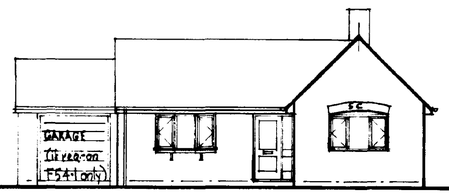
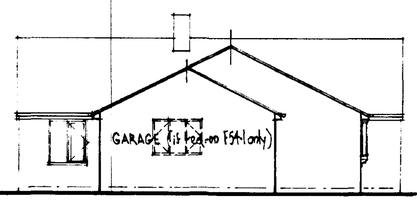
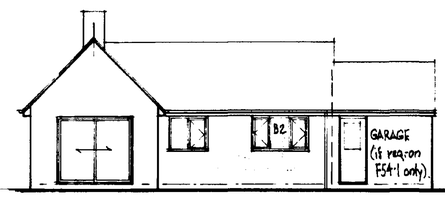
commences, & any discrepancies reported immediately to Architect.



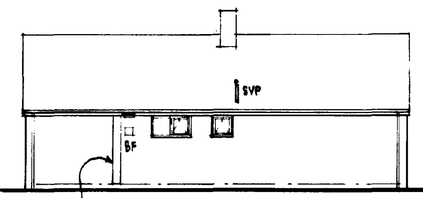
Front Elevation, F54·1 + F54·2



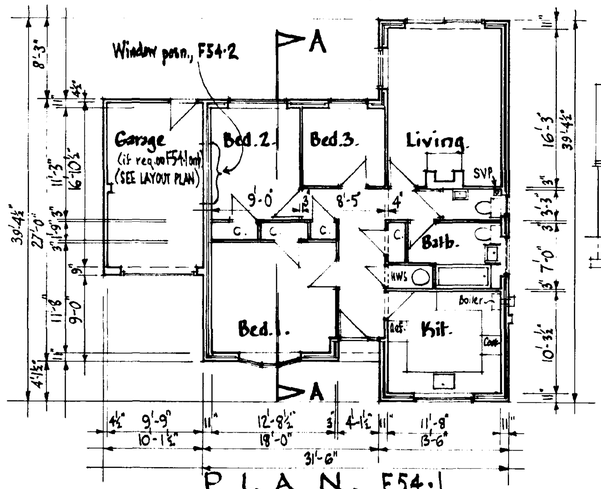
Bedroom Flank Elevation, F54·1
F54·2 similar, but Bed 2 window added where dotted.



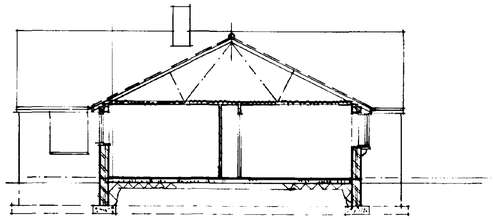
Back Elevation, F54·1
F54·2 similar, but Bed 2 window omitted.



Bathroom Flank Elevation, F54·1 + F54·2
9' wide x 4½" projecting 'nib', above dpc only, as a 'step' to rendering of front wing, where this finish is indicated on Schedule on Layout Plan.



PLAN, F54·1
F54·2 similar, but Bed 2 window repositioned as shown.



Section A-A

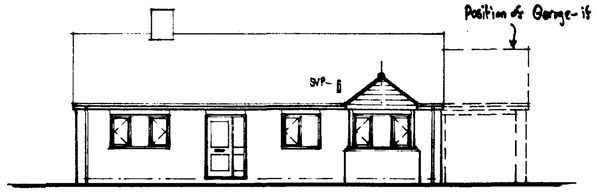
Ref: 360/95

THREE BEDROOM DETACHED BUNGALOW

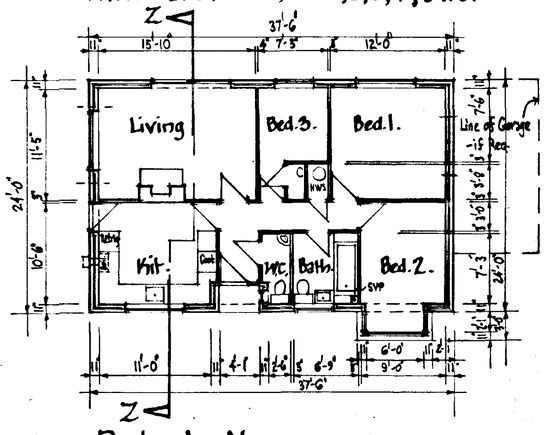
F54·1 & F54·2

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

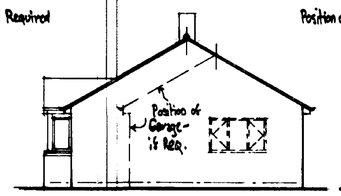
Scale:	Date:	Drg. No:
1/8" = 1'-0"	2/2/95 ~~22/12/95~~ ~~15/6/93~~ 25/10/93	F54.



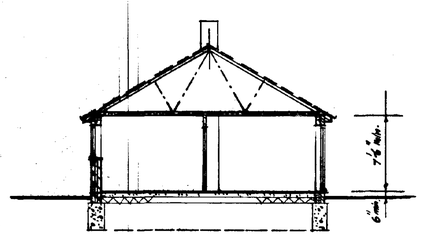
FRONT ELEVATION, F53-1,2,3,4,5 & G.



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

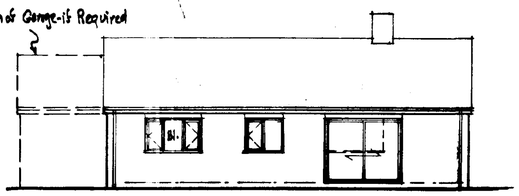


BEDROOM END ELEVATION, F53-1, 2, 3
F53-4 & 5 similar (without Garage), but with Bed.1. window added, as shown dotted.

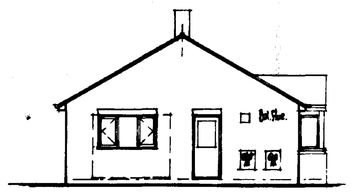


SECTION Z-Z.

GARAGE: Where 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.



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. (ie has neither door or window to Living Room in this Elevation).
F53-5 as F53-2.
F53-6 as F53-2.

SOUTH ... AND D
HOUSING & PLANNING
13 APR 1995
Ref: 360/15

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"

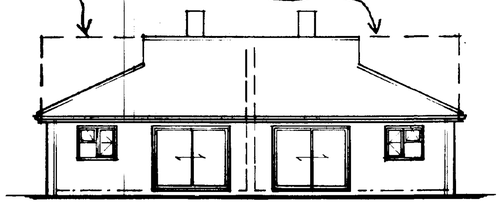
Date: ~~2/6/93~~ ~~22/3/93~~ ~~7/12/93~~ 25/12/93

Drg. No.: F53.

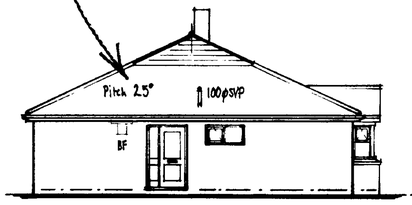
ALTERNATIVE ROOF DESIGN, K41·1+2 Types, Full Gable ——— Plain brick gable



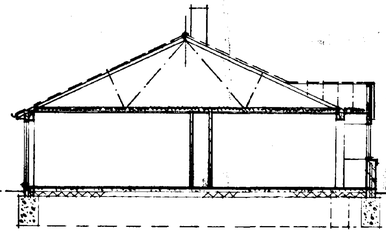
Front Elevation, K41·1 & 2



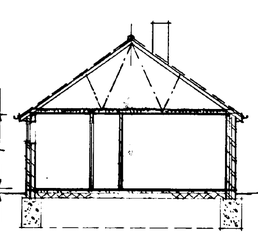
Back Elevation, K41·1 & 2



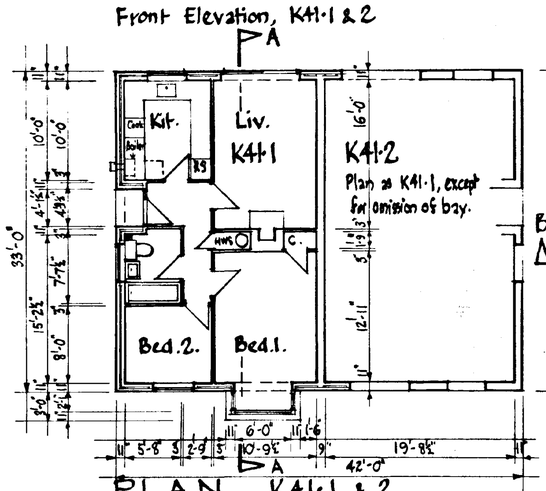
Side Elevation, K41·1 & 2



Section A-A thro' K41·1.

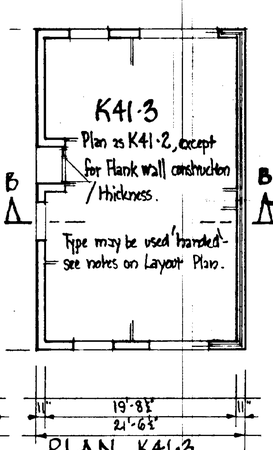


Section B-B thro' K41·3



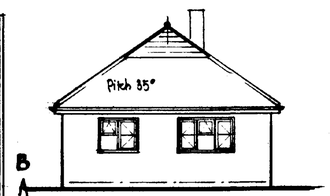
PLAN, K41·1 & 2

K41·3 is as K41·2, but detached.



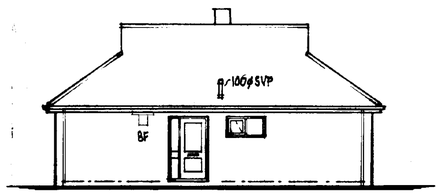
PLAN, K41·3

As K41·2, except where dimensioned.



Front Elevation, K41·3

Back Elevation is similar, but with windows as K41·1.



Entrance Side Elevation, K41·3

Other side Elevation is similar, but plain.

