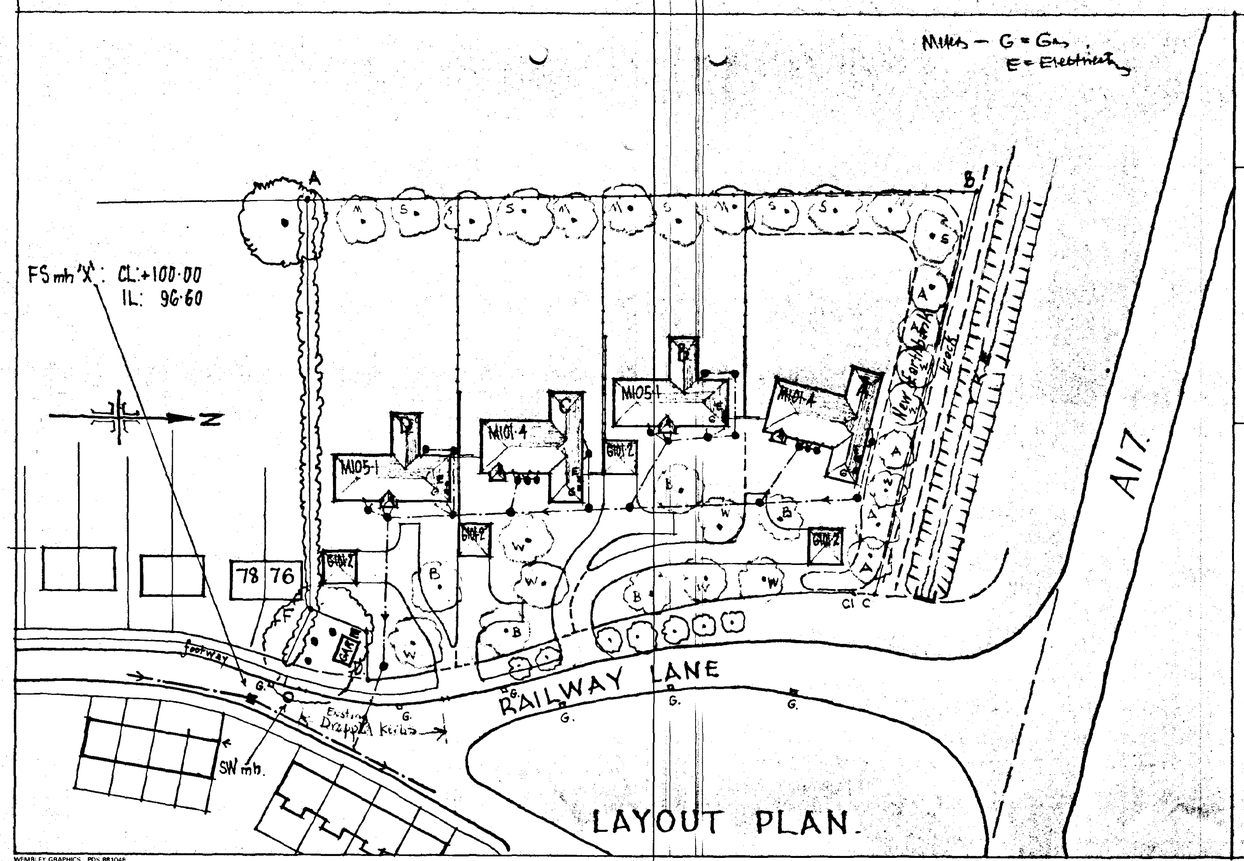
All new private foul drains to be laid on the alignments shown, to run to existing public foul sewer in Railway Lane where shown.

Roof water from each dwelling and garage is to be carried by 100ϕ SW drains to soakaways within the garden area of the dwelling concerned, and at least 5·0m from any building.

DATUM / LEVELS:

For the purpose of this drawing, all levels are related to an Arbitrary DATUM of +100·00 m, being the cover level of FS mh 'X'.

Notes — G = Gas, E = Electricity



SCHEDULE of DWELLINGS:

Bungalows on Plots A + C to be type M101·4, drg.no. M101, left handed.
Bungalows on Plots B + D to be type M105·1, drg.no. M105, left handed.
Garages on each plot to be type G101·2, drg.no. G101.

SCHEDULE of EXTERNAL FINISHES:

WALLS: Plots A + C, and their garages, to be in Ibstock 'Light Buff Rustic' facing bricks.
Plots B + D, and their garages, to be in Ibstock 'Red Rustic' facing bricks.

ROOFS: All bungalows and garages to be in Redland Norfolk pantiles, all at 'Farmhouse Orange', with matching hip and ridge tiles.

SITE BOUNDARIES, & FENCES:

SITE BOUNDARIES:
A-B Existing concrete post + wire fence, to be retained.
B-C Unfenced boundary, to remain unfenced, but see Earthbank.
C-D Existing ranch fence on C-D to be retained, except where two paired access drives are to pass through.
C-C1 at present unfenced, to be fenced to match C1-D.
D-E-F Remove existing derilict post + wire fence, and erect new 1·8m high close boarded fence on same alignment.
F-A Existing hedge, to be retained.

