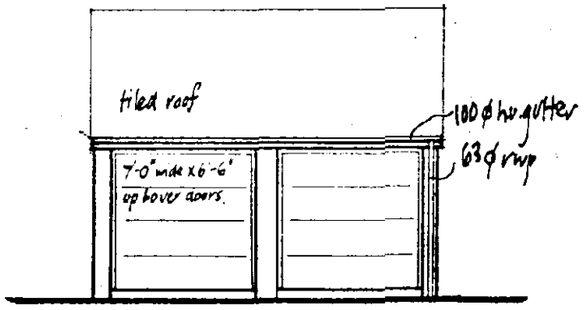
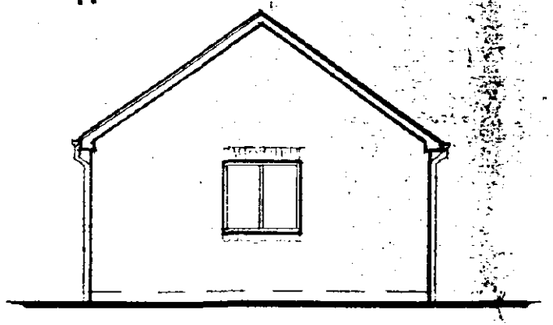
This garage type may be used as a freestanding pair as shown, or may be used in single or double form with its flank abutting the wall of a dwelling. In the latter instance the relevant garage flank wall & window may be omitted, & rear wall & front 'knob' bonded to wall of dwelling. In these cases roof 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 'clipped' eaves. Otherwise similar.

Roof Construction: 5"x1" ridge; 5"x1½" ceil. joists at 19" ctrs; 5"x2" rafters at 18" ctrs; 4"x2" plates; 4"x2" hangers at 4'-6" ctrs; 5"x2" binder; 6"x1" fascia; 9"x3" wooden lintol over doors.

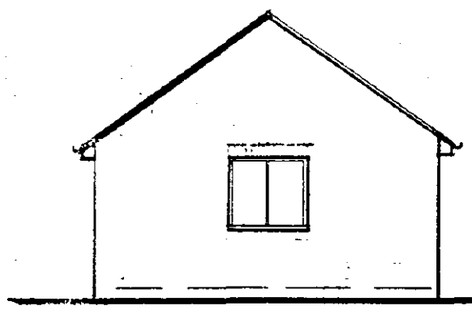
4" conc. floor slab on 6" hardcore, thicken slab to 12" for 8" width under all walls/doors. (3"x3" ms. Lintol over windows) All subject to the suitability of subsoil conditions.



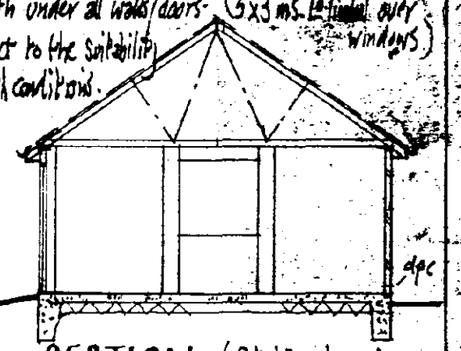
FRONT ELEVATION



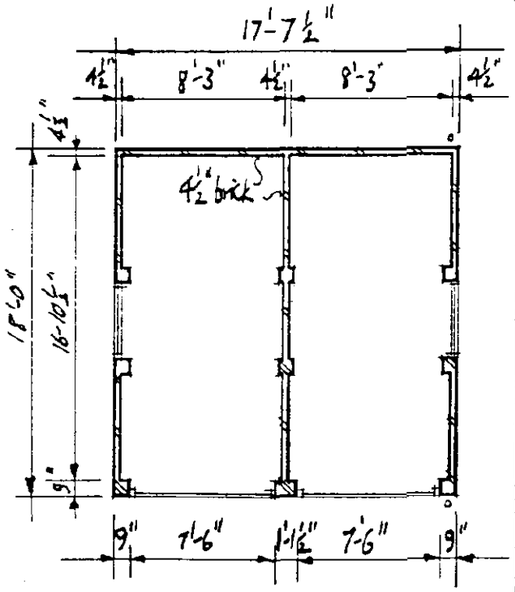
SIDE ELEVATION, GL1A



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 trench fill type foundations, min 450 wide, & carried down at least 1.0m below GL - all subject to satisfactory subsoil conditions.