K41·3 is detached version of K41·2

SOUTH HOLLAND DC
HOUSING & PLANNING
06 APR 1995
Ref: 03601GS

TWO BEDROOM SEMI-DETACHED BUNGALOWS

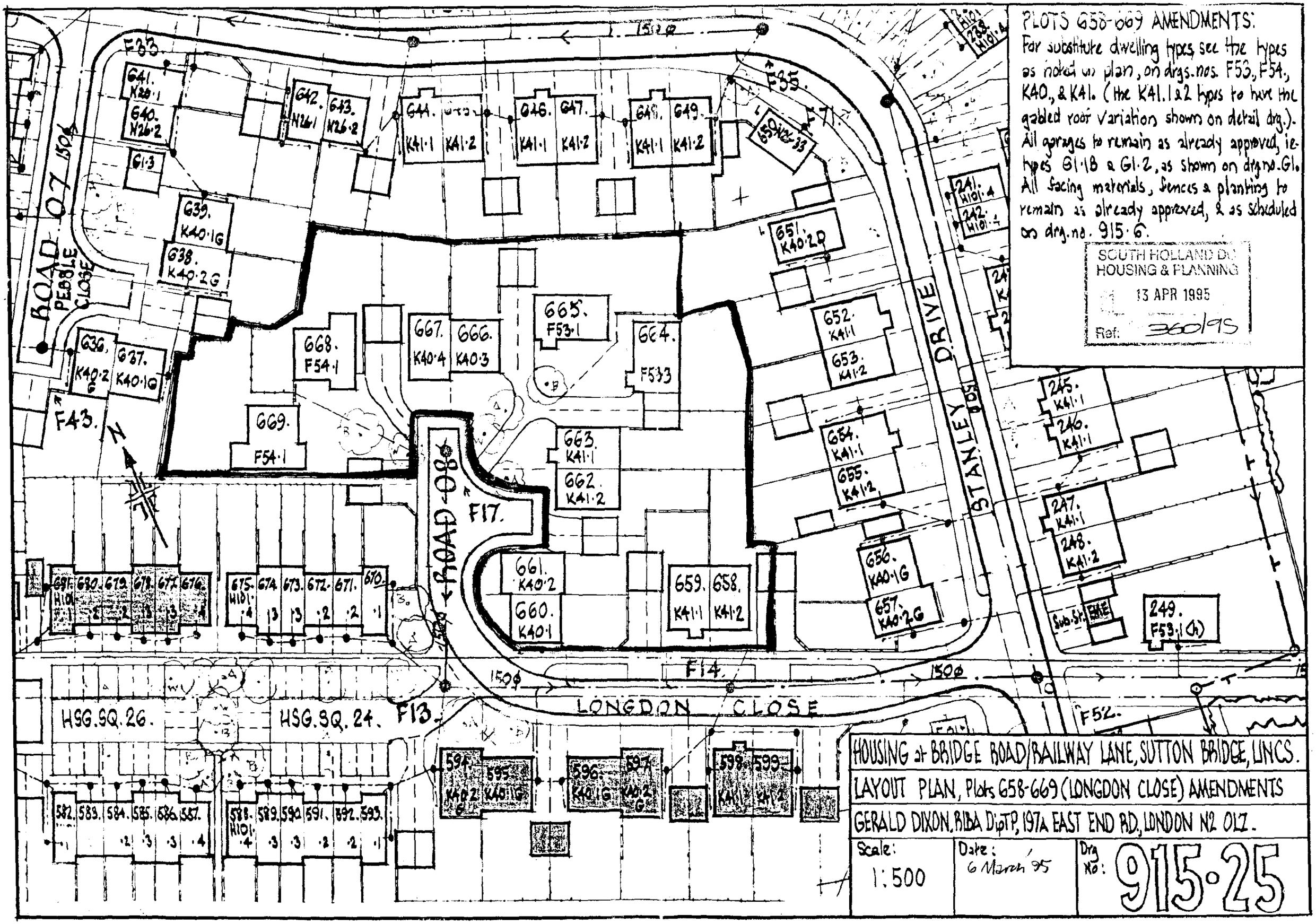
K41·1-3

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

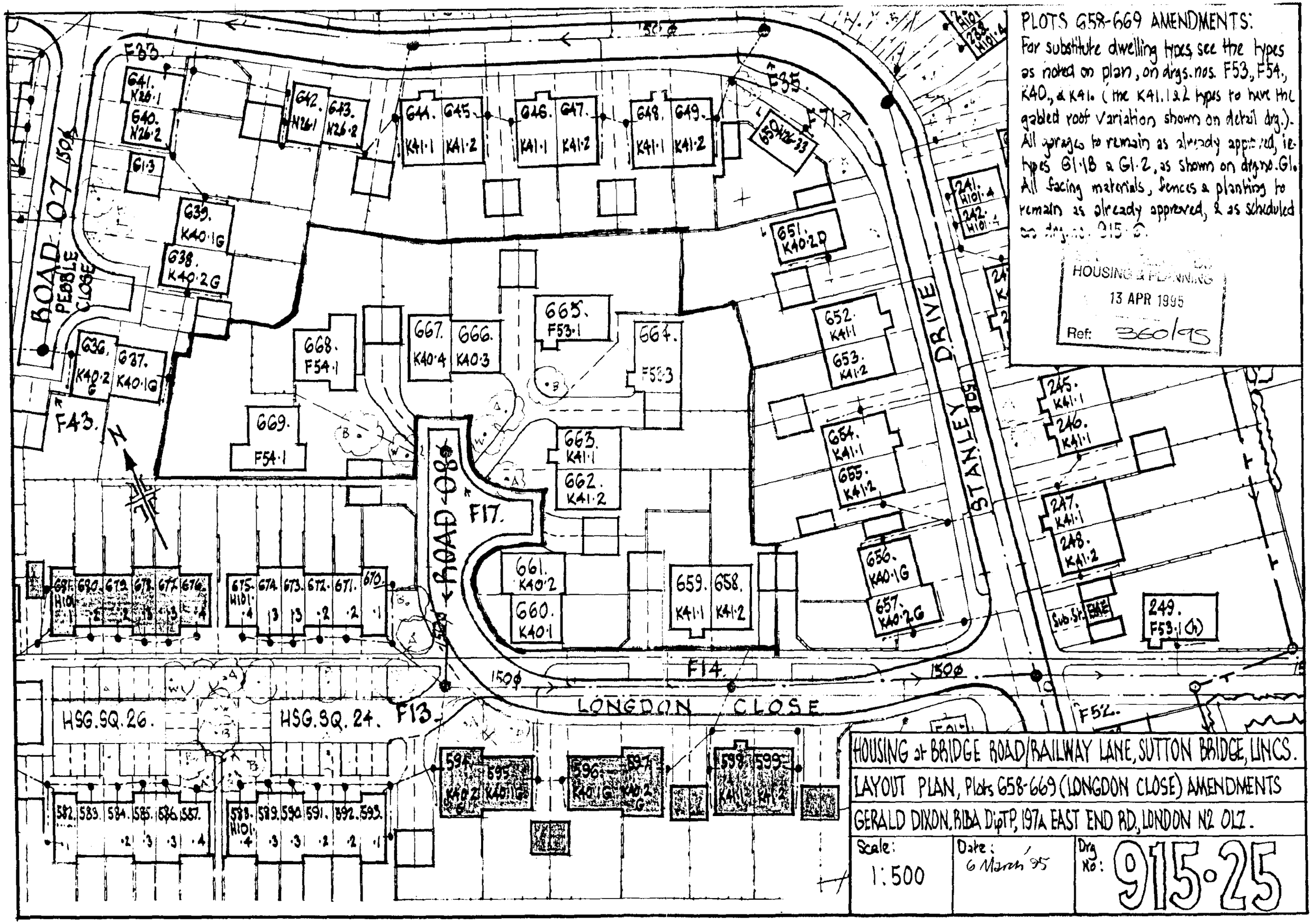
Scale: 1/8" = 1'-0"

Date: ~~22/11/89~~ 13/4/90 22/3/90

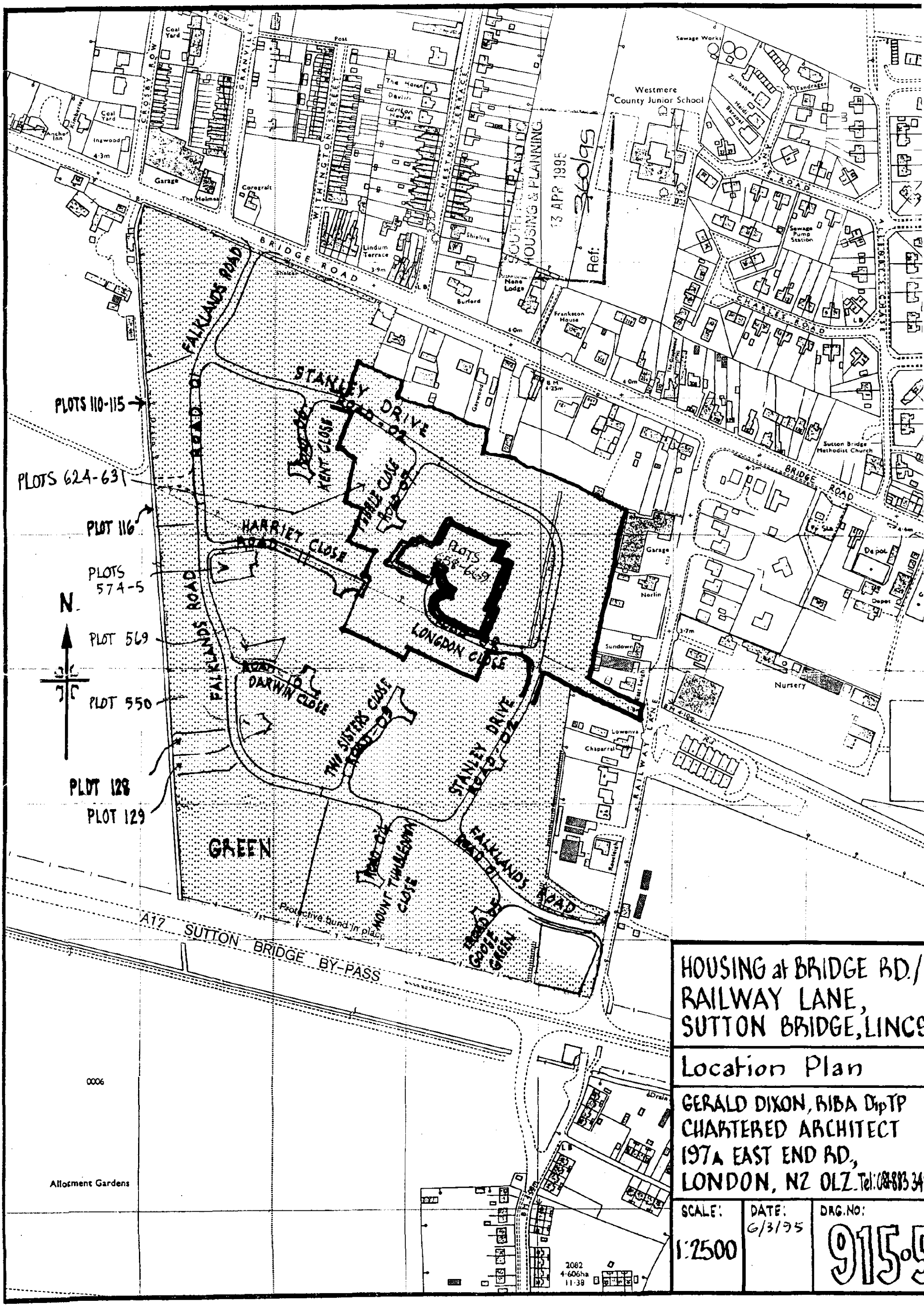
Dwg. No. K41.