PLOT BOUNDARIES:
– – – – unfenced front plot boundaries.
——— 1·0m high oak post + wire fences
——— 1·8m high close boarded fences, including screen fences within plots.

FOOTWAY and DRIVES:

The existing footway on the west side of Railway Lane carriageway runs from house 76 southwards. It is to be extended northwards in accordance with the terms of existing Section 278 Agreement.

Form two crossings, for each of two paired drives, in conjunction with new footway construction. The northernmost crossing to be at least 70m from the South edge of the A17 carriageway.
Incorporate turning areas for each drive, in each plot as shown.

EARTHBANK:

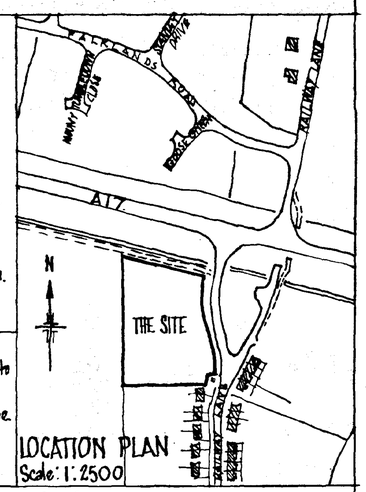
Form new embankment within Plot A as shown, to form barrier against noise from A17. Bank generally to be 6·0m wide at base, and 2·3m high, but tapering in width and height in vicinity of Plot A garage near Railway Lane.

LANDSCAPE & PLANTING:

There are no existing trees on site. Retain existing saplings in Railway Lane verge, except for two which are to be removed in area of new northern access. All trees shown on site are proposed, of species:-

A - Alnus incana	Alder
B - Betula Pendula	Birch
M - Acer Platanoides	Norway maple
S - Acer pseudoplatanus	Sycamore
W Sorbus aria	Whitebeam

Earthbank in vicinity of Bungalow A to be planted with Cotoneaster, on North Slope.



LOCATION PLAN
Scale: 1:2500

DIXON ARCHITECTS. Tel: 0181 445 1954. Fax: 0181 446 4015
12 OAKLANDS ROAD, LONDON, N20 8BA.

RAILWAY LANE, SUTTON BRIDGE, LINCS
Residential Development.

SOUTH HOLLAND DC
HOUSING & PLANNING
24 FEB 2000
Ref:

LAYOUT PLAN

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
197a EAST END RD. LONDON, N2 0LZ Tel: 01-883 3486

Scale:	Date:	Drg No:
1:500 & as shown	~~26/5/93~~ ~~23/7/93~~ 6/8/93	976·2

WEMBLEY GRAPHICS PDS 881046

SCHEDULE of DWELLINGS:

Plot A — : Type M105·2 bungalow, drg.no. M105.
Plots B,D,F,H : Type M109·1 bungalows, drg.no. M109., but handed.
Plots C,E,G — : Type ~~M109·2~~ bungalows, drg.no. ~~M109.~~ M111., but handed.
Plots J,K — : Type M110·1 bungalows, drg.no. M110.

Garages to Plots A-H : All to be type G101·2, drg.no. G101.

SCHEDULE of EXTERNAL FINISHES:

WALLS: Plots A,B,C,G,H+J, and their garages, to be Ibstock 'Red Rustic' facing bricks.
Plots D,E,F+K, and their garages, to be Ibstock 'Light Buff Rustic' facing bricks.

ROOFS: All, including garages, to be in Redland 'Norfolk' pantiles.
Plots A,B,F+G to be 52 'Breckland Brown'.
Plots C,D,E,H,J+K to be 37 'Tile Orange'.

DRAINAGE:

KEY: Existing public foul sewer, 150ø
Proposed private foul drains, 100ø.

The entire new foul drainage systems, and new SW drains, are to be installed in the Hepworth Supersleve system, and manufacturers recommendations are to be observed in all matters regarding manholes / I.C.s and pipes, including cover, bedding, backfilling, drains under buildings, drains through walls, etc. The entire systems to be in accordance with the relevant parts of BRs 1985, HI Section 2, and H3 Section 2. All new drains are to be private, 100ø, to fall at 1in 80 or steeper. Floor levels of all dwellings will be at approx. +4·10, thus there is abundant depth to achieve these falls to the IL's of laterals to public sewer foul mhs 1601 and 1702.

ROAD and ACCESSES:

Existing Railway Lane carriageway to be 'increased in width where necessary to ensure minimum width of 5·0m; such width to be measured from the existing kerbs forming the western line of the carriageway.
Form new 1·8m wide footway along entire Site frontages where shown, with intervening verge between footway and carriageway generally 2·0m wide, including across 'Access Reservation'.

Form individual drive accesses as shown. In cases where garage doors are parallel to new footway, such garages to be at least 6·0m behind footway back-edge line.

