SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0093/94 Received:02-FEB-94 Type:FULL

Name: Regalbourne Ltd
87 Newland Street
Witham
CM8 1AD

Agent: Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

Description: Erection of four dwellings (substitute designs)

Location : Falklands Road Sutton Bridge
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
15-MAR-94 H18/0093/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18 | 0093 | 94

Date Registered 25 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

REGALBOURNE LTD
87 NEWLAND ST
WITHAM CM8 1AD

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

GERALD DIXON RIBA DipTP
197A EAST END RD,
LONDON N3 2LZ

Tel. No. 081-883 3489
(Personal contact name) G. DIXON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 550 / 569 / 574-5, FALKLANDS RD, SUTTON BRIDGE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Substitute dwelling types on above plots

OFFICE COPY

Please complete

Signed. ..... Date 23 Jan '94

I attach

* Four copies of all plans see cover letter
* an ownership certificate (see back page)
* a fee of ..... If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application ⬇

Please state Site Area see plan (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 23 Jan 94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 23 Jan 94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

The Director of Planning
South Holland District Council,
Council Offices
Priory Road
Spalding
PE11 2XE

197a East End Road,
London N2 0LZ
Tel: 081-883 3489

My Reference: A.915(P) Your Reference: H18/0389/88/A1 24th January 1994

Dear Sir,

Plots 550/569/574-5, Falklands Road, Sutton Bridge

As you will be aware, I wrote to you on 28th December 1993, requesting your approval as minor amendment to substitute dwellings on the above plots. I did, on 31st December 1993, receive your written communication, requesting completement of "Planning Amendment" application forms, and these were returned to you on that same day. It was with great concern that I did on 21st January, upon my return from two weeks' absence, receive your letter of 11th January 1994, requesting that these proposals be put forward as a formal application, rather than as application for amendment. My concern is partly with the delays that your administrative process has caused, but is more particularly with your insistence that the matter be dealt with on the basis of a new application. It is inexplicable to me that a simple matter of dwelling substitution within a large development, involving decrease rather than increase in storeys of the dwellings concerned, which are in any event remote from any sold or occupied dwellings on site, should have to be dealt with in this manner. It is even more inexplicable that you have insisted on this procedure now, which is at complete variance with your helpful practice of the recent past, whereby you have approved other substitutions on a "minor amendment" basis, even though some such dwellings were of new and larger types, and nearer to existing sold or occupied dwellings on site. I therefore ask that, in spite of the contents of your letter of 11th January 1994, and notwithstanding the enclosed documents to which I shall refer hereafter, you deal with these proposals as amendments.

When I wrote to you on 28th December 1993, I enclosed copies of certain drawings. Although it is hoped that in view of my above comments, the matter will now be dealt with as an amendment, I am providing the full range of documents which would be necessary as formal application, in order that there shall be no further delay. Accordingly, I enclose two additional copies of layout plan No.915.23, two additional copies each of detailed drawings Nos.F53. and K40., four copies of location plan No.915.5 and four copies of schedules drawing No.915.6, as well as the application forms.

In view of the time factor in consideration of these four plots, Regalbourne have taken the decision to proceed with construction off Longdon Close (Road 08) whilst the Falklands Road matters are resolved, and construction of dwellings on Plots 594-599 have been, or will shortly be, commenced. It is proposed to substitute bungalows of K40. and K41. types on Plots 658-669, in place of the semi-detached houses already approved. Such substitution would involve only very slight adjustment in the dwellings, none of which would be less than 35m from any occupied dwelling, (Plot 501) and most of which would be at much

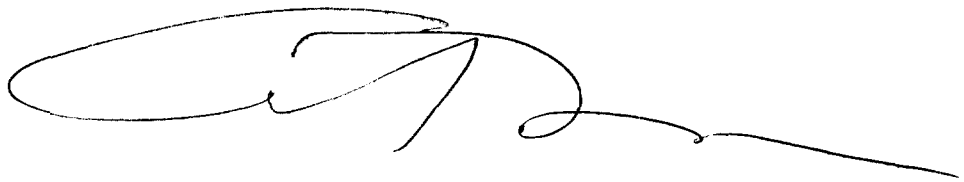
position of

/continued.....

..would be at much/

greater distance. In order that there shall be no further procedural delays, I write to ask whether you will be prepared to approve these substitutions on Plots 658-669, from houses to bungalows, on an amendment basis? Would you please reply to me on this point. I enclose a copy of layout plan No.915.12 on which I have outlined the area concerned in green for your easy reference.

Yours faithfully,



GERALD DIXON

Encs.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: substitute only, 4
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	see details on plans	hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:
Will there be—
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site? As already approved.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
} as already approved

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H/18/0389/88 etc.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

See cover letter & letter of 28 December 1993

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No P3827

Date first Rec'd 25 JAN 1994

Registration

Reference H18/0093/94

Cross-Ref R

Date 27/1/94

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ ~~130~~ 560
Additional £ 560 -
Refund £
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:
Receipt No P3827 Date
Voucher No Date

Information

Index sheet 231 OS Plots
Grid ref 547010 331390.
Ward V Parish S BRIDE
Inside IBD YES Inside LP area YES

Constraints:
CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1962
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 389/88

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H18 | 0093 | 94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GEARY

Senior Officer Confirmed ..... JF Date 4/3/94 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE 23/2 DMK - V10/3

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

~~Approve~~ (~~or equiv~~) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

APPLICATION REFERENCE: H18/0093/94 DATE RECEIVED: 02-FEB-94

TYPE: Full

DESCRIPTION: Residential development (Substitute dwelling types on Plots 550, 569, 574-5)

LOCATION: Falklands Road, Sutton Bridge

APPLICANT: Regalbourne Ltd AGENT: Gerald Dixon RIBA DipTP

REASON FOR COMMITTEE CONSIDERATION

Objection by Parish Council/Ward Member.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

1 Application is to substitute two three-bedroomed detached houses by three-bedroomed detached bungalows (Plots 550 and 569) and also to replace two three-bedroomed semi-detached houses by two-bedroomed semi-detached bungalows (Plots 574 and 575).

2 The number of dwellings on the new estate is in the region of 331, consisting of a mixture of dwelling types ranging from four-bedroomed houses/bungalows to one-bedroomed dwellings. Although the alternative dwellings proposed on Plots 550 and 569 are very slightly smaller and the dwellings on Plots 574 and 575 have one less bedroom, it is nevertheless my opinion that this is not sufficient reason to justify a refusal of this particular application given its scale.

REPRESENTATIONS

Parish Council: Refuse this application on the grounds that the original mix of residential properties as agreed is not being adhered to. Houses as well as bungalows should be built.

Councillor Dewsberry: Concern that family houses are being replaced by bungalows at corner properties on this estate (Harriet's Close and Darwin Close). NB - when original plans were submitted I was pleased that there was such a good mix of family houses and bungalows and that people of all ages would be on this large estate.

Councillor Brewis: No objections.

Applicant: Summarised:
- On Plots 550 and 569 three-bedroomed detached houses are to be replaced by three-bedroomed detached bungalows only very slightly smaller, so one family type is being replaced by another.
- Whilst somewhat smaller types are proposed on Plots 574 and 575, this must be set against the upgrading of 682 to 693 from small two-bedroomed houses to substantial three-bedroomed types, this approval having been given about a year ago.
- There is, therefore, certainly no overall trend towards substitution of smaller dwellings on this site.
- The overriding concern is to produce what is required by the public in a housing market from which the slight buoyancy of a few months ago has vanished.

SCHEDULE OF CONDITIONS

1 SC27 - (implementation of planting).

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Committee

H18/0093/94

FULL

Applicant: Regalbourne Ltd
Tel:

Agent: Gerald Dixon RIBA DipTp
081 883 3489

Description: Substitute dwelling types on plots 550, 569, 574-5

Location: Falklands Road
Sutton Bridge
Spalding
Lincs

Valid date:	02-FEB-94	Terminal date:	30-MAR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	09-FEB-94	Report deadline:	16-MAR-94
Inspected by	16-FEB-94	Agreed TD Ext:	
Extra contacts	23-FEB-94	Case Officer:	
Report if not clear by	09-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		08-FEB-94	01-MAR-94
Clerk to Sutton Brid	0406 350802	07-FEB-94	21-FEB-94
Cllr C J T H Brewis	0406 350818	07-FEB-94	14-FEB-94
Cllr D Dewsberry	0406 350947 (Of	07-FEB-94	14-FEB-94

SITE RECORD

Grid ref: 547010 321390
OS Sheet: 231 Parcel:

L.C.C. - No Objections JCB 10/2/94

GERALD DIXON, Dip. Arch., R.I.B.A., Dip. T.P.
Chartered Architect and Planning Consultant

197a East End Road,
London N2 0LZ

Tel: 01-883 3489
081-

The Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

My Reference: A.915(P) **Your Ref** H18/0093/94 18th February 1994

Attn: D M Gedney

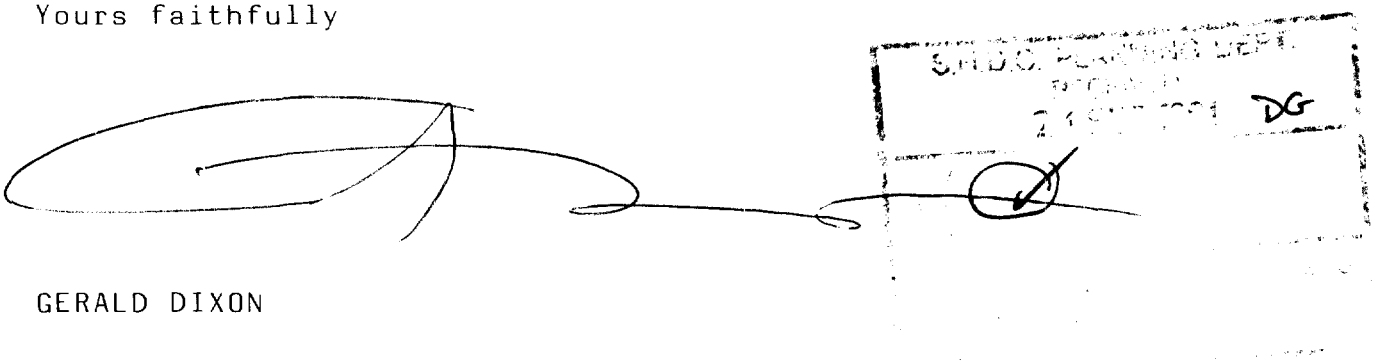
Dear Sir

Plots 550/569/574-5, Falklands Road, Sutton Bridge
Substitution of Dwelling Types

I was most concerned to learn, during my telephone conversation with Mr Gedney today, that there has been an objection to these proposals from Sutton Bridge Parish Council. I understand that the objection, which is specifically from one member, is because 'the proposals alter the mix of dwellings originally approved, replacing family houses with bungalows'. I am aware that your officers are sympathetic to the proposals, but I must nevertheless make the most forcible representations in their favour. The first point is that on Plots 550 and 569, three bedroomed detached houses are to be replaced by three bedroomed detached bungalows only very slightly smaller, so one family type is being replaced by another. Whilst it is true that somewhat smaller types are proposed on Plots 574-575, this must be set against the upgrading of Plots 682-693 from small two bedroom houses to substantial three bedroomed types, this approval having been given about a year ago. There is certainly no overall trend towards substitution of smaller dwellings on this site.

From the applicants point of view, the overriding concern is to produce what is required by the public, in a housing market from which the slight buoyancy of a few months ago has completely vanished. I therefore trust that application will be approved at your meeting of 8th March 1994.

Yours faithfully



GERALD DIXON

Southern Area

Houses

	4 bed	3
	3 bed	7
	2 bed	11
Bung	3 bed	3
	2 bed	19
	1 bed	14
	4 bed	0
		57 Total

North Western area

Before amendment		After amendment
21	𝍸 𝍸 𝍸 𝍸 I	20
5	𝍸	9
4	IIII	4
3	III	0
	33 Total	33 Total

Central Area

4 bed Houses	2
3 bed Houses	47
2 bed Houses	
4 bed bung	
3 bed bung	
2 bed bung	
1 bed bung	
	239 TOTAL

331 Total.

Group 'C'

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

18 FEB 1994

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0093/94

Applicant: Regalbourne Ltd
87 Newland Street
Witham
CM8 1AD

Agent: Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

Description: Substitute dwelling types on plots 550, 569, 574-5

Location: Falklands Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 02-FEB-94

07-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 21-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

FOR PARISH COUNCIL USE ONLY

Comments: The Parish Council refuse this application on the grounds that the original mix of residential properties as agreed is not being adhered to. Houses as well as bungalows should be built.

Signed: J Summerton Clerk.

15th February 1994.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 FEB 1994 TK

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Sites presently vacant.
Boundaries : Dwellings under construction all around
Site Features : Road constructed to base course level
Varying brick types.

Inspected by MG
Date 9/2

Site Notice posted by MG
Date 9/2
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council O[illegible],
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C

Application no: H18/0093/94

Applicant: Regalbourne Ltd
87 Newland Street
Witham
CM8 1AD

Agent: Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

Description: Substitute dwelling types on plots 550, 569, 574-5

Location: Falklands Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 02-FEB-94

07-FEB-94

Dear Cllr D Dewsberry

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 14-FEB-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D Dewsberry
248 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SH

I request that this application be considered by Planning Committee, because

Concerned that family houses being replaced by bungalows at corner properties on this estate Harriet Close & Dunham Close.

Signed: [signature]

* Please Note. When the original plans were submitted I was pleased that there was such a good mix of family houses and bungalows, and people of all ages would be on this large estate.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0093/94

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87 Newland Street
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Agent: Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

Description: Substitute dwelling types on plots 550, 569, 574-5

Location: Falklands Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 02-FEB-94

07-FEB-94

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 14-FEB-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

I request that this application be considered by Planning Committee, because

no objections

Signed:

Chris Brewis

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0093/94

Applicant: Regalbourne Ltd
87 Newland Street
Witham
CM8 1AD

Agent: Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

GD & SHDC. 31 JAN 94

Description: Substitute dwelling types on plots 550, 569, 574-5

SOUTH ... 02 ... 1994 REF Valid

Location: Falklands Road
Sutton Bridge
Spalding
Lincs

Type: FULL

Date received 25-JAN-94

28-JAN-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

- Regarding plots 550/569/574-5 a further fee of ~~£420~~ £560 is required.
~~- It is also noted that you wish to substitute plots 658-669 for bungalows unfortunately this will also have to be treated as a new application with a fee of £1680 required.~~

If you have any queries regarding this please contact David Gedney.
We have spoken on phone today.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

Figure £420 is going wrong!
4 x £140 = £560-00p.
Regalbourne cheque for this sum enclosed.
Please do your best to expedite this matter, after all the delays - G Dixon

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3827
Date received : 02-FEB-94

Received from

Regalbourne Ltd.