PLOTS 658-669 AMENDMENTS:
For substitute dwelling types see the types as noted on plan, on drgs. nos. F53., F54., K40., & K41. (the K41.1 & 2 types to have the gabled roof variation shown on detail drg.). All garages to remain as already approved, ie. types G1.1B & G1.2, as shown on drg no. G1. All facing materials, fences & planting to remain as already approved, & as scheduled on drg. no. 915.6.
SOUTH HOLLAND DC
HOUSING & PLANNING
13 APR 1995
Ref: 360/95
ROAD 07
PEBBLE CLOSE
ROAD 08
STANLEY DRIVE
LONGDON CLOSE
F33.
F35.
F71.
F43.
F17.
F14.
F13.
F52.
HSG.SQ.26.
HSG.SQ.24.
641. N26.1
640. N26.2
642. N26.1
643. N26.2
644. K41.1
645. K41.2
646. K41.1
647. K41.2
648. K41.1
649. K41.2
650. N26.33
651. K40.2D
652. K41.1
653. K41.2
654. K41.1
655. K41.2
656. K40.1G
657. K40.2G
658. K41.2
659. K41.1
660. K40.1
661. K40.2
662. K41.2
663. K41.1
664. F53.3
665. F53.1
666. K40.3
667. K40.4
668. F54.1
669. F54.1
636. K40.2G
637. K40.1G
638. K40.2G
639. K40.1G
G1.3
241. H101.4
242. H101.4
245. K41.1
246. K41.1
247. K41.1
248. K41.2
249. F53.1(h)
Sub.St.
EME
150ø
HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE, LINCS.
LAYOUT PLAN, Plots 658-669 (LONGDON CLOSE) AMENDMENTS
GERALD DIXON, RIBA DipTP, 197A EAST END RD, LONDON N2 0LZ.
Scale: 1:500
Date: 6 March '95
Drg No: 915.25



PLOTS 658-669 AMENDMENTS:
For substitute dwelling types see the types as noted on plan, on drgs. nos. F53., F54., K40., & K41. (the K41.1 & 2 types to have the gabled roof variation shown on detail drg.). All garages to remain as already approved, ie. types G1.1B & G1.2, as shown on drg. no. G1. All facing materials, fences & planting to remain as already approved, & as scheduled on drg. no. 915.6.
HOUSING & PLANNING
13 APR 1995
Ref: 360/95
ROAD 07
PEBBLE CLOSE
ROAD 08
STANLEY DRIVE
LONGDON CLOSE
F33.
F35.
F71.
F43.
F17.
F14.
F13.
F52.
HSG.SQ.26.
HSG.SQ.24.
Sub.St.
HOUSING at BRIDGE ROAD/RAILWAY LANE, SUTTON BRIDGE, LINCS.
LAYOUT PLAN, Plots 658-669 (LONGDON CLOSE) AMENDMENTS
GERALD DIXON, RIBA DipTP, 197A EAST END RD, LONDON N2 0LZ.
Scale: 1:500
Date: 6 March '95
Drg No: 915.25



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

Location Plan

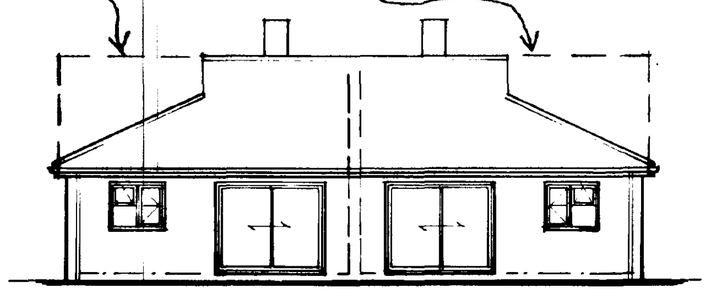
GERALD DIXON, RIBA DipTP
CHARTERED ARCHITECT
197A EAST END RD,
LONDON, N2 0LZ Tel: 081-883 34

SCALE:	DATE:	DRG.NO:
1:2500	6/3/95	915-5

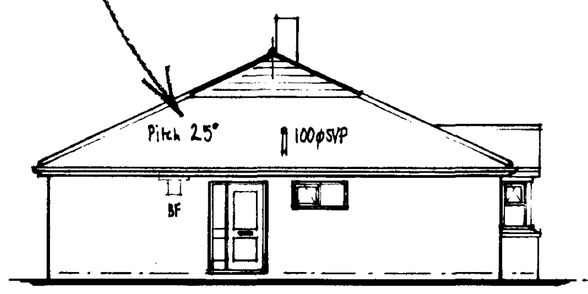
ALTERNATIVE ROOF DESIGN, K41·1+2 Types, Full Gable —— Plain brick gable



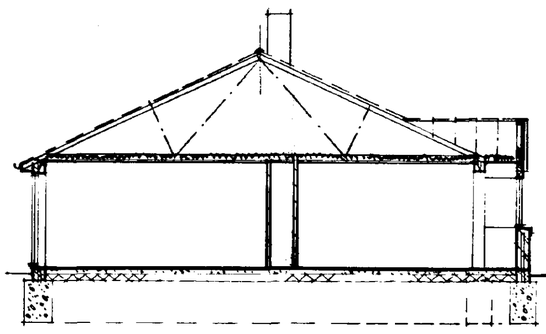
levation, K41·1 & 2



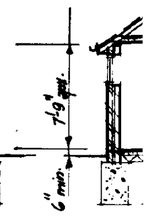
Back Elevation, K41·1 & 2



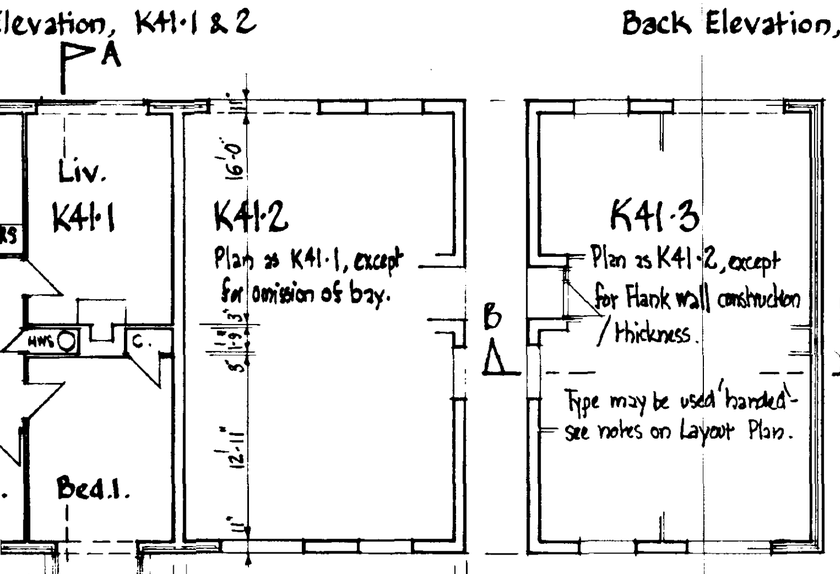
Side Elevation, K41·1&2



Section A-A thro' K41·1.

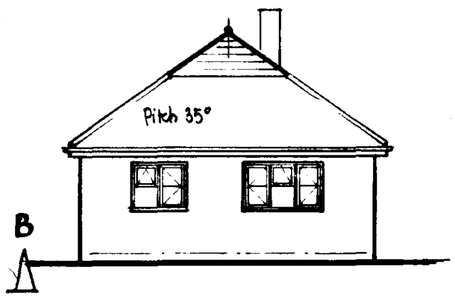


Secti

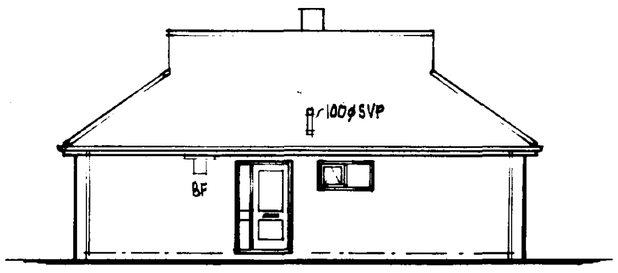


N, K41·1 & 2
K41·2, but detached.

PLAN, K41·3
As K41·2, except where dimensioned.



Front Elevation, K41·3
Back Elevation is similar, but with windows as K41·1.



Entrance Side Elevation, K41·3
Other side Elevation is similar, but plain.

