SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0135/94 Received:04-FEB-94 Type:FULL

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Description: Residential development

Location : Plots 13-21, Park Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
15-MAR-94 H09/0135/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0135/94 Received:04-FEB-94 Type:FULL

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Description: Residential development

Location : Plots 13-21, Park Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

11-MAR-94 AD check.....14/3..

Authorised to issue (inc Delegation).....14/3

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0135/94

Date Registered 04 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. L. ELY (CONTRACTORS) LIMITED
HIGH ROAD
WHAPLODE
NEAR SPALDING
LINCOLNSHIRE
PE12 6TG
TEL: HOLBEACH (0406) 370483

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot Nos 13-21 incl.

Park Lane, Holbeach, Spalding Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development (mixed dwellings)

Please complete For above

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1260.00 If you consider no fee is payable include a written explanation instead.

Signed R Kelly Date 3/2/94

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: 9 No.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	Please See Drawings enclosed.	hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

Vacant Land with Residential Consent.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road: Will there be— Individual access(es) ☐ New estate road ☐

C. What provision will be made for garages or parking within the site?

See drawings

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Piped to Soakaways

B. For estate developments, please state how highway surface water will be disposed of: Piped to Holbeach River

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H09/0632/90/A & H09/1096/93

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Owners

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

For P.L.ELY LTD
Signed ..... R.KEly ..... (Applicant / ~~Agent~~) Date 3/2/94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

For P.L.ELY LTD
Signed ..... R.KEly ..... (Applicant / ~~Agent~~) Date 3/2/94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H09/0135/94

FULL

Applicant: P L Ely (Contractors) Ltd
Tel: 0406 370483

Agent: P L Ely (Contractors) Ltd
0406 370483

Description: Residential development

Location: Plots 13-21, Park Lane
Holbeach
Spalding
Lincs

Valid date:	04-FEB-94	Terminal date:	01-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	11-FEB-94	Report deadline:	16-MAR-94
Inspected by	18-FEB-94	Agreed TD Ext:	
Extra contacts	25-FEB-94	Case Officer:	
Report if not clear by	11-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier 11 Park Gardens		17-FEB-94	10-MAR-94
Owner/Occupier "Southview" Park Lane		17-FEB-94	10-MAR-94
Site/Press Advert MIN		10-FEB-94	03-MAR-94
Clerk to Holbeach PC	0406 26739	09-FEB-94	23-FEB-94
Cllr N I Capes	0406 23830	09-FEB-94	16-FEB-94
Cllr T G M Tyler	0406 22285	09-FEB-94	16-FEB-94
Cllr D S Venni		09-FEB-94	16-FEB-94

L.C.C - Obs Attached for CB

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0135/94
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DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~10~~ 16-FEB-94	~~03~~ 09-MAR-94
Clerk to Holbeach PC	0406 26739	09-FEB-94	23-FEB-94
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Cllr T G M Tyler	0406 22285	09-FEB-94	16-FEB-94
Cllr D S Venni		09-FEB-94	16-FEB-94

L.C.C. Obs Attached to CB 10/2/94

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed DMG Date 11/3

~~Notes:~~
~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
~~Received:~~

CONDITIONS/~~REASONS:~~

1 T _ 1
2 SC 27. Reason standard
3 C2(a) reason C2(a)

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓
Departure approval confirmed
Flag for on-site review

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : current vacant land. Large drain between highway + site. Properties to west (house + bungalows) - Home has poplars + leylandii on boundary. Bungalow separated by yard area.

Inspected by DMF
Date 16/2

Site Notice posted by
Date
Expiry DMF 16/2

Individual Resident Notices required:

Addresses to be sent to –

[redacted]

[redacted]

"Southview", Park Lane.
11 Park Gardens

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMF 18/3

Inside IBD
Previous consent for res dev - (632/90).
Applicant has "updated" design and no fundamental objection to this.
Neighbours not materially affected in my opinion. Dwelling on plot 16 has blank elevation facing east. Also existing landscaping on boundary.

ADMIN RECORD SHEET

Initial

Submitted Fee £1260.

Receipt No P3846

Date first Rec'd 04 FEB 1994

Registration

Reference H09/0135/94

Cross-Ref R

Date 7/28

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New) Redevelop/Use/Ext/Alt/Works

Description to be recorded: Residential Development

Invalid: Site plans / Certificate — Fee / Fee (not free) — Inaccurate / Incomplete / Unclear

Fees: Correct fee £1260 — Nil fee / Discounted — Previous app – ref: / Type of app / Reason:

Additional £ — Receipt No — Date
Refund £ — Voucher No — Date

Information

Index sheet 151 — OS Plots
Grid ref 5 361503 25210

Ward J — Parish HOLBEACH

Inside IBD YES — Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site — Ref 1526
Linked to property — Ref

Dist Bound
Other:

Planning Records:
Earlier apps

1096/93
632/90
1059/87
135/70
1012/83

B Reg Records:
Already submitted – Ref:
Request needed
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0135/94

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Description: Residential development

Location: Plots 13-21, Park Lane
Holbeach
Spalding
Lincs

Amendment: Clarification of brickwork features to elevations (contrasting areas now shaded)

06-JUL-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H09/0135/94/A1

Date Registered 24 JUN 1994

Case Officer JS

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. L. ELY (Contractors) Ltd
High Road Whaplode
Spalding Lincs

Tel. No. (0406) 340483

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 13–21
Land off Park Lane Holbeach Spalding Lincs

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H09/0135/94.

Building Regulation reference relating to same development (if any)

N/A

2. Please tick **one** box only

A ☑ Amendment is proposed where permission already granted
If yes, submit two forms and two plans.

or

B ☐ Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed R.Kelly Date 23/6/94.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development plots 13-21 inclusive.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Clarification of Brickwork features to elevations. Contrasting areas now shaded. See Approved Site plan for Brick types.

State drawing no's of the current submission

Various See plans.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

~~YES~~ / NO

This is more by way of clarification.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

All matters except those mentioned above are excluded.

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Appears valid ☑

Clarification/Details required:

Registered 29/6/18

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: 30/6

Give a revised description if the details accepted are different to the submission:

clarification of brickwork features to elevations (contrasting areas now shaded).

Acceptance issued:

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0082/96

Applicant: British Field Products
Weasenham Manor
Weasenham St Peter
Kings Lynn
Norfolk PE32 2RX

Agent: Robert Doughty Consultanc
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Construction of cauliflower floretting plant

Location: Land east of Peterspoint Farm Sutton Bridge
Spalding Lincs

Type: FULL

19-FEB-96

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at Planning Reception during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 11-MAR-96. If you have any observations about the proposal, you should write to me so that I receive them by 11-MAR-96 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.
Should you need to contact the department, the officer dealing with this application is J BLACKLOCK .

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

The Owner and/or the Occupier
83 Peterspoint Road
Sutton Bridge
Spalding
Lincs

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0135/94

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High Road
Whaplode
Spalding
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Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs, PE12 6TG

Description: Residential development

Location: Plots 13-21, Park Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 04-FEB-94

09-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 23-FEB-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

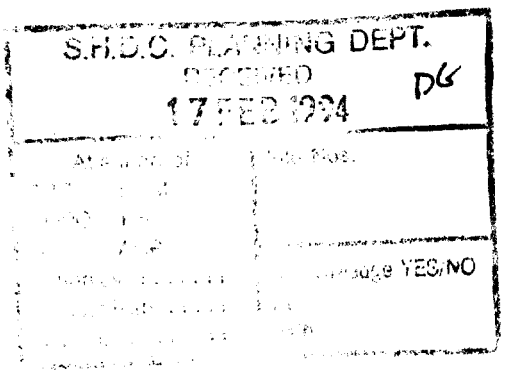
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported



Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0135/94.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plots 13-21, Park Lane, Horbench.

3. Name, classification and number of road

III

4. Date application referred 10-2-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Residential Developments

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests~~ that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf.~~

Date: 10-2-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C 2(a)

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C 2(a)

Note:— use continuation sheet(s) as necessary.

QUALITY HOMES

P.L. Ely (Contractors) Ltd.

High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370483

BUILDERS AND ESTATE DEVELOPERS

Your Ref:	Our Ref:	Date:
	RKE/SB/PLH-P	3rd February, 1994.

Dear Sirs,

Re:- Park Lane, Holbeach, Spalding, Lincs.

Further to consent references H09/1096/93 (phase 1) and H09/0632/90A (Road Layout).

We enclose herewith our full application for phase 2 i.e. plots 13 - 21 inclusive.

Although H09/0632/90 gives us consent to develop, we are up dating our designs as has been the case on phase 1.

The enclosed layout is similar to the original consent and we trust therefore that it meets with your approval.

Yours faithfully,
P. L. Ely (Contractors) Limited

R. Kely.

Richard K. Ely
Sales Manager & Designer

For the attention of Mr B Smith

Director of Planning & Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF ...0135/94...

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3846
Date received : 04-FEB-94

Received from

P L Ely (Contractors) Ltd.

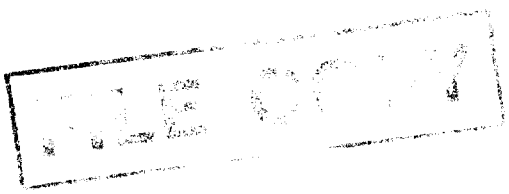
Address

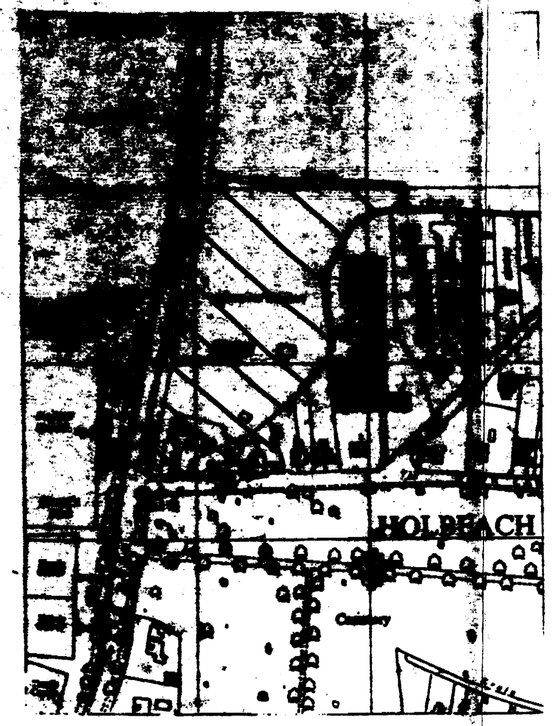
High Road
Whaplode
Spalding

Fee paid	£ 1260.00
VAT	£ 0.00
Total received	£ 1260.00

Cash/Cheque : Cheque

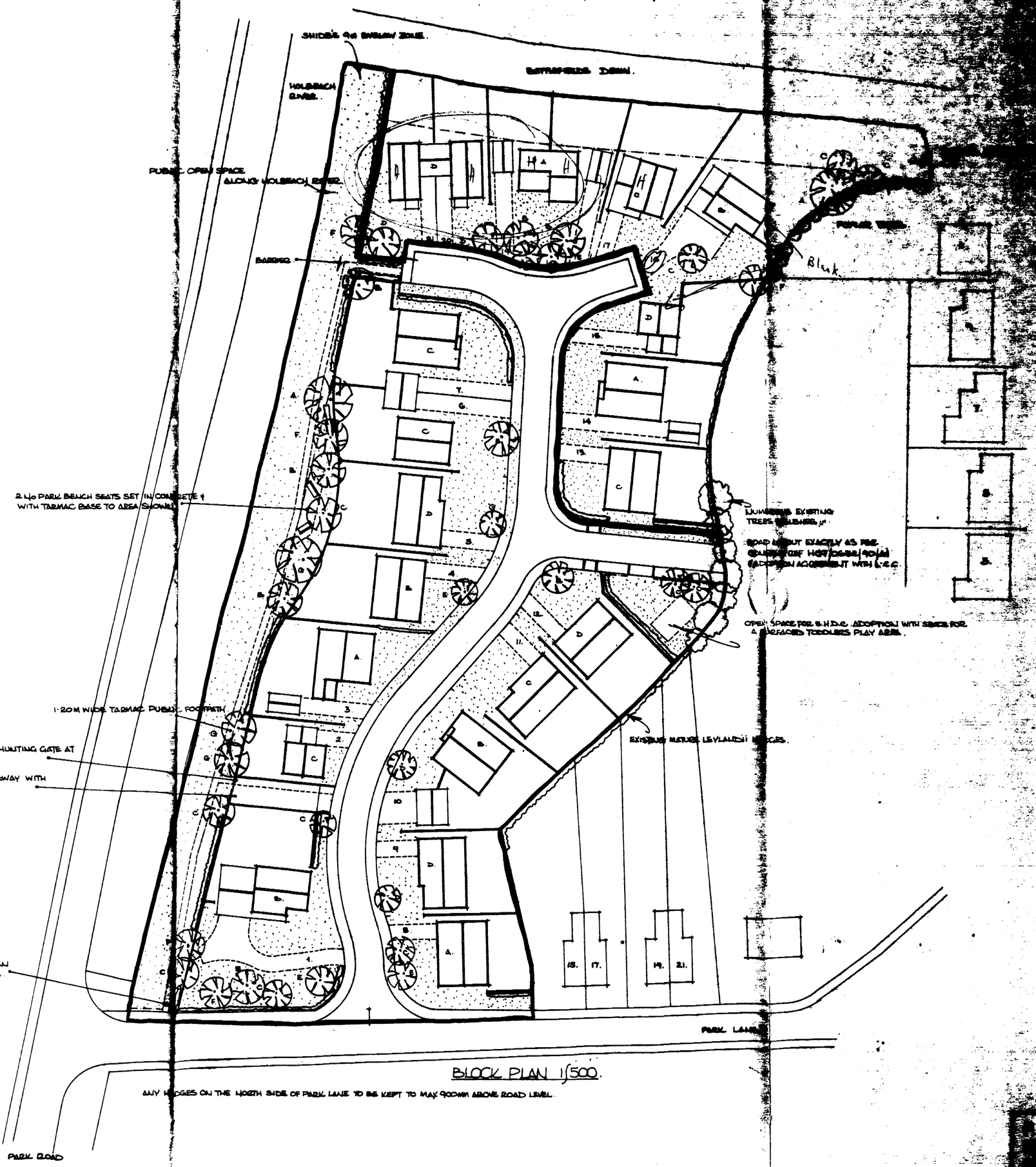
Signed.....K. LOWE....
(Authorised Collector)





LOCATION PLAN SCALE 1/2500.





BLOCK PLAN 1/500.

ANY HEDGES ON THE NORTH SIDE OF PARK LANE TO BE KEPT TO MAX 900MM ABOVE ROAD LEVEL.

PERAMBULATOR CROSSINGS.

ROADS, FOOTPATHS, VERGES, STREET LIGHTING & SURFACE WATER DRAINS TO BE ADOPTED BY LINCOLNSHIRE COUNTY COUNCIL.
OPEN SPACE & LINK DRIVEWAY TO THE REQUIREMENTS OF THE PARKS SUPERINTENDANT S.H.D.C.
OPEN SPACE TO BE SEEDED IN SEED MIX 7.5 BY MESSRS WAYCHINSON OR EQUAL. FERTILIZER AT 50g/m² TO BE 10 NITROGEN : 15 POTASSIUM : 10 PHOSPHOROUS.

NEW TREES TO BE STANDARDS & SECURED TO 2·4M X 75MM X 75MM TREATED STEAKS WITH 2 No TREE TIES.

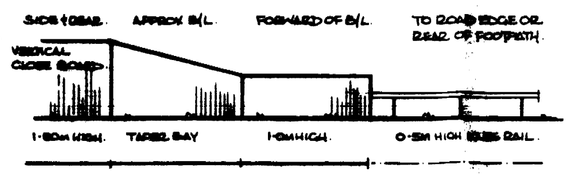
A : SWEDISH WHITEBEAM : SORBUS ARIA.
B : SILVER BIRCH : BETULA ALBA.
C : WHITE BIRCH : BETULA PENDULA VERRUCOSA.
D : PRUNUS PADUS.
E : FLOWERING RED HAWTHORN : CRATAEGUS OXYCANTHA.
F : FLOWERING WHITE HAWTHORN : CRATAEGUS MONOGYNA.
G : FIELD MAPLE : ACER CAMPESTRE.
H : PAPERBARK MAPLE : ACER GRISEUM.

HEDGES TO BE COPPER BEECH : FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS 200 MM APART & 450 MM BETWEEN PLANTS.

FRONT GARDENS TO BE SEEDED OR TURFED.

FOUL SEWERS FOR ADOPTION BY ANGLIAN WATER.
ALL ROOF WATER SOAKAWAYS MIN 5M FROM BUILDINGS.

FENCES.

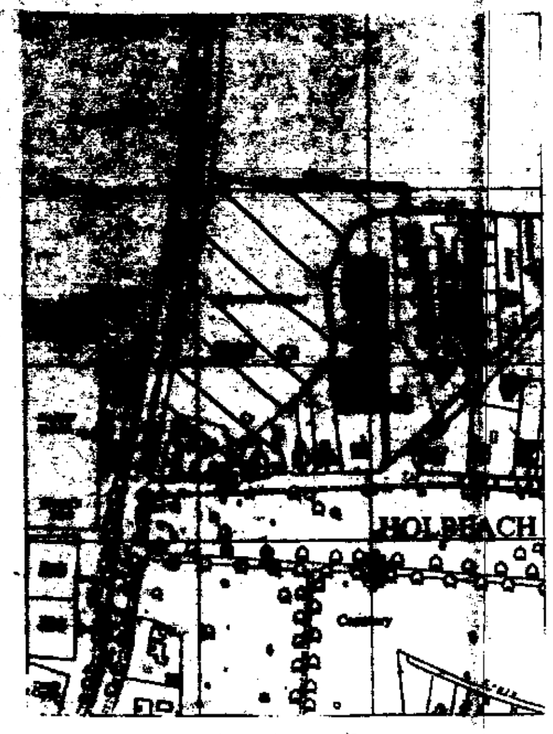


STANDARD COMBINATIONS FOR EXTERNAL MATERIALS			
COMBINATION	GENERAL WALLING BRICKS	BRICKWORK FEATURES *	SMOOTH BERLEY MENDIP ROOF TILES
A	BELTON CAMBRIDGE PURPLE MULTI.	TUSCAN RED MULTI.	OLD ENGLISH DARK RED.
B.	BAGGERIDGE TUSCAN RED MULTI.	GOLDEN BROWN.	OLD ENGLISH DARK RED.
C.	BELTON CAMBRIDGE GOLDEN BROWN.	TUSCAN RED MULTI.	BROWN.
D.	BELTON CAMBRIDGE ANTIQUE BROWN.	TUSCAN RED MULTI.	MOSBOROUGH RED.

* "BRICKWORK FEATURES" ARE : ALL SOLDIERS, ALL CORBELS & OVERSAILS & ANY DIAMOND FEATURES (E.G. STRATFORD FRONT GABLE).

THESE DRAWINGS ARE BASED UPON A SURVEY BY R. WRIGHT RIBA DATED SEPTEMBER 1987.

DETERMINED PLAN



LOCATION PLAN SCALE 1/2500.

PERAMBULATOR CROSSINGS.

ROADS, FOOTPATHS, VERGES, STREET LIGHTING & SURFACE WATER DRAINS TO BE ADOPTED BY LINCOLNSHIRE COUNTY COUNCIL.
OPEN SPACE & LINK DRIVEWAY TO THE REQUIREMENTS OF THE PARKS SUPERINTENDANT S.H.D.C.
OPEN SPACE TO BE SEEDED IN SEED MIX 7.5 gm MEADOW WINDERMERE OR EQUAL. FERTILIZER AT 50 g/m² TO BE
10 NITROGEN : 15 POTASSIUM : 10 PHOSPHACURUS

NEW TREES TO BS STANDARDS & SECURED TO 2.4m x 75mm x 38mm TREATED STAKES WITH 2Ld TREE TIES.

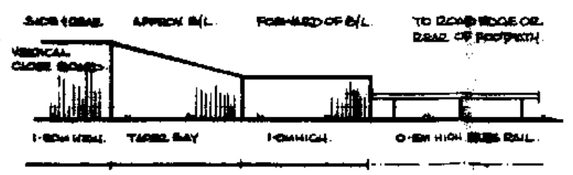
A : SYCAMORE HARTWEGII UNDERWOOD AREA.
B : SILVER BIRCH : BETULA ALBA.
C : WHITE BIRCH : BETULA PENDULA VERRUCOSA.
D : PRUNUS PADUS.
E : PROSPERUS RED HAWTHORN : CRATAEGUS OXYCANTHA.
F : FLOWERING WHITE HAWTHORN : CRATAEGUS MOLLOCVIA.
G : FIELD MAPLE : ACER CAMPESTRE.
H : PARPERBARK MAPLE : ACER GRISEUM.

HEDGES TO BE COMMON BEECH : FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROW 250 MM APART @ 450 MM BETWEEN PLANTS.

FRUIT GARDENS TO BE SEEDED OR TURFED

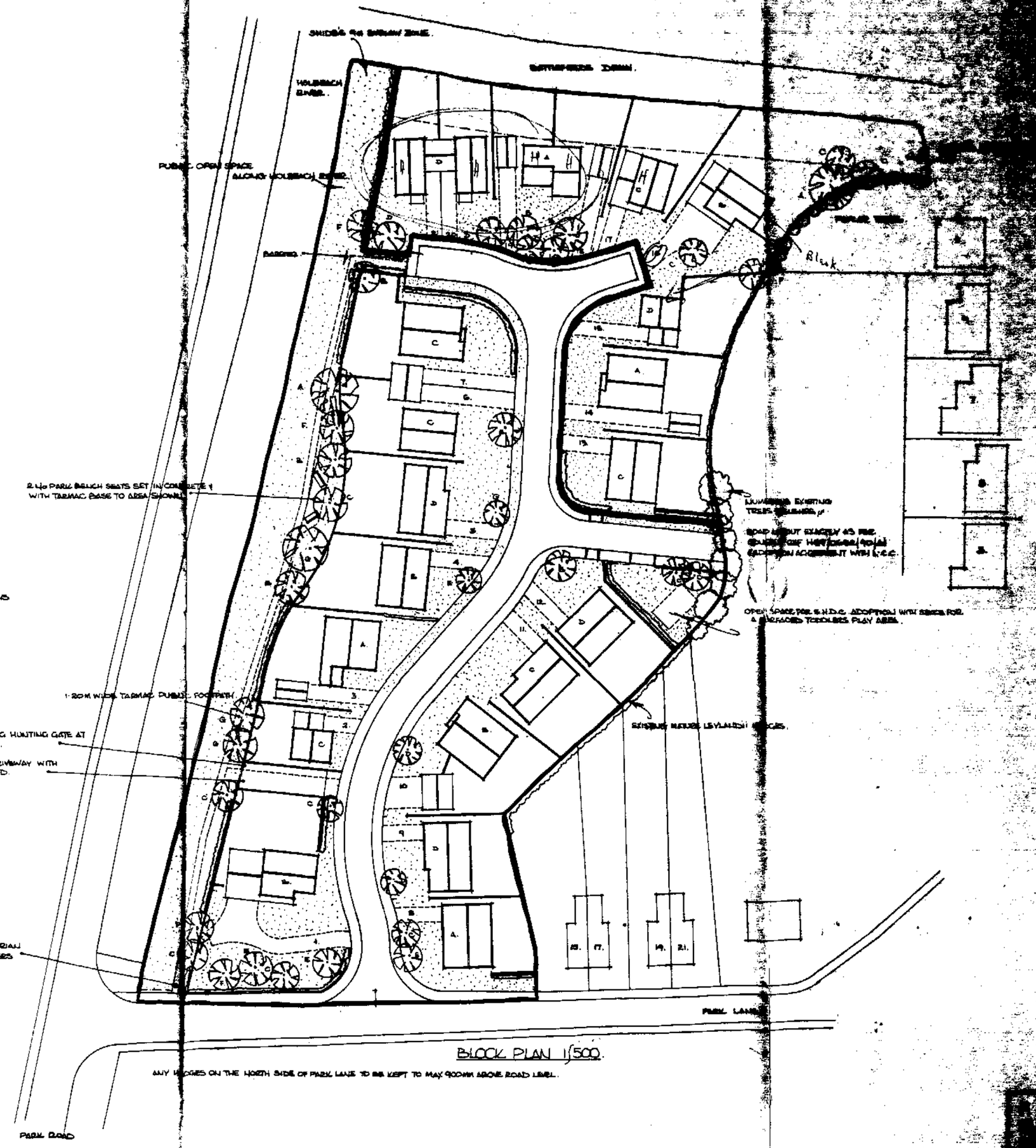
FOUL SEWERS FOR ADOPTION BY ANGLIAN WATER.
ALL ROOF WATER SOAKAWAYS WITHIN FROM BUILDINGS.

FENCES.



STANDARD COMBINATIONS FOR EXTERNAL MATERIALS			
COMBINATION	ORDINARY WALLING BRICKS	BRICKWORK MEDIUMS *	SMOOTH FACED BY MINERAL RENDER FLOORTILES
A	IBSTON CAMBRIDGE PURPLE MULTI.	TUSCAN RED MULTI.	OLD ENGLISH DARK RED
B	BALDERTON TUSCAN RED MULTI.	COLTBRI BROWN.	OLD ENGLISH DARK RED
C	BALDERTON CAMBRIDGE GOLDEN BROWN.	TUSCAN RED MULTI.	BROWN.
D	IBSTON CAMBRIDGE ANTIQUE BROWN.	TUSCAN RED MULTI.	MOSS GREEN RED

* BRICKWORK FEATURES ARE : ALL SOLDIERS, ALL CORBELS & OVERSAILS & ANY DIAMOND FEATURES (EG. STRATFORD FRONT GABLE).



BLOCK PLAN 1/500.

ANY HEDGES ON THE NORTH SIDE OF PARK LANE TO BE KEPT TO MAX 900MM ABOVE ROAD LEVEL.

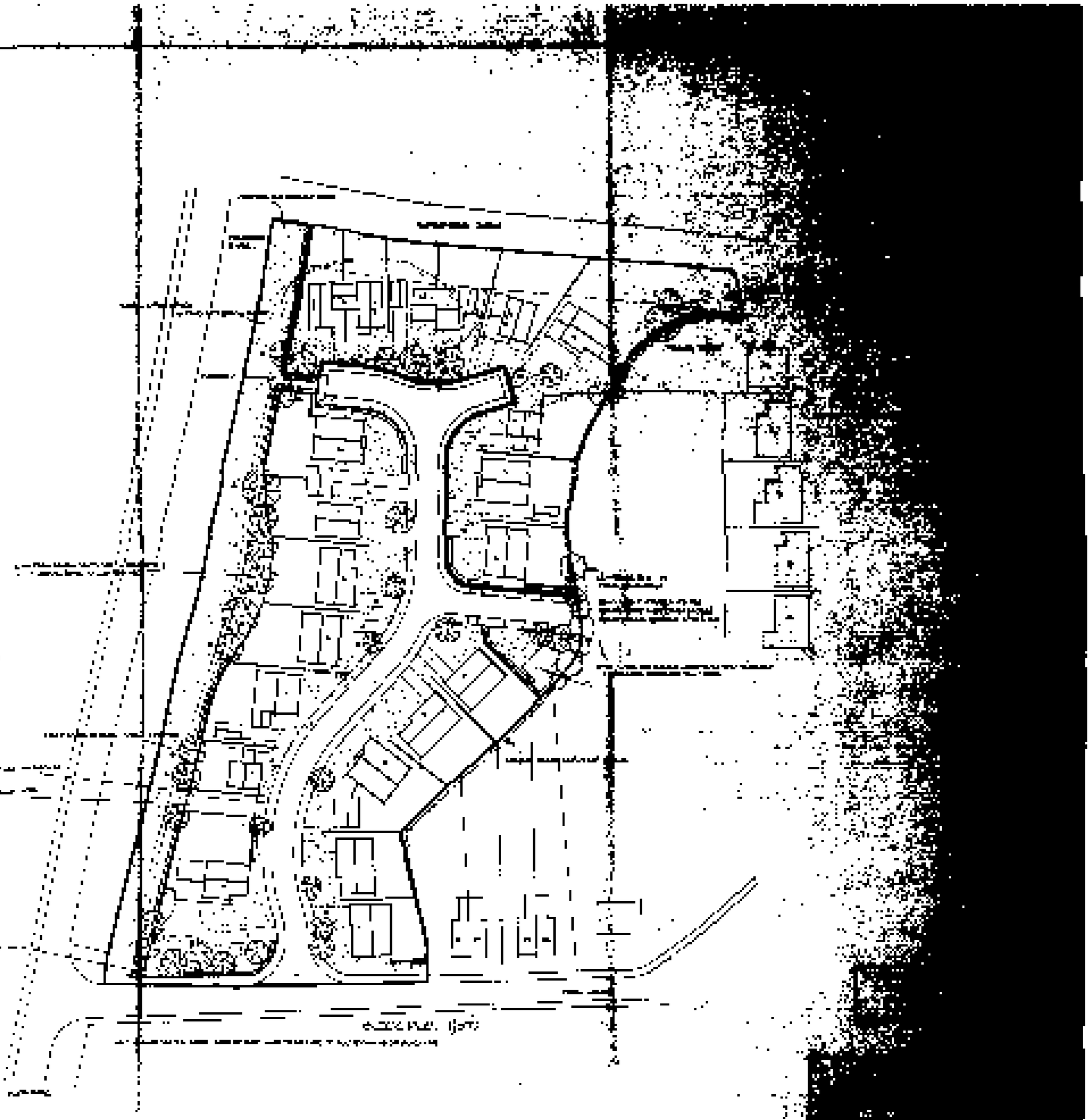
OPEN GAME PER S.H.D.C. ADOPTION WITH SEATS FOR 4 INFANTS TODDLERS PLAY AREA.

THESE DRAWINGS ARE BASED UPON A SURVEY BY G. WRIGHT R/SA DATED SEPTEMBER 1987.

DETERMINED PLAN







DETERMINED
PLAN

Hall

Garage

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

En Suite

GROUND FLOOR PLAN

FIRST FLOOR PLAN

JAMB DETAIL

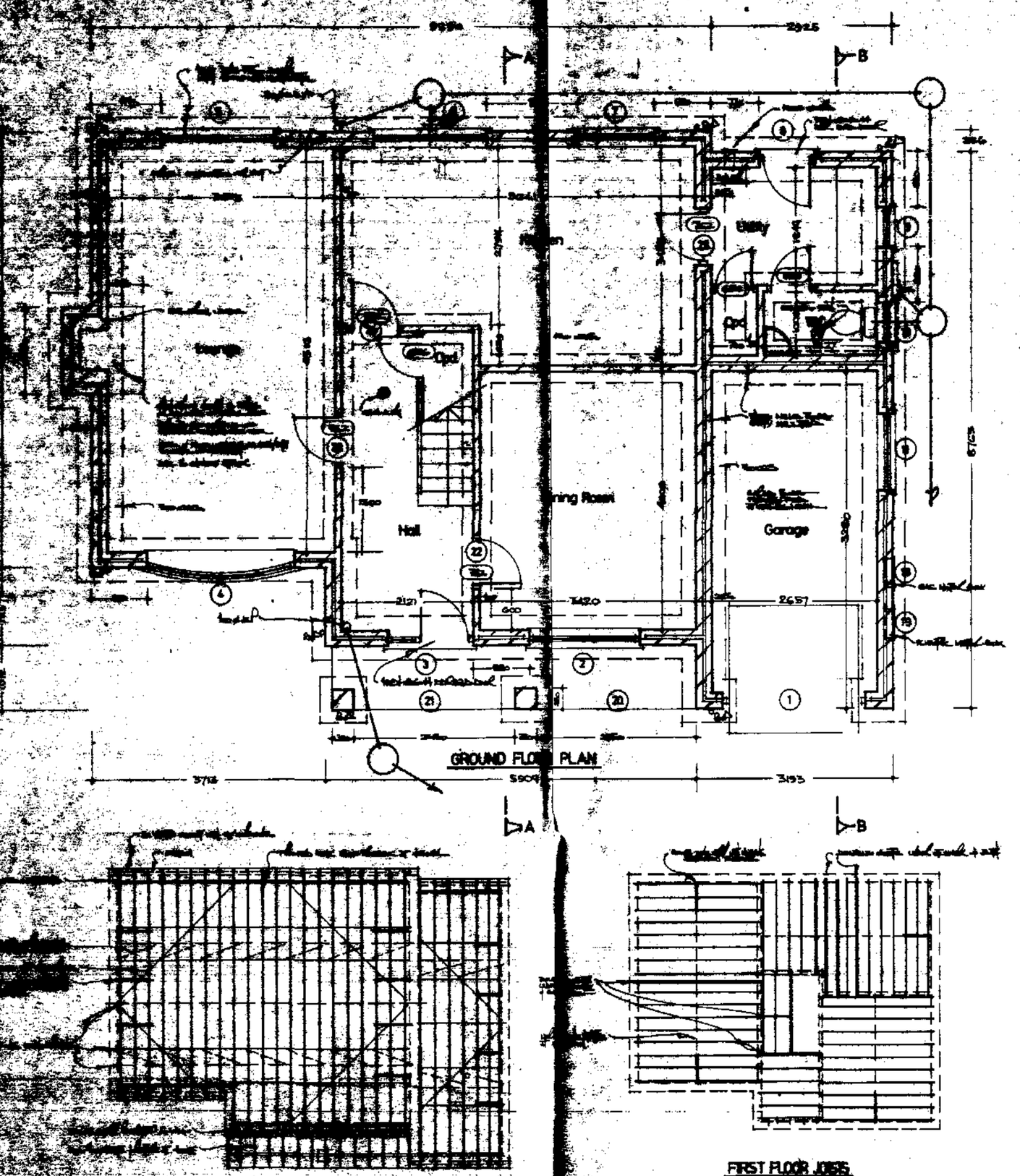
FIRST FLOOR JOISTS

SECTION A-A

SECTION B-B

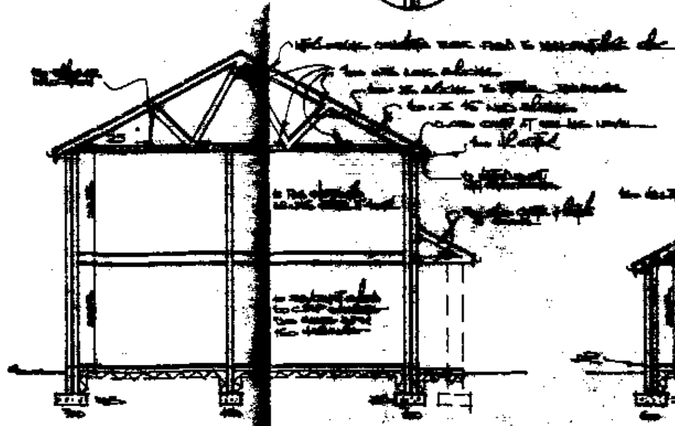
SIDE ELEVATION

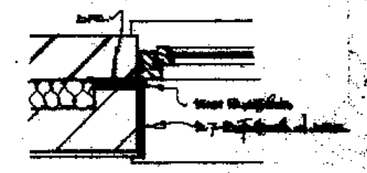
REAR ELEVATION

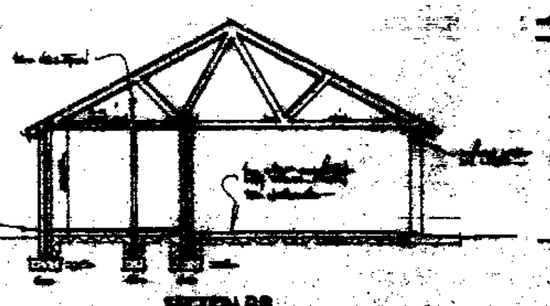


SITE PLAN

FIRST FLOOR JOISTS


SECTION A-A


JAMB DETAIL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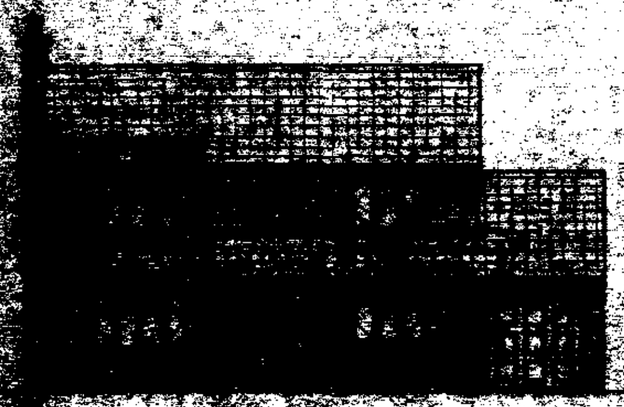
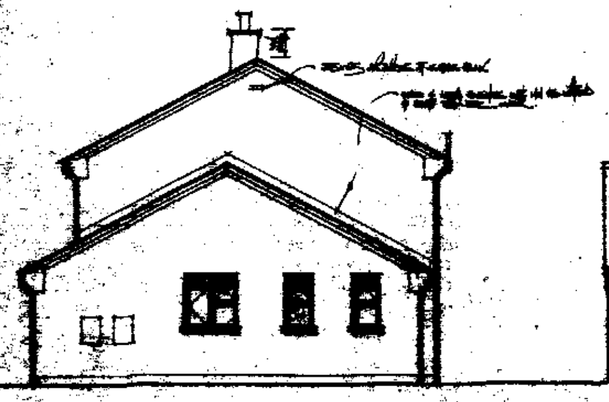
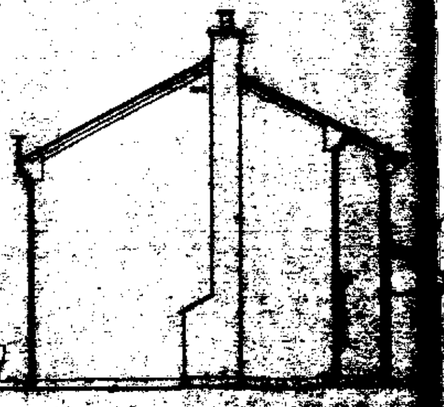

REAR ELEVATION


SIDE ELEVATION


REAR ELEVATION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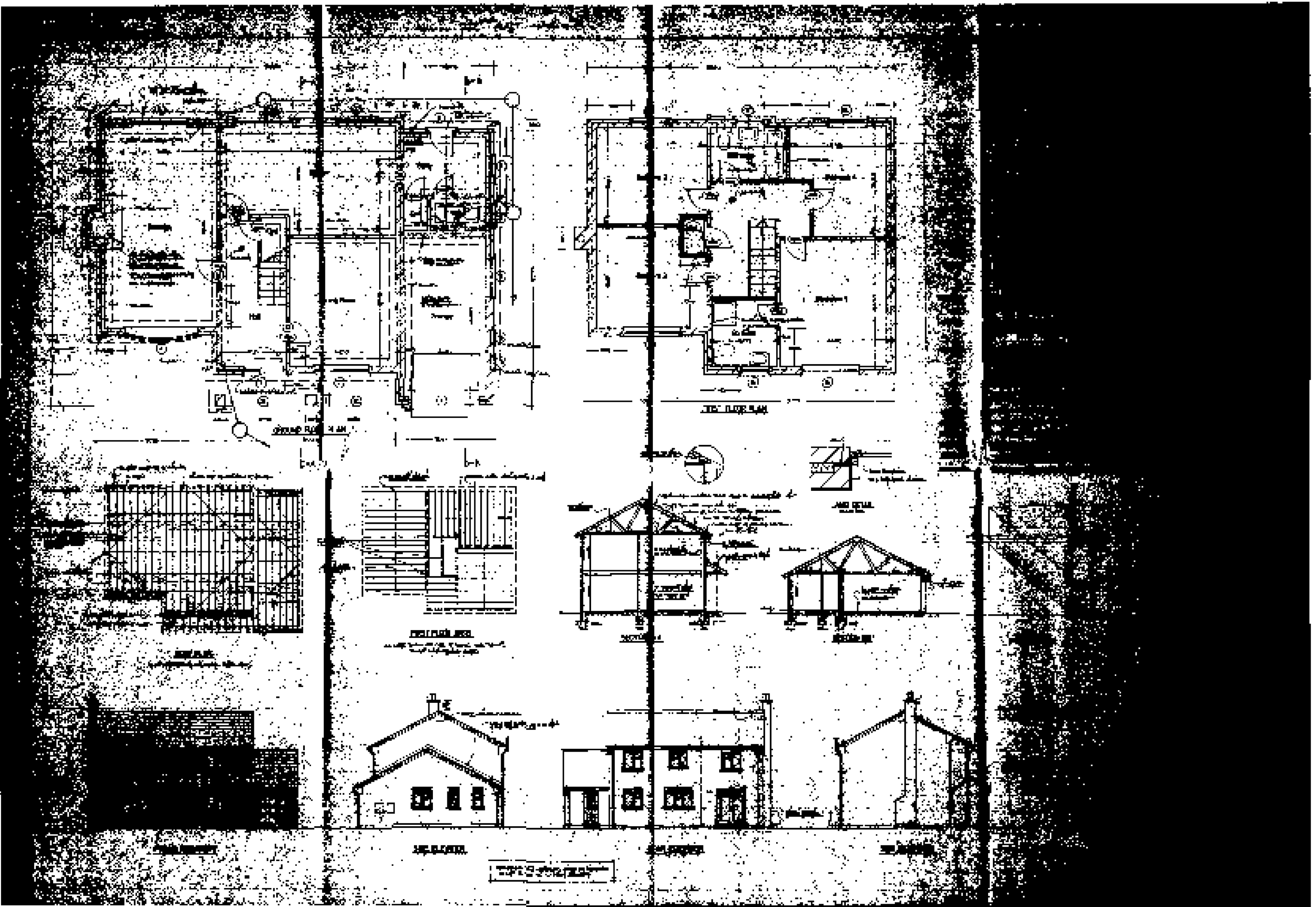
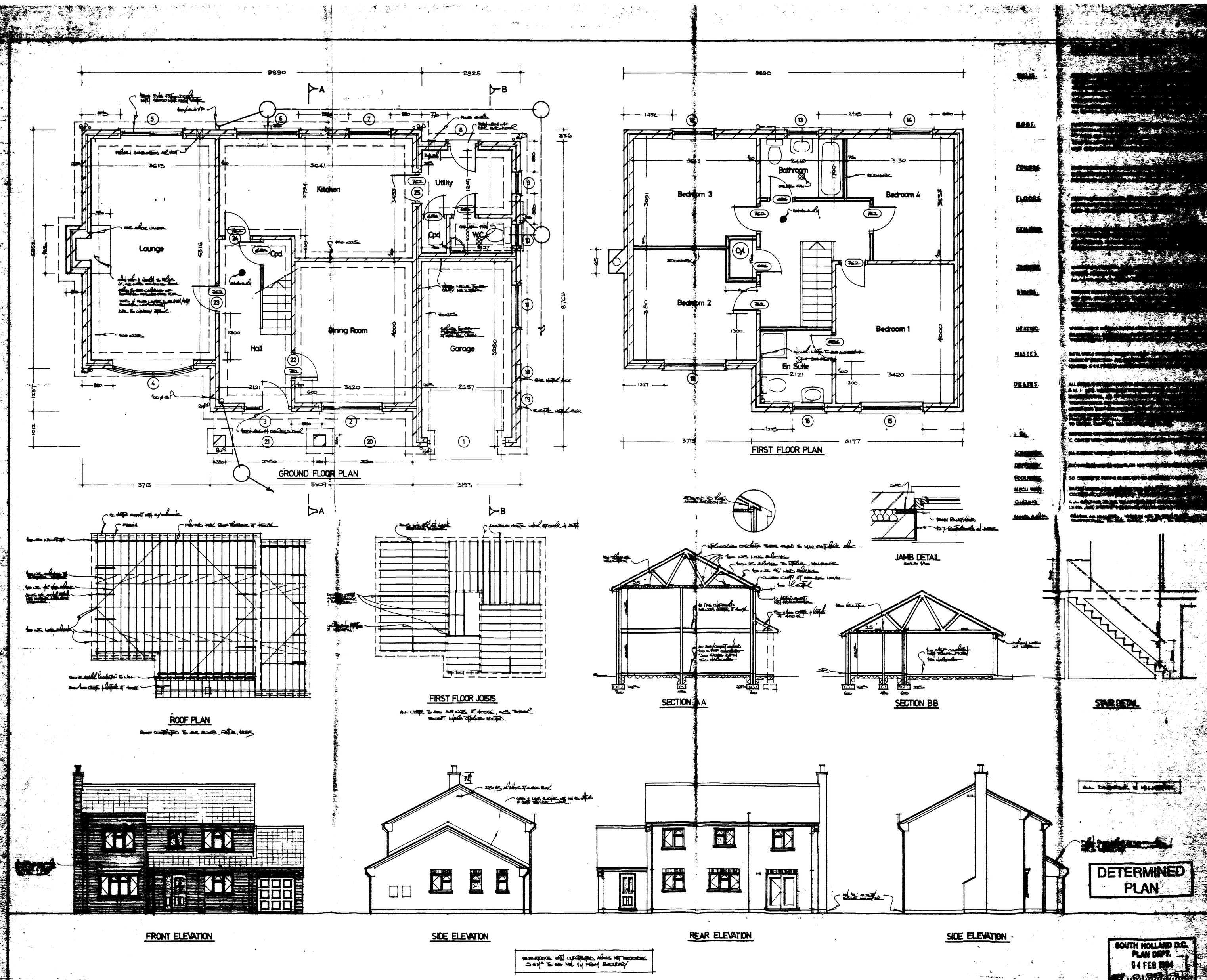
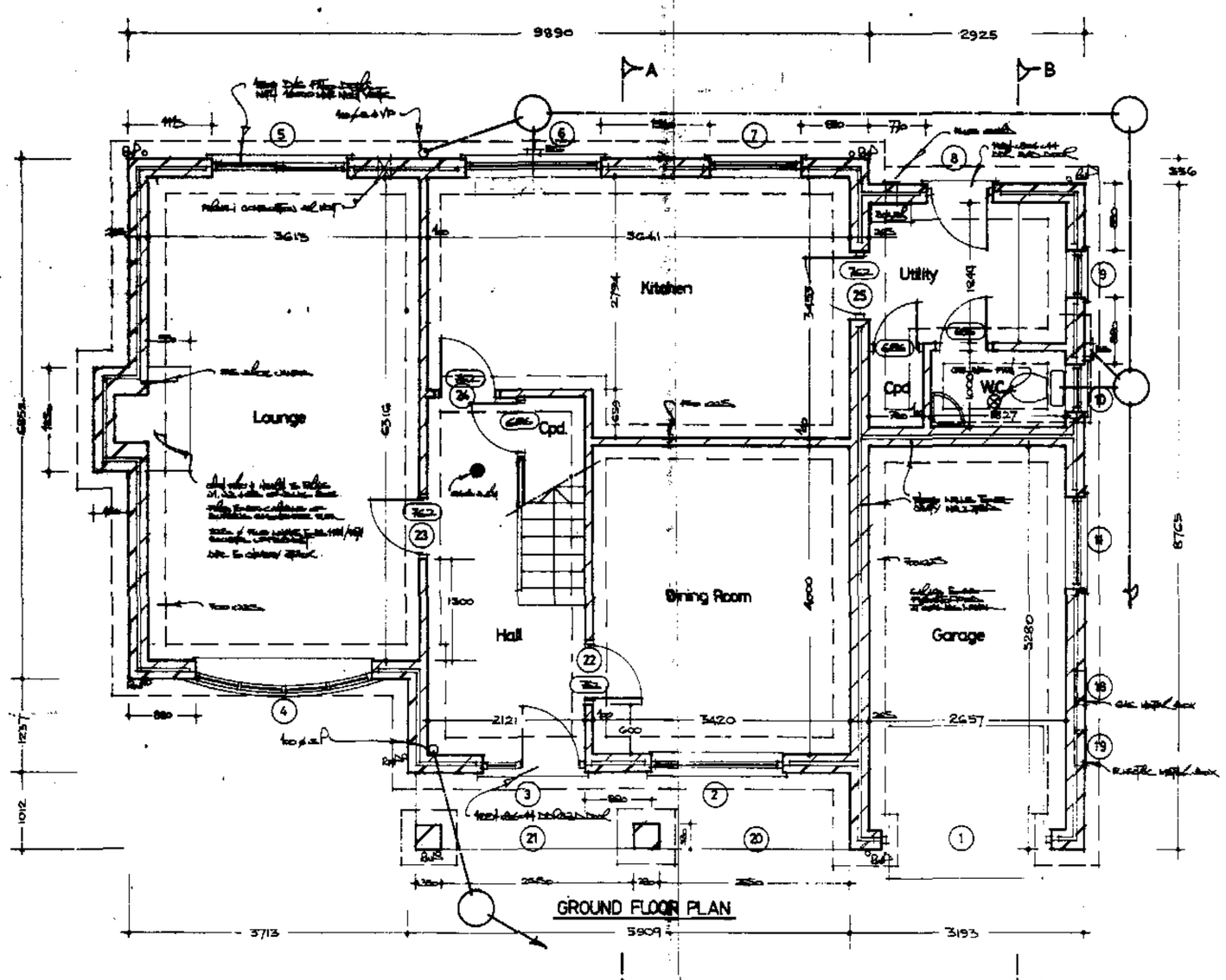


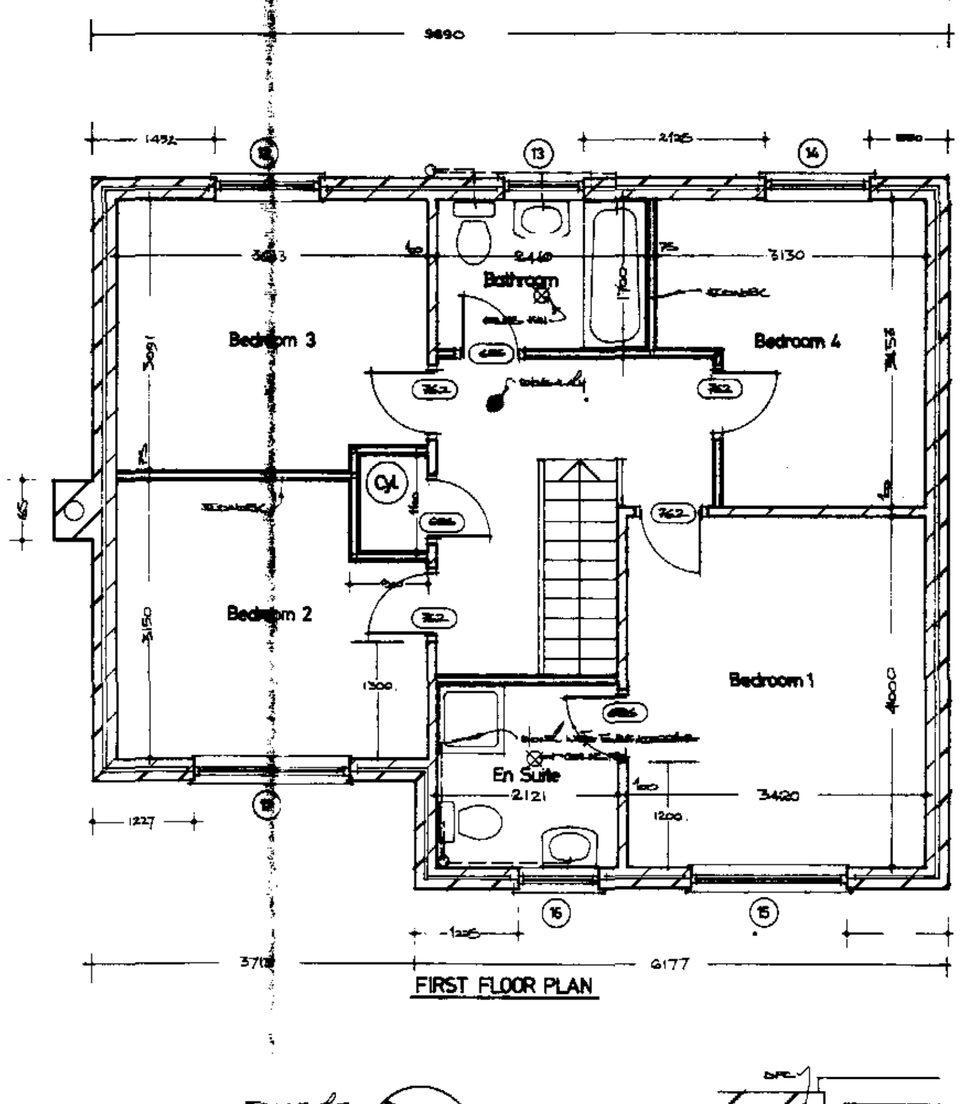


DETERMINED PLAN

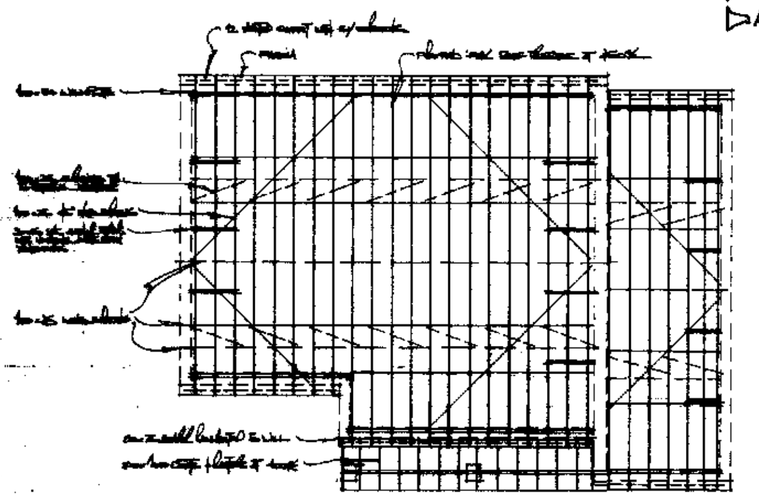
SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994



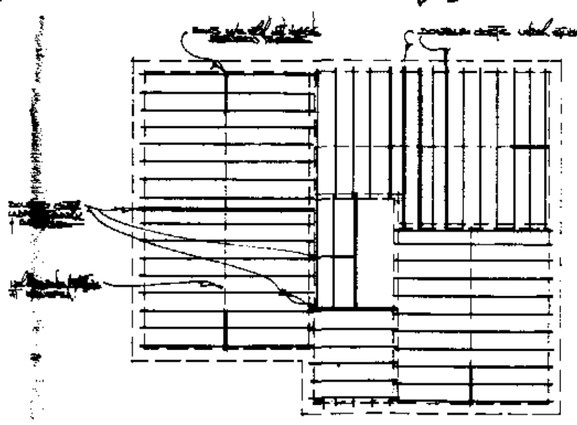
GROUND FLOOR PLAN



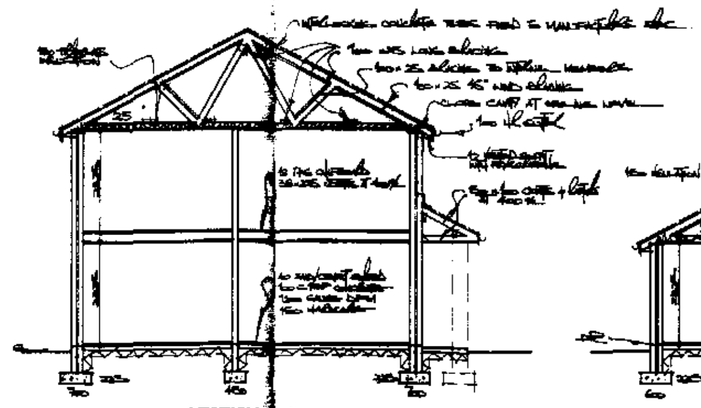
FIRST FLOOR PLAN



ROOF PLAN



FIRST FLOOR JOISTS



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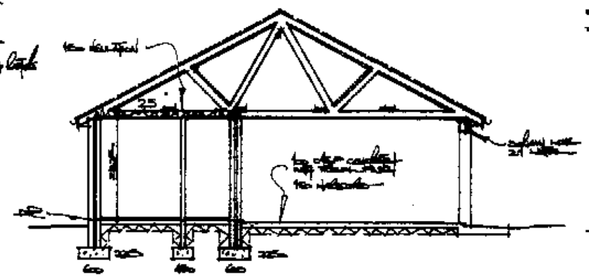

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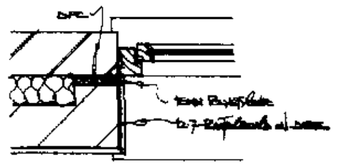
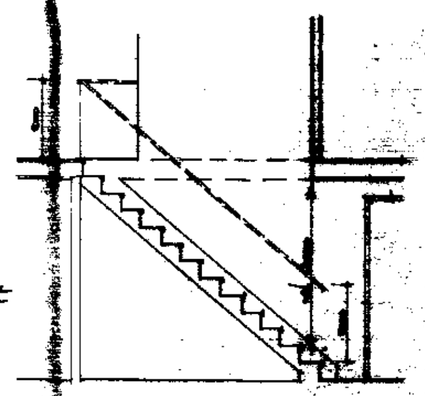


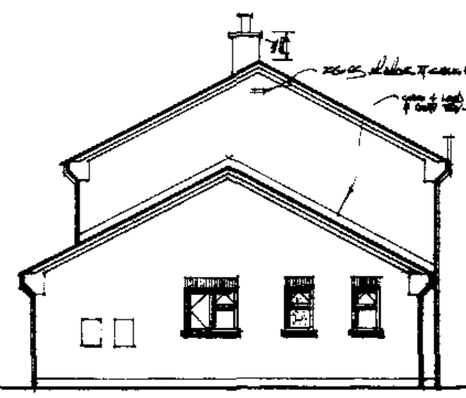
JAMB DETAIL



STAIR DETAIL



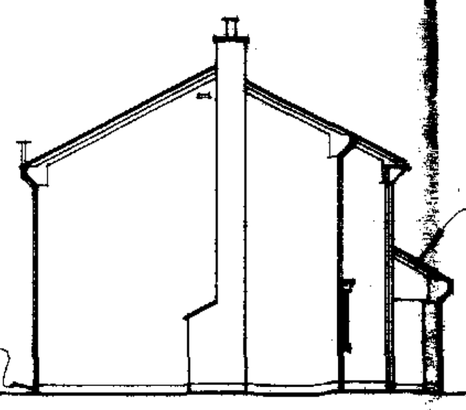
FRONT ELEVATION



SIDE ELEVATION



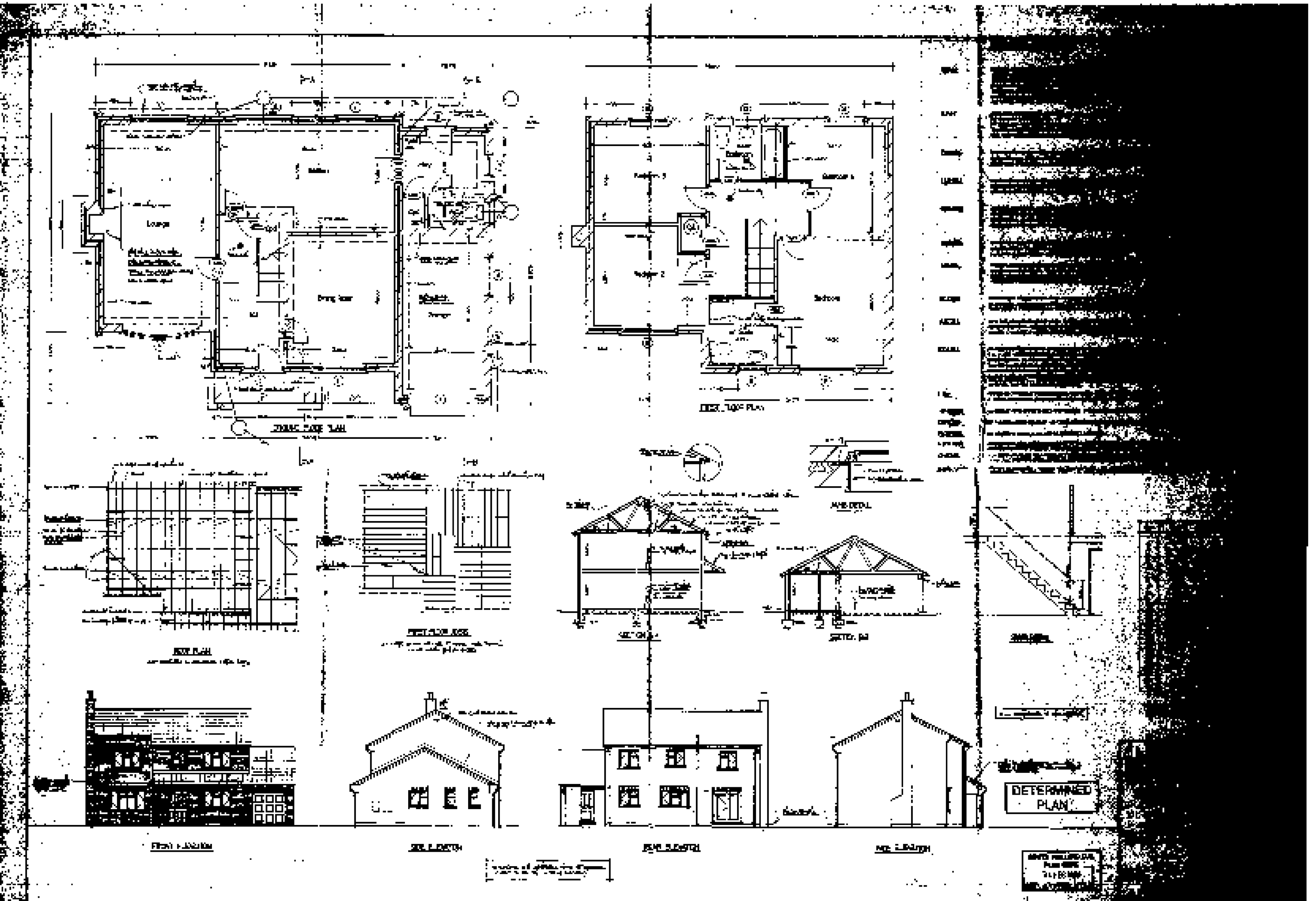
REAR ELEVATION

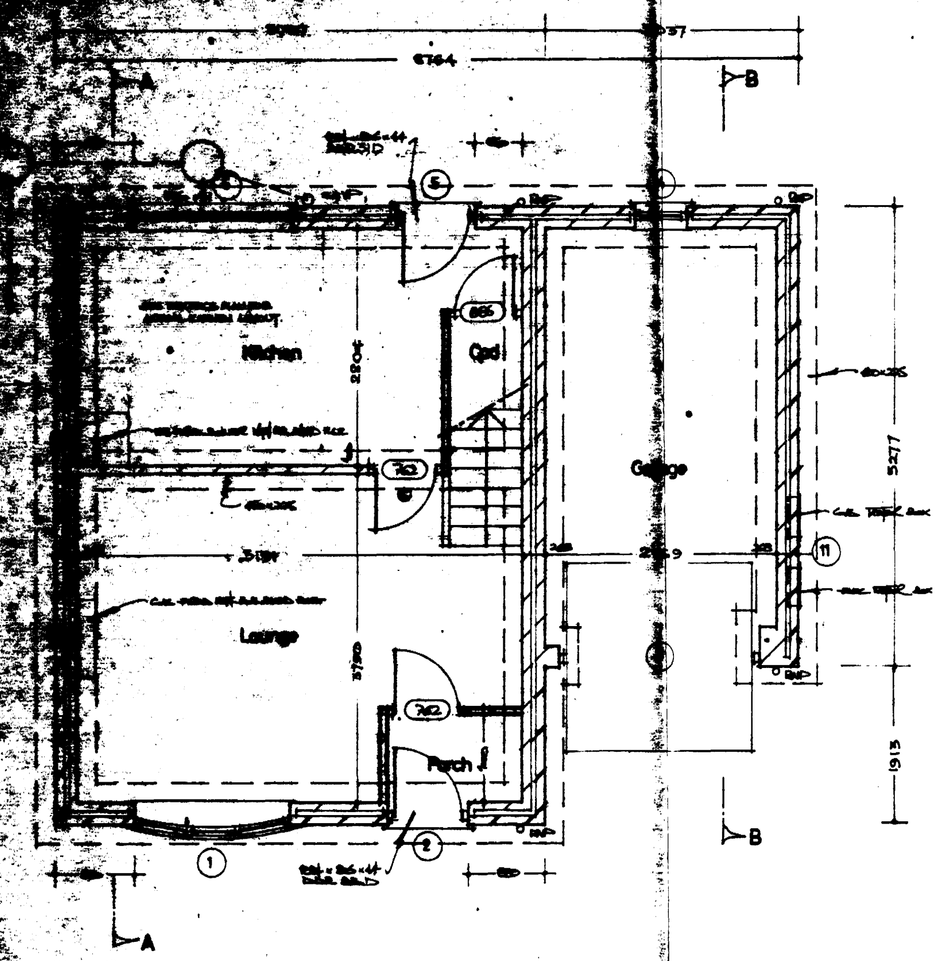


SIDE ELEVATION

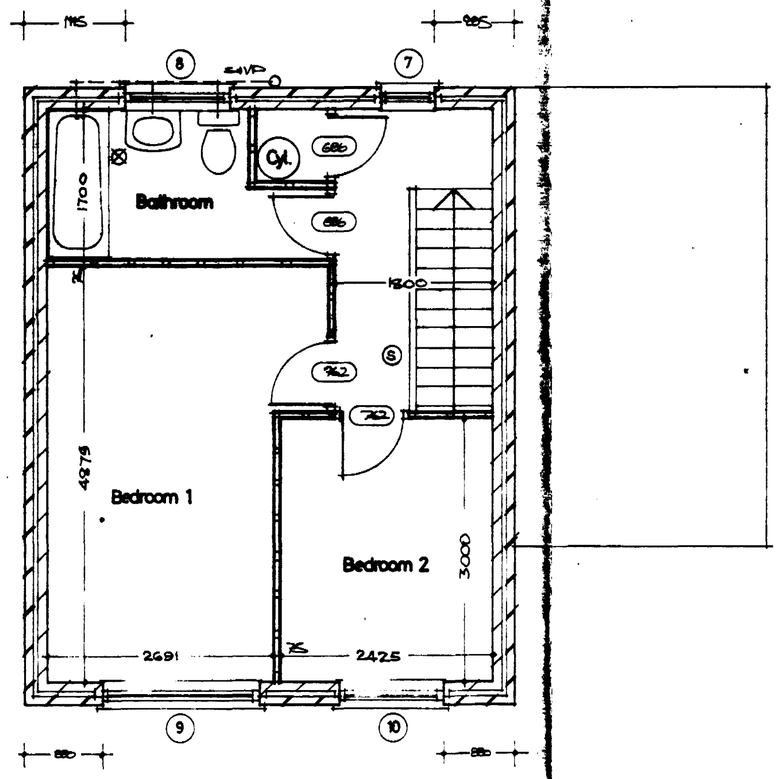
DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994