Roof Construction: Roof to be of Twinplate trussed rafter construction, trusses @ 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 wrought bridel over 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 slabs 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.

GARAGES

SOUTH... R.D.C.
PLAN
30 JAN 1990
REF... 0105/90...

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

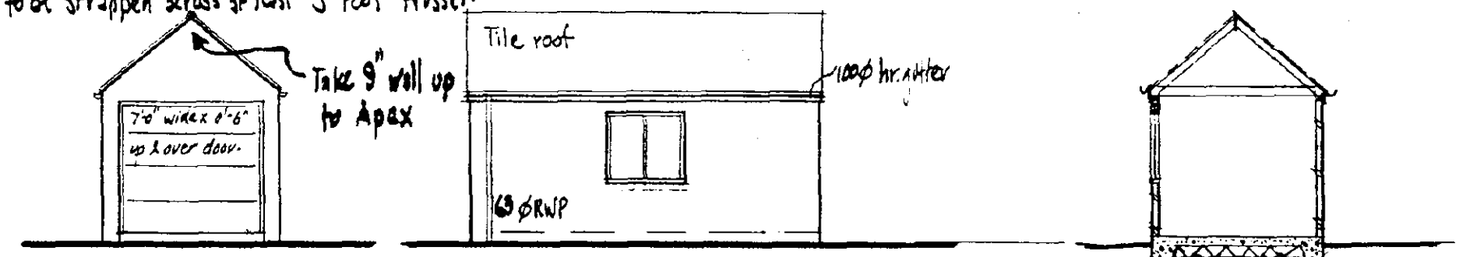
Scale:	Date:	Drg. no:
⅛" = 1'-0"	2/8/89	G1.

DETERMINED
AN

FLANK WINDOWS- All types:- only to be included (a) if required & (b) there is at least 3'-4" space between window + plot boundary.

ROOF STRUCTURE: Completely form of Twinaplate trussed rafter construction, trusses @ 600 max ctrs; fix windbracing & binder members, the entire roof structure to be to BS. 5268 pt 3, 1985. Incorporate m/s ties at 2.0m max ctrs at junction of rafter slope & gables, & similarly at junction of ceiling joists & base of gables; ties to be strapped across at least 3 roof trusses.

LINTOLS: Over main door, Catnic type CN71A.
Over window, Catnic type CN48.



FRONT ELEVATION SIDE ELEVATION

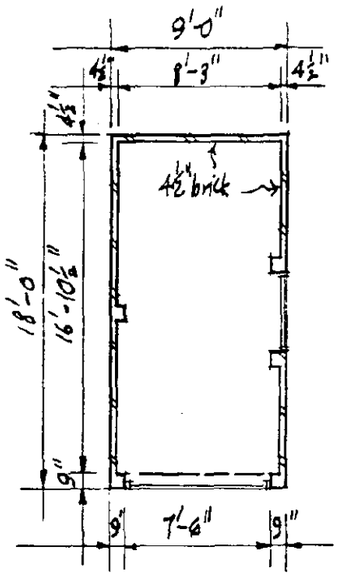
SECTION

Roof Construction: 5"x1" ridge; 5x1½ joists at 18 ctrs; 3"x1½" rafters at 18" ctrs; 4"x2" plates; 6"x1" fascia.