K41·3 is detached version o

TWO BEDROOM SEMI-DE

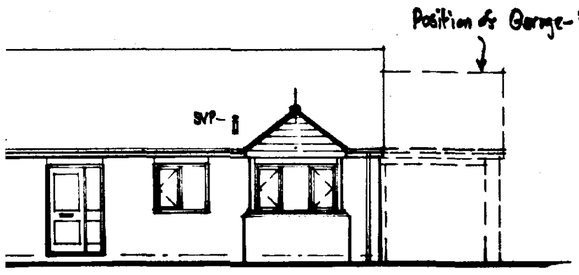
K41·1-3

GERALD DIXON RIBA DipTP, CH
197A EAST END RD, LONDON, N

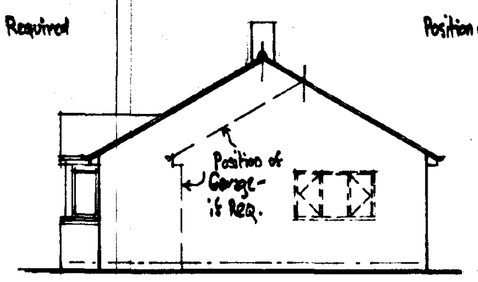
Scale: 1/8" = 1'-0"

Date: 2·III·82
~~27/4/82~~
~~13/4/82~~
22/3/82

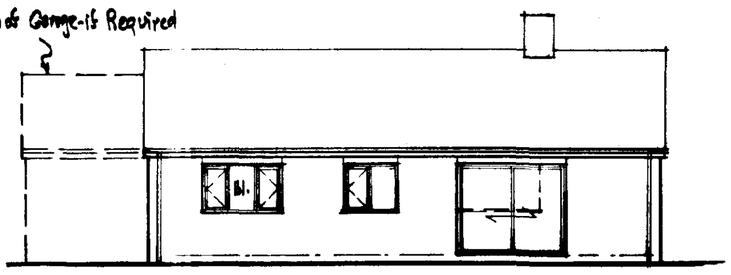
D



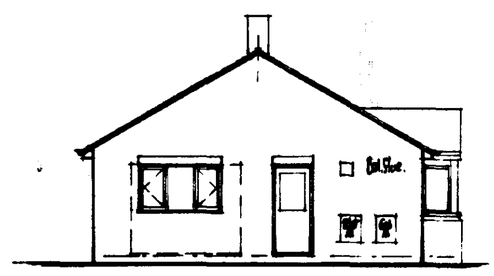
.EVATION, F53·1,2,3,4,5 & 6.



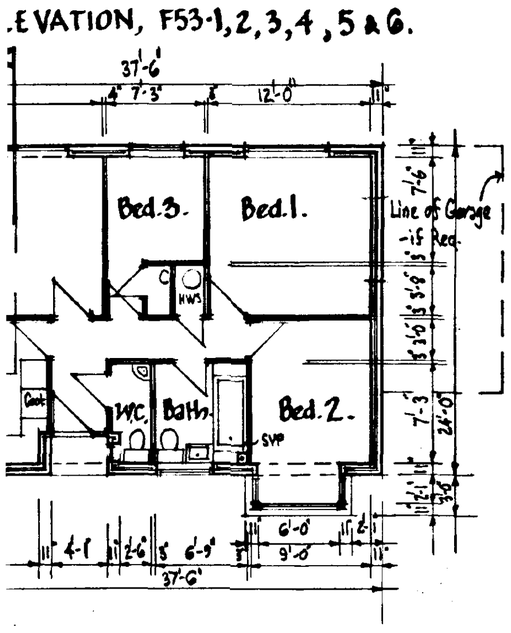
BEDROOM END ELEVATION, F53-1, 2, 3
F53-4, 5 & 6 similar (without Garage), but with Bed.1. window added, as shown dotted.



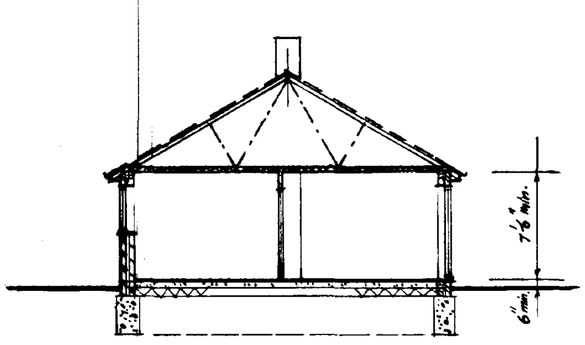
BACK ELEVATION, F53-1, F53-3.
F53-2 similar, but window substituted for Patio Doors, where shown dotted.
F53-4 as F53-1, but Bed.1. window omitted.
F53-5 as F53-2, but Bed.1. window omitted.
F53-6 as F53-1, but both Bed.1. window & patio doors omitted (with no substitute for patio doors).



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. (ie has neither door or window to Li
F53-5 as F53-2.
F53-6 as F53-2.



A N F53·1 SHOWN. SEE NOTES ON ELEVATIONS FOR F53·2 VARIATIONS, ALSO F53·3, 4, 5 & 6.



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 & 6 variations cannot have attached garage.

THREE BEDROOM DETACHE

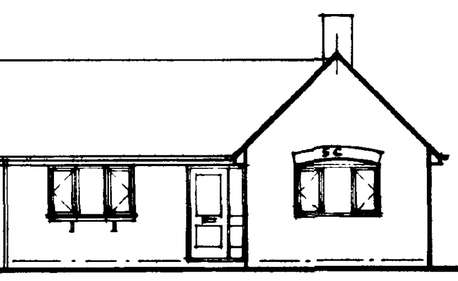
Variations F53-1, F53-2, F53-3,

GERALD DIXON RIBA DipTP CHA
197A EAST END RD, LONDON, N2

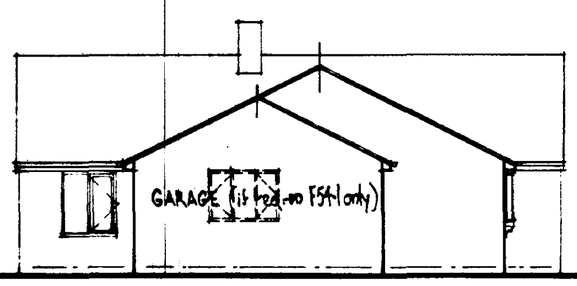
Scale 1/8" = 1'-0"

Date: 2/8/93 ~~22/3/93~~ ~~7/12/93~~ 29/12/93

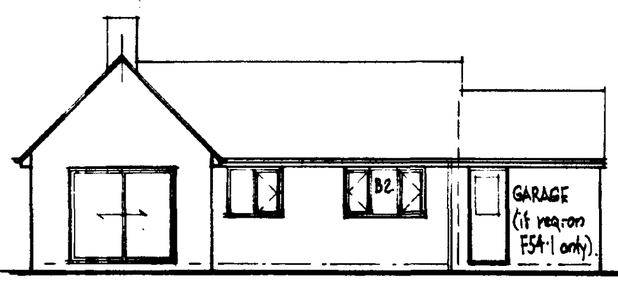
Dr No



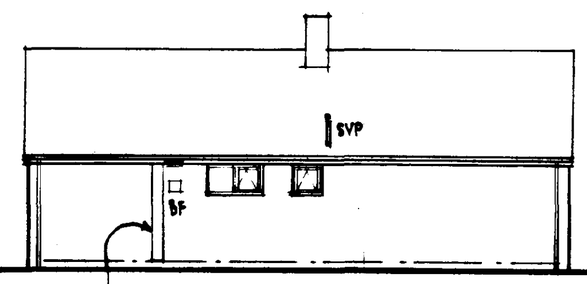
Front Elevation, F54·1 + F54·2



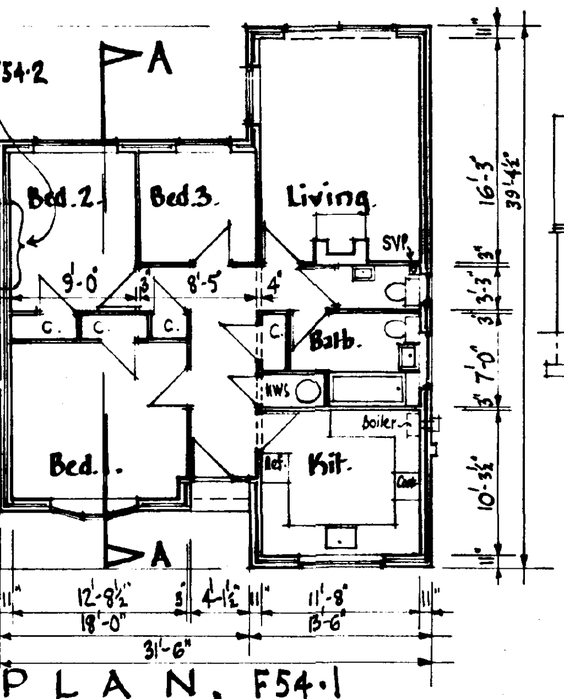
Bedroom Flank Elevation, F54·1
F54·2 similar, but Bed 2 window added where dotted.



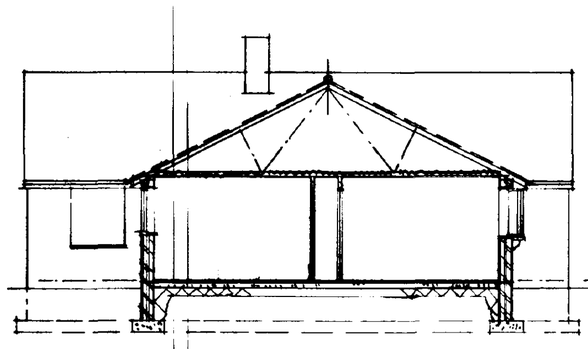
Back Elevation, F54·1
F54·2 similar, but Bed 2 window omitted.



Bathroom Flank Elevation, F54·1 + F54·2
9" wide x 4½" projecting 'into' above dpc only, as a 'step' to rendering of front wing, where this finish is indicated on Schedule on Layout Plan.



PLAN, F54·1
F54·2 similar, but Bed 2 window repositioned as shown.



