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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/1096/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0735/94 Received:28-JUL-94 Type:CONDITION COMPLIANCE

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: Details of roads and footways (Condition 4 of application H09/1096/93)

Location : Land Off Park Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

12-AUG-94 H09/0735/94

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|1096|93

Date Registered 18 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P.L. ELY (Contractors) Ltd
HIGH ROAD, WHAPLODE
SPALDING LINCS PE126TQ

Tel. No. (0406) 340483

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Park Lane Holbeach, Spalding Lincs.

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development - Phase I - plots 1-12 (inclusive)

Please complete For above

Signed R. Kely Date 18th November 1993

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £1440.00 If you consider no fee is payable include a written explanation instead.

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 Certificate**

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 previous 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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: On this phase 12 No.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A

B. Please state size of any new structure:- (a) max. height: Please see the detailed drawings herewith, sq. metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. 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 (with consent) Part farmed part Buildings prior to demolition

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 of 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

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary. Please See enclosed letter.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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. R. Kely Signed ..... (Applicant/~~Agent~~) Date 18/11/93

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 R. Kely Signed ..... Applicant/~~Agent~~) Date 18/11/93

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

DC INSTRUCTION SHEET

APPLICATION REF: H09/1096/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer: D.M. GEDNEY

Senior Officer Confirmed ..... DMG Date 7.1.11 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

presently agricultural land. Drain between highway + site. Frontage properties to east. Hedging/trees/shrubs on eastern boundary. other properties to east.

Inspected by DMG
Date 29/11

Site Notice posted by DMG
Date 29/11
Expiry

Individual Resident Notices required:

Addresses to be sent to –

15–21 (odd) Park Lane.
Southview, — " —
11 Park Gardens.

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 23/12.

~~[illegible]~~

~~[illegible]~~

Scheme regarded as an improvement to previous permission (H09/0632/90).
N° of dwellings reduced and arrangement more satisfactory.
Landscaping scheme similar.
Neighbours not materially affected.

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 ..... Date.....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

(1) The visual amenity area along the eastern bank of the Hurbank River shall be ~~landscaped~~ prepared and planted to the reasonable satisfaction of the LPA before occupation of the first dwelling to be erected on the estate. Reason: In the interests of the amenities of the estate.

(2) SC27. Reason standard

(3) C2 Reason C2.

(4) C2(a) Reason C2(a)

(5)

Note.

(1) SN1 - Dwg ~~No~~ [illegible] No [illegible] received by the LPA on 8/2/92.

Condition monitoring:

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

Determined plans indicated

Departure approval confirmed

Flag for on-site review

AD IN RECORD SHEET

Initial

Submitted Fee £ 140

Receipt No P3534

Date first Rec'd 18 NOV 1993

Registration

Reference H09/1096/93

Cross-Ref R

Date 19-NOV-93 2AC

Validation

TYPE FULL

Site area

No of dwellings 13

Floorspace

~~Earlier~~ permission – Ref:

New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 140

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 151 OS Plots

Grid ref 5 361403 [illegible]

Ward J

Parish HOLBEACH

Inside IBD Y/N

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 1926 ☐

Linked to property Ref ☐

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

630/90

1059/87

1013/83

135/70

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

QUALITY HOMES Ely

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/PL-P	18th November, 1993.

Dear Sirs,

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

Further to my telephone conversations with Mr B Smith of some 3 - 4 months ago and Mr Pickering this week.

As you may be aware the planning history on this site is quite extensive.

Currently the situation is that we have a full consent to develop under reference number H09/0632/90 which was revised under ammendment A1 (road layout) see enclosed layout drawings A and B for information purposes. Please also see a copy of my letter to you dated 3rd August, 1993.

It is necessary to draw the layout again and re-submit, due to the fact that some of the dwelling designs are out of date from a marketing and design point of view.

As stated to both Mr Smith and Mr Pickering we hope the enclosed can be seen as un-contentious as we have sought to retain a layout similar to that approved.

Development will commence with the roadworks very soon. To this end I have submitted here 'phase one' in order to obtain consent for the dwellings sited at the entrance end of the site, so that sewer laterals do not become positioned under trees to be planted and gulleys do not get positioned in driveways.

As you can guess I am hoping that upon examination you will find the enclosures worthy of a fairly speedy decision (in the affirmative!)

Phase two is to be submitted shortly after I have had more time to prepare the application and consulted with an engineer regarding the appropriate distance to build from the poplars at the North East site corner.

In the meantime I hope you are able to process the enclosures with the usual intended diligence and as always I am available for discussions if necessary.

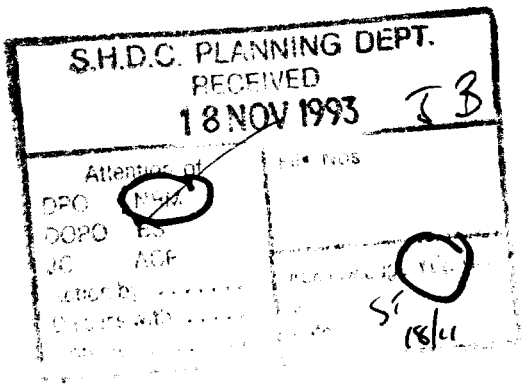
Yours faithfully,
P. L. Ely (Contractors) Limited

R. Kely

Richard K. Ely
Sales Manager & Designer

FAO Mr B Smith
Director Of Planning & Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincs

Enc:



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/EW/PL-P	3rd August, 1992.

Dear Sirs,

Reference:- Park Lane/Park Road Site, Holbeach.

Further to my telephone conversation with Mr Smith (Director of Planning and Building Control) yesterday.