Insert dpc. 6" above GL. (Astox)

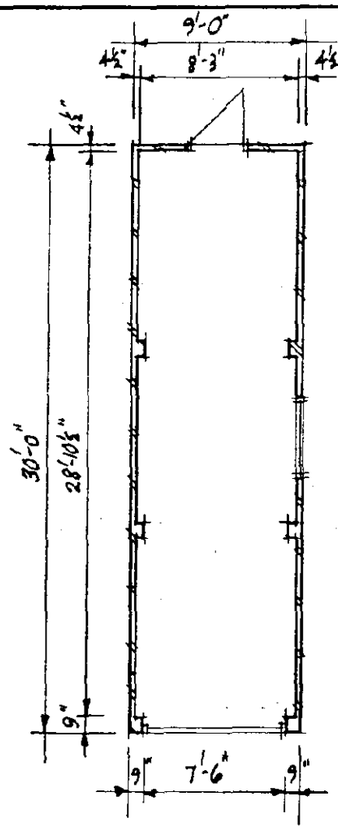
4" conc. slab on 6" hardcore, thicken slab to form 8" wide toe beams around all walls/door, taken down at least 18" below ground level, all subject to the suitability of subsoil conditions.

Finished

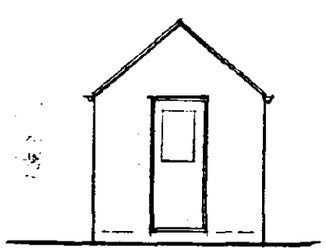


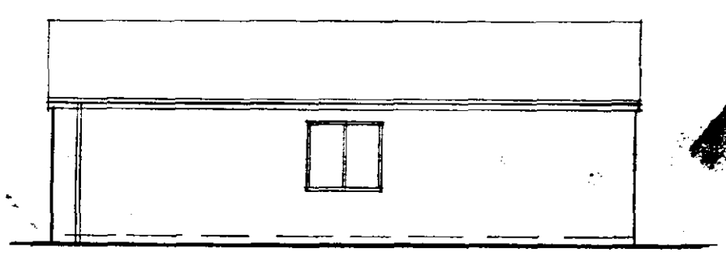
PLAN

G1.2



PLAN



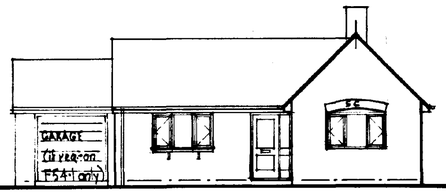


REAR ELEVATION SIDE ELEVATION

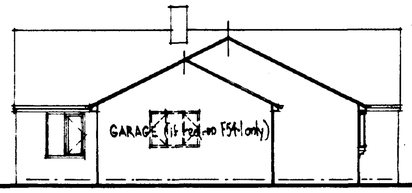
Front Elevation & Section as for G1-2.

DRG. NO. G1.

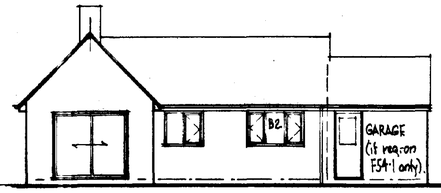
G1.5



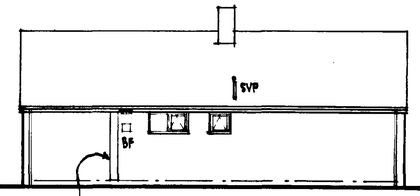
Front Elevation, F54·1 + F54·2



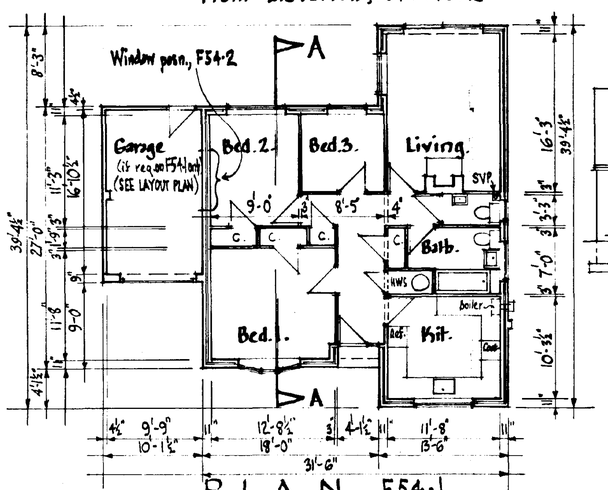
Bedroom Flank Elevation, F54·1
F54·2 similar, but Bed 2 window added where dotted.



