SCHEDULE of DWELLINGS:

Plot A — : Type M105·2 bungalow, drg.no. M105.
Plots B,D,F,H : Type M109·1 bungalows, drg.no. M109., but handed.
Plots C,E,G — : Type ~~M103·2~~ bungalows, drg.no. ~~M103~~., but handed. M111.,
Plots J,K — : Type M110·1 bungalows, drg.no. M110. M111·1

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

SCHEDULE of EXTERNAL FINISHES:

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

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

DRAINAGE:

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

The entire new foul drainage systems, and new SW drains, are to be installed in the Hepworth Supersleve system, and manufacturers recommendations are to be observed in all matters regarding manholes / I.C.s and pipes, including cover, bedding, backfilling, drains under buildings, drains through walls, etc. The entire systems to be in accordance with the relevant parts of BRs 1985, H1 Section 2, and H3 Section 2. All new drains are to be private, 100ø, to fall at 1in 80 or steeper. Floor levels of all dwellings will be at approx. + 4·10, thus there is abundant depth to achieve these falls to the IL's of laterals to public sewer foul mh's 1601 and 1702.

ROAD and ACCESSES:

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

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

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

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

DATUM / LEVELS:

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

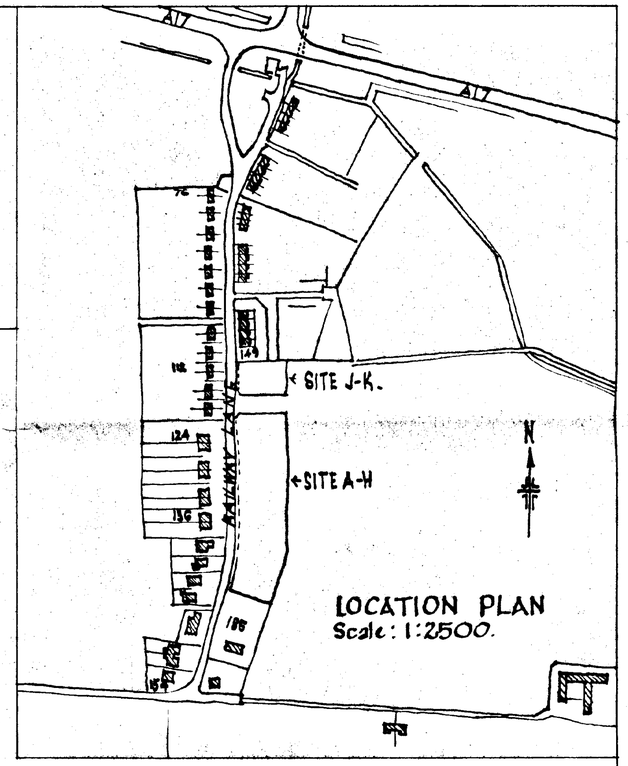
FENCES and BOUNDARIES:

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

LANDSCAPE / PLANTING:

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

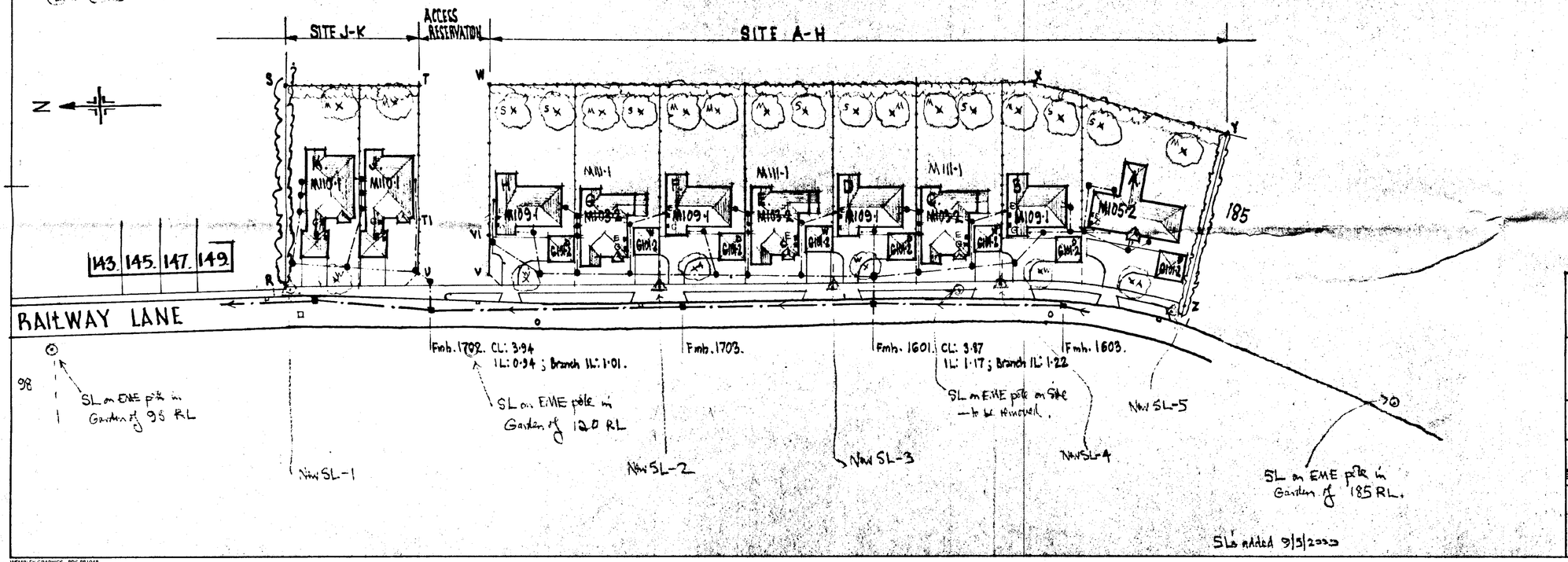
Species:		
A	Alnus Incana	Alder
M	Acer Platanoides	Maple
S	Acer Pseudoplatanus	Sycamore
W	Sorbus Aria	Whitebeam



LOCATION PLAN
Scale: 1:2500.

AMENDMENT Dwellings C,E+G to be M111·1 type (Not M103·2 as noted on plan.

E = Electricity Meter posn
G = Gas " "



SLs added 9/5/2000

DETERMINED - PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
12 JUL 2001
Ref: H18/0865/01

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

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

LAYOUT PLAN

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
~~197a EAST END RD, LONDON, N2 OLZ Tel: 01 - 883 3489~~

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

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