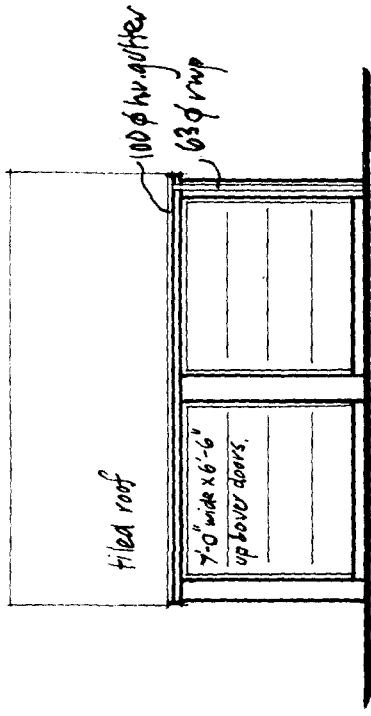
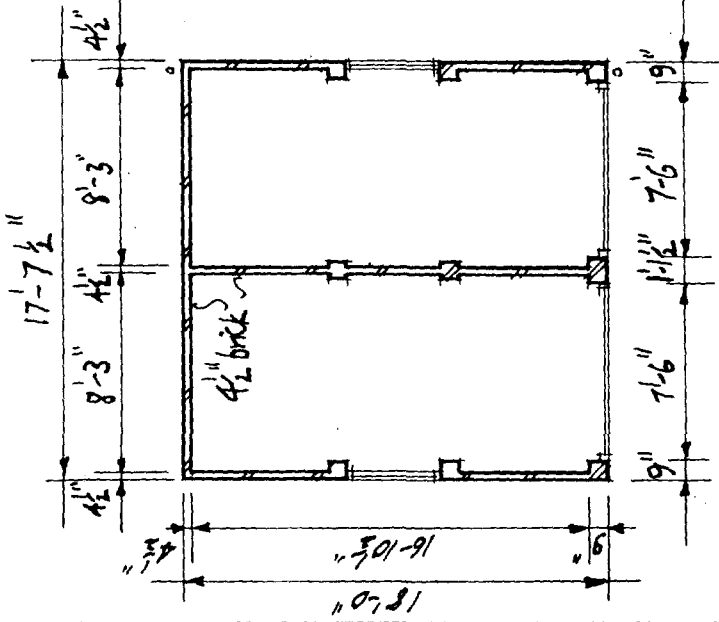


This garage type may be used as a freestanding pair as shown, or may be used in single or double form with its flank abutting the wall of a dwelling. In the latter instance the relevant garage flank wall & window may be omitted, & rear wall & front knob bonded to wall of dwelling. In these cases roof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

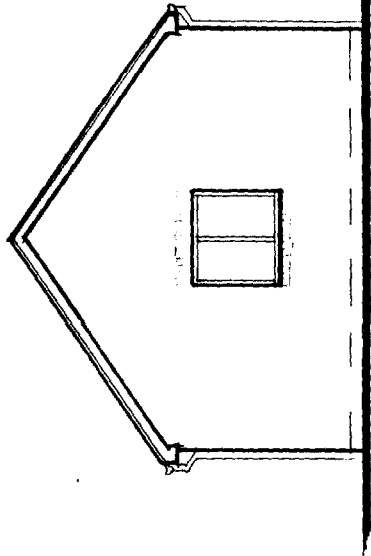


FRONT ELEVATION



PLAN

G1.1 A & B.



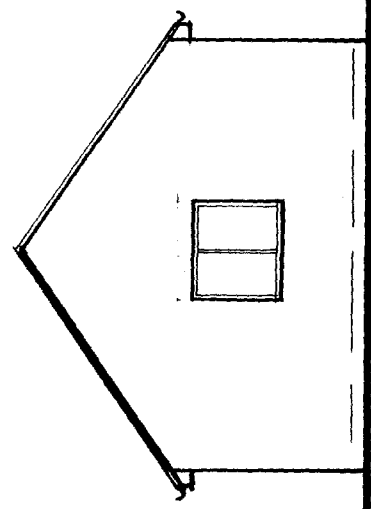
SIDE ELEVATION, GLIA

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 G.L. - all subject to satisfactory subsoil conditions.