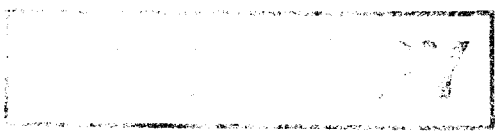
Address

87 Newland Street
Witham
CM8 1AD

Fee paid	£	560.00
VAT	£	0.00
Total received	£	560.00

Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)



136. PLANNING APPLICATIONS

(a) Applications Granted (Continued)

Plan No. & Applicant		Proposal
H09/0017/94 Mr R Stokes		Glasshouse at Holbeach Drove Gate, Holbeach Drove.
H17/0044/94 Mrs M C P Daniels	O.A.	Residential development at Surfleet Road, Surfleet.
H16/0052/94 South Holland District Council		Satellite dish at Council Offices, Priory Road, Spalding.
H09/0077/94 Kings Quality Homes		Two dwellings at Roman Bank, Holbeach Bank.
H18/0093/94 Regalbourne Ltd		Residential development (Substitute dwelling types on Plots 550, 569, 574-5) at Falklands Road, Sutton Bridge.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

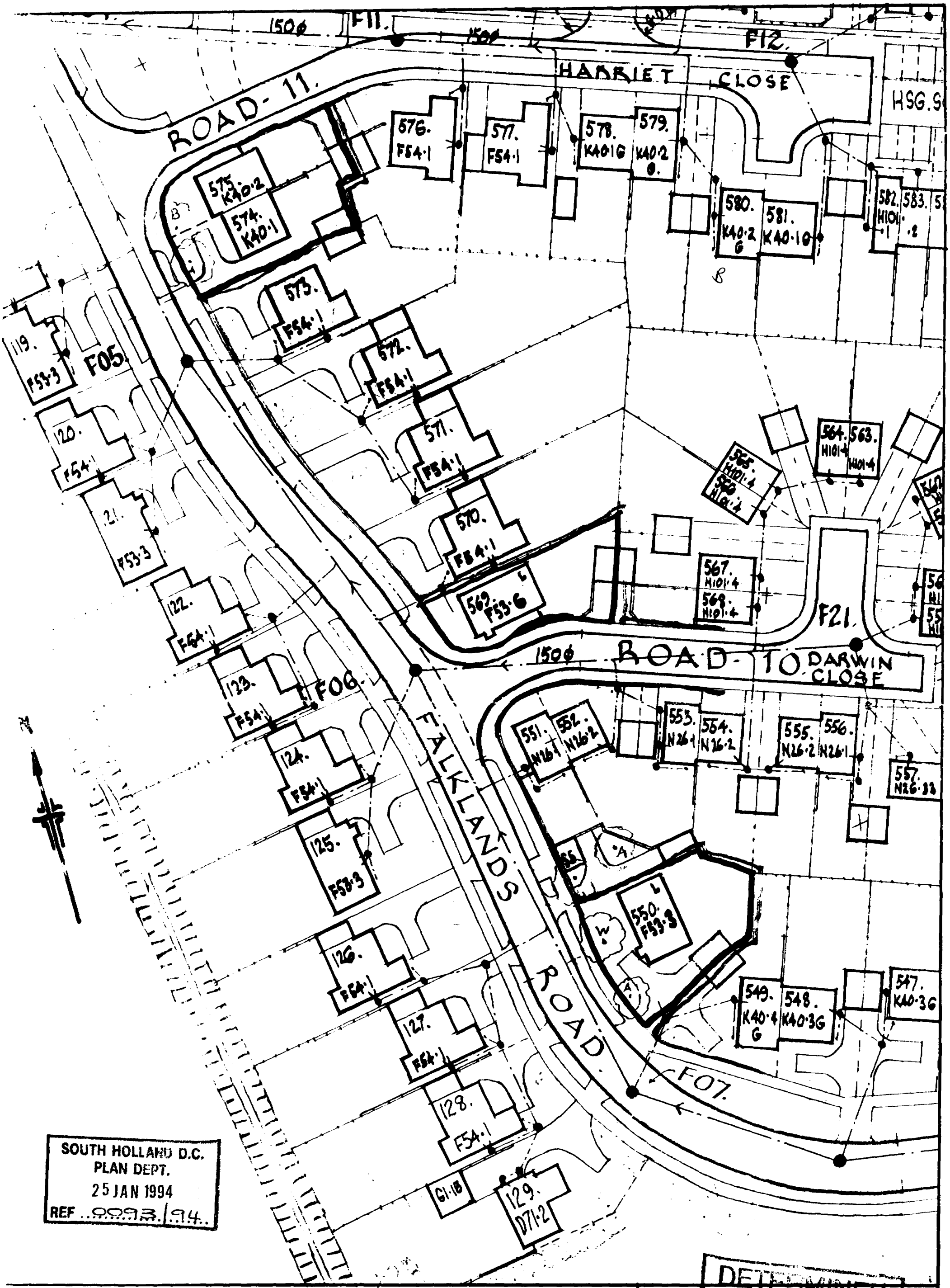
Plan No. and Applicant		Proposal
H06/1118/93 Mr & Mrs C J Warboys		Retention of dwelling without complying with agricultural occupancy restriction at Rydal, Ryefield Lane, Holbeach Fen.

(Councillors C F Fisher and B A Paul left the meeting following consideration of the above application.)

H08/1192/93 The Vicar, Church Wardens & Parochial Church Council of St Gilbert & St Hugh's Church	O.A.	Residential development on land adjoining St Gilbert and St Hugh Church, Clough Road, Gosberton Risegate.

(Subject to the reason for refusal being amended to indicate that the development as presented would result in a conflict between the amenities of future occupiers of the dwellings on the site and the commercial activities on the haulage site to the east.)

H08/1204/93 Mr B Ibbotson	O.A.	Two dwellings and demolition of existing at 9 Quadring Road, Gosberton.
H02/1205/93 Mr P Staniforth		Bungalow and garage at Thorney Road, Crowland.



HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE, LINCS

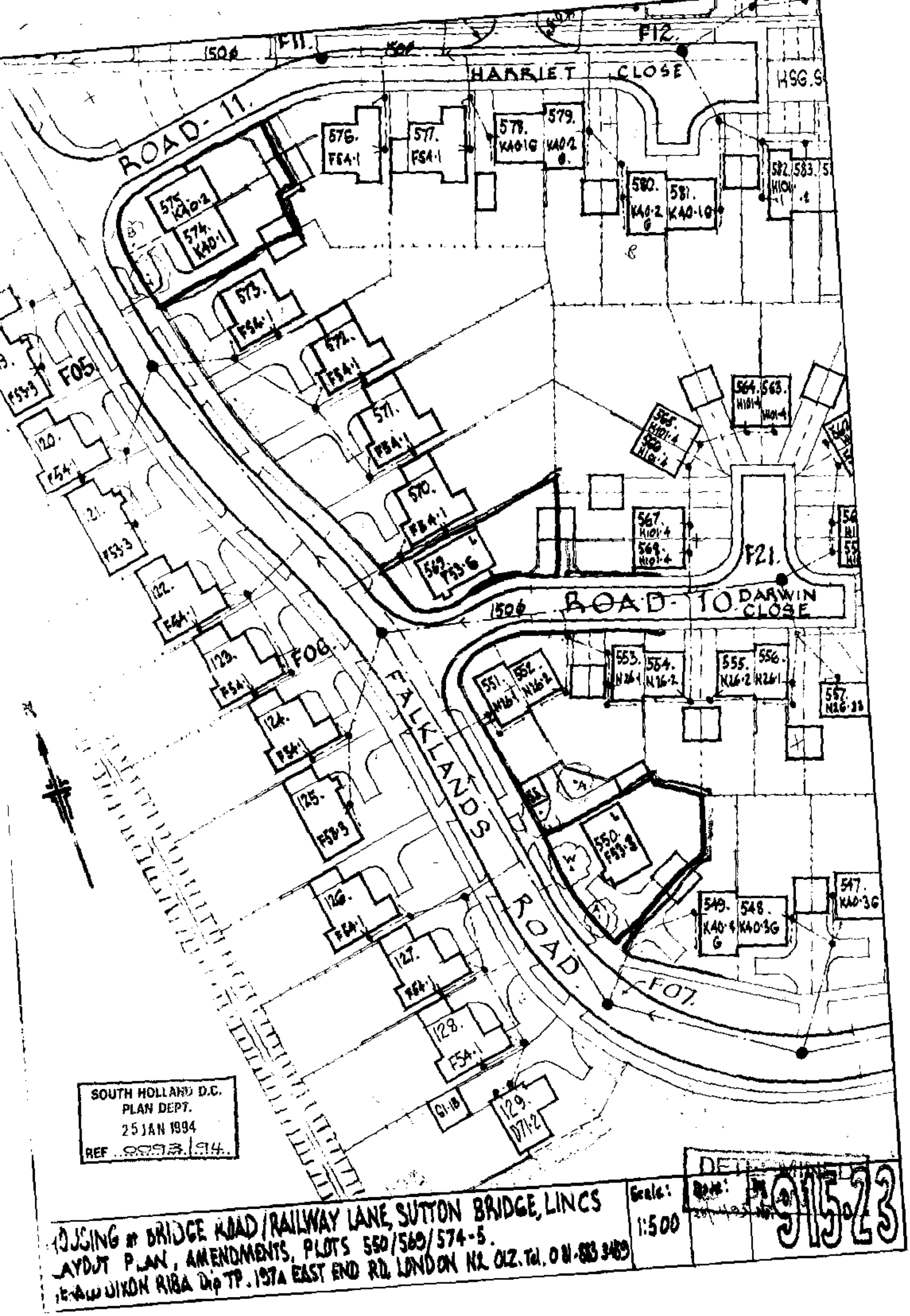
LAYOUT PLAN, AMENDMENTS, PLOTS 550/569/574-5.

Scale: 1:500

Date:

915-23

STEVEN DIXON RIBA Dip TP. 197a EAST END RD, LONDON N2 0LZ. Tel. 081-883 3489



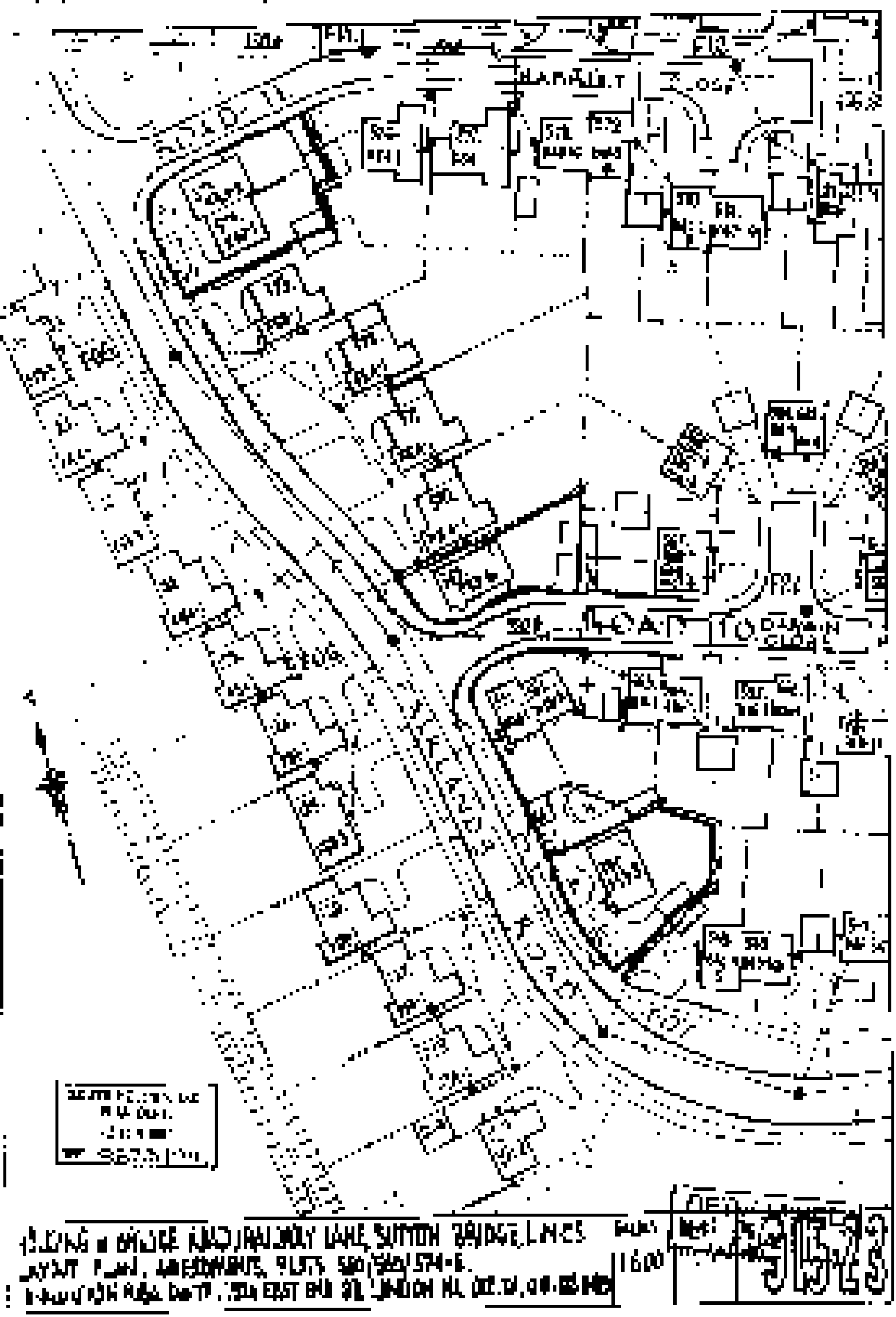
SOUTH HOLLAND D.C.
PLAN DEPT.
25 JAN 1994
REF ..0093/94..