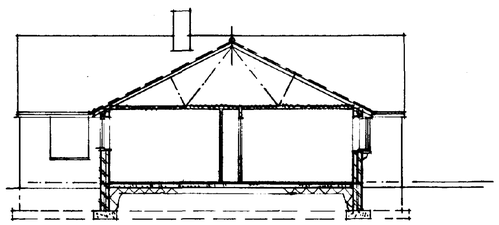
Back Elevation, F54·1
F54·2 similar, but Bed 2 window omitted.



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



PLAN, F54·1
F54·2 similar, but Bed2 window repositioned as shown.



Section A-A

SOUTHAMPTON CITY COUNCIL AND DC
HOUSING & PLANNING
31 AUG 1995
Ref: 0883/95

THREE BEDROOM DETACHED BUNGALOW

F54·1 & F54·2

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

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

Date: ~~2/7/95~~ ~~22/12/95~~ ~~15/4/96~~ 26/11/96

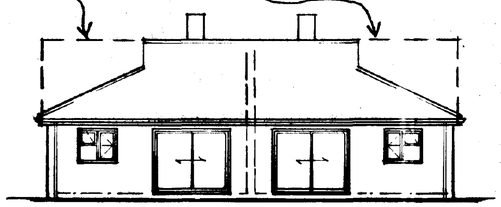
Drg. No: F54.

DETERMINED
PL...

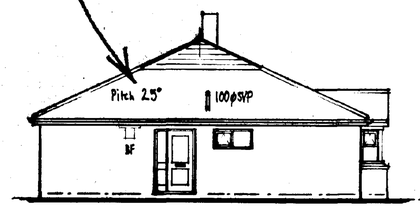
ALTERNATIVE ROOF DESIGN, K41·1+2 Types, Full Gable —— Plain brick gable



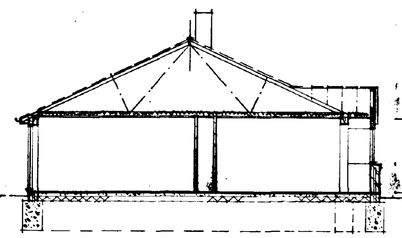
Front Elevation, K41·1 & 2



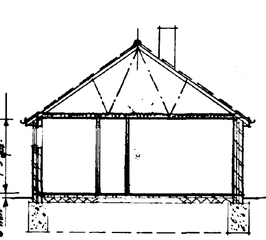
Back Elevation, K41·1 & 2



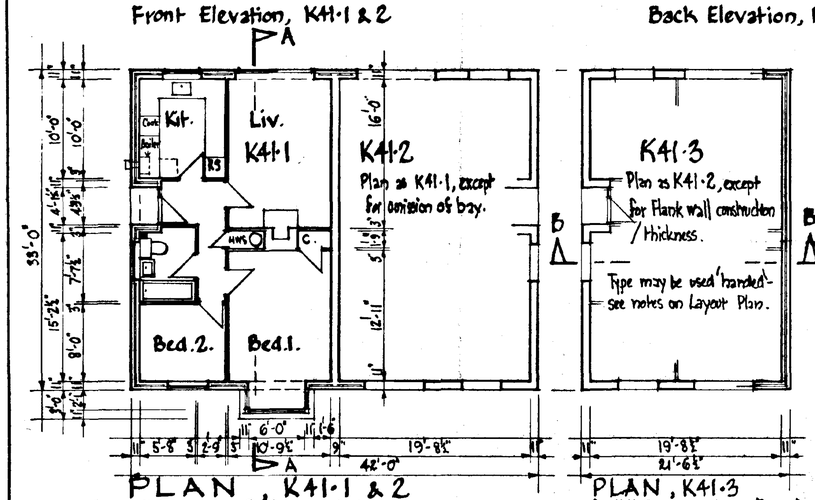
Side Elevation, K41·1&2



Section A-A thro' K41·1.