All new private foul drains to be laid to the alignments shown, to run to the existing 150ø laterals connecting into foul mhs 1601 and 1702 as shown.

Roof water from each dwelling and garage is to be carried by 100ø sw drains to soakaways within the garden area of the dwelling concerned, and at least 5·0m from any building.

DATUM / LEVELS:

All levels shown are related to OS Datum, as per Anglian Water drawing, indicating benchmarks of +4·29 on corner of 89 Railway Lane (i.e. the Southernmost house on east side of Railway Lane).

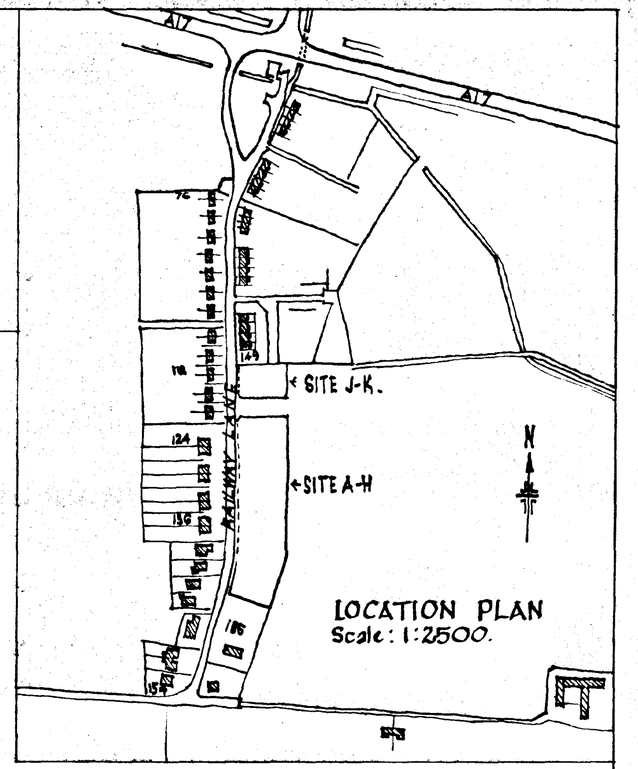
FENCES and BOUNDARIES:

Site Boundaries S-T / W-X-Y to have 1·200 high chestnut fence, with new hawthorn hedge planted immediately within.
Site Boundaries T-T1 / V1-W to have 1·800 high close boarded fences; Boundaries T1-U / V-V1 to have similar fences 1·000 high.
On Site Boundary R-S, retain existing hawthorn hedge (See also 'LANDSCAPE/PLANTING').
On Site Boundary Y-Z, retain existing Leylandi hedge.
Plot back garden Blank Fences to be 1·800 high close boarded type.
Plot front garden Blank boundaries, and front Site Boundary, to be unfenced.

LANDSCAPE/PLANTING:

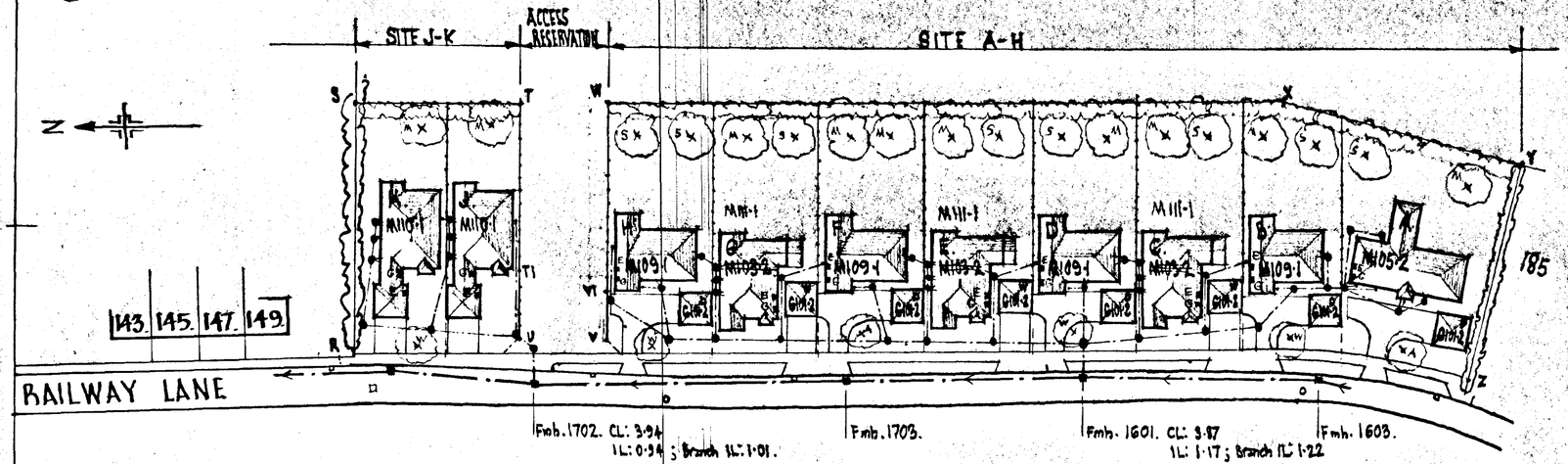
Retain existing hawthorn hedge on Site Boundary R-S, but remove 'inner line' of elder etc.
Retain existing Leylandi hedge on Site Boundary Y-Z.
Plant new hawthorn hedge within site along boundary S-T/W-X-Y.
Plant new trees where shown thus —(x)—