As discussed we need to up-date the plans (and hence layout) at above due to changes in the Building Regulations and our standard designs (market requirements) since the original approval.

Having considered the possibility of making patchwork amendments to certain plots (and not others) this seems in-appropriate and would not result in a co-ordinated scheme of developing the site.

Due to pressure of work more than anything else we herewith enclose the requisite fee and four plans and forms for an up-dated development road layout intended to become the basis of a future application to revise the whole estate layout along similar lines to the consent given under your reference Nº H09/0632/90.(Layout enclosed).

If it is possible to deal with this in less than 8 weeks that would be very much appreciated.

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

Richard K. Ely
Sales Manager & Designer

Copy.

For the attention of Mr B Smith
Director of Planing and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs.

Enc:

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1096/93

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 - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane
Holbeach
Spalding

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. H09/1096/93/A1

Date registered 24 JUN 1994

Case Officer SD

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
P. L. ELY (CONTRACTORS) LIMITED HIGH ROAD WHAPLODE NEAR SPALDING LINCOLNSHIRE PE12 6TG TEL: HOLBEACH (0406) 370483 Tel. No.	Tel No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 1 - 12 Land off Park Lane Holbeach Spalding Lincolnshire.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H09/1096/93
Building Regulation reference relating to same development.	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.

State whether amendment has been requested by the Council

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

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.

Signed R. Kelly Date 23rd June, 1994.

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential development - Phase 1 (plots 1 - 12 inclusive)
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Clarification of brickwork features to elevations, constrasting areas now shaded. See approved site plan for brick types.
State drawing no's of the current submission	Various, see plans.
State Officer dealing with the application, if known.	Mr D. Gedney.
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.

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

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: 30/6/18

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

~~Delete & replace by~~ Erection of brickwork features to elevations (retaining area now shaded).

Acceptance issued:

ITH Dip TP MRTPI
Planning & Building Control Services
uilding Control Department.
:es,
Spalding,
PE11 2XE

(0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1096/93

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 - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane
Holbeach
Spalding

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

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: H09/0260/94

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: Erection of five bungalows with garages

Location: "Hardys Nursery"
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

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Your Contact: J Blacklock

Our Ref: JB/SAH H11/0601/90

Your Ref: RKE/EW/SRE-P

Date: 8 December 1992

Mr R K Ely
P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs
PE12 6TG

Dear Sir

Station Road (East), Long Sutton

With reference to your letter dated 30 November 1992 in respect of the above, I confirm that the brick detailing shown on the elevations on the plans submitted with your letter is acceptable to this Authority.

Yours faithfully

pp N R Midlen
Principal Planning Officer (Development Control)

NB See our letter of 30th Nov 1992

Planning & Buil
Control Depart
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11

Telephone: (0775)
Fax: (0775) 71077.

QUALITY HOMES
Ely

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:
H11/0601/90/A4	RKE/EW/SRE-P	30th November, 1992.

Dear Sir,

Reference: Station Road (East) Long Sutton.

Further to amendment N° 4 dated 17/03/92.

An inspection of your files with Mr Roberts today reveals that you have no record of the Elevational Brickwork Features intended to be used, although you have approved the Bricks to be used within these features.

Please find enclosed two copies of the detail plans for the above with the elevations showing all contrasting brick areas.

I trust that these can be appended to your file for the avoidance of doubt, a similar amendment will be applied for under Building Regulations in due course.

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

Richard K. Ely
Sales Manager & Designer

Mr B. Smith,
Director of Planning and Building Control Services,
South Holland District Council,
SPALDING.

Enc.

BY HAND

SOUTH HOLLAND DISTRICT COUNCIL

BRIAN SMITH
Dip TP MRTPI
District Planning Officer

Planning Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Our Ref: KL
Your Ref: RKE/EW/SRE+P
Date as postmark 30-11-92
Subject H11/601/90 - Station Road (East) Long Sutton

I acknowledge receipt of your letter of 30-11-92 which is receiving attention/noted.

Directors: P.L. Ely · B

QUALITY HOMES Ely

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:
Mr Roberts	RKE/EW/Mayes-Planning	26th February, 1991.

Dear Sirs,

Reference: Oakwood Glade, Chestnut Avenue, Holbeach.
Consent Ref: H07/1117/88/1&2

Further to my telephone conversation with Mr Roberts of last week.

The base course and road edge kerbs are now in position on the first half of this development and building work is expected to commence in about 4 - 6 weeks.

We would like to include some minor alterations to some elevations by way of feature brickwork.

Please find enclosed two copies of each dwelling type plan to help identify the above features to each and two amendment forms.

It should be noted that under Building Regulations we will have to use a different brick below DPC (2 courses showing) and so have taken the opportunity to both clarify the bricks to be used below DPC and introduce complimentary features as you will see.

We propose using Belton Lincolnshire Red Mixture bricks to all features over the whole site to gently contrast with the approved bricks.

Because of the shortness of time prior to work commencing please advise us within 14 days if you feel you need any further advice.

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

R. K Ely

Richard K. Ely
Sales Manager & Designer

The District Planning Officer,
South Holland District Council,
SPALDING.

BY HAND

Enc.

Schedule of Plots affected
Hertford: 57,59,61 & 63
Warwick: 16/17, 24/25, 45, 54, 55, 58 & 62
Ouse: 30, 46 & 53
Oxford S/G: 1, 56 & 60
York: 3, 9, 10, 33, 34, 35 & 38
Essex: 8, 20, 31, 32, 39, 40 & 44
Stratford: 2, 4, 7, 11, 12, 13, 21, 22, 36 & 37.

