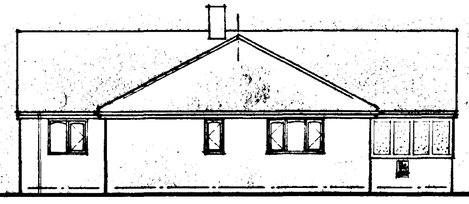
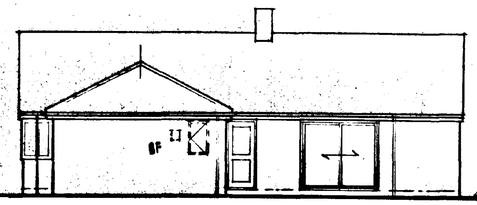


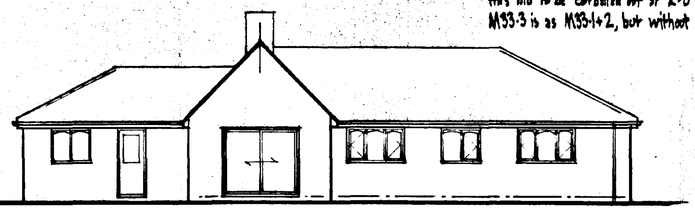
Front Elevation, M33-1&3. M33-2 similar, but Bed 1. window omitted.



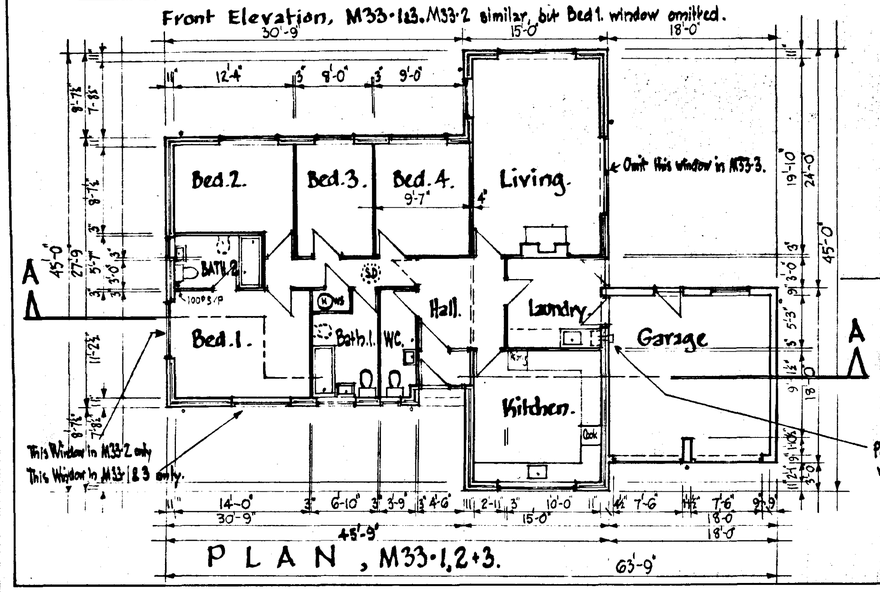
Bedroom Flank Elevation, M33-2
M33-1 similar, but Bed.1. window omitted; ditto M33-3.



Living Flank Elevation, M33-1 & M33-2
In cases where attached garage is omitted, include window to Laundry where shown dotted, and BF; - retain 'feature boarding on this elevation as shown, & step against 4½" x 9" wide brick 'nib', this nib to be corbelled out at 2'-0" above FFL.
M33-3 is as M33-1+2, but without 'Patio' doors.



Back Elevation, M33-1, M33-2, M33-3.



SUTTON BRIDGE - FALKLANDS ROAD DEVELOPMENT
Additional Notes concerning 'FOUNDATIONS' and 'WALLS' applicable to use of M33. dwelling types on this site.
Additional foundations, of the type described in 'FOUNDATIONS' at top left, to be incorporated beneath Bed 2 / Bath 2 walls, Bed 2 / Passage Wall, Bed 3 / Passage wall, and Bed 4 / Passage wall. These foundations to have wall of 4½" flettons thereover, to underside of concrete floor slabs, but the walls above slab to be non-loadbearing as dimensioned.

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05 AUG 1997
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DIXON ARCHITECTS
12 OAKLANDS ROAD, LONDON N20 8BA. Tel: 0181 445 1954

Front Gable & returns where shown, to have timber & render finish. Timbers 150 mm broad, finished with Sadolin finish; infill panels with Sto-Tex finish render, white painted. All other external wall & roof materials to be as Schedule on Layout Plan.