DETERMINED PLAN



GROUND FLOOR PLAN

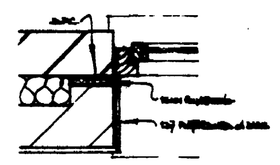


FIRST FLOOR PLAN

No.	Description	Code	Length
1	CAVITY WALL (BRICK/BLOCK)	CW1	2180
2	FENCE	-	1260
3	CAVITY WALL (BRICK/BLOCK)	CW2	2700
4	FENCE (GATE)	CW3	1050
5	FENCE	CW4	1260
6	GARAGE WALL (BRICK/BLOCK)	-	2180
7	FENCE (GATE)	CW2	1050
8	GARAGE DOOR (UP & OVER)	-	2180
9	GARAGE DOOR (UP & OVER)	-	2180
10	GARAGE DOOR (UP & OVER)	-	1260
		TOTAL	19110

SHALLOW CAVITY WALL FOR EXTERNAL WALLS (BRICK/BLOCK) TO HOUSE (BRICK/BLOCK) TO GARAGE

ALL LEVELS REFER TO DATUM (ASSUMED)



JAMB DETAIL

CONSTRUCTION DETAILS

WALLS

ROOF

SOUND

FLOORS

CEILINGS

JOINERY

STAIRS

HEATING

WASTE

DRAINAGE

SOAKAWAYS

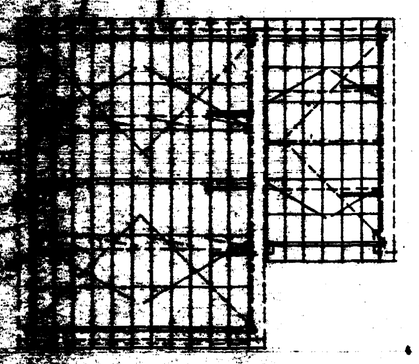
DRIVEWAY

FOOTPATHS

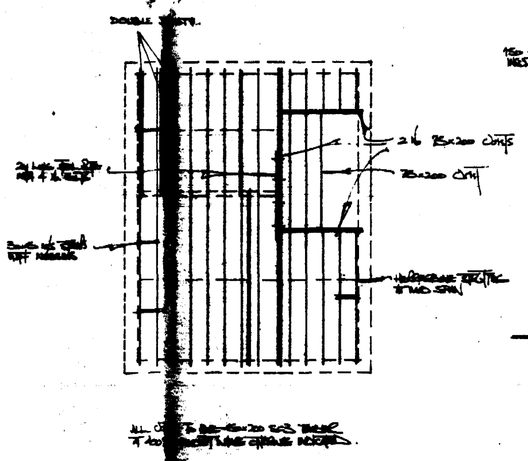
MECH. VENT

OTHERS

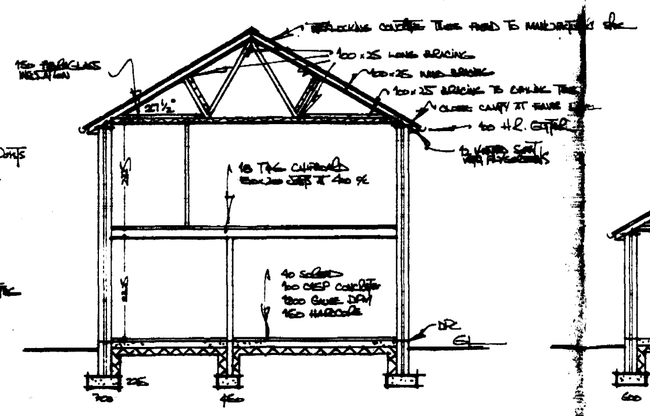
GAS SUPPLIES



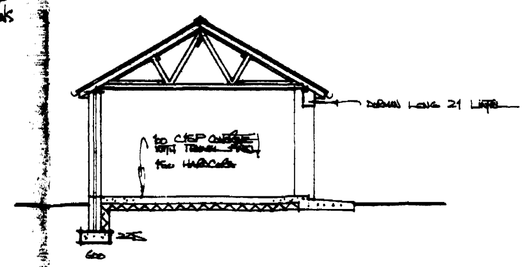
SIDE ELEVATION



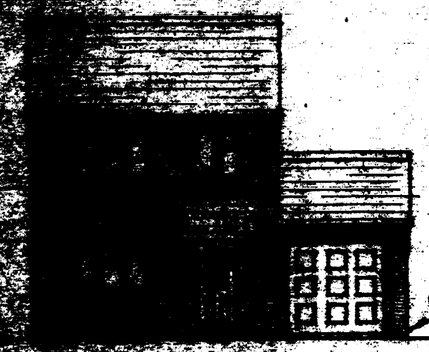
FIRST FLOOR PLAN



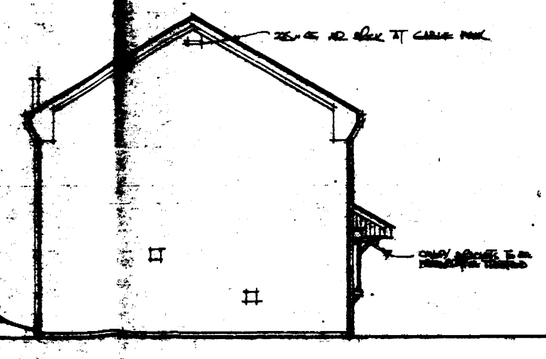
SECTION A-A



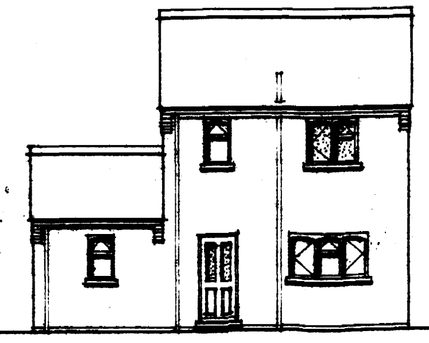
SECTION B-B



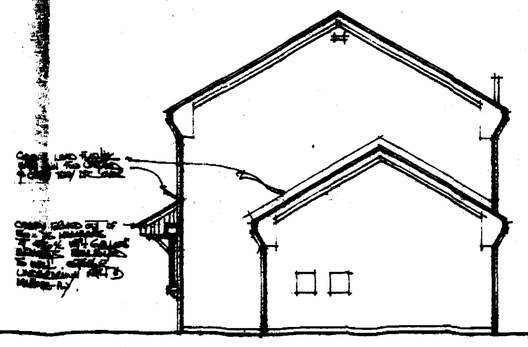
FRONT ELEVATION



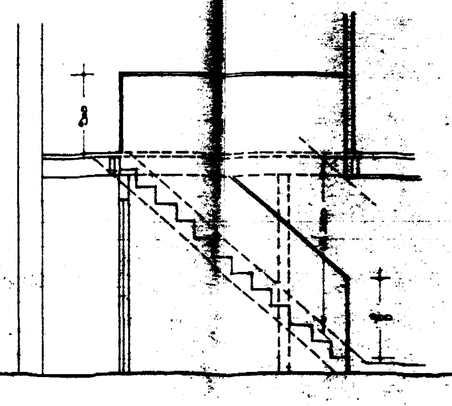
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

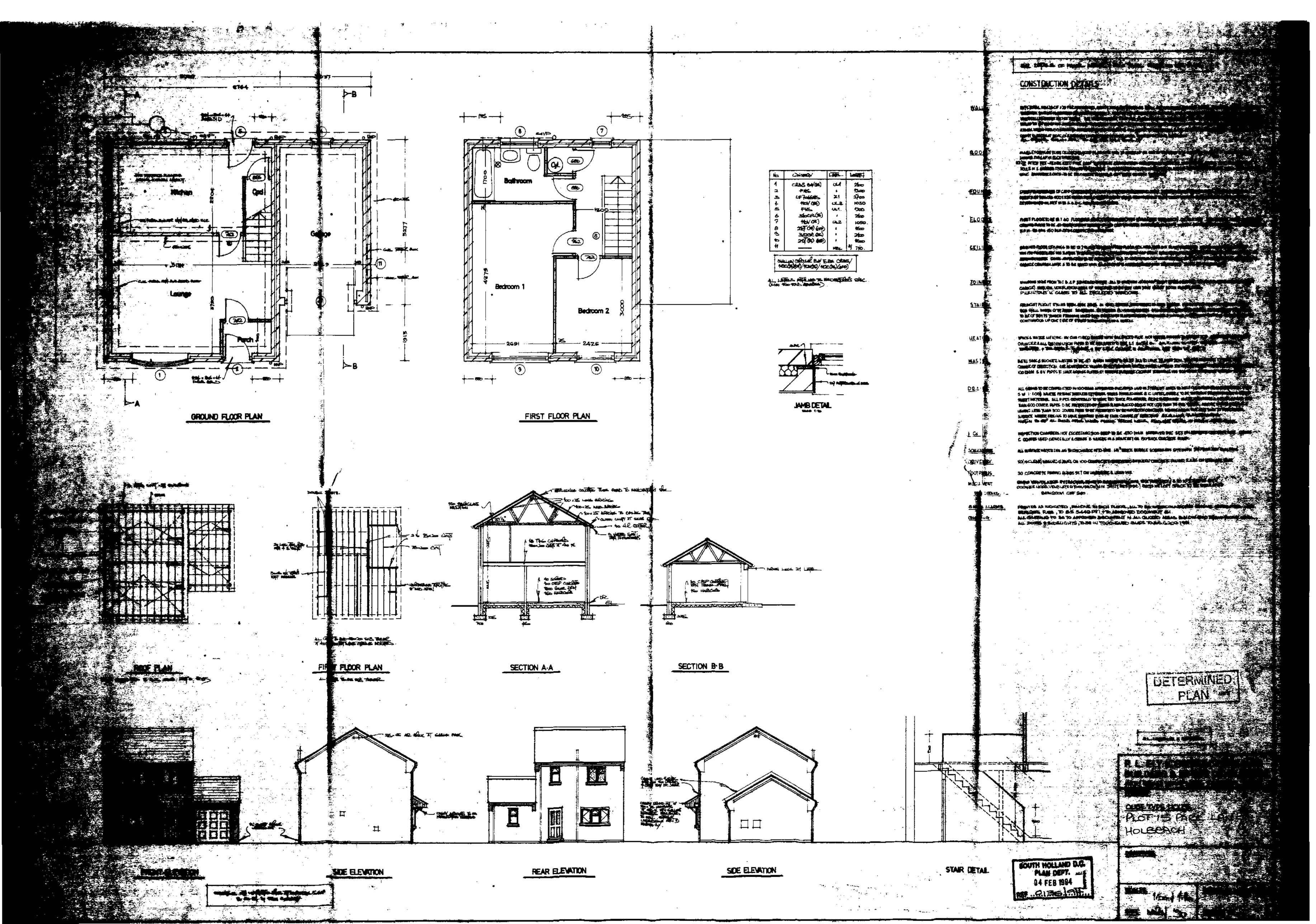


STAIR DETAIL

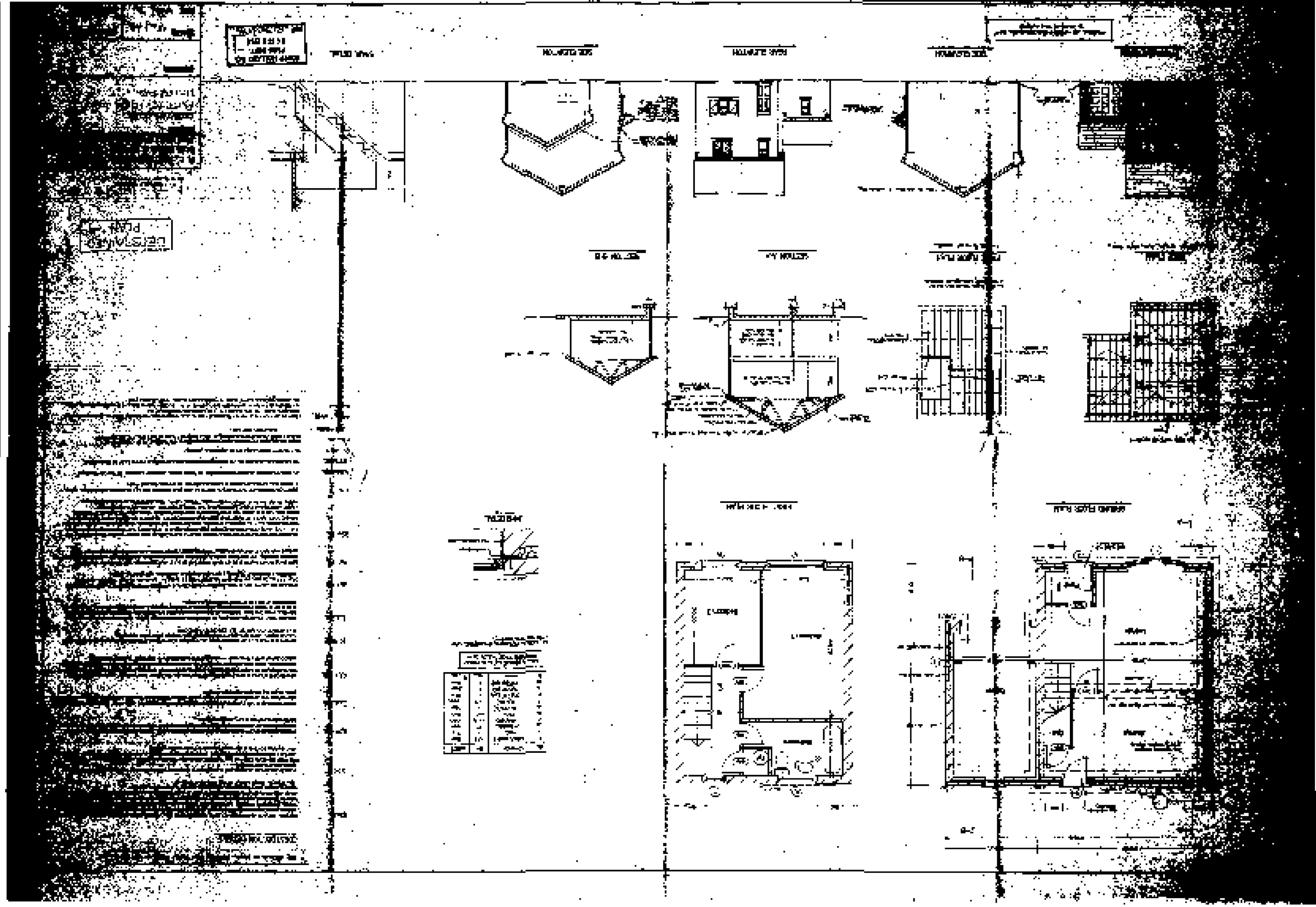
DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 04 FEB 1994 REF. 0136/FUL

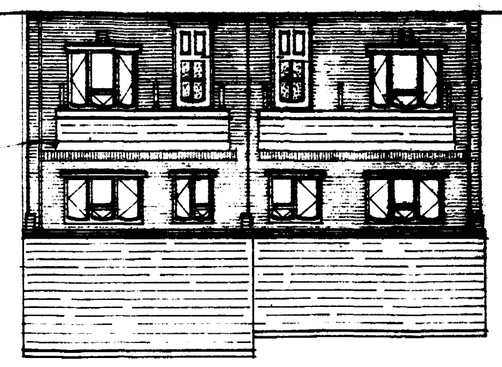
DWELLINGS
PLOT 15, PARK LANE
HOLBEACH



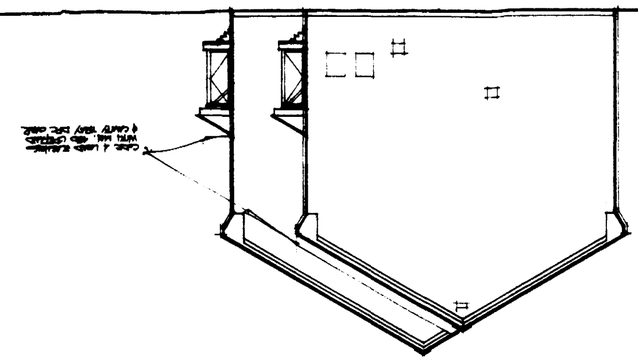
GROUND FLOOR PLAN
FIRST FLOOR PLAN
Bathroom
Bedroom 1
Bedroom 2
Lounge
Porch
Garage
Cpd
JAMB DETAIL
CONSTRUCTION DETAILS
ROOF PLAN
FIRST FLOOR PLAN
SECTION A-A
SECTION B-B
SIDE ELEVATION
REAR ELEVATION
SIDE ELEVATION
STAIR DETAIL
DETERMINED PLAN
SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
PLOT 15 PARK LANE
HOLBEACH



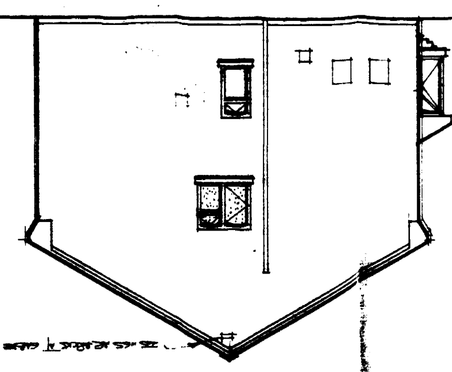
FRONT ELEVATION



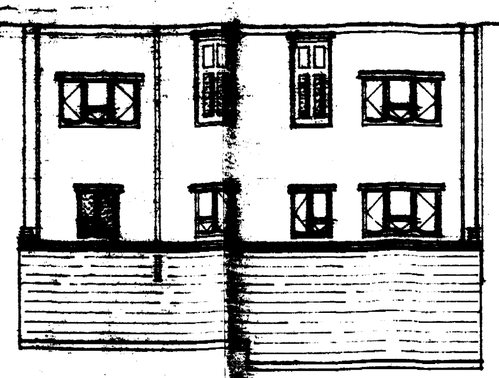
SIDE ELEVATION



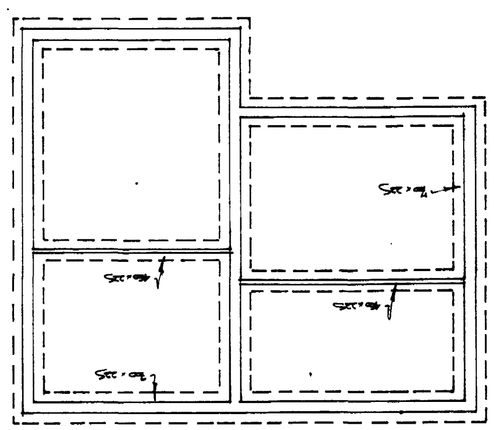
SIDE ELEVATION



REAR ELEVATION



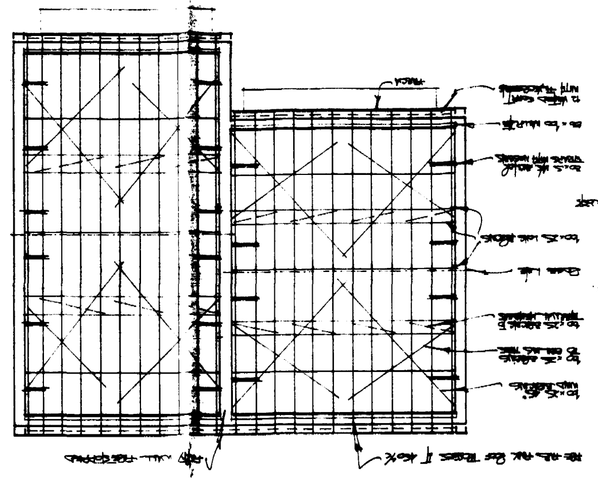
FOUNDATION PLAN



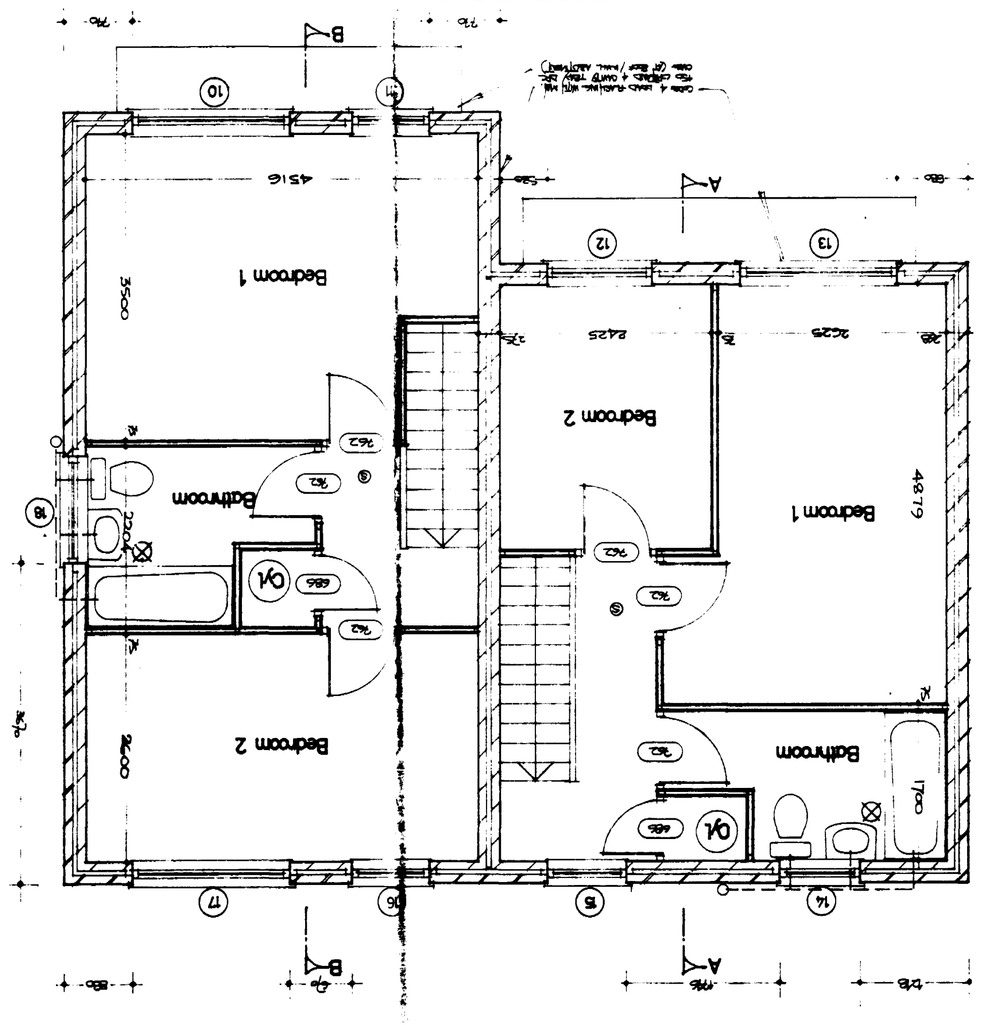
GROUND FLOOR PLAN

FIRST FLOOR PLAN

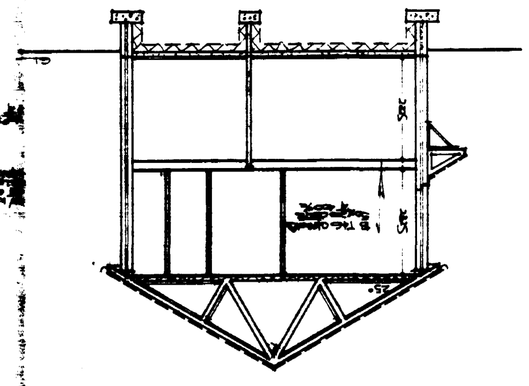
ROOF PLAN



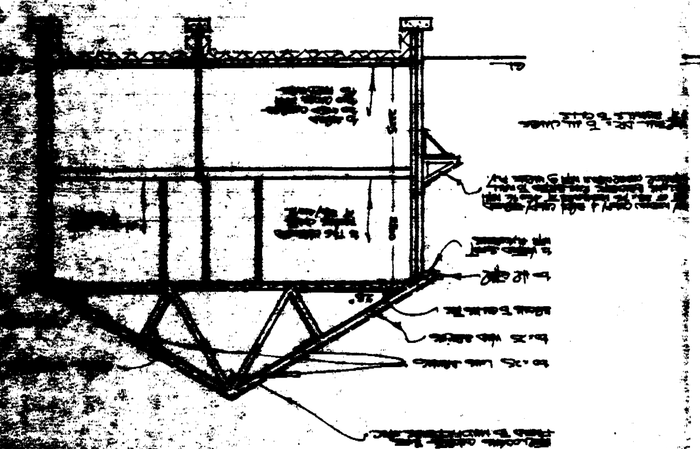
FIRST FLOOR PLAN



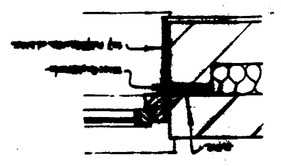
SECTION A-A



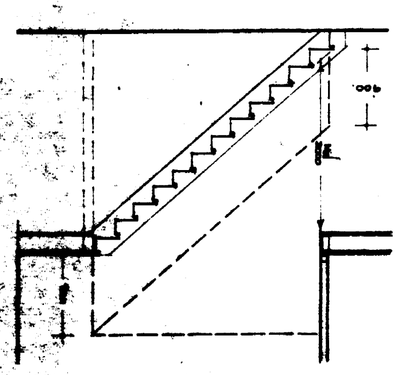
SECTION B-B



JAMB DETAIL



STAIR DETAIL



No.	Comment	Location	Size
1	glaz bar	DL1	760
2	PIR5	-	760
3	glaz bar	-	1120
4	PIR5	-	760
5	2ch D.H.(Ba)	-	2180
6	glaz bar	-	760
7	PIR5	-	760
8	2ch D.H.(Ba)	-	2180
9	3/4CV(Ba)	-	760
10	TH1V(Ba)	-	760
11	3/4CV(Ba)	-	760
12	2ch D.H.(Ba)	-	2180
13	3/4CV(Ba)(Grf)	-	760
14	3/4CV(Ba)(Grf)	-	760
15	3/4CV(Ba)(Grf)	-	760
16	2ch D.H.(Ba)	-	2180
17	3/4CV(Ba)(Grf)	-	760
18	2ch D.H.(Ba)	-	2180
19	3/4CV(Ba)(Grf)	-	760
20	2ch D.H.(Ba)	-	2180
21	3/4CV(Ba)(Grf)	-	760
22	2ch D.H.(Ba)	-	2180
23			

Location	Lintel	Size
Over Bay Window	DL1	760 - 1120
Over Doors	DL2	760 - 2180
Over Windows	DL3	760 - 1200
Over Doors	DL4	760 - 2180
Over Doors	DL5	760 - 2180

WALLS

DETERMINED
PLAN

DETERMINED

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

FOUNDATION PLAN

FIRST FLOOR PLAN

ROOF PLAN

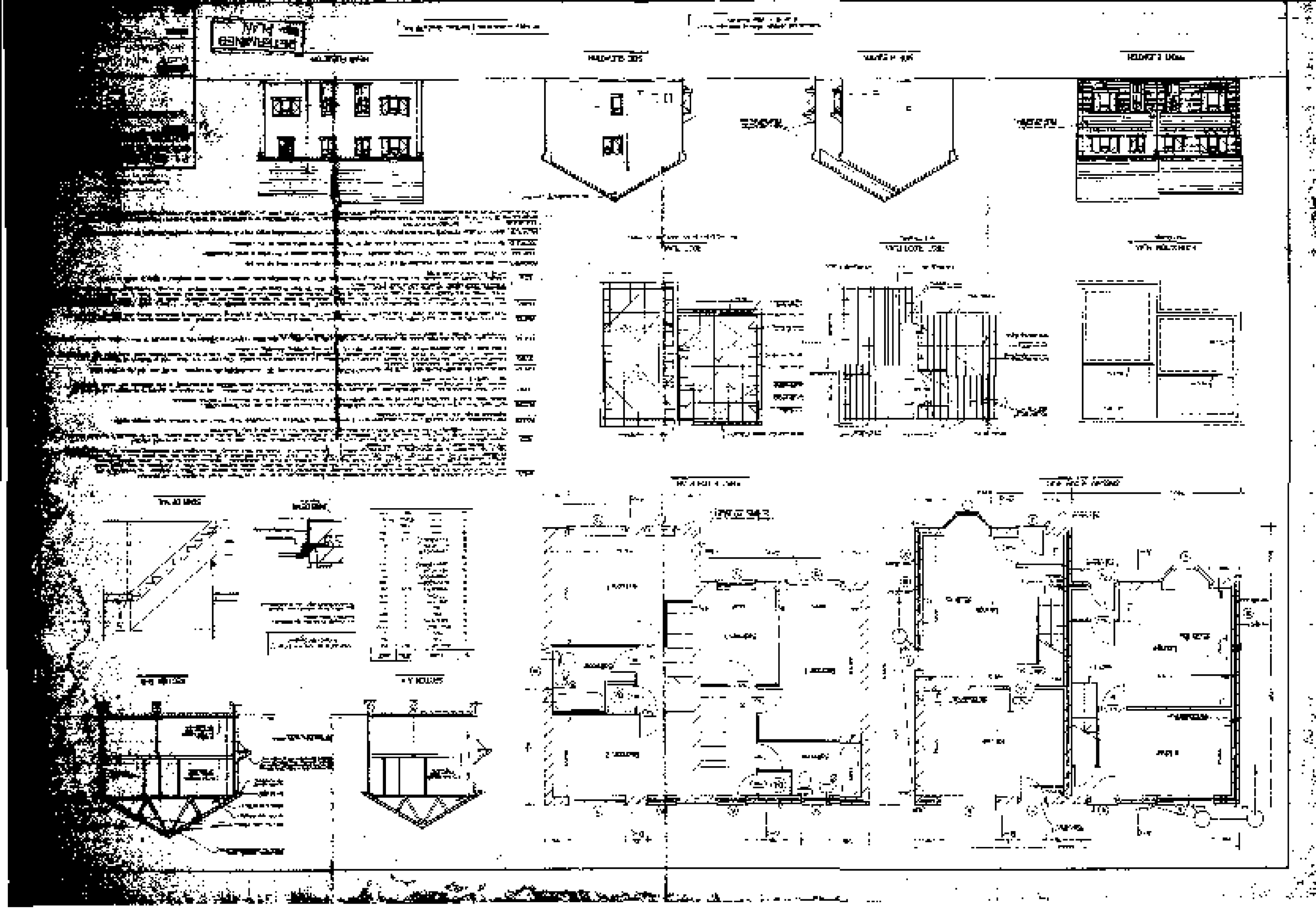
GROUND FLOOR PLAN

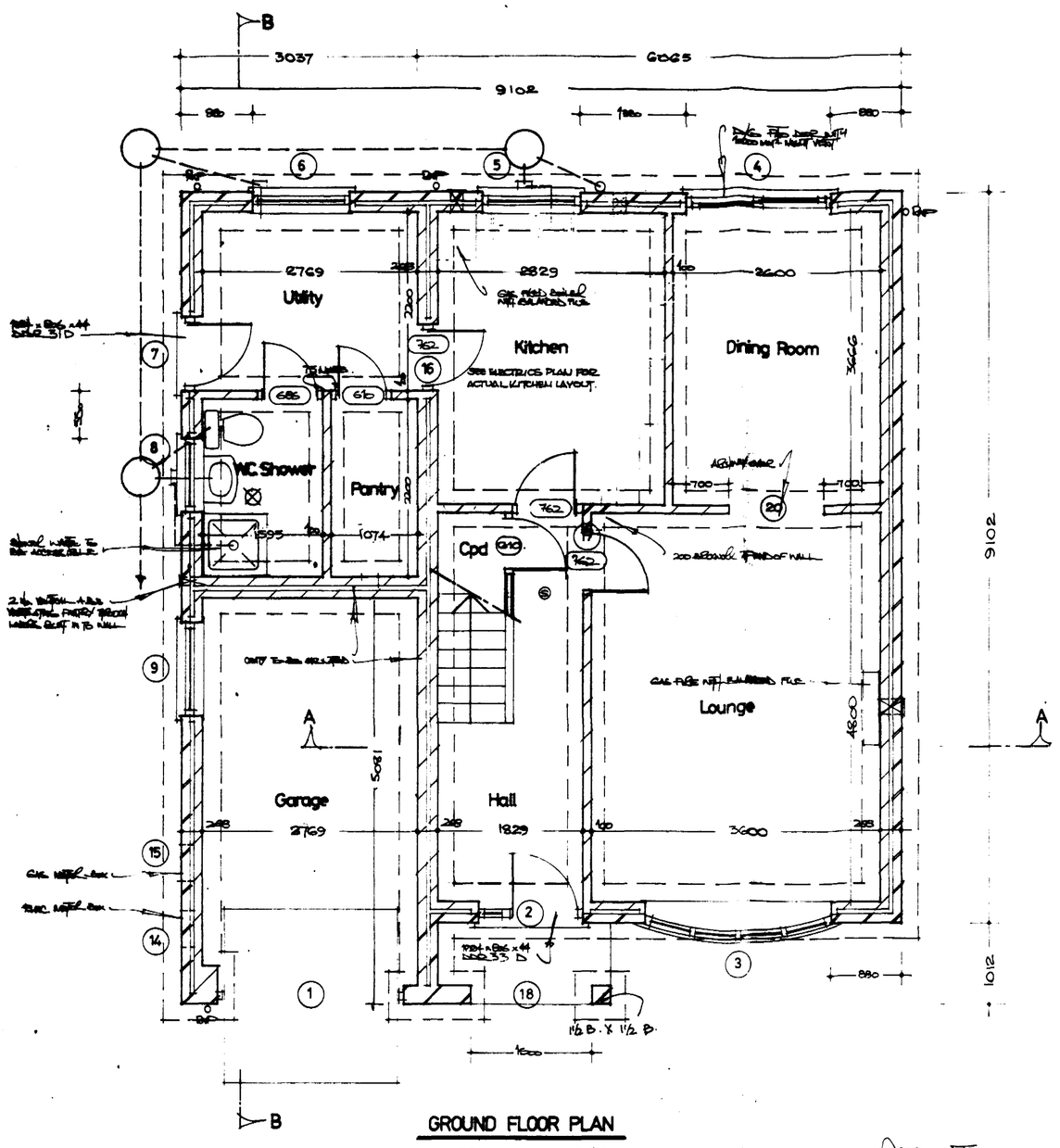
FIRST FLOOR PLAN

STAIR DETAIL

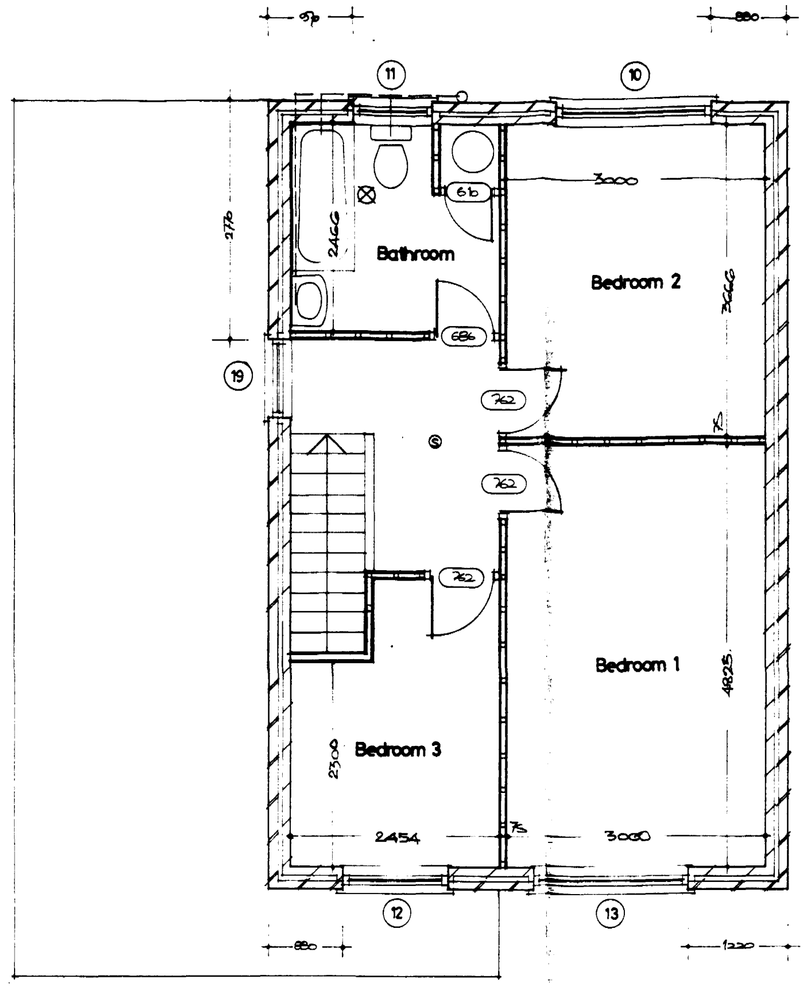
SECTION A-A

SECTION B-B





GROUND FLOOR PLAN



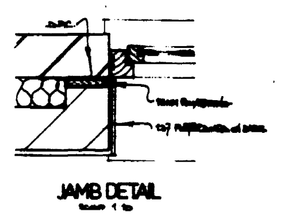
FIRST FLOOR PLAN

No	Density	Lintel	Length
1	UF 766 lib.	Z1	2700
2	FW732F (GRP)	UL1	1650
3	C266 BW	CL6	2700
4	FW4/192	CL1	2100
5	C2100 (GRP)	"	1500
6	" "	UL2	"
7	FW5	UL1	1200
8	C2160	"	"
9	C2160 (GRP)	"	1500
10	C2300 DC	"	2300
11	C2160	"	1200
12	C2100 (GRP)	"	1500
13	C2100 DC	"	2100
14	——	MBL	750
15	——	"	750
16	——	UL1	1200
17	——	NEW1	"
18	——	Z1	1800
19	2454	CL2	1200

SMALLER OPENINGS TO BE FITTED WITH CRAVITY LINTELS (C1160 OR C1150) OR (C1160 GRP)

ALL LINTELS INTENDED TO WALLS FACING STREET (AND ANY SIDE BUILDING)

20	(ARCHWAY)	EN1	1650



CONSTRUCTION DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

STAIRS

HEATING

WASTES

DRAINS

LIGHTING

SOLAR PANELS

DRIVEWAY

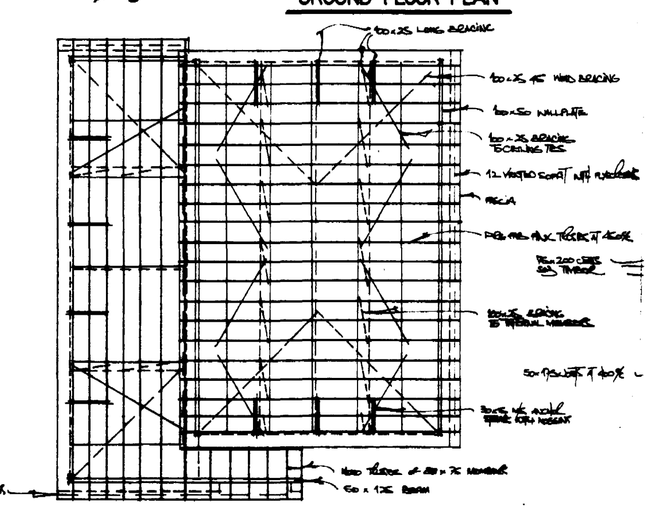
FOOTPATHS

MECHANICAL VENT

SMOKE ALARMS

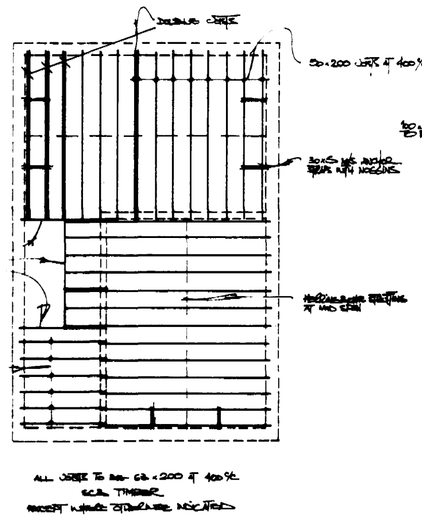
GLAZING

ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS WITHIN 800 MM OF FLOOR LEVEL ALL DOORS & SIDELIGHTS, TO BE 6MM TOUGHENED GLASS TO BS 6206 MIN.

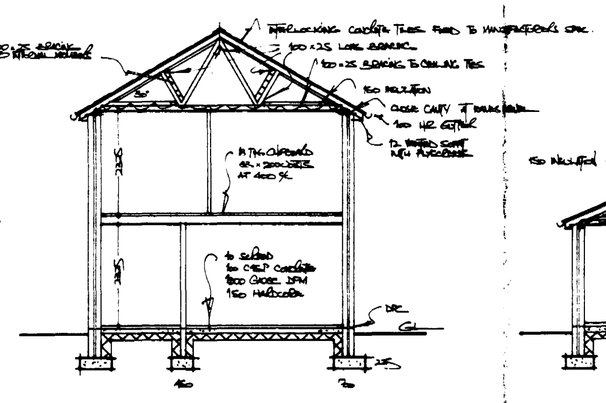


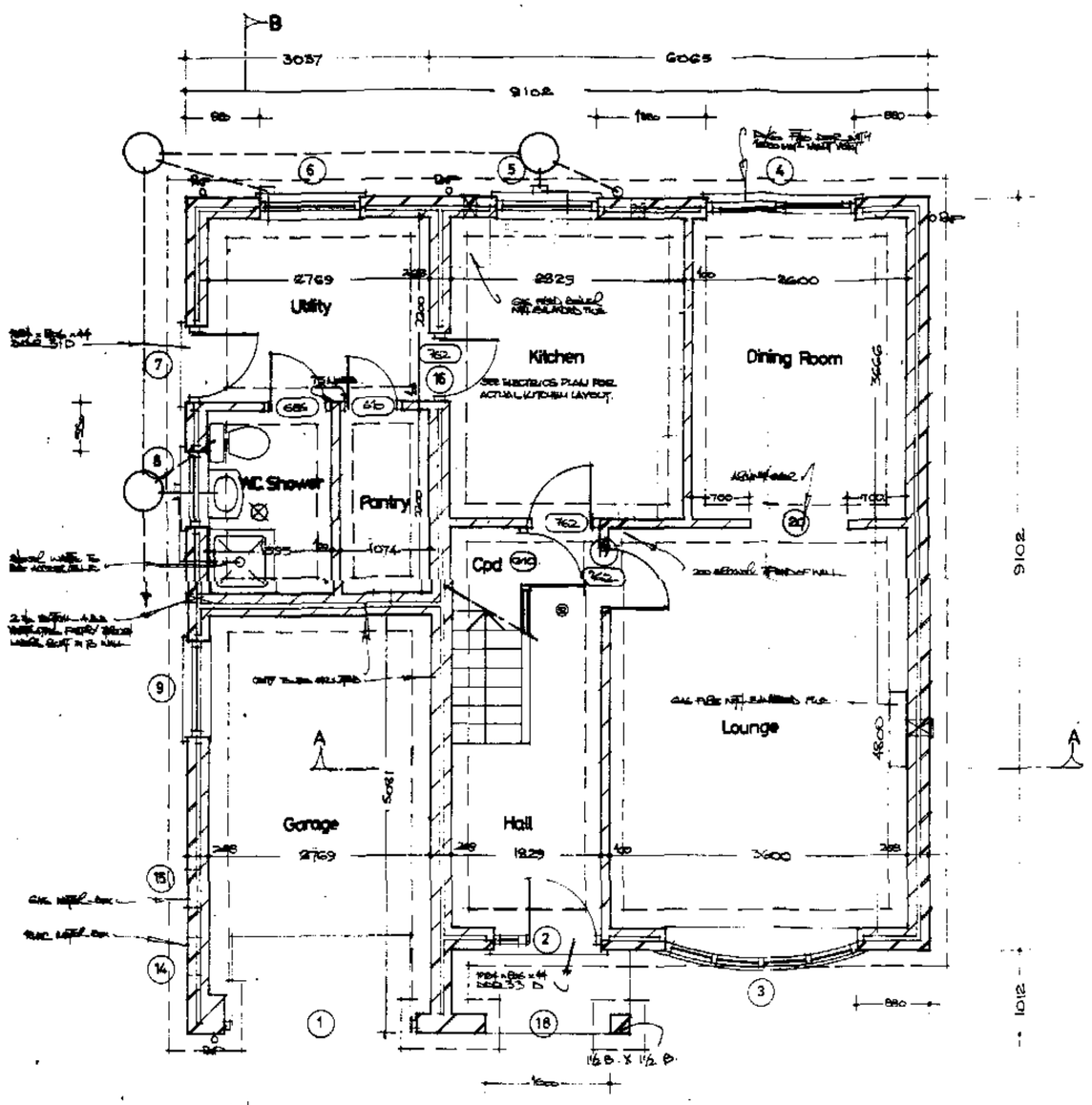
ROOF PLAN

Roof designed to BS 5268, Parts 2, 1985.

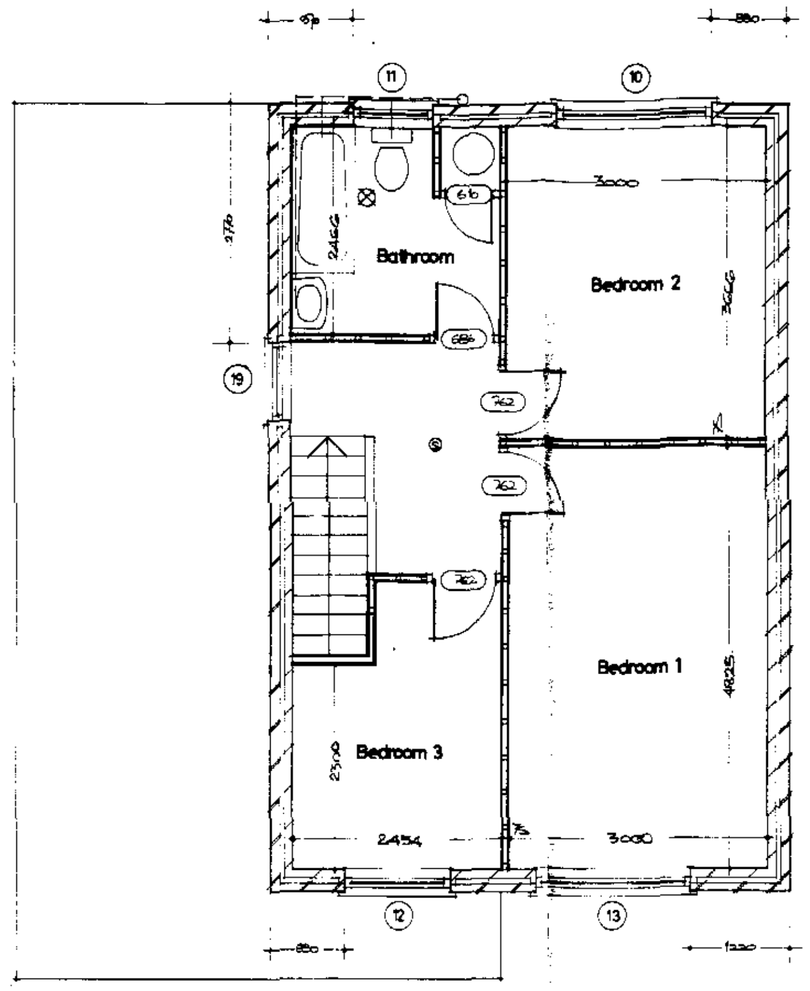


FIRST FLOOR JOISTS


INTERLOCKING CONCRETE TILES FIXED TO MANUFACTURERS SPEC.
100 x 25 LONG BRACING
100 x 25 BRACING TO DIAGONAL TIES
150 INSULATION
CROSS CAVITY TIE BRACKETS
100 MIN CAVITY
TO MATCH EXISTING
TO MATCH EXISTING
TO MATCH EXISTING



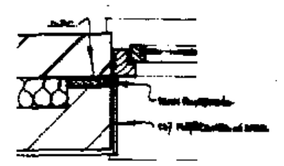
GROUND FLOOR PLAN



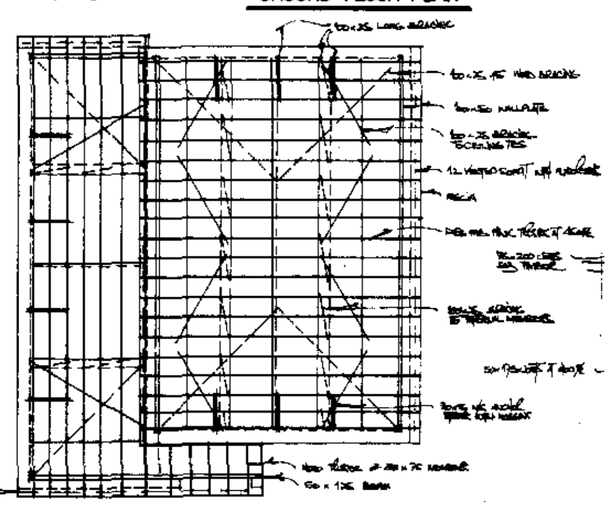
FIRST FLOOR PLAN

No	Domain	Dim	Lintel
1		Z1	2700
2		L1	1650
3		CAV	2700
4		C1	2700
5		"	1500
6	" "	DL2	"
7		DL1	1200
8		"	"
9		"	1500
10		"	2700
11		"	1200
12		"	1500
13		"	2700
14		MBL	750
15		"	750
16		DL1	1200
17		REV1	"
18		Z1	1800
19		CL2	1200

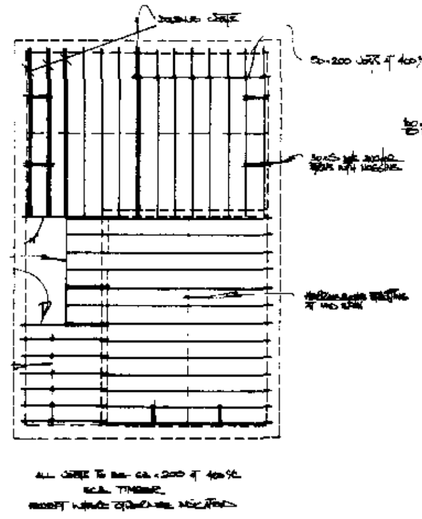
20	(GROUND)	EW1	1650



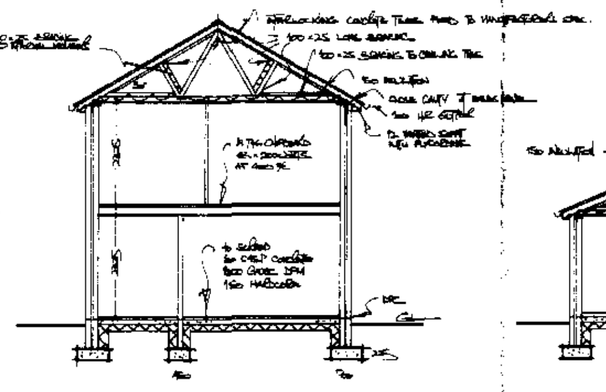
JAMB DETAIL



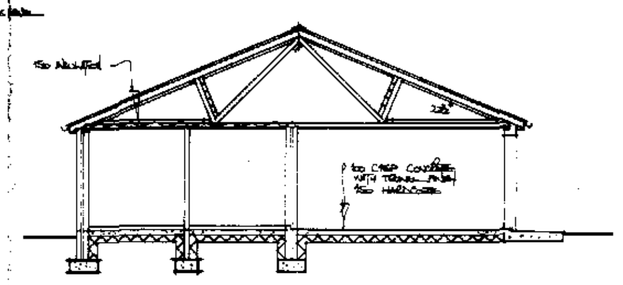
ROOF PLAN



FIRST FLOOR JOISTS



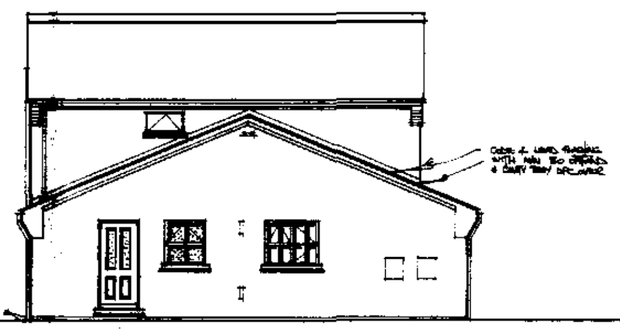
SECTION AA



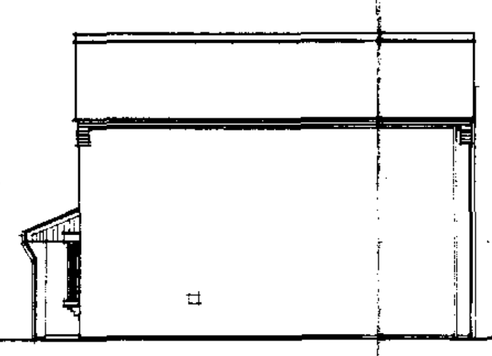
SECTION B B



FRONT ELEVATION



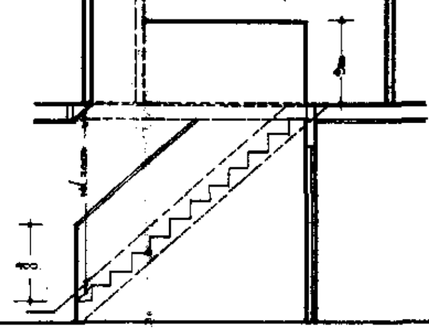
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



STAIR DETAIL

CONSTRUCTION DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

STAIRS

HEATING

WASTES

DRAINS

INSP.

SOAKAWAYS

DRIVEWAY

FOOTPATHS

VENT.

SMOKE ALARMS

GLAZING

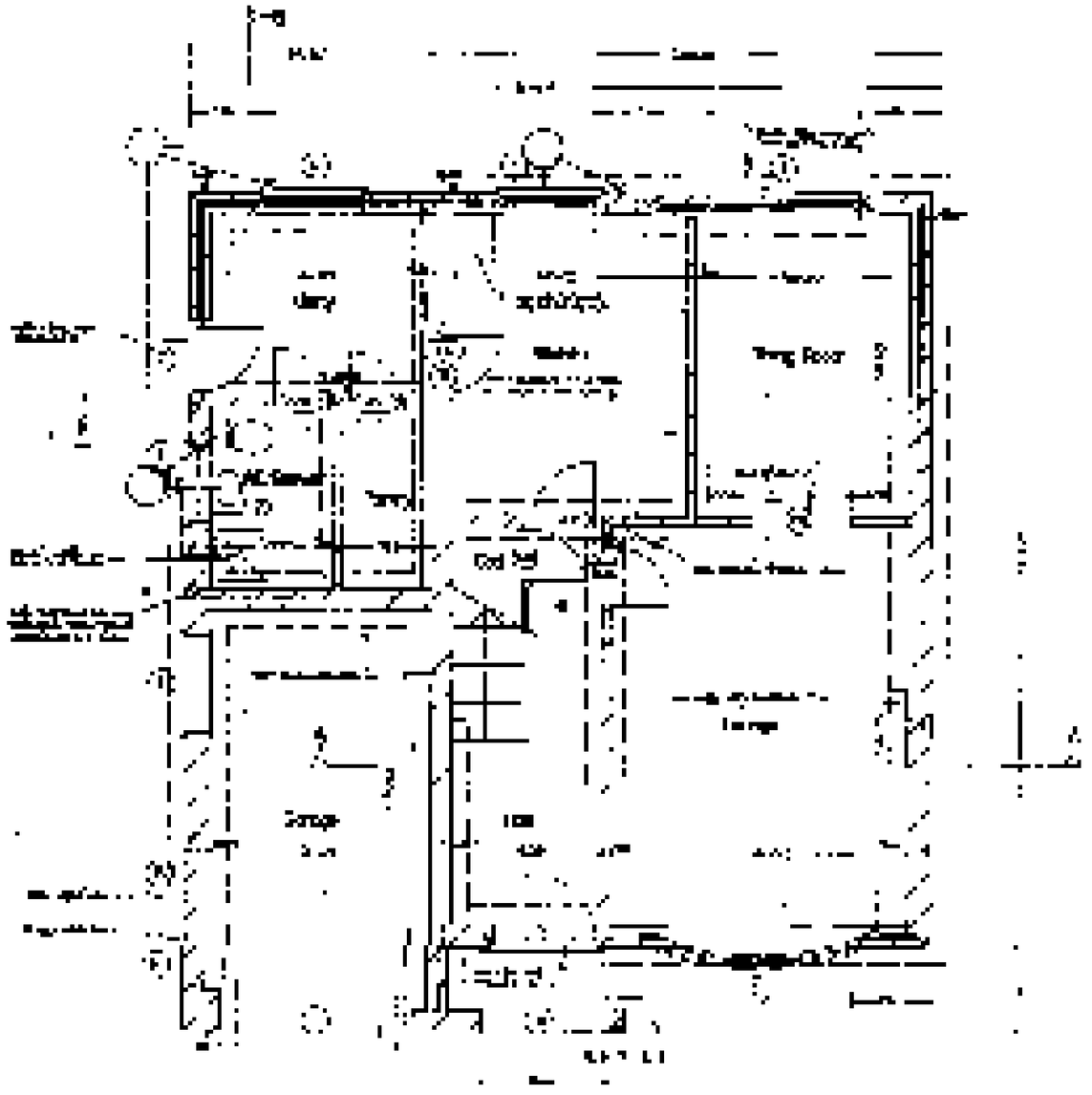
DETERMINED PLAN

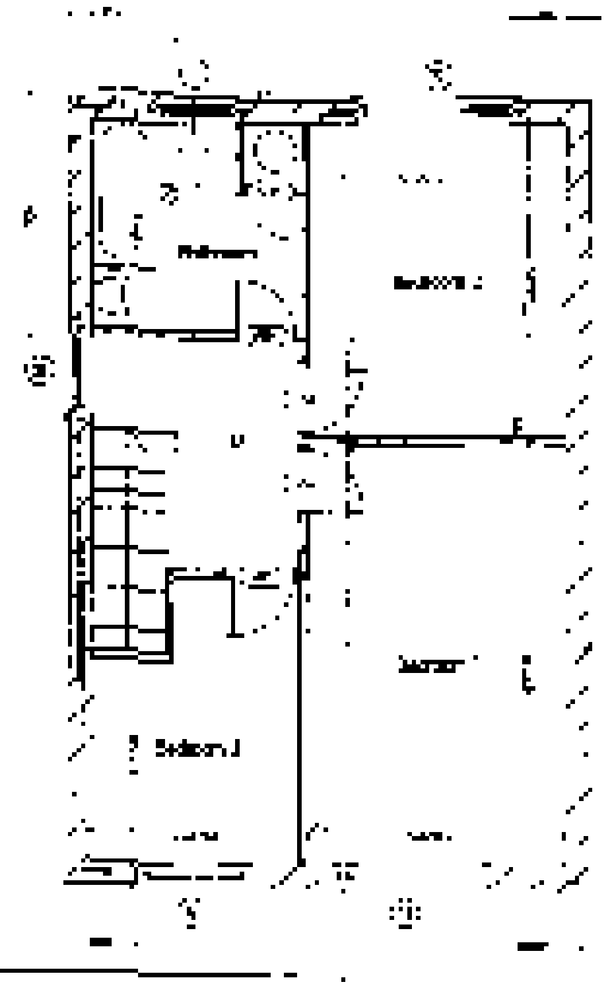
P. L. ELY (CONSTRUCTION) LTD
BUILDERS & DEVELOPERS
HIGH ROAD, WISBECH, CAMBS.