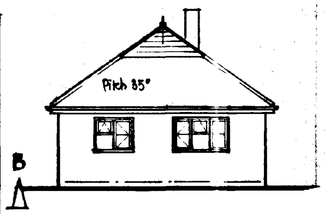


Section B-B thro' K41·3

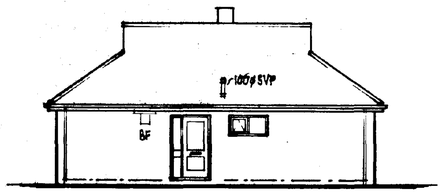


PLAN, K41·1 & 2
K41·3 is as K41·2, but detached.

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

SOUTHEND DC
HOUSING & PLANNING
31 AUG 1995
Ref: 0883/95

TWO BEDROOM SEMI-DETACHED BUNGALOWS

K41·1-3

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

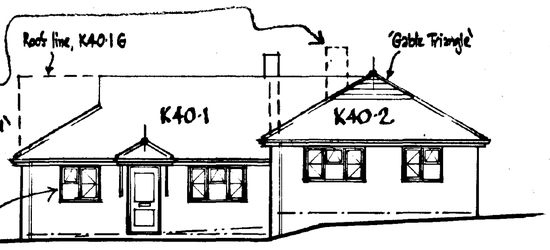
Scale: 1/8" = 1'-0"

Date: ~~24/11/94~~ ~~31/1/95~~ 13/2/95 22/3/95

Dwg. No. K41.

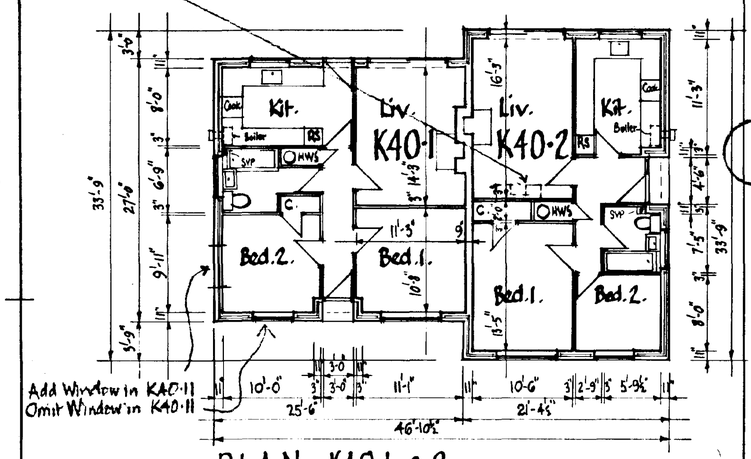
APPROVED PLAN

When K40·2 type is used in K40·2D - ie Detached - form, chimney to be here - a fireplace likewise relocated on 'cupboard' wall of Living Room.



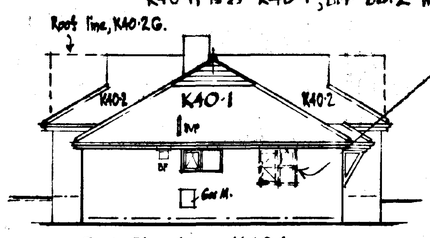
Front Elevation

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

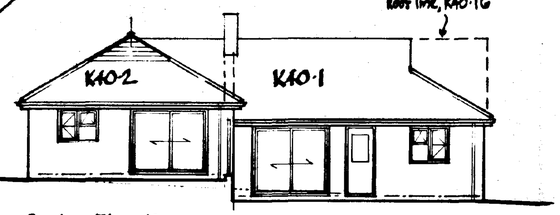


PLAN, K40·1 & 2.

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

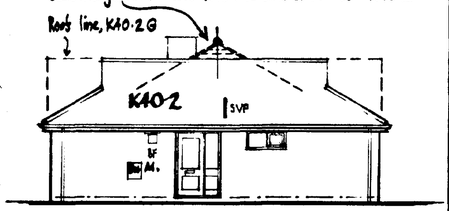


End Elevation, K40·1.



Back Elevation

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



End Elevation, K40·2. (handed relative to Plan).

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 1" 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 floor finished rendering on fletchons, 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, Fletchons elsewhere. All cavities to be closed at top with brick fireslop. 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 fletchons 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 roofTile 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 roofTiles; of chimney with roofTiles; of 'roof triangles' with roofTiles; of Bay roofTiles 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 mm 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 5600 mm² (or 50% of throat area, whichever is the greater.