NB You also had full applications for the other 20 plots to change from one design of dwelling to another making an ammendment un-neccessary for those plots.

43 Plots out of 63 No.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT
SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REF: H09/1117/88/3

DATE AMENDMENT RECEIVED: 05 03 91

APPLICANT: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT: Residential Development 63 No Houses/Bungalows

LOCATION: Oakwood Glade off Chestnut Avenue, Holbeach

AMENDMENT SUBMITTED: Minor alterations to elevations via use of brickwork feature.

DRAWING NUMBER(S): 254/5, 250/1, 247, 266, 256/7, 244, 271

19 March 1991

Dear Sir or 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.

Yours faithfully

District Planning Officer

N25

P L Ely (Contractors) Ltd.,
High Road
Whaplode
Spalding
Lincs PE12 6TJ

Mr L M Gedney

DMG/JE/H09/1096/93

26 July, 1994

Dears Sirs

Planning Permission H09/1096/93 - Residential Development, Phase 1 Plots 1-12 (inclusive) Land off Park Lane, Holbeach

I refer to the above planning permission.

It is noted that development has in fact commenced upon the site and that you have not yet complied with condition no. 4. This reads as follows:

"The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved..."

Prior to commencement, the above details should therefore be submitted to the Local Planning Authority for approval, as well as the County Council (which I am sure you have already done). I therefore look forward to the receipt of such details to this Authority within the next 14 days.

Yours faithfully

N P MIDLEN
Principal Planning Officer (Development Control)

or overlooking - the Local Planning Authority, in fact, does not specify exactly how those amenities would be affected. All the residential properties adjoining the track have substantial hedging or tree screening along their common boundary with the access which will effectively mitigate any potential disturbance to privacy or amenity - a potential relatively low given the limited scale of the proposed development.

5. It is considered the proposed development is in accord with the advice contained in Planning Policy Guidance Note No.7 'The Countryside and the Rural economy' January, 1992 which seeks to diversify and revitalise the Local Agricultural economy.

6. The proposed development constitutes an economic use of land - land which is of low productive value in agricultural terms.

7. The Appellant reserves the right to amplify or amend these grounds of appeal in the light of the Local Planning Authority's submissions.

1) Hedges - on access onto Park Lane
2) SITE Panels behind Orchard planting to open space along Holbeck River (S. to pipe line)
3) Open space to the along Holbeck River
4) Toddlers Play Area included in site position.

The school could is situated outside a recognised settlement but in a location where the provision of local services would be practically impossible to provide elsewhere.

Where realistically operationally a ~~home~~ service really should be planned for

~~to be provided~~

in circumstances where a home need is unlikely to be ~~unrecognised~~.

In circumstances where a household in ~~need of~~ moving from an unsuitable dwelling is ~~found~~ unlikely to be met.

The

(8) In the view of the LPA the use of the site would not accord with the policies where it is located outside a recognised settlement a defined village envelope, in circumstances where a home need among from an immediate family could realistically a practical way. To with a response from Long Sutton by the A17 Fenne and for a considerable distance, it has a residential - land uses from the settlement. In practice, it is a fenne land a rural setting and country track but supports that it could many people from a farming family the [illegible] [illegible] [illegible]

4 January 1994

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

Philip Laws
Customer Services Manager

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1096/93 Received:18-NOV-93 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 - Phase I - Plots 1-12 inclusive
Location : Land off Park Lane Holbeach Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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 visual amenity area along the eastern bank of the Holbeach River shall be prepared and seeded to the reasonable satisfaction of the Local Planning Authority before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenities of the estate.

3 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.

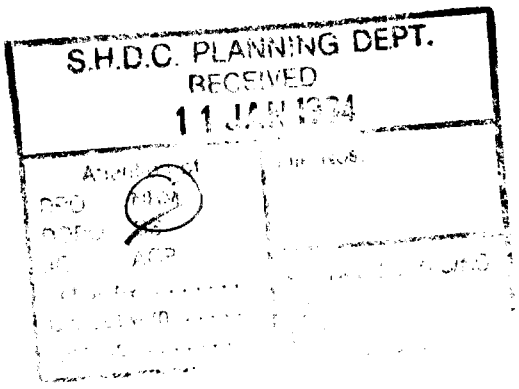
4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref
SH/930140
Your ref
H09/1096/93

4 January 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Residential Development
Location : Land off Park Lane, Holbeach, Spalding, Lincs
Applicant: P L Ely (contractors) Ltd

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

cont'd

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 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.

This permission is granted in accordance with the application submitted as revised by amended Drawing no: H09/1096/93 received by the Local Planning Authority on 8 December, 1993.

24
23-DEC-93

AD check.... A 23/12..

Authorised to issue (inc Delegation).... DR 23/12

BRIAN SMITH, 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

H09/1096/93

FULL

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

Agent: P L Ely (Contractors) Ltd.
0406 370483

Description: Residential development - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane
Holbeach
Spalding

02 Feb 94

Valid date:	18-NOV-93	Terminal date:	~~13-JAN-~~94
Target dates:		Target Committee:	05-JAN-94
To case officer	25-NOV-93	Report deadline:	22-DEC-93
Inspected by	02-DEC-93	Agreed TD Ext:	
Extra contacts	09-DEC-93	Case Officer:	
Report if not clear by	23-DEC-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 12 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier, 15 Park Lane, Hol	02-DEC-93	23-DEC-93
The Occupier, 17 Park Lane, Hol	02-DEC-93	23-DEC-93
The Occupier, 19 Park Lane, Hol	02-DEC-93	23-DEC-93
The Occupier, 21 Park Lane, Hol	02-DEC-93	23-DEC-93
Owner/Occupier, Southview, Park Lane	02-DEC-93	23-DEC-93
Owner/Occupier, 11 Park Gardens, Hol	02-DEC-93	23-DEC-93
Site/Press Advert MAJ	30-NOV-93	21-DEC-93 ✓
Clerk to Holbeach PC 0406 26739	26-NOV-93	10-DEC-93
Cllr N I Capes 0406 23830	26-NOV-93	03-DEC-93
Cllr T G M Tyler 0406 22285	26-NOV-93	03-DEC-93
Cllr D S Venni	26-NOV-93	03-DEC-93