4 BEDROOM DETACHED BUNGALOW

M33-1, M33-2, M33-3.

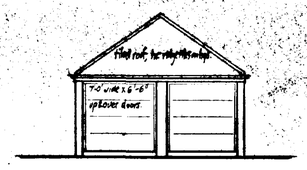
GERALD DIXON, RIBA, DipTP CHARTERED ARCHITECT
~~197a EAST END RD, LONDON, N2 0LZ Tel: 01883 3489~~

Scale: 1/8" = 1'-0"
Date: ~~10/11/97~~ 3/12/97 31/2/97
Dwg No: M33.

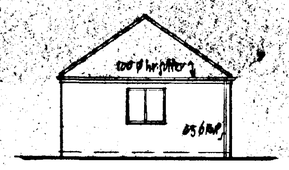
All roof timbers to be stress graded, GS grade.
Party walls to be firestopped by boy fully pointing the junctions between blockwork & timber members, & blockwork & tiles, in cement mortar.

4" conc. floor slab on 6" hardcore, thicken slab to 1'-6" for 9" width under all walls/doors (3'x3' ms/f lintol over windows) all subject to the suitability of subsoil conditions.

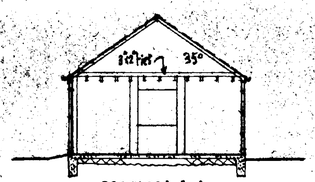
ROOF CONSTRUCTION: 5"x1½" ceiljoists at 18" ctrs, bearing in party walls; 5"x3" rafters at 18" ctrs; 4"x2" plates; 3"x3" tops, forming at right angles to ceil. joists, firmly nailed to wall plates/rafter feet, on top of ceil. joists, one by party wall, others on gable ends; 6"x1" fascia; 9"x3" wooden lintol over doors. When garages are for separate dwellings, take party wall upto underside of roof finish.



FRONT ELEVATION

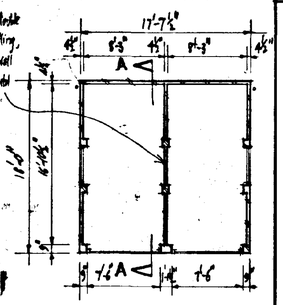


SIDE ELEVATION



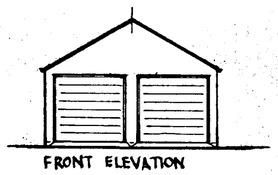
SECTION A-A

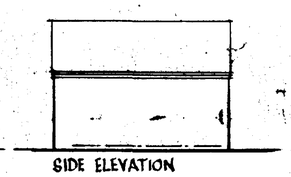
Where block is used as a double garage for a single dwelling, centre section of party wall may be left out with lintol over opening)

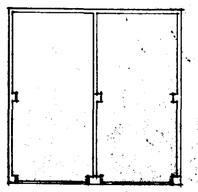


PLAN.

G1.3


FRONT ELEVATION

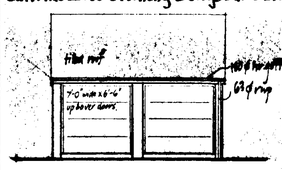

SIDE ELEVATION


PLAN

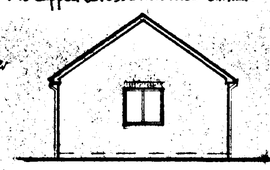
PART DRG. G1.

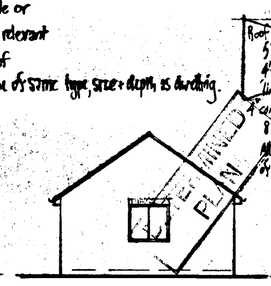
G1.7

This garage type may be used as a freestanding pair as shown, or may be used in single or double form with its flank abutting the wall of a dwelling. In the latter instance the relevant garage flank wall & window may be omitted, & rear wall & front knib bonded to wall of dwelling. In these cases roof pitch is to be as that of dwelling concerned, and foundations to be of same type, size & depth as dwelling.
GL1A has eaves overhang & barge b'd. GL1B has 'dipped' eaves. Otherwise similar.