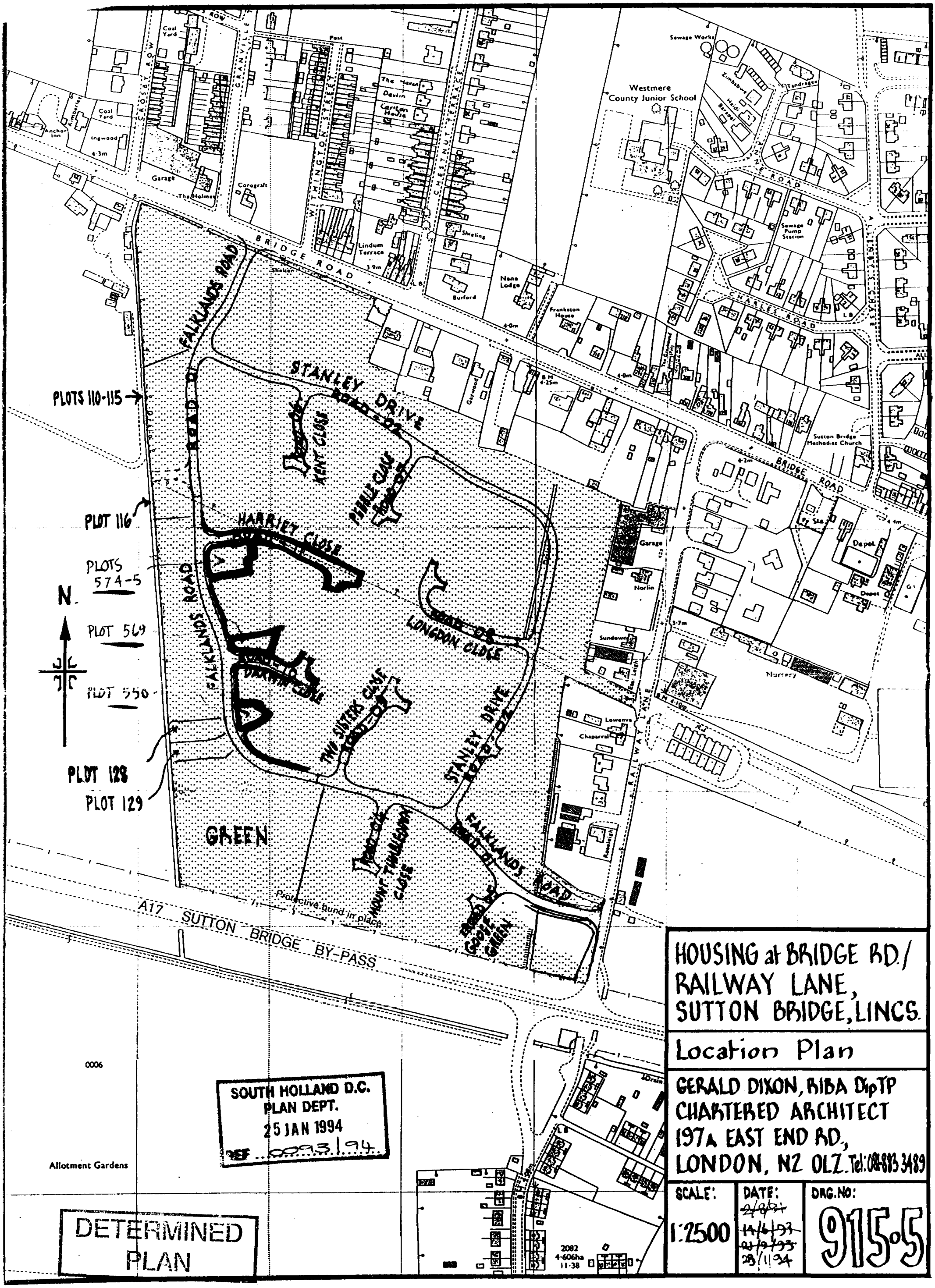
ADJOINING 49 BRIDGE ROAD / RAILWAY LANE, SUTTON BRIDGE, LINCS
LAYOUT PLAN, AMENDMENTS, PLOTS 550/569/574-5.
T. ALAN DIXON RIBA Dip TP. 197A EAST END RD. LONDON N2. 0LZ. Tel. 081-883 3489

Scale: 1:500

DET...

915/93





SOUTH HOLLAND D.C.
PLAN DEPT.
25 JAN 1994
REF ..0093/94..

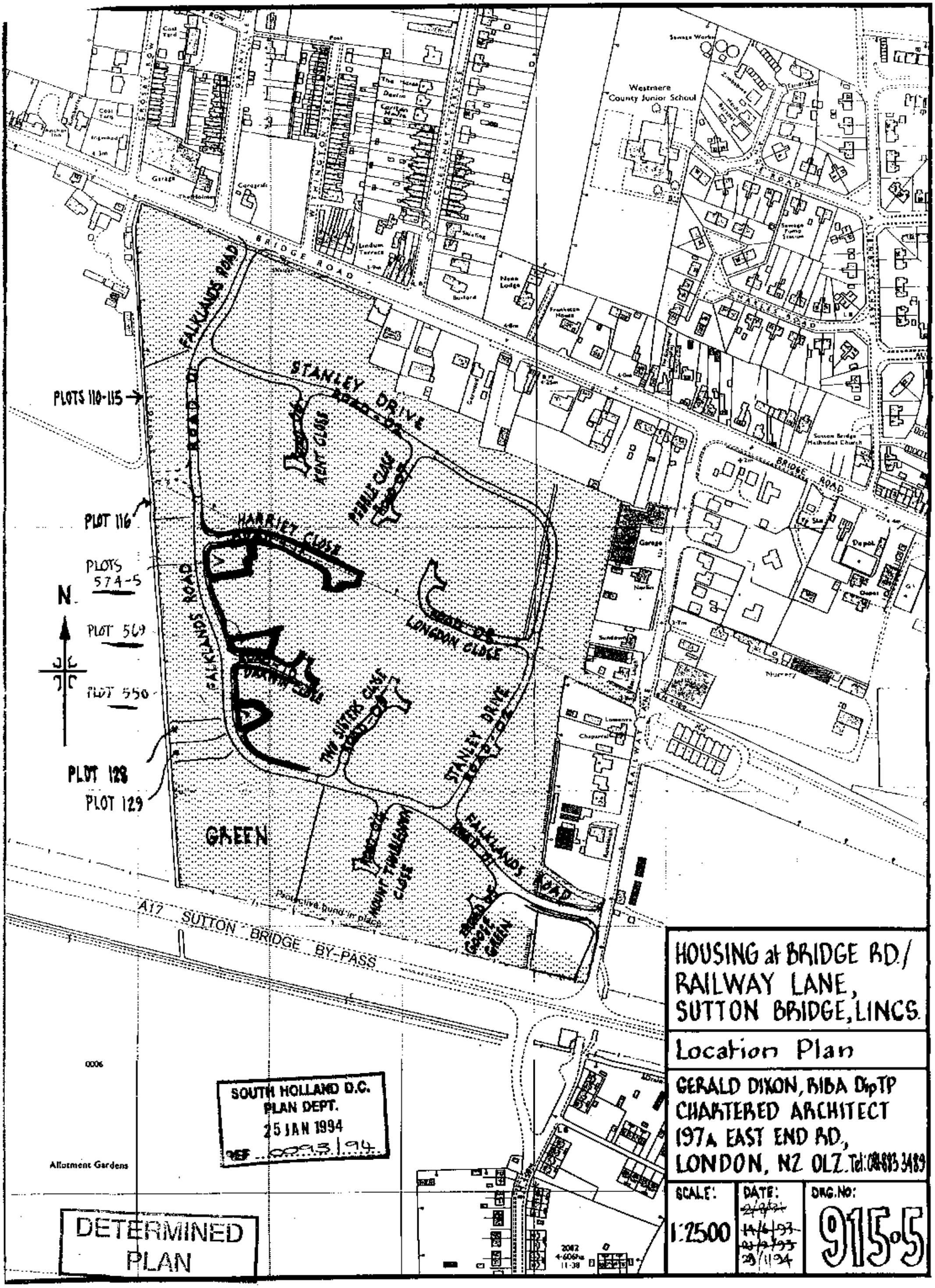
DETERMINED PLAN

HOUSING at BRIDGE RD./
RAILWAY LANE,
SUTTON BRIDGE, LINCS.

Location Plan

GERALD DIXON, RIBA DipTP
CHARTERED ARCHITECT
197A EAST END RD.,
LONDON, N2 0LZ. Tel: 081-883 3489

SCALE:	DATE:	DRG.NO:
1:2500	~~2/6/93~~ ~~14/6/93~~ ~~23/9/93~~ 23/11/94	915-5



SOUTH HOLLAND D.C.
PLAN DEPT.
25 JAN 1994
REF 0093/94

DETERMINED PLAN

HOUSING at BRIDGE RD./
RAILWAY LANE,
SUTTON BRIDGE, LINCS.

Location Plan

GERALD DIXON, RIBA DipTP
CHARTERED ARCHITECT
197A EAST END RD.,
LONDON, N2 0LZ. Tel: 081-883 3489

SCALE:	DATE:	DRG.NO:
1:2500	~~21/12/93~~ ~~14/4/93~~ ~~8/9/93~~ 25/1/94	915-5

HOUSING & BRIDGE PLAN
RAILWAY LANE,
SUTTON ANGLO-SAXONS

Location Plan

DEVELOPMENT PLAN

DRG. No. 915-12 (PART)

CENTRAL AREA consists of PLOTS 116-129/219-249/ 501-599/601-697. (The other houses shown are already approved).

DRAWING SCHEDULE

915-3 Layout Plan, Northern Area
915-5 Location Plan
915-6 Schedules - House Types/Drawings, Finishes, Fences
915-7 Layout Plan, Southern Area
915-8 ~~Long. Sections, Roads 01-02, & sewers~~
915-9 Long. Sections, other roads & sewers.
915-10
915-11 Layout Plan, Plots 106-109-Amendments
915-12 Layout Plan, Central Area (This)
915-13 Layout Plan, Southern Area, Plots 301, 302
915-14 Long. Sections, Roads 01-02, & sewers
915-15

SOUTH HOLLAND D.C. PLAN DEPT. 25 JAN 1994 REF. S/933/54

HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE, LINCS.

LAYOUT PLAN - CENTRAL (Intervening) AREA.

GERALD DIXON RIBA DipTP CHARTERED ARCHITECT
197A EAST END RD, LONDON, N2 0LZ. Tel 081-883 3489

Scale: 1:500

Date: 23/11/93

SOUTH HOLLAND D.C. PLAN DEPT. 04 JAN 1994 REC. S/933/54

Dwg. No.: 915-12

SIDE DYKE No. 2
To be piped as shown. (as agreed with SHIDB).

Existing effluent pipes

SIDE DYKE No. 3

ROAD-07

ROAD-08

ROAD-11

HARRIET CLOSE

LONDON CLOSE

ROAD-10

ROAD-09

ROAD-01

ROAD-02

FALKLANDS ROAD

TWO RIVERS CLOSE

MONT TUMBLEDOWN CLOSE

HSG.SQ.23.

HSG.SQ.27.

HSG.SQ.26.

HSG.SQ.24.

HSG.SQ.25.

F04.

F05.

F07.

F08. OPEN SPACE
Landscape as shown on drg. no. 915-7.

F09.

F21.

F43.

F54-1

Beech Hedge

FOUL SEWERS: Thus: ——→——
Sewer runs F01-02-03/02-31-32-33 are approved for adoption purposes, & are to be laid in accordance with such approved details.

Sewer runs F51-52-53-54-55-56-57/53-61-62 exist, having been laid in accordance with approved details for adoption purposes. (Some of the above sewer runs are beyond the margins of this drawing).

All other Foul sewer runs shown are proposed. All sewers are 225ϕ, except where noted 150ϕ. See also drg. no. 915-8 for Sewer + Drainage Schedules.

DRG. No. 915-12 (PART)

CENTRAL AREA consists of PLOTS 116-129/219-249/501-599/601-697.
(The other houses shown are already approved).

DRAWING SCHEDULE

915-3 Layout Plan, Northern Area
915-5 Location Plan
915-6 Schedules - House Types/Drawings, Finishes, Fences.
915-7 Layout Plan, Southern Area
915-8 ~~Long. Sections, Roads 01-02, & sewers~~
915-9 Long. Sections, other roads & sewers.
915-10
915-11 Layout Plan, Plots 106-109-Amendments
915-12 Layout Plan, Central Area (This)
915-13 Layout Plan, Southern Area, Plots 301, 308
915-14 Long. Sections, Roads 01-02, & sewers
915-15

SOUTH HOLLAND D.C. PLAN DEPT. 25 JAN 1954 REF. S933/54

HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE, LINCS.

LAYOUT PLAN-CENTRAL (Intervening) AREA.

GERALD DIXON RIBA DipTP CHARTERED ARCHITECT
197A EAST END RD, LONDON, N2. 0LZ. Tel 081-883 3499

Scale: 1:500

Date: 23/11/53

SOUTH HOLLAND D.C. PLAN DEPT. 04 JAN 1954 REF. S933/54

Dwg. No.: 915/12

ROAD-07 · ROAD-08 · ROAD-09 · ROAD-10 · ROAD-11 · ROAD-01 · ROAD-02 · HARRIET CLOSE · LONDON CLOSE · DARWIN CLOSE · FALKLANDS ROAD · STANLEY DRIVE · TWO RIVERS ESTATE · MOUNT TUMBLEDOWN CLOSE · SIDE DYKE No.3 · SIDE DYKE No.2 · HSG.SQ.23. · HSG.SQ.27. · HSG.SQ.26. · HSG.SQ.24. · HSG.SQ.25.

SIDE DYKE No.2
To be piped as shown.
(as agreed with SHIDB).

Existing effluent pipes

F09.
OPEN SPACE
Landscape as shown on drg. no. 915-7.