SITE RECORD

Grid ref: 536140 325250
OS Sheet: 151 Parcel:

L.C.C. - Dwg attached

BRIAN SMITH 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

H09/1096/93

FULL

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

Agent: P L Ely (Contractors) Ltd.
0406 370483

Description: Residential development - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane
Holbeach
Spalding

Valid date:	18-NOV-93	Terminal date:	13-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	25-NOV-93	Report deadline:	22-DEC-93
Inspected by	02-DEC-93	Agreed TD Ext:	
Extra contacts	09-DEC-93	Case Officer:	
Report if not clear by 23-DEC-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 12 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	30-NOV-93	21-DEC-93
Clerk to Holbeach PC 0406 26739	26-NOV-93	10-DEC-93
Cllr N I Capes. 0406 23830	26-NOV-93	03-DEC-93
Cllr T G M Tyler 0406 22285	26-NOV-93	03-DEC-93
Cllr D S Venni	26-NOV-93	03-DEC-93

SITE RECORD

Grid ref: 536140 325250
OS Sheet: 151 Parcel:

L C C – Obs Attached Jcb 1/12/93

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: H09/1096/93

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 - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane Holbeach
Spalding

Type: FULL

Date received: 18-NOV-93

26-NOV-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

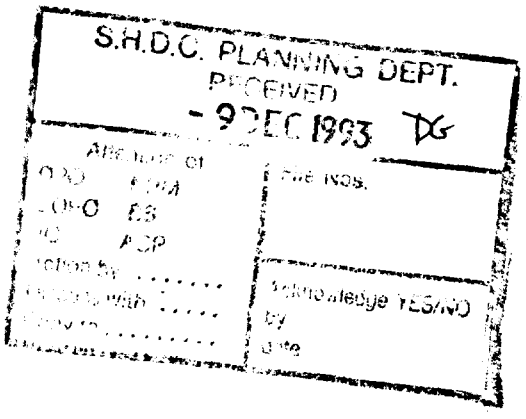
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 10-DEC-93. If no observations have been received by that date, it will be assumed that the Parish Council 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:

Our Ref: GT/93/1/SH/0328

13 December 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. HO9/1096/93
PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: *LAND OFF PARK LANE, HOLBEACH*
APPLICANT: P L ELY (CONTRACTORS) LTD

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F MORGAN
Planning Manager

DES

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

to use the roads all the
s of everyone involved will
s and precious lives will

MRS J BAKER

Crescent
yke

GET NOISE NUISANCE

1 the plans put forward by
) and Produce Auction to
ormer Hortico site.
oncerned about the nuisance
ich will affect the immediate
od.
s that the arguments used by
illors and planners to reject
supermarket by Fine Art
were groundless, as we are
d with a bigger problem.
dy lodged my complaint in

ons who feel aggrieved by
should write a short letter to
Planning, Department of
Building Contracts, Council
Road, Spalding, by
1993, and quote reference
057/93.

J G NOTTINGHAM

venue, Spalding

GLEED BOYS

s Free Press you published
nd article about the
done by the Allen School
sing £2,000 for Guide Dogs

, you incorrectly ascribed
ace as Gleed Girls School,
orrect venue is Sir John
nool where they meet every
ning.
re proud to host the Allen
e, Spalding Flower Lovers,
tball, Spalding Gymnastics
nd South Holland Adult
ce. We are also shortly to
s of the Spalding all

truly a community school
ome other groups to share
'e are available every day
pt Christmas Day.

G R BROOKS
nunity Education Manager,
d Boys' School, Spalding.
NOTE: Sorry about the
g.

TIC £2,100

hank all those who
the house-to-house
.80 and street collection
tic £2,100.63, which is

aper I am always happy
cess of other charities.
well because of the
rosity of organisations,
and the people of
rict. Thank you all for
port.

CHRISTINE BRIGHTMAN
scular Dystrophy Group.

DG

LFP 30/11/93

If current instalments are paid by direct debit future instalments will automatically be paid on the new dates without the need for further instructions to banks/building societies.
The law requires monthly instalments to be offered to everyone although some prefer to pay yearly or half yearly. These payments will need to be made by 1 April and 1 September to avoid reminders being issued as the monthly instalment plans will show as being in arrears after these dates if the yearly or half yearly payment has not been received.
Early notice of this change is given to allow taxpayers and ratepayers plenty of time to make financial provision for the payment of the new instalments on the new dates.