Species: A Alnus Incana Alder
M Acer Platanoides Maple
S Acer Pseudoplatanus Sycamore
W Sorbus Aria Whitebeam



AMENDMENT Dwellings C,E+G to be M111·1 type (N.B. M1183·2 c. in error)

E = Electricity Meter prm
G = Gas " "



SOUTH HOLLAND DC
HOUSING & PLANNING
24 FEB 2000
Ref:

DIXON ARCHITECTS TEL: 0181 445 1954. FAX: 0181 446 4015
12 OAKLANDS ROAD, LONDON, N20 8BA

RAILWAY LANE - East Side, adj. and to the South of 149 - SUTTON BRIDGE, LINCS. Residential Development

LAYOUT PLAN

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
~~297a EAST END RD, LONDON, N2 0LZ Tel: 01 - 883 3488~~

Scale:	Date:	Drg No:
1:500 & as shown	~~23/4/99~~ 30/11/99	978·1

CONSTRUCTION NOTES:

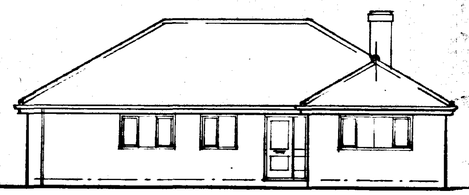
The Construction/Specification notes on the top half of drg. no. M103. apply equally to the M109. type dwelling shown on this drawing, with the following exceptions:

LINTELS: Generally as M103., but omit reference to beams over Bedrooms, and add: 'Beam shown Entrance Hall to be Catnic type CN66C.

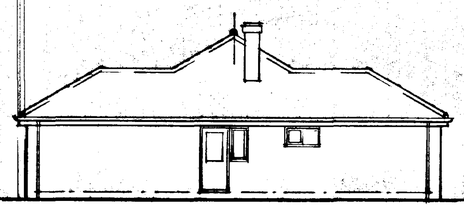
WALLS: As M103., but omit reference to Bay.

ROOF STRUCTURE: As M103., but omit reference to Bay.

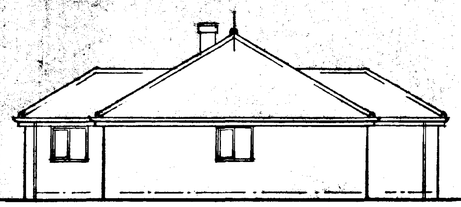
EXTRACT FANS: As M103., but omit reference to Bathroom 1. fresh air inlet.



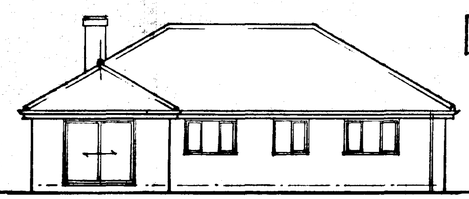
Front Elevation, M109H-1



'Utility' Flank Elevation, M109H-1

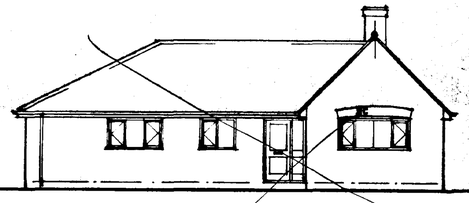


Bedroom End Elevation, M109H-1

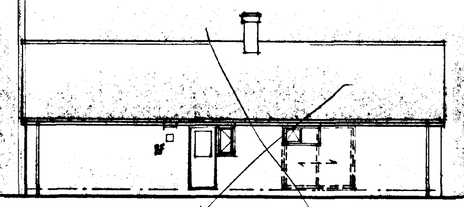


Back Elevation, M109H-1,

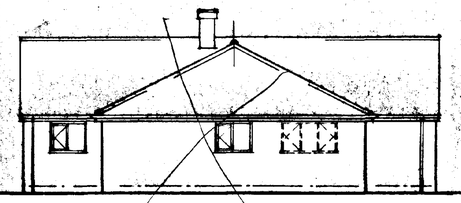
M109H. TYPE, SHOWN ON LEFT, HAS SAME PLAN AS M109. TYPE EQUIVALENT, SHOWN BELOW, BUT WITH HIPPED (thus 'H') ROOFS.