Roof Construction: Roofs to be of Twinplane trussed rafter construction, trusses at 600 mm cts. Fix windbracing & binder members fully in accordance with manufacturers instructions. Incorporate m.s. ties at 2.0m max centres at junction of 'rafter' slope & gables, & similarly at junction with 'ceiling joists' and base of gables. ~~75x225 G.S. gable & ceiling joist & gutter doors.~~ Fashias 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).



SIDE ELEVATION, GLIB. SECTION. (GLIB shown)

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 finishes as all piers shown in party & flank walls. Where Flank of Garage abuts land in separate ownership, omit window from Flank concerned.

GARAGES

HOUSE
11
Ref: 0886/PA

Roof Construction: 5x1 ridge, 5x1 1/2 ceiling joists at 19" cts, 5x12 rafters at 18" cts, 4x12 purlins, 4x12 batten at 4" cts, 5x12 batten, 6x1 fascia, 9x3 wooden lintel over doors.
4" conc. Floor slab on 6 hardcore, thickened slab to 1/2 for 8" width under all walls/doors. 3"x3 m.s. lintel over windows.
All subject to the suitability of subsoil conditions.

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

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

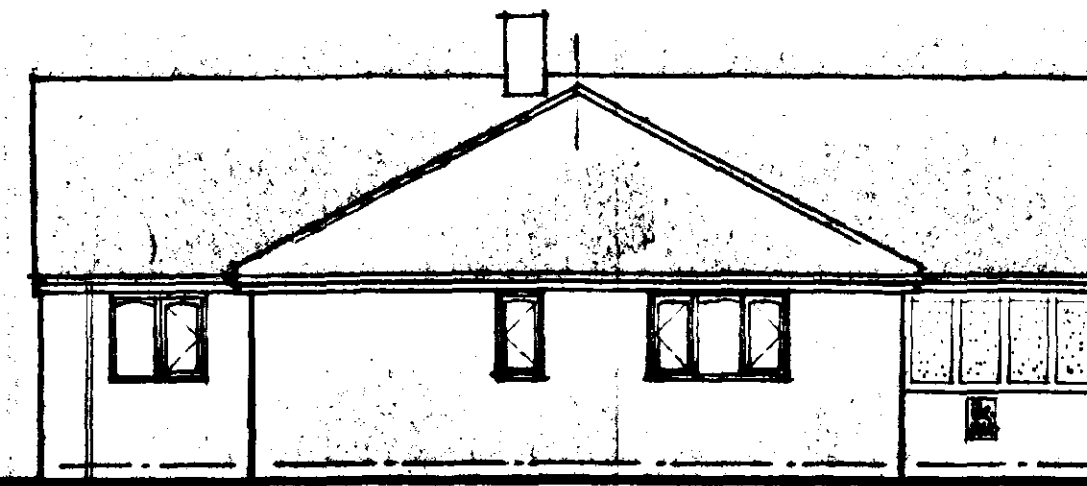
Date: 2/8/88

Dwg. no:

G1.



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.