SOUTH HOLLAND DISTRICT COUNCIL 8c7037

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
H09/1096/93
P. L. Ely (Contractors) Ltd FULL
Residential development — Phase 1 — Plots 1-12 inclusive.
Land off Park Lane, Holbeach, Spalding.
The following application(s) do not accord with the provisions of the relevant Development Plan.
H21/1115/93
B. D. Groves Transport OUTLINE
Erection of dwelling and use of land for goods vehicle operation.
White Cross Farm, Sutton St James, Spalding, Lincs.
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.
H11/0162/93
Mr and Mrs G. Elias LISTED BUILDING
To replace a window in the gable end of the property which was bricked up to match other gable end window.
The Lawns, London Road, Long Sutton, Spalding, Lincs.
H11/1074/93
National Westminster Bank ADVERTISEMENT
Erection of new fascia and projecting logo sign.
National Westminster Bank, 25 Market Place, Long Sutton, Spalding, Lincs.
Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
November 30, 1993.
2d©WVN7147 187/507LF3(-11

MUSICAL

LARGE SELECTION of guitars, amplifiers, keyboards, etc. Tuition. We also buy for cash. Portass & Carter, Music Shop, Sutton Bridge. Telephone (0406) 350407 or 350266.
PIANOS. Stock clearance sale. New pianos at used prices. No reasonable offer refused. Nene Valley Pianos, Stamford 783272.

PIANOS

15/20 new and reconditioned instruments on display. Part exchanges Quality repairs and overhauls

White & Sentance
(Est 1867)
15c Southgate, Sleaford 7t2237
(0529) 302037
Open Sats until 4 pm
Weekdays — please ring

Applications are invited from local residents for the tenancy of allotment numbers, 1, 5 and 6 Brewery Field which became vacant on 11th October, 1993. Application forms (to be returned by 21st December, 1993) are available from the under-signed.

MOSSOP & BOWSER
Clerks to the Trustees
The Churchyard, Long Sutton PE12 9JH
8c7036

HORSES, PONIES & RIDING

BAY MARE 16.1 hands. Basic dressage knowledge, good in all aspects. £2200 ono. Tel: (0860) 561792.
WISBECH RIDING Club Indoor Showjumping, Sunday, 5th December, Wallington Hall, King's Lynn. All welcome. Phone (0406) 22398 or (0945) 589521.

window cleaning business for sale. Long Sutton area. For details ring (0406) 363330.

SUB-POST OFFICE

Village near Spalding
Salary £10,300 per annum
Only five-day week
DETACHED HOUSE
Three beds. garden.
Freehold £59,000
Ref: 258
EAST OF ENGLAND BUSINESS TRANSFER CO
Tel: 0780 56066
2c6786

RESTAURANT
Spalding area

Trade £1000 weekly
LOVELY DETACHED HOUSE
Four beds. Garden. Garage.
Freehold £82,000
Ref: 121
EAST OF ENGLAND BUSINESS TRANSFER CO 2c6786
Tel: 0780 56066

PETS

DOG TRAINING courses at Hares Leap Canine Centre. Puppies, beginners, responsible dog ownership, agility, gun dogs. Tel: (0780) 410580/54219.
GENTLE DOBERMAN Cross requires home. Staffordshire Bull terrier cross, Labrador. Other dogs and cross breed puppies. (0780) 783331.
GOOD LOVING home wanted for large female dog, marvellous with children. Sleeps out. Phone for more details (0406) 25329.
PEDIGREE YORKSHIRE terrier bitch puppy, KC reg, innoculated, 8 months old, good temperament. Tel: (0406) 330188.
SPRINGER SPANIEL puppies, ready now, black and white, liver and white. Tel: (0572) 757599.
BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.
TWO 7 MONTH old greyhound pups, earmarked, £50 each. Tel: (0406) 370461.
YORKSHIRE Terrier Puppies, K.C. registered. Adorable babies, home reared. Tel 0205 290395.
AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.
DOG GROOMING with care, kindness and confidence. All breeds groomed to perfection by canine beautician. Collection service available. For appointments tel: Sue on Spalding 760576.
DOG GROOMING in your own home by Ch. show winning exhibitor. Specialist in Schnauzers, Terriers and Spaniels. Clipping and hand stripping. Please ring Huw Thomas on (020585) 222.

COUNTRY KENNELS CATTERY

GROOMING SALON
Tender loving care of your pets
PROFESSIONAL DOG/CAT GROOMING
Call 0775 88319 for brochure
9c7091

ANDY & SANDY'S COMPLETE DOG GROOMING SERVICE

All breeds groomed with qualified, expert care
Handstripping, clipping or just a 'wash and brush up'
COLLECTION, DELIVERY, KINDNESS AT ALL TIMES
Tel: 0406 23266 for appointment
8e8237

RSPCA

Lincs East Branch. Charity Reg No 507301

HOMES!

We urgently need homes for young adult dogs and cats to get them well settled in before Christmas (puppies after the New Year). This branch will stop rehoming on December 10th.
Tel: (0775) 712241 or (0205) 360016 or (0754) 610646
ALL THE SAME BRANCH, ALL THE SAME ANIMALS
5b660P

are also nee

WP OPERATO
WordPerfect,
ACCOUNTS C
LABOURERS

ite

SPAL

Spalding Haul
in temperatu
horticultural p
We are seekir
following area

CL
W

Suitable driver
driving experi
distinct advant
wholesale mar
Warehouse sta
loading and
environment.
Basic pay for dr
week with over

Apply in writin
to Mr Robert W

Wa

Spaldi

A PART

UNI
OPP

One of the area's
conscious specia
of their fina
The p
1. Working in
2. Meeting bu
3. Convincing
4. Controlling

This is a caree
reputation, whic
development. Fi
and commissior

We are prepared
providing he/she
selling e

If long hours and
necessary perso
moving and cha
Cottrell on (0222
date,

National

24/

10c1118

QUALITY HOMES Ely

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:
DMG/LAC	RKE/SB/PLH-P	7th December, 1993.

Dear Sirs,

Reference: H09/1096/93 Park Lane, Holbeach
Phase 1 plots 1 - 12 Inclusive.

Further to my telephone conversation with Mr D Gedney yesterday.

I enclose herewith four revised layouts with the additional trees and hedging shown as discussed, together with the amendment form in duplicate.