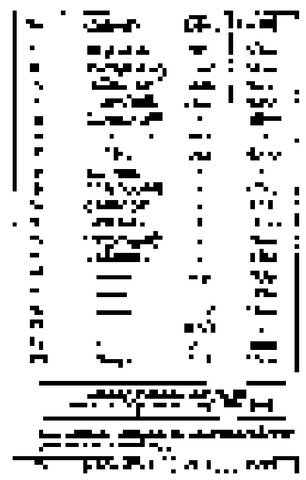
HEREFORD TYPE

DRAWING
PLOT 1 MARKET
HOLBEACH

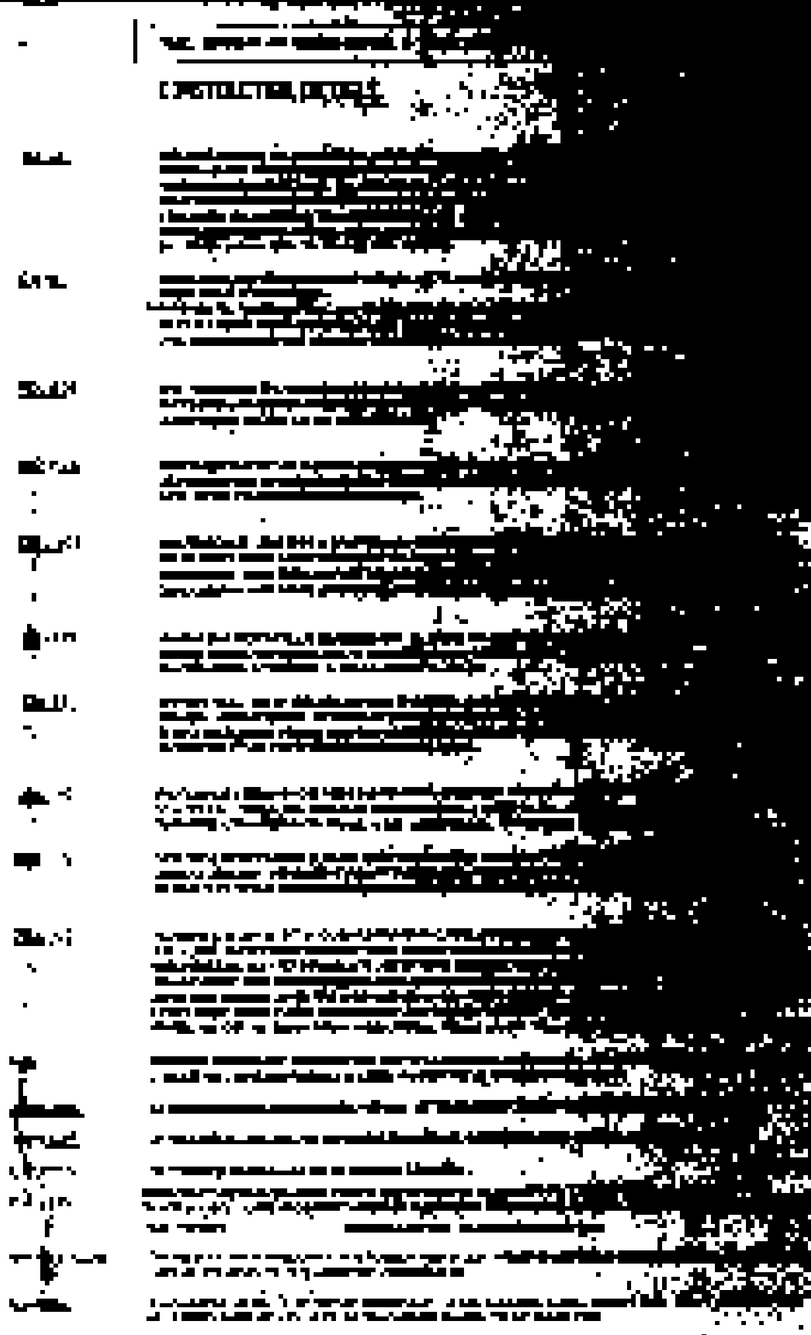
SCALE: 1:50 & 1:100

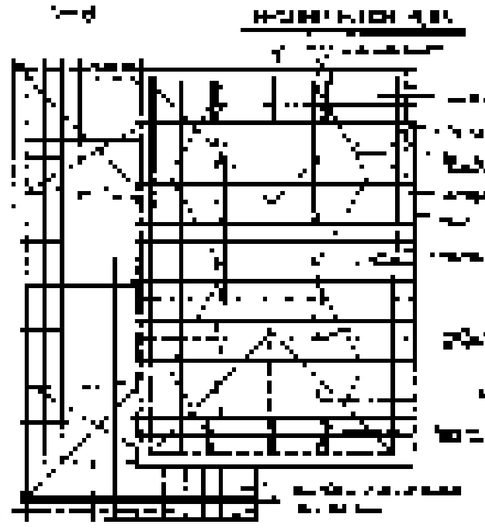




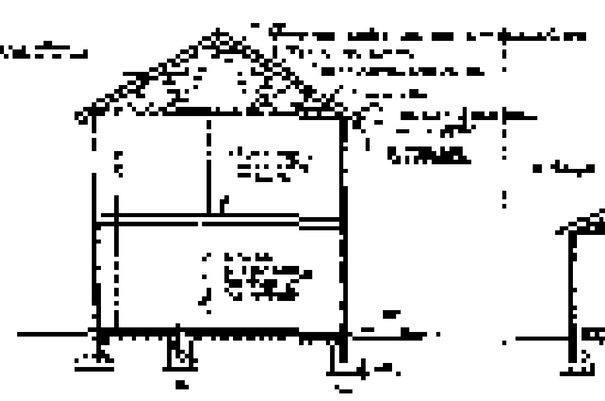


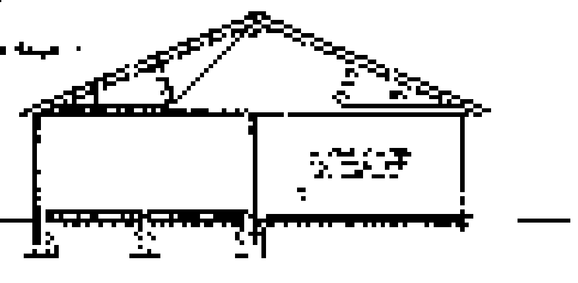




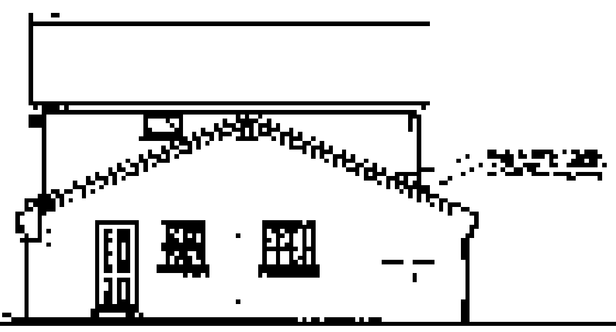






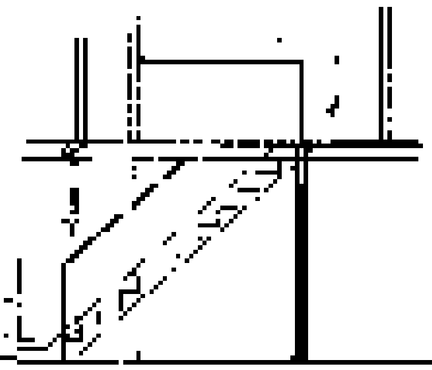


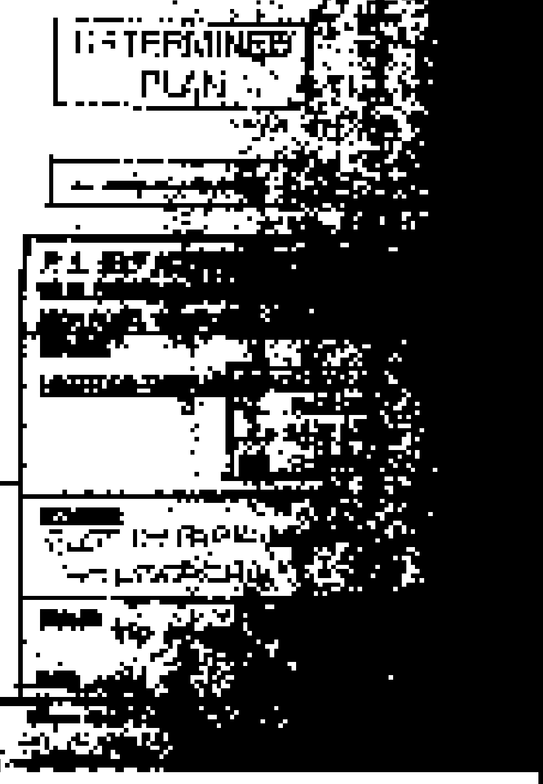











DETERMINED
PLAN

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 102 FACING BRICKS CAVITY INSULATED WITH CS SHELL ROLVISTY BEAD BONDED BACK OF INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TO CONCRETE INTERNALLY WHERE IS TO DIRECTLY WITH B.S 1369 EPB WITH MAX SPACINGS 500 HORIZONTALLY AND VERTICALLY & EVERY 225 ST JAMBS. ALL DORMAN LOINGSTELS INSULATED. ALL BLOCKS UP TO D.P.C TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED BOTH SIDES TO GIVE OVERALL THICKNESS OF 125 STUD PARTITION WITH SAME FINISH. D.P.Ds, TO ALL DOORS & WINDOW OPENINGS & TO ALL WALLS ARE ISOLATED. DPC CONTINUOUS WITH D.P.M. PILLOW TO ISO BELOW D.P.C WITH LEAN MIX CONCRETE. UNC REBATED CAVITY CLOSERS AT GEVELS & ASBESTOS CEMENT SHEET AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS (FACING) ARE TO BE MIN. 'A' QUALITY

ROOF MARLEN CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 X 125 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION
27½° PITCH PRE-FABRICATED PINK ROOF TRUSSES AT 600 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX 1800 CENTRES WITH 30 X 5 N.S ANCHOR STRAPS (OR 150 WALL PLATES 100 X 25 BED INTO 4 COURSES BRICKWORK AS DETAIL. CONSTRUCTED TO B.S. 5268: PT 3 - 1985
UPVC RAINWATER GOODS TO BE BOWMAR LTD 110 H. & GUTTERS & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C.S.P. CONCRETE (OR CONCRETE REINFORCEMENT USED) 600 X 225 UNDER CAVITY WALLS (450 X 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE CHALK BEARING STRATA DETERMINED ON SITE WITH S.U.D.C'S BUILDING INSPECTOR

FLOORS GROUND FLOOR TO BE 40 SANDCEMENT SCREED ON 100 CRSP CONCRETE SUB-FLOOR (OR CROP WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 RUBBLE & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH 2.5 TEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 2000 SQ. MM REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMBER EAVES VENTS. CLOAKS CEILINGS LINTELS TO BE LINED WITH 2 LAYERS OF G/B PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
PLUS 'G' GLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 1566 PT 1 SEC 3. ALL FLUES TO HAVE EXTERNAL GUARDS THERMOSTAT & TIME CONTROL TO BOILER & HOT WATER CYLINDER. IN ACCORDANCE WITH CORGI L.T. REC 2.

WASTES RWTU, SINK & SHOWER WASTES TO BE 40 DIAM BUNTED TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. AVE DOWNTRANCE VALUES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (10 BENDS) & 1700 (12 BENDS) 100MM DIAM. VENT PIPES TO HAVE ACCESS PLATES AT EASE & FLEXIBLE CROSSBAT TERMINALS MIN. 900 ABOVE WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEANSING CHAMBERS/ROLL 1.20 S.W. (100) KNEE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 C.I. LINTEL CHECK & TO BE SUITABLY PROTECTED BY A RIGID CONCRETE SURROUND FOR FOUNDATIONS. ALL PIPES OVERALLY TO HAVE MIN 100 CRSP CONCRETE BED & SURROUND. WHERE NOT UNDER A DRIVE LAYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY PRECAST SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & LAYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EVERY CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MINIMUM 600 GAP ALL ROCKER, PIPEWORK, FITTINGS TO BE WATER TIGHT.

I Ch INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'B' WHERE IN ROADWAY SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

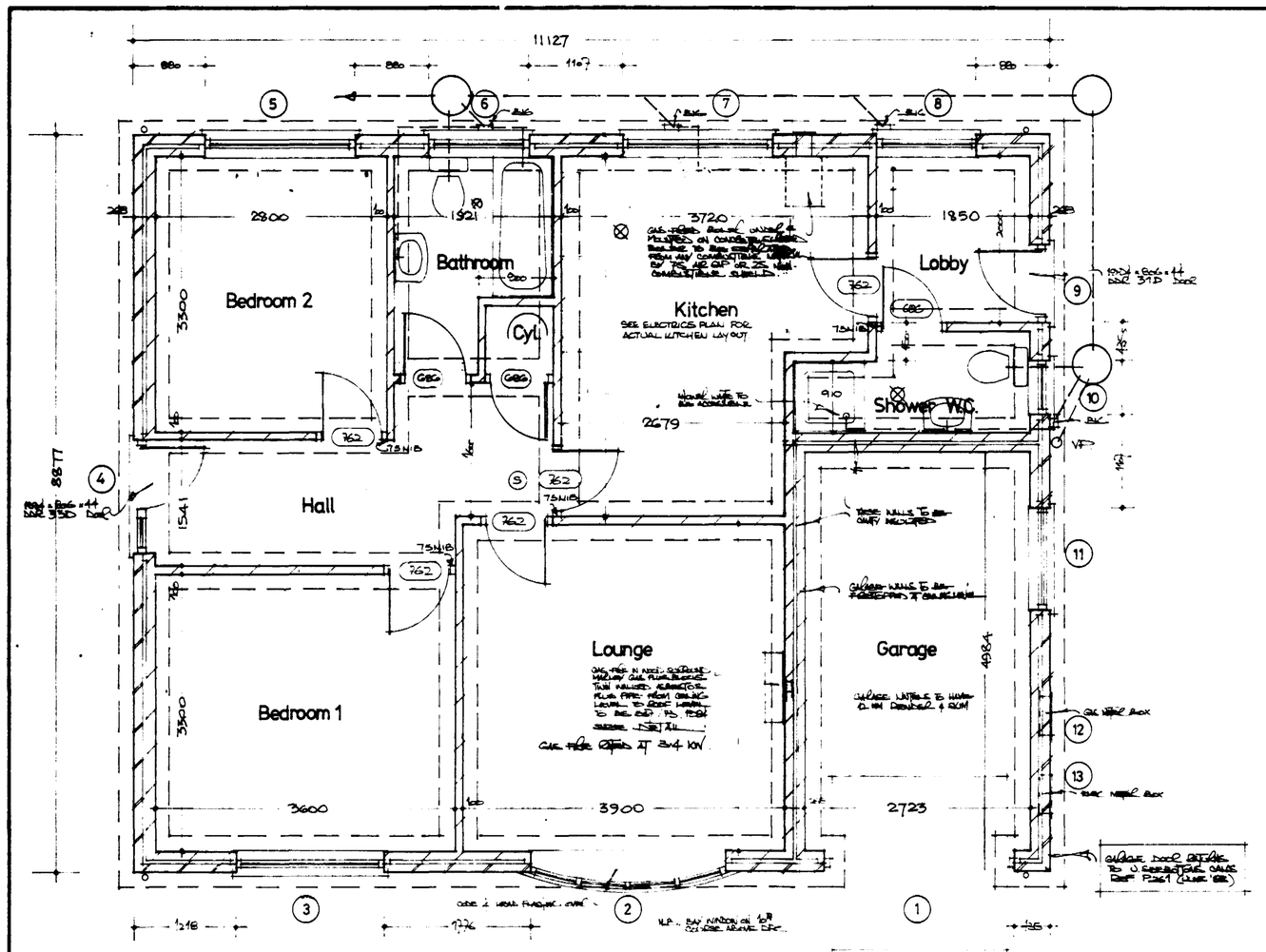
DRIVEWAY 50 (9 CUBE) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

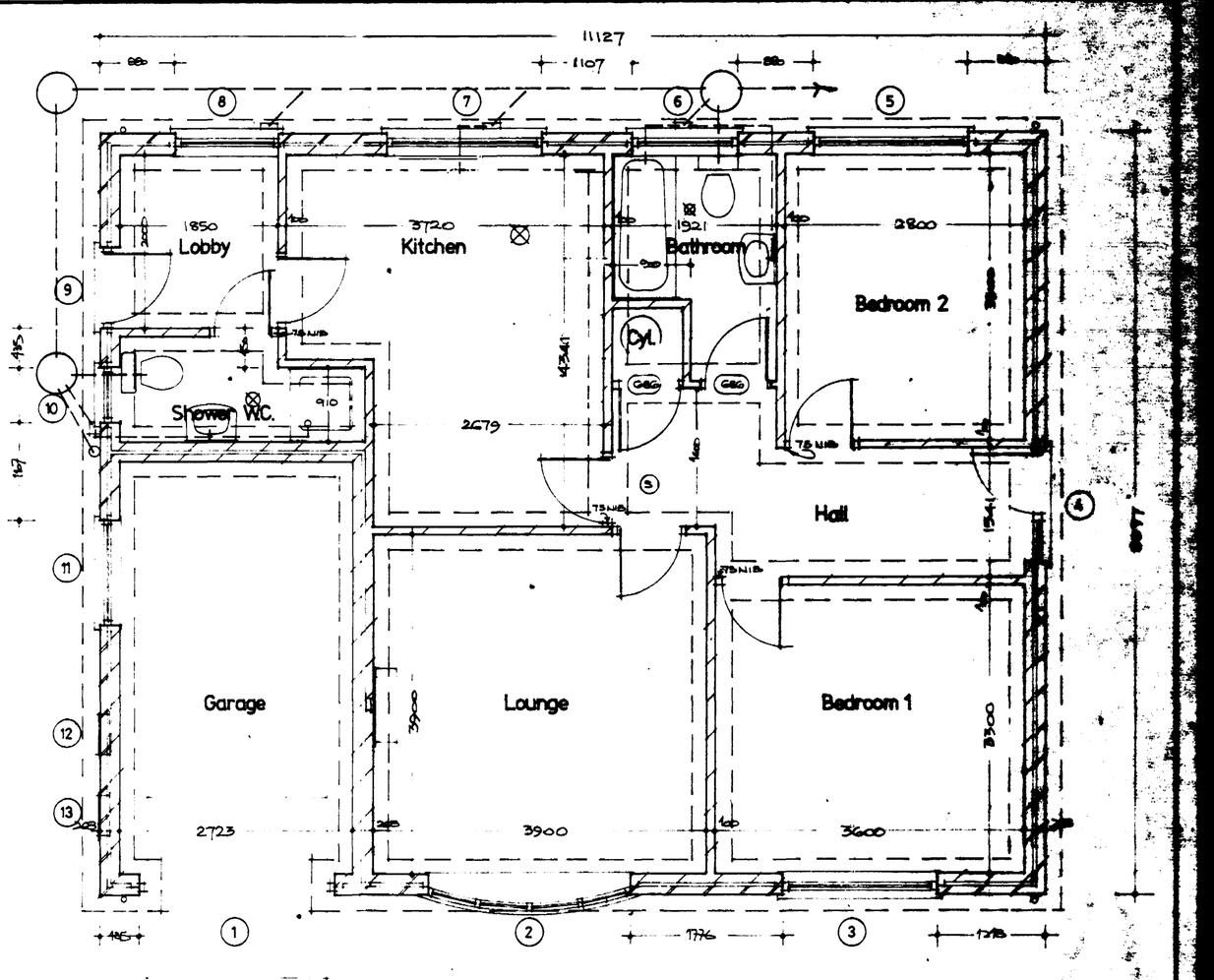
MECH VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWER ROOM (MIN 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) OUTFIN LOFT SPACE TO BE INSULATED

F&U DETAILS KITCHEN CWF 270 BATHROOM CWF 240 SHOWER ROOM CWF 240

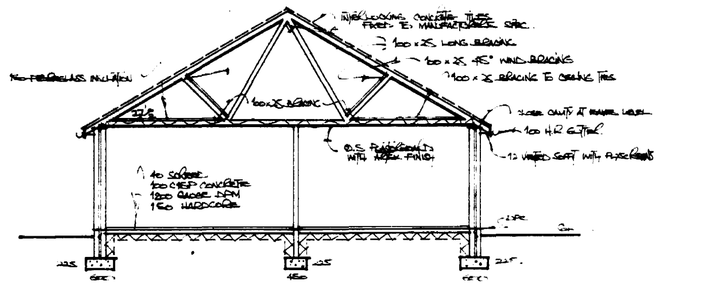
SMOKE ALARMS & GLAZING PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED + MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.
ALL GLAZING TO BE TO APPROVED DOCUMENT N, ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206: 1981.



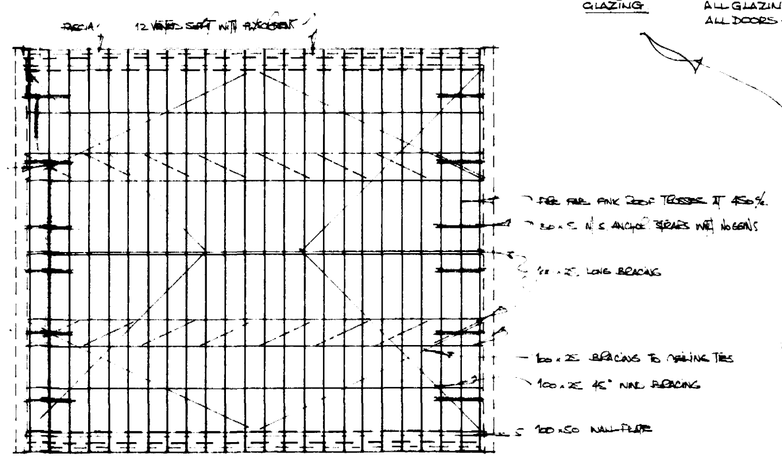
FLOOR PLAN (255)



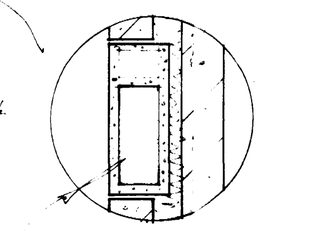
FLOOR PLAN (254)



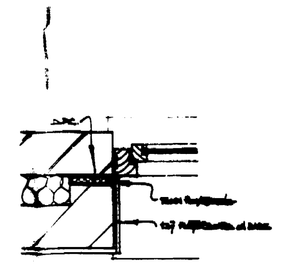
SECTION



ROOF PLAN



FLUE BLOCK DETAIL

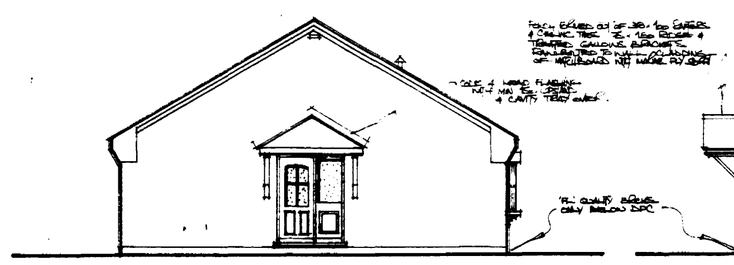


JAMB DETAIL

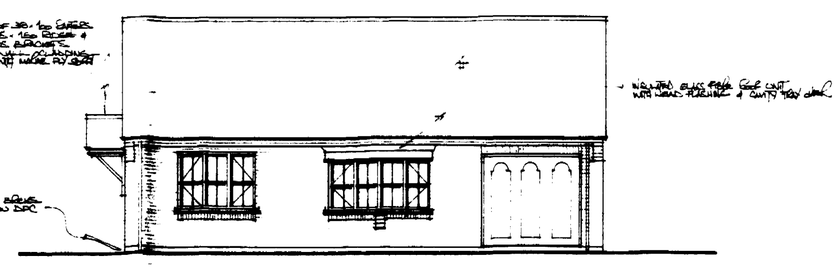
No.	Quantity	255	254	Lintel	Length
1	102 Facing	—	—	UL2	3450
2	102 Facing	—	—	UL2	1800
3	Canopy	—	—	UL2	2100
4	215 Facing	09	09	UL1	1650
5	215 Facing	—	—	UL2	2450
6	215 CD	09	09	UL2	1200
7	215 CDC	—	—	UL2	2100
8	215 CD	09	06	UL2	1200
9	215	—	—	UL1	1200
10	215 D	—	—	UL1	1200
11	215 CD	09	04	UL1	1800
12	—	—	—	NIL	1200
13	—	—	—	NIL	1200

Lintels Catalogue Ref to be C246/C112.0, C112 (2No)/C413 (2No)/C412.0.

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (USE TIED ENDS BRICKWORK)

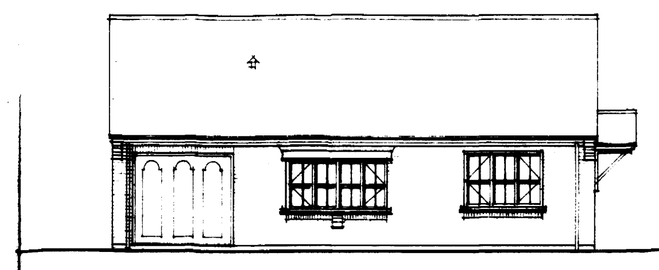


SIDE ELEVATION

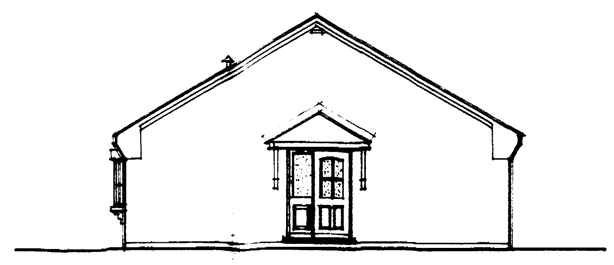


FRONT ELEVATION

BLOCKWORK WITH CAVITY BELOW 1ST FLOOR WINDOWS 5.6 M² TO BE MIN. 1M FROM BOUNDARY



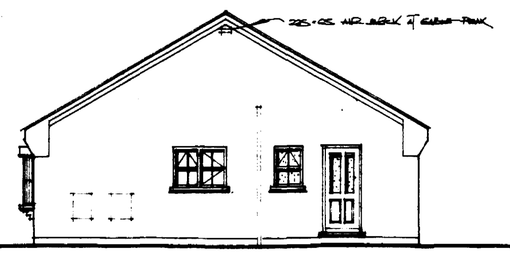
FRONT ELEVATION



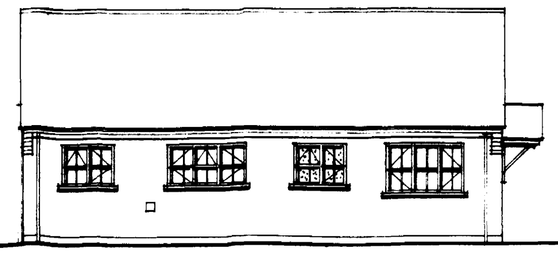
SIDE ELEVATION

EXAMINED PLAN

ALL DIMENSIONS IN MILLIMETRES

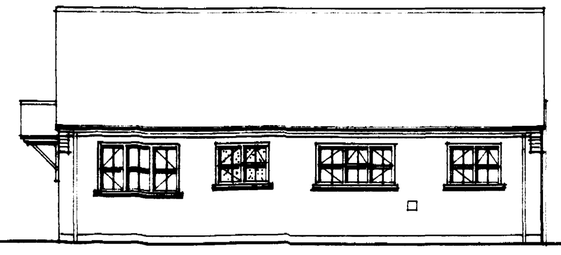


SIDE ELEVATION

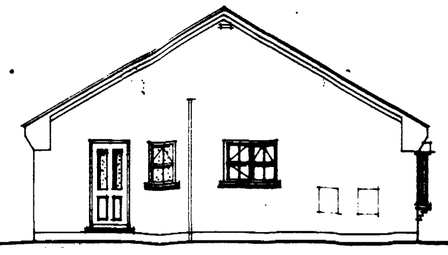


REAR ELEVATION

DESIGN No 255



REAR ELEVATION



SIDE ELEVATION

DESIGN No 254

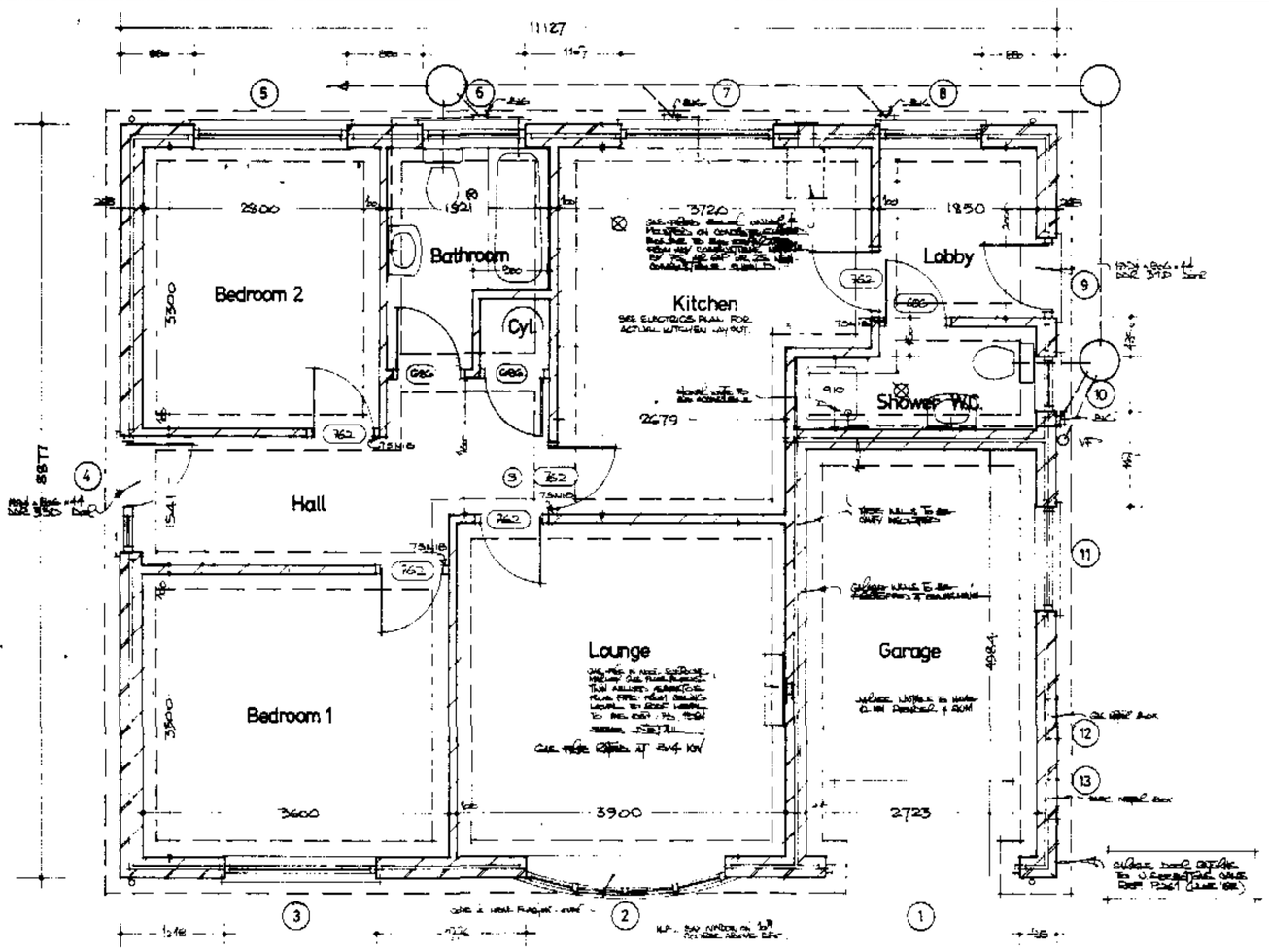
SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF S/136/94

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

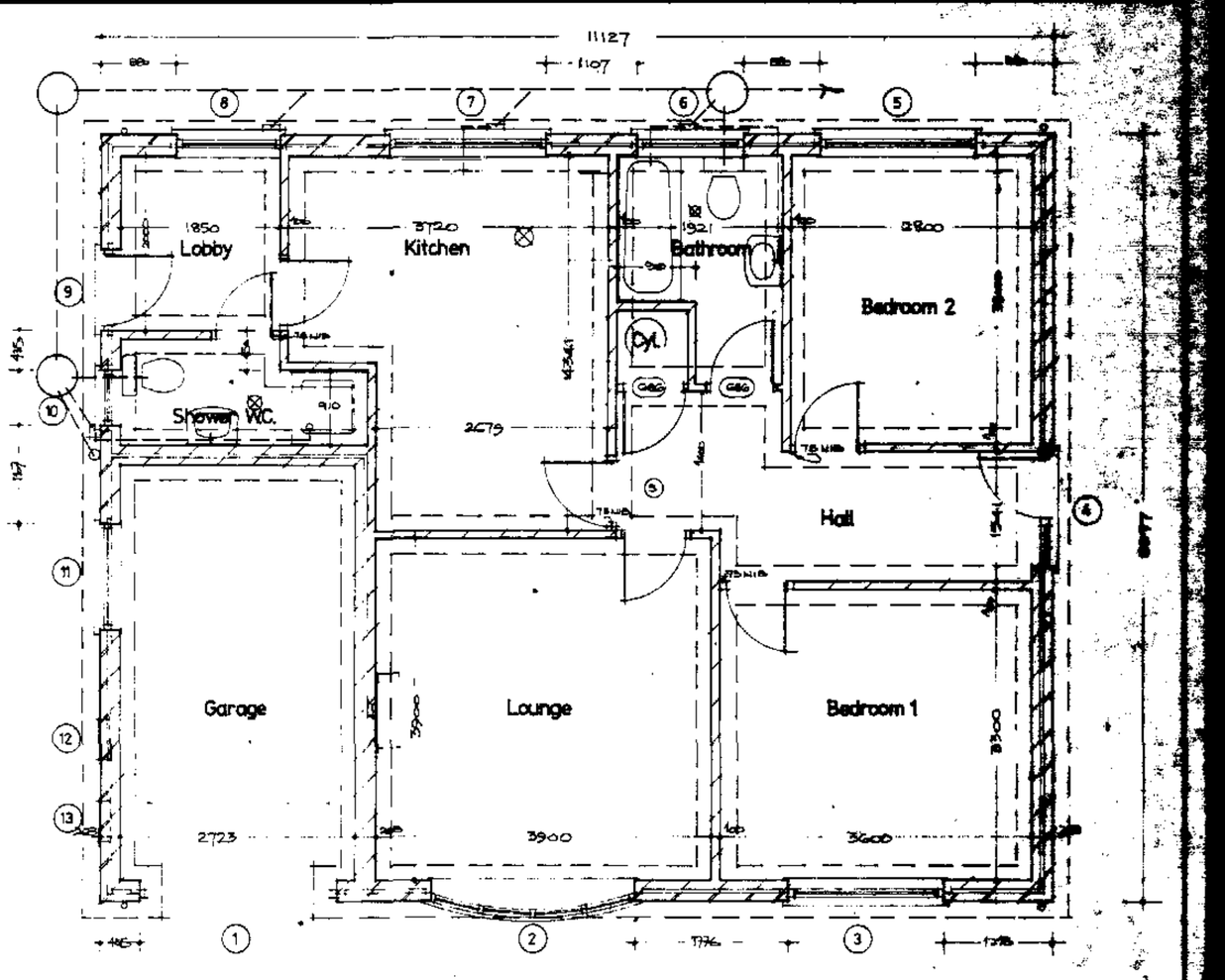
PROJECT
ESSEX TYPE BUNGALOW.

DRAWINGS
PLOT 13 PARK LANE
HOLBEACH (254).

SCALES: 1:50 & 1:100
DATE: 4/1/94



FLOOR PLAN (255)



FLOOR PLAN (254)

PER DETAILS OF FACING BRICK & ROOF TILES. REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 103 FACING BRICKS (CAVITY INSULATED WITH 25 SHELL POLYSTYRENE BOARDED BOARD, WHERE LIGHT TO BE 100 LAYING THICKNESS BLOCKS PLASTERED TO CONCRETE INTERNALLY, WHERE TO COMPLY WITH B.S. 5262: PART WITH WALL STRENGTHENED HORIZONTALLY AND VERTICALLY AT EVERY 225 ST JAMBS. ALL DOMAIN LOADBEARING WALLS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LAYING THICKNESS BLOCKS, PLASTERBOARDING CONT OR 75 STUD PARTITION WITH 50MM PLASTER. D.P.Cs. TO ALL DOOR & WINDOW OPENINGS AND ALL WALLS ARE ISO MINIMUM. DEAD CONTAINED WALLS 1000 D.P.C. FULL CAVITY TO ISO INCLUDING D.P.C. WITH LEAN MIX CONCRETE. GAS INSULATED CAVITY CLOSERS AT REVEALS & JAMBS & CEMENT MORTAR AT LINES LEVEL TO AVOID THERMAL BRIDGING ALL BRICKS minimum 28N/mm² TO BE TO BS 187 QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 125 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAP IN EACH DIRECTION
2½/12 PITCH PRE-FABRICATED PANIC ROOF TRUSSES AT 600 CENTRES STRAPPED AT EAVES LEVEL AT MAX 1800 CENTRES WITH 30 x 5 H.S. ANCHOR STRAPS (OR 150 WALL PLATES 100 x 75 MIN) AND PURLIN ROOF ALL AS PREVIOUSLY CONSTRUCTED TO B.S. 5268: PT 3: 1985
UPVC GUTTERING & DOWNPIPES TO BE EQUIVALENT TO 100MM DIA. GUTTERS & 65MM DIA. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF CLASS C25 CONCRETE (OR C20 PRESCRIBED REINFORCEMENT WHERE USED) 600 D 225 UNDER CAVITY WALLS (AS 01 2254 UNDER PARTITION WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.W.D.C. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 40 SANDCRETE SCREED ON 150 CLASS C25 CONCRETE SUB-FLOOR (OR C20 P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH 2 THICK PANEL MIN 150 FIBREGLASS INSULATION TO ROOF SPACE MIN 300 VENTILATION GAP ABOVE INSULATION AT EAVES ROOF SPACE VENTILATED TO BSS PT 10 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TRICKLE EAVES VENTS. CHANGE OF CEILING LEVELS TO BE LINED WITH 2 LAYERS OF 9.5 PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE D & P STANDARD RANGE OR TO WHERE MIN 4000MM² NIGHT VENTILATED SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
PILKS "K" GLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH FULL MAINS FLUE. HOT WATER SYSTEM TO BE VENTED HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422 CL 3.5. ALL FLUES TO HAVE EXTERNAL DUMPER THERMOSTAT & TIME CONTROL TO REGULATE & SET HEATING CALORIFIC. IN ACCORDANCE WITH CLAUSE L1 SECTION 2.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 TRAPS INVERTED TO BE 32. ALL TO HAVE 75 DEEPSEAL TRAPS & BENDING ENDS AT EACH CHANGE OF DIRECTION ARE ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (2 BENDS) OR 1700 (3 BENDS) 100MM DIAM VENT PIPES TO HAVE ACCESS PLATES OR BASED & DURABLE CAGE AT TERMINUS MIN 600 ABOVE ROOF LEVELS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 S.W. 1:100) RUNNING PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 6" CLINKER CIRCLES TO BE SUITABLY PROTECTED BY A BUILT CLAY HEADER OR RING FRAMES. ALL PIPES OVER LAID TO HAVE 150 CONCRETE GRAVEL BED & SURROUND. RUNNING BENEATH A BUILDING LESS THAN 600 COVER PIPES TO BE PROTECTED BY THICK SLABS PLACED ABOVE NOT LESS THAN 75 MM GRAVEL RUNNING UNDER DRIVE & WHERE LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE RADIUS ABOVE NOT LESS THAN 75 PRACTICABLE SURFACE WATER DRAINS TO HAVE STOPPING EYES AT EVERY CHANGE OF DIRECTION ALL GULLEYS TO BE ACCESSIBLE WHERE THEY CAN ALL DRAINS, INTERNAL MANHOLE PERFORMANCE TESTED

I. Cs. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE. GARAGE I.C. COVERS USED GENERALLY & GRADE B. RAISED IN APPROVED SET ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

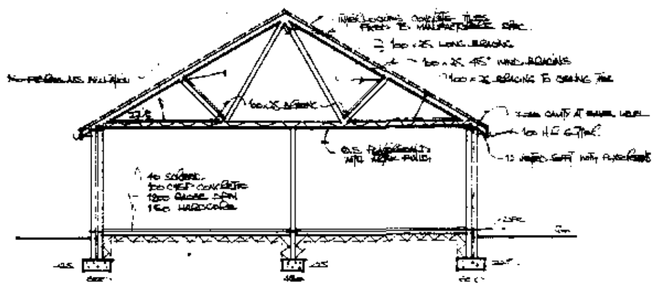
DRIVEWAY 50 (20 CLINKER) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE LEAN MIX

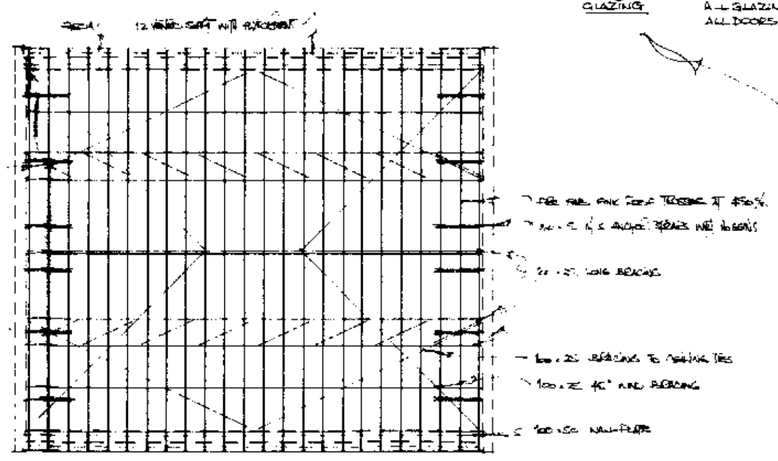
MECH VENT RAPID VENTILATOR BY EXTRACTOR FANS TO BE PROVIDED TO BATHROOM A SHOWER ROOM (MIN. 15 LITRES/SEC) & TO KITCHENS (OR COOKER HOOD VENTILATED TO OUTSIDE MIN 30 LITRES/SEC) QUIET IN USE

FAU DETAILS KITCHEN GMF 270 BATHROOM GMF 240 SHOWER ROOM GMF 240

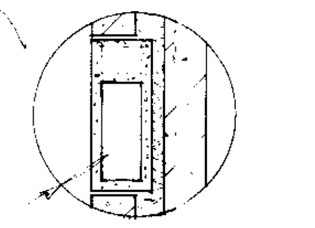
SMOKE ALARMS & GLAZING PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.
ALL GLAZING TO BE TO APPROVED DOCUMENT N, ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE LAMINATED GLASS TO BS 6206 9B

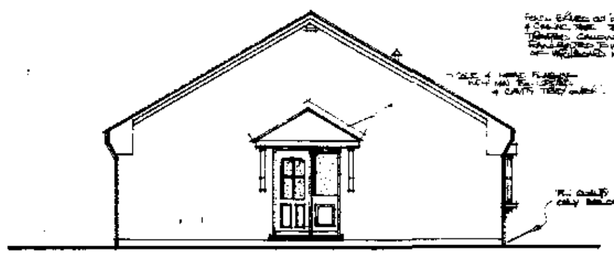


SECTION

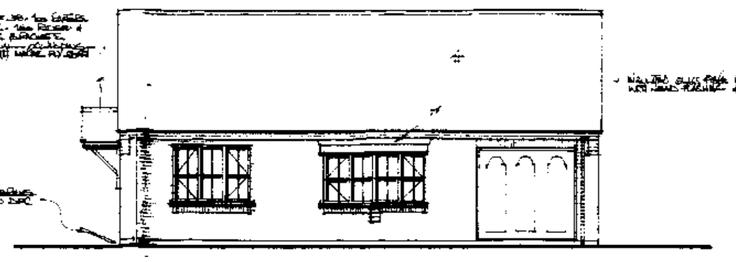


ROOF PLAN



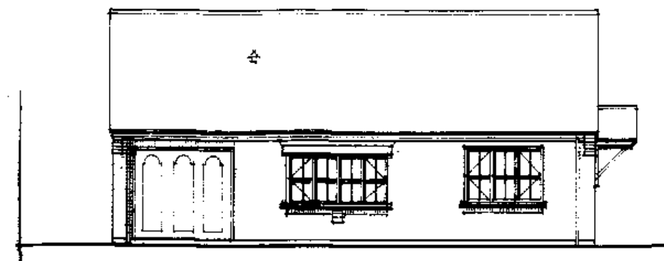


SIDE ELEVATION



FRONT ELEVATION

ELEVATIONAL TREATMENT OF PLOTS 12 & 13 PARK LANE AS SHOWN ON PLOT 13 PARK LANE DRAWING



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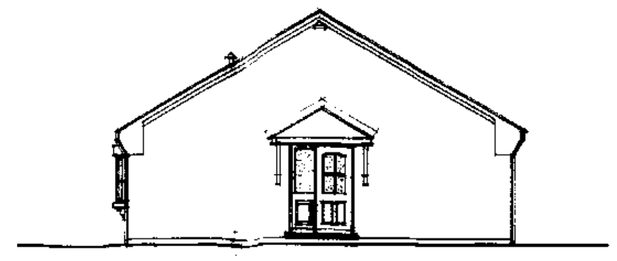

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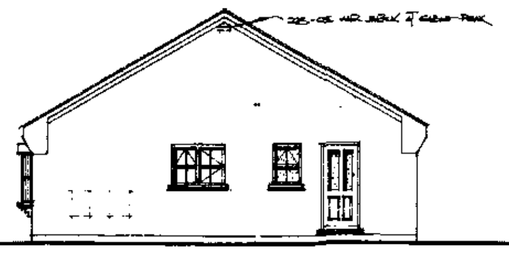

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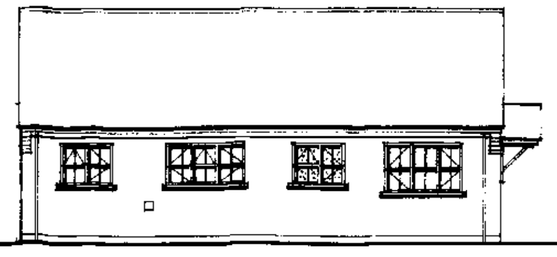
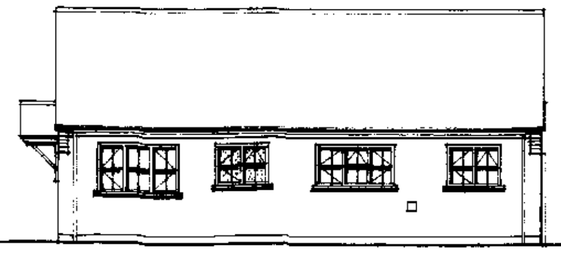


REAR ELEVATION

DESIGN No 255



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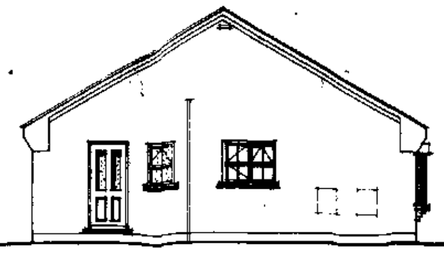
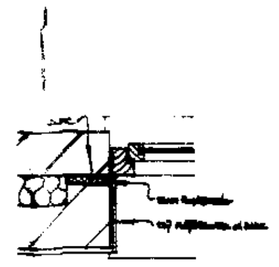


SIDE ELEVATION

DESIGN No 254



JAMB DETAIL

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3	838 x 838	—	—	UL2	2100
4	838 x 838	838	838	UL1	1800
5	838 x 838	—	—	UL2	2400
6	838 x 838	838	838	UL2	1800
7	838 x 838	—	—	UL2	2400
8	838 x 838	838	838	UL2	1800
9	838	—	—	UL1	1800
10	838	—	—	UL1	1800
11	838 x 838	838	838	UL1	1800
12	—	—	—	NIL	700
13	—	—	—	NIL	700

Common Cill Level for No. 254 & 255: 1412 (2000) / 1413 (2000) / 1414

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (MIN 150 END BEARING)

EXAMINED PLAN

ALL DIMENSIONS IN MILLIMETRES

P. L. ELY (CONTRACTORS) LTD.
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

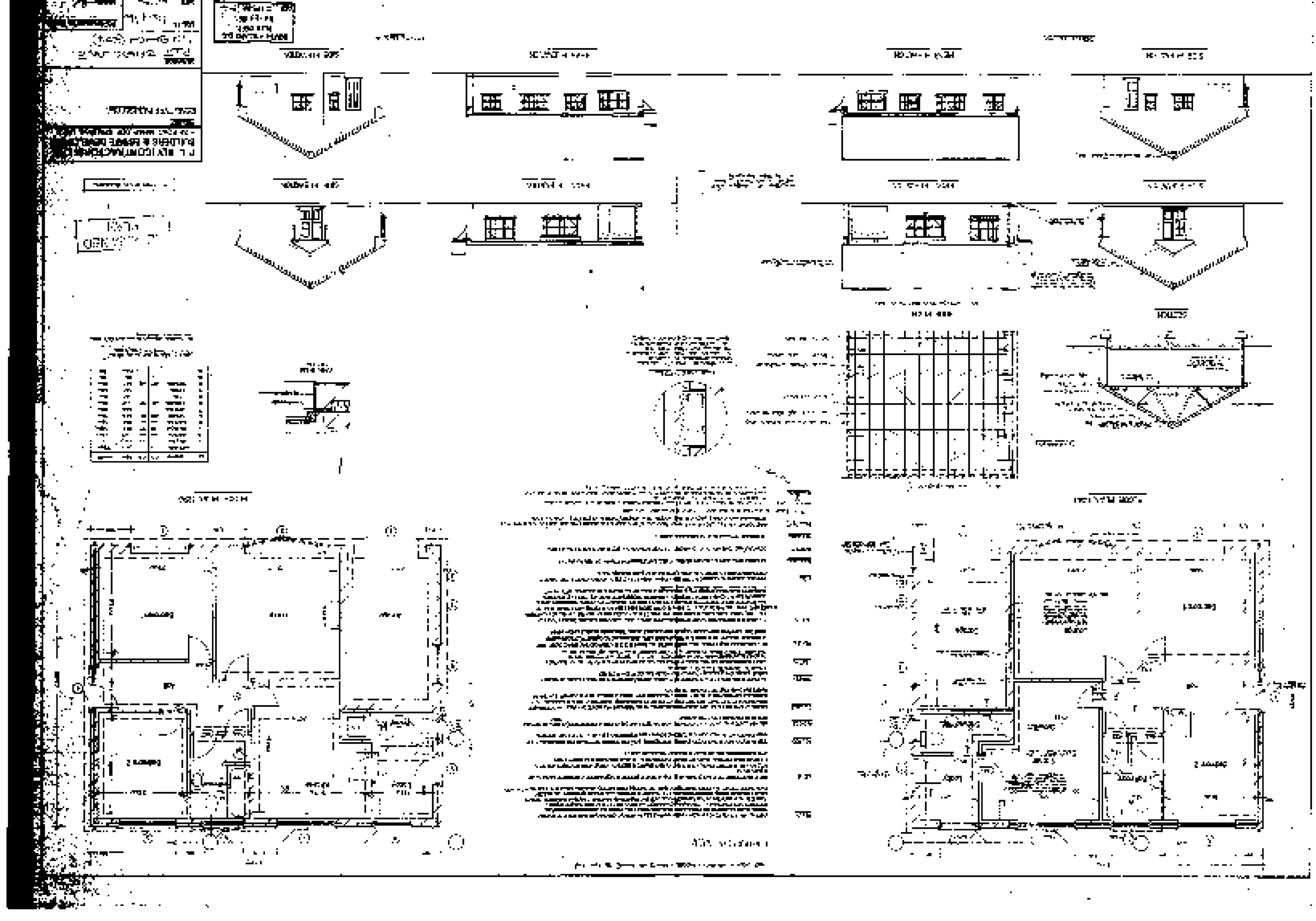
PROJECT: ESSEX TYPE BUNGALOW.

DRAWINGS: PLOT 13 PARK LANE HOLBEACH (254)

SCALES: 1:50 & 1:100

DATE:

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF S/1556/94



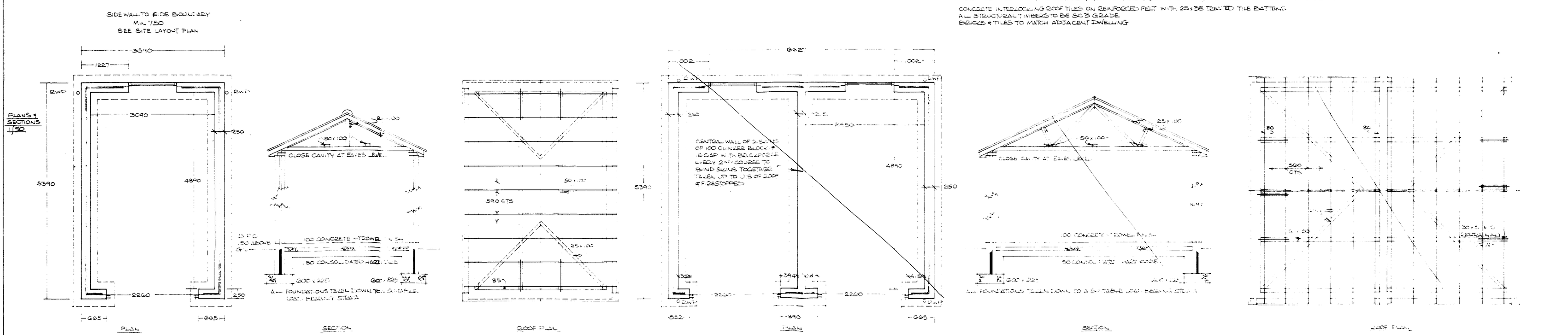
DIN 244G

PROPOSED STANDARD DETACHED GARAGES

25° PITCH TWINAPLATE ROOF TRUSSES IN ACCORD WITH BS 5268 PT 3 1985 & APPROVED DOCUMENT A STRUCTURE REQUIREMENTS MAX 600 CENTRES
50 x 100 PLATES & CEILING BINDERS. 25 x 100 DIAGONAL BRACES & APEX BINDERS
25 x 175MM PS E FASCIA 10 x 50 PLYWOOD SOFFITS. PVC RAINWATER GOODS

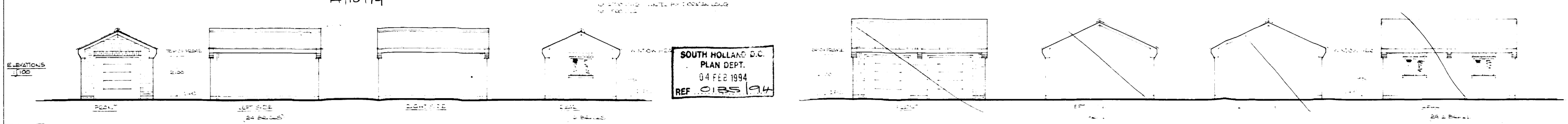
CAVITY WALLS 250 O.A OF 100 BRICK, 50 OPEN CAVITY & 100 L.B. CLINKER BLOCK. BELOW DPC 1 BRICKS FLEXIBLY BLOCKS CLASS A. DENSE CONCRETE WALL TIES EVERY 900 HORIZONTALLY & 450 VERTICALLY (225 AT JAMBS). VERTICAL DPC AT ALL OPENING REVEALS

CONCRETE INTERLOCKING ROOF TILES ON REINFORCED FELT WITH 25 x 38 TREATED TILE BATTENS
ALL STRUCTURAL TIMBERS TO BE SC3 GRADE
BRICKS & TILES TO MATCH ADJACENT DWELLING



SINGLE PLOTS PARK LANE HOLBEACH
14, 18 & 19

DOUBLE



SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF 0135/94

JUNE 1993

DIN 4449

PROPOSED STANDARD DETACHED GARAGES

SINGLE PITCH PARK LANE HOLYBEACH
14/18+19

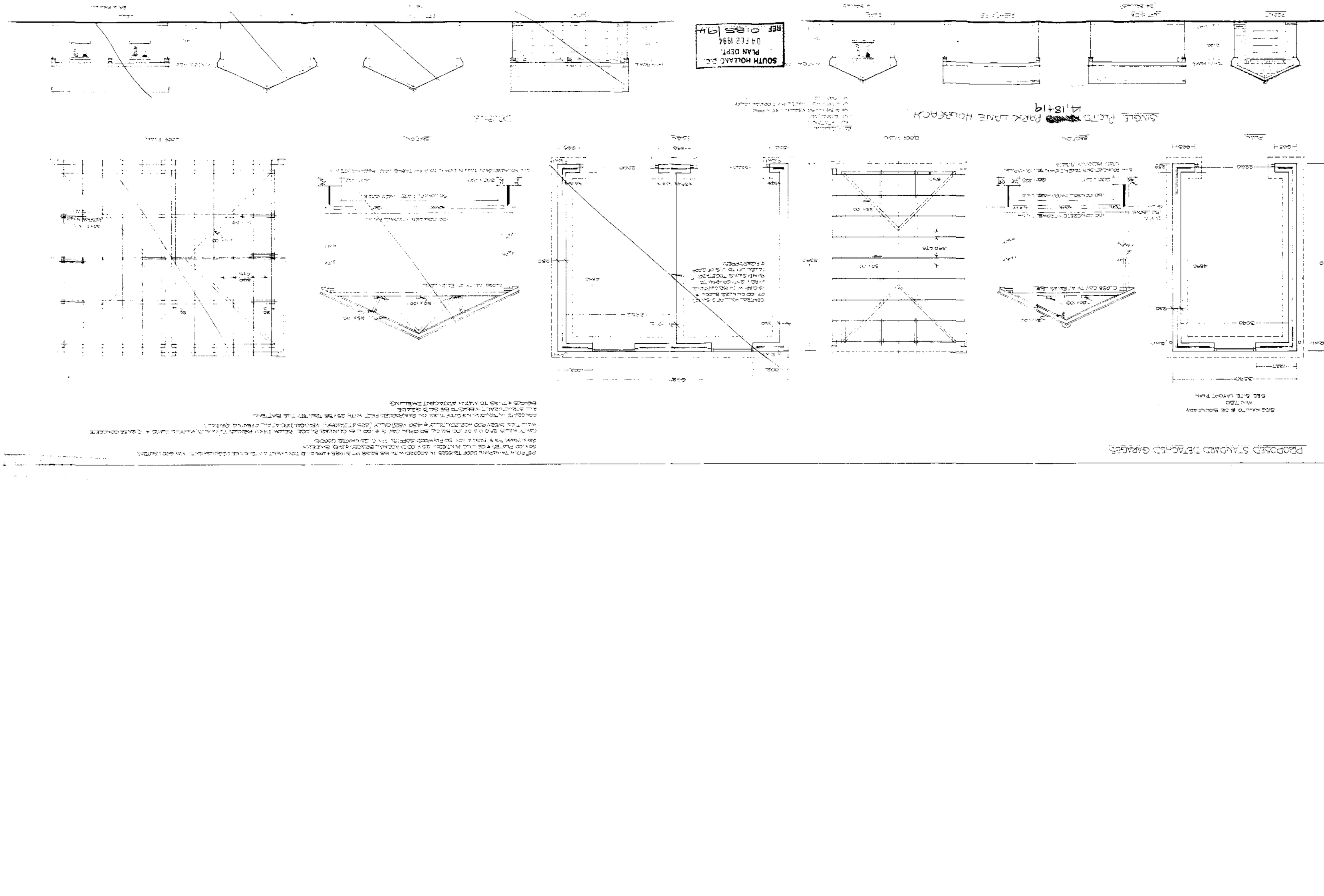
SIDE WALL TO BOUNDARY
MIN 750

See Site Layout Plan

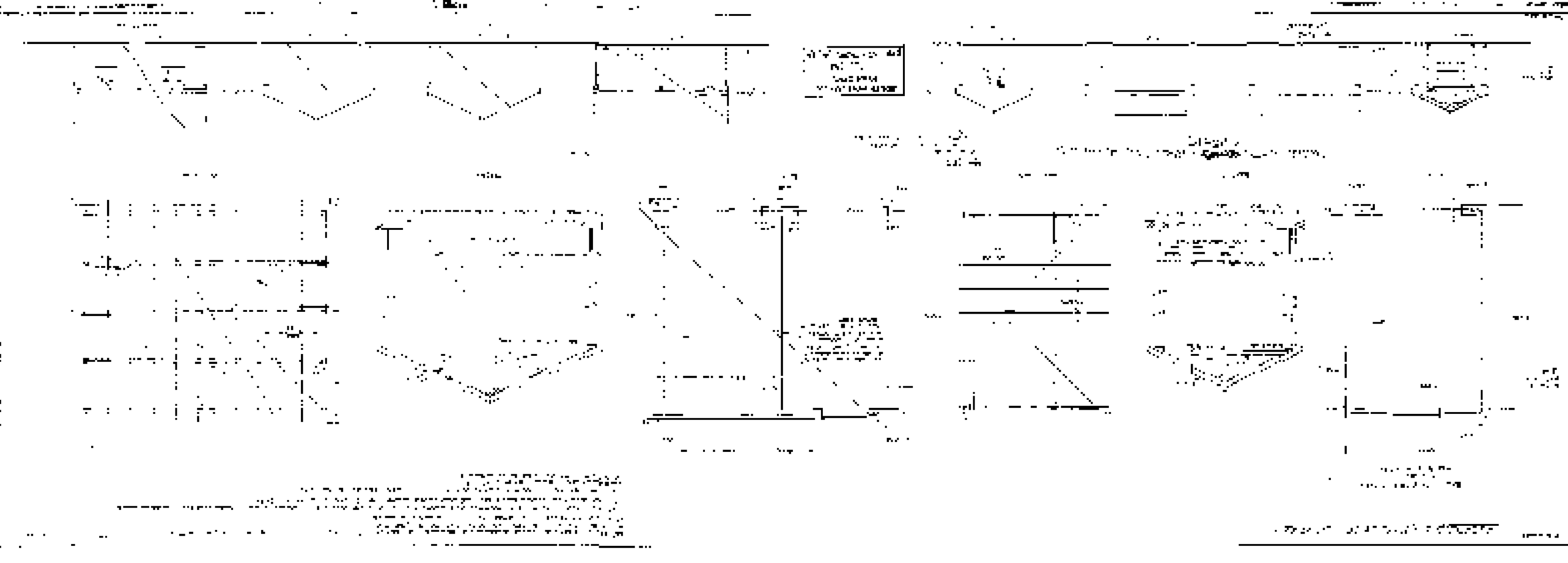
PLANS & SECTIONS 1:50

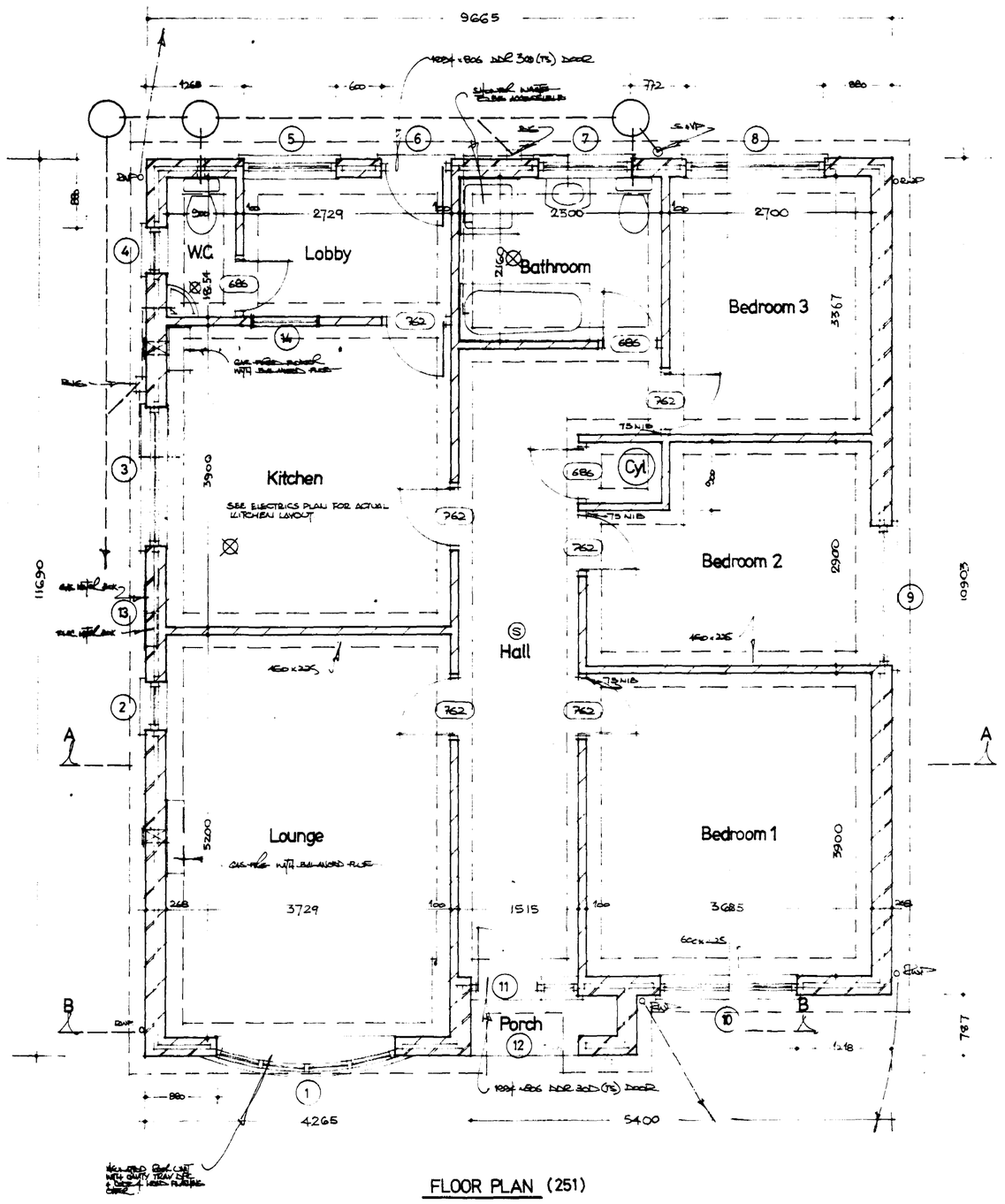
ELEVATIONS 1:100

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF 0185/94

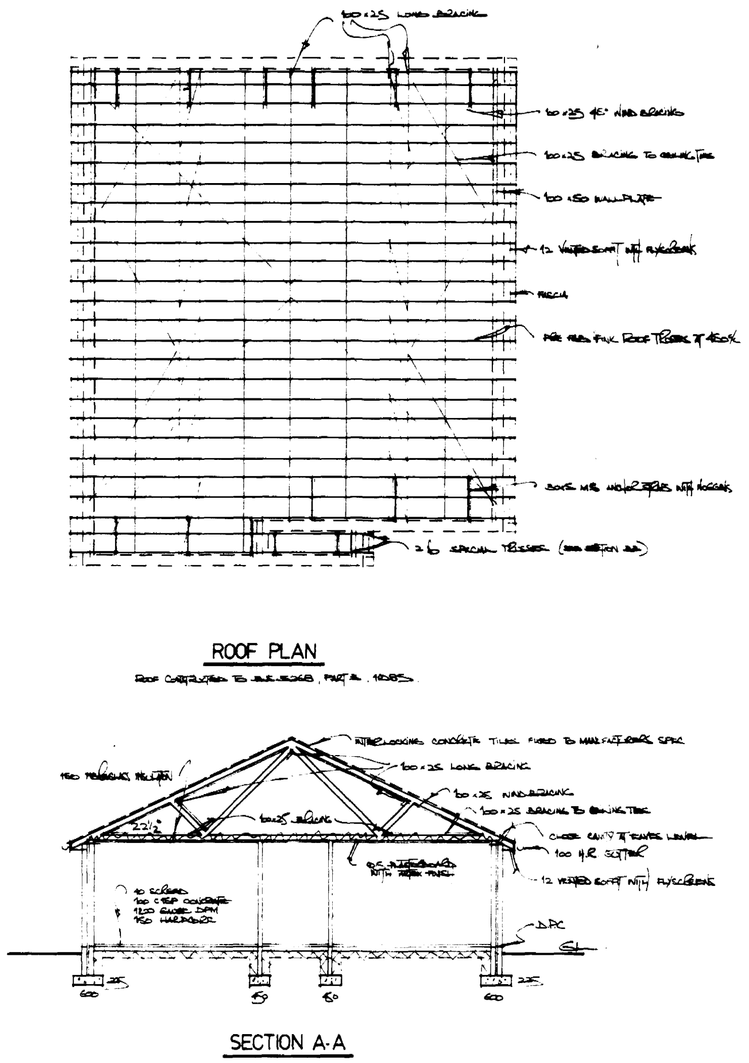


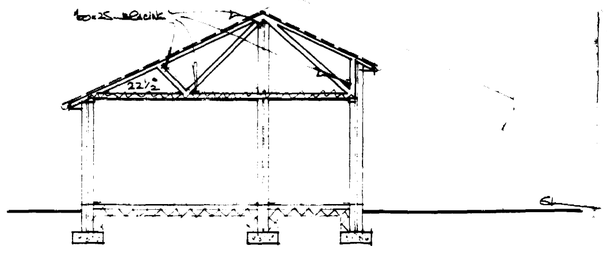
25° PITCH TWIN/DOUBLE DOOR TIMBER IN ACCORDW.TH BS 6336 PT 3 1982 + AMD 6 1988 BY STRUCTURAL ENGINEER. VIA BCD LAYERS
50 x 100 RAFTERS @ 0.45 CRS. 2nd 50 x 75 RIDGE BOARD
225 x 75mm T & G PINUS SYLVESTRIS TREATED WITH TANALITH E OR SIMILAR
CAVITY WALLS: 215.0 O.D. OF BRICK ON 1 # 100 L.B. CLINKER BLOCK. PLASTER FINISH INTERNALLY EXCEPT WHERE TILED. EXTERNAL FACING TO BE A CLEANED CONCRETE
COMMON BRICK IN MORTAR GRADE (1:1:6) OR (1:3) OR MASONRY CEMENT (1:3) WITH BRICKWORK MORTAR





FLOOR PLAN (251)





FOR DETAILS OF ROOF ARCHS & ROOF TIMBERS REFER TO SECT PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 105 FACING BRICKS CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BCA DENSE 'Q' LEAF TO BE 100 LIGHTING THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS TIES TO COMPLY WITH B.S. 1243 1978 WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY & EVERY 225 AT JAMBS. ALL DOMAN LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTHO THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 12MM FINISH. D.P.C. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS 440 ISOLATED. BE NO CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL ROSE BRICKWORK D.P.C. TO BE 'DL' QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 125 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION
22½° PITCH RSJ'S - FABRICATED PINK ROOF TRUSSES AT 1450 CENTERS STRAPPED AT VERGES & CEILING LEVEL WITH NAIL EDGE CENTRES WITH 30 x 5 N.S. ANCHOR STRAPS 1000 150 WALL PLATES 100 x 25 BEARING ON 215 ROOF ALL AS DESIGN CONSTRUCTED TO B.S. 5268: PT 3: 1985.
UPVC 68MM DIA DOWNPIPES AND GUTTERS TO BE EQUIVALENT TO 100 DIA 'E' GUTTER & 65 DIA DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C.B.P. CONCRETE (OR C.20 P. WHERE REINFORCEMENT USED) 600 x 225 UNDER CAVITY WALLS & 450 x 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C.B.P. CONCRETE SUB-FLOOR (OR C.20 P. WHERE REINFORCED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOF SPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 2500 MM² PER METRE RUN OF EAVES. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMBER EAVES VENTS. GARAGE CEILINGS LINTELS TO BE LINED WITH 2 LAYERS OF 6 MM PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
PILKINGTON 'K' GLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422 CL. SEC. 3. ALL FLUES TO HAVE EXTERNAL CHIMNEY TERMINALS & THEIR OUTPUTS TO BE EQUIVALENT & NOT LESS THAN THOSE SPECIFIED IN ACCEPTABLE SOLUTIONS GAS 4 & 5 OF APPROVED DOCUMENT J.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIA. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BONDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (10 METRES) & 1200 (2 METRES) 100MM DIA. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 600 ABOVE ROOFED LEADS.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN A 100 DIA APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 S.W. 1:100) & WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 C.I. LINTEL CLEAR & TO BE SUITABLY PROTECTED BY A FLEXIBLE JOINT OR EQUAL & WHERE RUNS ALL PIPES OVERALL TO HAVE 150 BLICK PER GRAVEL BED & SURROUND WHERE NOT UNDER A DRIVE & UNLESS LESS THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BONDED ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BUCKING EYES AT EACH CHANGE OF DIRECTION. ALL CULVERTS TO BE ACCESSIBLE. MANHOLES TO BE AS ALL GROUND FLOOR WASTES PASSING THROUGH WALLS.