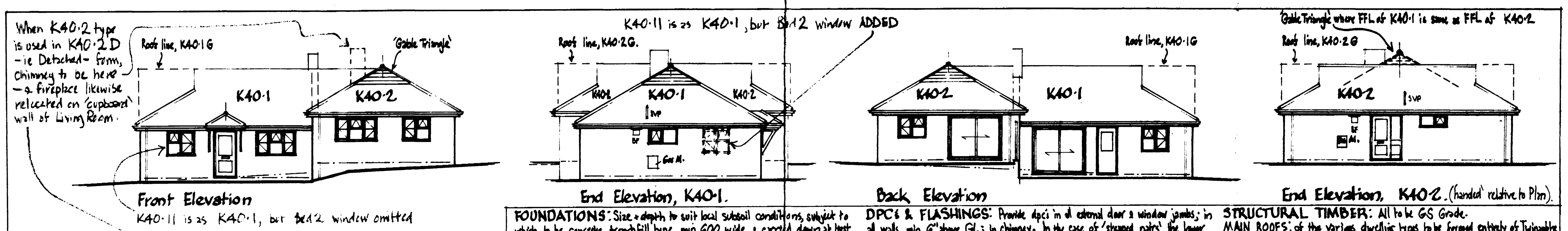
Beech Hedge

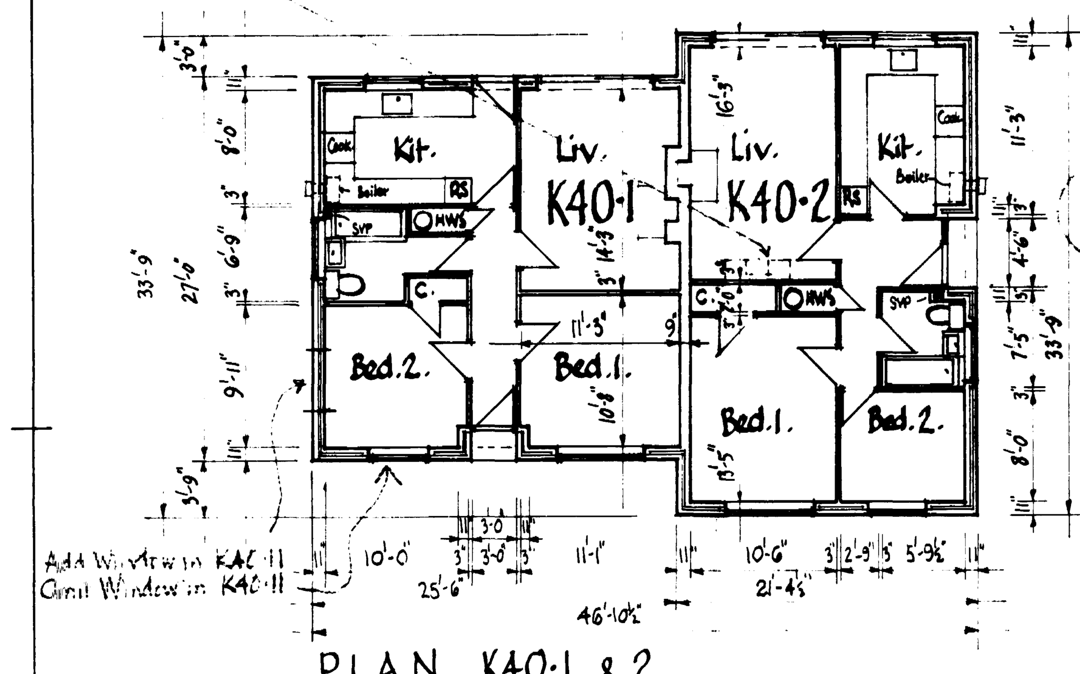
FOUL SEWERS: Thus: ——→——
Sewer runs F01-02-03/02-31-32-33 are approved for adoption purposes, & are to be laid in accordance with such approved details.

Sewer runs F31-52-53-54-55-56-57/53-61-62 exist, having been laid in accordance with approved details for adoption purposes. (Some of the above sewer runs are beyond the margins of this drawing).

All other Foul sewer runs shown are proposed.
All sewers are 225ø, except where noted 150ø.
See also drg. no. 915-8 for Sewer + Drainage Schedules.


SIDE DYKE No.2.
ROAD 01
ROAD 02
ROAD 03
ROAD 04
SIDE DYKE No.1
OPEN SPACE
FOUL SEWERS
DRG.No 915-12
(PART)
CENTRAL AREA consists of PLOTS 115-125/211-269 501-595/501-627.
DRAWING SCHEDULE
HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE LINCS.
LAYOUT PLAN-CENTRAL (Housing) AREA.
GERALD DYSON 9BA DipT CHARTERED ARCHITECT
9774 EAST END RD, LONDON, N2 (01-2 1000) 883 3419
Scale 1:500
915/2





FOUNDATIONS: Size & depth to suit local subsoil conditions, subject to which to be concrete trenchfill type, min 600 wide, & carried down at least 1·0m below GL. All walls dimensioned 11" & 9" to have such foundations broadened out in area of chimney/fireplace. Builder/developer to be responsible for seeking specialist engineering advice in the event that excavation reveals unsatisfactory subsoil conditions. Foundations to approval of Council inspector.

GROUND FLOOR CONSTRUCTION: Thermoplastic tiles on 2" screed on 4" ⊕ concrete on 6" min well blinded & consolidated hardcore. Incorporate dpm of 1000g. polythene beneath concrete slab, turned up at edges to lap wall dpc.
⊕ on Sutton Bridge Site, to be 150 mm thick, where supporting block partitions

WALLS: All blockwork to BS.2028 type B.
External Cavity Walls, 11": to have outer leaf of facing bricks, or float finished rendering on flettons, in accordance with Schedule on Layout Plan. Inner leaf to be 4" thermalite blockwork; fix 22 mm polystyrene sheet within cavity, pinned to inner leaf. Both leaves to be 4½" brick below dpc, facings where visible, flettons elsewhere. All cavities to be closed at top with brick firestop. Cavity wall ties to be in accordance with BR. A1/2, table C3., p36. The minimum internal dimension of all external wall returns, adjoining openings, to be 1'-10" (550 mm).
Separating Walls: Dimensioned 9", to be in solid blockwork, weight of wall, including min. 12·5 mm plaster on each face, to be at least 415 kg/m². To be taken up to underside of rooftiles. To be flettons below dpc, or below dpc of upper dwelling dpc in the case of 'stepped pairs'.

Internal Walls: all 3", in blockwork, non-loadbearing.

ROOF COVERINGS: All roof areas to have interlocking tiles of type shown in Schedule on Layout Plan, fully fixed in accordance with manufacturers instructions, over battens over felt. Incorporate matching ridgestrip tiles. Valleys to be lead lined in accordance with rooftile manufacturers specification (alternatively, Universal valley trough tiles, of matching type, may be used).

DPCs & FLASHINGS: Provide dpcs in all external door & window jambs; in all walls min 6" above GL; in chimney. In the case of 'stepped pairs', the lower dwelling dpc is to pass thro' the separating wall & be turned up the face of the upper dwelling side of the wall, to lap the floor dpm of the upper dwelling. (Note: the lintols specified act as dpcs over window heads).
Provide lead flashings at junctions of SVP with rooftiles; of chimney with rooftiles; of 'roof triangles' with rooftiles; of Bay rooftiles with main wall; of 'lower dwelling' roof with 'upper dwelling' wall in the case of 'stepped pairs'; such flashings to be stepped where appropriate.

LINTOLS: All to be Catnic type. External wall openings, including entrance recess & bay opening, with spans up to 1·800 clear, to be type CN7A; spans up to 2·400 clear to be type CN8B. Fix type CN92 over doorways in 3" walls.

FIREPLACE/CHIMNEY: Flue pipes 225φ socketed clay to BS.1181:1961. Hearths to be 125 min thickness concrete with quarry tile finish, projecting from fireplace opening at least 500 mm forward & 150 to sides. Provide fireguard anchorage points. Fireplace to have permanent air vent of at least 5500 mm² (or 50% of throat area, whichever is the greater.

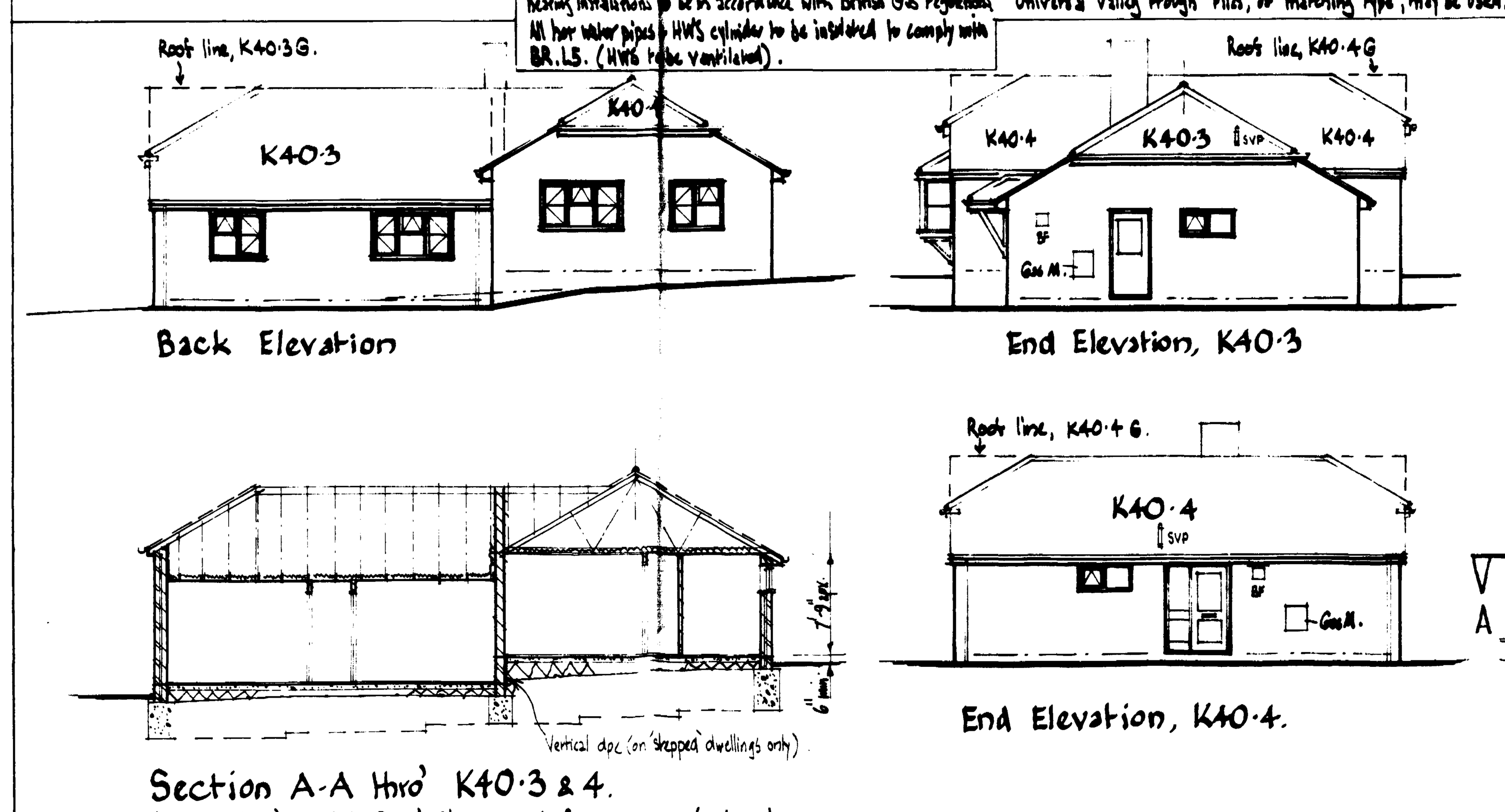
WINDOWS & DOORS: All windows & 'Patio' doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² within upper frame member.

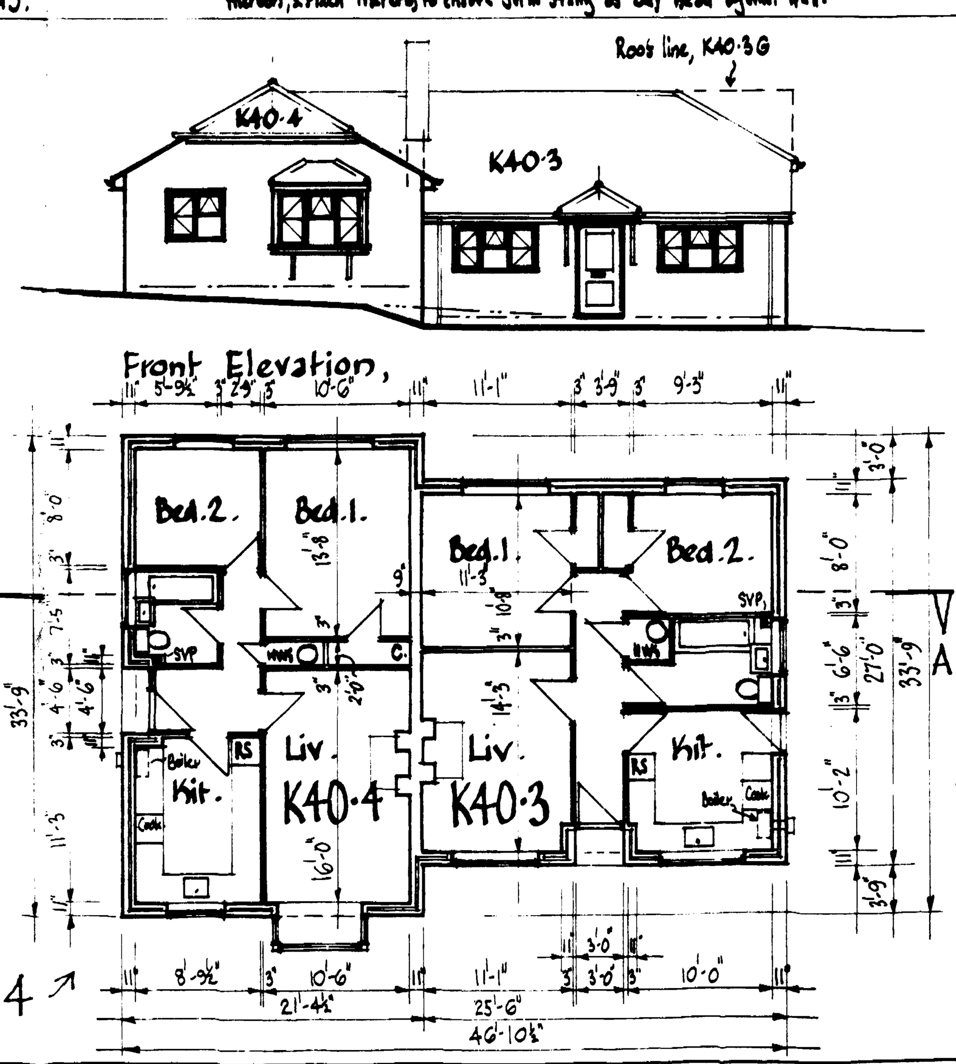
INTERNAL FINISHES: Ceilings to be 12·5 mm plasterboard, set. All walls to be plastered, render + set. Such plaster on face of separating walls to be min of 12·5 mm thick.
BAY WINDOW FIXING: (Type K40·4): The 3-sided window is to be of one-piece factory manufacture, screwed to the Bay-Base (described on right →). Fix 30x5 mm ms straps along heads of both side window frames, from external corner posts inward, such straps to be extended to inner surface of external wall & turned upward at least 3-0 thereon, & fixed thereto, to ensure firm fixing of bay head against wall.