Section A-A

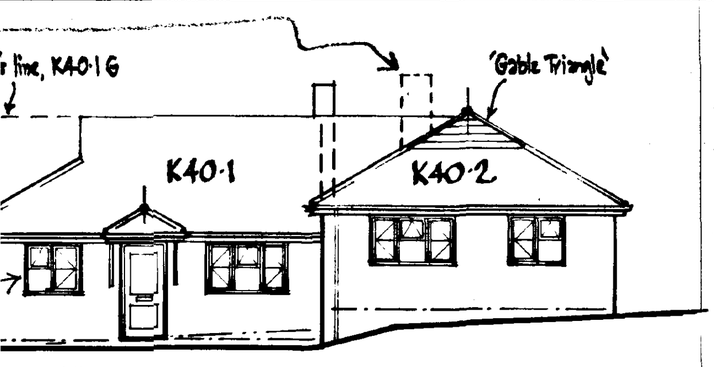
THREE BEDROOM DETACH

F54·1 & F54·2

GERALD DIXON RIBA DipTP
197A EAST END RD, LONDON, N

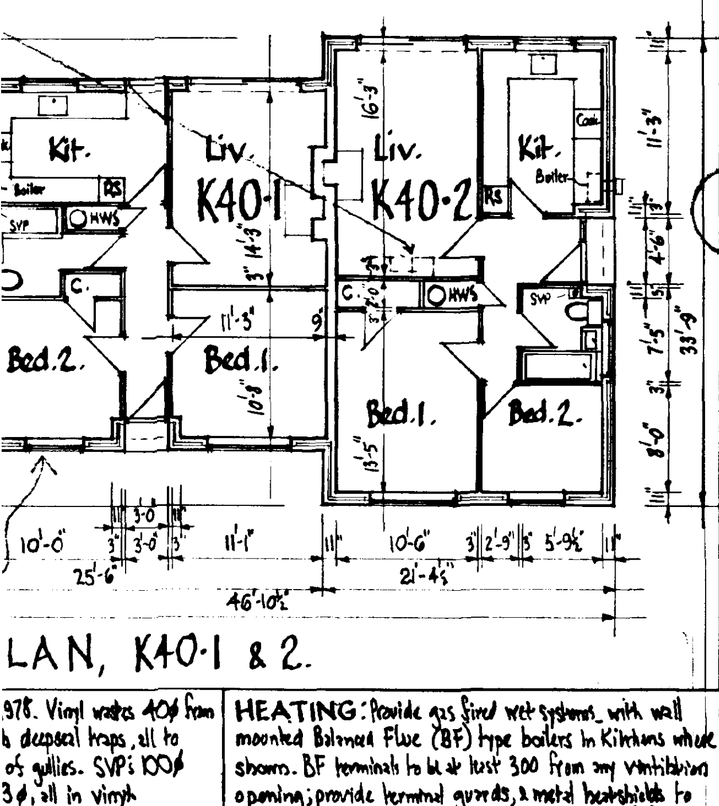
Scale: 1/8" = 1'-0"

Date: ~~2/6/93~~ ~~22/3/93~~ ~~15/4/93~~ 26/10/93



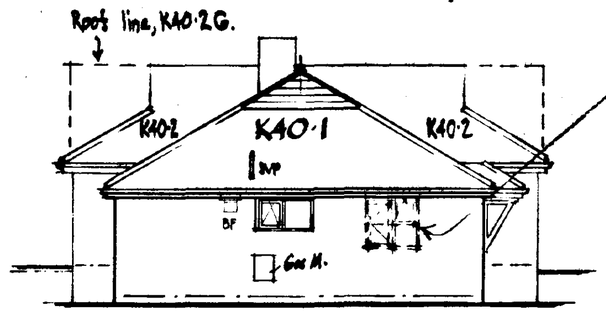
nt Elevation

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

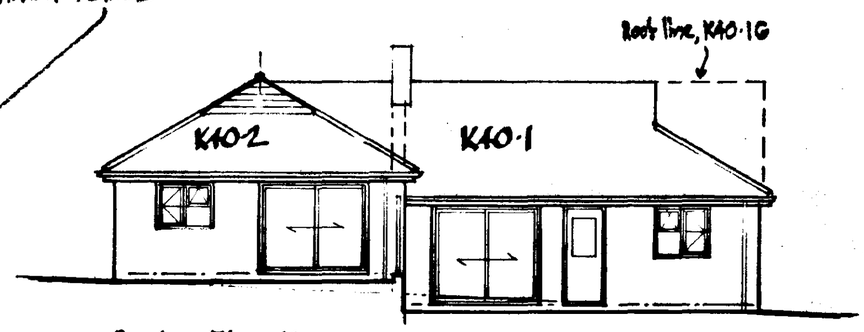


LAN, K40·1 & 2.

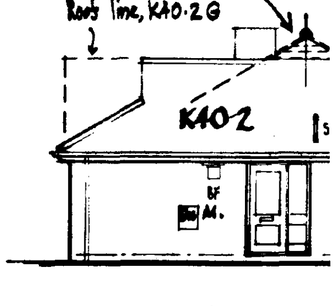
K40·11 is as K40·1, but Bed 2 window ADDED



End Elevation, K40·1.



Back Elevation



End Elevation, K

·78. Vinyl wastes 40ϕ from
h deepseal traps, all to
of gullies. SVP's 100ϕ
3ϕ, 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 installations 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).

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

WALLS: All blockwork to BS.2028 type B.] supporting,] stock partitions.
External Cavity Walls, 11": to have outer leaf of facing bricks, or float finished rendering on flettons, in accordance with Schedule on Layout Plans. 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 roofttiles. 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 ridge/hip tiles. Valleys to be lead lined in accordance with roofttile manufacturers specification (alternatively, Universal valley trough tiles, of matching type, may be used).

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 '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 dpc's over window heads).
Provide lead flashings at junctions of SVP with roofttiles; of chimney with roofttiles; of 'roof triangles' with roofttiles; of Bay roofttiles with main wall; of 'lower dwelling' roofs with 'upper dwelling' wall in the case of 'stepped pairs'; such flashings to be stepped where appropriate.

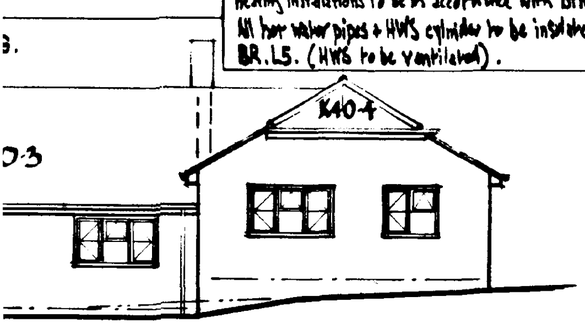
LINTOLS: All to be Catnic type. External wall openings, including entrance recess & bay opening, with spans up to 1·800 clear, to be type CN7A; spans up to 2·400 clear to be type CN8B. Fix type CN92 over doorways in 3" walls.

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.

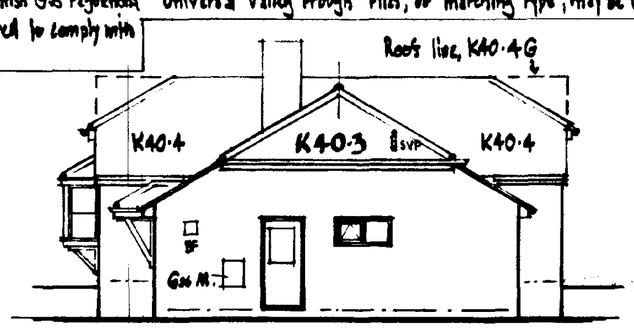
WINDOWS & DOORS: All windows & 'Patio' doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² within upper frame member.

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, form 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.

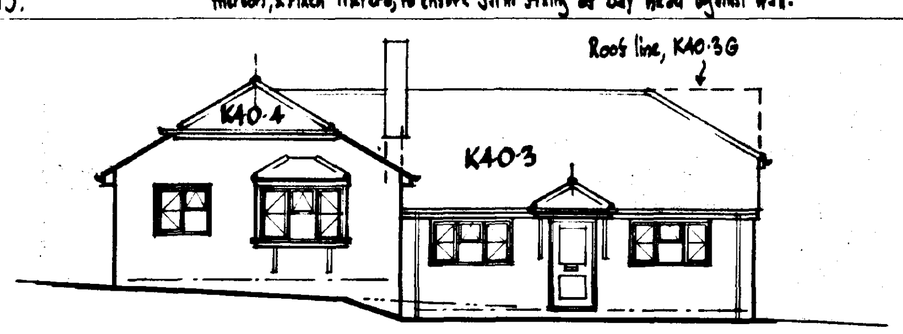
STRUCTURAL TIMBER: All to be
MAIN ROOFS: of the various dwelling typ
trussed rafter construction, including all hipp
where the roofs of K40·1 & 3 types proj
types. All construction to be fully in accord
by proprietary manufacturers before roof co
600 max ctrs. Fix windbracing & binder
to be formed in accordance with manufacturers
BS. 5268 pt 3, 1985. Fascias ex 25x175, s
& other combustible material to be trimmed to ex
chimney brickwork, & 225 mm from flue lining
versions of these designs) & at 'half gables' (
ties between blockwork & trusses, at 2·0m ma
blockwork, & between 'ceiling joists' & blockwor
Main Roof 'Triangles', as in K40·1 & 2 types, to
shiplap boarding, with black stained finish, o
50x50 vertical battens fixed against trusses
BAY - Roof: (Type K40·4): Form of 38x10
upon 100x150 deep timber 'lintols' around 3
upon 75x75 posts formed integrally within c
construction.
BAY - Base: Form of 50x100 deep framewo
asbestolux soffit, ex 25x150 fascia, all stru
Supported on 'brackets' formed of 75x100 pl
ENTRANCE Hood Roofs, Types K40·1 & 3: Plac
main roof trusses, & build up thereoff with 3
joists in overhang area 38x100 at 450 ctrs,
roof; overhang supported by brackets as in '