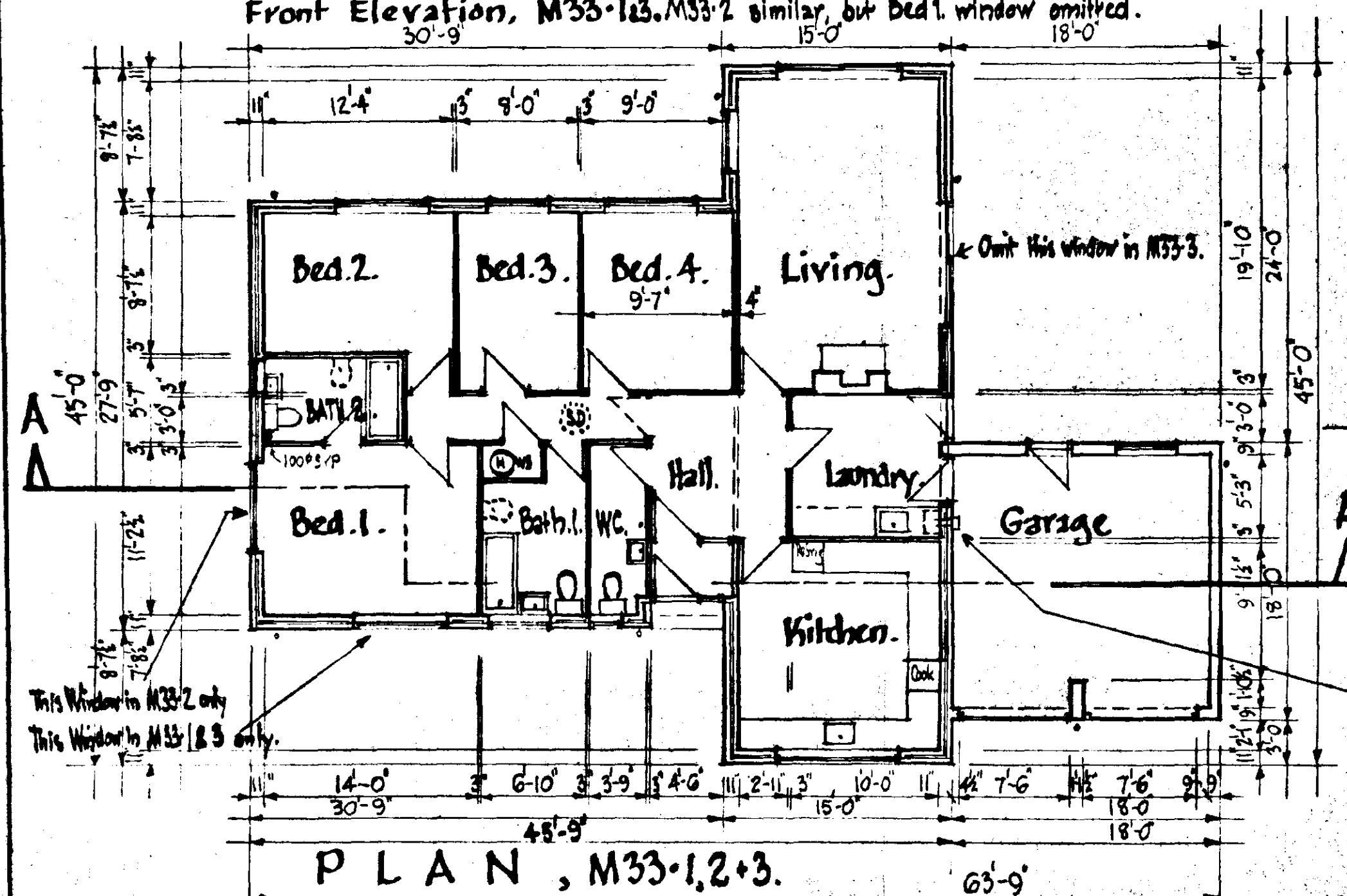


Living Flank Elevation, M33-1 & M33-2

In cases where attached garage is omitted, include window to Laundry where shown dotted; and BF;
- retain 'feature boarding' on this elevation & shown, & stop against 4 1/2" x 8" wide brick 'rib',
this rib to be centred out at 2'-0" above FFL.
M33-3 is as M33-1+2, but without 'Patio' doors.

SOUTH HOLLAND DC
HOUSING & PLANNING
11 AUG 1997
Ref: 088/11

DETERMINED
PLAN



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 1/2" flatness removed, to underside of concrete floor slab, but the wls above slab to be non-loadbearing as dimensioned.