I. Co. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIA. APPROVED PVC SET ON 150 THICK CONCRETE BASE. CLOSURE COVERS USED GENERALLY & GRADE B. ALTERNATIVE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50 (9 CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

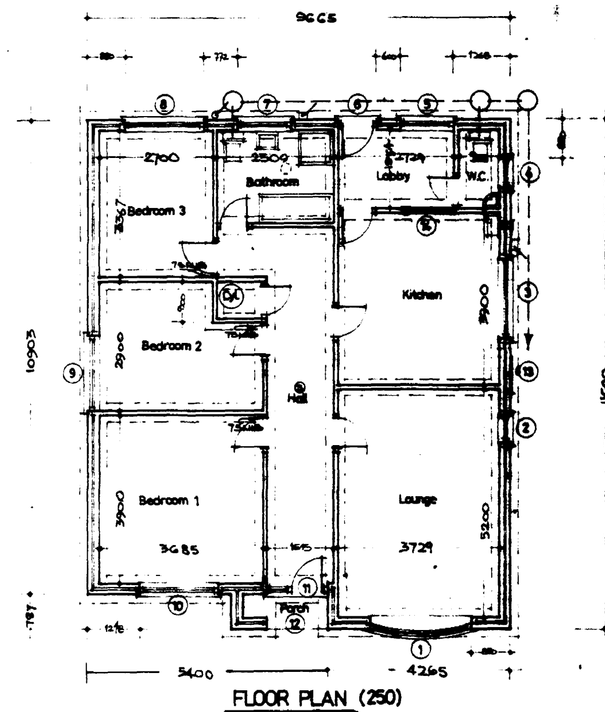
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH VENT 2 SPEED VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS - BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

FAN DETAILS: BATHROOM CAME 240 WC CAME 170

SMOKE ALARMS PROVIDE ALL INDICATED ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981

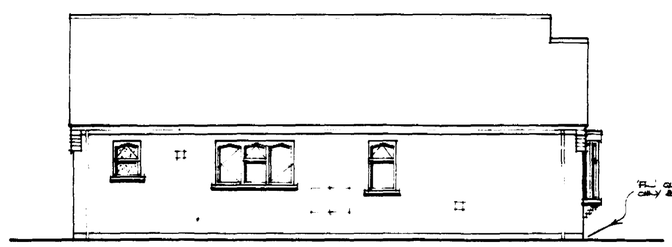


FLOOR PLAN (250)

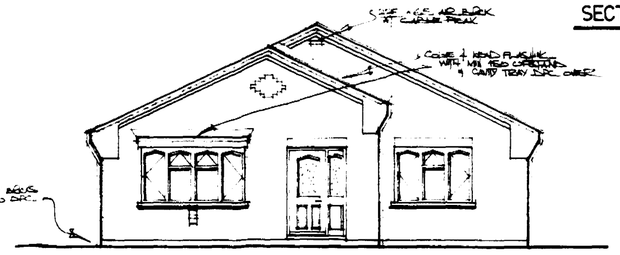
No.	Symbol	251	250	Lintel	Length
1	686 x 686	—	—	GL2	2700
2	762 x 762	—	—	GL2	1650
3	762 x 686	—	—	GL2	2150
4	686 x 686	—	—	GL2	1650
5	2100 (DR)	OPP	OPP	GL1	1500
6	1981	—	—	GL1	1200
7	2400 (DR)	OPP	OPP	GL1	1500
8	2040 (DR)	—	—	GL1	2150
9	1	—	—	GL2	*
10	686 x 686 (DR)	—	—	GL1	*
11	1981 x 1962	OPP	OPP	GL1	1650
12	—	—	—	GL1	*
13	—	—	—	REBL	1200
14	SPECIAL			DOOR	1200

GARAGE DOOR TO BE 2400 GRADE / 1150 (DR) / 1981 (DR) / 1981 (DR) / 1981 (DR)

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (SEE ALSO DRAWING)



SIDE ELEVATION



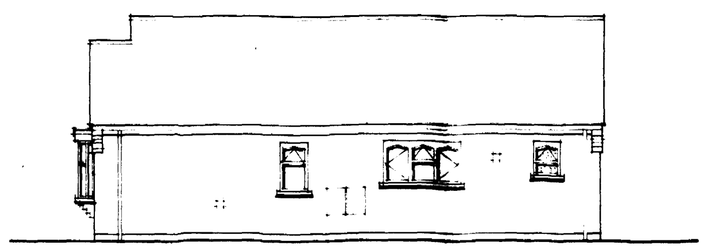
FRONT ELEVATION

DESIGN No 251



FRONT ELEVATION

DESIGN No 250



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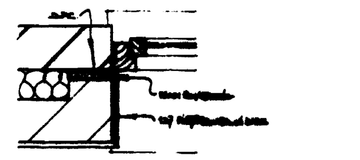
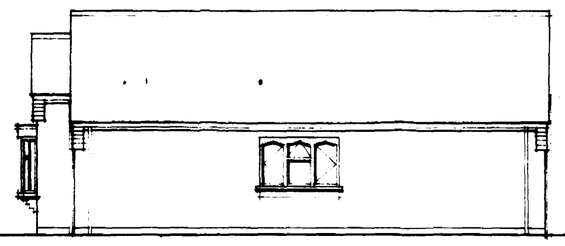
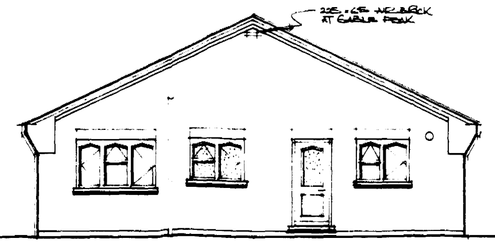
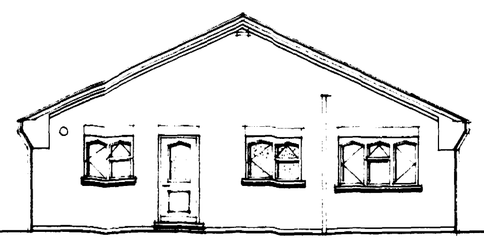




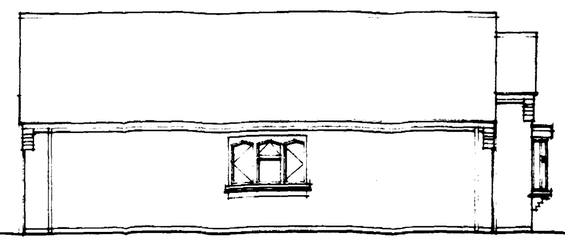
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF S/135/94

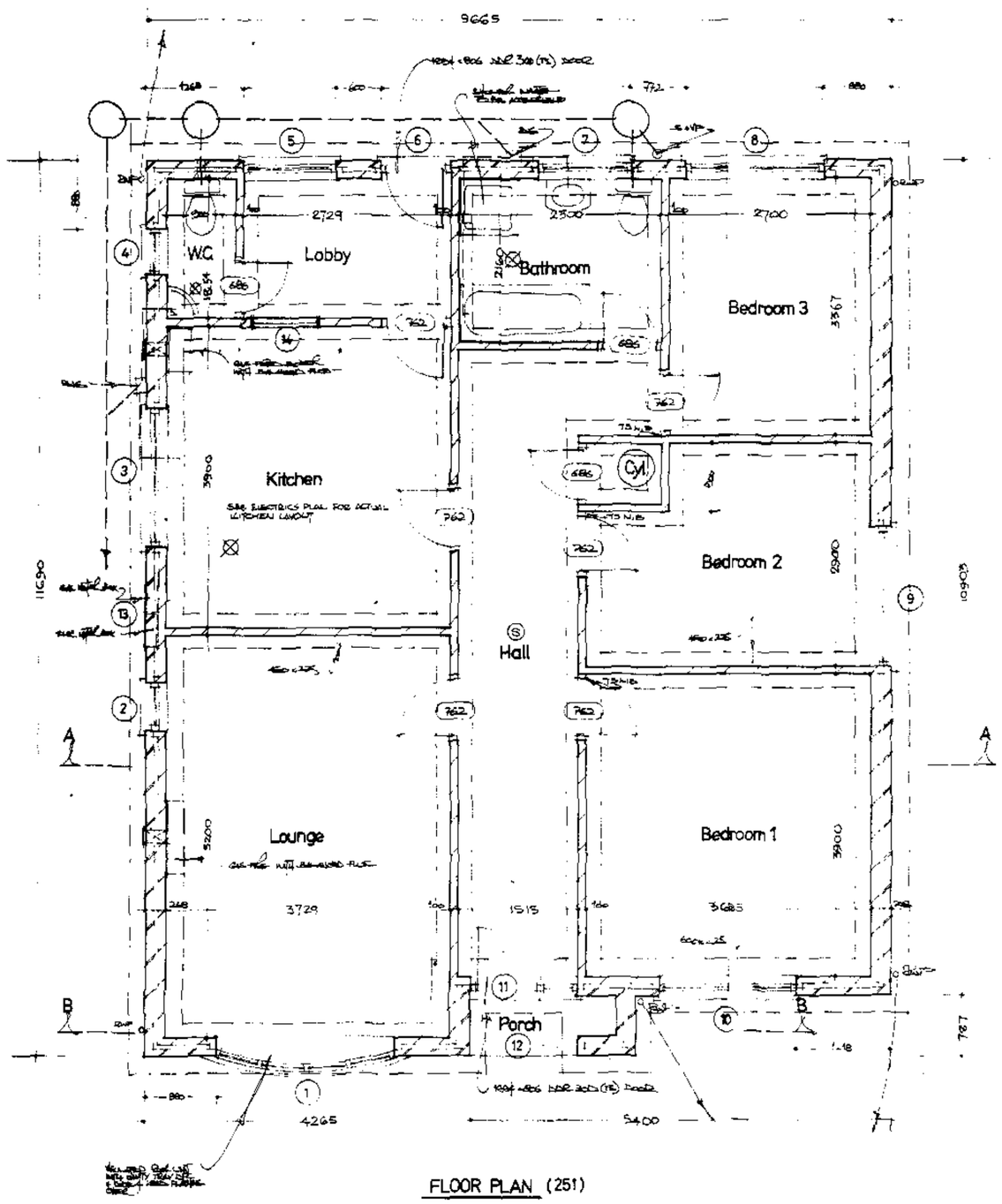
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
STRATFORD TYPE BUNGALOW.

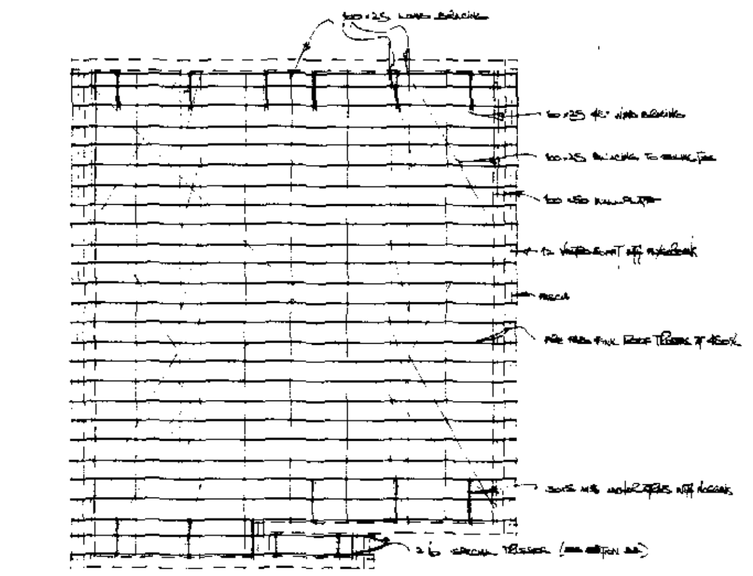
DRAWINGS:
PLOT 14 PARK LANE
HOLBEACH (250)

SCALES 1:50 & 1:100

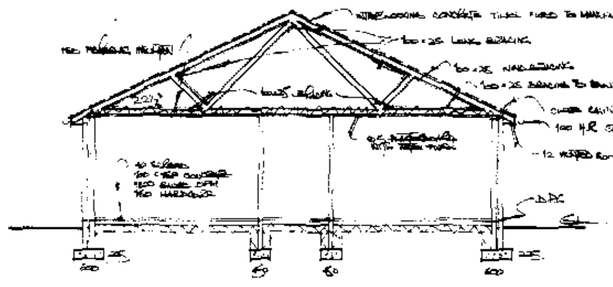
DESIGN/PLAN No. 2500/1



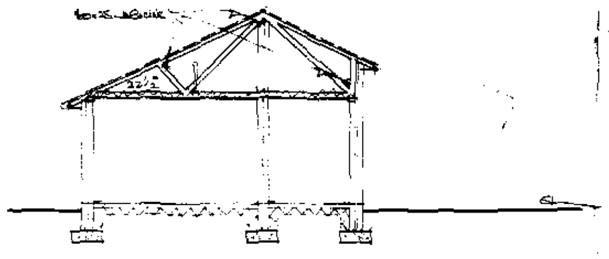
FLOOR PLAN (251)



ROOF PLAN



SECTION A-A

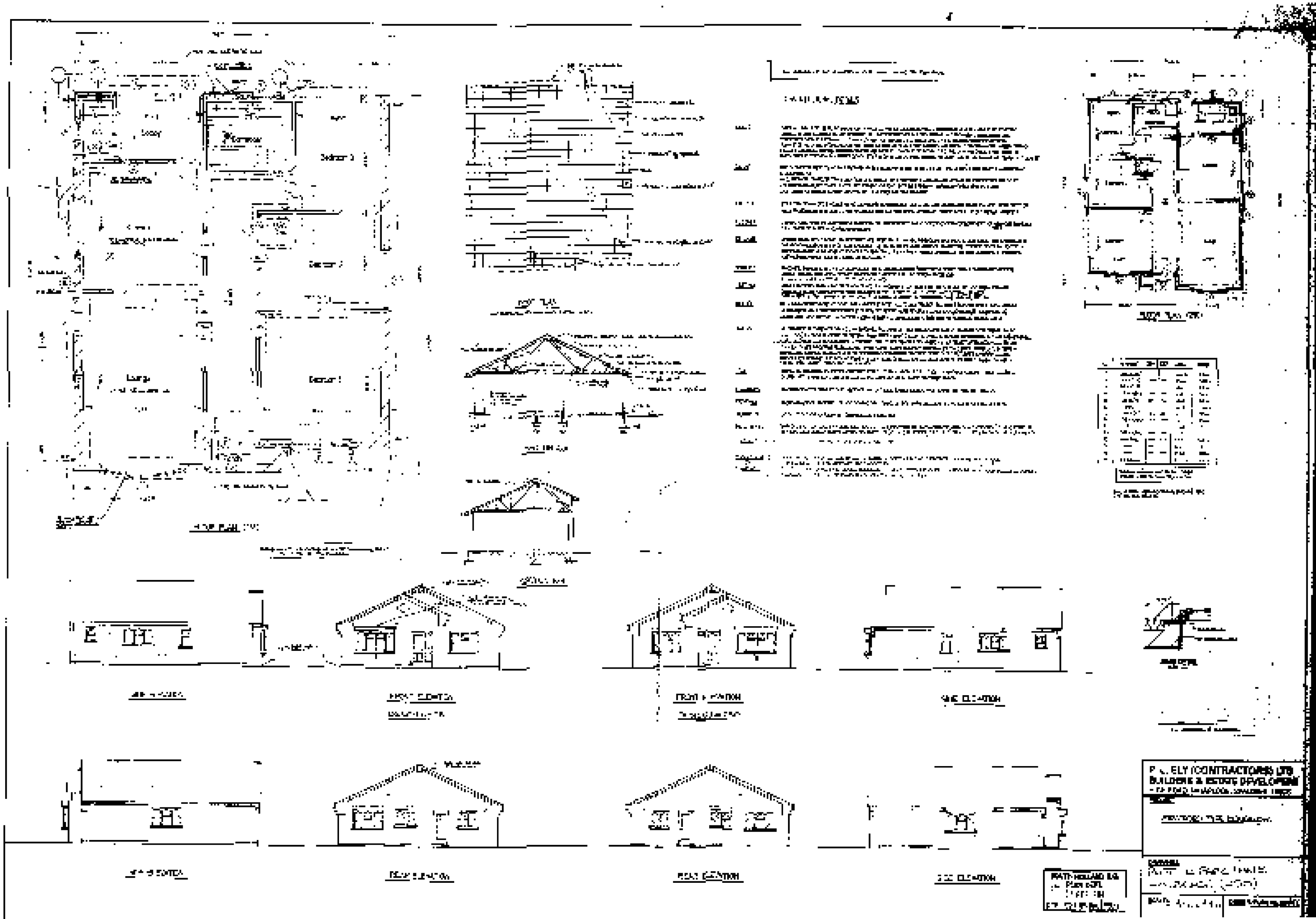


SECTION B-B

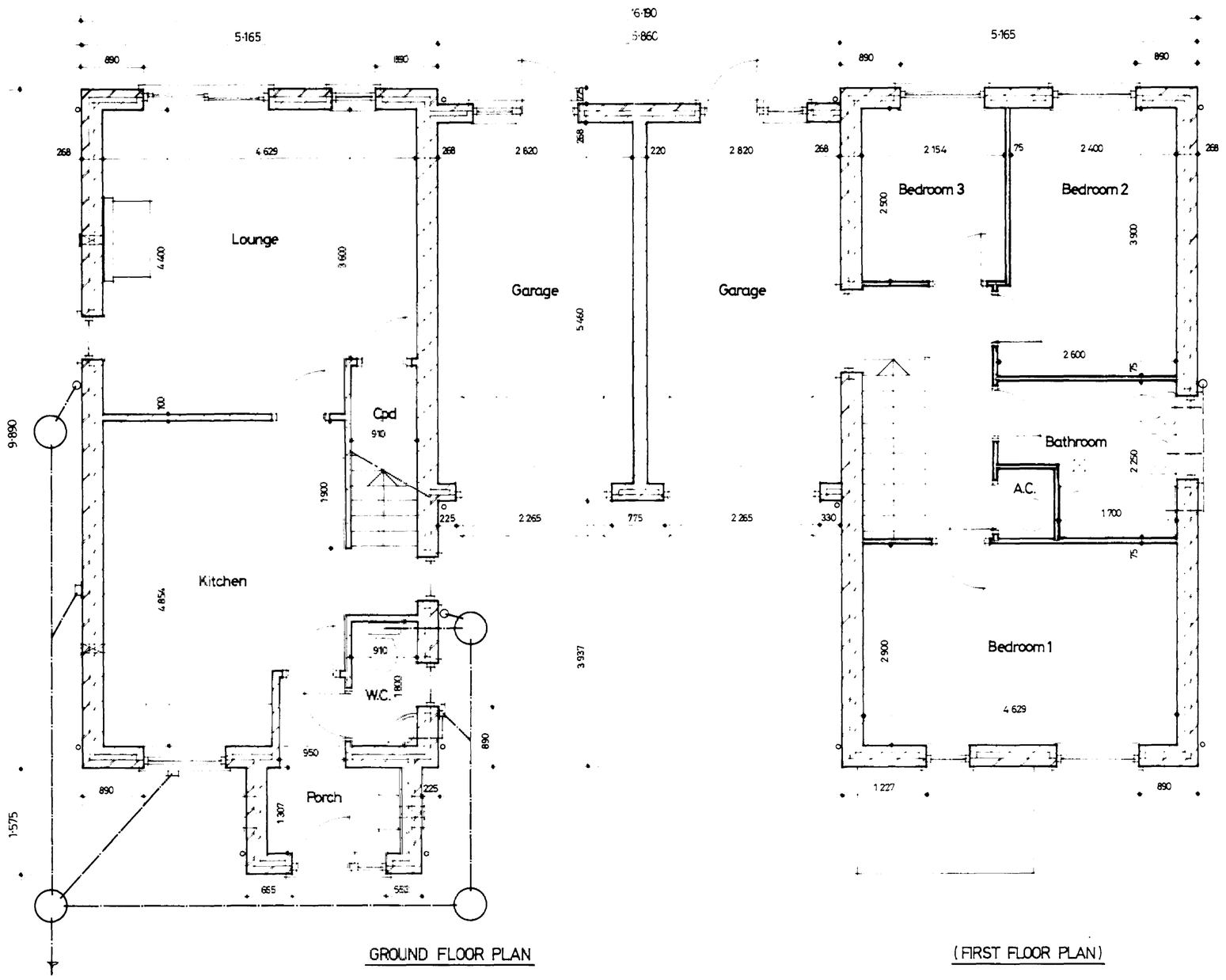
FOR DETAILS OF FRONG ARCHES & ROOF TIMBERS, REFER TO SIDE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 105 FACING BRICKS/CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEADS OR WHITE HEAT TO BE 100 LYTAG EXTERNAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS TO COMPLY WITH B.S. 5643 1978 WITH MAX SPACING 900 HORIZONTALLY AND VERTICALLY AT EVERY 525 ST TRANSS. ALL BRICKWORK LOWER COURSES INSULATED ALL MASONRY UP TO D.P.C. TO BE DENSE CONCRETE INFILLED. WALLS TO BE 100 LYTAG EXTERNAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 12MM FINISH. D.P.C. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ADHESIVE CEMENT SCRATCH COAT TO ENSURE CAVITY IS CLEAR. ALL INTERNAL BRICKWORK



FRONT ELEVATION
SIDE ELEVATION

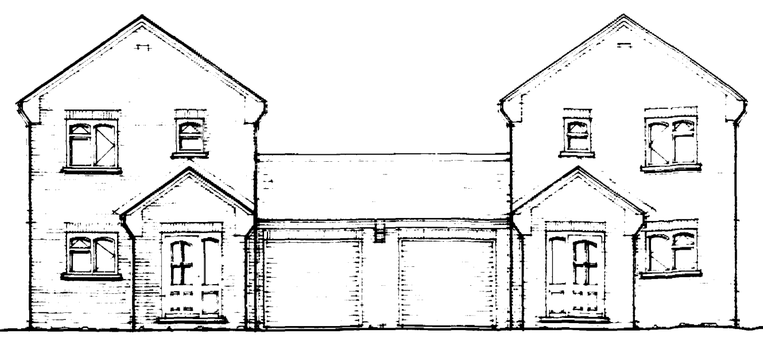


GROUND FLOOR PLAN

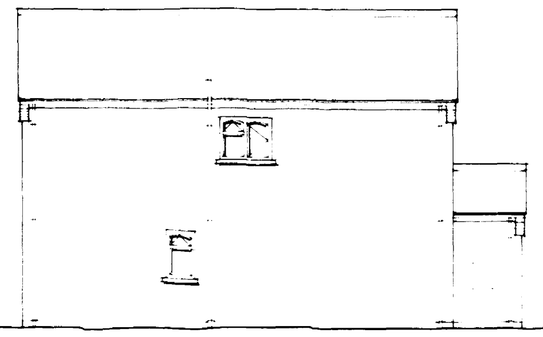
(FIRST FLOOR PLAN)

DETERMINED PLAN

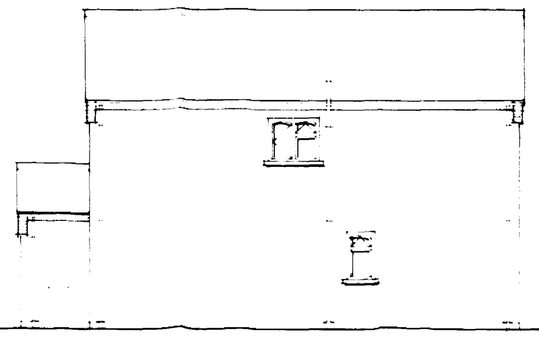
SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF 0135/94



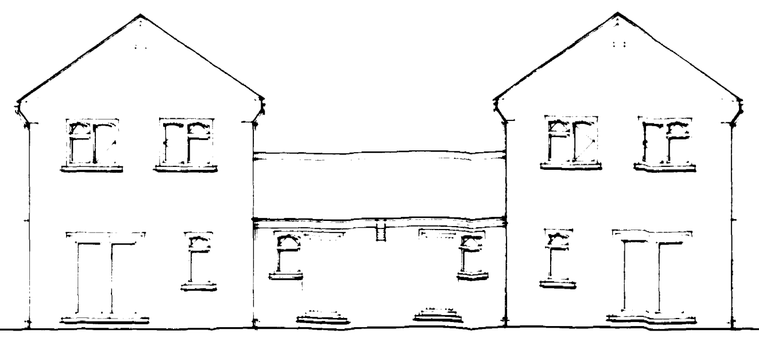
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

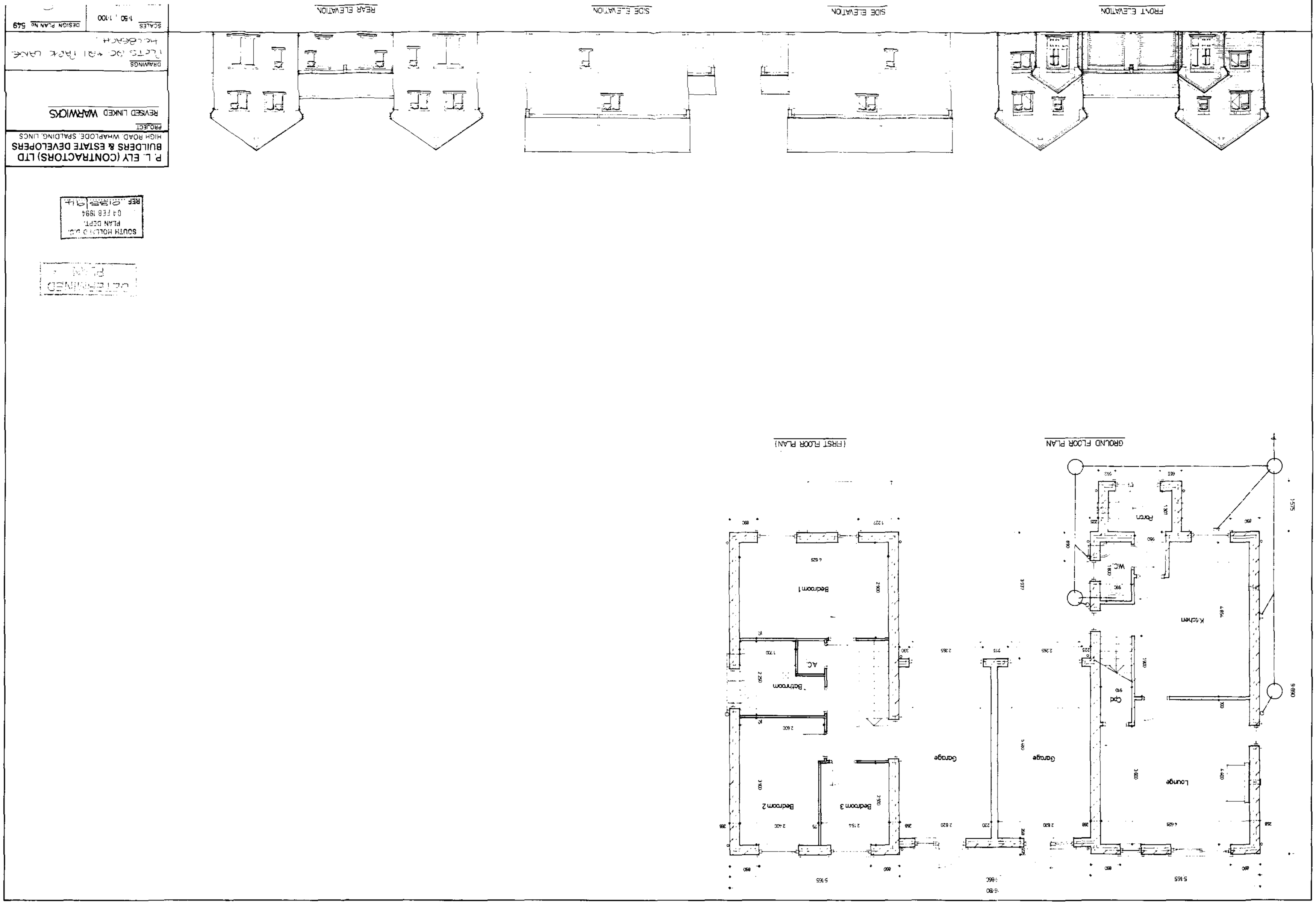
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
REVISED LINKED **WARWICKS**

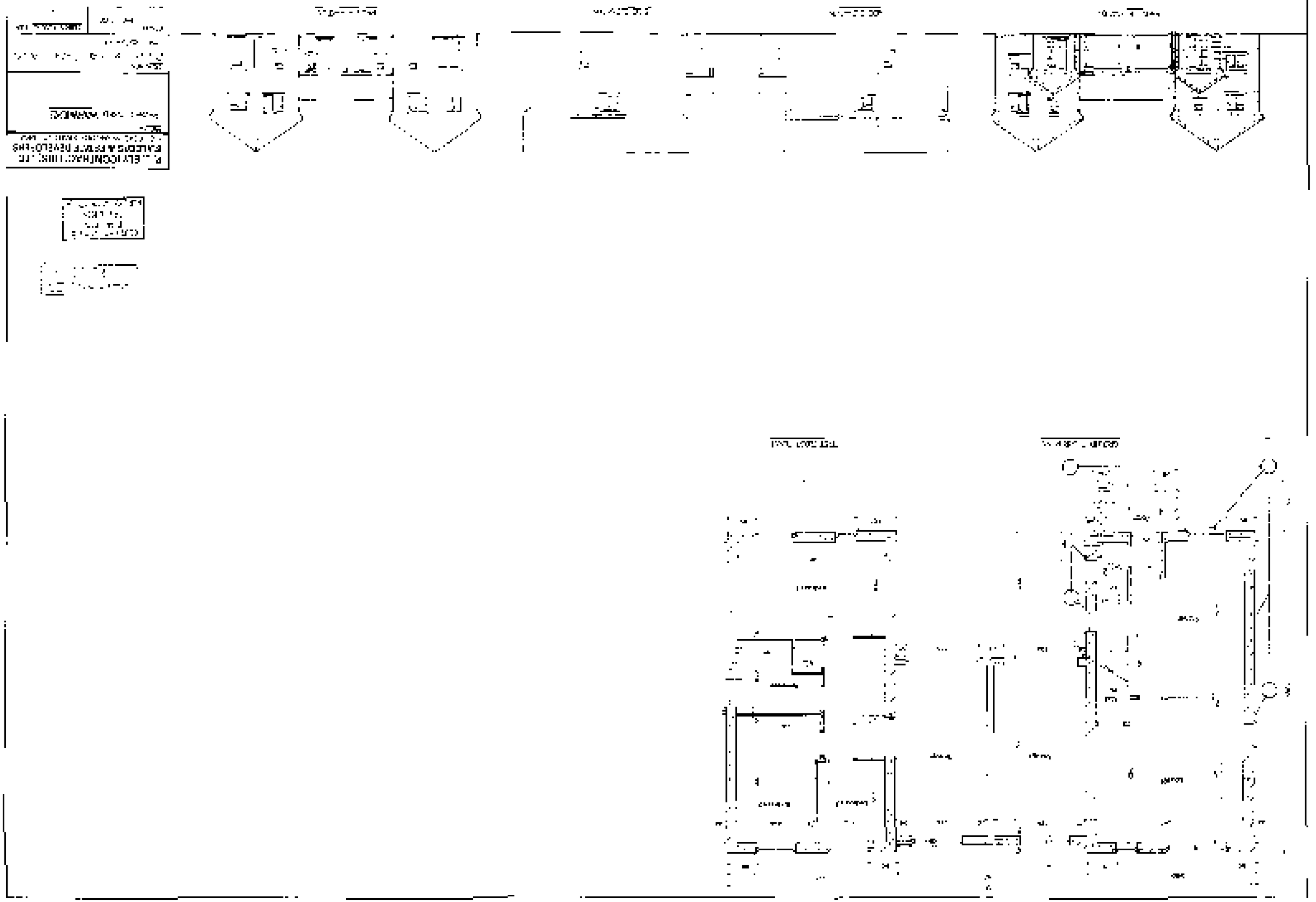
DRAWINGS
PLOTS 20 + 21 PARK LANE
HOLBEACH.

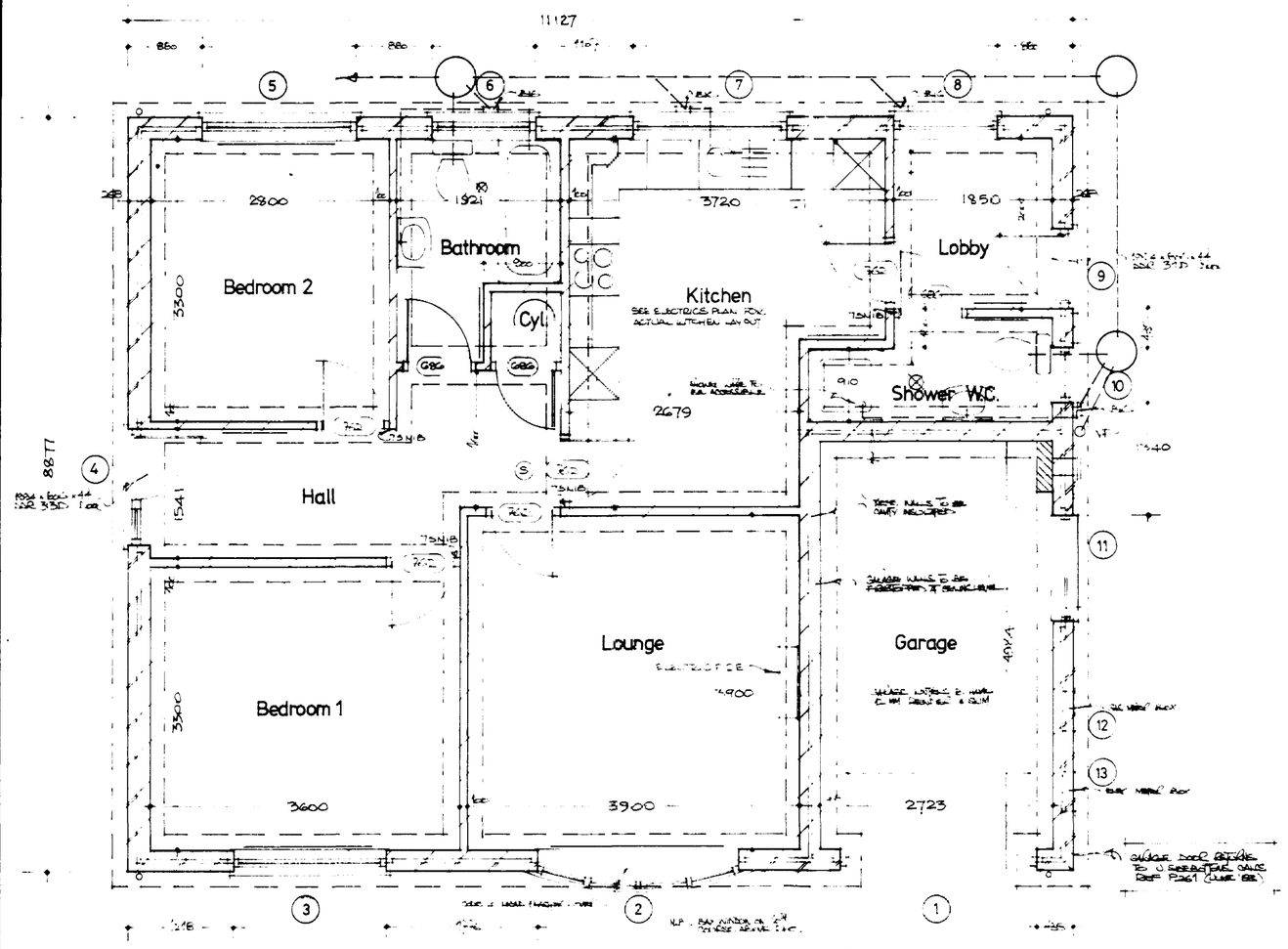
SCALES 1:50 , 1:100

DESIGN PLAN No 549

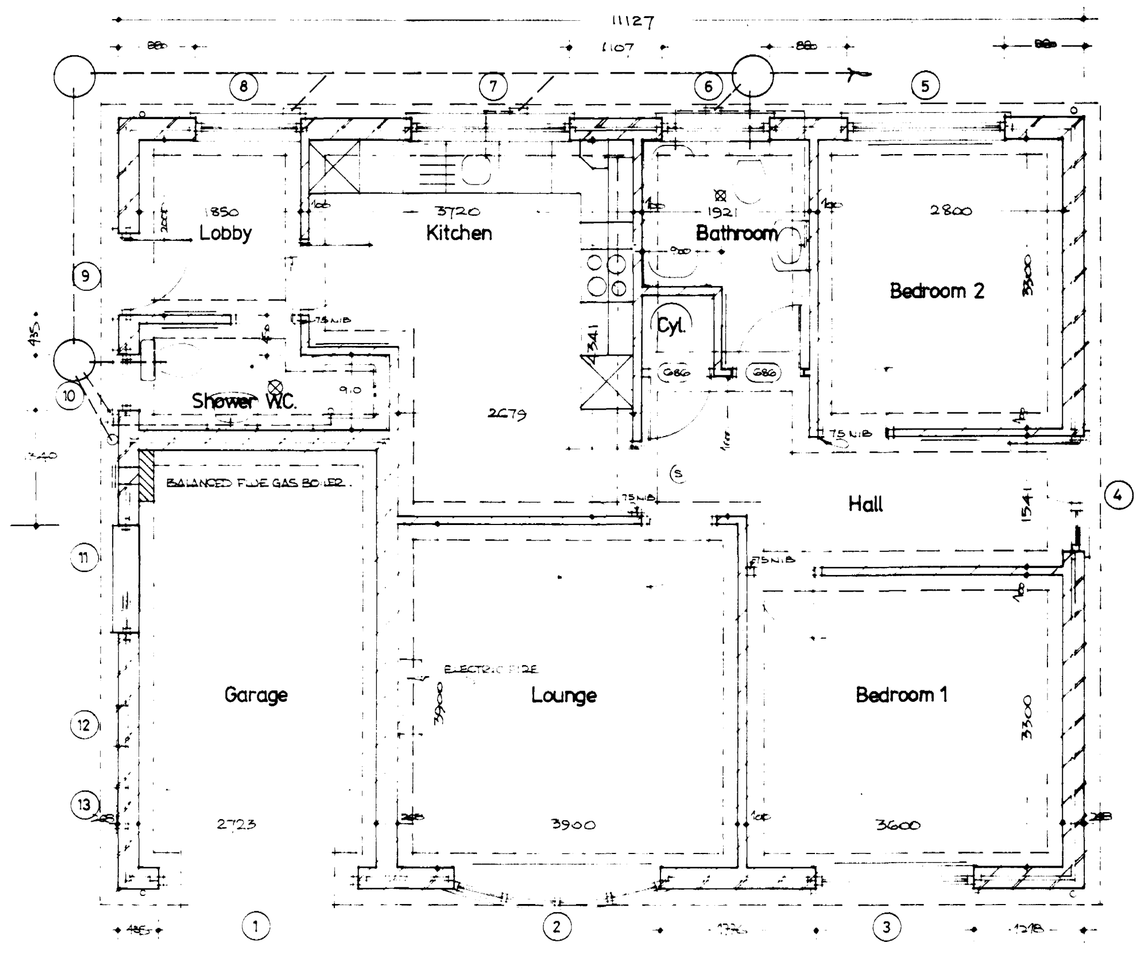


P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS
PROJECT
REVISED LINKED WARWICKS
DRAWINGS
PLOTS 3C & 3D PARK LANE
HOLBEACH
SCALES
1:50 , 1:100
DESIGN PLAN No 549
SOUTH HOLLAND D.C.
PLAN DEPT.
04 FEB 1994
REF. 0185 94
DETERMINED
PLAN
REAR ELEVATION
SIDE ELEVATION
SIDE ELEVATION
FRONT ELEVATION
(FIRST FLOOR PLAN)
GROUND FLOOR PLAN
Bedroom 1
Bathroom
A.C.
Bedroom 2
Bedroom 3
Garage
Garage
Lounge
Kitchen
W.C.
Porch
Cpd





FLOOR PLAN (255)



FLOOR PLAN (254)

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 FACING BRICKS CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEADS OR INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS AS TO COMPLY WITH B.S 5628 1978 WITH MAX SPACINGS 800 HORIZONTALLY, 450 VERTICALLY & EVERY 225 AT JAMBS ALL DOORWAY LINTELS INSULATED ALL BLOCKS UP TO D.P.C TO BE SOLID CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SKIM FINISH. D.P.Cs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE GL. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ABSORBOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS BELOW DPC TO BE MIN. "A" QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION
22½° PITCH PRE-FABRICATED T.R.W. ROOF TRUSSES AT 600 CENTERS STRAPPED AT VERGES & CEILING LEVEL AT MAX 1800 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS 1000 x 30 WALL PLATES 100 x 25 BEDDED ON 1:3 POROUS ROOF ALL AS PREVIOUSLY CONSTRUCTED TO B.S. 5268 PT 3: 1985
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 MM ELLIOTT'S 65 DIAM. COMPIPE

FOUNDS STRIP FOUNDATIONS OF CLSP CONCRETE (OR C20P MIXED) REINFORCEMENT USED, 750 x 225 UNDER CAVITY WALLS 560 x 225 UNDER PARTITION WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE L.B. BEARING STRATA DETERMINED ON SITE WITH S.I.O.B.C. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 40 SANDCEMENT SCREED ON R.C. CLSP CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH JOINTS FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. 2000 SPACE VENTILATED TO B.S.C.P. REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CENTRALAIR CAP. ONE VENT PER NO SOFFIT BOARDS. TWICE EAVES VENTS. GARAGE CEILINGS UNTREATED BE LINED WITH 2 LAYERS OF WASTE BOARD WITH STAGGERED JOINTS OR EQUIVALENT.

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE ALL TO HAVE MIN 400 DIAM VENT LIGHTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
PILKS "C" GLASS TO ALL D.G. WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S.C.P. 3. ALL FLUES TO HAVE EXTERNAL DAVIES THERMOSPEED. 9" TWIN CENTRAL TO ROOFSPACE & 4" ALUMINIUM TO OUTSIDE. AN ACCESSIBLE WATER CIRCUIT SHALL BE FITTED

WASTES BATH, SINK & SHOWER WASTES TO BE 40 MM MIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING GIVES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES)
100 MM DIAM VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE ADJACENT WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED UPVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS, POLYCO S.W. 1:100, WHERE PASSING BENEATH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SURROUNDED BY A RIGID CONCRETE ARCH OR HAUNCH OF CONCRETE. ALL PIPES GENERALLY TO HAVE MIN 100 DIA PEA GRAVEL BED & SURROUND WHERE NOT LAID 2 DIAMS BELOW & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY RAMED 1:6:6 PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER 2 DIAMS BELOW & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE DROPPING EYES AT EACH CHANGE OF DIRECTION. ALL QUALITIES TO BE ACCEPTABLE MATERIAL BS 65 AA-ALL BELOW PIPING WORK TO BE PRECISE

I.Cs INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE GARDE TO COVERS USED GENERALLY & GRADE B ALL BELOW ROAD SET ON 150 THICK CONCRETE PLINTH.

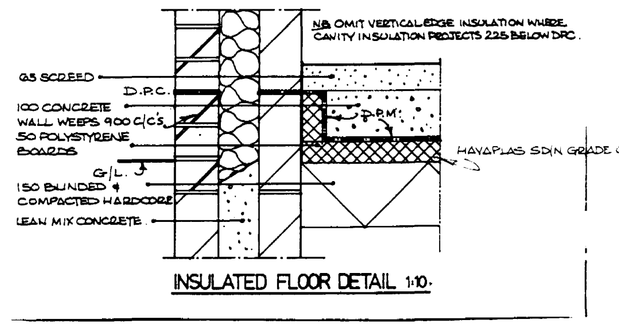
SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1½ m³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50/9 CLEAR/WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

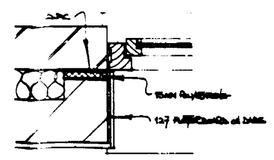
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH. VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWER ROOM (MIN 8 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED
BATH ROOM CAPS 240 SHOWER ROOM CAPS 240

FAN DETAILS — MODEL DELTA VENTILATOR FITTED WITH 2 SPEED MOTOR CONNECTED TO MAINS OPERATED WITH SEPARATE PULL CORD SWITCH
SMOKE ALARMS — TO BE MAINS OPERATED WITH BATTERY BACK UP TO BS 5446 PT 1 & TO APPROVED DOCUMENT B
GLAZING — ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 CLASS 2(B)

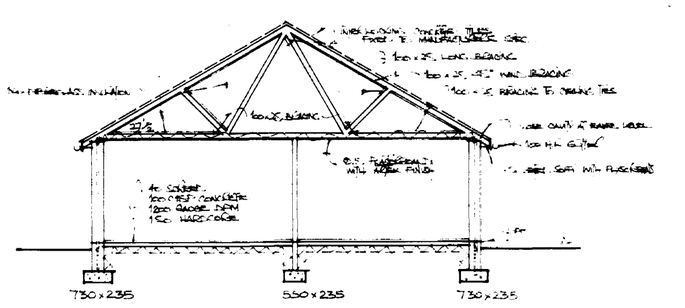


INSULATED FLOOR DETAIL 1:10

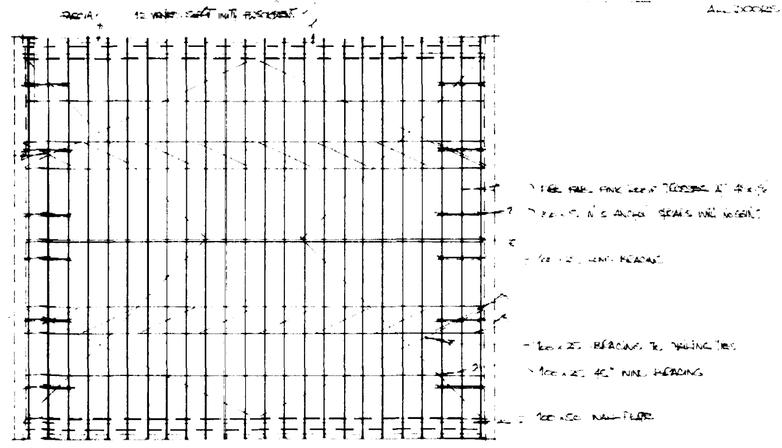


JAMB DETAIL

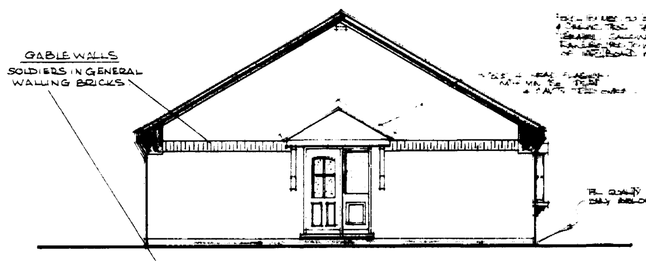
No	Derived	255	254	Lintel	Length
1	DF 7065 N			UL 2	3700
2	DR 65 BAY			UL 2	"
3	DM 80C			UL 2	2100
4	RB 135 P	OPP	OPT	UL 1	1650
5	D 3020 C			UL 2	3700
6	D 2510 CD	OPP	OPT	UL 2	1900
7	D 3510 CDC			UL 2	2100
8	D 2160 CD	OPP	OPT	UL 2	1900
9	RB 5			UL 1	1200
10	D 1510 D			UL 1	1650
11	D 2160 CD	OPP	OPT	UL 1	1900
12				MBL	750
13				MBL	750



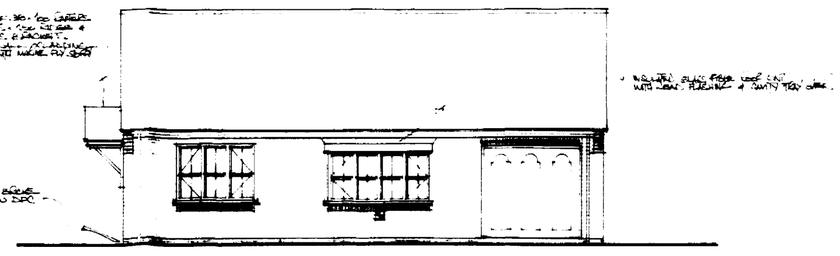
SECTION



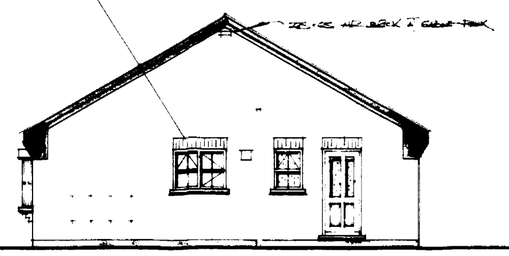
ROOF PLAN



SIDE ELEVATION



FRONT ELEVATION

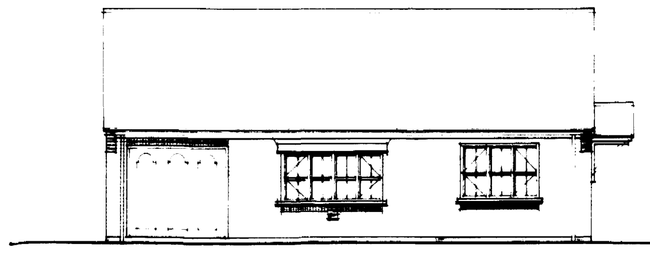


SIDE ELEVATION

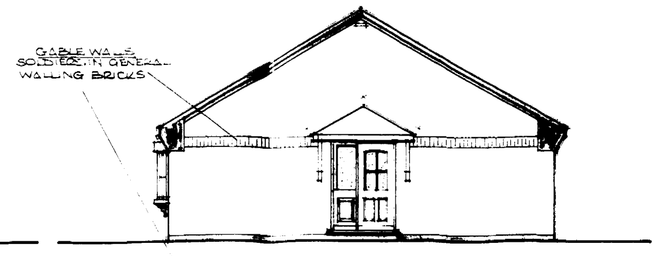


REAR ELEVATION

DESIGN No 255



FRONT ELEVATION



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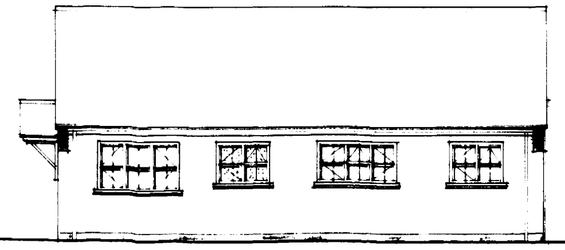
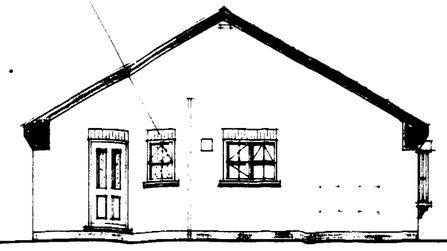


REAR ELEVATION



SIDE ELEVATION

DESIGN No 254

SOUTH ... BUILDING CONTROL
RECEIVED
24 JUN 1994
01.35/94

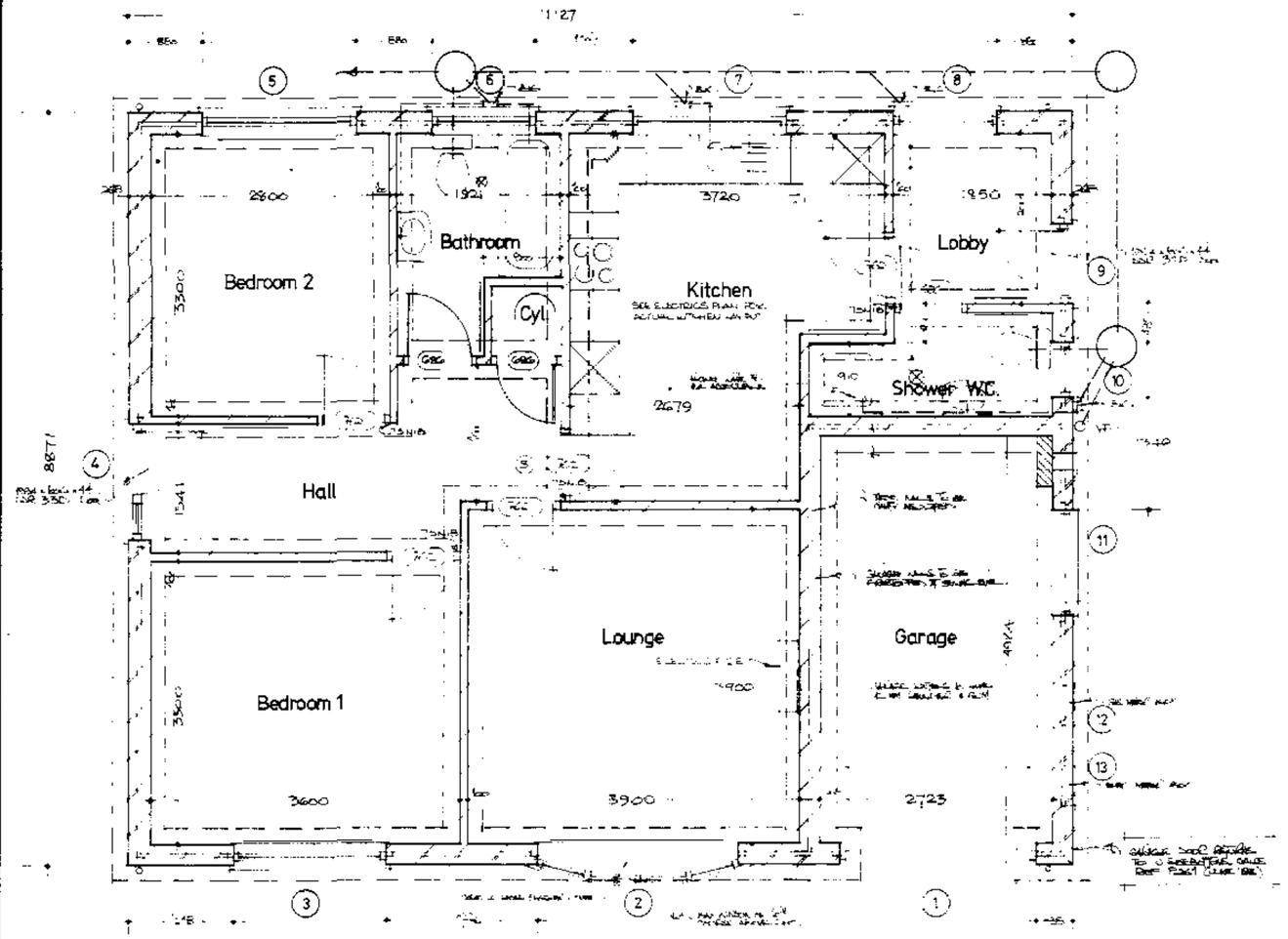
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
ESSEX TYPE BUNGALOW

DRAWINGS
POPLAR LANE HOLBEACH
PLOTS: 13

SCALES 1:50 & 1:100 — DESIGN/PLAN No. 254/5

DATE MAY 94 — DRAWN



FLOOR PLAN (255)

FOR DETAILS OF FACING BRICKS + ROOF TILES REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS — EXTERNAL WALLS OF 100 FACING BRICKS CAVITY INSULATED WITH 65 SHELL ROLVISTYLENE BONDED BEAD INSULATED LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED THIN COAT INTERNALLY WALLS TO COMPLY WITH B.S 5628 6PH WITH MAX SPACINGS 500 HORIZONTALLY ALSO VERTICALLY AT EVERY 675 AT JAMBS ALL DOMINA LINTELS INSULATED ALL BLOCKS LAID D.P.C TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED THIN COAT OR 75 STUD PARTITION WITH SKIM FINISH D.P.C. TO ALL DOUBLE WINDOW OPENINGS & TO ALL WALLS WHERE BRICKS ARE CONTINUOUS ABOVE D.P.C. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ABSORBTEX CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS, BLOCKS ETC. TO BE MIN. 14 N/MM² CRUSHING STRENGTH

ROOF — MARLEY CONCRETE INTERLOCKING EDEN TILES WITH MIN 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING ISO LAP IN EACH DIRECTION
37½° PITCH PRE-FABRICATED TRUSSED RAFTERS AT 600 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX 2000 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS 1000 LONG BUILT INTO BRICKWORK AT GABLE ENDS. ROOF ALL AS PLAN CONSTRUCTED TO B.S. 5268 PT 3 1985
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 DIA ELLITE RANGE BY MARLEY PLASTICS

FOUNDS — STRIP FOUNDATIONS OF C15P CONCRETE (OR C20P WHERE REINFORCEMENT USED) 750 WIDE UNDER CAVITY WALLS 560 x 250 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.A.D.'S BUILDING INSPECTOR.