I can confirm that the dwelling proposed for plot 7 is indeed a Stratford Bungalow.

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

R.K Ely.

Richard K. Ely
Sales Manager & Designer

Mr D Gedney
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

SOUTH HOLLAND D.C.
BUILDING CONTROL
08 DEC 1993
REF 1096/93

Enc:

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: H09/1096/93

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 - Phase I - Plots 1-12 inclusive

Location: Land off Park Lane
Holbeach
Spalding

Amendment: Additional landscaping (3 extra trees and additional hedges)

09-DEC-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 02-FEB-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1096/93 Received:18-NOV-93 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 - Phase I - Plots 1-12 inclusive
Location : Land off Park Lane Holbeach Spalding

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 visual amenity area along the eastern bank of the Holbeach River shall be prepared and seeded to the reasonable satisfaction of the Local Planning Authority before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenities of the estate.

3 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.

4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

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

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 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.

This permission is granted in accordance with the application submitted as revised by amended Drawing no: H09/1096/93 received by the Local Planning Authority on 8 December, 1993.

Director of Planning and Building Control Services
24-DEC-93 H09/1096/93

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)

PLANNING AMENDMENT

For office use only

Application No. H09/1096/93

Date Registered 08 DEC 1993

Case Officer DG

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)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE Plots 1-12 inclusive

Park Lane Holbeach Spalding Lincs.

Please complete

EARLIER APPLICATION No.

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

H09/1096/93

Building Regulation reference relating to same development

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. [✓]

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

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.

Signed For above R. Ely Date 4/12/93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development Phase I

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Additional landscaping as requested 3 extra trees + additional hedges

State drawing no's of the current submission

N/A

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

Yes Mr D. Gedney

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

N/A.

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

Terminal date/committee updated ..... ✓ 8/12

DC Procedural Assessment

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

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC None ☑
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: JMG 8/12

Superseded details removed ☑

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

Acceptance issued:
Public register updated: ✓ 8/12

DC Professional Assessment

NOTES:

FILE NOTE

RJS/JJ H09/1096/93
25 Nov 1993

PROPOSED DEVELOPMENT AT PARK LANE, HOLBEACH BY P L ELY

Note a meeting held on Thursday 18th November 1993 between Mr Richard Ely and RJS.

Meeting was held at Mr Ely's request at short notice.

Mr Ely had with him a new planning application for the first phase of this development which already has planning permission and which had been subject of discussions between himself and the Director of Planning and Building Control Services some 4 months ago.

Mr Ely referred to the existing planning permission together with an independent permission for minor amendments to the road layout. He wishes to begin work on the road and sewage infrastructure early in the New Year but for market reasons wishes to make one or two alterations to dwelling types.

RJS expressed the view that on first viewing the new development appeared not to depart from the basic principles of the design of the earlier approval. It could possibly be dealt with under DPO delegated powers but that if Committee consideration is needed then the Committee meeting on 25th January would be the latest date meanwhile Mr Ely would be well advised to contact the Case Officer prior to Christmas to check on progress and any planning issues which might be arising from full assessment of the application.

R J Smith
Deputy Director of Planning
and Building Control Services

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/1096/93.

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

Land off Park Lane Herbeach

3. Name, classification and number of road

4. Date application referred 25-11-93

5. State whether outline, detailed application etc.

Full.

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

Residential Dev't Phase I
Plots 1-12.

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: 26-11-93 Signed: [signature]
Director of Highways and Planning

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that P L Ely (Contractors) Ltd.
is applying to the Council for planning permission for the following:

Reference No: H09/1096/93
Description: Residential development -
Phase I - Plots 1-12
inclusive

Location: Land off Park Lane
Holbeach
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 21-DEC-93
Any observations should be sent to me by 21-DEC-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

30-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

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 : P3534
Date received : 18-NOV-93

Received from

P L Ely (Contractors) Ltd.

Address

High Road
Whaplode
Spalding

Fee paid	£ 1440.00
VAT	£ 0.00
Total received	£ 1440.00

Cash/Cheque : Cheque

Signed..... K.E. Lowe..
(Authorised Collector)

02

HEDGES ON THE NORTH SIDE OF PARK LANE TO BE KEPT

MEMORANDUM

To: Contract Services Manager, Mrs T Ainley

From: Development Control Manager

Our Ref: JB/JJ H09/1096/93

Your Ref: TA/JC/P

Date: 3 March 1999

SUBJECT: **H09/1096/93 - P L ELY, MONDEMONTCLOSE, HOLBEACH.**

I enclose a copy of the determined plan dated November 1993 which identifies the open space which nearly shows 2 trees to be planted to the front, and a surfaced toddlers play area.

Following a site visit I enclose photographs which clearly show only one tree planted and no toddlers play area.

All planning conditions other than the above have been complied with.

I hope this is satisfactory.

N Midlen
Development Control Manager

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

SHDC
17 FEB 1999
Housing

FROM : MRS. T. AINLEY,
CONTRACT SERVICES MANAGER

DATE : 16/02/99

OUR REF : TA/JC/P

TO : MR. R. SMITH
HEAD OF PLANNING (CLIENT SERVICES)

YOUR REF :

Mondemont Close - Holbeach

We are currently negotiating with Mr. Ely regarding commuted sums payable for the proposed adoption of a public open space at Mondemont Close, Holbeach.

Can you please confirm that Mr. Ely has complied with all planning related issues as detailed in his letter attached.

Attention of ..... DC
Discuss with .....
Copy to ..... DG
File Ref. .....

?

Yours,

T. Ainley
Contract Services Manager

TENANT SERVICES I.B.U.
18 FEB 1999
RENT | REP | E.M. | S.S.