DIXON ARCHITECTS
12 OAKLANDS ROAD, LONDON N20 8BA, Tel: 0181 445 1534

Front Gable & returns where shown, to have timber & render finish. Timbers 150mm broad, treated with Sadolin finish; infill panels with flat 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: 0181 833 3489

Scale: 1/8" = 1'-0"
Date: 3/4/97
5/2/97

Dwg No: **M33.**

SCHEDULE OF DETAIL DRAWINGS and DWELLING TYPES:

- Dwg.No:
- D70. 4 bed detached house; variations D70.1, 2+3.
- D71. 4 bed detached house; variations D71.1+2.
- F51. 3 bed detached bungalow; variation F51.1.
- F53. 3 bed detached bungalow; variations F53.1+5.
- H101. 2 bed terrace houses; variations H101.1-4. (See Note 1 below)
- K40. 2 bed semi-detached bungalows, dissimilar pairs; variations K40.1-4. (Note: FFLs of both dwellings of pair are to be equal). (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.
- N26.3. 3 bed detached houses; variations N26.3.1, 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 every 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 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 dwg. no. K40. The outline of such gable roofs is shown detailed 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 Graveyard pantiles, 30 Slate Grey.

111-115: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 101-105: Redland Norfolk pantiles, 34 Terracotta.

106-110: LBC Kempton 'Melford Yellow' facings.

106-111: LBC 'Regency' facings.

112-115: LBC Kempton 'Melford Yellow' facings, except that 103, 113, to be in flat finish render, painted.

PLOTS 201-218:

ROOFS: 201-206: Redland Norfolk pantiles, 34 Terracotta.

207-209: Redland Graveyard pantiles, 30 Slate Grey.

210-218: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 201-207: LBC Kempton 'Melford Yellow' facings.

208-209: Redland Norfolk pantiles, 34 Terracotta.

209-210: LBC Kempton 'Melford Yellow' facings.

211-213: LBC 'Regency' facings.

214-218: LBC Kempton 'Melford Yellow' facings, except that 209, 209, 212 (front elevation kitchen wing with returns to front & side doors only), 217, to be in flat finish render, painted.

PLOTS 301-323:

ROOFS: 301-302: Redland Norfolk pantiles, 34 Terracotta.

303-308: Redland Graveyard pantiles, 30 Slate Grey (inc. 309 garage).

309-318: Redland Norfolk pantiles, 34 Terracotta.

319-323: Redland Graveyard pantiles, 30 Slate Grey (inc. 318 garage).

WALLS: 301-305: LBC Kempton 'Melford Yellow' facings (inc. 306 garage).

306-308: LBC 'Regency' facings (inc. 309 garage).

309-323: LBC Kempton 'Melford Yellow' facings, except that 307, 313-314, to be in flat finish render, painted.

PLOTS 401-434:

ROOFS: 401-415: Redland Graveyard pantiles, 30 Slate Grey (inc. 416 garage).

416-434: Redland Norfolk pantiles, 34 Terracotta (inc. 415 garage).

WALLS: 401-408: LBC 'Regency' facings.

409-419: LBC Kempton 'Melford Yellow' facings (inc. 420 garage).

420-429: LBC 'Regency' facings (inc. 430 garage).

431-434: LBC Kempton 'Melford Yellow' facings, except that 401, 405-406 (inc. 407 garage), 416, 424, 433, to be in flat finish render, painted.

PLOTS 116-129:

ROOFS: 116-117/123-126: Redland Norfolk pantiles, 34 Terracotta.

118-122/127-129: Redland Graveyard pantiles, 30 Slate Grey.

WALLS: 118-119/126-129: LBC Kempton 'Melford Yellow' facings.

120-125: LBC 'Regency' facings, except that 118, & 124 (front elevation of kitchen wing & returns only) to be flat finish render, painted.

PLOTS 219-249:

ROOFS: 219-220/225-236/239-242/247-249: Redland Norfolk pantiles, 34 Terracotta.

221-226/237-238/243-246: Redland Graveyard pantiles, 30 Slate Grey.

WALLS: 219-224/235-240: LBC Kempton 'Melford Yellow' facings.