STRUCTURAL TIMBER: All to be GS Grade.
MAIN ROOFS: of the various dwelling types to be formed entirely of Trussplate trussed rafter construction, including all hipped areas; and the areas of 'oversail', where the roofs of K40·1 & 3 types project over the roofs of K40·2 & 4 types. All construction to be fully in accordance with details to be provided by proprietary manufacturers before roof construction commences. Trusses at 600 max crs. Fix windbracing & binder members, the entire roof structure to be formed in accordance with manufacturers recommendations, & to comply with BS.5268 pt3, 1985. Fascias ex 25x175, soffits asbestolux. All structural timber & other combustible material to be trimmed to ensure spacing of at least 40 mm from chimney brickwork, & 225 mm from flue linings. At gables (as in gabled versions of these designs) & at 'half gables' (as in types K40·3+4) provide ms ties between blockwork & trusses, at 2·0m max crs, both between rafters and blockwork, & between 'ceiling joists' & blockwork.
Main Roof 'Triangles', as in K40·1 & 2 types, to be clad in ex 25x175 horizontal shiplap boarding, with black stained finish, over 1000g polythene dpm, on 50x50 vertical battens fixed against trusses.
BAY - Roof: (Type K40·4): Formed of 38x100 rafters & ceiling joists at 450 crs, upon 100x150 deep timber 'lintels' around 3 'open' sides, which are to bear upon 75x75 posts formed integrally within external corners of bay window frame construction.
BAY - Base: Formed of 50x100 deep framework, with 22 chipboard lower 'cill' & asbestolux soffit, ex 25x150 fascia, all stuffed with 100 fibreglass quilt, & all supported on 'brackets' formed of 75x100 planed timber, rag-bolted to main wall.
ENTRANCE Hood Roofs, Types K40·1 & 3: Place 25x150 'ley boards' across top of main roof trusses, & build up thereoff with 38x100 rafters at 450 crs, 'ceiling joists' in overhang area 38x100 at 450 crs, soffit substrate, fascia as main roof; overhang supported by brackets as in 'Bay-Base'.

PLUMBING: All to CP 5572:1978. Vinyl wastes 40φ from sink + bath, 32φ from basin, all with deepseal traps, all to discharge into SVP or to back inlet of gullies. SVPs 100φ vinyl. Gutters 115φ hr; RWPs 63φ, all in vinyl.

HEATING: Provide gas fired wet systems, with wall mounted Balanced Flue (BF) type boilers in Kitchens where shown. BF terminals to be at least 300 from any ventilation opening; provide terminal guards, & metal heatshields to protect gutter in any case where within 300 thereof. Entire heating installation to be in accordance with British Gas regulations. All hot water pipes & HWS cylinder to be insulated to comply with BR.L5. (HWS to be ventilated).





INSULATION: For cavity walls, see 'WALLS'. Lay 100 mm fibreglass quilt over entire area of roofspace, including Bay. Roofspace ventilation to be provided, in the form of continuous 10 mm wide soffit vents, including to bay (or such vents to be omitted within 300 mm of any BF terminal). Similar vents to be provided in all bay roof soffits.

FOOD STORAGE: Adequate space is shown in the Kitchen of each dwelling type, for the provision of 1·75 m³ food storage cupboards, this volume including Refrigerator Space (RS) where shown. This RS to have convenient 13 amp socket outlet.

When, on the Layout Plan, the letter 'G' is used as a suffix to the dwelling type number, ie. K40·3G, the dwelling is to be constructed with simple Gabled Elevations, as shown by dotted lines on the Elevations.

The notes on the Layout Plan may indicate that certain pairs of bungalows are to be constructed with one Floor Level throughout the pair. In such cases, the roofs ridge of K40·1 & K40·3 types will be higher than the ridge of K40·2 & K40·4 types respectively. In these instances, the roofs of K40·1 & K40·3 types are to 'oversail' the roofs of K40·2 & K40·4 types as far as the ridge lines only of the latter, and are to be terminated with a boarded 'gable triangle' vertically above the ridge line; the appearance of such 'gable triangles' are to be as those triangles shown on elevations of types K40·1 & 2 on this drawing. ('Triangle' also shown dotted on 'End Elevation, K40·2', above).

DIMENSIONS: All to be checked by builder before work commences, & any discrepancy reported immediately to Architect.

TWO BEDROOM SEMI-DETACHED BUNGALOWS

Types K40·2 + K40·4 can be built in Detached form, where indicated by Suffix -'D', after Type number, on Layout Plan.

K40·1 – 4. & K40·11.

GERALD DIXON RIBA DipTP, CHARTERED ARCHITECT
197a EAST END RD., LONDON, N2 0LZ. Tel: 01-883 3489

Scale: 1/8" = 1'-0" | Date: ~~22/4/85~~ ~~2/3/85~~ 9/12/85 | Dwg. No: **K40.**

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 04 JAN 1994 REF 0389/88

SOUTH HOLLAND D.C. PLAN DEPT. 25 JAN 1994 REF 0093/94

SOUTH HOLLAND D.C.
PLAN DEPT.
23 JAN 1994
REF. 93SB.14a

SOUTH HOLLAND D.C.
APPROVED
04 JAN 1994
REF. 93SB.14a

DETERMINED
PLAN

PLAN, K40·3+4 ↗

Front Elevation, K40·4

Rear line, K40·4

End Elevation, K40·4

Section A-A thru K40·3 & 4.

Section thro K40·1+2 similar, except for some roof details.

INSULATION: For cavity walls see "WALLS". Lay 100 mm fiberglass quilt over entire top of roofspace, including flat, between and over joists. Provide 10 mm wide gable ventilation in brick skin at each end of roofspace. Min. unobstructed vent area 300 mm² per metre run of cavity. Ventilate roofspace between insulation and roof sarking with 25 mm gap at eaves. Insulate hot water cylinder with 80 mm quilt jacket.

FOOD STORAGE: Additional space is shown in the Kitchens of each dwelling type, for the provision of 1.75 m³ food storage cupboards. Min. volume including fitting worktop space (RS) must be shown. The RS is not countenanced 13 amp socket added.

Back Elevation

End Elevation, K40·3

Roof line, K40·3 & 4

Roof line, K40·4

PLUMBING: As in G 5812:1974. Vent waste stack from concealed flushing flue (SP) type bottle in kitchen, with all exposed pipes in duct inside dwelling adjacent to sanitary appliances. SVP to be taken through roof at least 900 mm above any window within 3 m horizontally. Provide access panel in duct for rodding. Soil and vent pipework to be of plastics material. Rainwater goods to be of pressed steel. Hot water pipes to be lagged with glass fibre quilt (RS).

HEATING: Provide an independent gas fired central heating system in accordance with manufacturers instructions and to the satisfaction of the Local Authority. Flue to be sited to ensure adequate dispersal of products of combustion. Boiler to be fitted with a thermostatically controlled time switch. Hot water cylinder to be insulated in accordance with BS.15. (NOT to be overlooked).

ROOF COVERINGS: All roof areas to have interlocking tiles of high resistance to penetration by rain, snow, natural frosts, over-heating and ultra violet rays. Tiles to be laid flat in accordance with manufacturers recommendations, electrically bonded and earthed. Underlay to be of bituminised felt, or matching type, min. of 400 gauge.

GROUND FLOOR CONSTRUCTION: Thermoplastic tiles on 1" screed on 4" ⊕ concrete on G ground slab on 150 mm hardcore. Damproof course min. 150 mm above ground level. Provide 100 mm cavity fill insulation between floor joists.

WALLS: All brickwork to BS 3828 mark (i) Superior facings on outer leaf. Cavity width 50 mm. Inner leaf of 100 mm dense concrete blocks. Internal walls 100 mm dense concrete blocks. Internal face of external walls to be lined with 12.5 mm plasterboard on battens with 50 mm glass fibre quilt between battens.

LINTOLS: All to be Catnic type. External lintols to be galvanised steel. Internal lintols to be timber. Provide cavity trays over all openings in external walls. Provide stainless steel wall ties at 900 mm horizontal centres and 450 mm vertical centres staggered.

FIREPLACE/CHIMNEY: Fire plate 115⊕ provided only in BEDROOM 1. Flue to be 225 mm dia. Provide 1 no. 225 mm dia. terra cotta chimney pot to each chimney stack. Chimney stacks to be strapped where appropriate.

DPC's & FLASHINGS: Provide dpc's in all external door & window jambs, in all walls min 6" above GL: in chimney. In the case of "dropped parts" the lower dpc to be 150 mm below internal floor level. Provide dpc's in all walls at the junction of the roof with the upper dwelling.

FOUNDATIONS: Size & depth to suit local standard conditions subject to min. depth to be concrete Trorkhill type, not 600 wide, & central down at least 1.0m below GL. All walls dimensioned 11"& 9" to face and combinations between and in or as at chimney / fireplace. Timber / Envelope to be responsible for existing specific engineering advice in the event that excavation reveals unsatisfactory soil conditions. Foundations to approval of Local Inspector.

STRUCTURAL TIMBER: All to be GS Grade.
MAIN ROOFS: Of the various dwelling types to be formed entirely of Trussrafter nailed roller construction, including all hipped ends, and the areas of overcast, where the roofs of K40·1 & 3 types project over the walls of K40·2 & 4 types. All connections to be fully in accordance with details of Trussrafter by prepriced manufacturer. Before work contracts commences. Trusses to be formed in accordance with manufacturers recommendations, & to comply with G60 max. cs. Fix wallplates & timber members, the ochre roof timbers to be treated with a general purpose timber preservative.

Where K40·2 type occurs adjacent to K40·1 type, the latter to be stepped down to suit the former, i.e. K40·3 G. the dwelling is to be constructed with the following age numbers.

The roofs on the Layout Plan may indicate the centres pairs of dwellings are to be constructed with one floor level throughout the pairs. In such cases, the roofs ridge of K40·1 & K40·3 types will be higher than those of K40·2 & K40·4 types respectively. In these instances, the roofs of K40·1 & K40·3 types are to overall the roofs of K40·2 & K40·4 types as far as the ridge limits only of the latter, and are to be terminated with a vertical gable formed from the same materials and colours of such gable materials as to be as those materials given on elevations of types K40·1, 2 & 4 on the drawing. (Triangle dot storm ddded on End Elevation, K40·2, above).

DIMENSIONS: All to be checked by builder before work commences, & any discrepancy reported immediately to Architect.

TWO BEDROOM SEMI-DETACHED BUNGALOWS

These K40·2+K40·4 can be built in Detached form, where indicated by Suffix 'D' after the numbers, on Layout Plan.

K40·1 - 4. & K40·11.

GERALD DIXON RIBA DipTP, CHARTERED ARCHITECT
197A EAST END RD, LONDON, N2 0LZ. Tel: 01-883 3489

Scale: 1/8" = 1'-0" Dwg No. **K40.** Date: 23/11/93 Drawn: 9/11/93

PLAN, K40·1 & 2.

Chimney to be located on Gable Wall as shown on K40·11

Front Elevation

K40·1 is as K40·11, but K40·2 window omitted

Back Elevation, K40·1

End Elevation, K40·1

Roof line, K40·2&

Roof line, K40·1&

When K40·2 type is used in K40·2D - it Detached - trans, Chimney to be located - a fireplace likewise relocated on opposite wall of Living Room.

Gable Triangle

Roof line, K40·1&

Back Elevation

End Elevation, K40·2 (handed relative to plan)

Roof line, K40·2&

Gable Triangle where FFL of K40·1 is same as FFL of K40·2

K40.

GERALD DIXON RBA CMTC/QUALIFIED ARCHITECT
1174 EAST 13MO RD.,LONDON,MI 02, 616/683-3423

K40-1 - 4 6/90 II

TWO BEDROOM SEMI-DETACHED BUNGALOWS

Specification Data: ... Roof ... Walls ... Floor ... Heating ...

Section A-A thru K40-3 & 4

End Elevation, K40-4

Front Elevation

Rear Elevation

End Elevation, K40-3

Floor Plan

PLAN K40-1 & 2

Front Elevation

End Elevation, K40-1

Rear Elevation

End Elevation, K40-2

SCHEDULE of DETAIL DRAWINGS and DWELLING TYPES:

Drg.No:

D70. 4 bed detached house; variations D70.1, 2+3.
D71. 4 bed detached house; variations D71.1+2
F51. 3 bed detached bungalow; variation F51.1
F53. 3 bed detached bungalow; variations F53.1+5
H101. 2 bed terrace houses; variations H101.1-4. (See Note 1. below)
Type H101.4 also used in semi-detached form.
K40. 2 bed semi-detached bungalows, dissimilar pairs; variations K40.1-4. (Note: FFLs of both dwellings of 'pair' are to equate). (See also Note 2. below)
K41. 2 bed semi-detached bungalows; variations K41.1+2.
M33. 4 bed detached bungalows; variations M33.1+3
N26. 3 bed semi-detached houses, dissimilar pairs; variations N26.1+2
3 bed detached houses; variations N26.31, 32+35.
X11. 1 bed semi-detached bungalows; variations X11.1+2.