vation



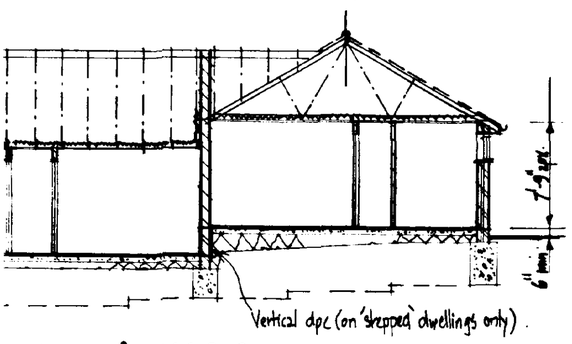
End Elevation, K40·3

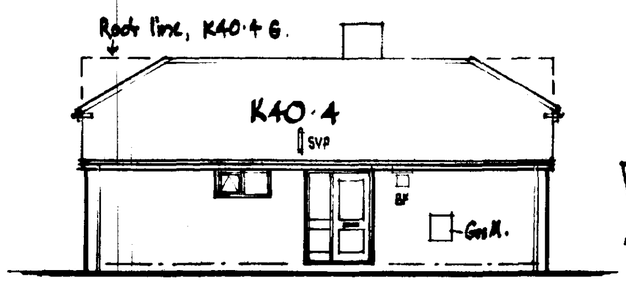


Front Elevation,

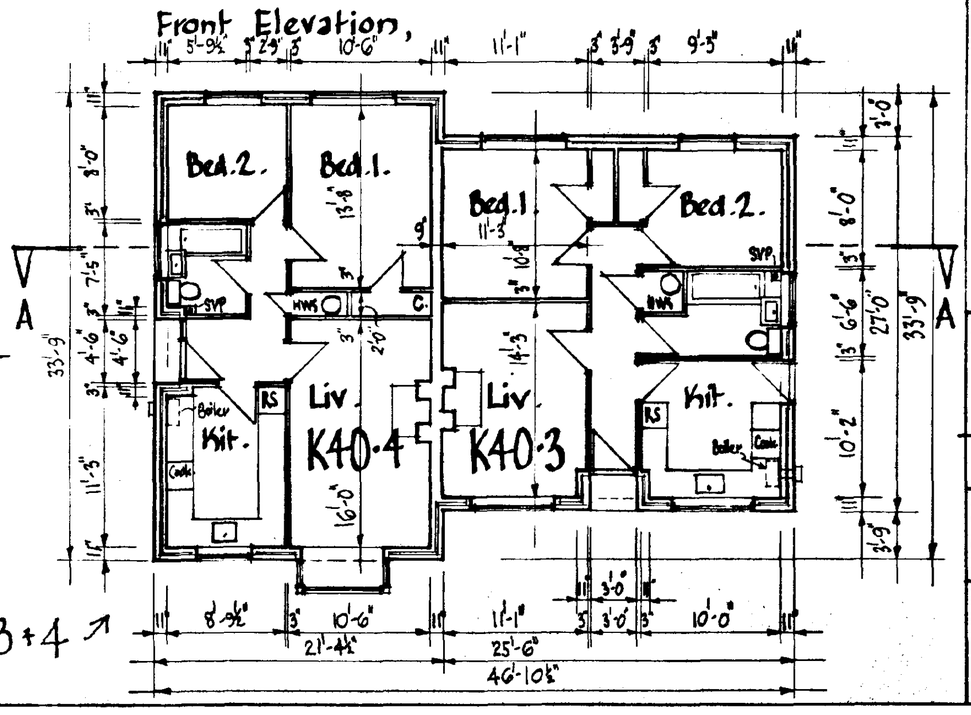
When, on the Layout Plan, the letter 'G' dwelling type number, ie. K40·3 G, the simple Gabled Elevations, as shown by d

The notes on the Layout Plan may indica bungalows are to be constructed with one Fl In such cases, the roof ridge of K40·1 than the ridge of K40·2 & K40·4 types w the roofs of K40·1 & K40·3 types are to 'o K40·4 types as far as the ridge lines only terminated with a boarded 'gable triangle' ve appearance of such 'gable triangles' are to be s elevations of types K40·1 & 2 on this drawi on 'End Elevation, K40·2', above).





End Elevation, K40·4.



PLAN, K40·3+4 →

-A thro' K40·3 & 4.
:40·1+2 similar, except for some roof details.

lls, see 'WALLS'. Lay 100 mm fibreglass including Bay. Roofspace ventilation to be 10 mm wide soffit vents, including to bay, in 300 mm of any BF termind.). 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.

DIMENSIONS: All to be checked by build discrepancy reported immediately to Archite

TWO BEDROOM SEMI-DETA

Types K40·2+K40·4 can be built in Detached for
after Type number, on Layout Plan.

K40·1 - 4. & K40·11.

GERALD DIXON BIBA DipTP, CHA
197A EAST END RD., LONDON, N3

Scale:	Date:	Dwg.
1/8" = 1'-0"	2/3/80 9/12/80	

.GS and

D70.1,2+3.
D71.1+2
F51.1
F53·1+5
01.1-4.(See Note 1. below)
- detached form.
milar pairs; variations
's of both dwellings
: also Note 2 below)
iations K41.1+2.
s M33.1+3
ar pairs; variations

126.31, 32+33.
tions X11.1+2.

, F54·1+2
01.1-3.

, G1.3
um brickwork in any
wall exceeds 2.5 m.

needed, & are to be

d form, where type
out Plan.
tion of type K40·1,
t Plan.
d by 'G' on Layout
o have simple gable
shown on dwg. no.
oofs is shown dotted

SCHEDULE of EXTERNAL FINISHES:

In this schedule, roof-tiles & 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 Groxebury pantiles, 30 Slate Grey.
111-115: Redland Norfolk pantiles, 34 Terracotta.

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

PLOTS 201-218:

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

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

PLOTS 301-323: & 302A.

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

WALLS: 301-305: LBC Kempston 'Melford Yellow' facings (inc. 306 garage)
306-308: LBC 'Regency' facings (inc. 309 garage)
309-328: LBC Kempston 'Melford Yellow' facings.
except that 307, 313-314, to be in Float finish render, painted.

PLOTS 401-434:

ROOFS: 401-415: Redland Groxebury 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 'Melford Yellow' facings (inc. 420 garage)
420-429: LBC 'Regency' facings (inc. 430 garage)
431-434: LBC Kempston 'Melford Yellow' facings.
except that 401, 405-406 [redacted] 416, 424, 433, to be in Float finish render, painted.

PLOTS 116-129:

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

WALLS: 116-119/126-129: LBC Kempston 'Melford Yellow' facings.
120-125: LBC 'Regency' facings.
except that 118, & 124 (front elevation of Kitchen wing & returns only) to be Float 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 Groxebury pantiles, 30 Slate Grey.

WALLS: 219-224/235-240: LBC Kempston 'Melford Yellow' facings.
225-234/241-249: LBC 'Regency' facings.
except that 227, 233, 234, 241, 242 to be Float 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 6/55/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 + 200ϕ effluent drains thro' site, West to East
- 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, outlets, headwalls, pipes, etc, to be to the approval of South Holland Drainage Board. (See also notes on dwg no. 915·7).
SIDE DYKE No. 2: The discharge points to be within chambers S.3.04 & S3.08 within the culverted length. The outlet to S.3.04, & the main (ie western) outlet to S.3.08 to have flap valves. Form headwall at outlet of culvert to Dyke, downstream of S.3.08, 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 S.1.06 & S.8.06; both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage systems, & private SW drains, are to be installed in the Hepworth Supersleve system, & manufacturers recommendations are to be observed in all matters regarding manholes & 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, H1 Section 2, & H3 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 thereover, lay 100mm thick concrete path, of limit 760mm wide, thereover.
All private foul drains to be laid on alignments shown, to discharge to new foul sewers.
Roof water from each dwelling & garage is to be carried by private surface 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 its southern end, is existing & is to be retained.

PROPOSED TREES:

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

A	Alnus Incana	Alder
B	Betula Pendula	Birch
HC	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 401-408/422-427, interspersed with the proposed trees. The species to be used will be the following:

Cornus sanguinea		Dogwood
Prunus laurocerasus		Laurel
Prunus spinosa		Blackthorn
Crathegus monogyna		Quickthorn
Rosa rugosa		Rose
Corylus avellana		Hazel
Berberis candidula	–	@ 600mm ctrs.
Corylus maxima atropurpurea	–	@ 2·0 to 3·0m ctrs.
Crataegus cruz galli	–	@ 2·0 to 3·0m ctrs.

The above species will be planted in mixed random manner, in equal numbers, approx. 100 of each species, total 600.

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

PLOTS 501-599:

ROOFS: 501-505/512-515/538-541/548-552/558-570/573-581/596-599: Redland Groxebury 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.
504-520/533-543/572-576/582-593: LBC Kempston 'Melford 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 Elevations & returns only), to be Float Finish render, painted.

PLOTS 601-697:

ROOFS: 601-604/613-618/622-631/638-645/656-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.
605-612/619-621/632-637/646-655/660-665/682-695: Redland Groxebury pantiles, 30 Slate Grey.

WALLS: 601-602/621-641/648-653/670-681/694-697: LBC Kempston 'Melford Yellow' facings.
603-620/642-647/654-669/682-693: LBC 'Regency' facings except 620, 624, 633-634 (Front Elevation and returns only), 657, 664, 670, 677-678 (Front Elevation & returns only), 687-688 (Front elevation only), 697, to be Float Finish render, painted.

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

PLOT BOUNDARIE

unfe
Fenc
scre

EXTERNAL CAVITY

The construction of all such on this site to be :-
Outer leaf: 100mm facing of Extern
Cavity: 50mm. (no
Inner Leaf: 125mm Celcon

This note OVER-RIDES th
drgs. concerned.

DRAWING SCH

This Schedule lists all dr
(the latter are listed in the

915·1 Survey, Norther
915·2 Survey, Southern
915·3 Layout Plan, N
~~915·4 Layout Plan,~~
915·5 Location Plan.
915·6 Schedules. (Th
915·7 Layout Plan, Sou
~~915·8 Longitudinal Sec~~
915·9 Longitudinal Sec
915·10 Road Section - De
915·11 Layout Plan, Pla
915·12 Layout Plan, Ce
915·13 Layout Plan, Pla
915·14 Longitudinal Se
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915·20 Layout Plan,
915·21 Layout Plan,
915·22 Layout Plan,
915·23 Layout Plan,
915·24 Layout Plan,
915·25 Layout Plan,