225-234/241-249: LBC 'Regency' facings, except that 227, 233, 234, 241, 242 to be flat 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: 6: to LCC Specification 6/55/c/89

7: to LCC Specification 5/25/c/89

8: 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 Foot Sewers

New Foot Sewers, 220φ (except where noted 150φ)

New Highway SW drains/ditches, φ as noted.

Collected Side Dyke No. 2, φ as noted.

Existing 220φ/240φ effluent drain from site, West to East

New private Foot drains, 100φ.

FOUL SEWERS: All to be laid in full accordance with Water Authority 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 collecting of Side Dyke No. 2, outfalls, 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 9.304 & 9.308 within the collected length. The outlet to 9.304, & the main (ie western) outlet to 9.308, to have flap valves. From headwall at outlet of culvert to Dyke, downstream of 9.308, the precise position to be determined once plan for development of Plot 302 is resolved.

SIDE DYKE No. 5: The discharge points to be to headwalls, downstream of each of 9.106 & 9.906; both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage system, & private SW drains, are to be installed in the Hepworth Supersewer system, & manufacturers recommendations are to be observed in all matters regarding manholes & pipes, including cover, bedding, backfilling, drains under buildings, drains through walls, etc. The entire system to be in accordance with the relevant parts of BS 5985, 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, a 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.

Rain water from each dwelling & garage is to be carried by private SW drains to soakways within the back garden area of the dwelling concerned. Such soakways to be at least 5.0m from any building, and to be of at least 1.0m capacity.

PLANTING:

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

All Site Boundary hedges & hedge-rows shown on Layout plans are existing & are to be retained. Likewise, the hedge-rows 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

Shrub/Grass cover planting is to be carried out on the Bound, 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 ssp. quercus	Dogwood
Prunus laurocerasus	Laurel
Prunus spinosa	Blackthorn
Crataegus monogyna	Quickthorn
Rosa rugosa	Rose
Corylus avellana	Hazel
Berberis cordifolia	- at 600mm etc.
Corylus maxima atropurpurea	- at 2.0 to 3.0m etc.
Cotoneaster cuneatus	- at 2.0 to 3.0m etc.

The above species will be planted to specified spacing, in equal numbers, approx. 100 per each species, July 2000.

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 Graveyard Pantiles, 30 Slate Grey.

506-511/516-537/542-547/553-557/571-572/582-595: Redland Norfolk pantiles, 34 Terracotta.

WALLS: 501-503/521-532/544-571/577-581/594-599: LBC 'Regency' facings.

504-520/538-549/572-576/582-593: LBC Kempton 'Melford Yellow' facings, except that 509, 514, 522-523 (front elevation only), 530-531 (front elevation only), 534, 541, 544, 550, 555, 563-564, 571 (front elevation of kitchen wing & returns only), 573 (front elevation of kitchen wing & returns only), 575, 589-590 (front elevations & returns only), to be flat finish render, painted.

PLOTS 601-697:

ROOFS: 601-604/613-618/621-621/638-645/652-659/666-681/696-697: Redland Norfolk pantiles, 34 Terracotta.

605-612/619-621/632-637/646-655/660-665/682-695: Redland Graveyard pantiles, 30 Slate Grey.

WALLS: 601-602/621-641/648-655/670-681/694-697: LBC Kempton 'Melford Yellow' facings.

603-610/642-647/654-669/682-693: LBC 'Regency' facings, except 620, 624, 635-638 (front elevation and returns only), 657, 664, 670, 677-678 (front elevation & returns only), 687-688 (front elevation only), 697, to be flat 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 BOUNDARIES & FENCES - KEY:

Unscreened 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 Flattons, rendered, as per Schedule of External Finishes, col. 2, this dwg.);

Cavity: 50mm. (no insulation).

Inner leaf: 125mm Cleon Solar blackwork, with 13mm lightweight plaster.

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

DRAWING SCHEDULE:

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

- 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 106-109 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

GERALD DIXON, RIBA, Dip T.F. CHARTERED ARCHITECT

197a EAST END RD, LONDON, N2 0LZ Tel 011-883 3458

Scale: Date: 3 Feb 97 Drg No: 915.6