F54. 3 bed detached bungalow, variation F54.1+2
E101. 3 bed terrace houses; variations E101.1-3.

G1. Garages; variations G1.1B, G1.2, G1.3
BUT external walls to be of 130mm brickwork in any case where length or height of wall exceeds 2.5m

NOTE-1. H101.3 type. Bin Cupboards are not needed, & are to be omitted.

NOTE-2. K40. types.
- These may also be used in detached form, where type number is satisfied by 'D' on Layout Plan.
- Type K40.11, being a minor variation of type K40.1, is also used where noted on Layout Plans.
- Where the type number is satisfied by 'G' on Layout Plan, the dwelling concerned is to have simple gable roofs, rather than the roof type shown on drg. no. K40. The outline of such gable roofs is shown dotted on the drawing.

DETERMINED PLAN

SCHEDULE of EXTERNAL FINISHES:

In this schedule, roofings & facing bricks specified for a particular dwelling are also to be used for the garage to that dwelling, unless specified to the contrary. Where rendering is specified, this is to be for the dwelling only, the garage to be in the brick specified. Where a dwelling, or a part thereof, is specified to be in rendering, this is to be for walls above dpc level only. Walls below dpc, and chimneys (if any) are to be in the brick specified.

PLOTS 101-115:
ROOFS: 101-105: Redland Norfolk pantiles, 34 Terracotta.
106-110: Redland Grovebury pantiles, 30 Slate Grey.
111-115: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 101-108: Ibstock 'Red Multi Rustic' facing.
104-107: LBC Kingston 'Mellowed Yellow' facing.
105-111: LBC 'Regency' facings
112-115: LBC Kingston 'Mellowed Yellow' facings.
except that 103, 113, to be in Sand Finish render, painted.

PLOTS 201-218:
ROOFS: 201-206: Redland Norfolk pantiles, 34 Terracotta
207-209: Redland Grovebury pantiles, 30 Slate Grey
210-218: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 201-202: LBC Kingston 'Mellowed Yellow' facings.
203-208: Ibstock 'Red Multi Rustic' facings.
209-210: LBC Kingston 'Mellowed Yellow' facings.
211-213: LBC 'Regency' facings.
214-218: LBC Kingston 'Mellowed Yellow' facings
except that 209, 209, 212 (Front elevation Kitchen wing with returns to front + side doors only), 217, to be in Sand Finish render, painted.

PLOTS 301-323: & 302A.
ROOFS: 301-302 & 302A: Redland Norfolk pantiles, 34 Terracotta,
303-308: Redland Grovebury pantiles, 30 Slate Grey (inc. 309 garage)
309-318: Redland Norfolk pantiles, 34 Terracotta
319-323: Redland Grovebury pantiles, 30 Slate Grey (inc. 318 garage)
inc. 302A

WALLS: 301-305: LBC Kingston 'Mellowed Yellow' facings (inc. 306 garage)
306-309: LBC 'Regency' facings (inc. 309 garage)
309-318: LBC Kingston 'Mellowed Yellow' facings.
except that 307, 318-314, to be in Sand Finish render, painted.

PLOTS 401-434:
ROOFS: 401-415: Redland Grovebury pantiles, 30 Slate Grey [redacted]
416-434: Redland Norfolk pantiles, 34 Terracotta (inc. 415 garage)

WALLS: 401-408: LBC 'Regency' facings [redacted]
409-419: LBC Kingston 'Mellowed Yellow' facings (inc. 430 garage)
420-429: LBC 'Regency' facings (inc. 430 garage)
431-434: LBC Kingston 'Mellowed Yellow' facings
except that 401, 405-406 [redacted] 416, 424, 433, to be in Sand Finish render, painted.

PLOTS 116-129:
ROOFS: 116-117/123-126: Redland Norfolk pantiles, 34 Terracotta.
118-121/127-129: Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 116-119/126-129: LBC Kingston 'Mellowed Yellow' facings.
120-125: LBC 'Regency' facings
except that 118, & 126 (Front Elevation of Kitchen wing & returns only) to be Sand Finish render, painted.

PLOTS 219-249:
ROOFS: 219-220/229-236/239-242/247-249:
Redland Norfolk pantiles, 34 Terracotta.
221-228/237-238/243-246:
Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 219-224/235-240: LBC Kingston 'Mellowed Yellow' facings.
225-234/241-249: LBC 'Regency' facings.
except that 227, 233, 234, 241, 242, to be Sand Finish render, painted. CONTINUED ON COL. 4.

ROAD & FOOTWAY DETAILS:

All to be in accordance with 'Development Road Layout Guide & Specification', by LCC Highways & Planning Dept., of July 1985.

Local Distributor Roads: Roads 01+03: Carriageway 6.75m; footways 1.8m; verges approx. 1.5m, widened where necessary to incorporate visibility areas.
Collector Road: Road 02: Carriageway 5.5m; footways 1.8m.
Access Roads: Carriageway 5.0m; footways 1.8m.
Housing Squares: 'Carriageway' min. 6.0m.
Footpaths: 1.8m wide.

STREET LIGHTS: ⊖: to LCC Specification G/55/c/89
⊖: to LCC Specification 5/35/c/89
⊖: to LCC Specification 5/35/RL/89

Concrete Surround: All pipes with less than 1.2m cover to crown under carriageways, & less than 0.9m cover under Footways & Highway verges, to be surrounded with 150mm Concrete.

DRAINAGE:

KEY:
——— Existing Public Foul Sewers
——●——— New Foul Sewers, 220ϕ (except where noted 150ϕ)
——○——— New Highway SW drains/sewers, ϕ as noted.
——⊙——— Converted Side Dyke No 2, ϕ as noted.
——— Existing 220ϕ 280ϕ diameter drains NNE Site, West to Ent
——→——— New private Foul drains, 100ϕ.

FOUL SEWERS: All to be laid in full accordance with Water Authorities Association 'Sewers for Adoption' 2nd Edition.
New Foul sewers to connect to existing public Foul sewers in the positions shown. New sewers generally to be 220ϕ & laid to a fall of 1 in 240; except where shown 150ϕ, to be laid to a fall of 1 in 180, or steeper.

SIDE DYKES: All work to Side Dykes, including the culverting of Side Dyke No 2, outfalls, headwalls, pipes, etc, to be to the approval of South Holland Drainage Board. (See also notes on sheet no. 915.7)
SIDE DYKE No. 2: The discharge points to be within chambers S.3.04 & S.3.08 within the culverted length. The outlet to S.3.04, & the main (ie upstream) outlet to S.3.08 to have flap valves. Form headwall or outlet of culvert to Dyke, downstream of S.3.08, the precise position to be determined once plan for development of Plot 302 is resolved.
SIDE DYKE No. 3: The discharge points to be to headwalls, downstream of each of S.1.06 & S.2.06; both headwalls to incorporate flap valves.

PRIVATE DRAINS: The exact private foul drainage systems, & private SW details, etc to be installed in the Hepworth Superslave system, & manufacturers recommendations are to be observed in all matters regarding materials & pipes, including cover, bedding, backfilling, drains under buildings, drains thro' walls, etc. The entire systems to be in accordance with the relevant parts of BRs 1985, (ie Section 2, & H5 Section 2.
All drains to be 100ϕ, laid to fall of 1 in 80 or steeper. In any position where cover will be less than 550mm, & drain is not protected by concrete, drive, thoroughfare, lay 100mm thick concrete path, or bed 150mm wide, thickness. All private foul drains to be laid on alignments shown, to discharge to new foul sewers.
Rain water from each dwelling & garage is to be carried by private SW drains to soakaways within the back garden area of the dwelling concerned. Such soakaways to be at least 5.0m from any building.

PLANTING:

EXISTING: Those trees shown near Bridge Rd frontage thus: (X) are existing & to be retained.

All Site Boundary hedges & hedgerows shown on Layout plans are existing & are to be retained. Likewise, the hedgerow shown within the site, on the east side of Side Dyke No.2 at the Southern end, is existing & is to be retained.

PROPOSED TREES:

Trees to be planted, as indicated by the appropriate letter on the Layout Plans, to be as follows:-

A	Alnus incana	Alder
b	Betula Pendula	Birch
BC	Aesculus hippocastanum	Horse Chestnut
M	Acer platanoides	Norway Maple
S	Acer pseudoplatanus	Sycamore
AS	Fraxinus ornus	Ash
W	Sorbus aria	Whitebeam

Shrubs/Ground cover planting is to be carried out on the Bund, generally on all surfaces except those facing the rear gardens of Plots 401-406/422-427, interspersed with the proposed trees.
The species to be used will be the following:

Cornus sanguinea		Dogwood
Prunus laurocerasus		Laurel
Prunus spinosa		Blackthorn
Crataegus monogyna		Quickthorn
Rosa rugosa		Rose
Conifer hedging		Hedge
Berberis candidula	–	ø 600 mm ctrs.
Cornus maxima atropurpurea	–	ø 2.0 to 3.0m ctrs.
Cotoneaster cow galli	–	ø 2.0 to 3.0 m ctrs.

The above species are to be planted in mixed random groups in equal numbers, approx. 100 No. each species, total 600.

SCHEDULE of EXTERNAL FINISHES (Continued from Col. 2):

PLOTS 501-599:
ROOFS: 501-505/512-515/538-541/548-552/553-570/573-578/594-599: Redland Grovebury Pantiles, 30 Slate Grey.
506-511/516-537/542-547/553-557/571-572/582-595: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 501-503/521-532/544-571/577-581/594-598: LBC 'Regency' facings.
504-520/538-543/572-576/582-593: LBC Kingston 'Mellowed Yellow' facings, except that 509, 514, 522-523 (Front Elevation only), 530-531 (Front Elevation only), 534, 541, 544, 550, 558, 563-564, 571 (Front Elevation of Kitchen wing & returns only), 573 (Front Elevation of Kitchen Wing & returns only), 579, 589-590 (Front Elevation & returns only), to be Sand Finish render, painted.

PLOTS 601-697:
ROOFS: 601-604/613-618/622-631/638-645/654-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.
605-612/619-621/632-637/646-653/660-665/682-695: Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 601-602/621-641/648-653/670-681/694-697: LBC Kingston 'Mellowed Yellow' facings.
603-620/642-647/654-669/682-693: LBC 'Regency' facings except 622, 624, 633-634 (Front Elevation and returns only), 687, 666, 670, 677-678 (Front Elevation & returns only), 677-678 (Front elevation only), 697, to be Sand Finish render, painted.

In all cases where pairs of Semi-detached Freestanding Garages are shown, & the brick &/or brick types vary between the dwelling to which they relate, the use of 34 Terracotta tiles, & 'Mellowed Yellow' facings, shall prevail for the complete Garage pair (unless specified otherwise in a particular instance).

PLOT BOUNDARIES & FENCES – KEY:

——— unfenced Front Plot boundaries
——— Fences:- 1.0m high oak post + wire
——— screen fences:- 1.8m high, close boarded, creosote finish – some form plot boundary fences, others screen fences within plots.

EXTERNAL CAVITY WALL CONSTRUCTION:

The construction of all such cavity walls above dpc level in all dwellings on this site to be:-
Outer leaf: 100mm facing bricks (or 100 Slatterns, rendered, as per 'Schedule of External Finishes', col. 2, this drg.);
Cavity: 50mm. (no insulation).
Inner Leaf: 125mm Celcon Solar blockwork, with 13mm lightweight plaster.

This note OVER-RIDES the relevant notes on all of the detail house-type drgs. concerned.

DRAWING SCHEDULE:

This Schedule lists all drawings except those showing dwelling types. (The latter are listed in the Schedule at top of Column 4 of this drg.).

915·1 Survey, Northern Area.
915·2 Survey, Southern Area
915·3 Layout Plan, Northern Area.
~~915·4 Layout Plan, Southern Area.~~ (ABANDONED).
915·5 Location Plan
915·6 Schedules. (This).
915·7 Layout Plan, Southern Area, Amendments.
~~915·8~~ Longitudinal Sections, Roads 01+02, & sewers.
915·9 Longitudinal Sections, other roads & sewers (Roads 04-11)
915·10 Road Section - Detail. (A4)
915·11 Layout Plan, Plots 104-109 amendments.
915·12 Layout Plan, Central Area.
915·13 Layout Plan, Plots 301, 301, 302A amendments.
915·14 Longitudinal Sections, Roads 01+02, & sewers (replaces 915·8).
·15
·16
·17
·18
·19
915·20 Layout Plan, Plots 682-693 amendments.
915·21 Layout Plan, Plots 128+129.
915·22 Layout Plan, Plot 129 amendment.

SOUTH HOLLAND D.C. – PLAN DEPT. – 25 JAN 1994 – REF ...S/0934...

HOUSING at BRIDGE ROAD/RAILWAY LANE SUTTON BRIDGE, LINCS.

SCHEDULES to Layout Plans

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197a EAST END RD, LONDON, N2 OLZ Tel: 081-883 3489

Scale: –
Date: ~~26/11/90~~ 20/5/92 27/10/93 15/12/93 21/3/94
Drg No: 915·6

WEMBLEY GRAPHICS PDS 881048

SCHEDULE of DETAIL DRAWINGS and DWELLING TYPES:

Dwg.No:

D70. 4 bed detached house; variations D70.1, 2+3.
D71. 4 bed detached house; variations D71.1+2
F51. 3 bed detached bungalow; variation F51.1
F53. 3 bed detached bungalow; variations F53.1+5
H101. 2 bed terrace houses; variations H101.1 – 4. (See Note 1. below)
Type H101.4 also used in semi-detached form.
K40. 2 bed semi-detached bungalows, dissimilar pairs; variations K40.1 – 4. (Note: FFL's of both dwellings of 'pair' are to equate). (See also Note 2. below)
K41. 2 bed semi-detached bungalows; variations K41.1+2.
M33. 4 bed detached bungalows; variations M33.1+3
N26. 3 bed semi-detached houses, dissimilar pairs; variations N26.1+2
3 bed detached houses; variations N26.31, 32+33.
X11. 1 bed semi-detached bungalows; variations X11.1+2.