FLOORS — GROUND FLOOR TO BE 40 SANDCEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS — CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH 'DRYLINE' FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 30 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 250 PC EQUIVALENT VIA EAVES VENTILATORS TO BE EQUIVALENT TO A 10 CATALOGUE GAP USING VENTILAIR 'SS' SOFFIT BOARD. TYPICAL EAVES VENTS: GABBOTT'S CLASSIC UNITS TO BE USED WITH 2 LAYERS OF MATTING BOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY — WINDOWS TO BE FROM THE B & R STANDARD RANGE. ALL TO HAVE MIN 4000 MM² NIGHT VENT & SEALED DOUBLE GLAZING UNITS EXCEPT GARAGE. NATURAL VENTILATION AREA OF WINDOWS TO PC NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
PHASE 'C' GLASS TO ALL D.G. WINDOWS

HEATING — SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422 (+ SEE 3). ALL FLUES TO HAVE EXTERNAL GUARDS TERMINATE 1 TRIPLE CENTRAL TO INCLUDE 2 NO. ALARM CO DETECTORS. ALL ADJOINING WATER MAINS TO BE LAID AT 2 LAYERS OF

WASTES — PIPES SHALL BE GIVEN WASTES TO BE AS INSULATED TO BS 5422. ALL TO HAVE 75 DEEP SEAL TRAPS & 600 DIA EYES AT EACH CHANGE OF DIRECTION. AIR COMPLIANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (4 WASTES). 100 DIA WASTES TO COMMUNAL VENT PIPES TO HAVE ACCESS PLATES AT BASES & CLEANABLE CAGES AT TERMINALS WITH 900 DIA CLEAR MUSHROOM HEADS

DRAINS — ALL DRAINS TO BE CONSTRUCTED IN 100 DIA APPROVED UPVC PIPES LAID IN STRAIGHT LINES TO BE SELF CLEANSING GRADIENTS (FOR 100 DIA PIPES) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 NO. 45° BENDS WITH NOT MORE THAN 600 BETWEEN THEM. ALL PIPES OVER 600 TO HAVE MIN 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT LESS THAN 1000 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE SLAB NOT LESS THAN 75 PEA GRAVEL SURFACE WATER DRAINS TO HAVE BOPPING EYES AT END + CHANGE OF DIRECTION. ALL COVERS TO BE ROD-PROOF MANHOLE TO BE CAST ALL COVERS, FRAMES, GRATINGS, ETC. TO BE AS TYPICAL DETAILS

I/Cs — INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIA APPROVED PVC SET ON 150 THICK CONCRETE BASE (GRADE C) COVERED WITH GENERALLY A GRADE B ALL SET IN A BLOCK SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS — ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1m³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY — SQ/S CLEAR MACADAM GRAVEL ON 100 CLINKER OR HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

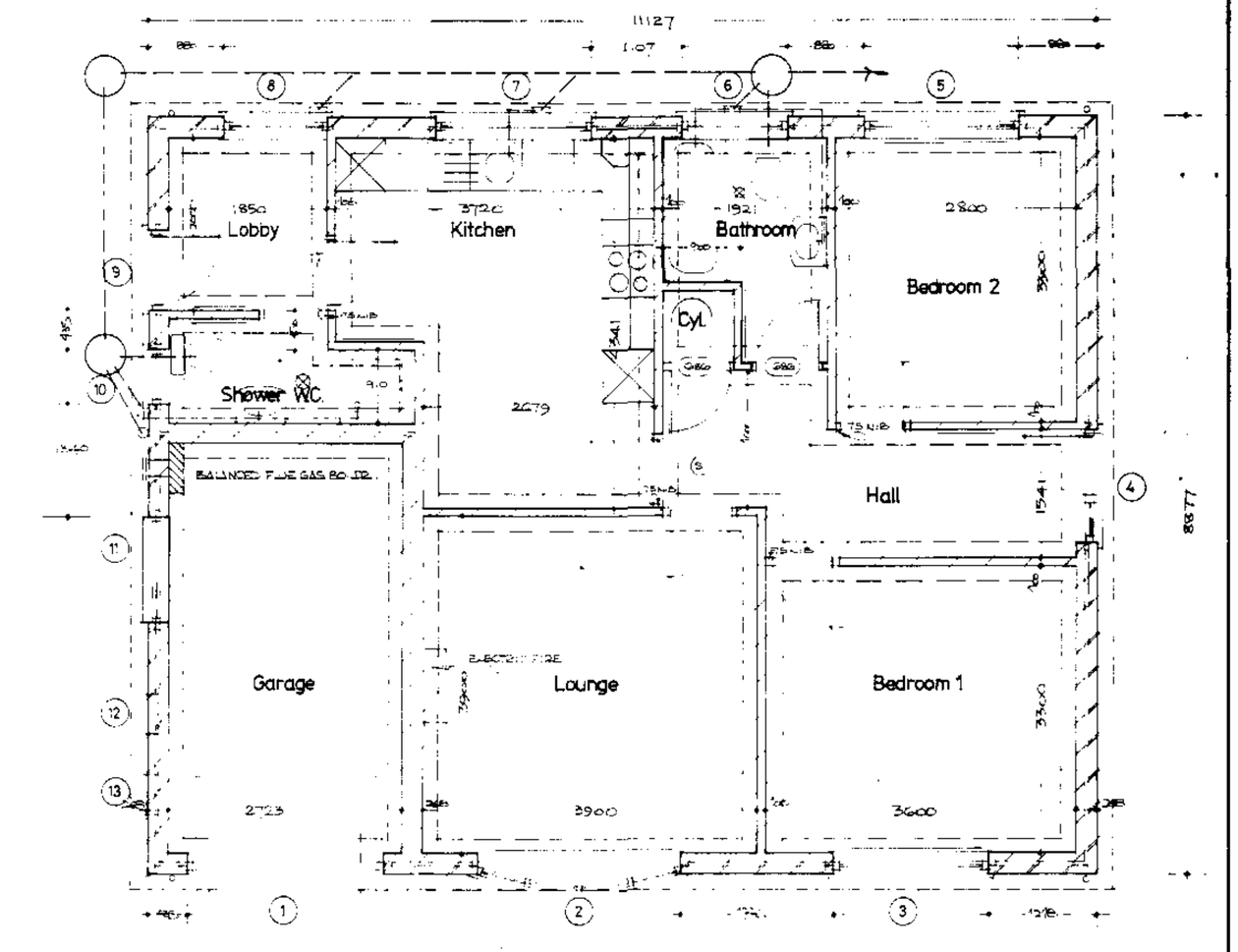
FOOTPATHS — SO CONCRETE PAVING SLABS SET ON HARDCORE IN LEAN MIX

MECH. VENT — RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & KITCHEN (MAIN SHUTTERS 500 x 400 KITCHEN 350 CODE E LOOP VENTILATED TO OUTSIDE) DRAWN BY LOUVRES SEE QUOTATION. DUCTS PIPES TO BE INSULATED

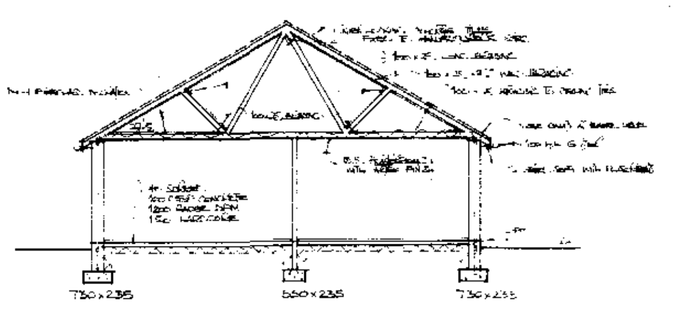
FIRE DETAILS — BATHROOM DAB 240 SHOWER 200 DIA UNO

SMOKE ALARMS — ALL DWELLINGS TO BE FITTED WITH MAINS OPERATED SMOKE ALARMS INTERCONNECTED & MANUALLY OPERATED WITH CENTRAL CONTROL PANEL IN ENTRANCE HALL UNIT 254

GLAZING — ALL GLAZING TO BE AS APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL TO BE SAFETY GLASS TO BS 6206 (1981)



FLOOR PLAN (254)



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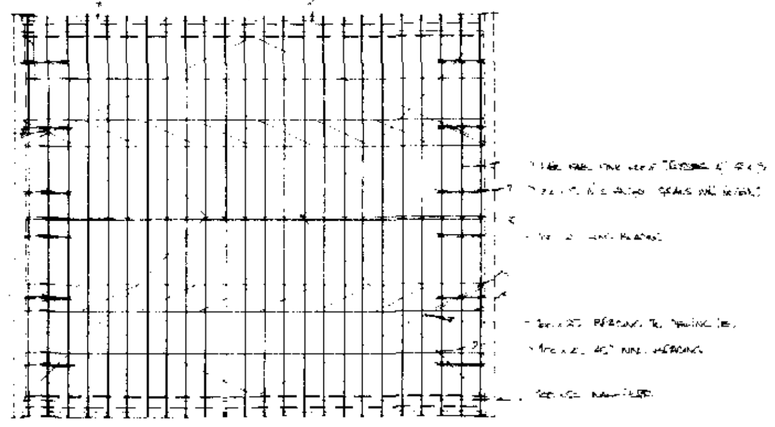
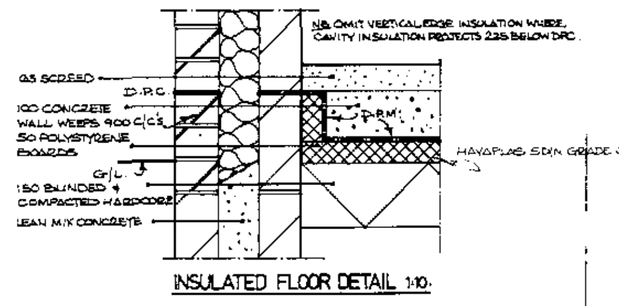
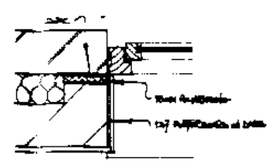


ROOF PLAN

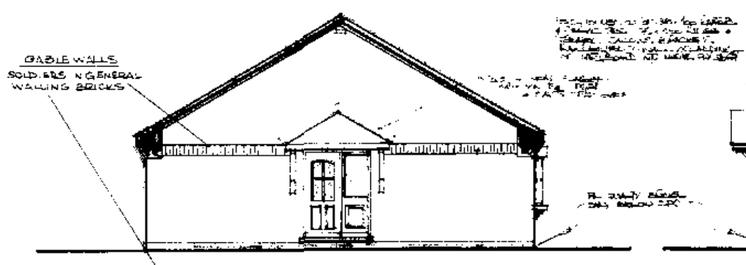


INSULATED FLOOR DETAIL 1:10

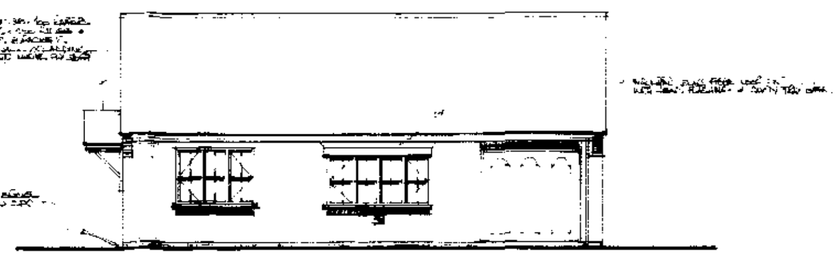


JAMB DETAIL

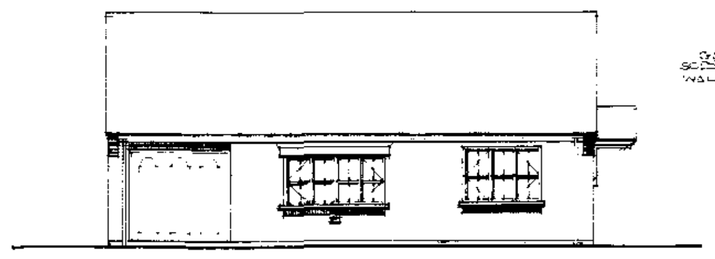
No	Journey	255	254	Units	Length
1	DP 70x54			UL2	3700
2	DP 45 BAY			UL2	4
3	DP 45 BACK			UL2	3100
4	100 135 S	OPP	OPP	UL1	1650
5	D 135 SC			UL2	3400
6	D 210 CD	OPP	OPP	UL2	1900
7	D 210 CDC			UL2	2100
8	D 210 CD	OPP	OPP	UL2	1900
9	45			UL1	1200
10	D 110 D			UL1	1000
11	D 210 CD	OPP	OPP	UL1	1500
12				MBL	75
13				MBL	750



SIDE ELEVATION



FRONT ELEVATION



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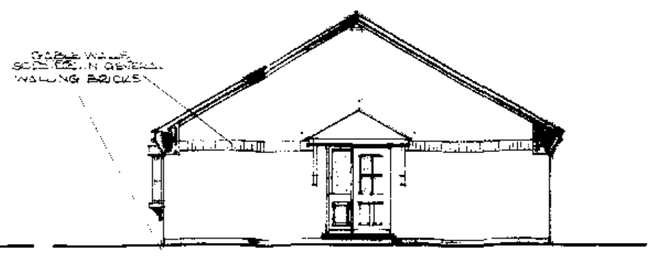

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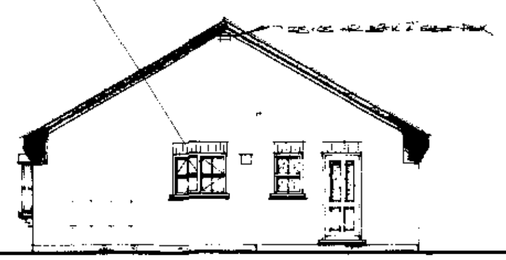
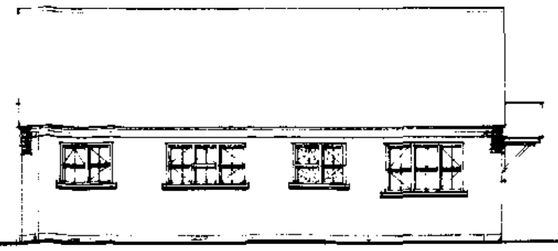
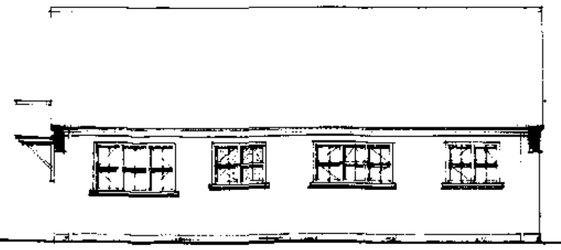


SIDE ELEVATION

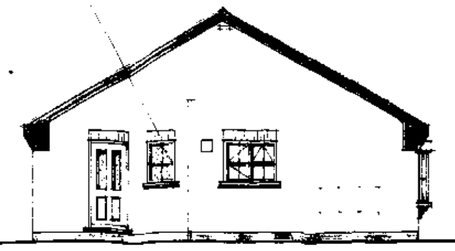


REAR ELEVATION

DESIGN No 255



REAR ELEVATION



SIDE ELEVATION

DESIGN No 254

SOUTH KESTEVEN DISTRICT COUNCIL
RECEIVED
01 JULY 1994
0135/94

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
ESSEX TYPE BUNGALOW

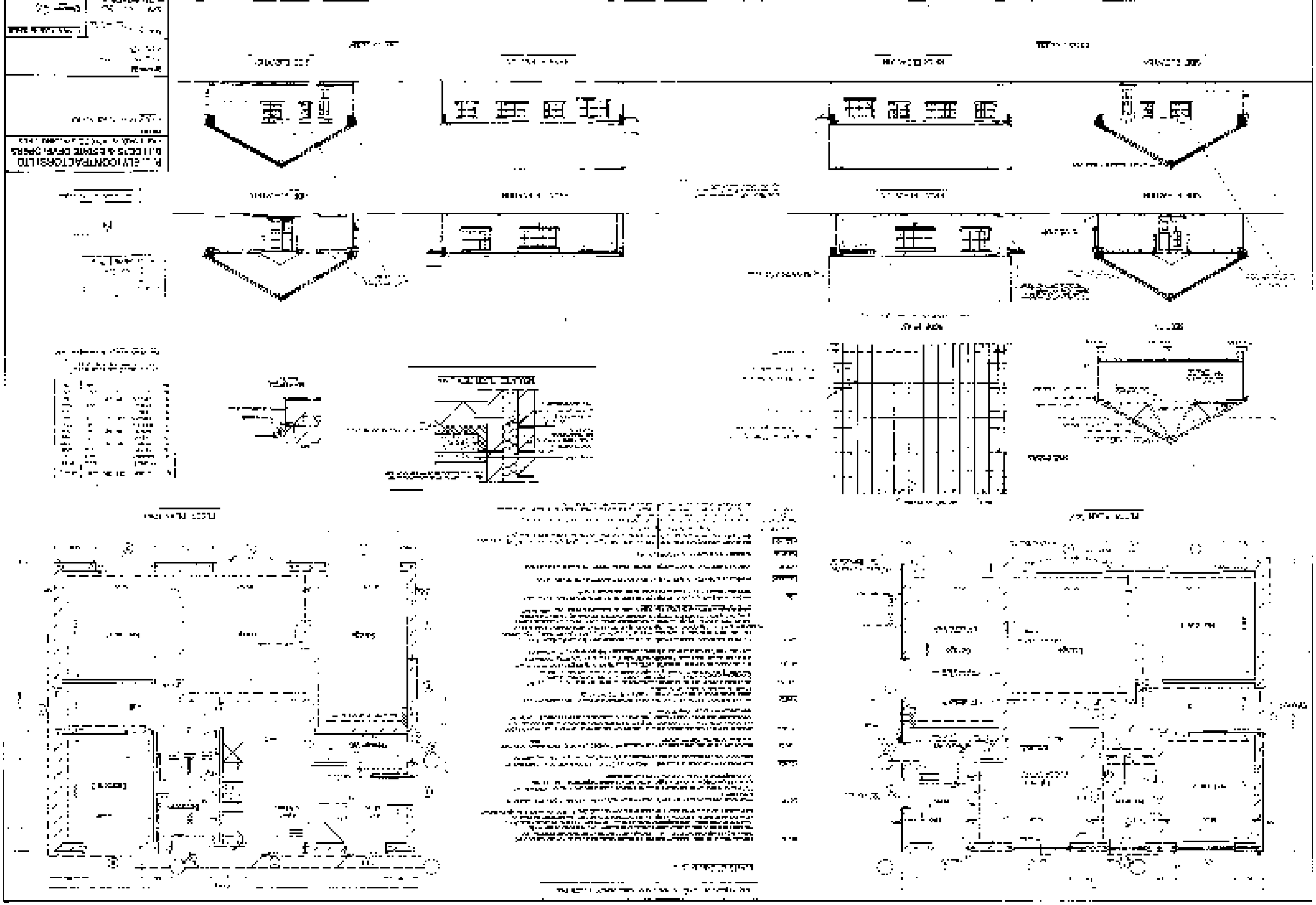
DRAWINGS
POOL LANE HOLBEACH
PLOTS 13

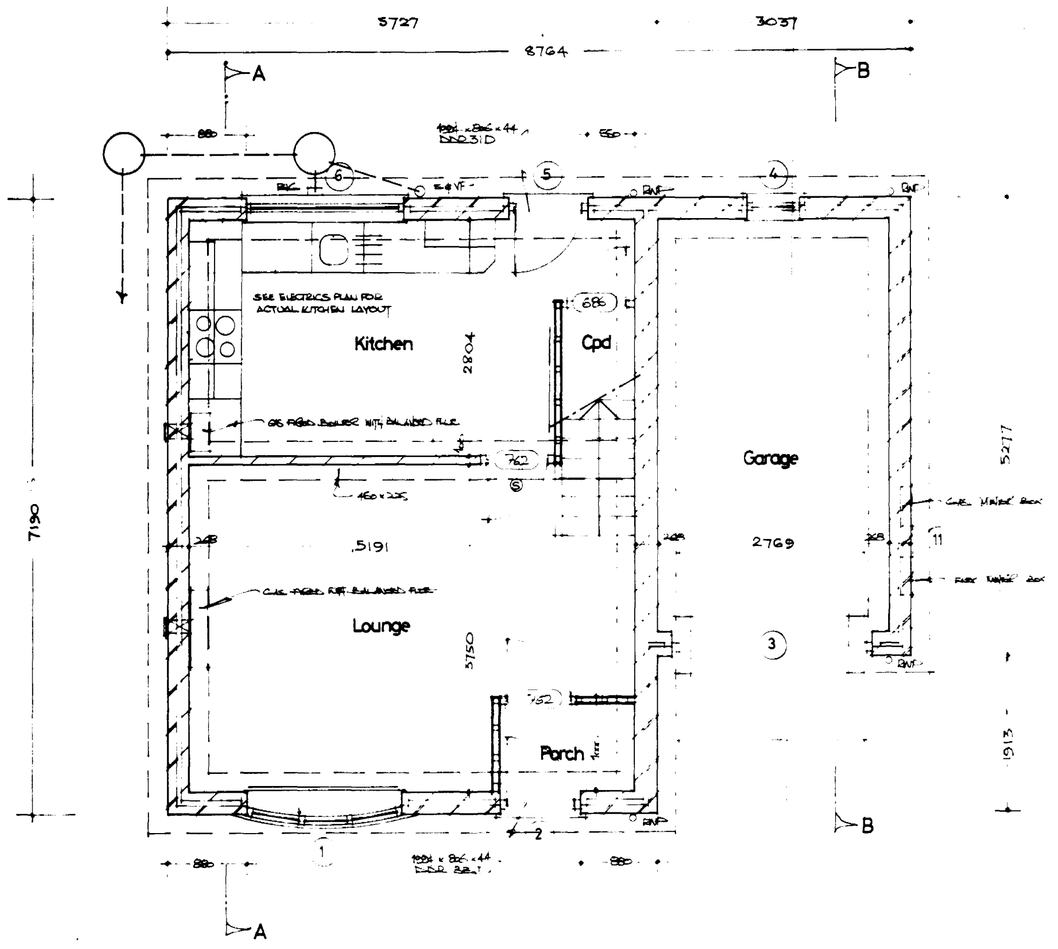
SCALES 1:50 + 1:100

DESIGN/PLAN No 254/5

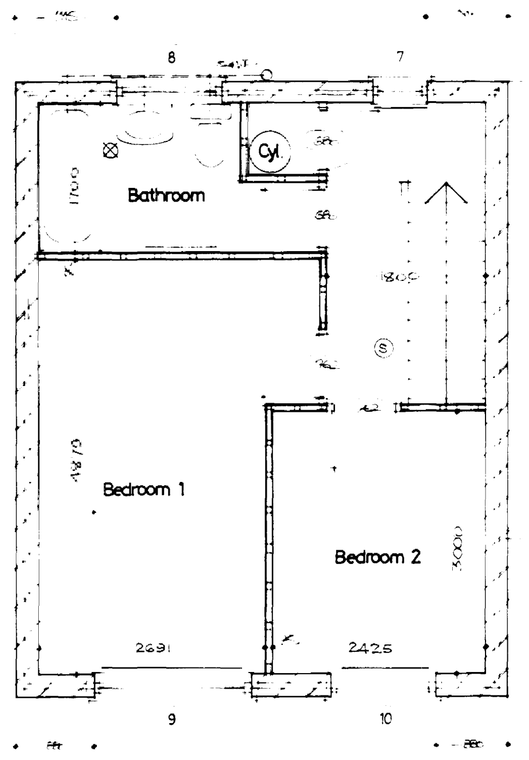
DATE 14 80

DRAWN





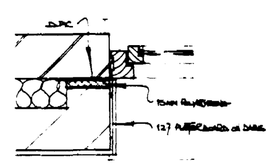
GROUND FLOOR PLAN



FIRST FLOOR PLAN

No	ITEM	LOAD	LENGTH
A	CRAIG BARNES	MAT	1500
B	ATKINS	"	1200
C	DE MORGANE	UL12	2700
D	HIGH TOR	UL12	1050
E	ATKINS	UL1	1200
F	ASCOT SE	"	2100
G	HIGH TOR	UL12	1050
H	2ST SE LYNX	"	1500
J	SUDBURY SE	"	2400
K	2ST SE SH	"	1500
		KERB	750

ALL LINTELS TO BE MANUFACTURED BY CATNIC OR EQUAL AND TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS



JAMB DETAIL
Scale 1:10

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

A GENERAL
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DOCUMENTS AND THE BUILDING REGULATIONS 1991 AND ANY RELEVANT AMENDMENTS. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE. ALL WORK TO BE CARRIED OUT BY COMPETENT TRADESMEN IN A WORKMANLIKE MANNER. THE BUILDER SHALL GIVE ALL NECESSARY NOTICES AND PAY ALL FEES AND CHARGES IN CONNECTION WITH THE WORKS. THE BUILDER SHALL ALLOW FOR ALL TEMPORARY WORKS AND SHORING AS REQUIRED FOR THE SAFETY AND STABILITY OF THE WORKS AND ADJACENT STRUCTURES. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK OR MATERIALS ARE ORDERED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
ALL BRICKWORK BELOW D.P.C. TO BE MIN. ENGINEERING BRICK.

B SITE WORKS
MATERIAL EXCAVATED FROM FOUNDATIONS TO BE USED AS FILLING TO GARDEN AREAS AS DIRECTED BY THE ARCHITECT. ANY SURPLUS MATERIAL TO BE REMOVED FROM SITE AS DIRECTED BY THE ARCHITECT. ALL TOPSOIL TO BE STRIPPED AND STORED ON SITE FOR SUBSEQUENT USE IN LANDSCAPING. ALL VEGETABLE MATTER TO BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

F FOUNDATIONS
STRIP FOUNDATIONS TO BE TAKEN DOWN TO A MINIMUM DEPTH OF 1000 BELOW FINISHED GROUND LEVEL AND TO BE A MINIMUM WIDTH OF 600 OR AS DETAILED ON THE DRAWINGS. FOUNDATIONS TO BE TAKEN DOWN TO FIRM UNDISTURBED NATURAL GROUND AND TO BE APPROVED BY THE BUILDING CONTROL OFFICER BEFORE ANY CONCRETE IS PLACED.

F FOUNDATIONS
STRIP FOUNDATIONS TO BE CONCRETE MIX ... AND TO BE A MINIMUM WIDTH OF ... OR AS DETAILED ON THE DRAWINGS. FOUNDATIONS TO BE TAKEN DOWN TO FIRM UNDISTURBED NATURAL GROUND AND TO BE APPROVED BY THE BUILDING CONTROL OFFICER BEFORE ANY CONCRETE IS PLACED.

DRAINAGE
ALL NEW DRAINAGE TO BE LAID IN ACCORDANCE WITH BUILDING REGULATIONS PART H. ALL DRAINS TO BE MADE WATERTIGHT AND TESTED AS REQUIRED BY THE BUILDING CONTROL OFFICER. ALL NEW DRAINS TO BE VITRIFIED CLAY PIPES LAID TO FALLS AND GRADIENTS NOT LESS THAN 1:40 FOR 100 DIA. AND 1:80 FOR 150 DIA. PIPES. ALL DRAINS TO BE PROTECTED BY CONCRETE SURROUND WHERE PASSING UNDER BUILDINGS OR WHERE COVER IS LESS THAN ... ALL DRAINS TO BE PROTECTED BY AN ACCESS EYE AT EVERY CHANGE OF DIRECTION OF MORE THAN 45°. ALL DRAINS TO BE TESTED AND APPROVED BY THE BUILDING CONTROL OFFICER BEFORE BACKFILLING. MAINTAIN 50 GAP ALL AROUND PIPES UNDER PAVING. TRENCH WORK. REINSTATE MATERIAL ON ROADS & OTHER PAVING.

DPC
INSERT DPC IN CAVITY WALLS AT LEAST 150 ABOVE GROUND LEVEL AND TURN DOWN AT DOOR OPENINGS. DPC TO BE LAID ON A BED OF MORTAR AND LAPPED WITH DPM IN ADJACENT WALLS. DPC TO BE CONTINUOUS AND TAKEN OVER ALL PIERS.

SUSPENDED GROUND FLOOR
ALL SUSPENDED TIMBER GROUND FLOORS TO BE MIN. 1M ABOVE EXISTING GROUND LEVEL AND TO BE VENTILATED BY AIR BRICKS AT A RATE OF NOT LESS THAN ... AIR BRICKS TO BE SPACED EVENLY AROUND EXTERNAL WALLS AND TO BE ARRANGED TO PROVIDE CROSS VENTILATION TO ALL PARTS OF THE FLOOR VOID. ALL AIR BRICKS TO BE FITTED WITH CORROSION RESISTANT MESH.

GROUND FLOOR
... CONCRETE GROUND FLOOR SLAB TO BE MIN. ... THICK ON ... MIN. THICK HARDCORE BED. DPM TO BE LAID ON A MIN. ... BED OF SAND OVER THE HARDCORE AND TURNED UP AT EDGES TO FORM A CONTINUOUS DAMP PROOF TANKING WITH DPC.

E ELECTRICS
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN AND TO COMPLY WITH THE IEE REGULATIONS. ALL WORK TO BE TESTED AND CERTIFICATE OF COMPLIANCE ISSUED TO THE BUILDING CONTROL OFFICER. ALL SOCKET OUTLETS TO BE MIN. 250 ABOVE FINISHED FLOOR LEVEL. ALL SWITCHES TO BE MIN. 1350 ABOVE FINISHED FLOOR LEVEL.

H HEATING
... TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND TO COMPLY WITH BUILDING REGULATIONS PART L. ALL HEATING APPLIANCES TO BE FITTED WITH THERMOSTATIC CONTROLS AND TIMING DEVICES TO ENABLE EFFICIENT USE OF FUEL. ALL HOT WATER STORAGE VESSELS TO BE FITTED WITH ... THICK JACKET OF APPROVED INSULATING MATERIAL.

I INSULATION
... TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND TO COMPLY WITH BUILDING REGULATIONS PART L. ALL CAVITY WALLS TO BE FILLED WITH ... INSULATION. ALL FLAT ROOFS TO BE INSULATED WITH ... INSULATION. ALL PITCHED ROOFS TO BE INSULATED WITH ... INSULATION BETWEEN AND ACROSS THE CEILING JOISTS.

J JOINERY
ALL WINDOWS TO BE ... WITH ... GLAZING. ALL EXTERNAL DOORS TO BE ... WITH ... GLAZING. ALL GLAZING TO BE IN ACCORDANCE WITH BS 6262 PT 4 2018. ALL GLAZING TO BE TOUGHENED GLASS TO BS 6206 1981.

K ROOFING
... TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND TO COMPLY WITH BUILDING REGULATIONS PART C. ALL ROOFS TO BE ... WITH ... TILES ON ... BATTENS ON ... FELT. ALL ROOFS TO BE VENTILATED AT EAVES AND RIDGE. ALL VALLEYS TO BE LINED WITH ... LEAD. ALL FLASHINGS TO BE LEAD.

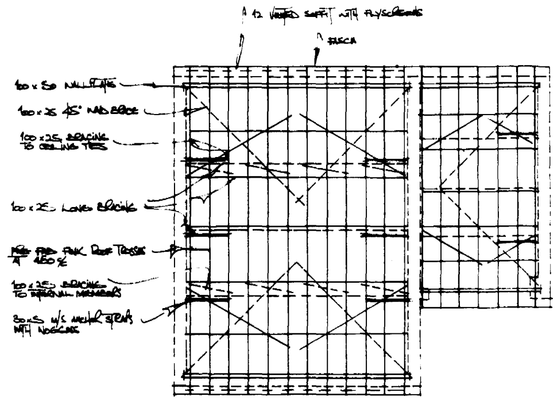
L GUTTERS & RAINWATER PIPES
ALL GUTTERS TO BE ... AND TO BE FIXED TO ... AT ... CENTRES. ALL RAINWATER PIPES TO BE ... AND TO BE FIXED TO ... AT ... CENTRES. ALL GUTTERS AND RAINWATER PIPES TO BE PROVIDED WITH ... OUTLETS.

M DRAINAGE
ALL NEW DRAINAGE TO BE LAID IN ACCORDANCE WITH BUILDING REGULATIONS PART H. ALL DRAINS TO BE MADE WATERTIGHT AND TESTED AS REQUIRED BY THE BUILDING CONTROL OFFICER. ALL NEW DRAINS TO BE VITRIFIED CLAY PIPES LAID TO FALLS AND GRADIENTS NOT LESS THAN 1:40 FOR 100 DIA. AND 1:80 FOR 150 DIA. PIPES. ALL DRAINS TO BE PROTECTED BY CONCRETE SURROUND WHERE PASSING UNDER BUILDINGS OR WHERE COVER IS LESS THAN ... ALL DRAINS TO BE PROTECTED BY AN ACCESS EYE AT EVERY CHANGE OF DIRECTION OF MORE THAN 45°. ALL DRAINS TO BE TESTED AND APPROVED BY THE BUILDING CONTROL OFFICER BEFORE BACKFILLING. MAINTAIN 50 GAP ALL AROUND PIPES UNDER PAVING. TRENCH WORK. REINSTATE MATERIAL ON ROADS & OTHER PAVING.

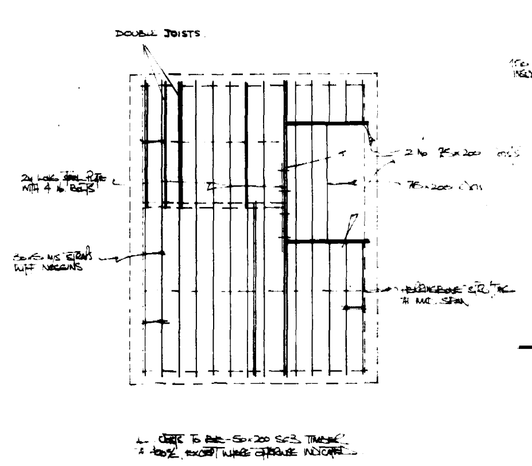
N VENTILATION
RAPID VENTILATOR EXTRACTOR FANS TO BATHROOMS (MIN. 15 LITRES/SEC. & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC.) SLOTS IN LOFT SPACE TO BE INSULATED WITH DPM. CAT 2247

O SMOKE ALARMS
PROVIDE AS INDICATED. MIN ONE TO EACH FLOOR. ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE. TO BS 5446 PT. 1 TO APPROVED DOCUMENT B.

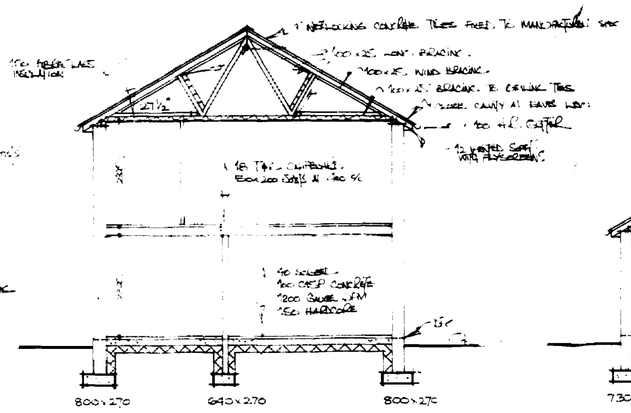
P GLAZING
ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL. ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981.



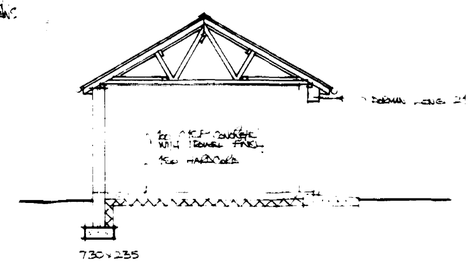
ROOF PLAN
ROOF CONSTRUCTION TO B.S.C. MODEL PARTS 3, 1965



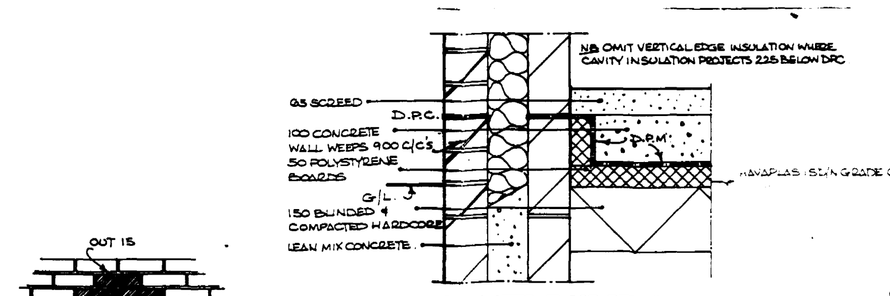
FIRST FLOOR PLAN
ALL JOISTS TO BE 50" TIMBER



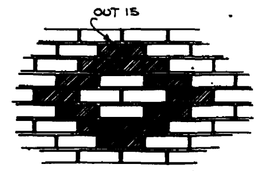
SECTION A-A



SECTION B-B



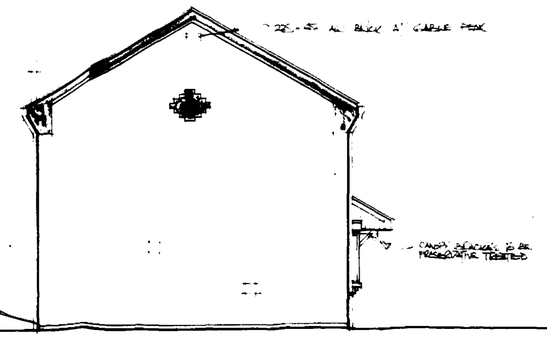
INSULATED FLOOR DETAIL 1:10



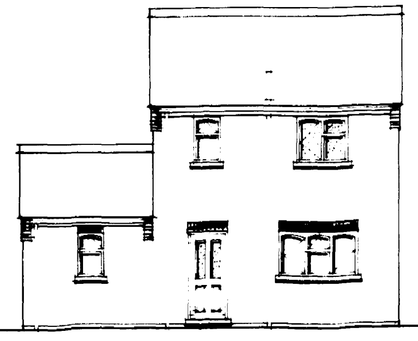
DIAMOND FEATURE



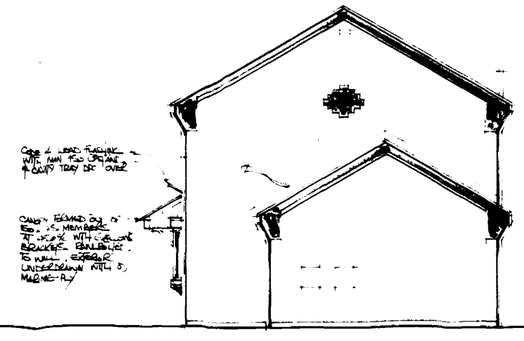
FRONT ELEVATION



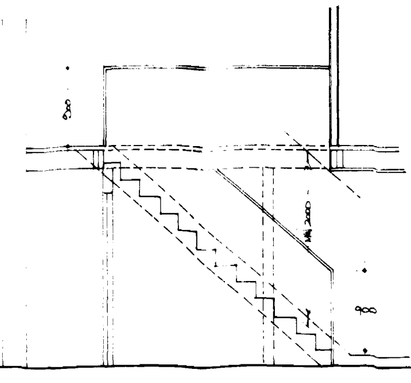
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



STAIR DETAIL

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THE BUILDER SHALL ALLOW FOR ALL TEMPORARY WORKS AND SHORING AS REQUIRED FOR THE SAFETY AND STABILITY OF THE WORKS AND ADJACENT STRUCTURES.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 0135/94/...

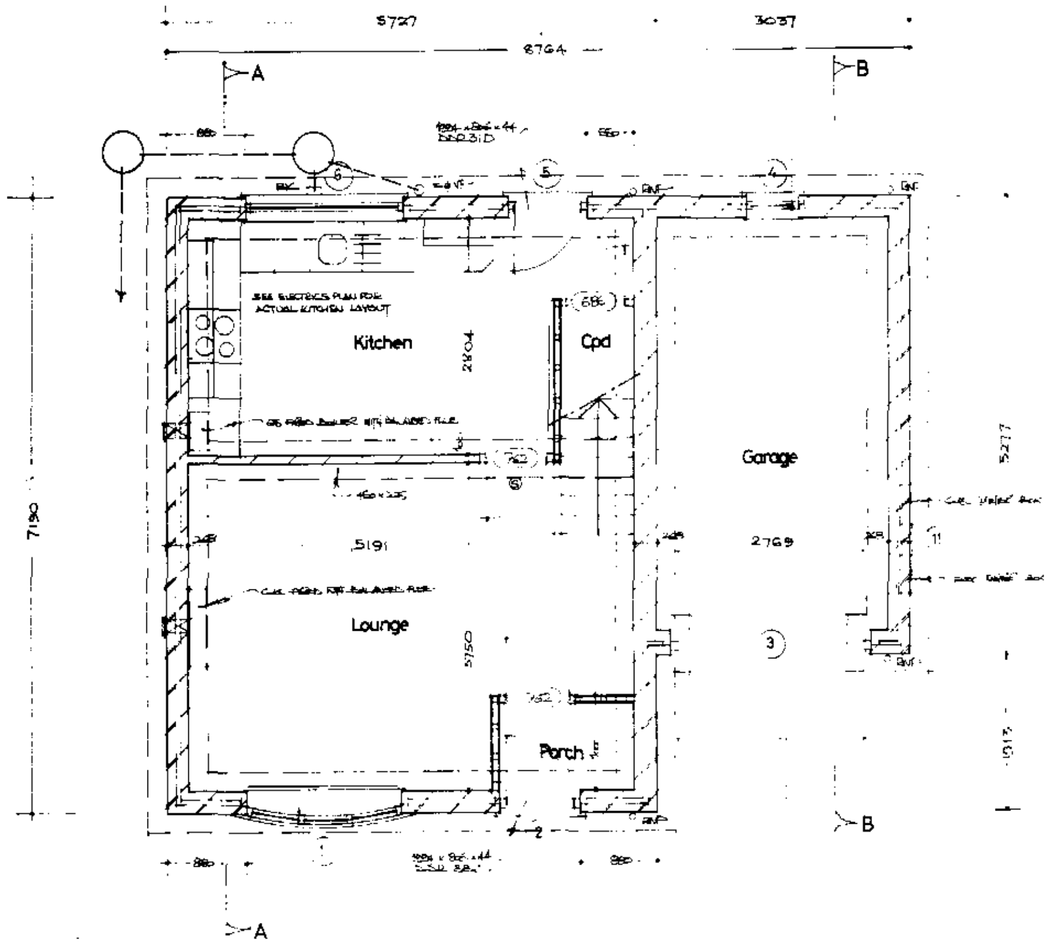
ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

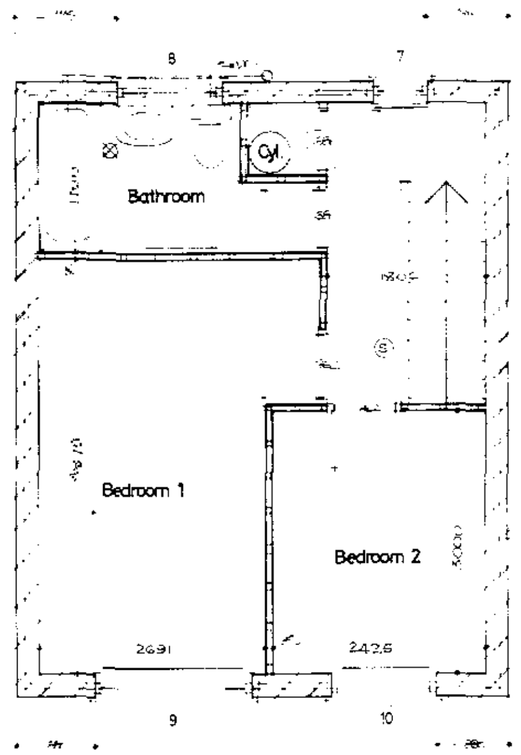
PROJECT
OUSE TYPE HOUSE

DRAWINGS
PARK LANE HOLBEACH
PLOTS [illegible] 5

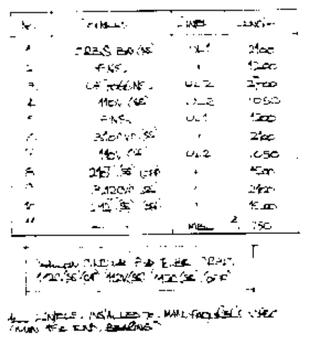
SCALES 1:50 & 1:100
DESIGN PLAN No 247
DATE [illegible]
DRAWN J

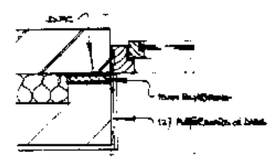


GROUND FLOOR PLAN



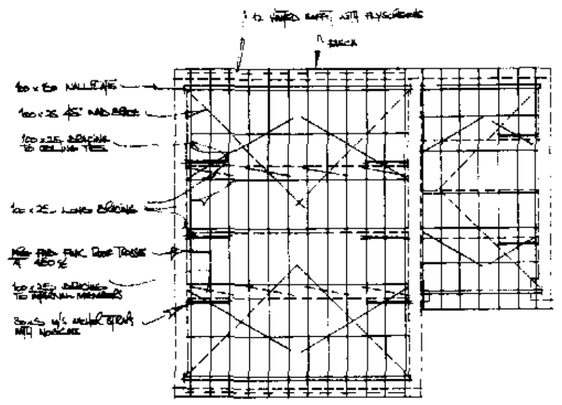
FIRST FLOOR PLAN



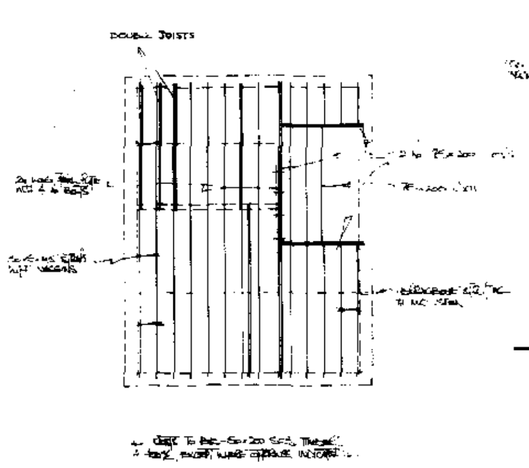


JAMB DETAIL

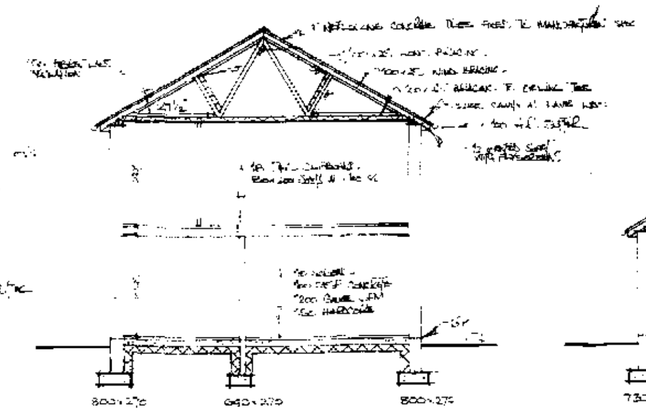
REF DETAILS OF FACING BRICKS & ROOF TILES, REFER TO SITE PLAN



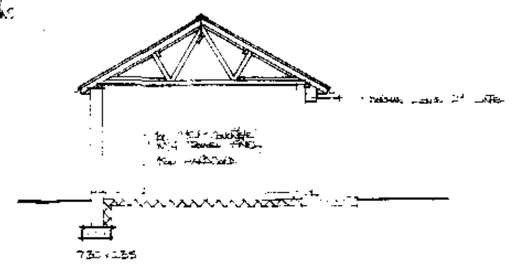
ROOF PLAN



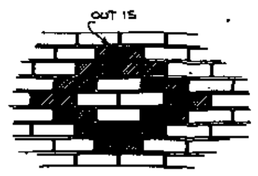
FIRST FLOOR PLAN



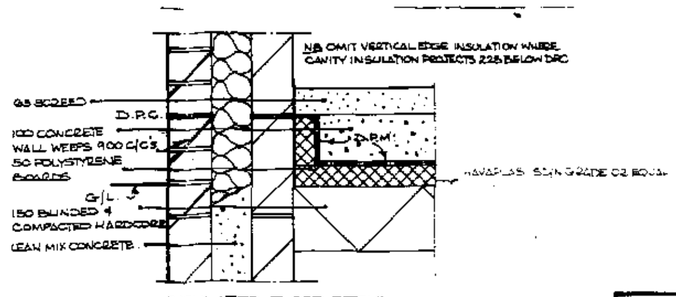
SECTION A-A



SECTION B-B



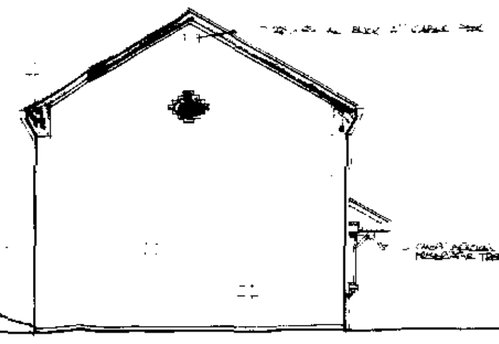
DIAMOND FEATURE



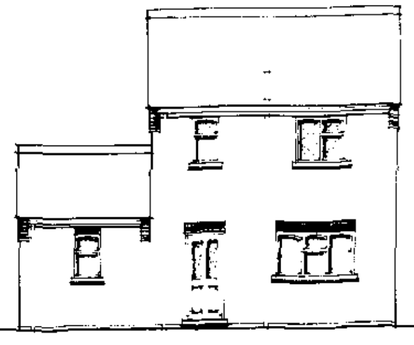
INSULATED FLOOR DETAIL 1:10



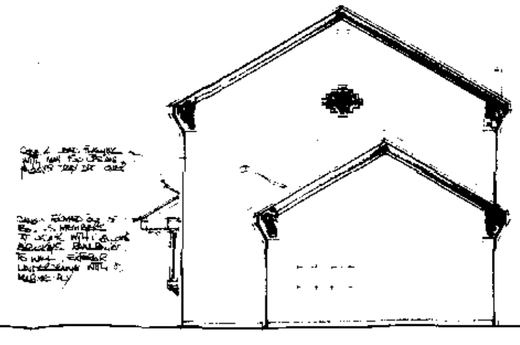
FRONT ELEVATION



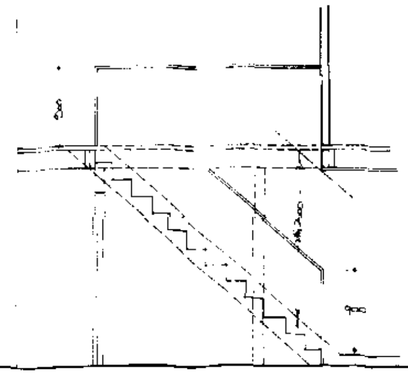
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



STAIR DETAIL

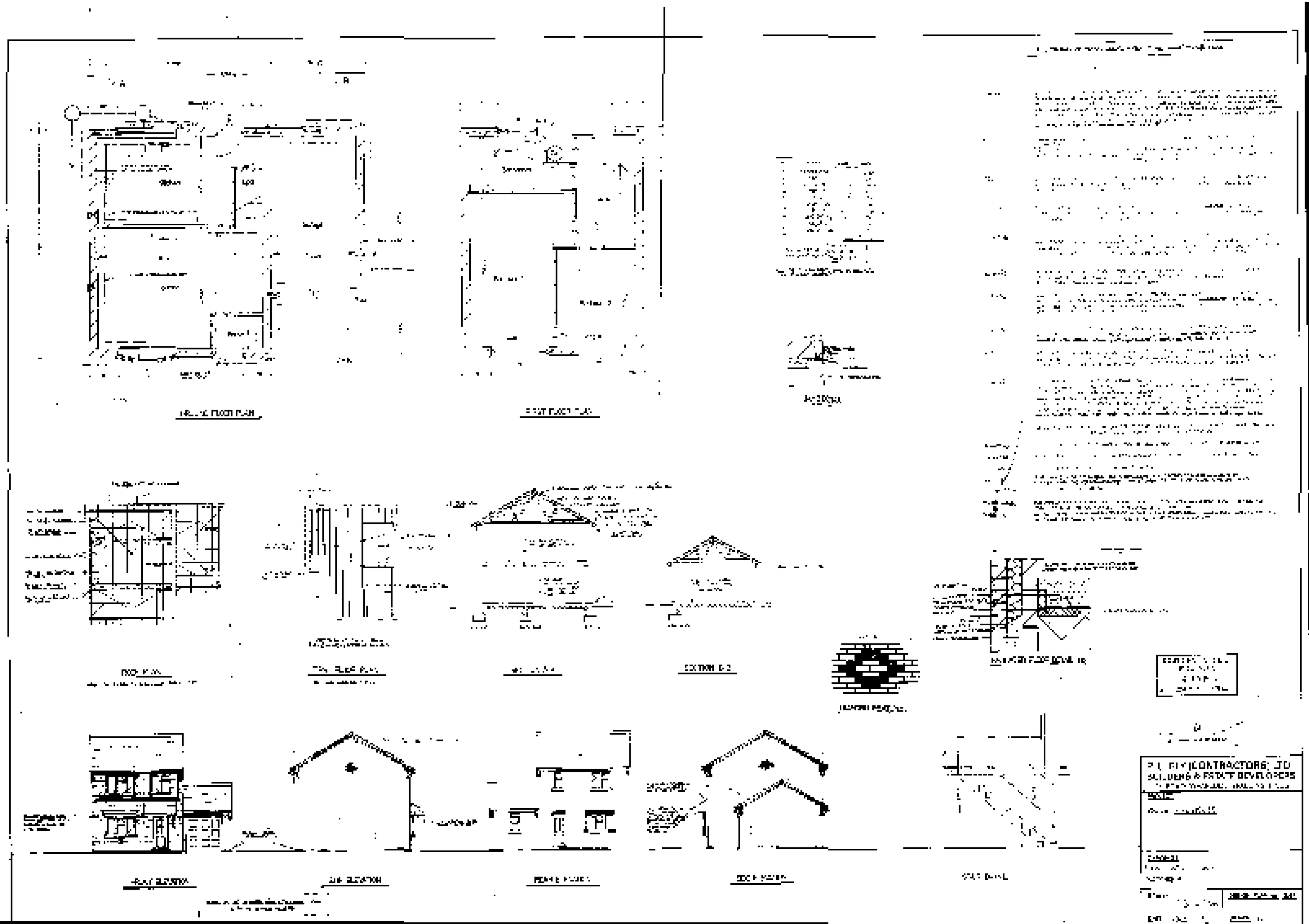
SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 0135/94/F

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

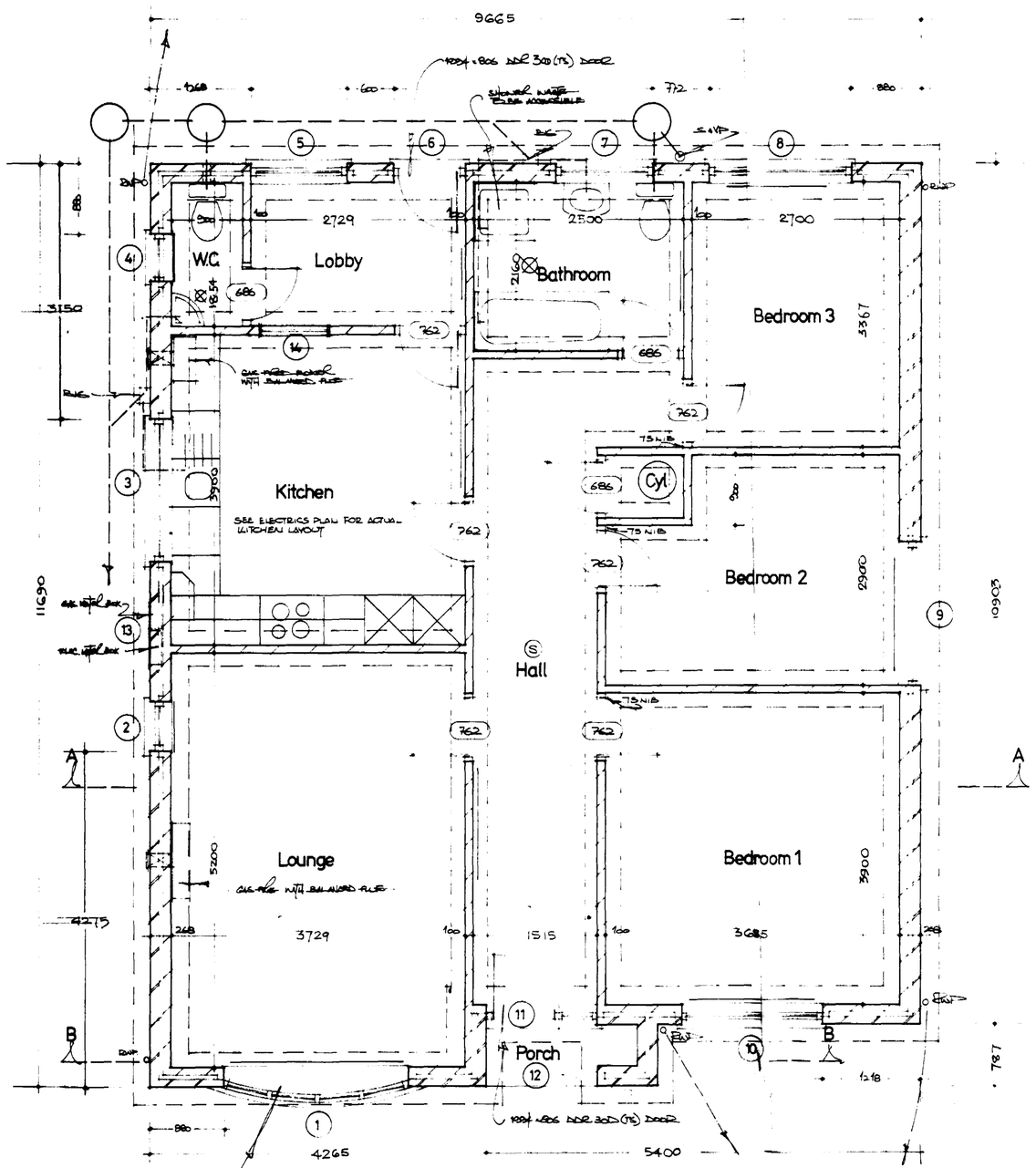
PROJECT
OUSE TYPE HOUSE

DRAWINGS
PARK LANE HOLBEACH
PLOTS 4 & 5

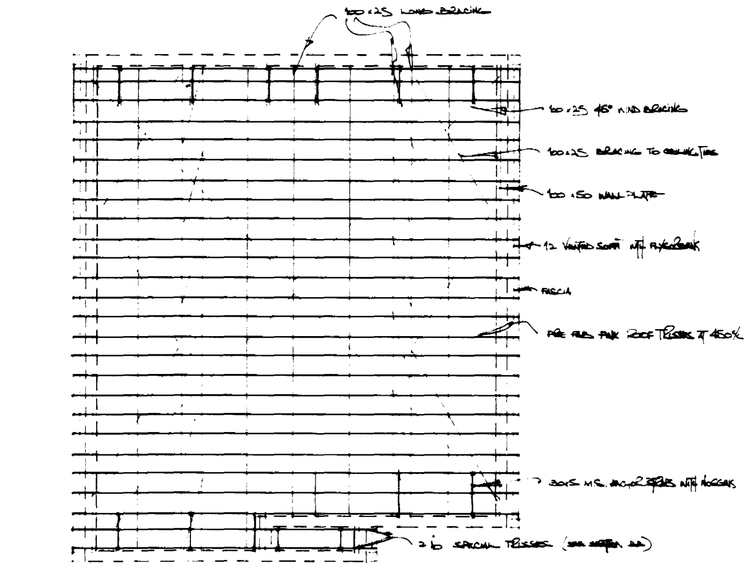
SCALES 1:50 & 1:100
DESIGN PLAN No 247
DATE MARCH 93
DRAWN



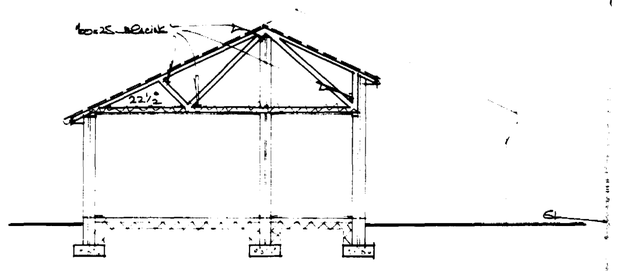
FIRST FLOOR PLAN
SECTION D-2



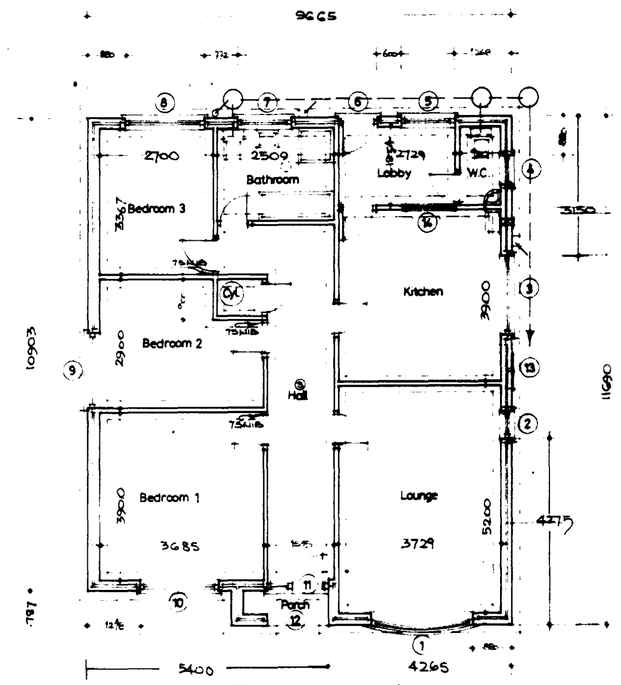
FLOOR PLAN (251)



SECTION A-A



SECTION B-B



FLOOR PLAN (250)

FOR DETAILS OF FRONT ARCHS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 105 FACING BRICKS, CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEAD OR INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLTIES TO COMPLY WITH B.S. 1243: 1978 WITH MAX SPACINGS 900 HORIZONTALLY, ALSO VERTICALLY 4 EVERY 2025 AT JAMBS ALL DOORWAY LOAD LINTELS INSULATED ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 9MM FINISH. D.P.Cs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICK WORK BELOW D.P.C. TO BE 215 THICK

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION
22½° PITCH PRE-FABRICATED PINK ROOF TRUSSES AT 450 CENTERS STRAPPED AT VERGES & CEILING LEVEL AT PAR 800 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS BUILT INTO WALL PLATES. 100 x 25 BENCHING AT PORCH ROOF ALL AS DRAWN CONSTRUCTED TO B.S. 5268 PT 5 1989
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100MM ROUND GUTTERING AND 65MM DIAM DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C15P CONCRETE (OR C20P WHERE REINFORCEMENT USED) 730 x 235 UNDER CAVITY WALLS, 550 x 235 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I. O.C. BUILDING INSPECTOR

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON HARDCORE FILL TO 1200 BELOW D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO 1500 SPACE. MIN 30 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO EQUIV 25 SQ MM/M EAVES. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TWIGG EAVES VENTS. GARAGE CEILINGS LINTELS TO BE LINED WITH 2 LAYERS OF 9MM PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² OPENABLE LIGHT VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
PILKS "K" GLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 1566 PT 1. SEE 3 ALL FLUES TO HAVE EXTERNAL TERMINALS. & THEY CANNOT BE ADJACENT TO OPENABLE WINDOWS OR AIR BRICKS. MIN CLEARANCE. MIN CLEAR OF 300 MM.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BONDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES). 100MM DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN 900 ABOVE ROOF WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN A 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEANSING FACILITIES (ROD, SW 100). RWP'S PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 C.I. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID MATERIAL OF CLEAR 2 MIN. ALL PIPES OVER BELLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WATER NOT LAID 2 DRAIN RUNS LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BONDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE 300 DEEP. MATERIAL TO BE AS ALL GROUND FLOOR. MANHOLES PREFORM. THROUGH WALLS.

I Cs INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE 'C' COVERS USED GENERALLY A GRADE B MALLEABLE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50 (2 CUBIC) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 30 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS - BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

FAN DETAILS: BATHROOM CMF 240 WC CMF 170

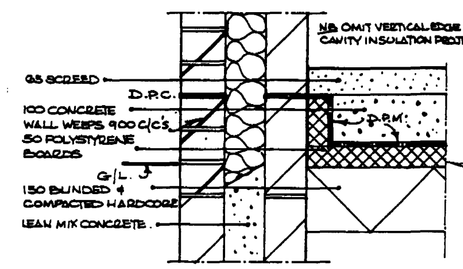
SMOKE ALARMS: (S) PROVIDE AS INDICATED. ALL TO BE INTERCONNECTED + MAINS OPERATED, WITH SEPARATE FUSE TO BS 5446 PT 1 + TO APPROVED DOCUMENT B1

GLAZING: ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS. 6206 1981

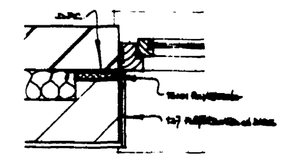
No.	Doorway	2S1	250	Lintol	Weight
1	686 x 2040	—	—	GL 2	2 Ton
2	762 x 1981 (762)	—	—	GL 2	1000
3	838 x 1981 (838)	—	—	GL 2	2 Ton
4	686 x 1981 (686)	—	—	GL 2	1000
5	2100 x 1981 (2135)	OPP	OPP	GL 1	1 Ton
6	1981	—	—	GL 1	1 Ton
7	2100 x 1981 (2135)	OPP	OPP	GL 1	1 Ton
8	1930 x 1981 (1981)	—	—	GL 1	2 Ton
9	"	—	—	GL 2	"
10	838 x 1981 (838)	—	—	GL 1	"
11	1981 x 1625	OPP	OPP	GL 1	1650
12	—	—	—	GL 1	"
13	—	—	—	M.B.L.	1000
14	5 PECIAL	—	—	D. CO	1000

GALVANISED GIRDER MAY BE USED GRADE 1150 (1%) / 1981 (1%) / 1981 (1%) / 1981 (1%)

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (UNLESS OTHERWISE INDICATED)

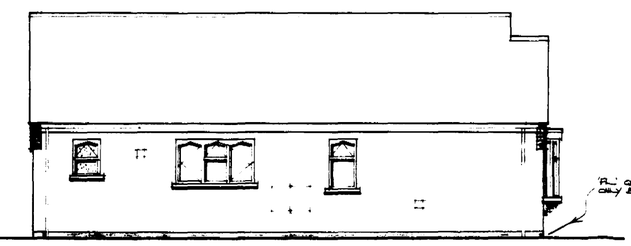


INSULATED FLOOR DETAIL 1:10

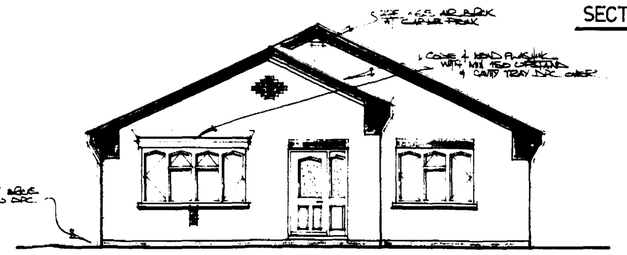


JAMB DETAIL

SOUTH HOLLAND D.C.
PLANNING DEPT.
24 JUN 1994
REF 0138/94



SIDE ELEVATION

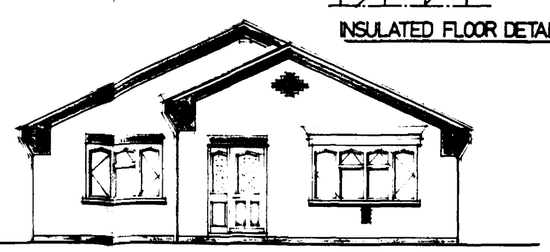


FRONT ELEVATION

DESIGN No 251

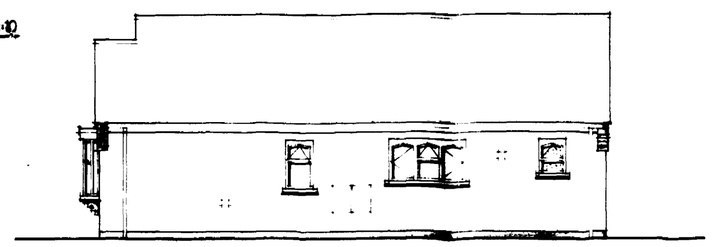


DIAMOND FEATURE



FRONT ELEVATION

DESIGN No 250



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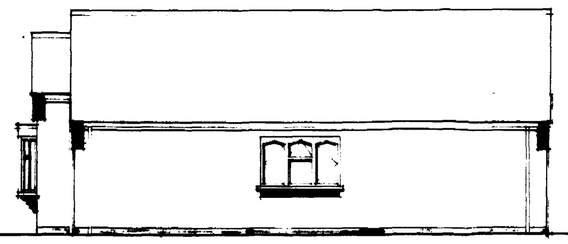

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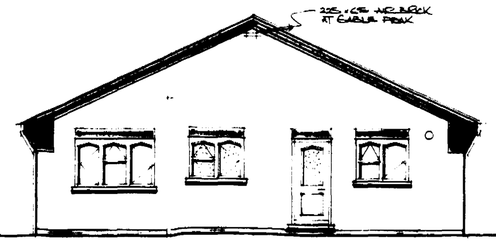
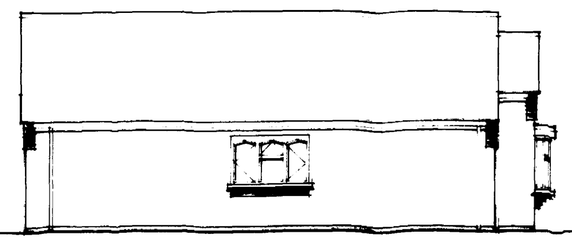


REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

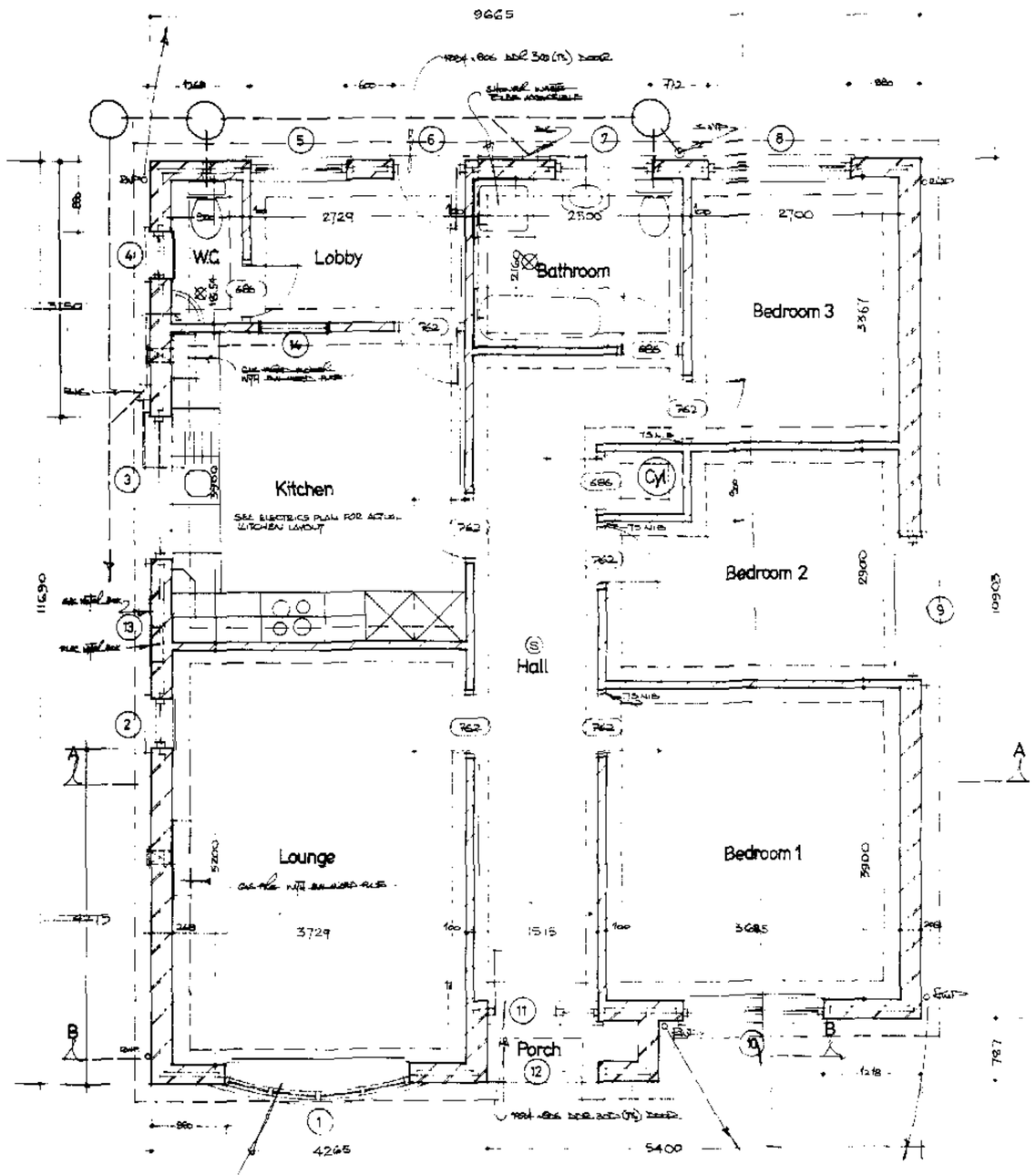
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
STRATFORD TYPE BUNGALOW.