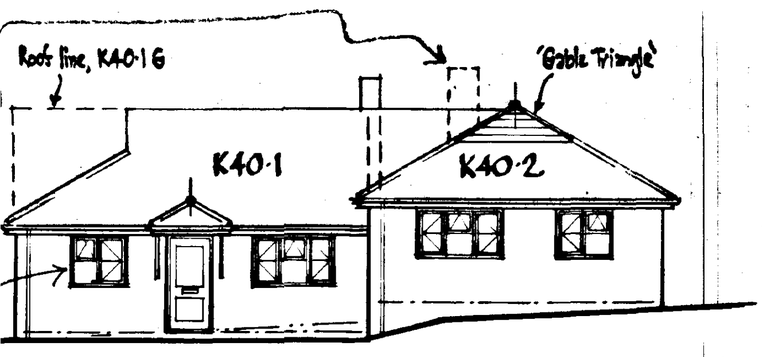
HOUSING at BRI
SUTTON BRIDG

SCHEDULES to La

GERALD DIXON, R.I.B
197a EAST END RD,

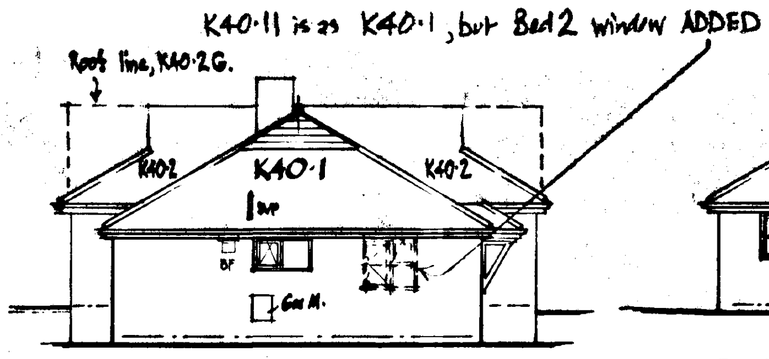
Scale: –

Date: 2
~~20/8/~~
~~15/6~~
21/9/

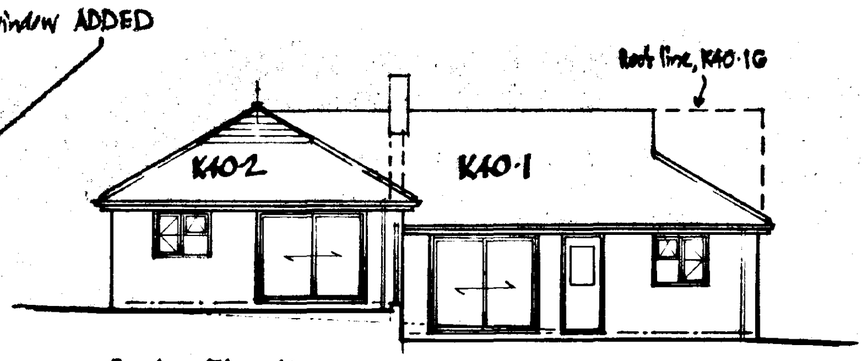


Front Elevation

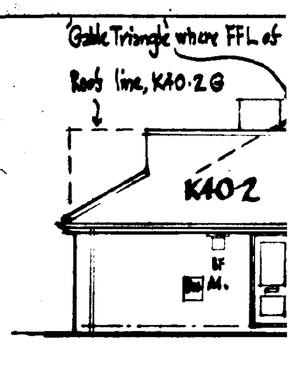
K40·11 is as K40·1, but Bed 2 window omitted



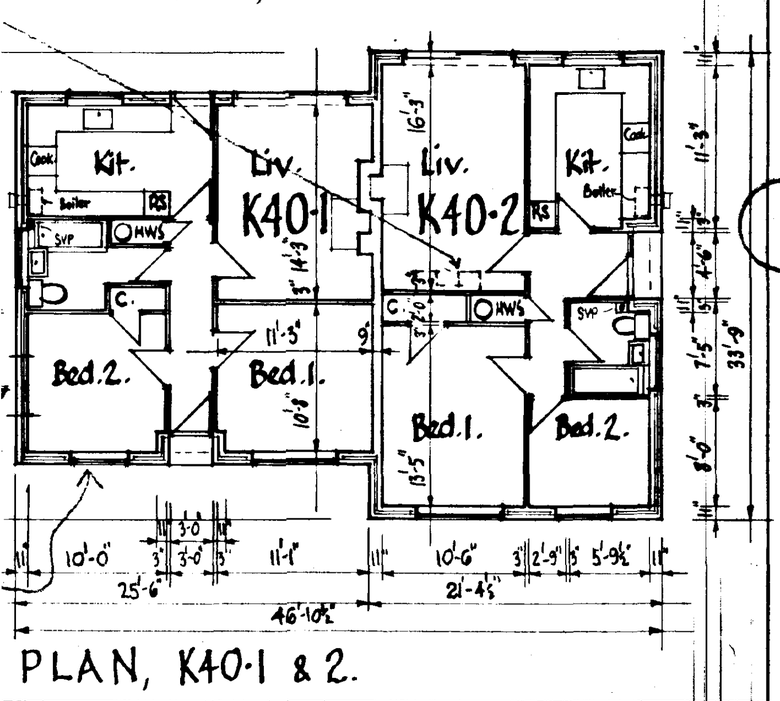
End Elevation, K40·1.



Back Elevation



End Elevation,



PLAN, K40·1 & 2.

5/2: 1978. Vinyl wastes 40ϕ from
ll with deepseal traps, all to
inlet of gullies. SVP's 100ϕ
's G3ϕ, 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 installations 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).

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

WALLS: All blockwork to BS.2028 type B. Supporting block partitions. External Cavity Walls, 11": to have outer leaf of facing bricks, or Steel finished rendering on Fletttons, in accordance with Schedule on Layout Plans. Inner leaf to be 4" thermolite blockwork; fix 22 mm polystyrene sheet within cavity, pinned to inner leaf. Both leaves to be 4½" brick below dpc, facings where visible, Fletttons 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 Fletttons 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 Plans, fully fixed in accordance with manufacturers instructions, over battens over felt. Incorporate matching ridge/hip tiles. Valleys to be lead lined in accordance with roofttile 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 roofttiles; of chimney with roofttiles; of 'roofs triangles' with roofttiles; of Bay roofttiles with main wall; of 'lower dwelling' roofs with 'upper dwelling' wall in the case of 'stepped pairs'; such flashings to be stepped where appropriate.

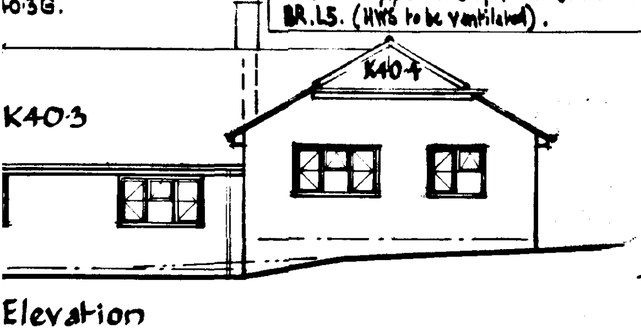
LINTOLS: All to be Catnic type. External wall openings, including entrance recess & bay opening, with spans up to 1·800 clear, to be type CN7A; spans up to 2·400 clear to be type CN8B. Fix type CN92 over doorways in 9" walls.

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).

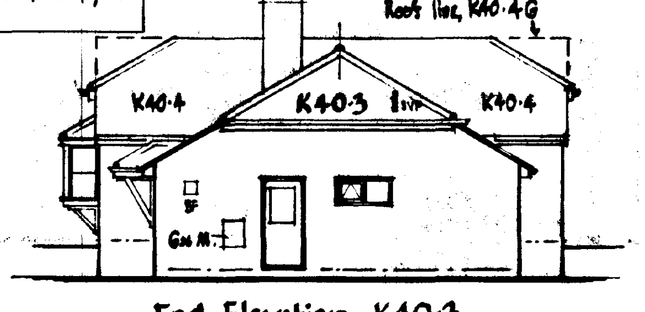
WINDOWS & DOORS: All windows & 'Patio' doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² within upper frame member.

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.

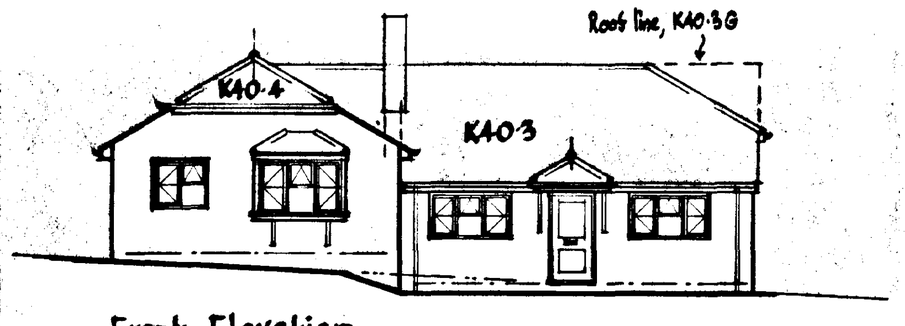
STRUCTURAL TIMBER: All
MAIN ROOFS: of the various dwelli
trussed rafter construction, including all
where the roofs of K40·1 & 3 types
types. All construction to be fully in
by proprietary manufacturers before w
600 max ctrs. Fix windbracing & bi
to be formed in accordance with manuf
BS. 5268 pt 3, 1985. Fascias ex 25x1
& other combustible material to be trimmed
chimney brickwork, & 225 mm from flue
versions of these designs) & at 'half ga
ties between blockwork & trusses, at 2·0
blockwork, & between 'ceiling joists' & bl
Main Roof 'Triangles', as in K40·1 & 2 ty
shiplap boarding, with black stained fin
50x50 vertical battens fixed against
BAY - Roofs: (Type K40·4): Form of
upon 100x150 deep timber 'lintols' arra
upon 75x75 posts formed integrally wi
construction.
BAY - Base: Form of 50x100 deep fr
asbestolux soffit, ex 25x150 fascia, a
supported on 'brackets' formed of 75x10
ENTRANCE Hood Roofs, Types K40·1 & 3:
main roof trusses, & build up thereoff
joists in overhang ex 38x100 at 45
roof; overhang supported by brackets