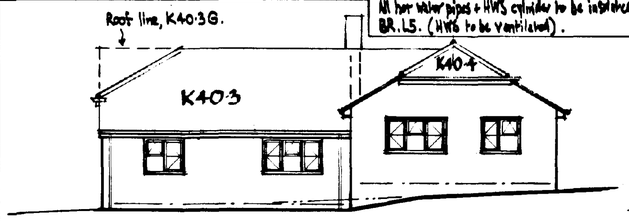
WINDOWS & DOORS: All windows & 'patio' doors to be double glazed. Patio doors to incorporate ventilators of at least 10000 mm² within upper frame member.

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 →). Fit 30×5 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 or kept 3-0 thereon, & fixed thereto, to ensure firm fixing of bay head against wall.

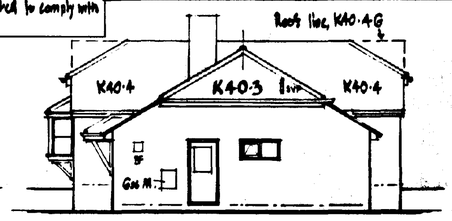
STRUCTURAL TIMBER: All to be GS Grade.
MAIN ROOFS: of the various dwelling types to be formed entirely of Twinaplite trussed rafter construction, including all 'hipped' areas; and the areas of 'oversail', where the roofs of K40·1 & 3 types project over the roofs of K40·2 & 4 types. All construction to be fully in accordance with details to be provided by proprietary manufacturer before roof construction commences. Trusses at 600 max ctrs. Fix windbracing & binder members, the entire roof structure to be formed in accordance with manufacturers recommendations, & to comply with BS. 5268 pt 3, 1985. Fascias ex 25×175, 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 ctrs, both between 'rafters' and blockwork, & between 'ceiling joists' & blockwork.
Main Roof 'Fringles', as in K40·1 & 2 types, to be clad in ex 25×175 horizontal shiplap boarding, with black stained finish, over 1000g. polythene dpm, on 50×50 vertical battens fixed against trusses.
BAY - Roof: (Type K40·4): Form of 38×100 rafters & ceiling joists at 450 ctrs, upon 100×150 deep timber 'lintols' around 3 'open' sides, which are to bear upon 75×75 posts formed integrally within external corners of bay window frame construction.
BAY - Base: Form of 50×100 deep framework, with 22 chipboard inner 'cill' & asbestolux soffit, ex 25×150 fascia, all stuffed with 100 fibreglass quilt, & all supported on 'brackets' formed of 75×100 planed timber, rebated to main wall.
ENTRANCE Hood Roof, Types K40·1 & 3: Place 25×150 'lay boards' across top of main roof trusses, & build up thereoff with 38×100 rafters at 450 ctrs 'ceiling joists' in overhang are 38×100 at 450 ctrs, soffit asbestolux, 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. SVP's 100ϕ vinyl. Gutters 115ϕ hr; RWPs 63ϕ, all in vinyl.

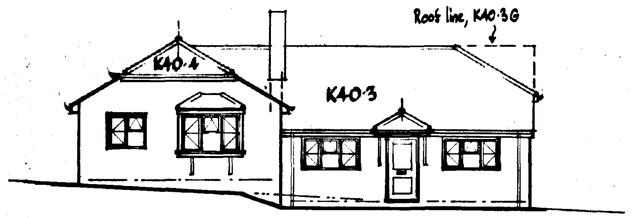
HEATING: Provide gas fired wet systems, with wall mounted Balanced Flue (BF) type boilers in Kitchens where shown. BF terminals to be at least 300 from any ventilation opening; provide terminal guards, & metal heatshields to protect gutter in any case where within 300 thereof. Entire heating installations 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).