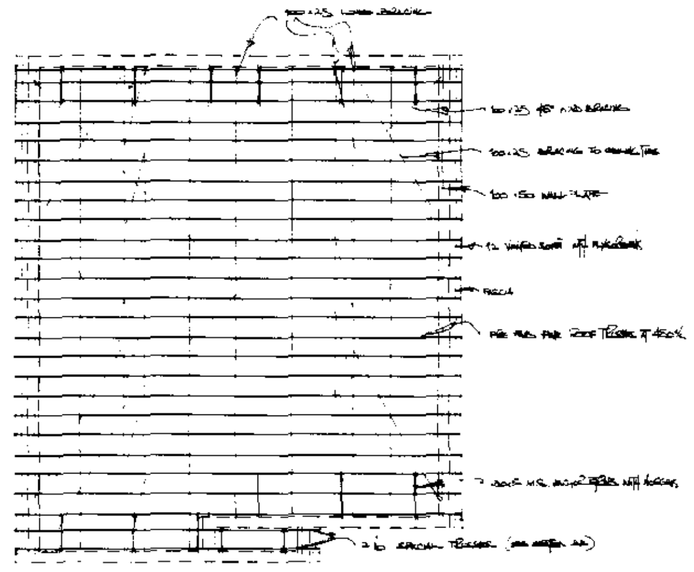
DRAWINGS
PARK LANE HOLBEACH
PLOTS 14

SCALES 1:50 & 1:100 | DESIGN/PLAN No 250/1.

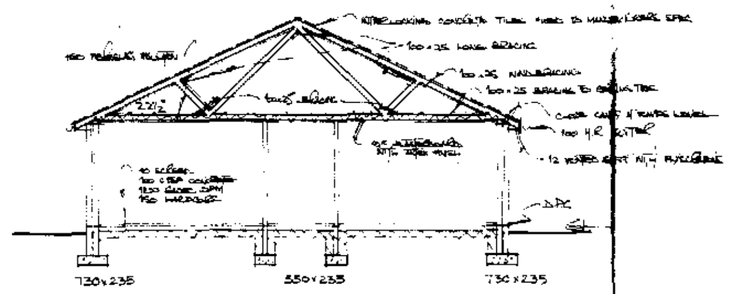
DATE OCT '93 | DRAWN P



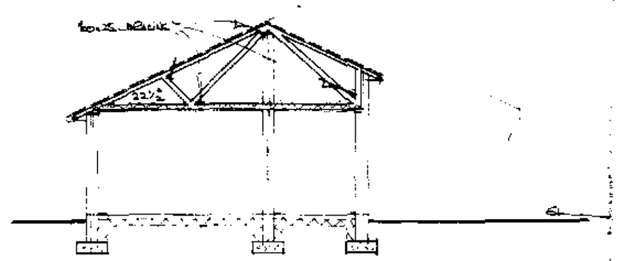
FLOOR PLAN (251)



ROOF PLAN



SECTION A-A



SECTION B-B

FOR DETAILS OF ROOF TRUSS SEE ROOF PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 105 FACING BRICKS CAVITY INSULATED WITH CS SMALL HOLES INSERT BONDED BEAD OR SIMILAR APPROVED BEAD OR SIMILAR LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 5628 SITE WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY AT EVERY 2025 AT JAMBS ALL OPENINGS AND LINTELS INSULATED ALL BLOCKS UP TO D.P.C TO BE DENSE CONCRETE INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 50MM THK SOUND INSULATION BETWEEN STUDS AND ROOF TILES WITH PLASTERBOARD & SKIM FINISH. DPCs TO ALL DOOR & WINDOW OPENINGS AND BALL WALLS WITH DPC ABOVE GL. BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE USE INSULATED CAVITY CLOSERS AT EAVES & VERGES & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING ALL WORK BELOW DPC TO BE IN CLASS "B" BRICKWORK

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 LAP LAID ON 38 x 125 TREATED SAWN BATTENS ON TYPE 1F ROOFING FELT LAID HORIZONTALLY IN EACH DIRECTION
22½° PITCH PRE-FABRICATED TRADITIONAL ROOF TRUSSES AT 450 CENTRES SUPPORTED AT VERGE & CEILING LEVEL AT MAX 900 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS (OR TO WALL PLATES 100 x 38 BEECH OR PINE) ROOF ALL AS DRAWN CONSTRUCTED TO B.S. 5268 PT 5 1985
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 MM GUTTERS & 65 DIAM DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 PRESET REINFORCEMENT USED) 750 x 225 UNDER CAVITY WALLS & 450 x 225 UNDER PARTITION WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I. OR D/C BUILDING INSPECTOR

FLOORS GROUND FLOOR TO BE 40 SAND & CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON HERMALUX POLYTHENE D.P.M. ON MIN 150 COMPACTED & CONSOLIDATED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO LOFT SPACE. MIN 300 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 250 SQ. CMS REQUIREMENTS - EAVES VENTILATION TO BE ORNAMENTAL TO A 10 CENTIMETRE GAP USING VENTILATORS SOFFIT BOARD & TRADE EAVES VENTS. CLARKE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN. 4000 MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (SPACE 7 CLEAR) / NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF FLOOR FLOOR AREA
DHUS "A" GLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BED LI, SEC 3. ALL FLUES TO HAVE EXTERNAL DUCTS TERMINATOR & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORDANCE WITH CP342.2, CP 342.2.

WASTES 38 TU SINK & CLOSET WASTES TO BE 40 DIAM WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. ADEQUATE VALVES TO BE PROVIDED WHERE ABOVE LIMITS EXCEED 1000 LITRES & 1 FLOOR WASTES TO RAIN DRAIN. VENT PIPES TO HAVE ACCESS PLATES AT BASE & FLEXIBLE CASES AT TERMINALS PER 300 DIAMETER WHERE NEEDED

DRAINS ALL DRAINS TO BE CONSTRUCTED IN A SOLVAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FULL - 60 S.U. = 100). RADIUS PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 0.C.C LINTEL OVER & TO BE SUITABLY SUPPORTED BY A RIGID CONCRETE OR BRICK ARCH. RODDING EYES TO BE PROTECTED BY PAVING SLABS PLACED LEVEL NOT LESS THAN 75 BELOW GROUND. WHERE UNDER A ROAD OR PAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND ABOVE NOT LESS THAN 75 PRECAST SURFACE WATER DRAINS TO HAVE BOSSING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MINIMUM 450 AND ALL GRATES TRADE, MANUFACTURERS TAPERED WALLS.

I.C. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. CIRCULAR CHAMBERS USED GENERALLY & CHANGE & VALVE IN A RADIUS SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY SQ (6 CUBIC) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

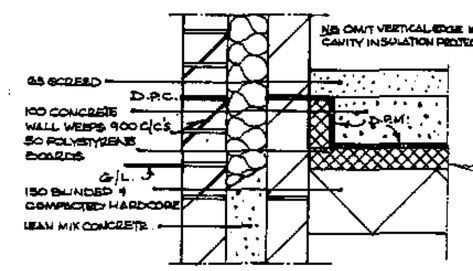
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH VENT RAPID VENTILATOR - EXTRACTIVE FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS - BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

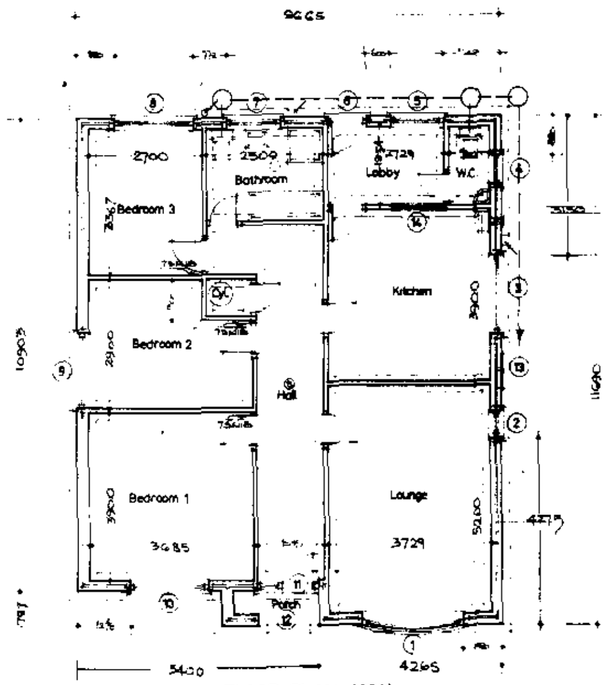
FULL DETAILS BATHROOM CMT 240 WC. CMT 170

SMOKE ALARMS (S) FROM I.E. (S) INDICATED, ALL TO BE INTERCONNECTED & WIRING SEPARATE WITH SEPARATE FUSE TO B.S.5446 PT1 & TO APPROVED DOCUMENT (B).

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL TO BE TOUGHENED TO BS 6206 1981 CLASS "B"



INSULATED FLOOR DETAIL 1:10



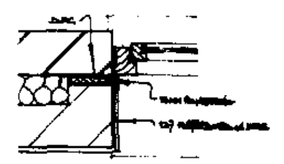
FLOOR PLAN (250)

No	Ironmongery	251	250	Lintels	Weights
1	GRADE AW	—	—	GL 2	2 Tons
2	900 W (CM)	—	—	GL 2	1400
3	450 W (CM)	—	—	GL 2	2 Tons
4	900 W (DE)	—	—	GL 2	700
5	2100 (DE)	OPP	OPP	GL 4	1500
6	1995	—	—	GL 1	1200
7	2100 (DE)	OPP	OPP	GL 1	1500
8	2100 (DE)	—	—	GL 1	2100
9		—	—	GL 2	*
10	545 (DE)	—	—	GL 1	*
11	FIRESTOP	OPP	OPP	GL 1	1600
12	—	—	—	GL 1	1
13	—	—	—	MBL	1800
14	SPECIAL	—	—	E.D.D	1200

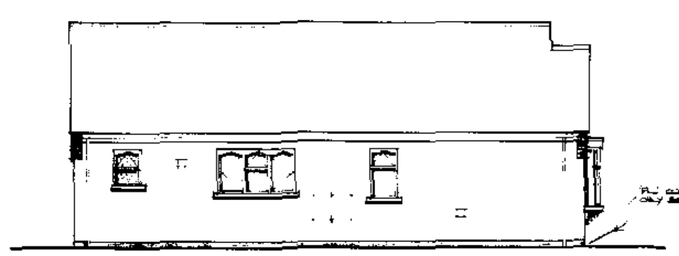
EXTERNAL DOOR SET TO THE OPPOSITE HAND (OH) / HAND (OR) / HANDED.

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC (UNLESS NOTED OTHERWISE)

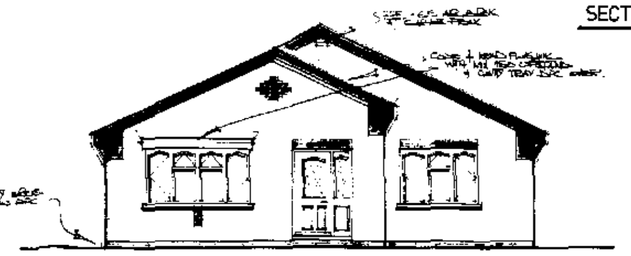
SOUTH HOLLAND D.C.
PLANS EXAM.
24 JUN 1994
REF 0155/94



JAMB DETAIL



SIDE ELEVATION



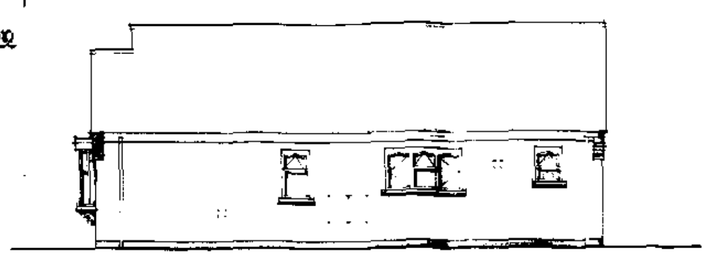
FRONT ELEVATION

DESIGN No 251



FRONT ELEVATION

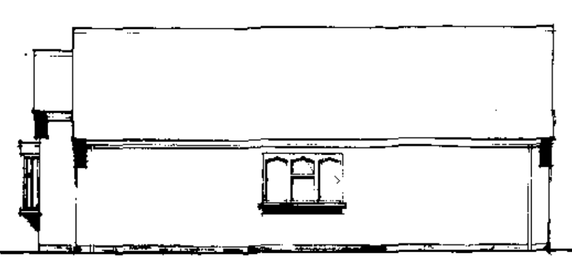
DESIGN No. 250.



SIDE ELEVATION



DIAMOND FEATURE



SIDE ELEVATION



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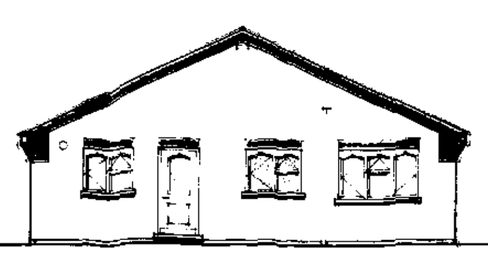

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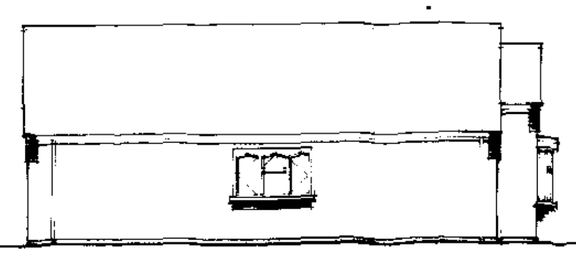


SIDE ELEVATION

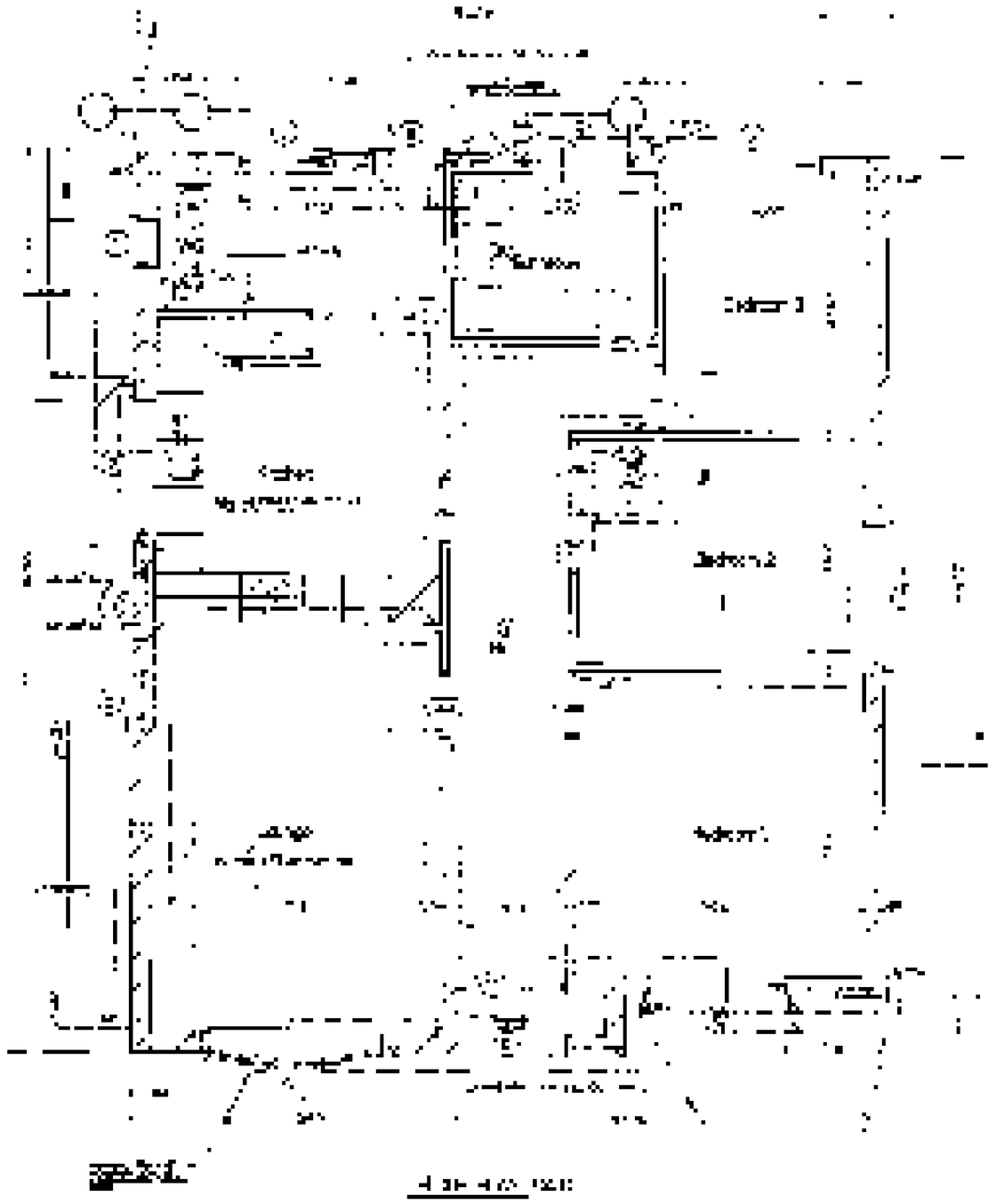
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

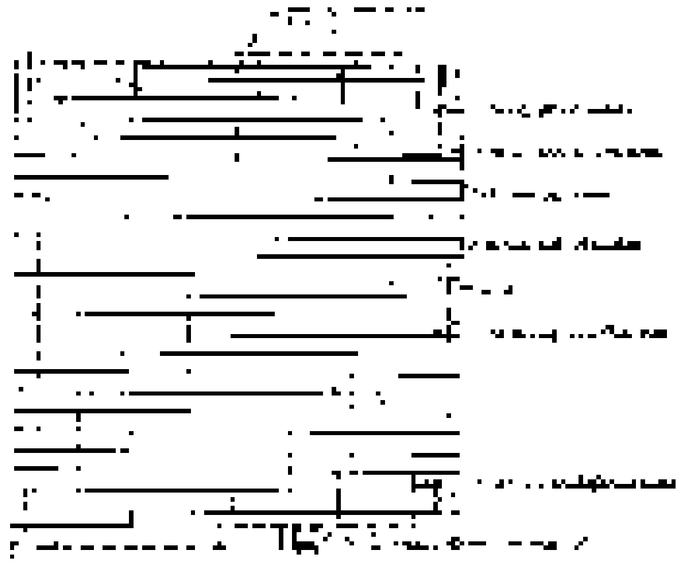
PROJECT
STRATFORD TYPE BUNGALOW.

DRAWINGS
PARK LANE HOLBEACH
PLOTS 14

SCALES 1:50 & 1:100 — DESIGN/PLAN No 250/1

DATE OCT '93 — DRAWN D







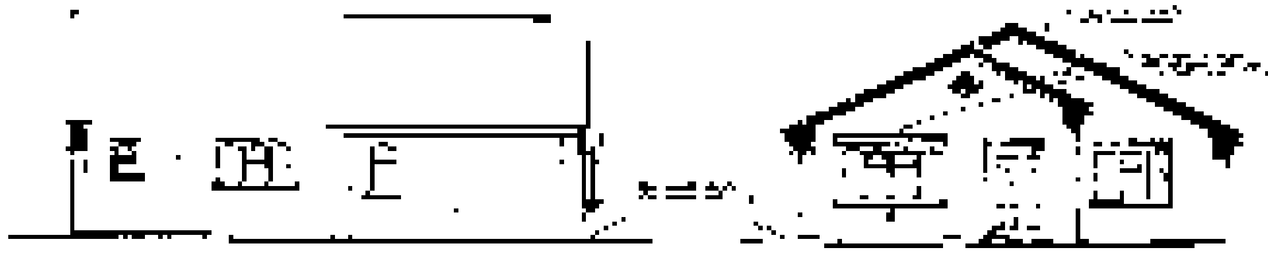


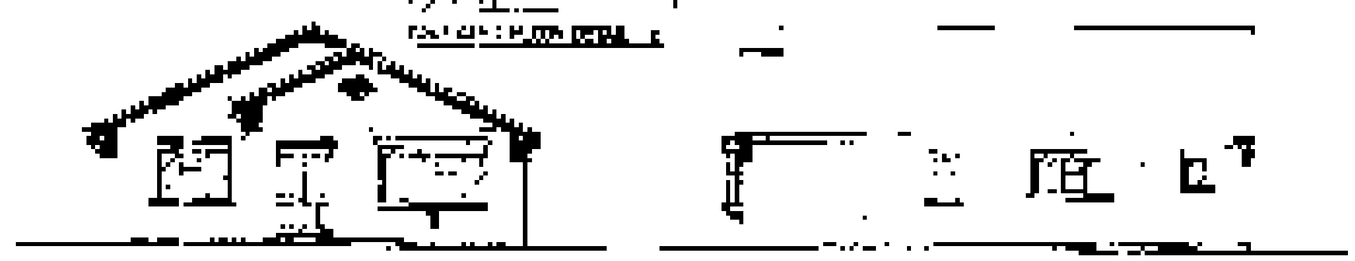


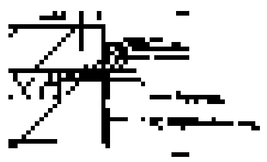


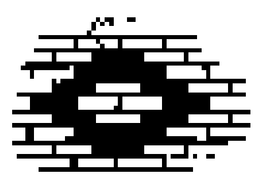


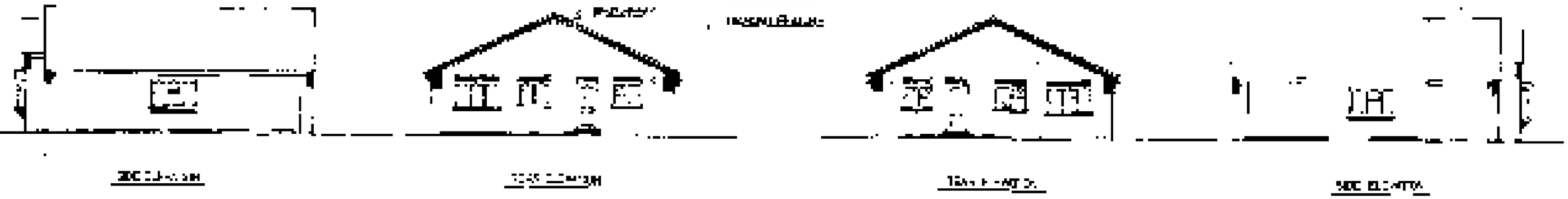




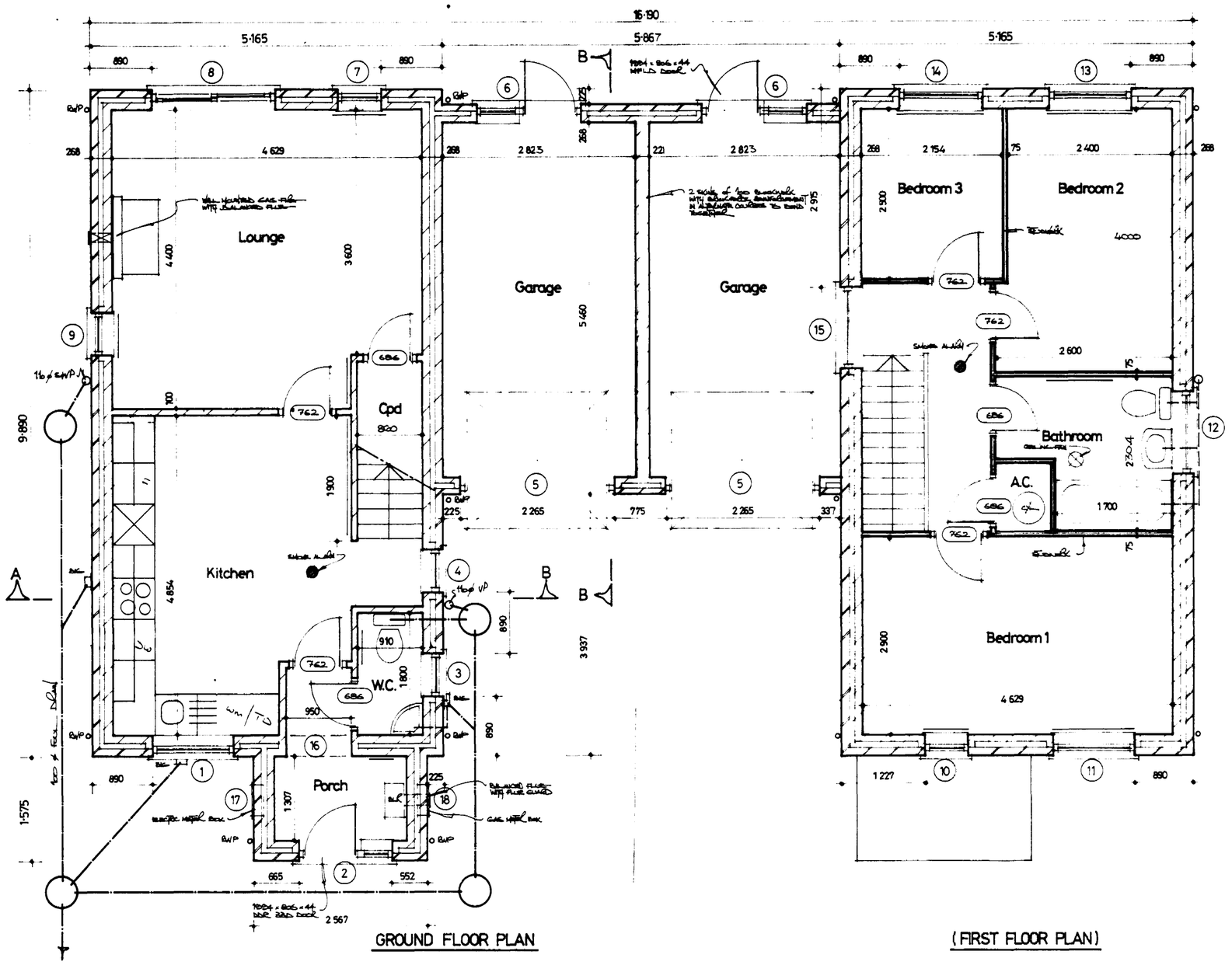




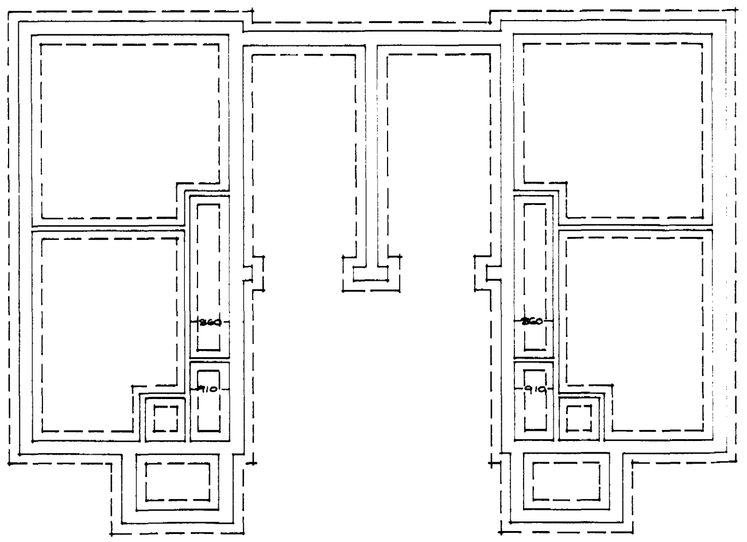




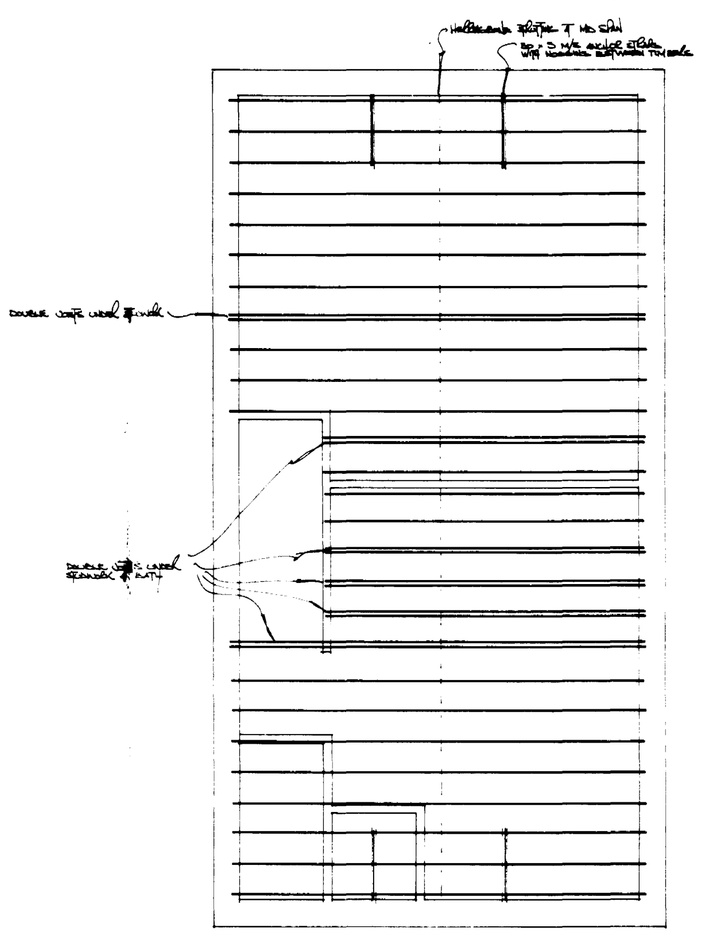
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS



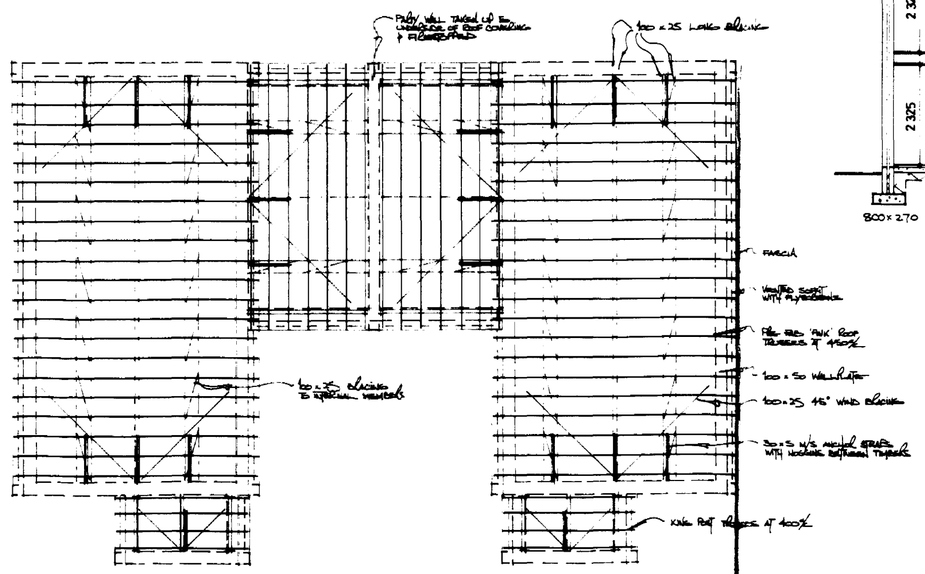
GROUND FLOOR PLAN



FOUNDATION PLAN

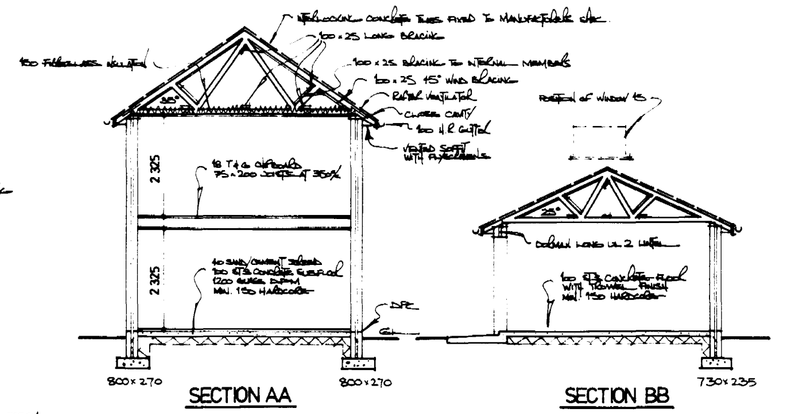


FIRST FLOOR JOISTS



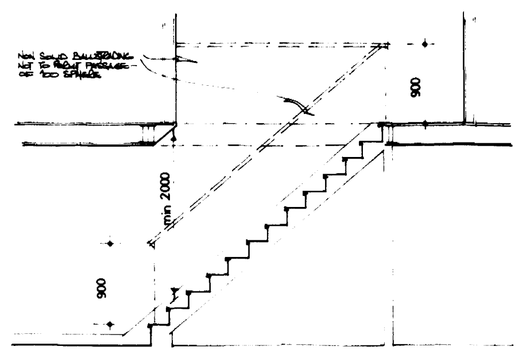
(FIRST FLOOR PLAN)

ROOF PLAN

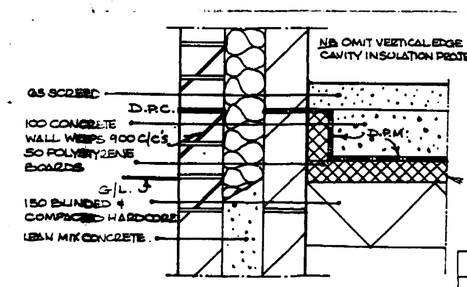


SECTION AA

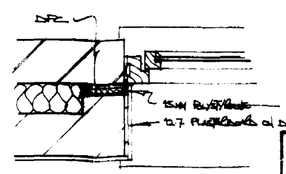
SECTION BB



STAIR DETAIL



INSULATED FLOOR DETAIL 1:10



JAMB DETAIL

HOUSE CONSTRUCTION DETAILS

FOR DETAILS OF FACING BRICKS & ROOF TILES SEE SITE PLAN.

WALLS. EXTERNAL WALLS OF FOXERING BRICKS, CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BOARDED BEADS, EXTENDED TO THE 100 LEVEL. THE SMALL BLOCK PLASTERED TO THE CORE INTERNALLY. WALL TIES TO COMPLY WITH BS. 5628: PT 3. INTERNAL GROUND FLOOR WALLS TO BE 100 THICK. AND VERTICALLY & EVERY 2.25 m BE. ALL COMMON LOAD LINTELS INSULATED. ALL BLOCKWORK UP TO DPC TO BE SOLID CONCRETE ALL BLOCKWORK BELOW DPC TO BE MIN. FL QUALITY. INTERNAL WALLS TO BE 100 INTO THE SMALL BLOCK PLASTERED SMOOTH OR TEXTURED FINISH WITH 10MM PINHELL DECO. TO ALL DOORWAY INDOOR OPENINGS TO ALL WALLS MM 450 ABOVE GL. REINFORCED CONCRETE DPM. FILL CAVITY TO BE SOLID DPC WITH LEAN MIX CONCRETE USE INSULATED CAVITY CLOSERS AT REVEALS & ARCHES. CEMENT MORTAR MIXES LEVELS TO BE SHOWN THE EXTERNAL BRICKWORK.

ROOF. MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 12 SPLINTERED S.W BATTENS ON TYPE 1F BOOMIC FELT LAYING PSO LAP IN EACH DIRECTION.
365 x 215 M TCU PRE-FIX ELECTRO PANIC ROOFTERRIES AT LOCATIONS STRAPPED AT VERGE AND EAVES LEVEL AT MAX SPACINGS WITH 20 x 5 MS ANGLE STRAPS, FIXED WALL & TYPE LOOSE SMOOTH ROOF ALL AS BS5534 RECOMMENDED BE ASSESSED PER BS5250: UPVC EXTRACTS & DOORS TO BE EQUIVALENT TO 100 MF GUTTERS AND DIAM. DOWNPIPE.

FOUNDS. STRIP FOUNDATIONS OF STEP CONCRETE (OR STEEL WHERE REINFORCEMENT USED) 800 x 270 UNDER CAVITY WALLS, 600 x 270 UNDER SINGLE SKOREY PARTITION WALLS & 600 x 270 UNDER TWO STOREY PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH BUILDING INSPECTOR.

FLOORS. GROUND FLOOR TO BE 150 RAMED HARDCORE SCREED ON 100 STEP CONCRETE SUB-FLOOR (OR STEEL REINFORCED) ON 1200 GAUGE POLYTHENE DPM ON MIN. 150 BLINDED & COMPACTED HARDCORE.

CEILINGS. GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD - FIRE FLOOR CEILINGS 9.5 PLASTERBOARD ALL TO HAVE A 1/2 HR FIRE RESISTANCE MIN. 150 FIBREGLASS INSULATION TO ROOF SPACE - MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5250 PT 2 BRUNT ELEMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS "EMBAC" EAVES VENTS. CHIMNEY CEILING & LINTELS TO BE LINED WITH 2 LAYERS OF 9 MARK BOARD WITH STAGGERED JOINTS OR EQUIVALENT.

JOINERY. WINDOWS TO BE FROM THE S.A.P. STANDARD RANGE. ALL TO HAVE MIN. 4000 m² "NOW VENTILATED" DOUBLE GLAZING UNITS (EXCEPT CLOAKS) ACCORDING TO REGULATIONS W. CLASS - MINIMUM VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCUMENT PART N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & PRODUCTS TO BE IN TOUGHENED GLASS TO BS 6206: 1981.

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE 2540 MM 15 NO. RISERS, 2700 GOING IN 12 NO. TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42° MIN. 800 WIDE INSIDE STRINGS. 30 STRINGS 38 TREADS PLYWOOD RISERS. BALUSTER DIA. 38 MM (BOTH MIN 900 HIGH) TO BE OF SOFT TO TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING HARDWOOD CAPPING. MAHOGANY L. TO BE CONTINUOUS UP OVER SIDE OF STAIRS.

HEATING. SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED - HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422: CL. 5.2.3. ALL FLUES TO HAVE BTT TERMINAL GUARDS - ELECTRONIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH BS 5422: 1.4, 5.2.2.

WASTES. BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTE TO BE 32. ALL TO HAVE 75 DEEP S OR I TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION AND ACCESS TO ALL WASTE PIPES EXCEEDING 3000 (40 METRES) & 1 NO (22 METRES) 100 DIAM. S & V PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAPS AT TERMINALS MIN. 900 ABOVE UPPERMOST BRANCH HEADS.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FULL 1:60 S.W. 1:100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 22 LINTEL CHOKES TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MATERIAL. ALL PIPES GENERALLY TO HAVE 150 BACK, PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED A BOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BED & ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE MAINTAIN 50 GAP ALL ROUND ANY PIPES WHICH PASS THROUGH EXTERNAL WALLS.

I. Cs. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'B' WHERE IN A DRIVE SET ON 150 THICK CONCRETE SLAB.

SOAKAWAYS. ALL SURFACE DRAINS TO DISCHARGE INTO MIN. 1M³ BRICK BUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING.

DRIVEWAY. 50 (19 CLEAR) RAMMED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

FOOTPATHS. 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

SMOKE ALARMS. PROVIDE AS INDICATED (S). ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B, 1.

MECH. VENT. RAPID VENTILATORS EXTRACTOR FANS TO BATHROOMS (MIN 15 LITRES/SEC) AND KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

ELEVATIONS WITH UNPROTECTED AREAS NOT EXCEEDING 5.5M² TO BE MIN 1M FROM BOUNDARY

No.	Drawing	Lamp	Length	L.H.	R.H.
1	2 no CV (6A)	UL-1	1 500	OPP	CAT
2	PIR 1365 P	UL-1	1 650	OPP	CAT
3	1 no V (6A)	UL-1	1 050		
4	1 1/2 V (6A)	UL-1	1 050		
5	UF 2066 NS	UL-2	2 700		
6	MK 1 no V (6A)	UL-2	1 350	OPP	CAT
7	1 no V (5A)	UL-1	1 050		
8	PIR 1 V (1A)	UL-1	2 500	L	R
9	1 1/2 V (5A)	UL-1	1 050		
10	1 no TC (5A)	UL-1	1 050		
11	2 1/2 CV (5A)	UL-1	1 500	OPP	CAT
12	2 no V (5A)	UL-2	1 500	OPP	CAT
13	2 1/2 V (5A)	UL-1	1 500	CAT	OPP
14	2 1/2 V (5A)	UL-1	1 500	OPP	CAT
15	2 no TC (5A)	UL-2	1 500	OPP	CAT
16	—	UL-1	1 850		
17	—	M.B.	750		
18	—	M.B.	750		

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

SOUTH HOLLAND D.C.
PLANS DEPT.
24 JUN 1994
REF. 0135 | 94

A1

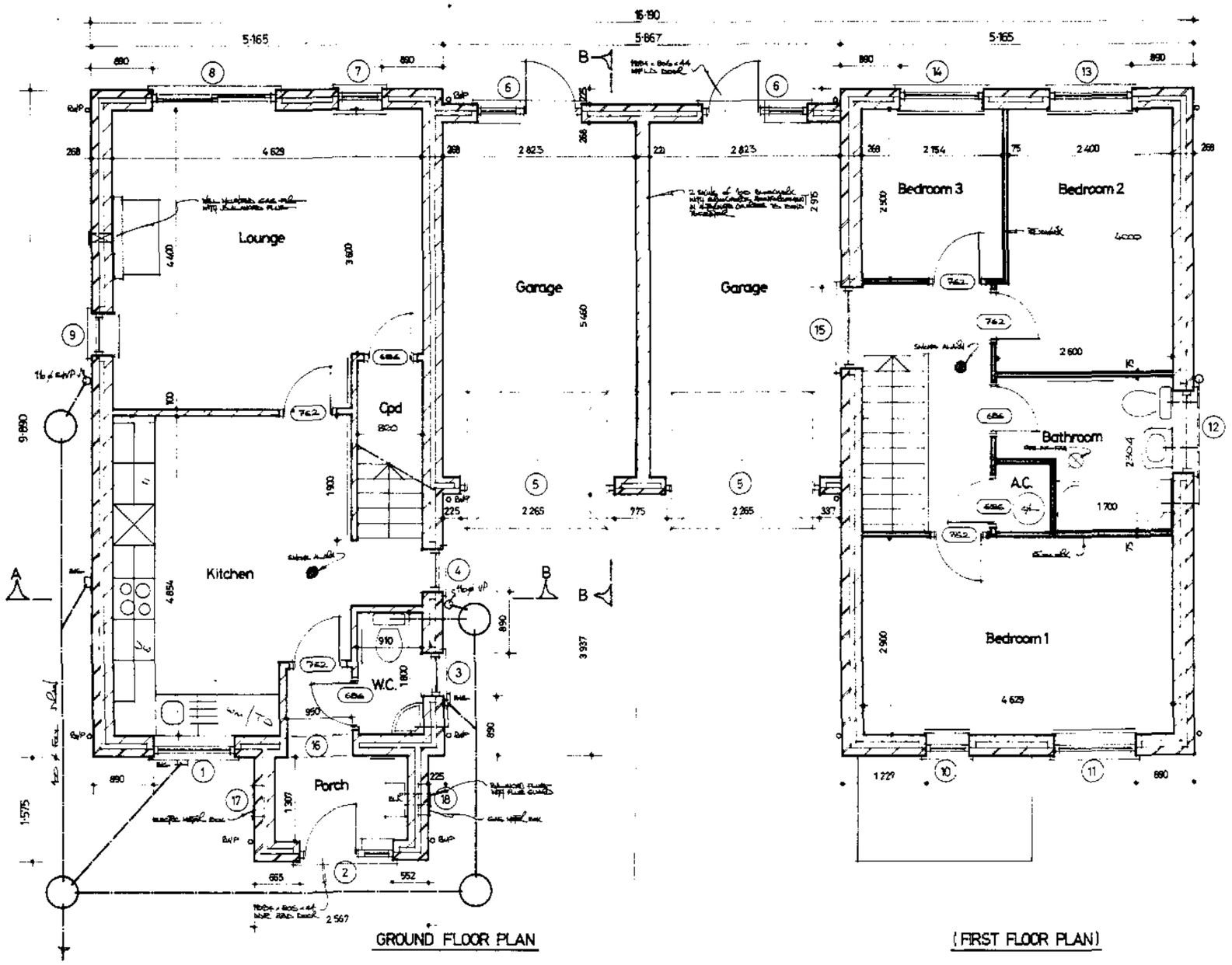
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
PARK LANE HOLBEACH
PLOTS 20/21

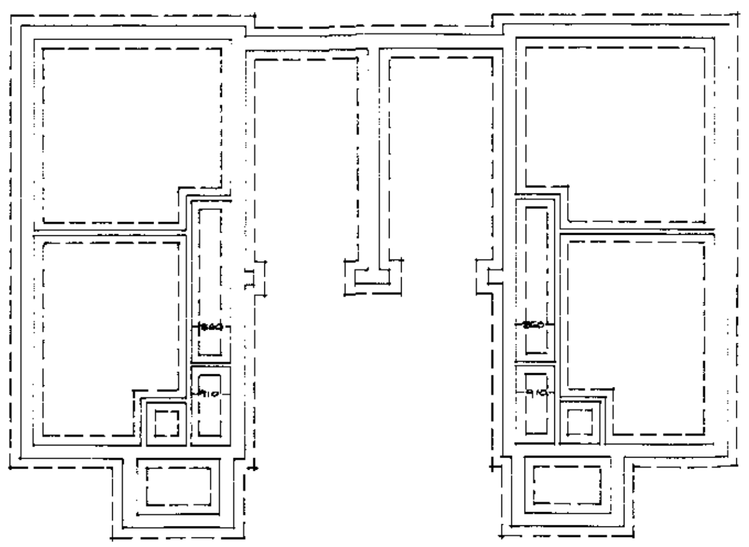
DRAWING LINKED WELLAND HOUSES

SCALES 1:50 , 1:100
DATE JAN '94

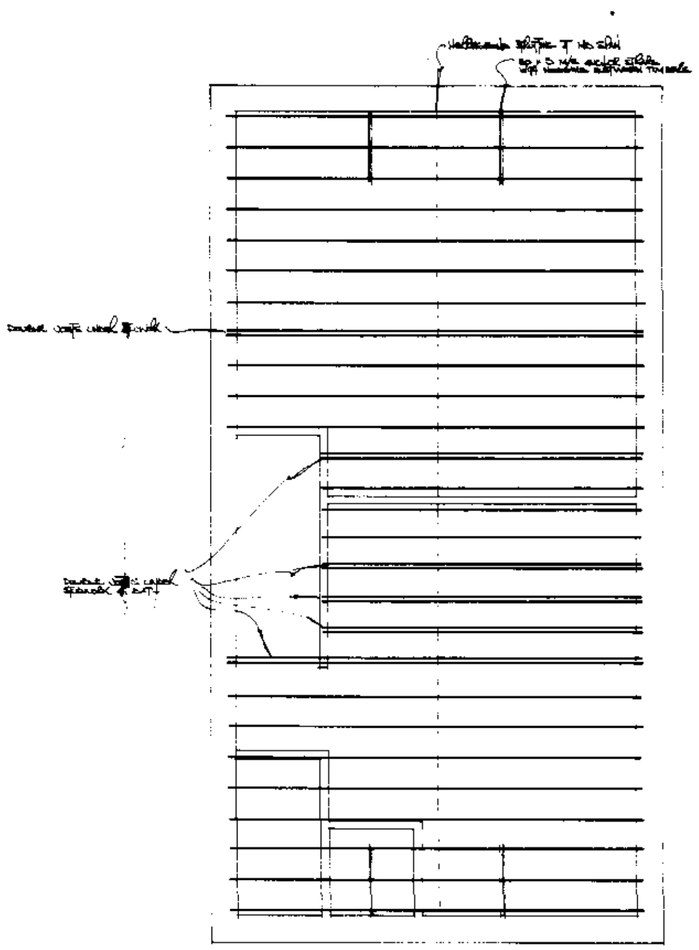
DESIGN/PLAN No 549
DRAWN



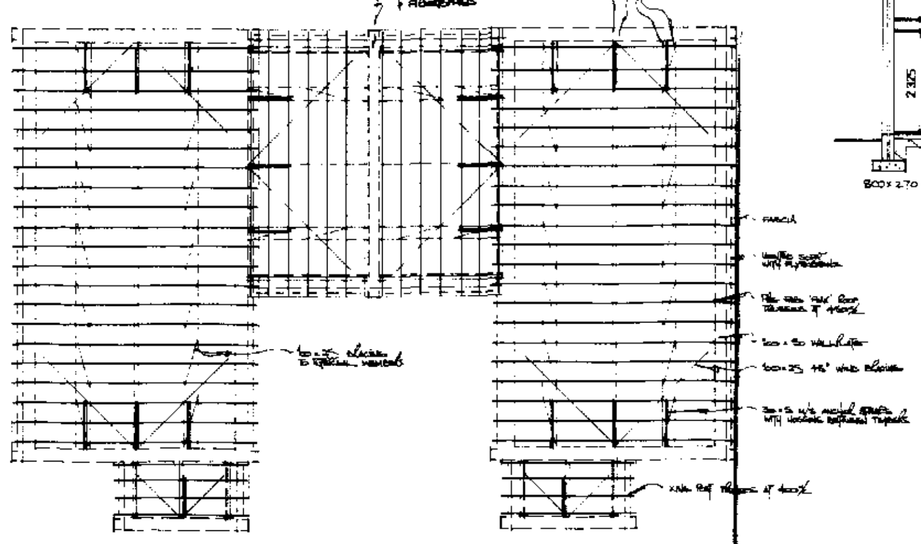
GROUND FLOOR PLAN



FOUNDATION PLAN

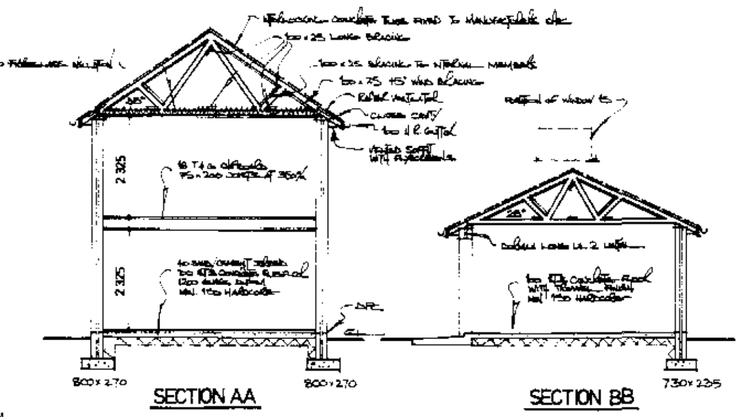


FIRST FLOOR JOISTS



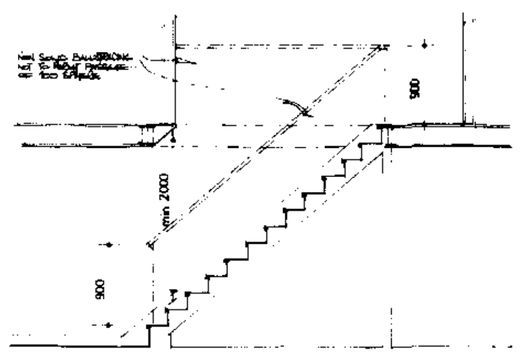
(FIRST FLOOR PLAN)

ROOF PLAN

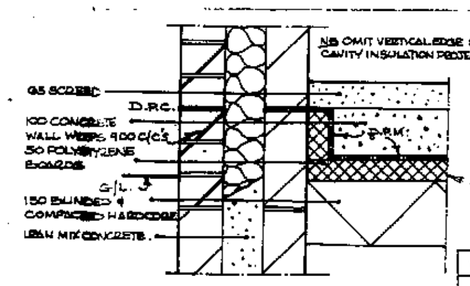


SECTION AA

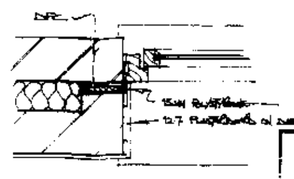
SECTION BB



STAIR DETAIL



INSULATED FLOOR DETAIL 1:10

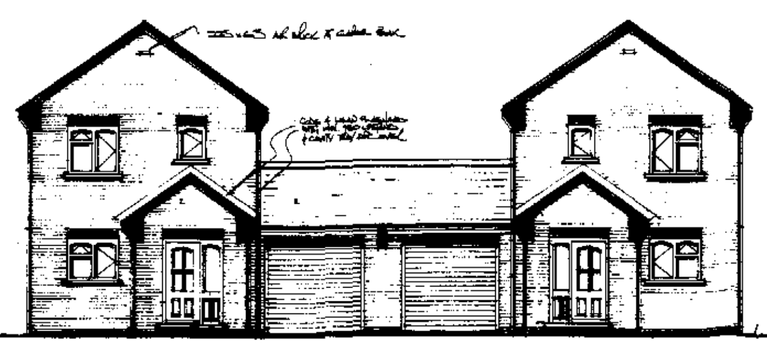


JAMB DETAIL

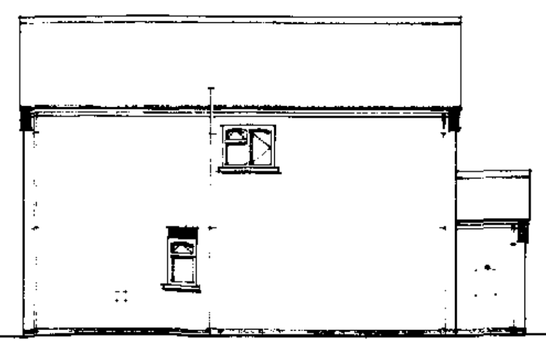
No.	Drawing	Load	Limit	L.H.	R.H.
1	240v c.v. (6A)	UL.1	1 Spo	OPP	CAT
2	13A Skt. P	UL.1	1 Spo	OPP	CAT
3	110v (6A)	UL.1	1 Spo		
4	110v (6A)	UL.1	1 Spo		
5	UF 2566 Kit.	UL.2	2 Spo		
6	Mk 110v (6A)	UL.2	1 Spo	OPP	CAT
7	110v (6A)	UL.1	1 Spo		
8	Pull v 16	UL.1	2 Spo	L	R
9	110v (6A)	UL.1	1 Spo		
10	6ATC (6A)	UL.1	1 Spo		
11	240v (6A)	UL.1	1 Spo	OPP	CAT
12	240v (6A)	UL.2	1 Spo	OPP	CAT
13	240v (6A)	UL.1	1 Spo	CAT	OPP
14	240v (6A)	UL.1	1 Spo	OPP	CAT
15	2ATC (6A)	UL.2	1 Spo	OPP	CAT
16	—	UL.1	1 Spo		
17	—	M.Bx.	1 Spo		
18	—	M.Bx.	750		

SOUTH HOLLAND D.C.
PLANNING
24 JUN 1994
REF. 0135/94/

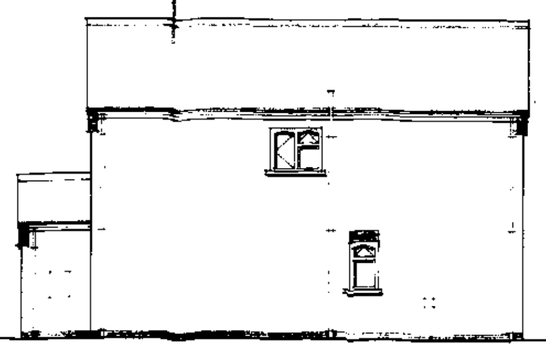
A1



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

HOUSE CONSTRUCTION DETAILS

FOR DETAILS OF FACING BRICKS & ROOF TILES SEE SITE PLAN.

WALLS. EXTERNAL WALLS OF 105 FACING BRICKS, CAVITY INSULATED WITH 65 SUPALL POLYSTYRENE BONDED BEADS, CAVITIES TO BE 100 LAYING THERMAL BLOCKS PLASTERED TWO COATS INTERNALLY WALL TILES TO COOKER WITH 150 TILES ABOVE WORKTOPS & SPLASHBACK BEHIND SINK, VERTICALLY & EVENLY SPACED AT 300 MM. ALL CAVITIES LOAD LIMITED & INSULATED ALL BRICKWORK TO DPC TO BE ENGINEERING BRICKWORK ALL BRICKWORK BELOW DPC TO BE MIN. 'PL' QUALITY. INTERNAL WALLS TO BE 100 LIGHTWEIGHT THERMAL BLOCKS PLASTERED BOTH SIDES TO FINISH WITH 10MM PLASTERBOARD & SKIM. TO ALL DOORS & WINDOW OPENINGS IN ALL WALLS MAY BE MEDIUM DENSITY COMPRESSION FIBRE JOINTS TO BE MADE GOOD WITH LIGHT WEIGHT CONCRETE. USE INSULATED CAVITY CLOSURES AT EAVES & GABLES TO ENSURE CONTINUITY OF INSULATION THROUGHOUT THE EXTERNAL WALL CONSTRUCTION.

ROOF. MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 MM LAP LAID ON 38 X 125 TREATED S.W. BATTENS ON TYPE 1F BOARDING FELT LAYING PRO LAP IN EACH DIRECTION. 38 X 125 TREATED PINE SOFFIT LINERS AS SHOWN TO STRIP AT INTERVALS TO ALLOW FOR VENTILATION. LEAD FLASHINGS TO CHIMNEY STACKS AND ALL ROOF PENETRATIONS. LEAD WALL FLASHINGS WHERE ROOF ABUTS BRICKWORK. ROOF ALL BRICKWORK PROTECTED BY 225 WIDE CODE 5 LEAD FLASHINGS. ALL RAINWATER GOODS TO BE EQUIVALENT TO 100 MM DIA. HALF ROUND UPVC. GUTTERS AND 75 MM DIA. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 675 CONCRETE (OR STEEL MESH REINFORCEMENT WHERE USED) 800 x 270 UNDER CAVITY WALLS, 600 x 270 UNDER INTERNAL LOAD BEARING SOLID PARTITION WALLS & 600 x 270 UNDER NON-LOAD BEARING PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE BY BUILDING INSPECTOR.

FLOORS. GROUND FLOORS TO BE 150 MIN. CONCRETE SCREED ON 100 MIN. XPS CONCRETE SUB-FLOOR (OR STEEL REINFORCEMENT WHERE) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN. 150 BLINDING OF COMPACTED HARDCORE.

CEILINGS. GROUND FLOOR CEILINGS TO BE 12.7 PLASTER BOARD - FIRE RESISTING WHERE GARAGE IS PLASTERBOARD ALL TO HAVE 10 MIN. FIRE RESISTANCE. FIRST FLOOR CEILINGS TO BE 12.7 PLASTERBOARD - FIRE RESISTING WHERE GARAGE IS PLASTERBOARD ALL TO HAVE MIN. 150 FIBREGLASS INSULATION TO ROOF SPACE. MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO ATMOSPHERE BY 25 MM DIA. EAVES VENTILATORS AT 3 METRE CENTRES. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS OPEN VENTILATING SLOTTED EAVES FINISH. EAVES VENTS - GARAGE CEILING & LINTELS TO BE LINED WITH 2 LAYERS OF 12.5 MM FIRE RESISTANT PLASTERBOARD JOINTS STAGGERED.

JOINERY. WINDOWS TO BE FROM THE B. & P. STANDARD RANGE. ALL TO HAVE MIN. 4000 MM² TRICKLE VENTILATED DOUBLE GLAZED UNITS (EXCEPT GARAGE) ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 5% OF ROOM FLOOR AREA. ALL GLAZING TO BE IN ARRIVED DOCUMENT PART N. ALL GLAZED AREAS WITHIN 800 FROM FINISH FLOOR LEVEL, ALL DOORS & SCREENS TO BE IN TOUGHENED GLASS TO BS 6206 - 1981.

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE 2.540 MM (10 NO. RISERS, 9 NO GOING) W. 12 NO. TREADS. PITCH OF STAIRS NOT TO EXCEED 42° MIN. 800 WIDE HANDRAILS BOTH SIDES. 38 STRINGS 38 TREADS PLYWOOD RISERS. BALUSTER DIA. SPINDLES (BOTH 10 MM SQUARE) TO BE OF SOFTS TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING HARDWOOD CAPPING. UNDERSIDE L.B. TO BE COMPATIBLE UP ONE SIDE OF STAIRS.

HEATING. SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDERS ALL INSULATION & PIPES TO BE INSULATED TO BSEN 1.J. SEC.3. ALL PIPES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDERS IN ACCORD WITH BSEN 1.J., SEC.3.

WASTES. BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DIP S BELOW PS & BOTH INVERT AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (80 WASTES) & 1700 (32 WASTES). 100 DIAM. S & V PIPES TO HAVE ACORN PLATES AT EAVES & BUBBLE CAPS AT TERMINALS MIN. 900 ABOVE UPPERMOST WINDOW HEADS.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC. PIPES LAID ON STRAIGHT LINES TO SUIT CLEANING EYES (FULL 1:40 S.N. 1:100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 22 LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER PIPES TO BE PROTECTED BY RAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLABS OVER NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MAINTAIN SOCAP ALL BOUND ANY PIPES WHICH PASS THROUGH EXTERNAL WALLS.

I. Ch. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC. SET ON 150 THICK CONCRETE BASE, GRADE 'C' COVER TO BE USED GENERALLY AGREA OF B. WHERE IN A DRIVE SET ON 150 THICK CONCRETE SLABS.

SOAKAWAYS. ALL SURFACE DRAINS TO DISCHARGE INTO MIN. 1M³ BRICK BUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING.

DRIVEWAY. 50 (20 CLEAR) RAILED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

FOOTPATHS. 50 CONCRETE PAVING SLABS SET ON 150 BRODDED & LEAN MIX.

SMOKE ALARMS. PROVIDE AS INDICATED (S). ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B.

MECH. VENT. RAPID VENTILATORS EXTRACTOR FANS TO BATHROOMS (MIN 15 LITRES/SEC) AND KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED.