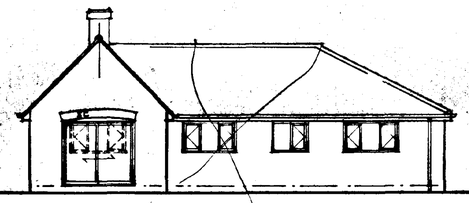
Front Elevation, M109·1&2.
M109·3 similar, but omit Bed.1. window.



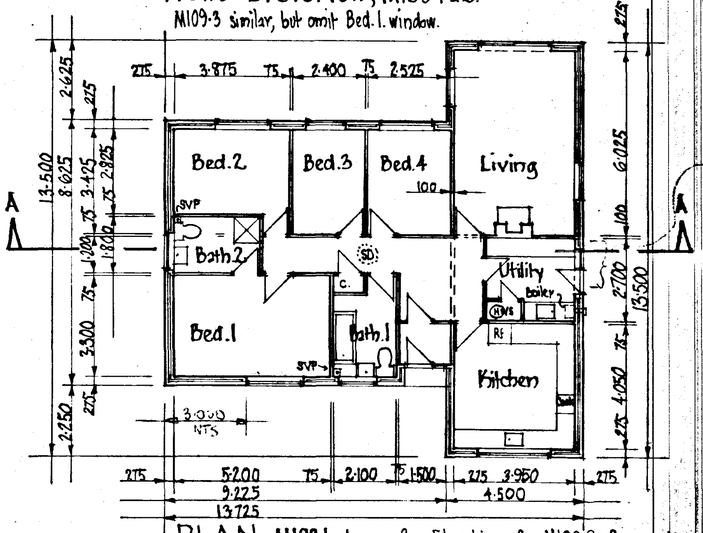
'Utility' Flank Elevation, M109·1&3.
In M109·2, sliding door replaces window, as shown dotted.



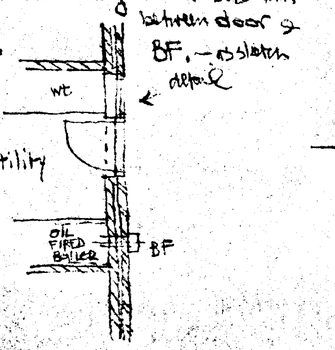
Bedroom End Elevation, M109·1&2.
M109·3 similar, but add Bed.1. window where shown dotted.



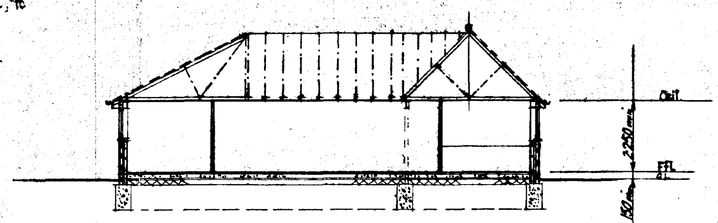
Back Elevation, M109·1&3.
In M109·2, window replaces sliding door, as shown dotted.



PLAN. M109·1 shown. See Elevations for M109·2&3 variations.



PART M109. 5/8/95



Section A-A.

DETERMINED PLAN

SOUTHWOLD AND DC
HOUSING & PLANNING
19 NOV 1999
Ref: 1176/99

DIXON ARCHITECTS
12 OAKLANDS RD, LONDON, N20 8BA. Tel: 0181 445 1954 Fax: 0181 446 4015

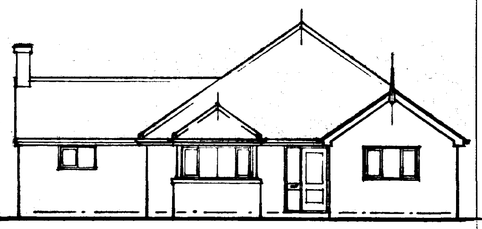
4 BEDROOM DETACHED BUNGALOW

Types M109·1, 2, 3 M109H·1,

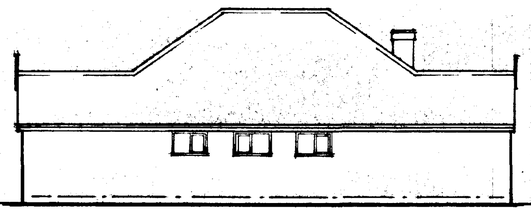
GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
~~197a EAST END RD, LONDON, N3~~ ~~Tel: 01~~

Scale:	Date:	Drg No:
1:100	~~4/4/22~~ ~~27/4/99~~ ~~4/6/99~~ 12/11/99	M109.