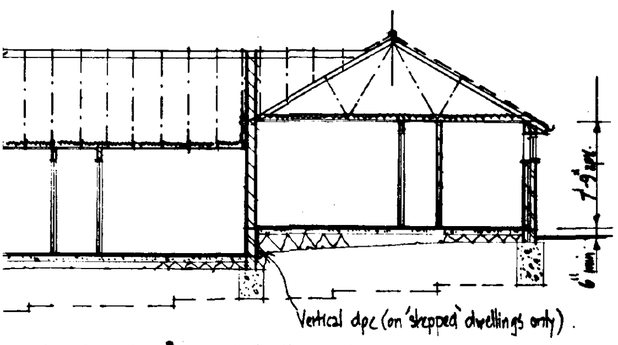
Elevation



End Elevation, K40·3

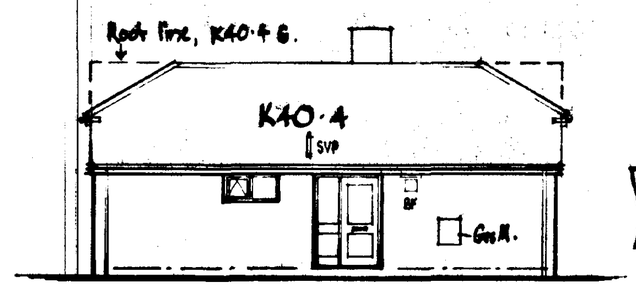


Front Elevation,

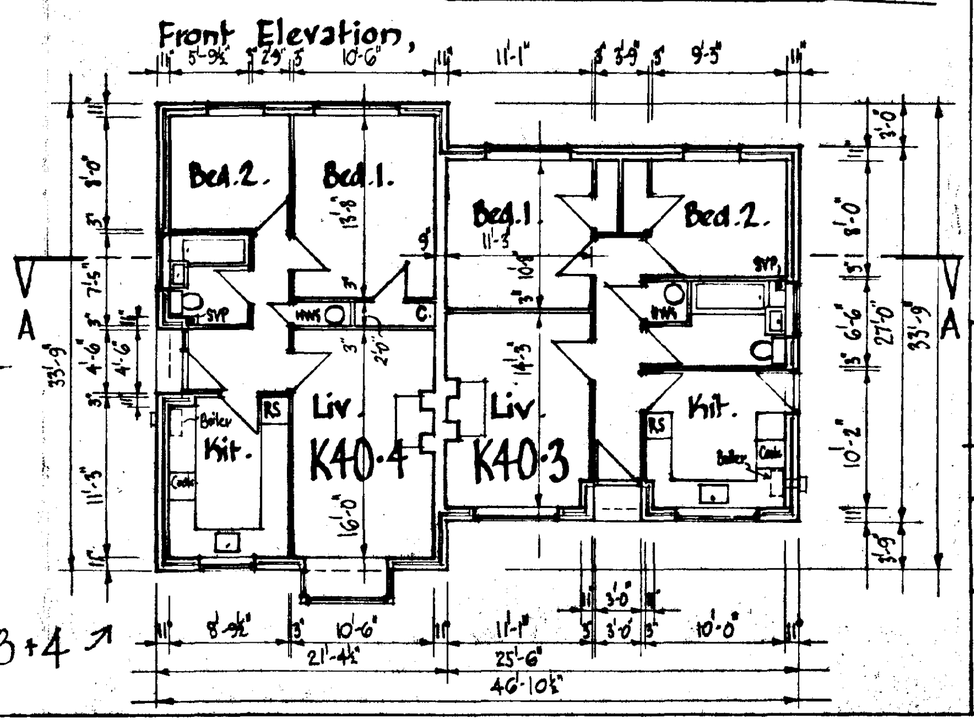


A-A thro' K40·3 & 4.

'o' K40·1+2 similar, except for some roofs details.



End Elevation, K40·4.



PLAN, K40·3+4 →

y walls, see 'WALLS'. Lay 100 mm fibreglass
ace, including Bay. Roofspace ventilation to be
reas 10 mm wide soffit vents, including to bay
l within 300 mm of any BF terminal).
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
dwelling type number, ie. K40·3G
simple Gabled Elevations, as shown

The notes on the Layout Plan may
bungalows are to be constructed with
In such cases, the roof ridge of K
than the ridge of K40·2 & K40·4
The roofs of K40·1 & K40·3 types
K40·4 types as far as the ridge line
terminated with a boarded 'gable trian
appearance of such 'gable triangles' are
elevations of types K40·1 & 2 on this
on 'End Elevation, K40·2', above).

DIMENSIONS: All to be checked by
discrepancy reported immediately to A

TWO BEDROOM SEMI-
Types K40·2+K40·4 can be built in Detach
after Type number, on Layout Plan.

K40·1 - 4. & K40·11.

GERALD DIXON BIBA DipTP,
197A EAST END RD., LONDO

Scale: 1/8" ≡ 1'-0"

Date: ~~28/4/85~~ 2/8/85 9/12/85

…GS and

…D70.1, 2+3.
…D71.1+2
…F51.1
…F53-1+5
…101.1-4. (See Note 1. below)
…i- detached form.
…imilar pairs; variations
…s of both dwellings
…e also Note 2 below)
…riations K41.1+2.
…ns M33.1+3
…lar pairs; variations

…426.31, 32+33.
…ations X11.1+2.

…) F54-1+2
…101.1-3.

…., G1.3
…mm brickwork in any
…wall exceeds 2.5 m.

…needed, & are to be

…al forms, where type
…yout Plan.
…ation of type K40-1,
…ut Plan.
…ed by 'G' on Layout
…to have simple gable
…shown on drg. no.
…roofs is shown dotted

SCHEDULE of EXTERNAL FINISHES:

In this schedule, roof tiles & 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 Groovebury pantiles, 30 Slate Grey.
111-115: Redland Norfolk pantiles, 34 Terracotta.

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

PLOTS 201-218:

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

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

PLOTS 301-323: & 502A.

ROOFS: 301-302: Redland Norfolk pantiles, 34 Terracotta,
303-308: Redland Groovebury pantiles, 30 Slate Grey (inc. 309 garage)
309-318: Redland Norfolk pantiles, 34 Terracotta
319-323: Redland Groovebury pantiles, 30 Slate Grey (inc. 318 garage)
~~inc. 502A~~

WALLS: 301-305: LBC Kempston 'Melford Yellow' facings (inc. 306 garage)
306-308: LBC 'Regency' facings (inc. 309 garage)
309-328: LBC Kempston 'Melford Yellow' facings, except that 307, 313-314, to be in Float finish render, painted.

PLOTS 401-434:

ROOFS: 401-415: Redland Groovebury 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 'Melford Yellow' facings (inc. 420 garage)
420-429: LBC 'Regency' facings (inc. 430 garage)
431-434: LBC Kempston 'Melford Yellow' facings, except that 401, 405-406 [redacted], 416, 424, 433, to be in Float finish render, painted.

PLOTS 116-129:

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

WALLS: 116-119/126-129: LBC Kempston 'Melford Yellow' facings.
120-125: LBC 'Regency' facings, except that 118, & 124 (Front elevation of Kitchen wing & returns only) to be Float 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 Groovebury pantiles, 30 Slate Grey.

WALLS: 219-224/235-240: LBC Kempston 'Melford Yellow' facings.
225-234/241-249: LBC 'Regency' facings, except that 227, 233, 234, 241, 242, to be Float 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 6/55/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 & 300ϕ effluent drains Hand Site, West to East
—— 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 1in 240; except where shown 150ϕ, to be laid to a fall of 1in 180, or steeper.

SIDE DYKES: All work to Side Dykes, including the culverting of Side Dyke No.2, outlets, headwalls, pipes, etc, to be to the approval of South Holland Drainage Board. (See also notes on drg no. 915-7).
SIDE DYKE No. 2: The discharge points to be within chambers S.3.04 & S.3.09 within the culverted length. The outlet to S.3.04, & the main (ie western) outlet to S.3.08 to have flap valves. Form headwall at outlet of culvert to Dyke, downstream of S.3.08, 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 S.1.06 & S.8.06; both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage systems, & private SW drains, are to be installed in the Hepworth Supersleve system, & manufacturers recommendations are to be observed in all matters regarding manholes & 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, H1 Section 2, & H3 Section 2.
All drains to be 100ϕ, laid to fall of 1in 80 or steeper. In any position where cover will be less than 550mm, & drain is not protected by concrete drive thereover, lay 100mm thick concrete path, at least 750mm wide, thereover.
All private foul drains to be laid on alignments shown, to discharge to new foul sewers.
Roof 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 its 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 401-408/422-427, 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
Corylus avellana	Hazel)
Berberis candidula	– @ 600 mm ctrs.
Corylus maxima atropurpurea	– @ 2.0 to 3.0m ctrs.
Crataegus oxy acantha	– @ 2.0 to 3.0 m ctrs.

The above species will be planted in mixed random manner, in equal numbers, approx. 100 of each species, total 600.

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

PLOTS 501-599:

ROOFS: 501-505/512-515/538-541/548-552/558-570/573-581/596-599: Redland Groovebury 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.
504-520/533-543/572-576/582-593: LBC Kempston 'Melford 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 Elevations & returns only), to be Float Finish Render, painted.

PLOTS 601-697:

ROOFS: 601-604/613-618/622-631/638-645/656-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.
605-612/619-621/632-637/646-655/660-665/682-695: Redland Groovebury pantiles, 30 Slate Grey.

WALLS: 601-602/621-641/648-653/670-681/694-697: LBC Kempston 'Melford Yellow' facings.
603-620/642-647/654-669/682-693: LBC 'Regency' facings except 620, 624, 633-634 (Front Elevation and returns only), 657, 664, 670, 677-678 (Front Elevation & returns only), 687-688 (Front elevation only), 697, to be Float Finish render, painted.

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

PLOT BOUNDAR…

…U
…S
…B

EXTERNAL CAVIT…

The construction of all ex… on this site to be :-
Outer leaf: 100mm facin… of Fixe…
Cavity: 50mm. (m…
Inner Leaf: 125mm Ce…

This note OVER-RIDES … drgs. concerned.

DRAWING SC…

This Schedule lists all … (the latter are listed in th…

915-1 Survey, North…
915-2 Survey, South…
915-3 Layout Plan, …
~~915-4 Layout Plan~~
915-5 Location Plan
915-6 Schedules. (…
915-7 Layout Plan, S…
~~915-8 Longitudinal S…~~
915-9 Longitudinal S…
915-10 Road Section - …
915-11 Layout Plan, P…
915-12 Layout Plan, C…
915-13 Layout Plan, P…
915-14 Longitudinal S…
·15
·16
·17
·18
·19
915-20 Layout Plan, …
915-21 Layout Plan, …
915-22 Layout Plan, …
915-23 Layout Plan, …
915-24 Layout Plan, …
915-25 Layout Plan, …

HOUSING at BR… SUTTON BRID…

SCHEDULES to L…

GERALD DIXON, R.I…
197a EAST END RD, …

Scale:	Date:
–	29/8… 15/1… 23/9…