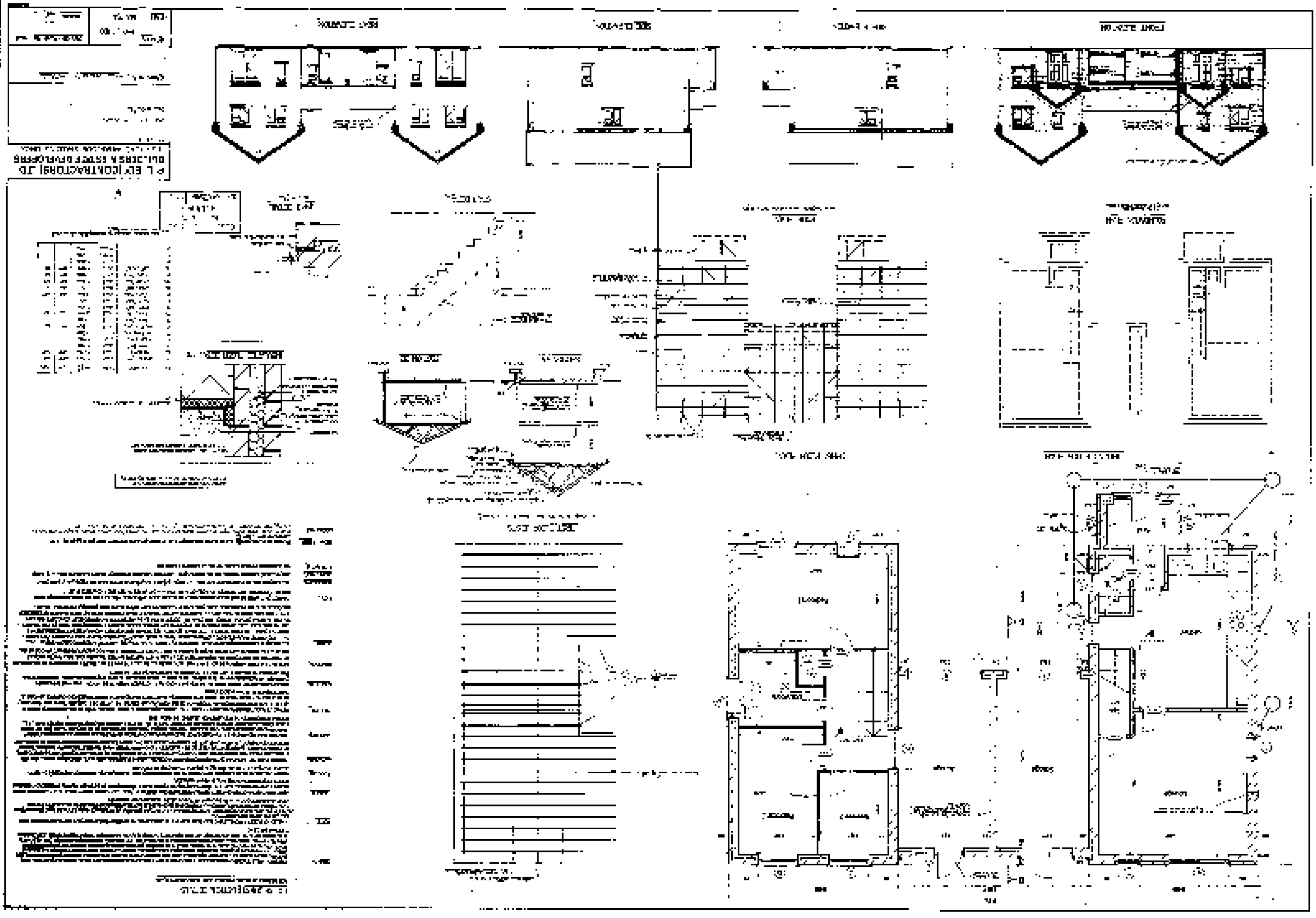
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

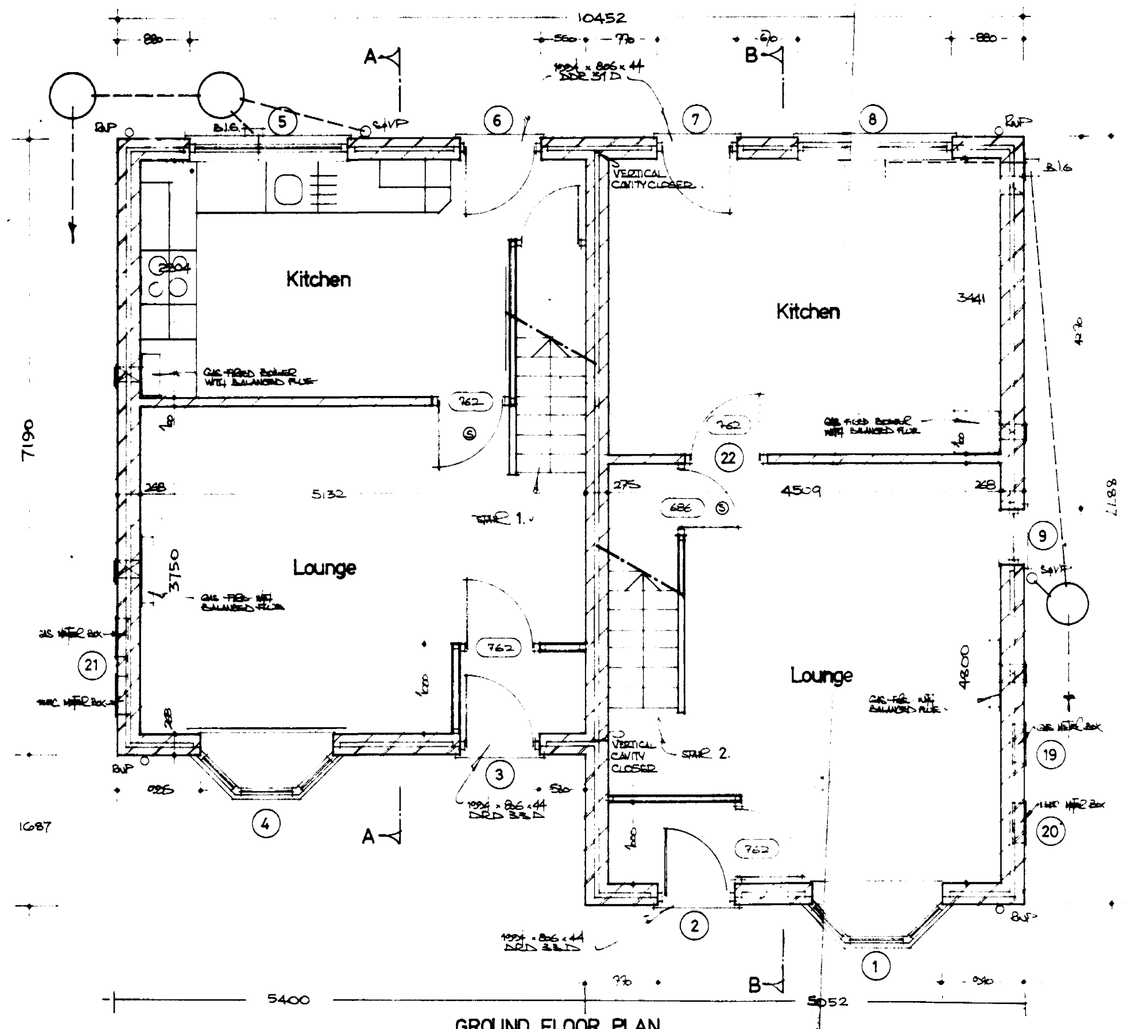
PROJECT
PARK LANE HOLBEACH
PLOTS 20/21

DRAWINGS LINKED 'WELLAND' HOUSES

SCALES 1:50 , 1:100
DATE JAN '94

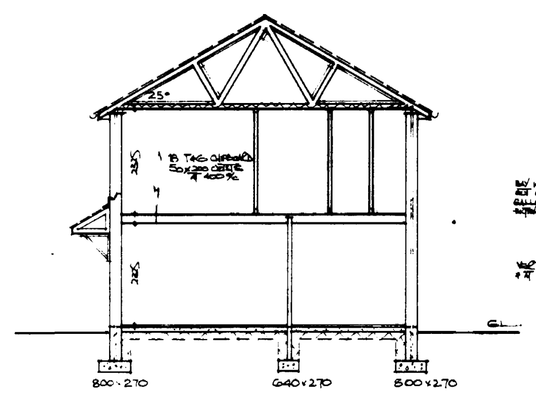
DESIGN/PLAN No 549
DRAWN

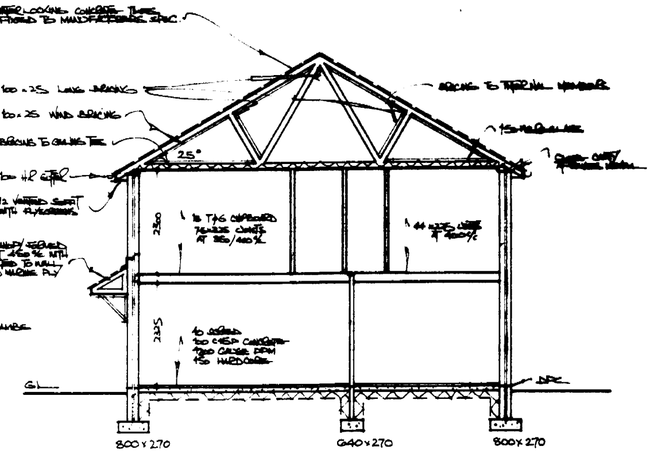




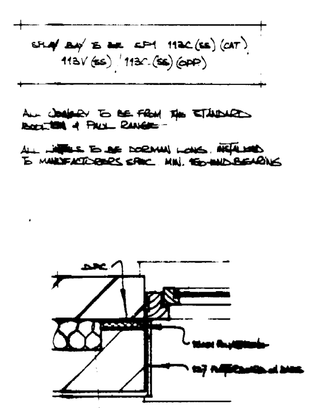
GROUND FLOOR PLAN

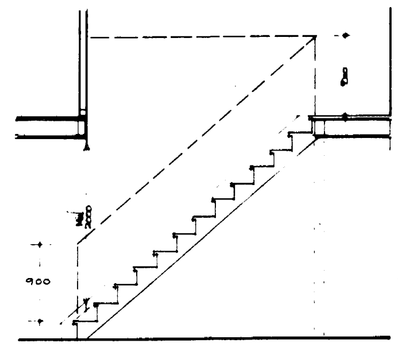
FIRST FLOOR PLAN





No	Joinery	Lintel	Length
1	914W B/V	GL1	1980
2	FKS	-	1200
3	FKS	-	"
4	1524W B/V	-	1950
5	3/0 C/VC 9K	-	2100
6	FKS	-	1200
7	FKS	-	"
8	3/0 CVC 9K	-	2100
9	1112 V (SS)	-	1200
10	3/0 CVC 9K	GL2	2100
11	2478 CV (SS) (SP)	-	1200
12	2/0 C V (SS) (SP)	-	1200
13	3/0 CVC 9K	-	2100
14	2478 CV (SS) (SP)	-	1200
15	" " "	-	"
16	2478 CV (SS) (SP)	-	"
17	3/0 CVC 9K	-	2100
18	2/0 C V (SS) (SP)	GL1	1150
19	——	WB1	750
20	——	WB1	"
21	——	7 WB1	2/ 11
22	——	ea/1	1200





WALLS EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH 65 GRADE POLYSTYRENE BEADS, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 1243 1978 WITH MAX SPACINGS OF 900 HORIZONTALLY AND VERTICALLY & STAGGERED. ALL BLOCKS CUT TO BE DRESS CONCRETE. PARTY WALLS TO BE 2 LEAVES OF 100 DENSE CONCRETE BLOCKS WITH MIN 75 CAVITY, USING BUTTERFLY WALL TIES & PLASTERED TO COAT BOTH SIDES. CURRENT INFLUENZA PLASTER TO ENSURE 75% U/V (m²) WALLS TO NOT TAKEN UP TO UNDERSIDE OF ROOF & PLASTERED. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT, OR 75 PLASTERBOARD PARTITION WITH 38MM FINISH. DPC'S TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BRICKING CONTINUOUS WITH DPM. FULL CAVITY TO 150 BELOW DPC WITH 1:6MIX MIX CONCRETE. ALL BRICKS BELOW DPC TO BE MIN 'FULL' QUALITY (SEE INCLUDES CAVITY CLOSURE AT EXTERNALS & ALTERATIONS / COMMENT STEP AT DOORWAY LEVELS TO AVOID THRESHOLD BRIDGING.

ROOF MINIMUM CONCLUDED STANDARD ROOF TILES WITH MIN 75 HANDLAP OR BES, - TREATED F.W. BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAP IN EACH DIRECTION. 25° PITCH FOR PREFABRICATED PRE ROOF TRUSSES AT 450 C/C, STRAPPED AT MAX 1800 C/C WITH 30 x 5 M.S. ANCHOR STRAPS. 100 x 50 WALLPLATE & 100 x 25 BRACING. ALL AS DRAWN. CONSTRUCTED TO BS 5268 PART 3, TIMBER UPVC RAINWATER GOODS TO BE 100 H.R. GUTTER & 68 DOWNPIPES.

FOUNDS STRIP FOUNDATIONS OF ST3 & CONCRETE 1000 x 270 UNDER CAVITY WALLS & 600 x UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH B.W.S.C. BUILDING INSPECTOR.

FLOORS UPPER FLOOR TO BE 18 T&G FLOORING GRADE CHIPBOARD (TYPE 1/2 MARK GRADE) @ 400 c/c WITH 50 x 200, 44 x 225 & 75 x 225 SGS TIMBER JOISTS. GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C/SP CONCRETE SLAB (1:2:4 MIX) ON 1200 GAUGE DPM ON MIN 150 BLINDED & COMPACTED HARDCORE.

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD, FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD ALL TO HAVE ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE & ABOVE EXTERNAL BAY WINDOWS. MIN 50 VENTILATION GAP ABOVE INSULATION ATTENTION. ROOF SPACES WELL VENTED TO GIVE 1/300 CONTINUOUS VENTILATION SOFFIT BOARD & TIMLOC EAVES VENTS.

JOINERY WINDOWS TO BE FROM THE RAPP STANDARD RANGE, ALL TO HAVE MIN 4000 mm² VENTILATION & SEALED DOUBLE GLAZING UNITS. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF FLOOR AREA. WINDOWS GLAZED IN PILKINGTONS 'K' GLASS.

STAIRS STRAIGHT FLIGHT RISER 1 WALL STRING STAIRS 13 N RISERS, 230 GOING N 12 N TREADS, & 2 STH FLIGHT 356 N 13 N RISERS, 2730 GOING N 12 N TREADS. 5TH OF STAIRWAY NOT TO EXCEED 42° RISE OVERALL WIDTH OF STAIRWELL NO STRINGS, 25 TREADS, PLYWOOD RISERS BALUSTRADE (WHERE REQUIRED) & HANDRAIL (MIN 900 HIGH) TO BE OF 50 x 75 TIMBER FIXINGS LINED BOTH SIDES WITH PLASTERBOARD & SKIM FINISH & HANDRAIL HARDWOOD CAPPING. HANDRAIL TO BE CONTINUOUS UP THE SIDE OF TREADS TERMINATING IN A SCROLL.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUES. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPE TO BE INSULATED TO EDGE L1 SECTION 6. ALL FUEL TO UNDERGROUND GUIDE THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORDANCE W.T. EDGE L1, SECTION 2.

WASTES BATH & SINK WASTES TO BE 40, BASIN WASTES TO BE 32. ALL TO HAVE 75 SEAL, SEAL TRAPS & BENDING RODS AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEEDED BOVE (40 WASTES & 1700 (32 WASTES). 100 DIAMETER SOIL PIPE TO HAVE ACCESS PLATES AT BASES & DOUBLE CASES AT BENDS & MIN 600 ABOVE CROWN OF WINDOW HEADS.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAMETER APPROVED PVC PIPES LAID IN STRAIGHT LINES TO GIVE SELF CLEANSING GRADIENTS (450 1 IN 70, S.W 1 IN 100). WATER PASSING THROUGH EXTERNAL WALLS. PIPES TO HAVE 20 LITRE CHAMBER & 100 SPACE ALL ROUND PIPE. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER. PIPES TO BE PROTECTED BY REINFORCED CONCRETE ARCHES ABOVE NOT LESS THAN 75 PEA GRAVEL SURFACE WATER DRAINS TO HAVE PASSING TRAPS AT EACH CHANGE OF DIRECTION. ALL ALLOWED TO BE ACCESSIBLE. PIPES PASSING THROUGH WALLS TO HAVE GOOD SHEET MATERIAL COVERING GAP ON INNER & OUTER FACES.

I C s INSPECTION CHAMBERS OR BENDS TO BE 450 & APPROVED PVC SET ON 150 THICK CONCRETE BASES. GRADES & COVERS USED GENERALLY & GRADE 30 WHERE IN A DRIVE. SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE TO MIN 1 M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5 M FROM ANY BUILDINGS

DRIVEWAY 50 (10 CLOSE) WASHED GRAVEL ON 100 COMPACTED HARDCORE. 50 x 125 WIDE EDGING BEDDED & HAUNCHED IN WEAK MIX CONCRETE

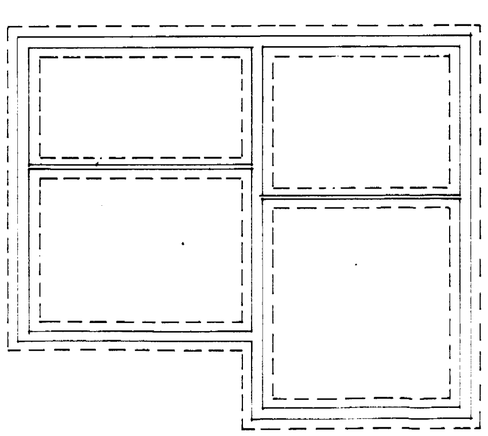
FOOTPATHS 100 WIDE WITH 75 FALL AWAY FROM DWELLINGS & FINISHED 25T OF 75 CONCRETE OR 50 PAVING SLABS ON 75 HARDCORE

MECH VENT RAPID VENTILATOR EXTRACTOR FANS TO BATH ROOMS (MIN 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFTSPACE TO BE INSULATED.

F&V DETAILS BATHROOMS CMF 240

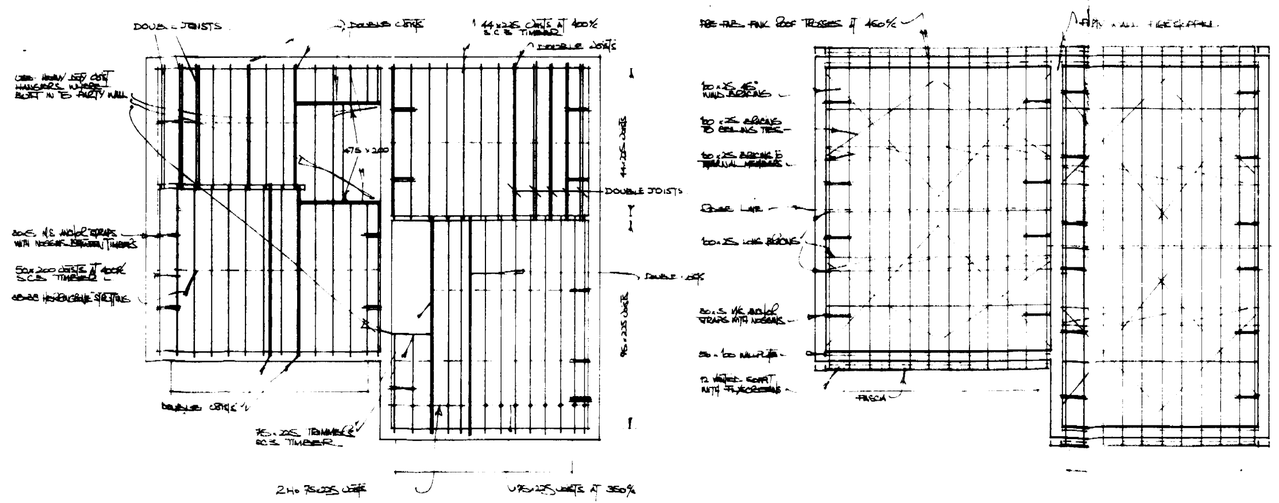
SMOKE ALARMS TO PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL ZONES INTERCONNECTED + MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS6206 2001



FOUNDATION PLAN

C.S.P. CONCRETE



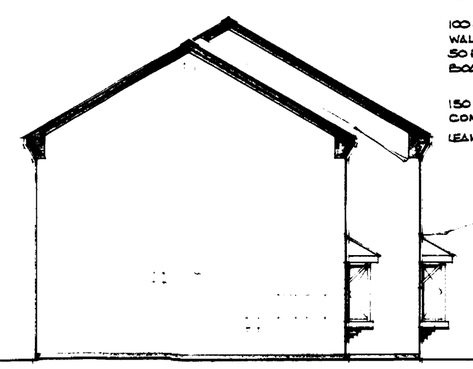
FIRST FLOOR PLAN

R.S. TIMBER

ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATIONS WITH UNPROTECTED AREAS AT BOUNDARIES EXCEEDING 6.6 M² TO BE MIN 1M FROM BOUNDARY

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

SOUTH KESTEVEN D.C. PLAN CONTROL 21 JUN 1994 REF 0135/94

ALL DIMENSIONS IN MILLIMETRES

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT
OUSE/WITHAM HOUSES

A1

DRAWINGS
PARK LANE HOLBEACH
PLOTS 18, 19

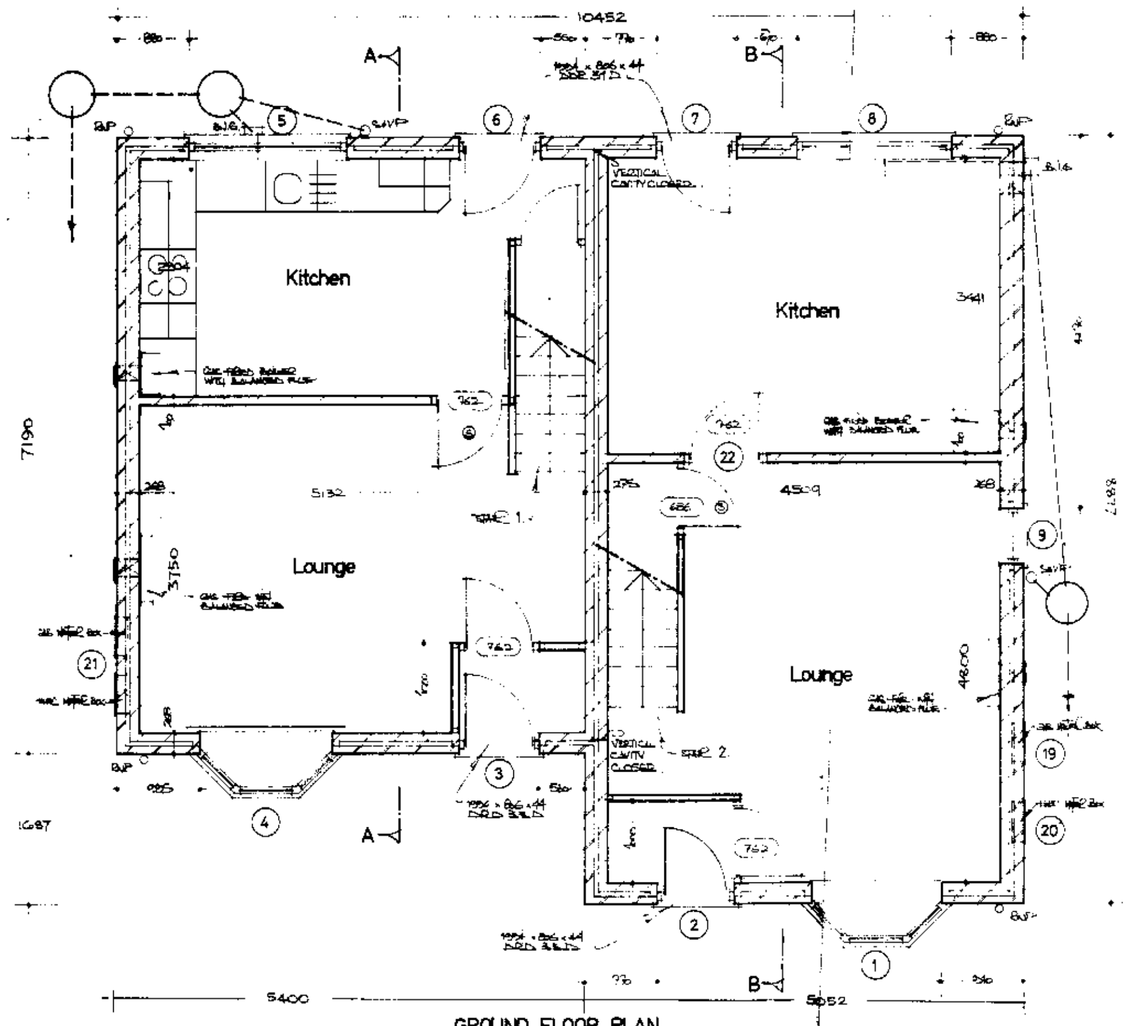
SCALES 1:50 & 1:100

DESIGN/PLAN No. 264

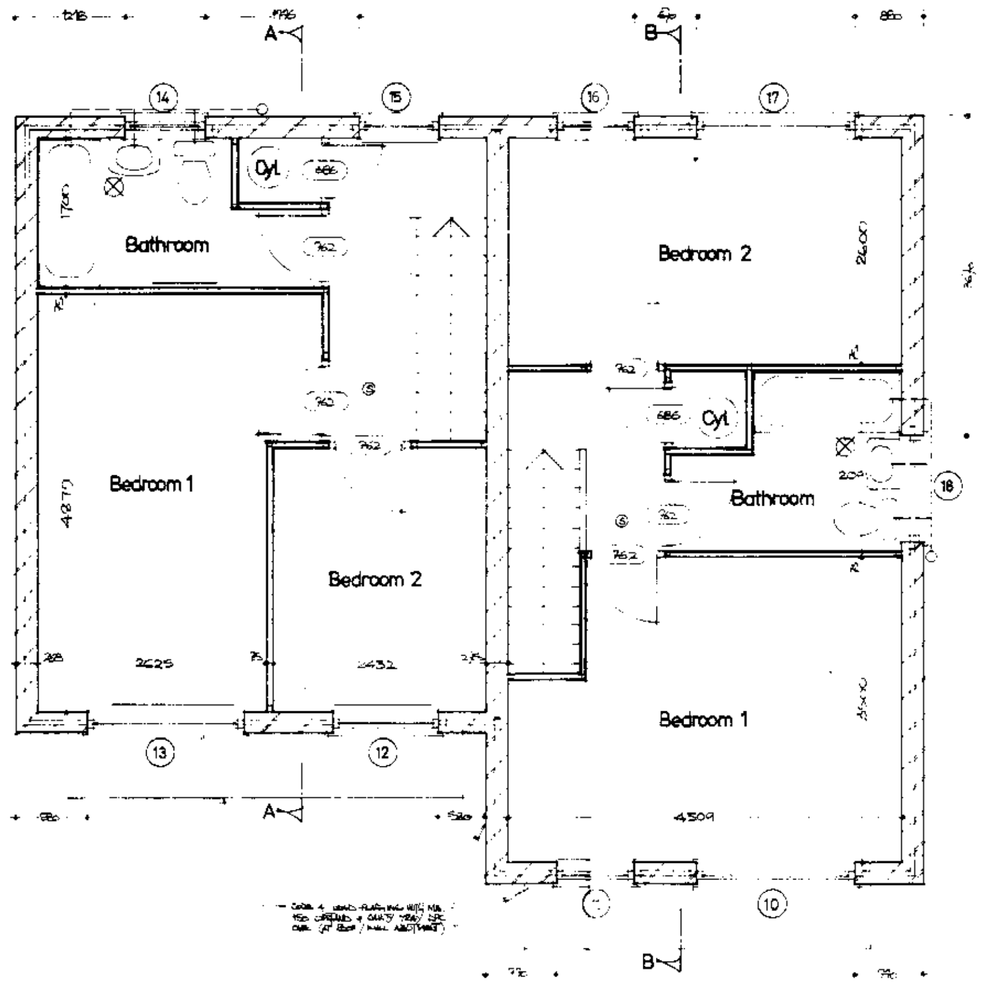
DATE NOVEMBER 93

DRAWN

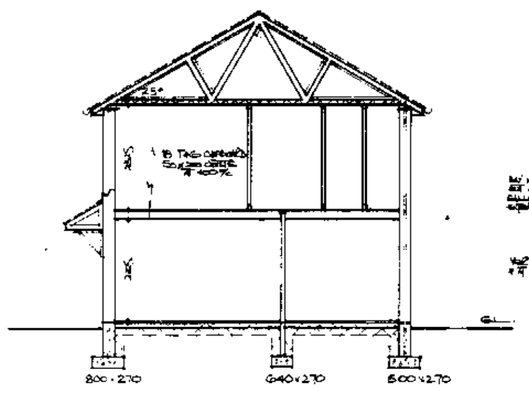
REVISED FOR NTA DEC 93



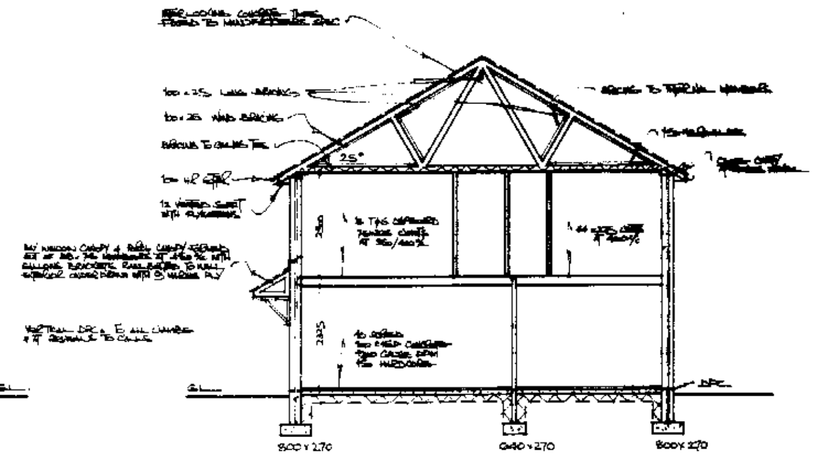
GROUND FLOOR PLAN



FIRST FLOOR PLAN

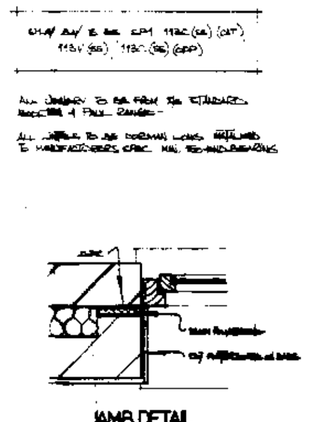


SECTION A-A

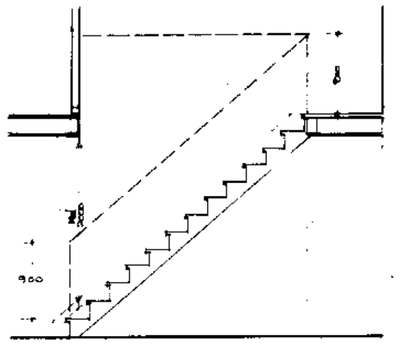


SECTION B-B

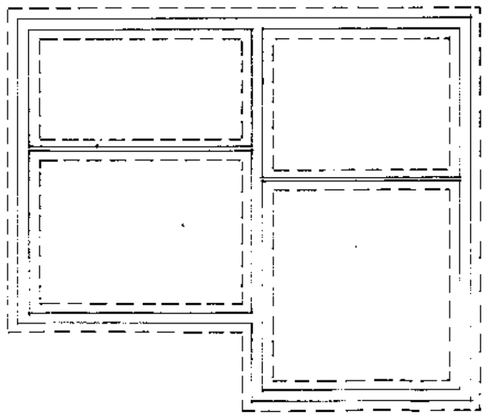
No	Joinery	Lintel	Length
1	Clay Bay	UL 1	1950
2	FNS	"	1200
3	FNS	"	"
4	Spike Bay	"	1950
5	3/10 CVC (SE)	"	2100
6	4NS	"	1200
7	FNS	"	"
8	3/10 CVC (SE)	"	2100
9	112V (SE)	"	1050
10	3/10 CVC (SE)	UL 2	2100
11	2N10 CV (SE) (GFP)	"	1200
12	2/10 CV (SE) (GFP)	"	1950
13	3/10 CVC (SE)	"	2100
14	2N10 CV (SE) (GFP)	"	1200
15	"	"	"
16	2N10 CV (SE) (GFP)	"	"
17	3/10 CVC (SE)	"	2100
18	2/10 CV (SE) (GFP)	UL 1	1950
19	----	MSL	2100
20	----	MSL	"
21	----	7/MSL	2/ "
22	----	SW 1	1200



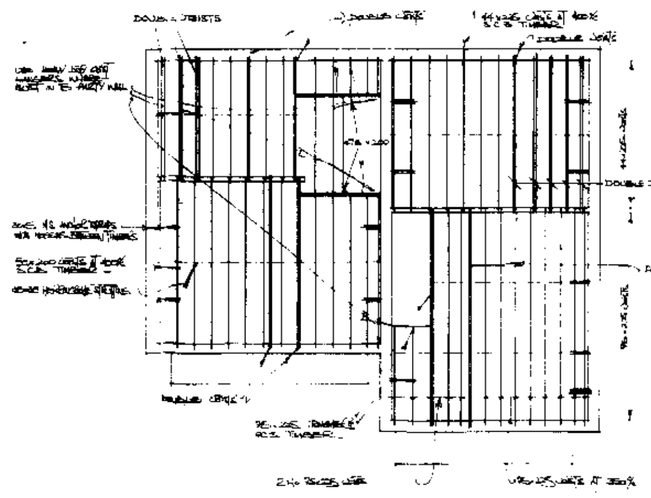
JAMB DETAIL



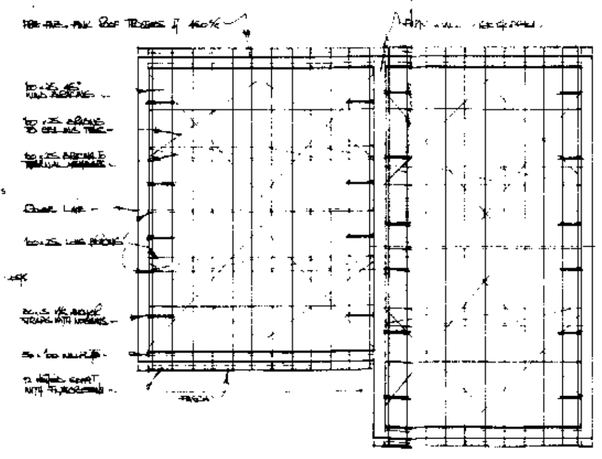
STAIR DETAIL



FOUNDATION PLAN



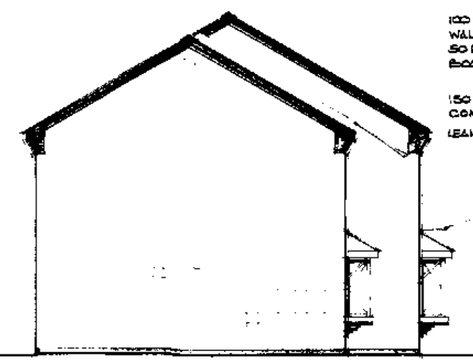
FIRST FLOOR PLAN



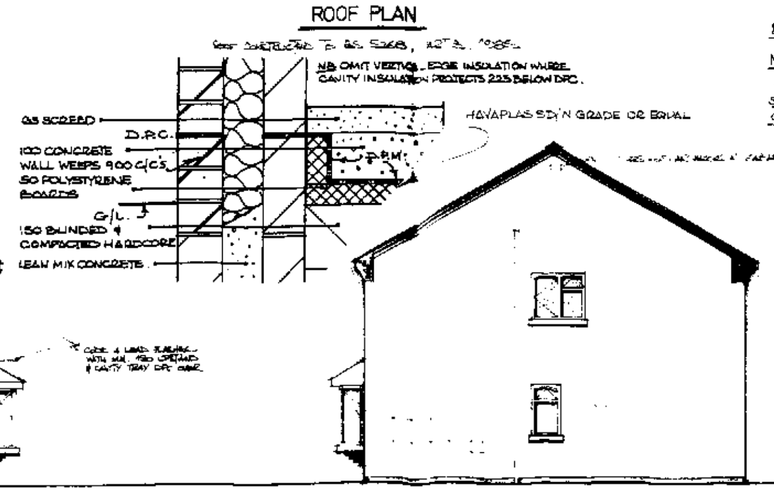
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

WALLS

ROOF

FOUNDS.

FLOORS

CEILINGS

JOINERY

STAIRS

HEATING

WASTES

DRAINS

I C s

SOAKAWAYS

DRIVEWAY

FOOTPATHS

MECH. VENT

FAN DETAILS

SMOKE ALARMS

GLAZING

ALL DIMENSIONS IN MILLIMETRES

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT

OUSE/WITHAM HOUSES

DRAWINGS

PARK LANE HOLBEACH
PLOTS 18/19

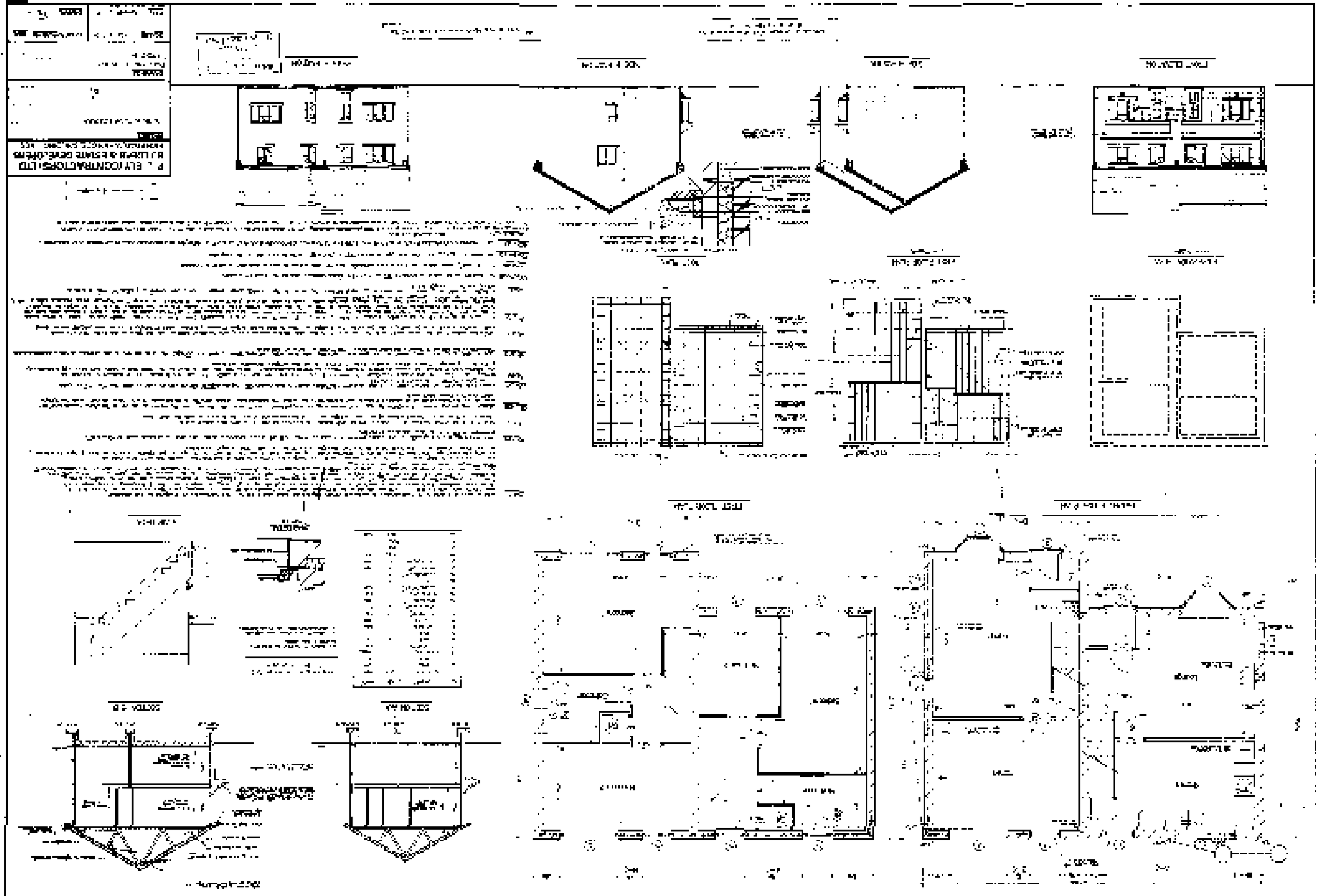
SCALES 1:50 + 1:100

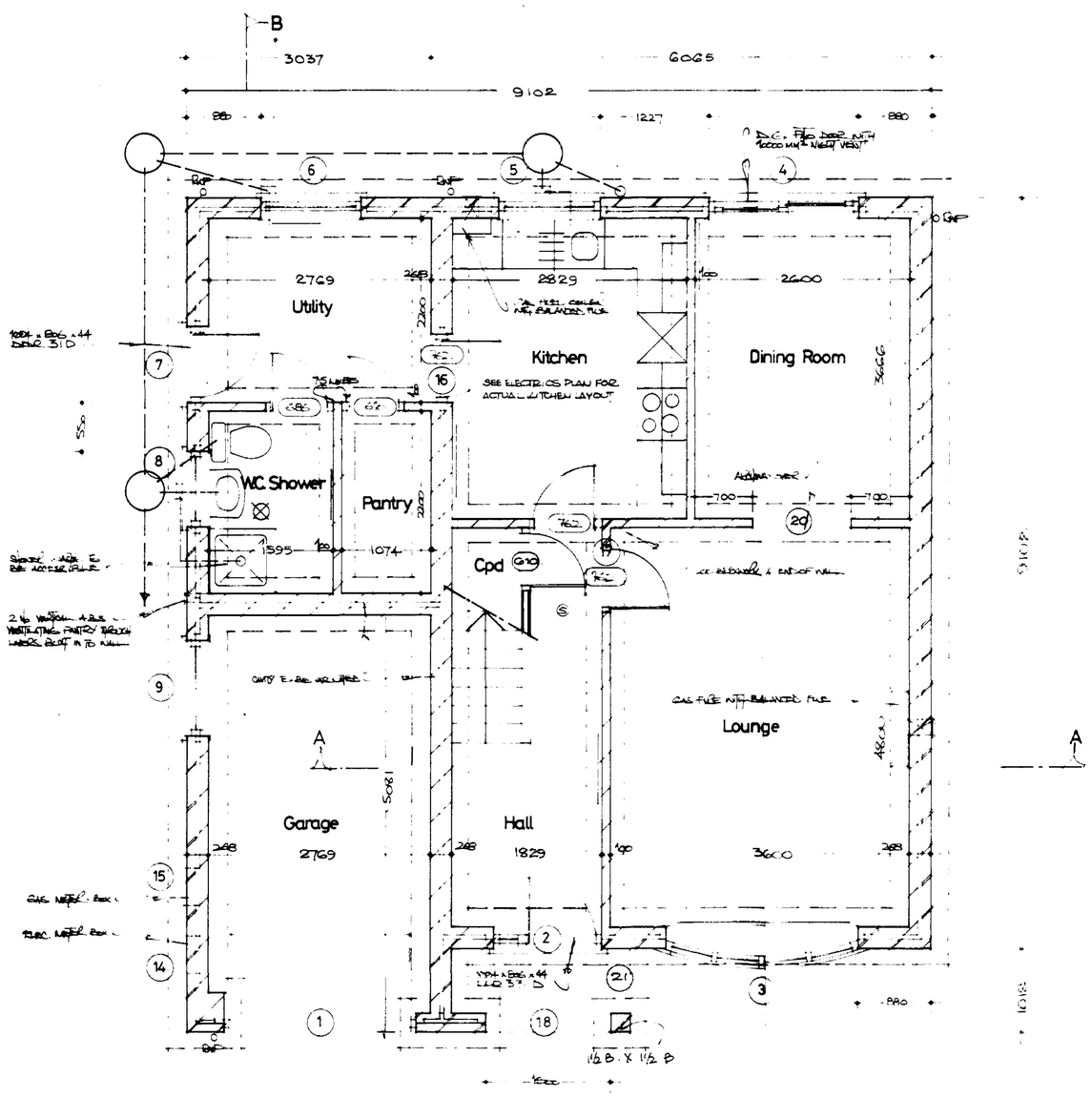
DESIGN/PLAN No. 269

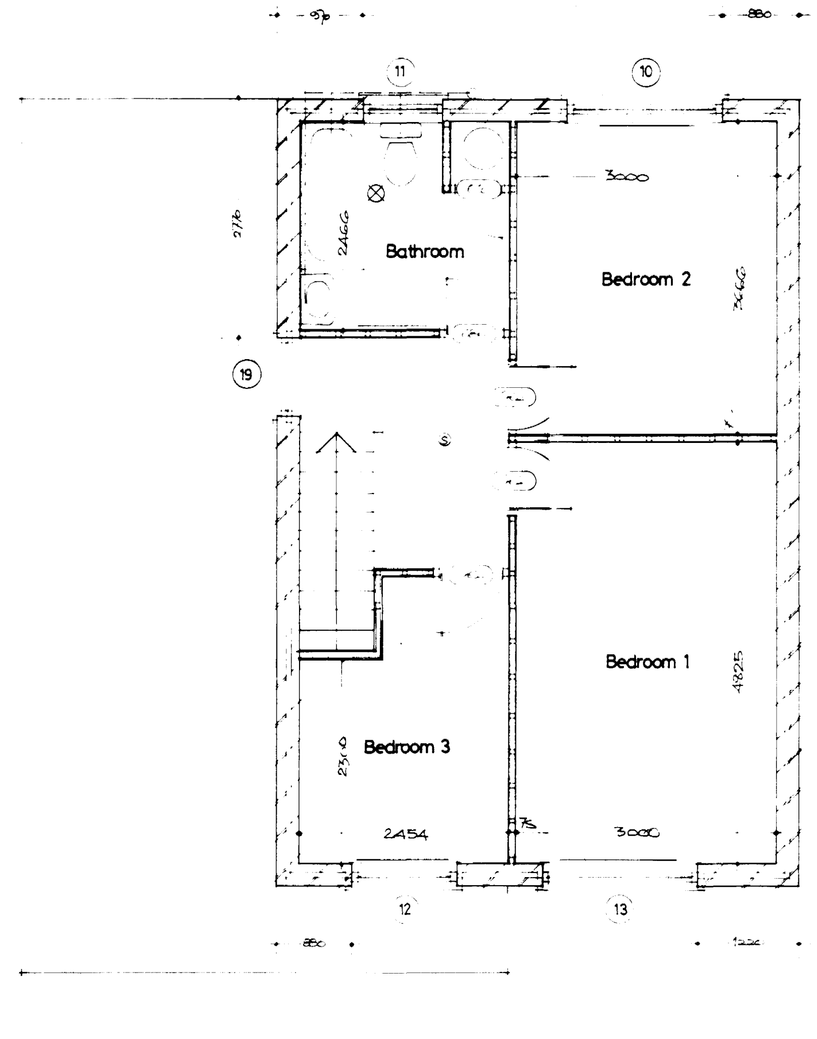
DATE

DRAWN

SOUTH ... D.C.
PLAN UNIT
... JUN 1994
REF 0135/94





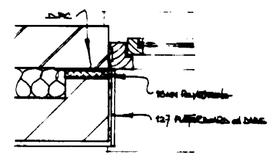


No	Lintel	Load	Length
1	UF 7066 RS	UL 2	2700
2	FB 127 F (GP)	GL 1	1650
3	CRAL BW	GW 5	2700
4	FAD 7182	GL 1	2100
5	0.2 FDD (GP)	"	1500
6	"	UL 2	"
7	FRS	UL 1	1200
8	C2N 65	"	"
9	C2N 65 (GP)	"	1500
10	C 3120 DC	"	2100
11	C2N 60	"	1200
12	C2 FDD (GP)	"	1500
13	C 3120 DC	"	2100
14	——	MBL	750
15	——	"	750
16	——	UL 1	1200
17	——	BW 1	"
18	——	UL 1	NYE
19	2066 A	CL 2	1200

DENOTES CIRCULAR BW TO BE CAST STRAIGHT OVER 2 NO 2 x 112 BARS

ALL LINTELS SET BACK TO HALF BLOCK SPAC (UNLESS OTHERWISE NOTED)

No	Archway	Lintel	Length
20	ARCHWAY	EW 1	1650
21	——	UL 1	900



JAMB DETAIL
Scale 1 to

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 103 FACING BRICKS, CAVITY INSULATED WITH CLS SHELL POLYSTYRENE BONDED BEADS, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 1243: WITH MIN VERTICAL AND VERTICALLY EVERY 225 MT 300MM. ALL DORMAN LONG LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG AERATED BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SINGLE PLASTERBOARD & PLASTER EACH SIDE. & TO ALL WALLS MIN 150 x 100 GL. BOND COMPATIBLE WITH D.P.M. ALL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE BEDMORTED CAVITY CLOSERS AT DOOR JAMBS & MARDEN CEMENT/STRIPPIE CARE LEVEL TO AVOID THE SMALL BRICKWORK. ALL BRICKS, BLOCKS, ETC. TO BE MIN 'FAIL' QUALITY.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 25 TORRATED & 'W' BATTENS ON 'TYPE 1F' ROOFING FELT LAYING 150 LAP IN EACH DIRECTION.
36 SWARBY PITCH PRE-FABRICATED FINK ROOF TRUSSES AT 450 CENTRES STRAPPED ATVERGE & CEILING LEVEL AT MAX 1800 CENTRES ETC... 30 x 5 M.S. ANGLECLEATS AT APS 100 x 50 WALLPLATES 100 x 25 BOARDING & PORCH ROOF ALL AS DRAWN CONSTRUCTED TO BS 5268 PT 3 1985 UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 D.P. GUTTER & 65 DIAM DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF 1:5:10 P CONCRETE (OR C20P MIX) RE-ENFORCEMENT USED: 8 [illegible] UNDER CAVITY WALLS 600 x 300 UNDER PARTITION WALLS & 750 x 225 UNDER SINGLE STOREY CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.U.D.C. BUILDING INSPECTOR.

FLOORS FIRST FLOOR TO BE 19 T & G FLOORING GRADE CHIPBOARD (TYPE 4/11 MOISTURE RESISTANT) ON [illegible] TIMBER JOISTS AS DETAILED. GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUBFLOOR (OR C20P MIX WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE WITH 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOFSPACE VENTILATED TO BRE REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDING. TIMBER EAVES VENTS. GARAGE CEILING & WALLS TO BE LINED WITH 2 LAYERS OF G WASTE BOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM BIE & G.P. STANDARD RANGE. ALL TO HAVE MIN 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL DIGLAZED WINDOWS IN PUBLIC/TOUS 'A' GLASS

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2540 IN 15 NO RISERS, 2700 GOING IN 12 NO TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42° 850 OVALL WIDTH OF STAIRS. 32 TREADS, PLYWOOD RISERS. BALUSTRADE (MIN 900 HIGH) TO BE OF 50 x 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD FINISHED & LINING. MAHOGANY CAPPING. HANDRAIL TO BE CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING SPACE & WATER HEATING. BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BRE L1 SECTION 2. ALL FLUES TO HAVE MINERAL GLASS. THERMOSTAT & TIME CONTROL TO REGULATION 4 HOT WATER CONTROL & ACCESSIBILITY REGULATION L1, SECT 2.

WASTES BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 30. ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. (40 ABUTMENT VALVE TO BE PROVIDED ON BATH WASTE. LENGTHS EXCEED 3000 (30 WASTES & 7000 (70 WASTES)) 100 DIAM S.V. PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE UPPERMOST WINDOW HEADS

DRAINS ALL DRAINS TO BE CONCRETED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FOUL 1 IN 60 S.W. 1 IN 100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & LYING LESS THAN 600 COVER, PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & LYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BEDDING ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAIN TO HAVE GOODING EYES AT EACH CHANGE OF DIRECTION. ALL BUILDING TO BE IN ENGINEERING BRICK MORTAR MIN 150 DAP. ALL GROUND FLOORS MADE PREGNANT TO BE IN MIN 4 STEP PROFILE.

SEPTIC TANK INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE C COMBE USED GENERALLY & GRADE B WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50 (9 CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

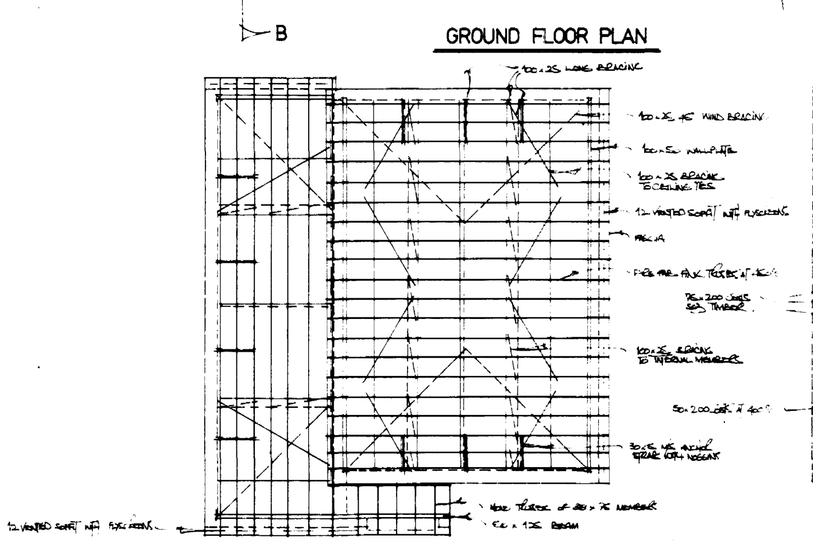
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

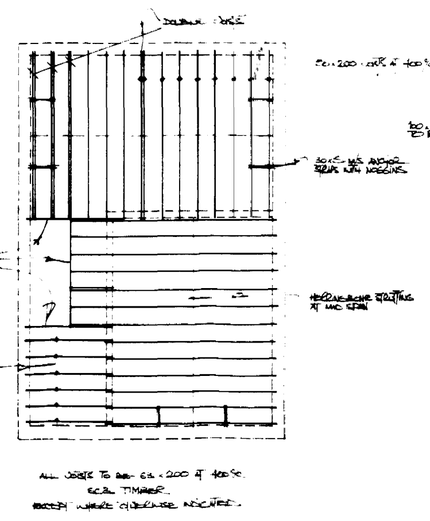
MECH. VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWERROOM (MIN 16 LITRES/SEC) & TO KITCHEN BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 50 LITRES/SEC). DUCTS IN KEPT SPACE TO BE INSULATED

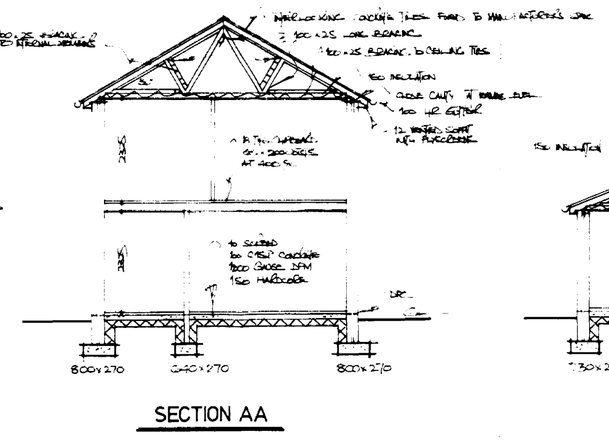
FAN DETAILS: BATHROOM CAF 240 SHOWER ROOM CAF 240

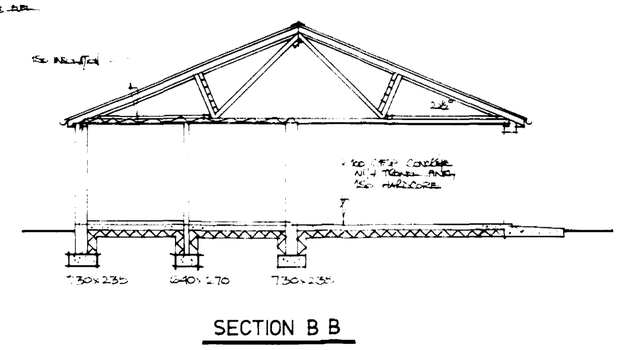
SMK. ALARMS PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL INTERCONNECTED + MAINS OPERATED WITH SEPARATE FUSE, TO B.S. 5446 PT 1 TO APPROVED DOCUMENT B

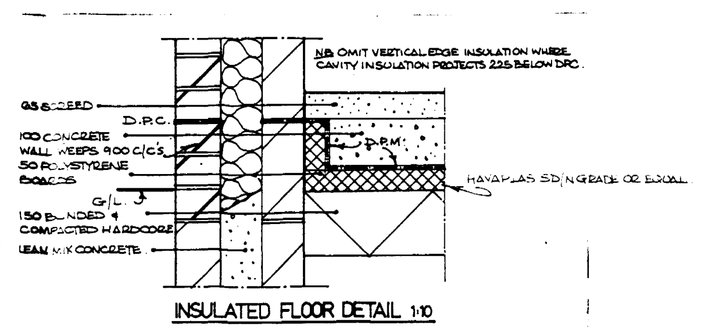
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS, TO BE 6 TOUGHENED GLASS TO BS 6206 1981



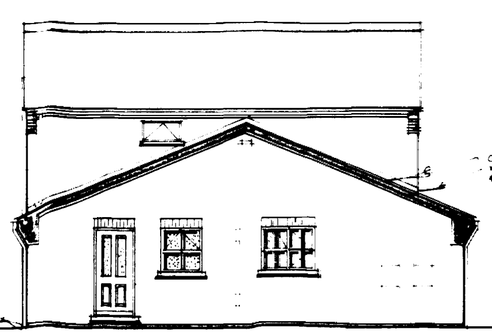


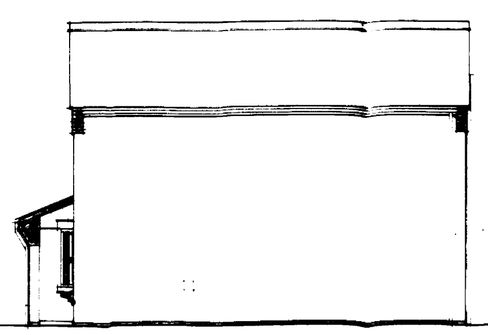


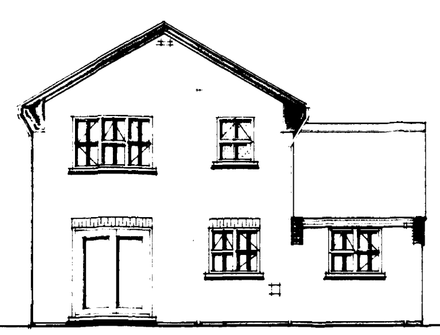


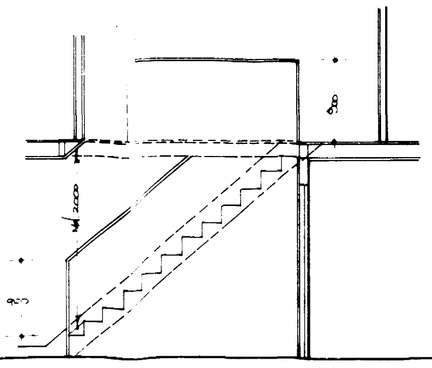












ALL DIMENSIONS IN MILLIMETRES

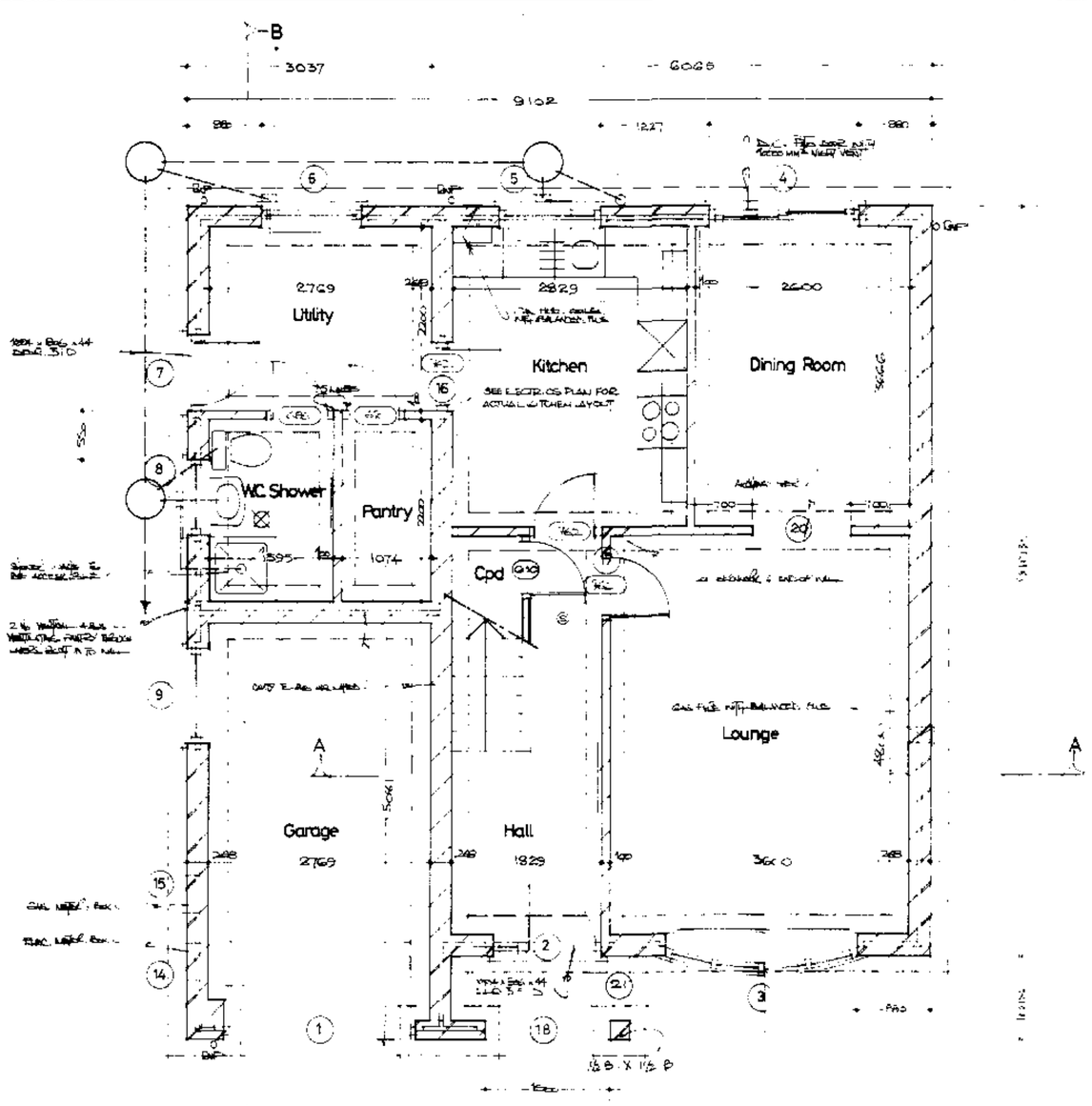
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

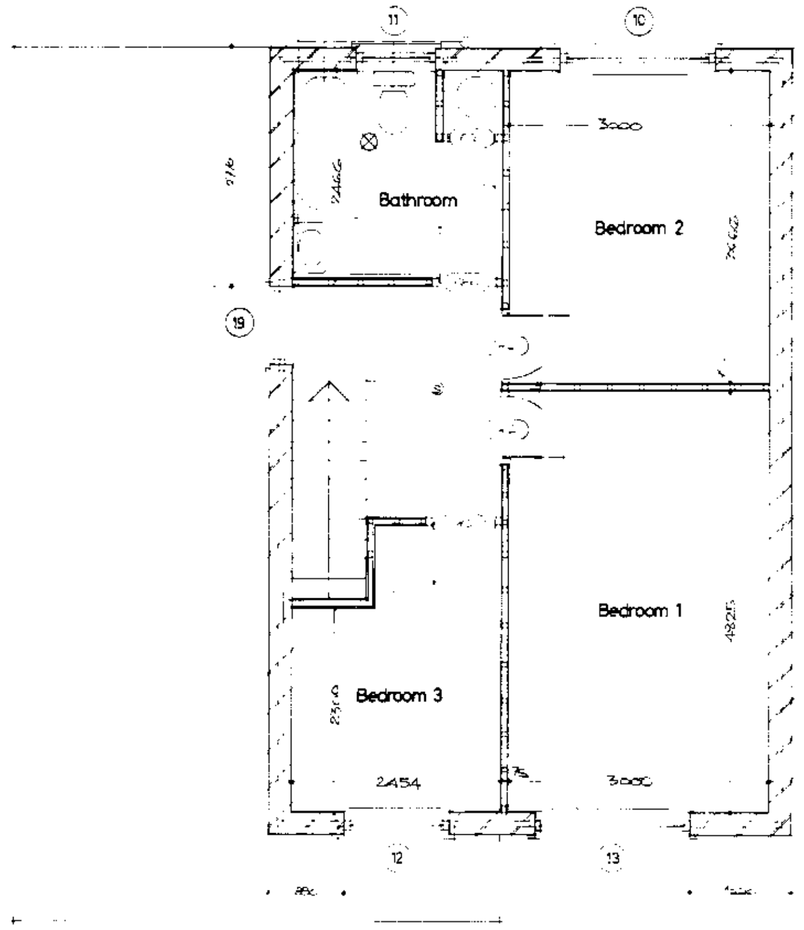
PROJECT
HERTFORD TYPE HOUSE

DRAWINGS
PARK LANE HOLBEACH
PLOT 17

SCALES 1:50 & 1:100 | DESIGN/PLAN No 230

DATE MARCH '90 | DRAWN





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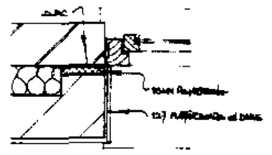
1	UF 7666 sb	UL2	2700
2	Rb127F Gas	UL4	1650
3	Oval Duct	UL6b	2700
4	FAV/182	UL4	2700
5	0.2500 GRP	4	1500
6	"	UL2	"
7	FKS	UL4	1200
8	03M65	"	"
9	03M60 GRP	"	1500
10	03120 SO.	"	2700
11	03M60	"	1200
12	03200 GRP	"	1500
13	03120 SO.	"	2700
14	—	"	"
15	—	MBL	350
16	—	"	750
17	—	UL4	1200
18	—	BW1	"
19	—	UL4	300
20	2406A	UL2	1500

No	Description	Type	Weight
20	ARCHWAY	BW	650
21	—	UL4	900



FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE PLAN

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 102 FACING BRICKS CAVITY INSULATED WITH CB SHELL BOLSTY BEING BONDED BRICK, INNER LEAF TO BE 100 LYING THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS TIES TO COMPLY WITH BS 1243: 1978 WITH MIN. SPACING SEE STRUCTURAL ENGINEERS DRAWINGS VERTICALLY & EVERY 450 MM TAKING ALL COURSING LONG LINTELS INDICATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE INTERNAL WALLS TO BE 100 LYING THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SKIM FINISH. D.P.C.S (SEE DRAWINGS) TO ALL WALLS MIN 150 & ABOVE ADJACENT GROUND LEVEL. BOND COMMENCES WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE WEAKENED CAVITY CLOSERS AT DEVICES & 6 BARRIERS. CEMENT STRIPPE CARES LEVEL TO AVOID THE FINAL BRICKING ALL TIMBER - SHRINK DRY. TO BE MIN. 'PAC' QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 x 25 TORRETED & W BATTENS ON TY PC 'F' ROOFING FELT LAYING 150 LAP IN EVO DIRECTION. SUPPLIED TO: PRE FABRICATED TYPHL ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX. FIXED CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS 1200 x 50 WALL PLATES 100 x 25 BOARDING & FOXED ROOF ALL AS DETAIL CONSTRUCTED TO BS. 8000 PT 5: 1989. LEAD FLASHINGS TO BE EQUIVALENT TO 500 LB. GUTTERS & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF 1:15:3 P.C. CONCRETE OR C20 PNALIFIED REINFORCEMENT USED. BASE UNDER CAVITY WALLS 600 x 230 UNDER PARTITION WALLS 450 x 150 UNDER SINGLE STOREY CAVITY WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH BUILDING INSPECTOR.