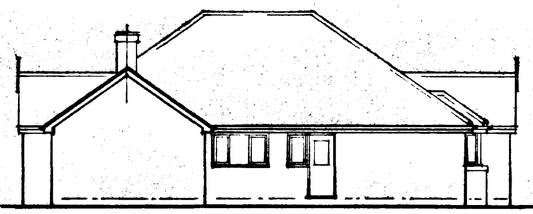
WFMB.FX GRAPHICS PDS 881048



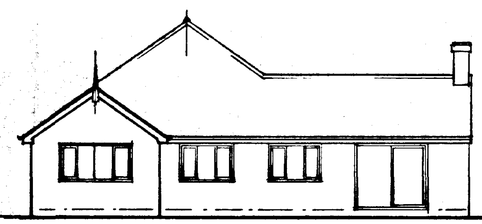
Front Elevation



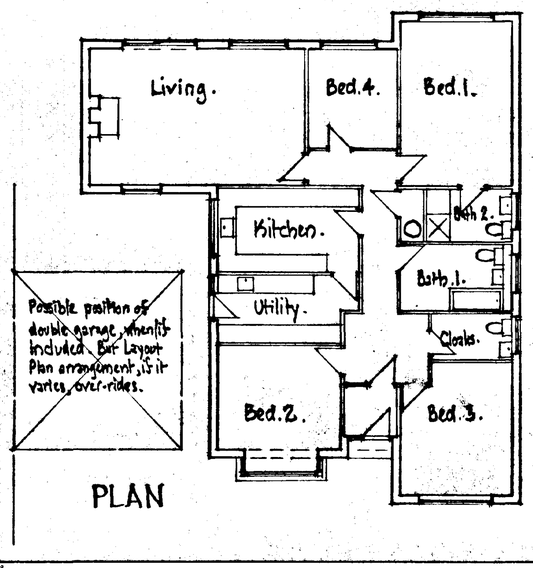
Bathroom Side Elevation



Living Room Side Elevation



Back Elevation



PLAN

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 NOV 1999
Ref: 1176/79

DIXON ARCHITECTS Tel: 0181 445 1954. Fax: 0181 446 4015
12 OAKLANDS ROAD, LONDON, N20 8BA

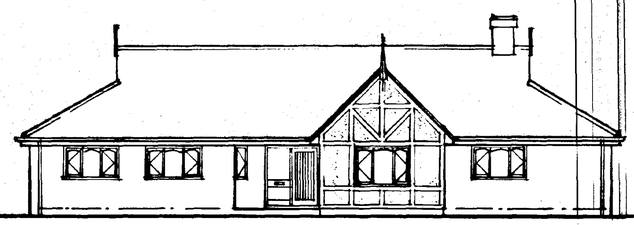
FOUR BEDROOM DETACHED BUNGALOW

Type M111.1,

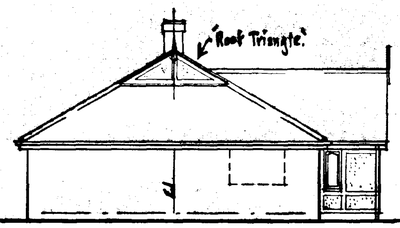
GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
[illegible] LONDON, N2 0LZ Tel: 01 883 8488

Scale:	Date:	Drg No:
1:100	16/11/99	M111.

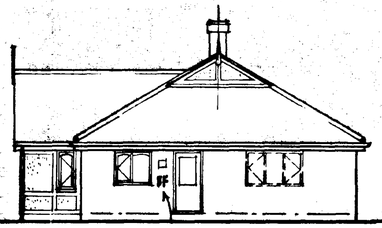
WEMBLEY GRAPHICS POS 881048



Front Elevation, M102-1,3, M102-2 similar, but omit Bed.3 window.

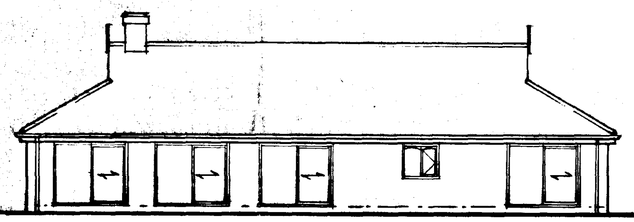


Bedroom End Elevation, M102-1,3.
M102-2 similar, but add Bed.3 window where shown dotted.

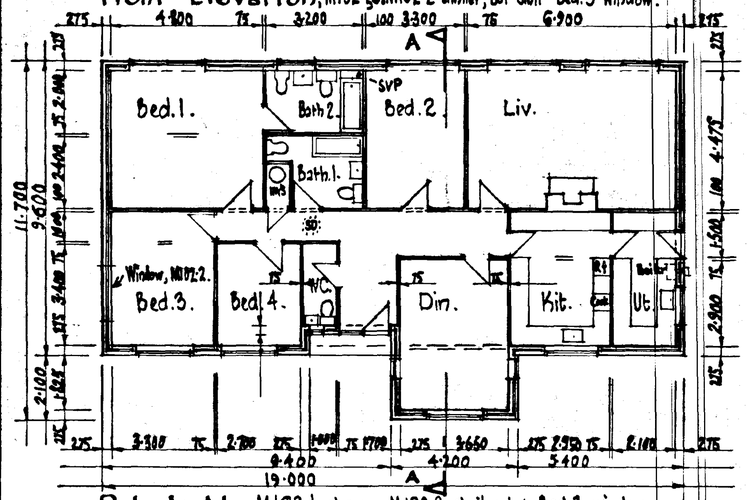


Living End Elevation, M102-1,2.
M102-3 similar, but with Living Room window where shown dotted.