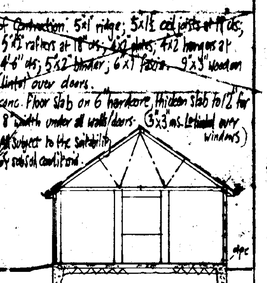


FRONT ELEVATION

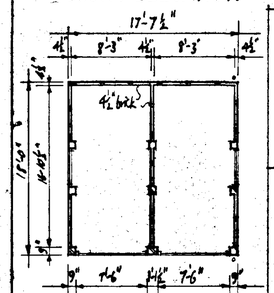

SIDE ELEVATION, GL1A.



SIDE ELEVATION, GL1B.



SECTION. (GL1B shown)



PLAN

G1.1 A & B.

Where this Garage type is shown on Layout Plan as being used to form a block of more than 3 garages, all walls to be constructed on concrete trenchfill type foundations, min 450 wide, & carried down at least 1.0m below GL - all subject to satisfactory subsoil conditions.

Roof Construction: Roofs to be of Twinstate trussed rafter construction, trusses at 600 mm ctrs. Fix windbracing & binder members fully in accordance with manufacturers instructions. Incorporate ms. ties at 2.0m max centres at junction of 'rafter' slope & gables, & similarly at junction with 'ceiling joists' and base of gables. ~~75x025 GS grade, unseasoned, sawn doors.~~ Fascias ex. 25x150.
(These ties to be strapped over at least 3 roof trusses).

Gutter & RWP sizes shown, in mm, are appropriate for blocks not exceeding 4 garages (assuming one RWP per side).

Toe beams to floor slab to be taken down at least 18" below finished ground level.

Walls between separate garages to be taken up to the underside of the roof finish, as are all piers shown in party & flank walls.

Where flank of Garage abuts land in separate ownership, omit window from flank concerned.

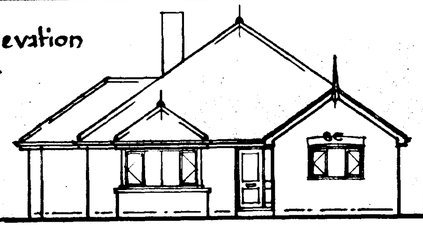
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05 AUG 1987
Ref: 0885/91

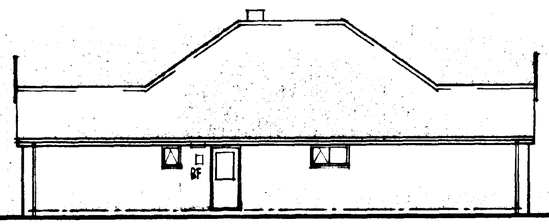
GARAGES

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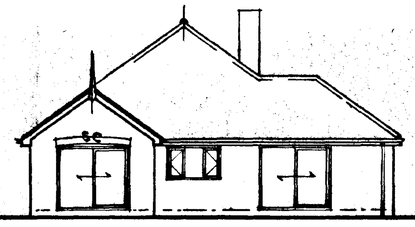
Scale: ⅛" = 1'-0"
Date: 2/6/89
Drg no: G1.

Front Elevation
M103·1 & 2.

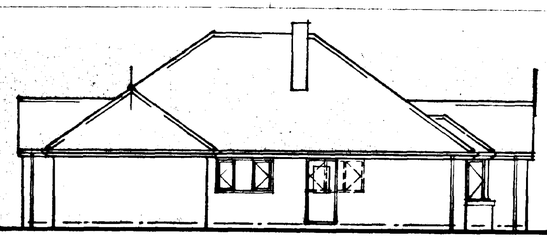




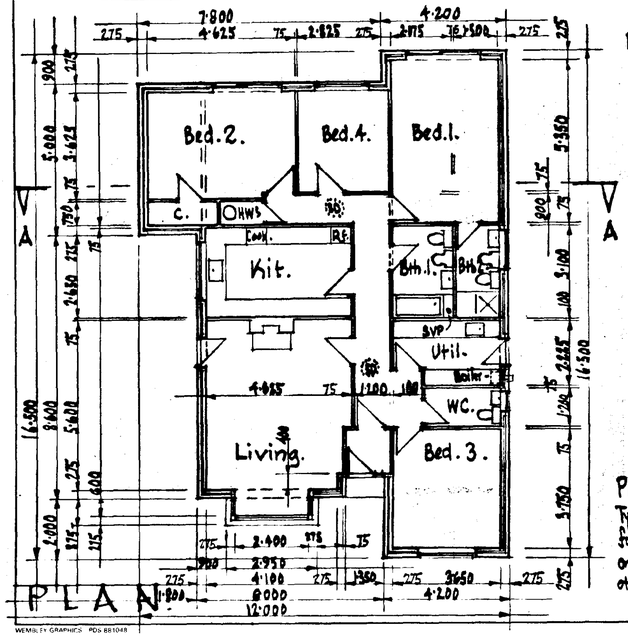
Bathroom Side Elevation, M103·1 & 2.