TENANT SERVICES I.B.U.
17 FEB 1999
RENT | REP | E.M. | S.S.

HOMES
Ely

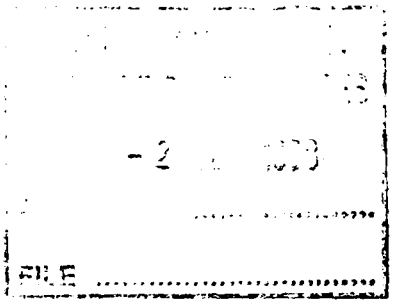
P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (01406) 370483 Fax No. (01406) 371953

BUILDERS AND ESTATE DEVELOPERS

COPY

Your Ref: | Our Ref: RKE/LFB/MCPLH/L | Date: 30th October 1998.

Mrs T. Ainley,
Contracts Services Manager,
Environment & Leisure Services,
South Holland District Council
Priory Road,
SPALDING,
Lincs PE11 2XE.



Dear Mrs Ainley,

Re: Open Spaces, Mondemont Close, Holbeach.

Thank you for your letters of 3rd September and 15th October.

Now that I have had the opportunity of looking into this matter more thoroughly I still feel that no commuted sum is payable on this particular development.

Although Mrs Ashers' letter of 9th June 1998 enclosed Planning Consent Ref H09/1096/93 it is my belief that Development legitimately commenced under Consent Ref H09/0632/90 (which was a Full Permission granted prior to 1st December 1991) in respect of the Estate Development Roads, footpaths and open spaces. As evidence of this I enclose two relevant drawings namely H09/0632/90/A1 dated August 1993 which detailed the civils work on approved Drawing No. H09/0632/90 dated June 1990 and relating therefore to the FIRST consent.

It is generally held in law that if development commences under a consent (legitimately and within the lifetime of that consent) then such consent remains live for ever, apart from any elements which subsequently receive a new consent, however the estate roads and open spaces were detailed under the 1990 consent as you can see from the enclosed drawings.

I am therefore unable to agree to item 3) of Mrs Ashers letter dated 21st May relating to the commuted sum and neither have I checked the value of such as I still contend that this is not relevant. I can tell you that a Road Bond was taken out with Midland Bank and appears on an engagements list dated 24th November 1993 which confirms in my view beyond reasonable doubt that we started legitimately during the lifetime of the first consent. Please note that in November 1993 a decision was still pending relating to H09/1096/93 which was not granted until 24th December 1993 and not known to us until the post was opened in our office in January 1994. Although starting well after the publication date of the November 1991 Policy Document we commenced on the basis of a consent which pre-dated such policy document by some considerable time (approx 14 months).

continued.....

continued.....2

We purchased our first copy of the November 1991 policy document some time after April 1995, (which was the first time we were aware of its existence). I can tell this due to the note at the foot of the price schedules refering to the prices being revised in April 1995. Therefore having started work under a pre-November 1991 consent and not becoming aware of the policy document until after April 1995 and then not considering such document relevant the commuted maintenance fee was not taken into account when selling the dwellings which are our only way of clawing back such outgoings. I am therefore not prepared to go along with the "Rabbit out of a hat", situation now confronting us.

Please inform Mrs Asher, (Finance & Resources) of this letter and take this matter up with her and your legal department before coming back to me.

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

R. Kely

R. K. Ely,
Sales Manager & Designer.

APPLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-3
LOCATION PLAN	.....
APPLICATION FORM	4-6
CHECK SHEETS AND FRONT FILE SHEET	7-10
ALL OTHER CORRESPONDENCE	11-43
ALL OTHER DRAWINGS	44
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	45-64

P L Fly (Contractor) Ltd
High Road
Whaplode
Spalding
Lincs
PE12 6SG

Mr D M Gedney

DMG/LAC
H09/1096/93
REB/SB/PLG

3 December 1993

F.A.O. Mr R K Fly.

Dear Sir

Planning Application H09/1096/93 - Residential Development Phase 1 - Plots 1-12 Inclusive, Land off Park Lane, Holbeach.

I refer to the above planning application recently submitted by yourselves.

It is my opinion that the scheme should be supplemented by additional landscaping within areas A and B shown on the enclosed plan, plus additional hedging as indicated. This should be similar in density to that approved in respect of application reference H09/0632/90.

Additionally, it is assumed that the dwelling on Plot 7 is to be a "Stratford" type bungalow, although the plans do not seem to directly indicate this. Could you please confirm (or otherwise) that this is the case.

I look forward to your response in respect of the above as soon as possible and enclose the relevant amendment forms for you to complete should you require them.

Yours faithfully

N R Mitten
Principal Planning Officer
Development Control

Enc

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/1096/93

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

Land off Park Lane Herbeach

3. Name, classification and number of road

4. Date application referred 25-11-93

5. State whether outline, detailed application etc.

Full.

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

Residential Dev't Phase I
Plots 1-12.

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: 26-11-93 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) C2

(2) C2(A)

Delete as appropriate

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

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

(1) C2

(2) C2(A)

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

SUPERSEDED

BLOCK PLAN 1/500

PUBLIC LANE

PUBLIC ROAD

PROPOSED DWELLING

1.80M HIGH TIMBER BOUNDARY FENCE

1.80M WIDE SELF CLOSING HUNTING GATE AT SAME SUB OF FOOTPATH.

3.30M WIDE TIMBER DRIVEWAY WITH PAVED AREA AT SAME SUB. (SUBJECT TO ADOPT)

EXISTING MATURE LANDSCAPING HEDGE

ANY HEDGES ON THE NORTH SIDE OF PUBLIC LANES TO BE KEPT TO MAY CONFORM ABOVE ROAD LEVEL.