F54. 3 bed detached bungalow, variation F54.1+2
E101. 3 bed terrace houses; variations E101.1 – 3.

G1. Garages; variations G1.1B, G1.2, G1.3
BUT external walls to be of 130mm brickwork, in any case where length or height of wall exceeds 2.5 m

NOTE-1. H101.3 type. Bin Cupboards are not needed, & are to be omitted.

NOTE-2. K40. types.
- These may also be used in detached form, where type number is suffixed by 'D' on Layout Plan.
- Type K40.11, being a minor variation of type K40.1, is also used where noted on Layout Plans.
- Where the type number is suffixed by 'G' on Layout Plan, the dwelling concerned is to have simple gable roofs, rather than the roof type shown on drg. no. K40. The outline of such gable roofs is shown dotted on the drawing.

DETERMINED PLAN

SCHEDULE of EXTERNAL FINISHES:

In this schedule, roofing & facing bricks specified for a particular dwelling are also to be used for the garage to that dwelling, unless specified to the contrary. Where rendering is specified, this is to be for the dwelling only, the garage to be in the brick specified. Where a dwelling, or a part thereof, is specified to be in rendering, this is to be for walls above dpc level only. Walls below dpc, and chimneys (if any) are to be in the brick specified.

PLOTS 101-115:
ROOFS: 101-105: Redland Norfolk pantiles, 34 Terracotta.
106-110: Redland Grovebury pantiles, 30 Slate Grey.
111-115: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 101-103: Ibstock 'Red Multi Rustic' facings
104-107: LBC Kempston 'Mellford Yellow' facings.
108-111: LBC 'Regency' Facings
112-115: LBC Kempston 'Mellford Yellow' facings.
except that 103, 113, to be in Plain Finish render, painted.

PLOTS 201-218:
ROOFS: 201-206: Redland Norfolk pantiles, 34 Terracotta
207-209: Redland Grovebury pantiles, 30 Slate Grey
210-218: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 201-202: LBC Kempston 'Mellford Yellow' facings.
203-208: Ibstock 'Red Multi Rustic' facings.
209-210: LBC Kempston 'Mellford Yellow' facings.
211-213: LBC 'Regency' facings.
214-218: LBC Kempston 'Mellford Yellow' facings
except that 209, 209, 212 (Front elevation Kitchen wing with returns to front + side doors only), 217, to be in Plain Finish render, painted.

PLOTS 301-323: & 302A.
ROOFS: 301-302: Redland Norfolk pantiles, 34 Terracotta,
303-308: Redland Grovebury pantiles, 30 Slate Grey (inc. 309 garage)
309-318: Redland Norfolk pantiles, 34 Terracotta
319-323: Redland Grovebury pantiles, 30 Slate Grey (inc. 318 garage)
~ inc. 302A

WALLS: 301-305: LBC Kempston 'Mellford Yellow' facings (inc. 306 garage)
306-308: LBC 'Regency' facings (inc. 309 garage)
309-318: LBC Kempston 'Mellford Yellow' facings.
except that 307, 318-316, to be in Plain Finish render, painted.

PLOTS 401-434:
ROOFS: 401-415: Redland Grovebury pantiles, 30 Slate Grey [redacted]
416-434: Redland Norfolk pantiles, 34 Terracotta (inc. 415 garage)

WALLS: 401-408: LBC 'Regency' facings [redacted]
409-419: LBC Kempston 'Mellford Yellow' facings (inc. 430 garage)
420-429: LBC 'Regency' facings (inc. 430 garage)
431-434: LBC Kempston 'Mellford Yellow' facings
except that 401, 405-406 [redacted]
416, 434, 433, to be in Plain Finish render, painted.

PLOTS 116-129:
ROOFS: 116-117/123-126: Redland Norfolk pantiles, 34 Terracotta.
118-122/127-129: Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 116-119/126-129: LBC Kempston 'Mellford Yellow' facings.
120-125: LBC 'Regency' facings.
except that 118, & 124 (Front Elevation of Kitchen wing & returns only) to be Plain Finish render, painted.

PLOTS 219-249:
ROOFS: 219-220/225-236/239-242/247-249:
Redland Norfolk pantiles, 34 Terracotta.
221-223/237-238/243-246:
Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 219-224/235-240: LBC Kempston 'Mellford Yellow' facings.
225-234/241-249: LBC 'Regency' facings.
except that 227, 233, 234, 241, 242, to be Plain Finish render, painted. CONTINUED IN COL. 4. →

ROAD & FOOTWAY DETAILS:

All to be in accordance with 'Development Road Layout Guide & Specification', by LCC Highways & Planning Dept., of July 1985.

Local Distributor Roads: Roads 01+03: Carriageway 6.75m; footways 1.8m; verges approx. 1.5m, widened where necessary to incorporate visibility areas.
Collector Road: Road 02: Carriageway 5.5m; footways 1.8m.
Access Roads: Carriageway 5.0m; footways 1.8m.
Housing Squares: 'Carriageway' min. 6.0m.
Footpaths: 1.8m wide.

STREET LIGHTS: ⊙: to LCC Specification G/55/c/89
●: to LCC Specification S/35/c/89
◉: to LCC Specification S/35/RL/89

Concrete Surrounds: All pipes with less than 1.2m cover to crown under carriageways, & less than 0.9m cover under Footways & Highway verges, to be surrounded with 150mm concrete.

DRAINAGE:

KEY:
——●—— Existing Public Foul Sewers
——●—— New Foul Sewers, 220ϕ (except where noted 150ϕ)
——○—— New Highway SW drains/sewers, ϕ as noted.
—·—⊙—·— Culverted Side Dyke No.2, ϕ as noted.
——○—— Existing 220ϕ + 280ϕ diversion thro' site, W/it to Ensk
——○—— New private Foul drains, 100ϕ.

FOUL SEWERS: All to be laid in full accordance with Water Authorities Association 'Sewers for Adoption', 2nd Edition.
New Foul sewers to connect to existing public foul sewers in positions shown. New sewers generally to be 220ϕ & laid to a fall of 1 in 240; except where shown 150ϕ, to be laid to a fall of 1 in 180, or steeper.

SIDE DYKES: All work to Side Dykes, including the culverting of Side Dyke No.2, outfalls, headwalls, pipes, etc, to be to the approval of South Holland Drainage Board. (See site notes on drg.no. 915-7)
SIDE DYKE No. 2: The discharge permit to be within chambers S.3.04 & S.3.05 within the Culverted length. The outlet to S.3.04, & the main (ie western) outlet to S.3.05 to have flap valves. Form headwall or outlet to culvert to Dyke, downstream of S.3.05, the precise position to be determined once plan for development of Plot 302 is received.
SIDE DYKE No. 3: The discharge points to be to headwalls, downstream of each of S1.06 & S.3.06, both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage system, & private SW drains, etc to be installed in the Hepworth Supersleve system, & manufacturers recommendations set to be observed in all matters regarding materials & pipes, including cover, bedding, backfilling, double rubber ballrings, Acinch Weld walls, etc. The entire system to be in accordance with the relevant parts of BRs 1985, 1H Section 2, & H5 Section 2.
All drains to be 100ϕ, laid to fall of 1 in 30 or steeper. In any position where cover will be less than 550mm, & drain is not protected by concrete drive, thereafter, lay 100mm thick concrete path, at least 750 mm wide, thereon.
All private foul drains to be laid on alignments shown, to discharge to new foul sewers.
Rain water from each dwelling & garage is to be carried by private SW drains to soakaways within the back garden area of the dwelling concerned. Such soakaways to be at least 5.0m from any building.

PLANTING:

EXISTING: Those trees shown near Bridge Rd frontage thus: (X) are existing & to be retained.

All Site Boundary hedges & hedgerows shown on Layout plans are existing & are to be retained. Likewise, the hedgerow shown within the site, on the east side of Side Dyke No.2 at the Southern end, is existing & is to be retained.

PROPOSED TREES:

Trees to be planted, as indicated by the appropriate letter on the Layout Plans, to be as follows:-

A	Alnus incana	Alder
B	Betula Pendula	Birch
BC	Aesculus hippocastanum	Horse Chestnut
M	Acer platanoides	Norway Maple
S	Acer pseudoplatanus	Sycamore
AS	Fraxinus ornus	Ash
W	Sorbus aria	Whitebeam

Shrubs/Ground cover planting is to be carried out on the Bund, generally on all surfaces except that facing the rear gardens of Plots 401-406/422-427, interspersed with the proposed trees.
The species to be used will be the following:

Cornus sanguinea	Dogwood
Prunus lauro-cerasus	Laurel
Prunus spinosa	Blackthorn
Crataegus monogyna	Quickthorn
Rosa rugosa	Rose
Conifer Evergreens	Holly
Berberis candidula	– @ 600 mm ctrs.
Cornus maxima atropurpurea	– @ 2.0 to 3.0 m ctrs.
Cotoneaster cow galli	– @ 2.0 to 3.0 m ctrs.

The above species will be planted in mixed varieties arranged in equal numbers; approx. 100 No. each species, total 600.

SCHEDULE of EXTERNAL FINISHES (Continued from Col. 2):

PLOTS 501-599:
ROOFS: 501-505/512-515/538-541/548-552/553-570/573-578/596-599: Redland Grovebury Pantiles, 30 Slate Grey.
506-511/516-537/542-547/553-557/571-572/582-595: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 501-503/521-532/544-571/577-581/594-599: LBC 'Regency' Facings.
504-520/538-543/572-576/578-593: LBC Kempston 'Mellford Yellow' facings, except that 509, 514, 522-523 (Front Elevation only), 530-536 (Front Elevation only), 534, 541, 544, 560, 559, 563-564, 571 (Front Elevation of Kitchen wing & returns only), 573 (Front Elevation of Kitchen Wing & returns only), 579, 588-590 (Front Elevation & returns only), to be Plain Finish Render, painted.

PLOTS 601-697:
ROOFS: 601-604/613-618/622-631/638-645/654-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.
605-612/619-621/632-637/646-653/660-665/682-695: Redland Grovebury pantiles, 30 Slate Grey.

WALLS: 601-602/631-641/648-653/670-681/694-697: LBC Kempston 'Mellford Yellow' facings.
603-630/642-647/654-669/682-693: LBC 'Regency' facings, except 625, 624, 613-614 (Front Elevation and returns only), 681, 666, 670, 677-678 (Front Elevation & returns only), 697-698 (Front elevation only), 697, to be Plain Finish, render, painted.

In all cases where pairs of Semi-detached Freestanding Garages are shown, & the bric & or brick types vary between the dwellings to which they relate, the one of 34 Terracotta tiles, & 'Mellford Yellow' facings, shall prevail for the complete Garage pair (unless specified otherwise in a particular instance).

PLOT BOUNDARIES & FENCES – KEY:

– – – – – – unfenced Front Plot boundaries
——— Fences:- 1.0m high oak post + wire
——— screen fences:- 1.8m high, close boarded, creosote finish – some Screen plot boundary fences, others screen fences within plots.

EXTERNAL CAVITY WALL CONSTRUCTION:

The construction of all such cavity walls above dpc level in all dwellings on this site to be :-
Outer leaf: 100mm facing bricks (or 100 Flettons, rendered, as per 'Schedule of External Finishes', col.2, this drg.);
Cavity: 50mm. (no insulation).
Inner Leaf: 125mm Celcon Solar blockwork, with 13mm lightweight plaster.

This note OVER-RIDES the relevant notes on all of the detail house-type drgs. concerned.

DRAWING SCHEDULE:

This Schedule lists all drawings except those showing dwelling types. (The latter are listed in the Schedule at top of Column 1 of this drg.).

915-1 Survey, Northern Area.
915-2 Survey, Southern Area
915-3 Layout Plan, Northern Area.
915-4 Layout Plan, Southern Area. (ABANDONED).
915-5 Location Plan.
915-6 Schedules. (This).
915-7 Layout Plan, Southern Area, Amendments.
915-8 Longitudinal Sections, Roads 01+02, & sewers. (replaced by 915-14)
915-9 Longitudinal Sections, other roads & sewers (Roads 04-11)
915-10 Road Section - Detail (A6)
915-11 Layout Plan, Plots 104-109 amendments.
915-12 Layout Plan, Central Area.
915-13 Layout Plan, Plots 301, 301, 302A amendments.
915-14 Longitudinal Sections, Roads 01+02, & sewers (replaces 915-8).
·15
·16
·17
·18
·19
915-20 Layout Plan, Plots 682-693 amendments.
915-21 Layout Plan, Plots 128+129.
915-22 Layout Plan, Plot 129 amendment.

SOUTH HOLLAND D.C. – PLAN DEPT. – 25 JAN 1994 – REF. S/0083/94

HOUSING at BRIDGE ROAD/RAILWAY LANE SUTTON BRIDGE, LINCS.

SCHEDULES to Layout Plans

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
197a EAST END RD. LONDON, N2 OLZ Tel: 081-883 3489

Scale: –
Date: ~~26/11/90~~ ~~24/5/93~~ 27/10/93 15/12/93 21/9/93
Drg No: 915-6

SCHEDULE of DETAIL DRAWINGS and DWELLING TYPES:

- D72. 4 bed detached house; variations D72, [illegible].
- D71. 4 bed detached house; variations D7 [illegible].
- F51. 2 bed detached bungalow; variation F5.
- F53. 3 bed [illegible] bungalow; variations F53 + 5.
- W01. [illegible]
- 642. [illegible]
- K41. [illegible]
- M35. [illegible]
- M26. [illegible]
- K11. [illegible]
- 754. [illegible]
- E101. [illegible]

G1. Garages; variations G1-1b, G1-2, G1-3 [illegible]

NOTE-1. [illegible]

NOTE-2. 640 types. [illegible]

SCHEDULE of EXTERNAL FINISHES:

[illegible]

PLOTS 101-195:

ROOFS: [illegible]

WALLS: [illegible]

PLOTS 201-298:

ROOFS: [illegible]

WALLS: [illegible]

PLOTS 301-327: [illegible]

ROOFS: [illegible]

WALLS: [illegible]

PLOTS 401-434:

ROOFS: [illegible] [redacted]

WALLS: [illegible] [redacted] [illegible]

PLOTS 112-12[illegible]:

ROOFS: [illegible]

WALLS: [illegible]

PLOTS 2[illegible]-249:

ROOFS: [illegible]

WALLS: [illegible] CONTINUED IN COL. 4 [illegible]

DETERMINED PLAN

ROAD & FOOTWAY DETAILS.