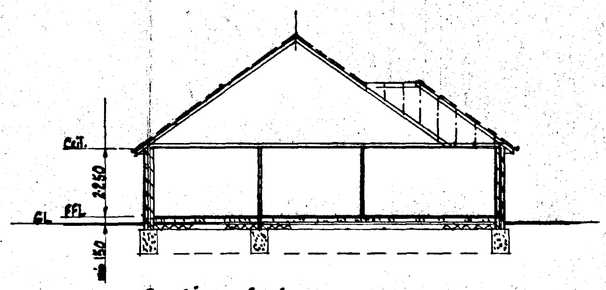
Back Elevation, M103·1 & 2.



Living Side Elevation, M103·1.
Type M103·2 has Living Room door omitted, & 1·800 wide window substituted, as shown dotted.



PLAN. M103·1 shown.
Type M103·2 has window substituted for Living Room Flank door, as shown on 'Living Side Elevation', but is otherwise similar.



Section A-A

DETERMINING PLAN

SOUTH [illegible] AND DC
HOUSING & PLANNING
05 AUG 1997
Ref: 0855/97

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

FOUR BEDROOM DETACHED BUNGALOW

Types M103·1 & 2.

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
~~197a EAST END RD, LONDON, N2 0LZ Tel: 0181-883 3488~~

Scale:	Date:	Drg No:
1:100	[illegible] 97	M103.

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: 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 2.5m.

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 forms, 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 Plan.
- 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.

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 Groxbury 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 Groxbury 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 Groxbury pantiles, 30 Slate Grey (inc. 309 garage)
309-318: Redland Norfolk pantiles, 34 Terracotta
319-323: Redland Groxbury 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)
309-323: LBC Kempston 'Melford Yellow' facings.
except that 307, 313-314, to be in Float finish render, painted.

PLOTS 401-434:

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

WALLS: 401-408: LBC 'Regency' facings [illegible]
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 [illegible] 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 Groxbury 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 Groxbury 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 roads 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 / 200ϕ effluent drains from 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.3.08 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.9.06, both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage systems, & private SW systems, 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, a drain is not protected by concrete, drive thereover, lay 100mm thick concrete path, at least 760mm wide, thereover.
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, and to be of at least 1.0m³ capacity.

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
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 401-406/422-427, 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
Corylus Avellana	Hazel

Berberis candidula	- @ 600mm cts.
Corylus maxima atropurpurea	- @ 2.0 to 3.0m cts.
Crataegus oxy acantha	- @ 2.0 to 3.0m cts.

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: 501-505/512-515/538-541/548-552/558-570/573-578/596-599: Redland Groxbury 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: 601-604/613-618/622-631/635-645/654-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.
605-612/619-621/632-634/646-653/660-665/682-695: Redland Groxbury pantiles, 30 Slate Grey.

WALLS: 601-602/622-641/645-653/670-681/694-697: LBC Kempston 'Melford Yellow' facings.
603-620/642-647/654-669/682-693: LBC 'Regency' facings except 620, 624, 635-634 (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 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 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.~~
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, 302, 302A amendments.
915.14 Longitudinal Sections, Roads 01+02, & Sewers (replaces 915.8).
915.15
915.16
915.17
915.18
915.19
915.20 Layout Plan, Plots 682-693 amendments.
915.21 Layout Plan, Plots 128+129.
915.22 Layout Plan, Plot 129 amendment.
915.23 Layout Plan, Plots 550/569/574-5 amendments.
915.24 Layout Plan, Plots 624-631 amendments.
915.25 Layout Plan, Plots 658-669 amendments.
915.26 " " " 551-568 " "

SOUTH HOLLAND DISTRICT COUNCIL HOUSING
05 AUG 1997
Ref: 0815/97

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

SCHEDULES to Layout Plans

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Scale: -
Date: 3 Feb 97
Drg No: 915.6

ASSEMBLY GRAPHICS PDS 881048