FLOORS FIRST FLOOR TO BE IN 18 G. FLOORING GRADE CHIPBOARD (TYPE 4/11 GLUE & SCREWED) ON 150 x 50 C.S. TIMBER JOISTS AS DETAILED GROUND FLOOR TO BE 100 SAND/CEMENT SCREED ON 100 CLSP CONCRETE SUBFLOOR (OR C30 P MIX IF GRANOLITHIC) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH. MIN 150 MINERALWOOL INSULATION TO ROOF SPACE MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BRE REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDING TIMBER EAVES WITH GARAGE CEILING & LINTEL S TO BE LINED WITH 2 LAYERS OF G WHITE BACKED PLASTERBOARD JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM TILE B & Q STANDARD RANGE. ALL TO HAVE MIN 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL INSULATED WINDOWS TO PHILLIPSTONE 'Z' GLASS

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2545 MM (9 NO. RISERS, 2100 GOING IN 12NO TREADS PITCH OF STAIRWAY NOT TO EXCEED 42° BSO OVALL WIDTH OF STAIRS 723 MINOR 25 TREADS PLYWOOD RISERS. BALUSTRADE (MINIMUM HEIGHT 900 UNDER) TO BE OF 50 x 75 TIMBER FRAMING WITH PLASTERBOARD & SKIMMED & PAINTING HARDWOOD CAPPING. HANDRAIL TO BE CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BSS 5.1 SECTION 5. ALL PIPES TO HAVE INTERNAL CLEARING. THERMOSTAT & TIME CONTROL TO REGULATE & HOT WATER CHANGE IN ACCORDANCE WITH PART L.1, SECT 2.

WASTES 86 mm SINK & SOUNDEX WASTES TO BE 40 DIAM WASTES TO BE 30 ALL TO HAVE 75 DEEP SEAL TRAPS BOSSING ENDS AT EACH CHANGE OF DIRECTION. 2.5 BEND TIMES VALUE IS TO BE REDUCED WASTE WASTE LENGTHS FOR BATH 3000MM MAXIMUM & FLOORS WASTING 100 DIAM S & V PIPE TO HAVE ACCESS PLATES AT RODDABLE DURABLE CAPS AT TO ENTRALS MIN 300 ABOVE UPPERMOST MANIFOLD LEVELS

DRAINS ALL DRAINS TO BE CONNECTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FOUL 1 IN 40 & W 1 IN 100) WHERE PASSING THROUGH EXTERNAL WALLS A PIPE TO HAVE A 0.5 LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MATERIAL ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDS SURROUND WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BEDDING ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE DRAINS PASS WITHIN 1000 OF TREES THEY TO HAVE ACCESS EYES AT EACH CHANGE OF DIRECTION. ALL BUILDING TO BE MIN. DISTANCE MAINTAIN 750 CAP. ALL BENDS PIPING WHERE PASSING THROUGH WALLS. FLOOR SLABS WHERE TO BE MIN. 4 SIZE PIPING.

OE INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE C COARSE JOINTS GAUGE & GRADE B MORTAR IN A BRICK SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN. 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

DRIVEWAY 50 19 CLEAR WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

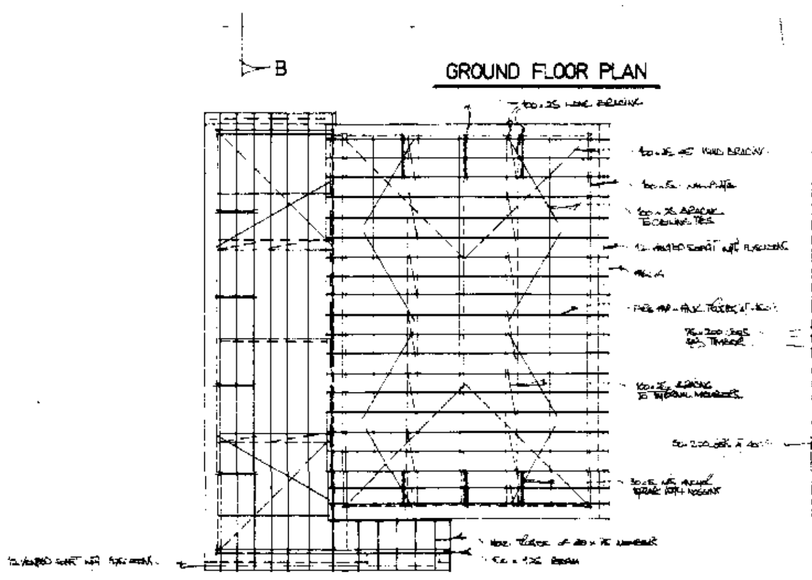
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON LAID BED & LEAN MIX

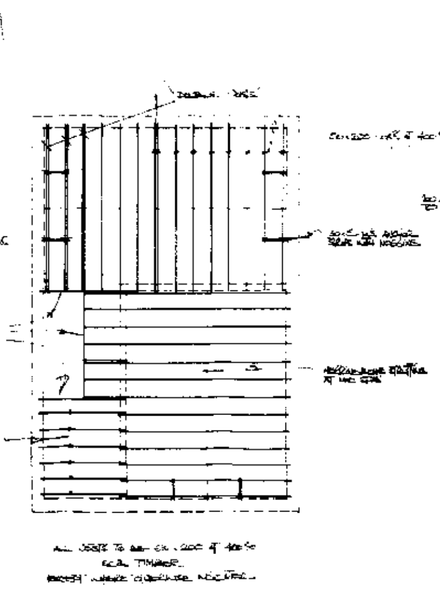
MECH. VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWER ROOM (8 LITRES/SEC) & TO KITCHEN BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN KEPT STRAIGHT TO BE INSULATED

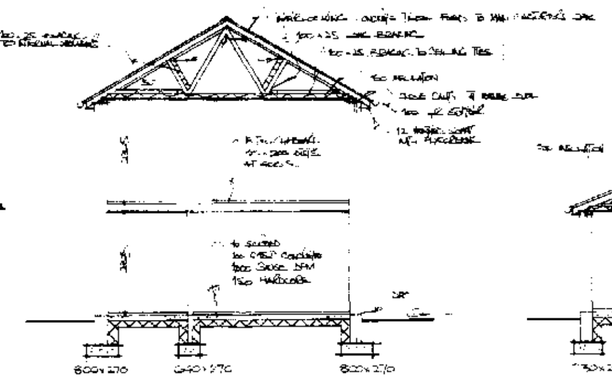
FAN DETAILS:- BATHROOM CAME 240 SHOWER ROOM CAME 240

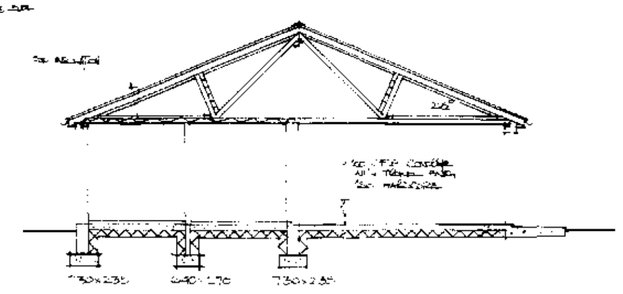
SMOKE ALARMS PROVIDE AS INDICATED, MAIN ONE TO EACH FLOOR, ALL INTERCONNECTED & MAINS OPERATED WITH BATTERY BACK FUSE, TO BS 5446 PT1 & TO APPROVED DOCUMENT B1

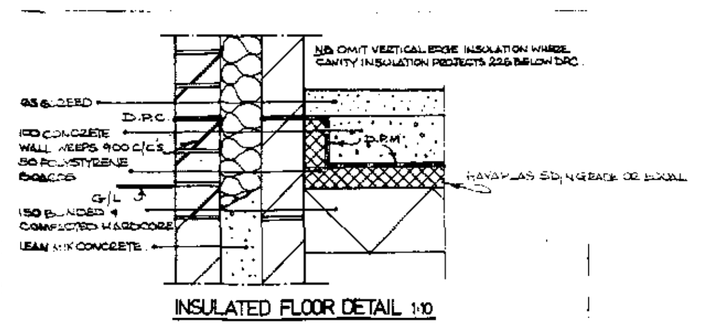
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS, & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981



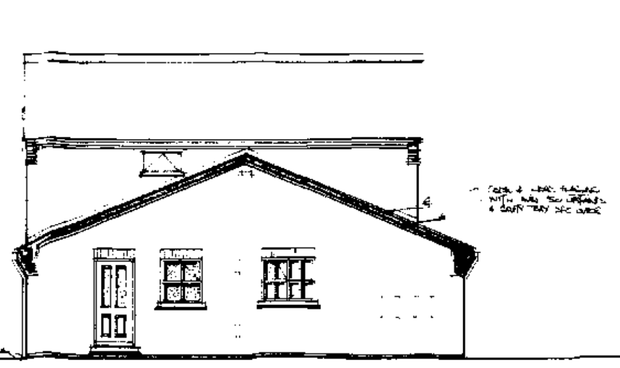


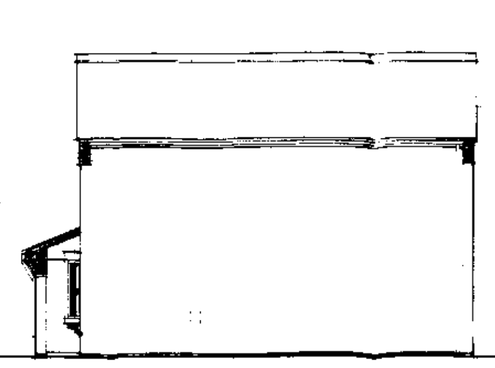




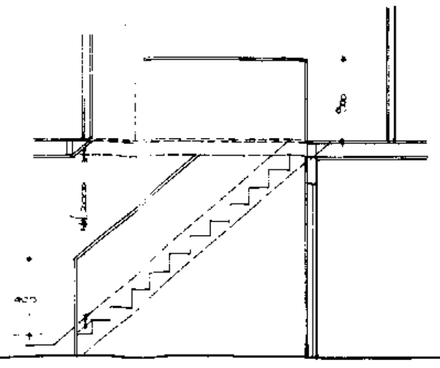












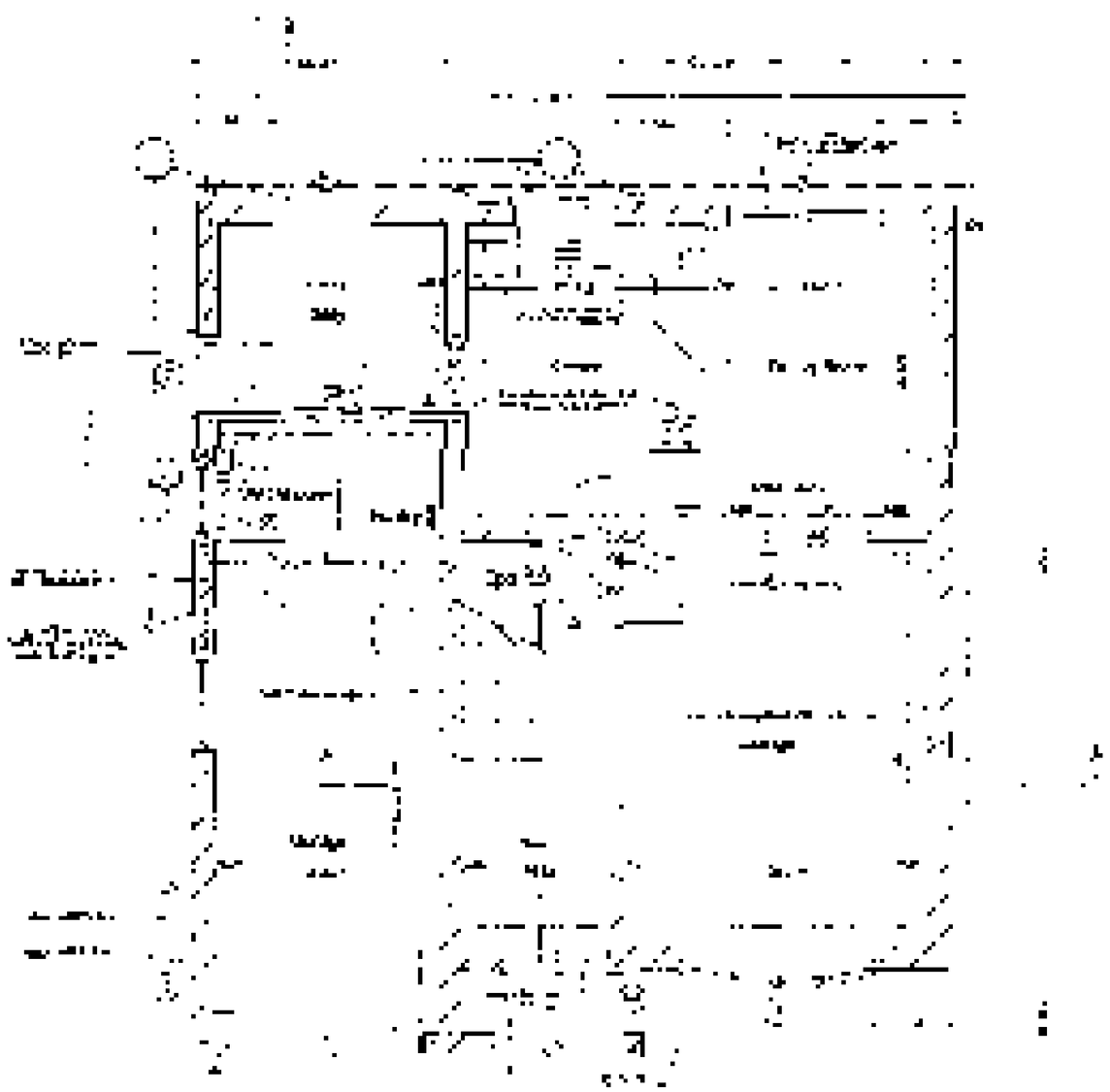
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
HERTFORD TYPE HOUSE

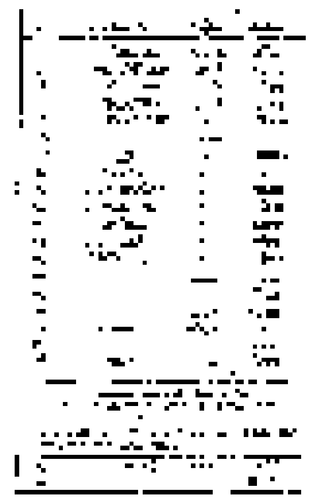
DRAWINGS
PARK LANE HOLBEACH
PLOT 17

SCALES 1:50 & 1:100 | DESIGN/PLAN No 230

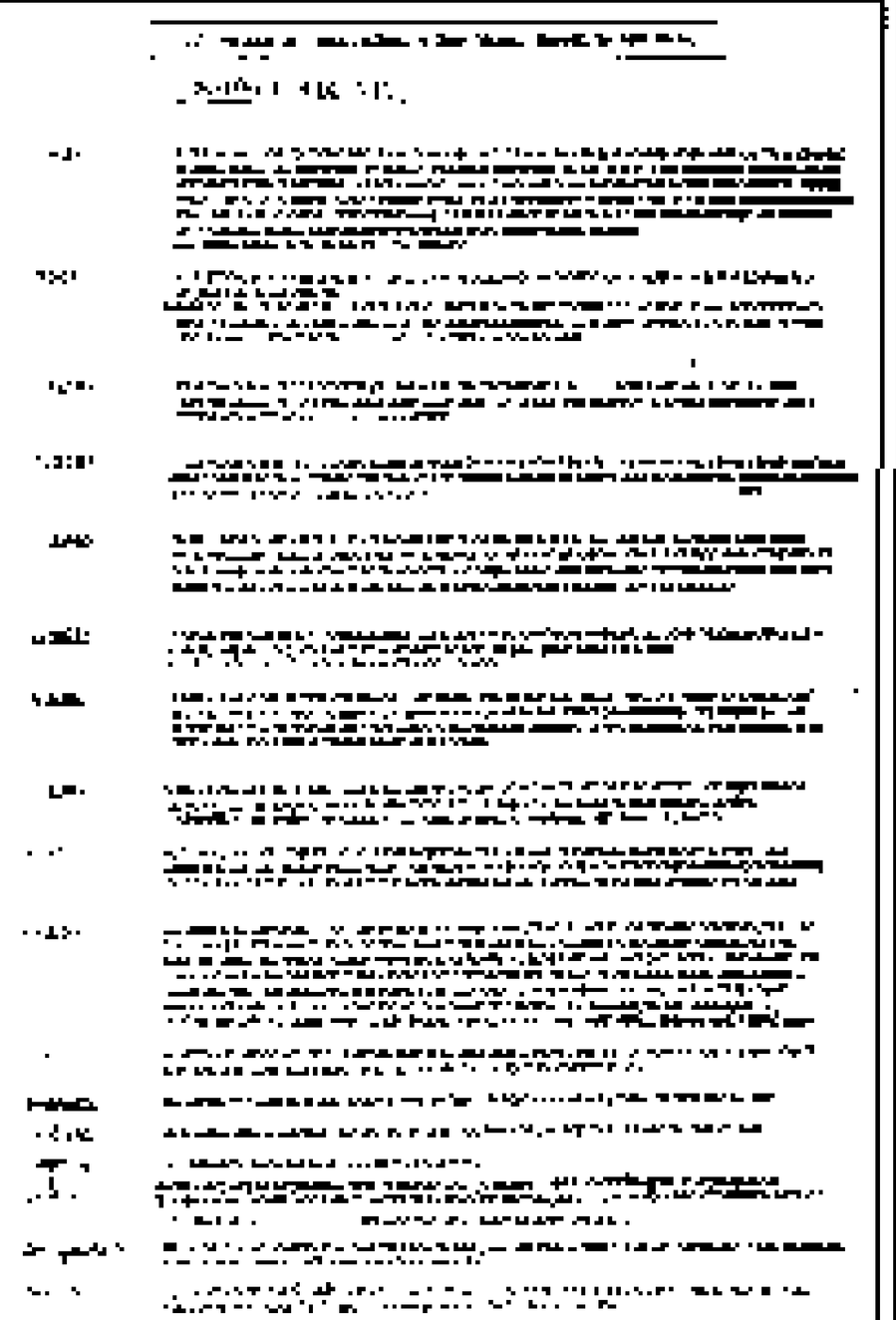
DATE March '90 | DRAWN

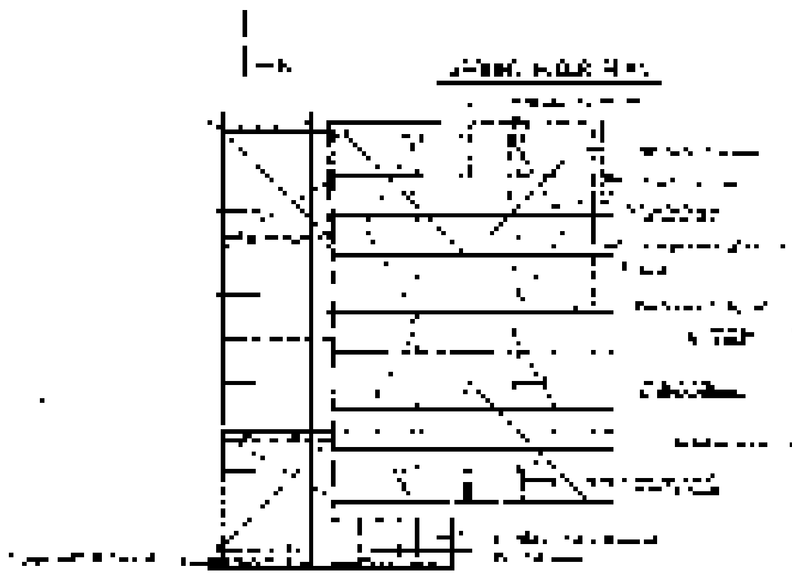






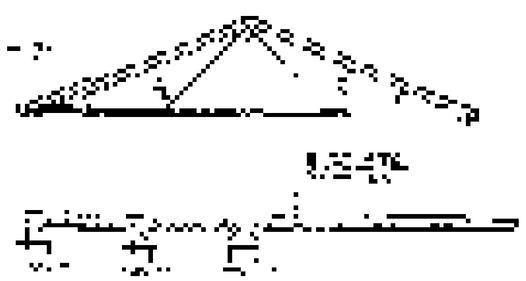


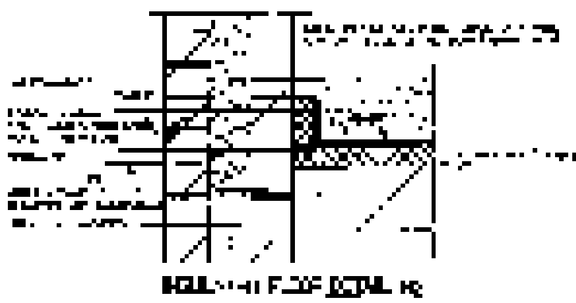


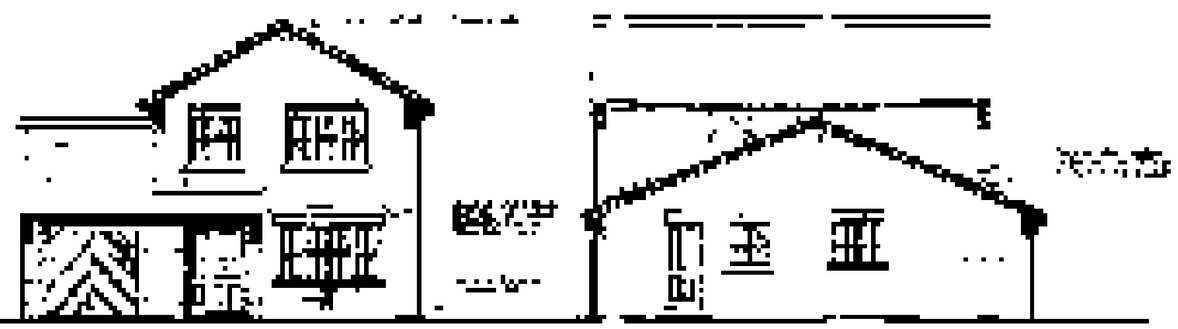


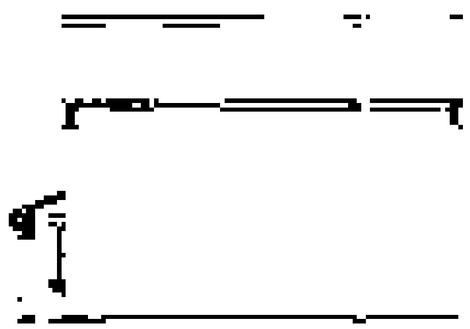
















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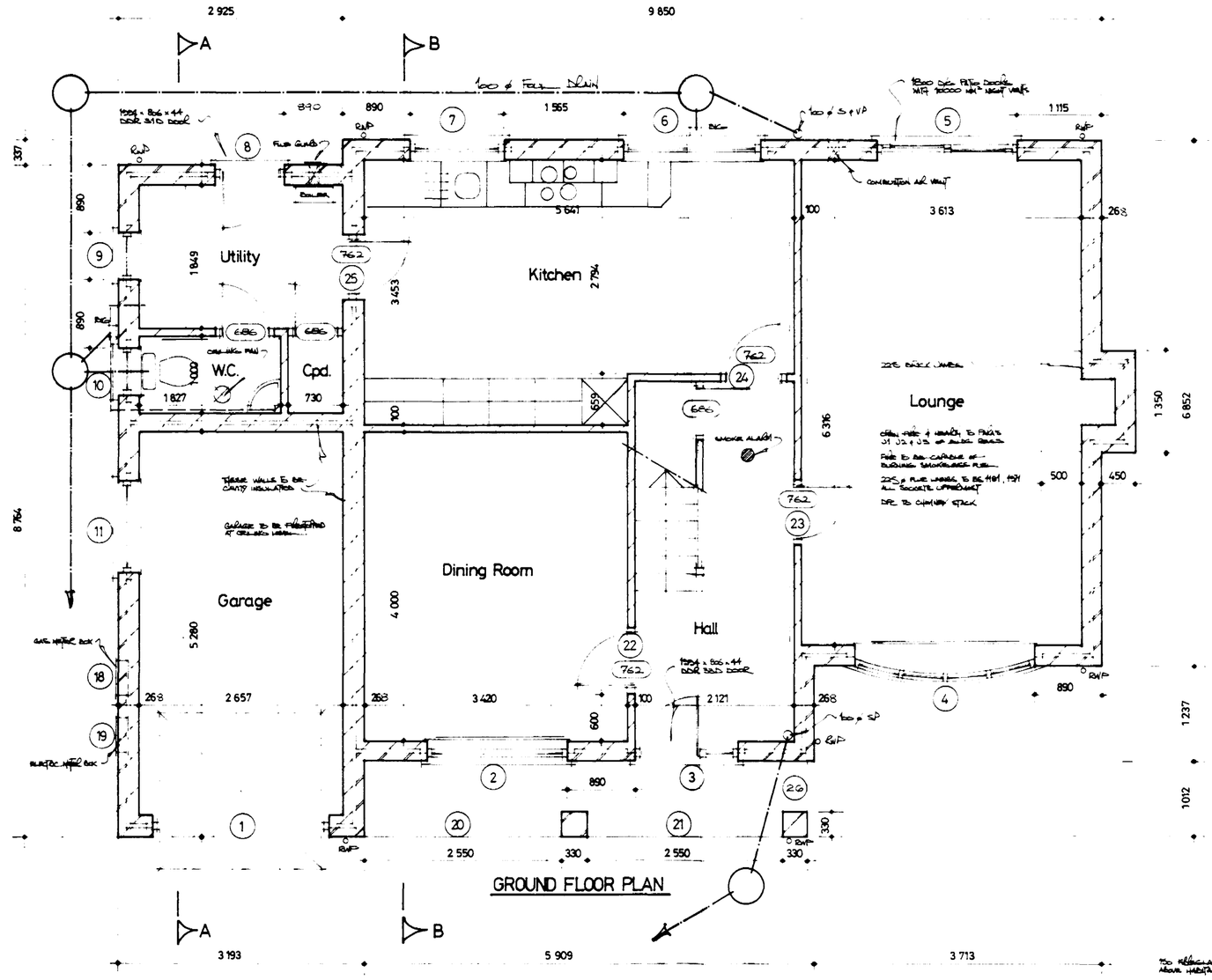
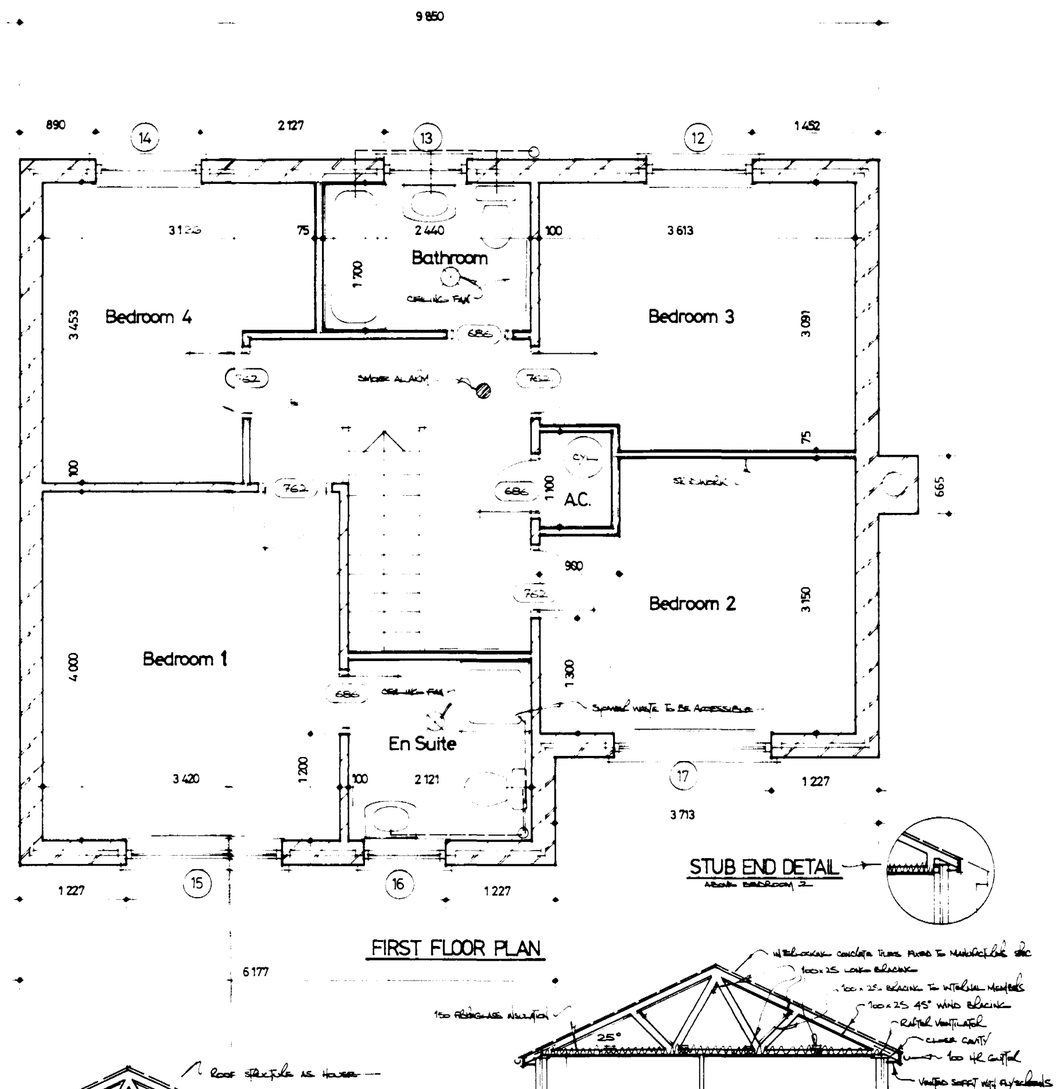
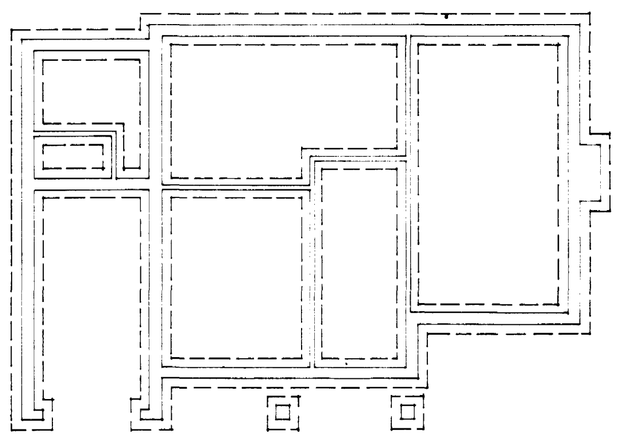
BUILDING & ESTATE DEVELOPERS



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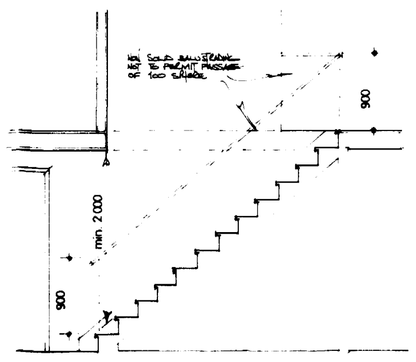
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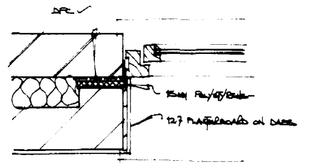
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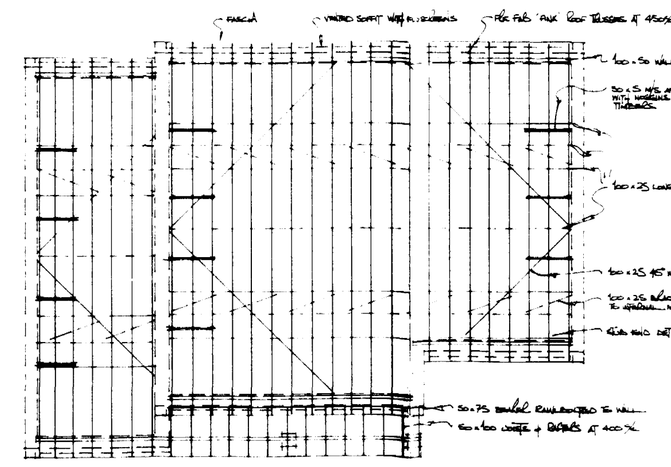
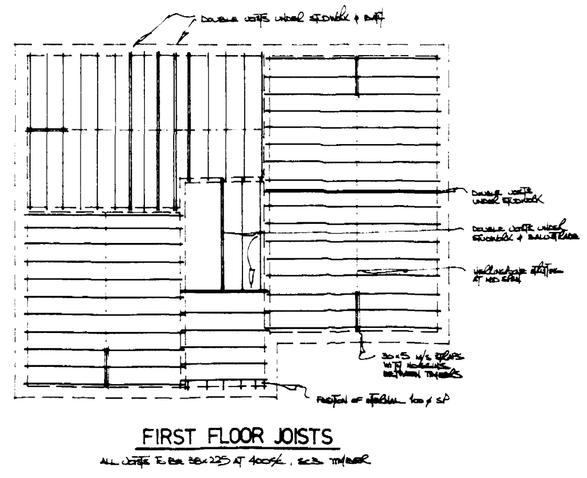
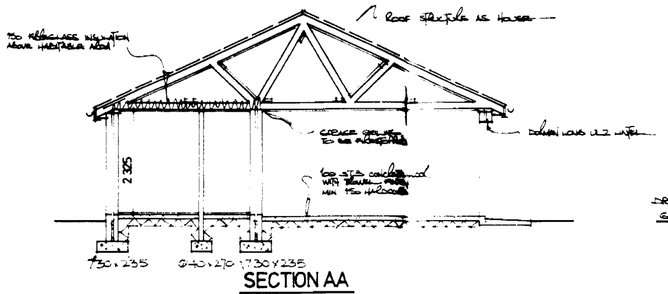
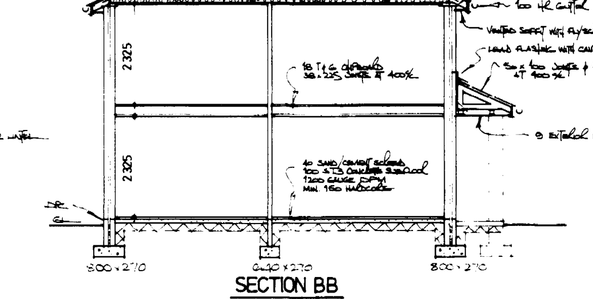
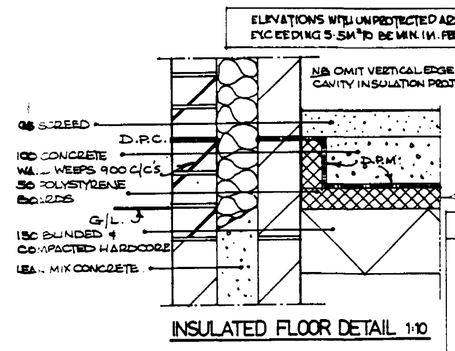

ROOF PLAN

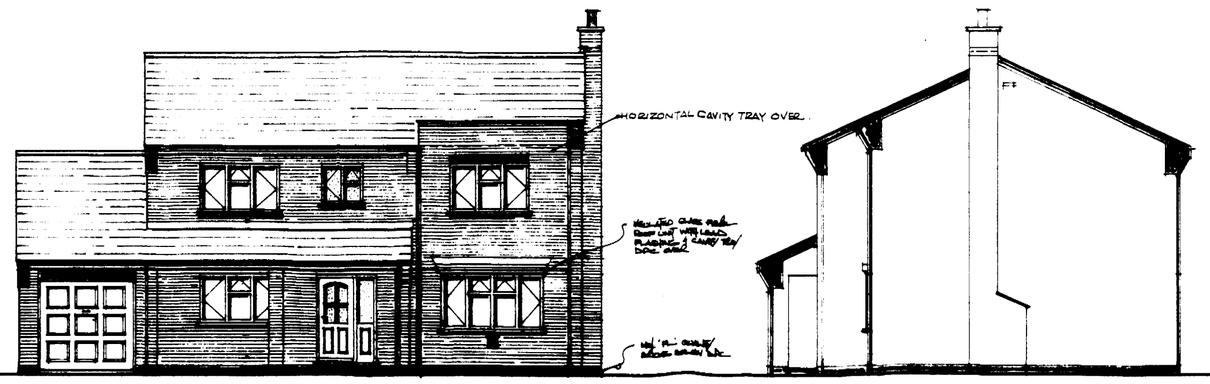

FIRST FLOOR JOISTS


SECTION AA


SECTION BB

STUB END DETAIL


INSULATED FLOOR DETAIL 1:10


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

HOUSE CONSTRUCTION DETAILS

FOR DETAILS OF FACING BRICKS & ROOF TILES SEE SITE PLAN.

WALLS EXTERNAL WALLS OF 102½ FACING BRICKS CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEADS (WHERE USED) TO BE 300 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 1243: 1978 USE MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY & EVERY 225 AT 2.5M RS. ALL GERMAN LOAD LINTELS INSULATED. ALL BLOCKWORK BELOW DPC TO BE MIN. 7½ QUALITY. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCK PLASTERED BOTH SIDES OR 75 TYLO PARTITION WITH 50 MM PHENOLIC DPCS TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH DPM - FILL CAVITY TO 150 BELOW DPC WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT 2 LEVELS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THE EMAL BRIDGING.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION.
22.5° PITCH RSK-FA BRIGHTED PANIC ROOFTRUSSES AT 600 CENTRES STRAPPED AT VERGE & CEILING LEVELS AT MAX. 1800 CENTRES WITH 30 x 5 MS ANGLE STRAPS, 1000 WALL PLATES, 100 x 38 BRACING, PURLIN ROOF ALL TO DESIGN SELECTED TO BS 5268 PT 3: 1985 UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 UR GUTTERING & 68 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF ST5 CONCRETE (OR ST4 WHERE REINFORCEMENT USED) 600 x 225 UNDER CAVITY WALLS 450 x 225 UNDER SINGLE SKIDEY PARTITION WALLS & 675 x 225 UNDER 3 SKIDEY PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ONSITE WITH BUILDING INSPECTOR.

FLOORS GROUND FLOORS TO BE 150 BARE CEMENT SCREED ON 100 ST5 CONCRETE SUB-FLOOR (OR ST4 WHERE REINFORCED) ON 1200 GAUGE POLYTHENE DPM ON MIN. 150 BLINDED & COMPACTED HARDCORE

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS 9.5 PLASTERBOARD ALL TO HAVE ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS CP 232 PART 2 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDING. THIN LOG EAVES VENTS. GARAGE CEILING & LINTELS TO BE LINED WITH 2 LAYERS OF 12.7 PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM TILE 3, E.P. STANDARD RANGE ALL TO HAVE MIN. 4000 mm² TRICKLE VENTILATORS. SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) INCORPORATING FIXING TONGS 'K' GLASS. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCUMENT PART 'N'. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206: 1981.

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2568 IN 15 NO. RISERS, 1700 GOING IN 12 NO. TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42° MIN. 800 WIDE INSIDE STRINGS. 30 STRINGS 25 TREADS PLYWOOD RISERS 8 BALUSTRADE & 32 RAIL (BOTH MIN 900 HIGH) TO BE OF 50 x 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING HARDWOOD CAPPING & A HANDRAIL TO BE CONTINUOUS UP ONE SIDE OF STAIRS.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDERS. ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422 CL. SEC 3. ALL PIPES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH BS 5422 CL. SEC 2.

WASTES BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES)

DRAINS 100 DIAM S.W. PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN 900 ABOVE UPPERMOST WINDOW HEADS.
ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOLL. 1 IN 60 S.W. & 1 IN 100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 CLUNTS LOOSE KEYED TO BE SUITABLY PROTECTED BY A RIGID SURROUND MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. MUST BE NOT UNDER DRIVE & HAVING LESS THAN 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED A BOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BED CIDE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MAINTAIN 300 GAP ALL ROUND ANY PIPES WHICH PASS THROUGH EXTERNAL WALLS

I.Cs INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'B' WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE DRAINS TO DISCHARGE INTO MIN. 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING

DRIVEWAY 50 (19 CLEAR) RUNDED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

SMOKE ALARMS PROVIDE AS INDICATED (S) ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BE 5A & PT1 & TO APPROVED DOCUMENT B1.

MECH. VENT. RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM (1.5 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (V.N. 30 L.T.E.D. SET). DUCTS IN LOFT SPACE TO BE INSULATED

ELEVATIONS WITH UNPROTECTED AREAS NOT EXCEEDING 5.5M² TO BE MIN. 1M. FROM BOUNDARY

NB OMIT VERTICAL EDGE INSULATION WHERE CAVITY INSULATION PROJECTS 225 BELOW DPC.

No	Drawing	Units	Length
1	UR 102½ NE	UL2	2700
2	225 CVC	UL1	2700
3	FIE 1365 F (SPR)	UL1	1665
4	CR 1-5 RAV	UH6	2700
5	PAU V 18 R	UL1	2100
6	3/6 CVC	UH6	2100
7	2½ C.V. (SPR)	UL1	1500
8	RNS	UL2	1200
9	1½ V	UL1	1665
10	1½ V	UL1	900
11	2½ CV (SPR)	UL1	1800
12	2½ CV (CAT)	UL2	1800
13	2½ CV (CAT)	UL2	1200
14	2½ CV (SPR)	UL2	1500
15	3½ CVC	UL2	2100
16	2½ CV (CAT)	UL2	1200
17	3½ CVC	UL2	2100
18	—	NBA	900
19	—	NBA	900
20	—	UL3	2685
21	—	UL3	2685
22	—	SW1	1200
23	—	SW1	1200
24	—	SW1	1200
25	—	UL1	1200
26		UL1	900

SW WINDOW TO BE CR 1-5 (SPR) / 1-5 (SPR)

ALL LISTED IN METRES TO MANUFACTURERS SPECIFICATION (NO TOLS ON RUNS ALLOWED)

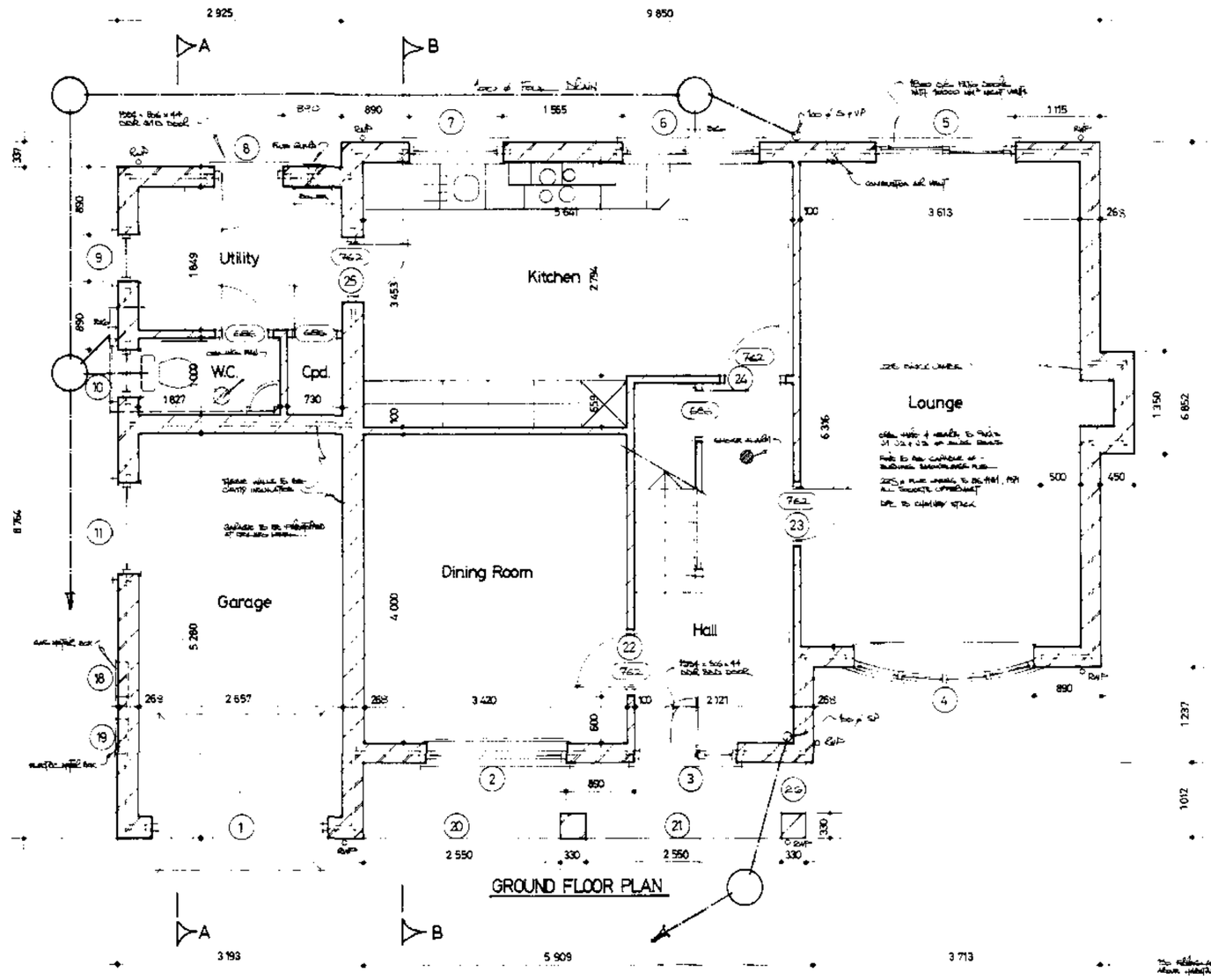
SOUTH KESTEVEN DISTRICT COUNCIL PLANNING 24 JUN 1994 REF 0135/94

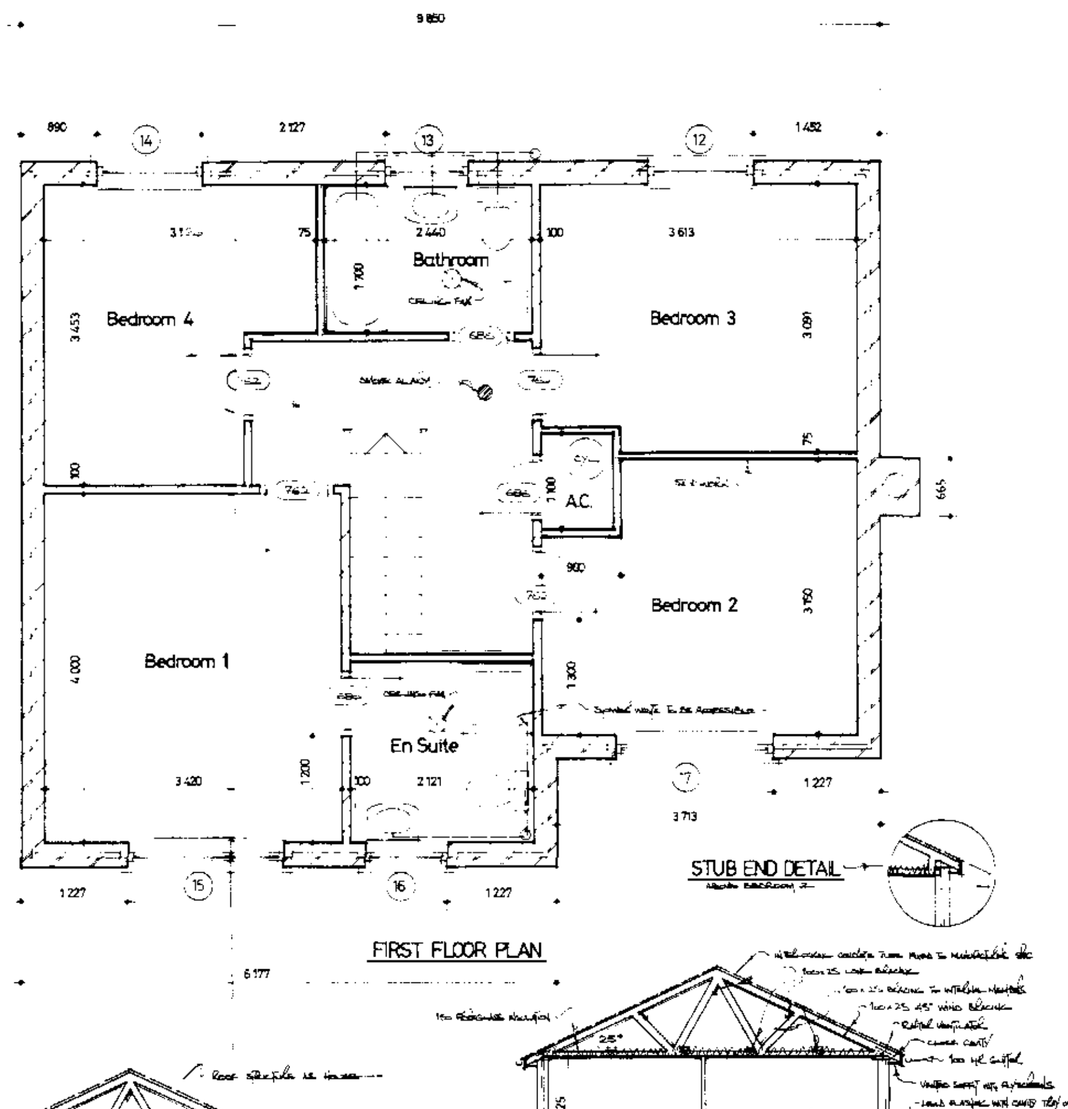
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT: OXFORD S.G. L.H.

DRAWINGS: PARK LANE HOLBEACH
PLOT 16

SCALES: 1:50, 1:100
DATE: FEB '94
DESIGN/PLAN No. 366
DRAWN: R





HOUSE CONSTRUCTION DETAILS

FOR DETAILS OF FACING BRICK & ROOF TILES SEE SITE PLAN.

WALLS EXTERNAL WALLS OF 102 FACING BRICK, CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEADS, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BRS 1243. WITH BRICK WALL SPACINGS 900 HORIZONTALLY & 450 VERTICALLY & EVERY 225 AT 2.5M REVEALS. ALL OPENINGS TO HAVE CAVITY CLOSURES. ALL LINTELS TO BE CONCRETE. ALL BRICK WORK BELOW DPC TO BE MIN. 215 QUALITY INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCK PLASTERED BOTH SIDES OR 38 SOLID PARTITION WITH 38 MM PLASTERED DPC'S. ALL DOORS & WINDOW OPENINGS TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH DPM. FILL CAVITY TO BE BELOW DPC WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS & REVEALS & ASBESTOS CEMENT STRIPPY GAVES LEVEL TO BEYOND THE EXTERNAL FACE OF BRICKWORK.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE IF ROOFING FELT LAYING 150 LAP IN EACH DIRECTION. 22.5° PITCH. PROVIDE FIA APPROVED PVAC ROOFTRUSSES AT 600 CENTRES STRAPPED AT VERGE & CEILING LEVELS AT MAX 1800 CENTRES WITH 30 x 5 MS ANGLE IRON STRAPS, GOOD WALL PLATES, 100 x 38 BRACING & PURLIN ROOF ALL AS DESIGNED & SELECTED TO BE TO BS 5268 PT 3: 1985 USING EQUIVALENT TIMBERS TO BE APPROVED. TO INCLUDE GUTTERAGE & DIAM. DOWNPIPE.

FOUNDS STRIP FOUNDATIONS OF 875 CONCRETE (OR STEEL WHERE REINFORCEMENT USED) 600 x 150 UNDER CAVITY WALLS & 450 x 150 UNDER SINGLE SKIN PARTITION WALLS & 600 x 225 UNDER TWO STOREY PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA. DETERMINED ON SITE WITH BUILDING INSPECTOR.

FLOORS GROUND FLOORS TO BE 60 SAND/CEMENT SCREED ON 100 875 CONCRETE SUB-FLOOR (OR STEEL WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 CLINDER & COMPACTED HARDCORE.

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS 9.5 PLASTERBOARD ALL TO HAVE ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP & 300 x INSULATION AT EAVES. ROOF SPACE VENTILATED TO 1/300 OF RESPECTIVE ELEMENTS - EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDING. TYPICAL EAVES VENTS CHANCE CEILING & LINTELS TO BE LINED WITH 2 LAYERS OF 9 MARTE BOARD WITH STAGGERED JOINTS OR EQUIVALENT.

JOINERY WINDOWS TO BE FROM TILE B. & P. STANDARD RANGE ALL TO HAVE MIN 4000MM² NIGHT VENTILATION. SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) INCORPORATING FUNCTIONS 'K' GLASS. MATERIAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCUMENT PART 'N'. ALL GLAZED AREAS BELOW 1500 FROM FLOOR LEVEL, ALL DOORS & SCREENS TO BE IN TOUGHENED GLASS TO BS 6206: 1981.

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2.58m IN 15 NO. RISERS, 2700 GOING IN 12 NO. TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42° MIN 800 WIDE INSIDE STRINGS. 30 STRINGS 25 TREADS PLYWOOD RISERS. BALUSTER DEEP. DEEP VIEW (BOTH MIN 900 WIDE) TO BE OF 20 x 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED OR LINING WALLPAPERED. CAPPING TO HANDRAIL TO BE CONTINUOUS UP ONE SIDE OF STAIRS.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED HOT WATER STORAGE CYLINDERS. ALL DISTRIBUTION PIPES TO BE INSULATED TO 2000 LI SEC 3. ALL FLUES TO HAVE EXTERNAL GUARDS - THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH REG. 44. SEC 2.

WASTES WITH SINGLE SUCKING TRAPPED TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS AT 2000 MIN EYES AT 15 CU CLEANS OF DIRECTION AND RUNNING. VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES) 100 DIAM. S.V. PIPES TO HAVE ACCESS PLATES AT BASES & DOUBLE CAGES AT TERMINALS MIN 900 ABOVE UPPERMOST BRANCH HEADS.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH B.S.M. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEANSING ORIFICES (POLYPIPE S.N. 1.100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE RESILIENT JOINTS & TO BE SUITABLY PROTECTED BY A 2X10 SLATE MATERIAL. ALL PIPES GENERALLY TO HAVE 150 MIN. PEA GRAVEL BED & SURROUND. WHERE DO NOT UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLAB BE PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE ENCASE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MAINTAIN 50 GAP ALL ROUND ANY PIPES WHICH PASS THROUGH EXTERNAL WALLS

I.Cs INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE 'C' COVERS USED GENERALLY AS GRADE 'B' WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

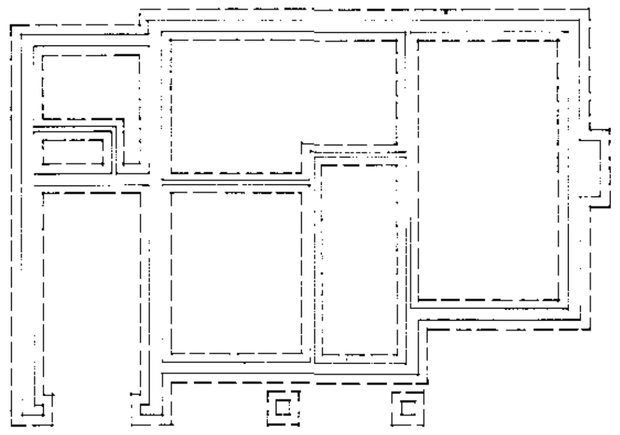
SOAKAWAYS ALL SURFACE DRAINS TO DISCHARGE INTO MIN 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING

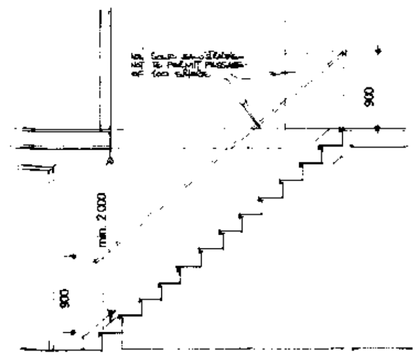
DRIVEWAY 50 (75 CLEAR) RAMBLED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE FRAMING SLABS ON LEAN MIX BASE.

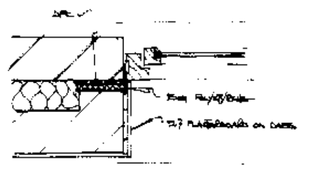
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

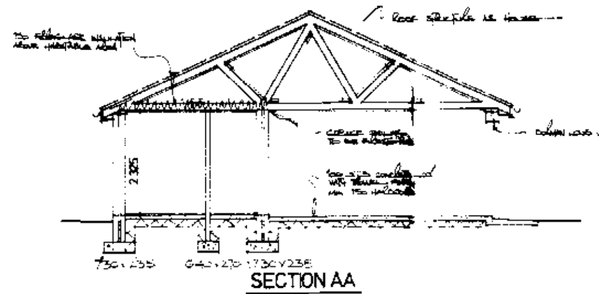
SMOKE ALARMS PROVIDE AS INDICATED (S) ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT1 & TO APPROVED DOCUMENT P1.1

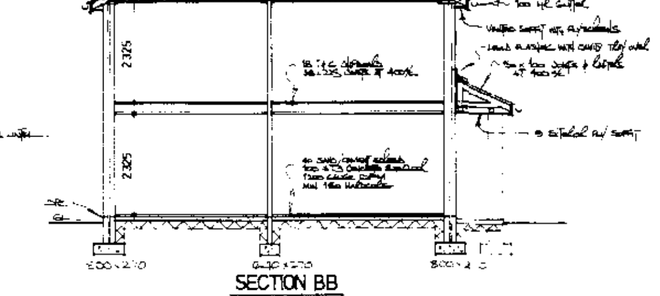
MECH. VENT. RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM (15 LITRES/SEC) TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

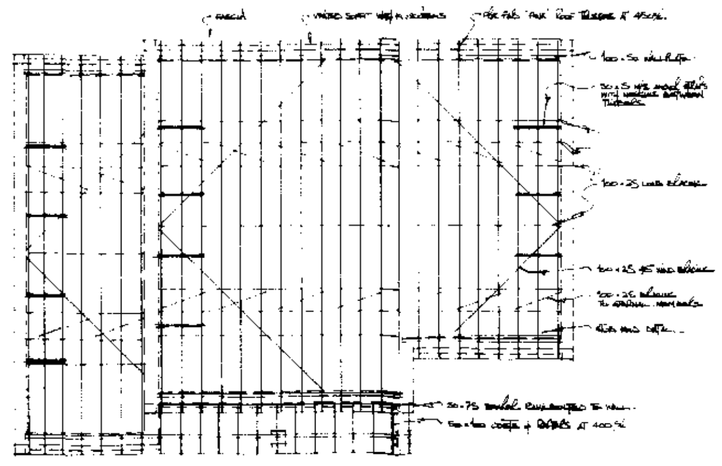


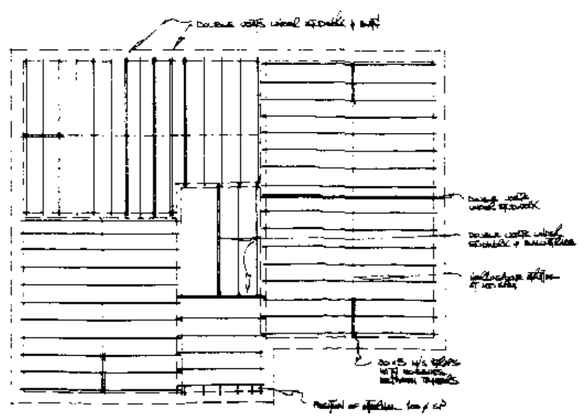


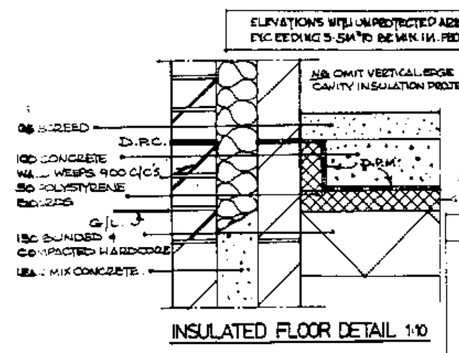












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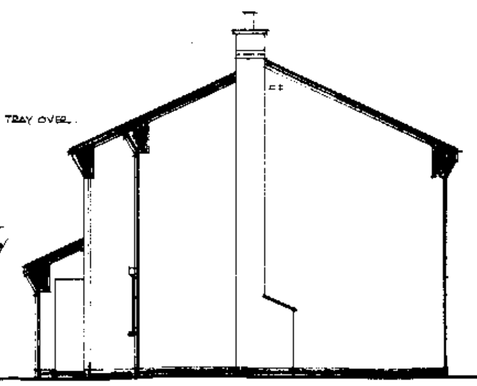
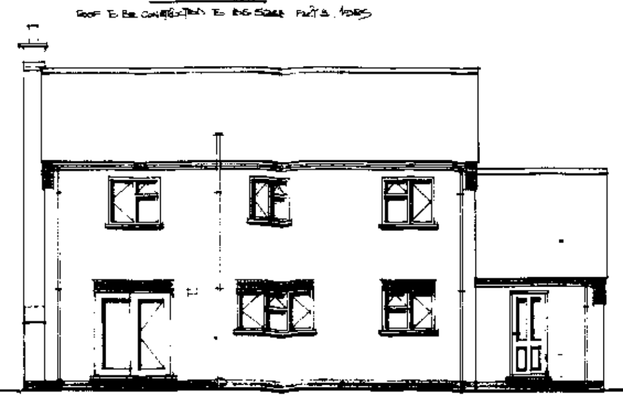
1	LW 1800 NE	GL2	2700
2	453 CVC	GL1	2700
3	1146 DSF (SPR)	GL1	1650
4	CB45 BAY	GL6	2310
5	PAU V 18 R	GL1	2100
6	3x6 CVC	GL16	2100
7	216 CV (SPR)	GL1	1500
8	PAS	GL2	1200
9	116 V	GL1	1650
10	110 V	GL1	1650
11	2106V (SPR)	GL1	1950
12	2126V (CAT)	GL2	1800
13	2106V (CAT)	GL2	1200
14	2126V (SPR)	GL2	1350
15	3123 CVC	GL2	2100
16	2106V (CAT)	GL2	1200
17	3123 CVC	GL2	2100
18	—	MBR	900
19	—	MBR	900
20	—	GL2	2850
21	—	GL2	2850
22	—	SW1	1200
23	—	SW1	1200
24	—	SW1	1200
25	—	GL1	1200
26	—	GL1	900

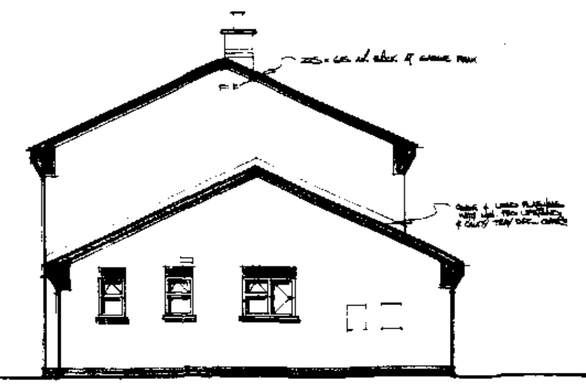
ALL WINDOWS TO BE CB45 (SPR/CAT) (VV/HH) UNLESS NOTED OTHERWISE

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPARTMENT
APPROVED
REF 0185/94









P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
OXFORD S.G. LH

DRAWINGS
PARK LANE HOLBEACH
PLOT 16

SCALES 1:50, 1:100
DATE FEB '94
DESIGN/PLAN No. 366
DRAWN