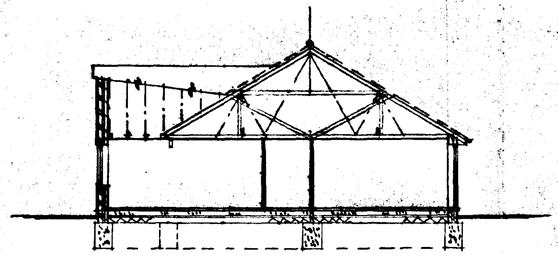
Brickwork pier between Utility door & window to be 900 mm wide, with BF centrally located. BF outlet to be less than 300 mm wide, thus over 300mm between BF and adjoining openings.



Back Elevation, M102-1,2,3.



PLAN. M102-1 shown. M102-2 similar, but Bed.3 window position amended, as shown dotted. M102-3 similar, but with extra Living Room window - see 'Living End Elevation'.



Section A-A.

SOUTH POLLAND DC
HOUSING & PLANNING
19 NOV 1999
Ref: 1176/99

DETERMINED PLAN

DIXON ARCHITECTS Fax:0181 446 4015
12 OAKLANDS RD, LONDON, N20 8BA. Tel:0181 445 1954

FOUR BEDROOM BUNGALOW

Types M102-1, 2, 3.

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
~~207a EAST END RD, LONDON, N2 0LZ Tel: 0181 883 0488~~

Scale:	Date:	Drg No:
1:100	~~16/4/97~~ 19/7/97	M102.

WEMBLEY GRAPHICS PDS 881048

HOUSES and GARAGES:

Dwellings on Plots 1 and 9 — to be type M102-1, drg.no. M102.
" " " 2/5/7/11 — to be type M111-1, drg. no. M111.
" " " 3-4/6/8/10/12 — to be type M109 H-1, drg.no. M109.

(h) = 'handed' relative to detail plan.

Garages on Plots 3/4 and 9/10 to be type G101-4, drg.no. G101.
Garages on all other Plots to be type G101-2, drg.no. G101., excepting that, in the case of all garages, the pedestrian door and window are to be incorporated in the SOUTH Elevation wall, irrespective of what is shown on detail plan.

EXTERNAL FINISHES:

WALLS: Houses and Garages on Plots 1-2/7-8 to be in 'Ibstock' Red Multi Rustic' facing bricks.
Houses and Garages on Plots 3-6/9-12 to be in 'Ibstock' Light Buff Rustic' facing bricks.
Excepting in the case of Plots 1+9, the front (Dining Room) wings to be finished in boarding and painted cement render, as shown on drg.no. M102.

ROOFS: All, including Garages, to be in Redland 'Norfolk' pantiles.
Plots 1-4/8-10 to be in 37 'Tile Orange'.
Plots 5-7/11-12 to be in 52 'Breckland Brown'.
Excepting that the 'roof triangles' on Plots 1+9 dwellings, as shown on drg.no. M102., to be in horizontal boarding, brown stain finish.

ACCESS DRIVES and PUBLIC FOOTWAY:

Form individual access drives to each dwelling, each with reversing area, as shown. Surfaces to be tarmac.
Form vehicular crossings over public footway in conjunction with new drives to Plots 1/3-7/9-11. Plots 2, 8+12 to utilise existing crossings.

Position of 30/40 mph sign, in area of drive to Plot 3, to be adjusted.

FENCES & BOUNDARIES:

SITE BOUNDARIES:

On west and east site boundaries, erect 1·8m high close boarded fences.
On south boundary, erect 1·2m high chainlink fence.

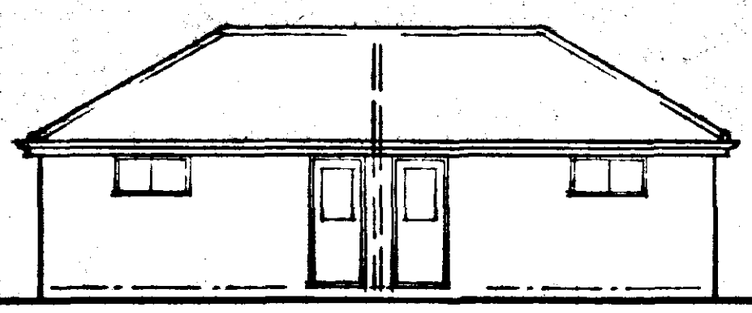
On north boundary, immediately within site along highway frontage, plant new hawthorn hedge (see also 'Landscape & Planting').