[illegible]

STREET LIGHTS: [illegible]

[illegible]

DRAINAGE: KEY:

[illegible]

FOUL SEWERS: [illegible]

SIDE DYKES: [illegible]

PRIVATE DRAINS: [illegible]

PLANTING:

EXISTING: [illegible]

PROPOSED TREES:

[illegible]

SCHEDULE of EXTERNAL FINISHES (Continued from Col. 2):

PLOTS 501-599:

ROOFS: [illegible]

WALLS: [illegible]

PLOTS 601-697:

ROOFS: [illegible]

WALLS: [illegible]

PLOT BOUNDARIES & FENCES — KEY:

[illegible]

EXTERNAL CAVITY WALL CONSTRUCTION:

[illegible]

DRAWING SCHEDULE:

[illegible]

- 915·1 [illegible]
- 915·2 [illegible]
- 915·3 [illegible]
- 915·4 [illegible] (ABANDONED).
- 915·5 [illegible]
- 915·6 Schedules.
- 915·7 [illegible]
- 915·8 [illegible]
- 915·9 [illegible]
- 915·10 [illegible]
- 915·11 Layout Plan, Plots [illegible]
- 915·12 Layout Plan, [illegible]
- 915·13 Layout Plan, Plots [illegible]
- 915·14 [illegible]
- ·15
- ·16
- ·17
- ·18
- ·19
- 915·20 Layout Plan, Plots [illegible]
- 915·21 Layout Plan, Plots [illegible]
- 915·22 Layout Plan, Plot [illegible]

[illegible]

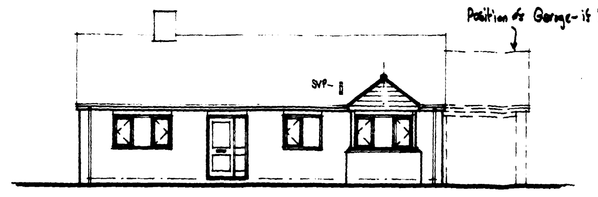
HOUSING at BRIDGE ROAD/RAILWAY LANE SUTTON BRIDGE, LINCS.

SCHEDULES to Layout Plans

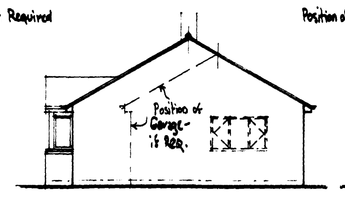
GERALD [illegible] CHARTERED ARCHITECT

[illegible] LONDON [illegible]

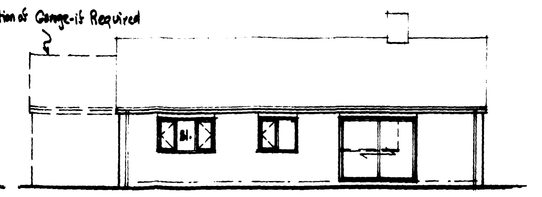
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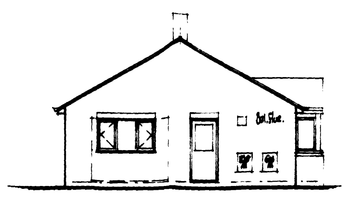
FRONT ELEVATION, F53-1,2,3,4,5 & G.



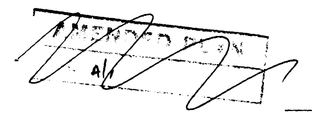
BEDROOM END ELEVATION, F53-1, 2, 3
F53-4 & 5 is similar (without Garage), but with Bed.1. window added, as shown dotted.

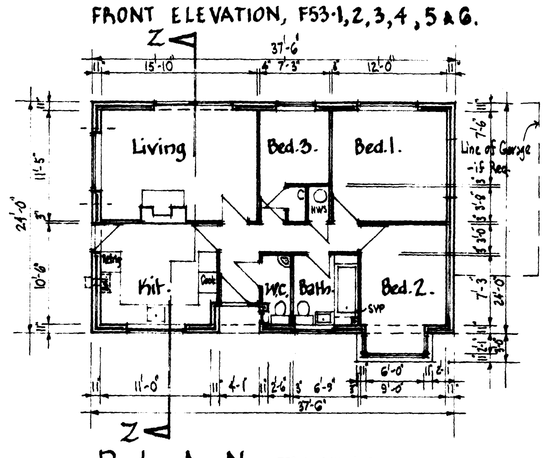


BACK ELEVATION, F53-1, F53-3.
F53-2 similar, but window substituted for Patio Doors, where shown dotted.
F53-4 as F53-1, but Bed.1. window omitted.
F53-5 as F53-2, but Bed.1. window omitted.
F53-6 as F53-1, but both Bed.1. window & patio doors omitted (with no substitute for patio doors).



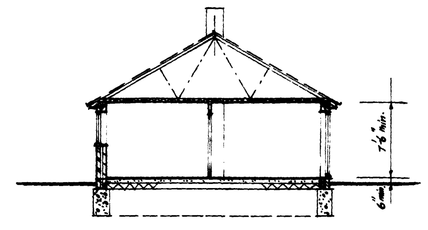
LIVING END ELEVATION, F53-1 & F53-4
F53-2 similar, but Patio Doors substituted for window where shown dotted.
F53-3 similar, but Living Room window omitted. (Check neither door or window to Living Room in this Elevation).
F53-5 as F53-2.
F53-6 as F53-2.





PLAN

F53-1 SHOWN. SEE NOTES ON ELEVATIONS FOR F53-2 VARIATIONS, ALSO F53-3, 4, 5 & G.



SECTION Z-Z.

GARAGE: Where Garage is to be attached (see Layout Plan), this Garage is to be as type GH1B on drg. no. G1, but roof pitch adjusted to accord with that of dwelling. F53-4 & 5 & G variations cannot have attached garage.

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 25 JAN 1994 REF. 93/1.94

SOUTH HOLLAND D.C. PLAN DEPT. 14 JAN 1994 REF. 93/1.93

THREE BEDROOM DETACHED BUNGALOWS

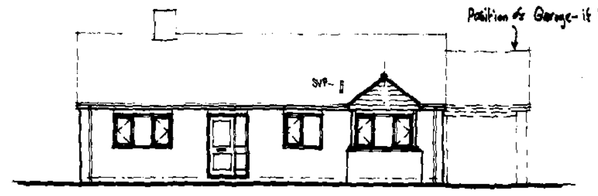
Variations F53-1, F53-2, F53-3, F53-4, F53-5, F53-6

GERALD DIXON BIBA DipTP CHARTERED ARCHITECT
197A EAST END RD, LONDON, N2 0LZ. Tel: 01-883 3489

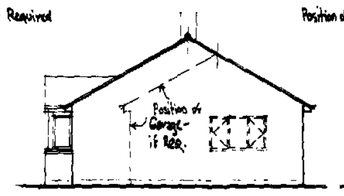
Scale 1/8"=1'-0"

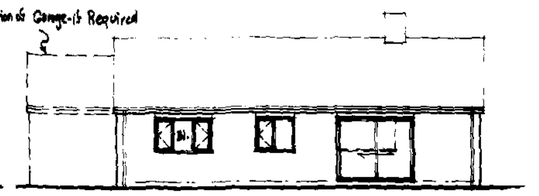
Date: ~~24/1/93~~ ~~22/3/93~~ ~~7/12/93~~ 23/12/93

Drg. No.: F53.



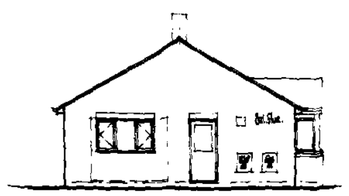
FRONT ELEVATION, F53-1,2,3,4,5 & G.



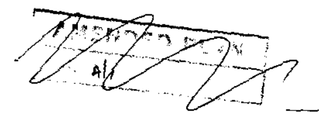


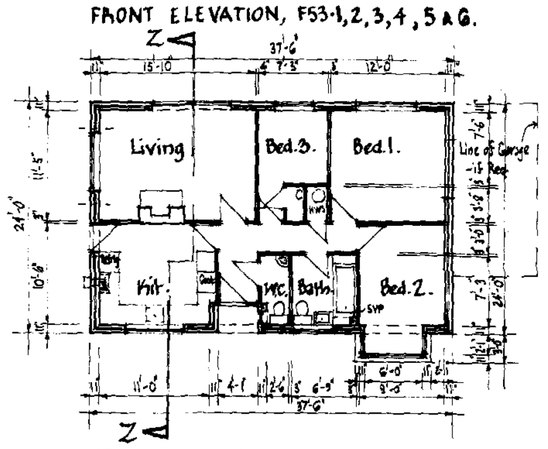
BEDROOM END ELEVATION, F53-1, 2, 3
F53-4 & 5 similar (without Garage), but with Bed.1. window added, as shown dotted.

BACK ELEVATION, F53-1, F53-3.
F53-2 similar, but window substituted for Patio Doors, where shown dotted.
F53-4 as F53-1, but Bed.1. window omitted.
F53-5 as F53-2, but Bed.1. window omitted.
F53-6 as F53-1, but both Bed.1. window & patio doors omitted (with no substitute for patio doors).

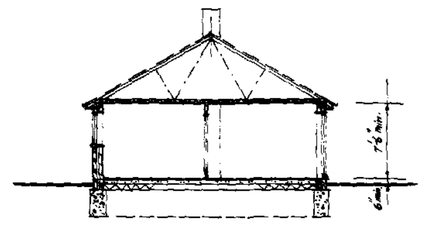


LIVING END ELEVATION, F53-1 & F53-4
F53-2 similar, but Patio Doors substituted for window where shown dotted.
F53-3 similar, but Living Room window omitted. (Note: neither door or window to Living Room in this Elevation).
F53-5 as F53-2.
F53-6 as F53-2.





PLAN F53-1 SHOWN. SEE NOTES ON ELEVATIONS FOR F53-2 VARIATIONS, ALSO F53-3, 4, 5 & G.



SECTION Z-Z.

GARAGE: When Garage is to be attached (see Layout Plan), this Garage is to be as type GI-1B on drg. no. GI, but roof pitch adjusted to accord with that of dwelling. F53-4 & 5 & G variations cannot have attached garage.

SOUTH HOLLAND D.C. PLAN DEPT. 25 JAN 1994 REF.

SOUTH HOLLAND D.C. PLAN DEPT. DATE STAMP

DETERMINED PLAN

THREE BEDROOM DETACHED BUNGALOWS

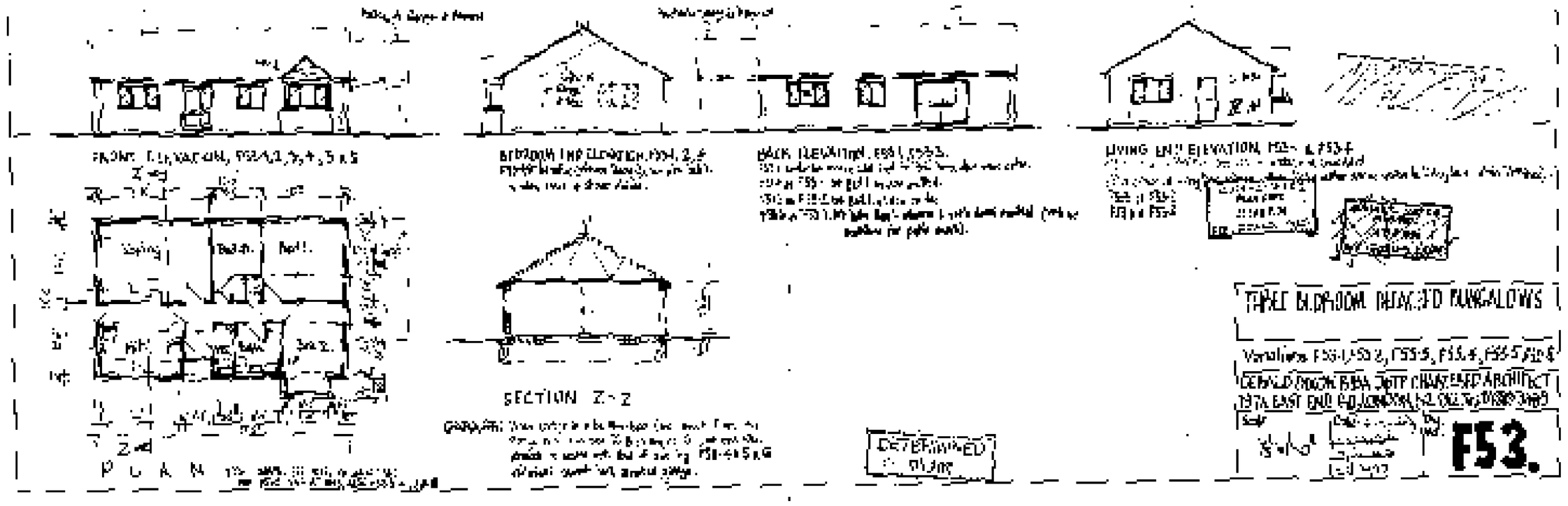
Variations F53-1, F53-2, F53-3, F53-4, F53-5, F53-6

GERALD DIXON RIBA DipTP CHARTERED ARCHITECT
197A EAST END RD, LONDON, N2 0LZ. Tel: 01-883 3489

Scale: 1/8"=1'-0"

Date: ~~27/1/93~~ ~~27/3/93~~ ~~7/12/93~~ 25/1/94

Drg. No: **F53.**


FRONT ELEVATION, F53-1,2,3,4,5 & 6
PLAN
BEDROOM END ELEVATION F53-1,2,4
BACK ELEVATION, F53-1,2,3,5.
SECTION Z-Z
LIVING END ELEVATION, F53- & F53-6
THREE BEDROOM DETACHED BUNGALOWS
Variations F53-1/53-2, F53-3, F53-4, F53-5 F53-6
GERALD DAVIS FRIBA DIP CHARTERED ARCHITECT
197A EAST END ROAD LONDON N3 2SY
DETERMINED
F53.