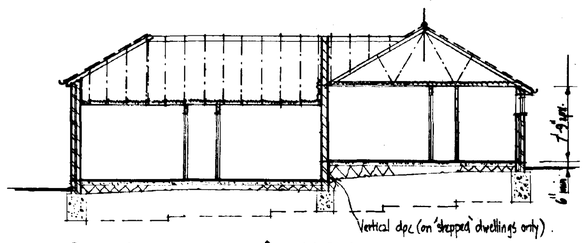
Back Elevation



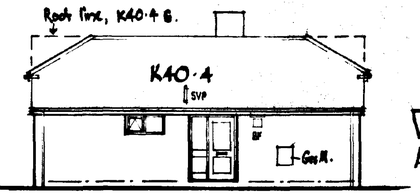
End Elevation, K40·3



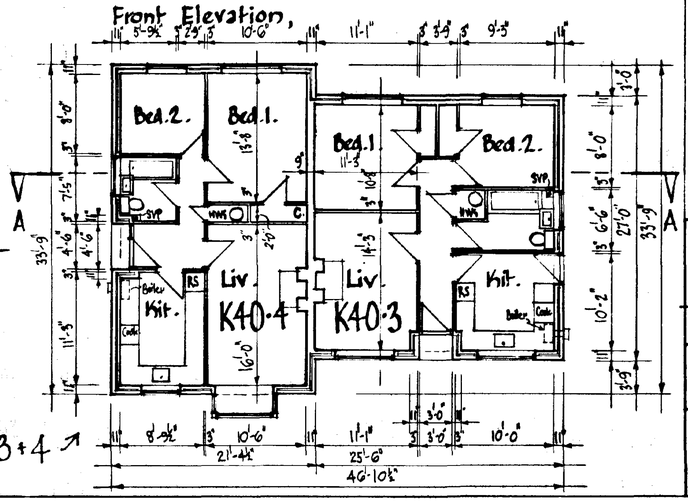
Front Elevation,



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



End Elevation, K40·4.



PLAN, K40·3+4

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 (but 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 roof 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 fringle' vertically above the ridge line; the appearance of such 'gable fringles' are to be as those fringles shown on elevations as types K40·1 & 2 on this drawing. (Triangle also shown dotted on 'End Elevation, K40·2', above).

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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 numbers, on Layout Plan.

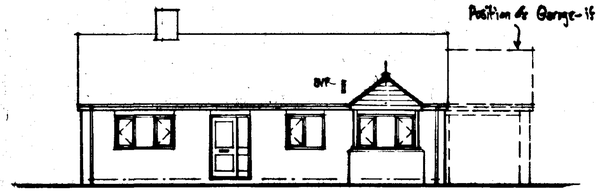
K40·1 - 4. & K40·11.

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

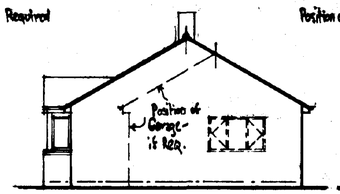
Scale: ⅛" = 1'-0"

Date: 20/4/(88) 2/3/(89) 9/12/(89)

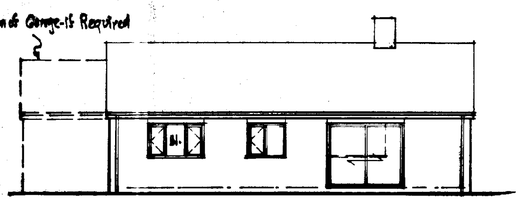
Dwg. No. **K40.**



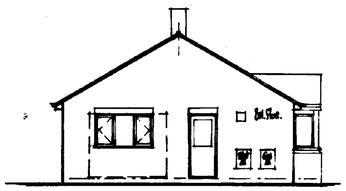
FRONT ELEVATION, F53-1,2,3,4,5 & 6.



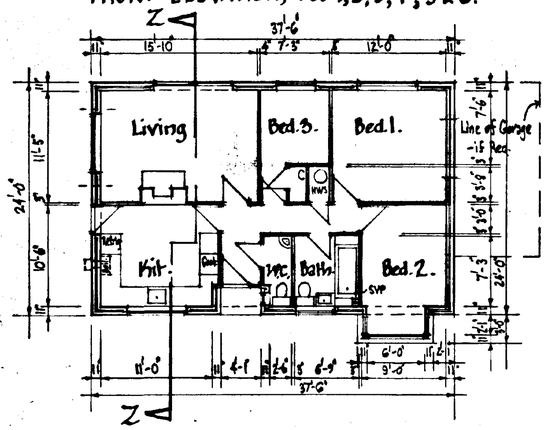
BEDROOM END ELEVATION, F53-1, 2,3
F53-4 & 5 similar (without Garage), but with Bed.1. window added, as shown dotted.