PLOT BOUNDARIES:

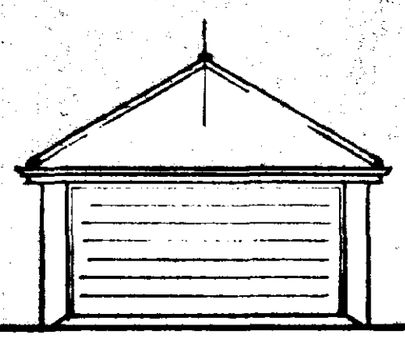
New flank boundaries to be enfenced at front near Risegate Eau Road, where shown dotted.
All other lengths of plot flank boundaries to receive 1·8m high close boarded fencing.

LANDSCAPE & PLANTING:

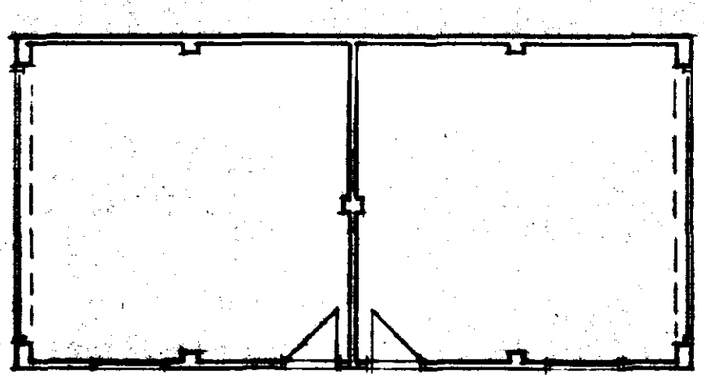
There are no existing trees or hedges on site.
Plant new hawthorn hedge — shown thus: ⊂⊂⊂



Side Elevation



End Elevation

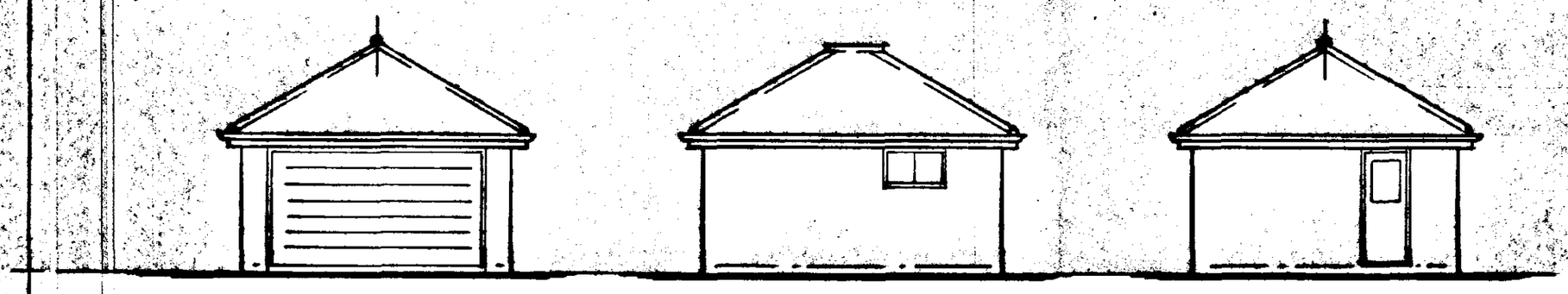


PLAN

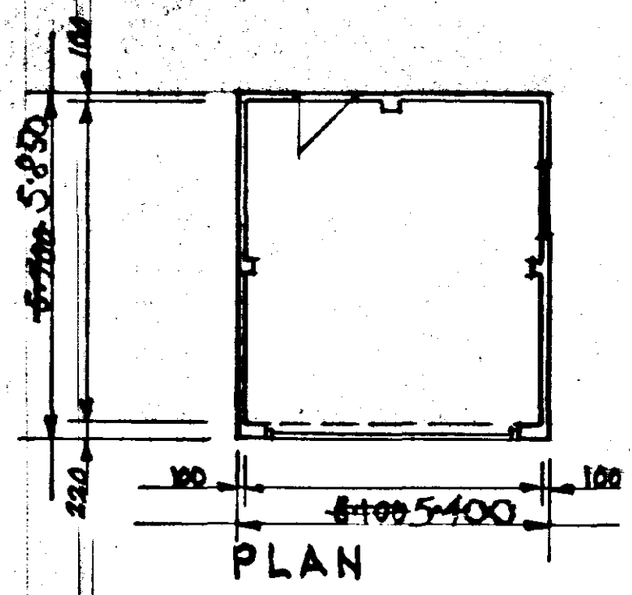
Scale: 1:100.

G101.4

The construction notes applicable to type G101-1 are equally applicable to type G101-2, except that in type G101-2, the larger single vehicular door is to have Catnic type CN66XC lintel thereover.



Front Elevation Side Elevation Back Elevation



DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
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Ref: 1176/99

PART DRG. NO: G101.

Scale: 1:100

G101.2

Positions of pedestrian door & window can vary to suite individual locations, subject to neither being less than 900 from external corners or from one another, or conflicting with 'engaged piers'.

Where door + window positions are varied, they are indicated on garage on Layout Plan, as D = door + W = window.

WEMBLEY GRAPHICS PDS 881048