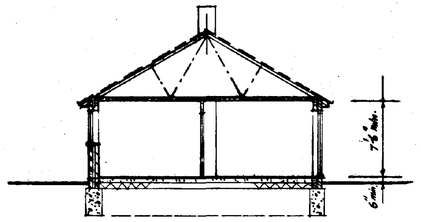
BACK ELEVATION, F53-1, F53-3.
F53-2 similar, but window substituted for Patio Doors, where shown dotted.
F53-4 as F53-1, but Bed.1. window omitted.
F53-5 as F53-2, but Bed.1. window omitted.
F53-6 as F53-1, but both Bed.1. window & patio doors omitted (with no substitute for patio doors).



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. (ie has 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 & 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.

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THREE BEDROOM DETACHED BUNGALOWS

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

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197A EAST END RD, LONDON, N2 0LZ. Tel: 01-883 3489

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

Date: ~~2/8/93~~ ~~22/3/93~~ ~~7/12/93~~ 23/12/93

Drg. No.: **F53.**

DETERMINED PLAN

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 190mm 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 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.

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: & 302A.

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. 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 Groovebury 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 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: 219-220/225-236/239-242/247-249: Redland Norfolk pantiles, 34 Terracotta.
221-224/237-238/243-246: 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.
- Culverted Side Dyke No.2, ϕ as noted.
- Existing 220ϕ + 300ϕ 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 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. From headwall at outlet of culvert to Dyke, downstream of S.3.08, the precise position to be determined once plan for development at Plot 302 is resolved.
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 details, 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 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 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
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
Crataegus monogyna		Quickthorn
Rosa rugosa		Rose
Corylus avellana		Hazel
Berberis candidula	– at 600mm cts.	
Corylus maxima atropurpurea	– at 2.0 to 3.0m cts.	
Crataegus oxy acantha	– at 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: 501-505/512-515/538-541/548-552/558-570/573-581/596-599: 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: 601-604/613-618/622-631/638-645/655-659/666-681/696-697: 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, 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 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 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.

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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 " "

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

SCHEDULES to Layout Plans

DETERMINED PLAN

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~~ 20/1/93 ~~27/10/93~~ ~~15/6/93~~ 21/9/93 ~~5/12/95~~ 6/3/95

Drg No: 915.6

WEMBLEY GRAPHICS POS 881048

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

FOR INFORMATION

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, 302A
915·14 Long. Sections, Roads 01-02, & sewers.
915·15

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PLANNING
31 AUG 1995
Ref: 0883/95

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 | Dwg. No.: 915·12

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

Existing effluent pipes

FOUL SEWERS: Thus: ——●——
Sewer runs FO1-02-03/02-31-32-33 are approved for adoption purposes, & are to be laid in accordance with such approved details.

Sewer runs F51-52-53-54-55-56-57/55-61-62 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 220ϕ, except where noted 150ϕ.
See also drg. no. 915·6 for Sewer & Drainage Schedules.

PLANNING
PLAN

FO8.
OPEN SPACE
Landscape as shown on drg. no. 915·7.
Previous approach scheme.
For information purposes only.

DRG. No. 915-12 (PART)

CENTRAL AREA consists of PLOTS 116-121/219-249/501-599/601-697.
(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 126-199 - Amendments
915-12 Layout Plan, Central Area (This)
915-13 Layout Plan, Southern Area, Plots 301, 302, 302A.
915-14 Long. Sections, Roads 01+02, & sewers.
915-15

31 AUG 1990

08831915

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: Dwg. No: 91512

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

Existing effluent pipes

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 F51-52-53-54-55-56-57/55-61-62 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 220ϕ, except where noted 150ϕ.
See also drg. no. 915-6 for Sewer + Drainage Schedules.