SUPERSEDED

PROPOSED ALTERATIONS

BLOCK PLAN 1/500

PUBLIC CLOSE

PUBLIC LANE

PROPOSED ALTERATIONS

NEW 100mm DIAM. CAST IRON RAINWATER PIPE WITH BLACK FINISH

NEW 150mm DIAM. CAST IRON SOIL & VENT PIPE WITH BLACK FINISH

NEW WHITE PLASTIC GUTTER WITH BLACK FINISH

NEW WHITE PLASTIC FASCIA WITH BLACK FINISH

NEW WHITE PLASTIC SOFFIT WITH BLACK FINISH

NEW WHITE PLASTIC CASEMENT WINDOW WITH BLACK FINISH

NEW WHITE PLASTIC FRENCH DOOR WITH BLACK FINISH

NEW WHITE PLASTIC GLAZED DOOR WITH BLACK FINISH

NEW WHITE PLASTIC GLAZING HABITABLE GRADE AT SAME LEVEL AS EXISTING

NEW WHITE PLASTIC GLAZING HABITABLE GRADE AT SAME LEVEL OF PROPERTY

NEW WHITE PLASTIC GLAZING HABITABLE GRADE AT SAME LEVEL AS EXISTING

NEW WHITE PLASTIC GLAZING HABITABLE GRADE AT SAME LEVEL OF PROPERTY

2.00m WIDE TIMBER DRIVEWAY WITH PLACE GRASS AT MAIN ENTRANCE

(SLOPE TO ACCESS)

NEW WHITE TIMBER SLIDING DOOR

EXISTING MAINS WATER METER

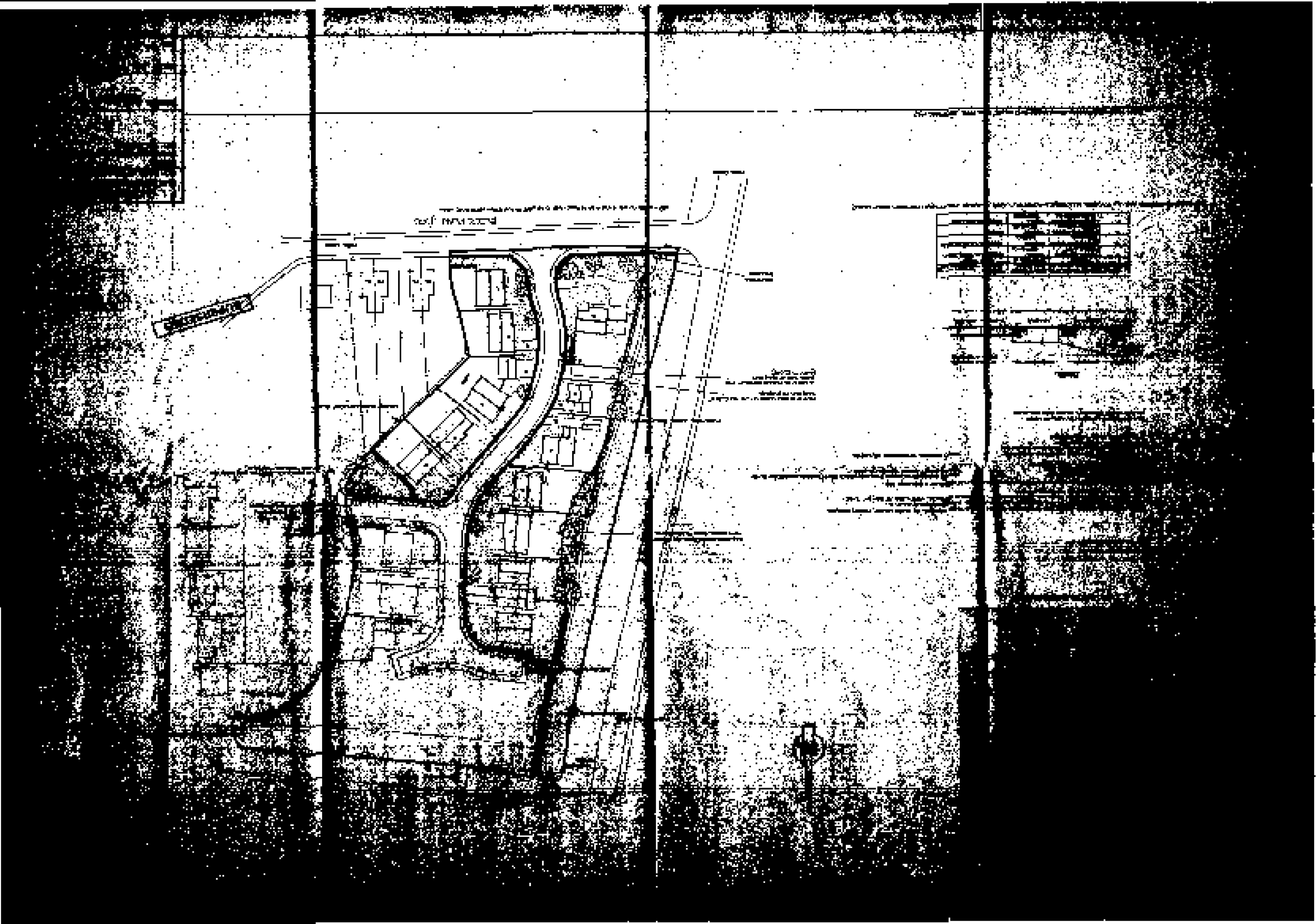
EXISTING MAINS GAS METER

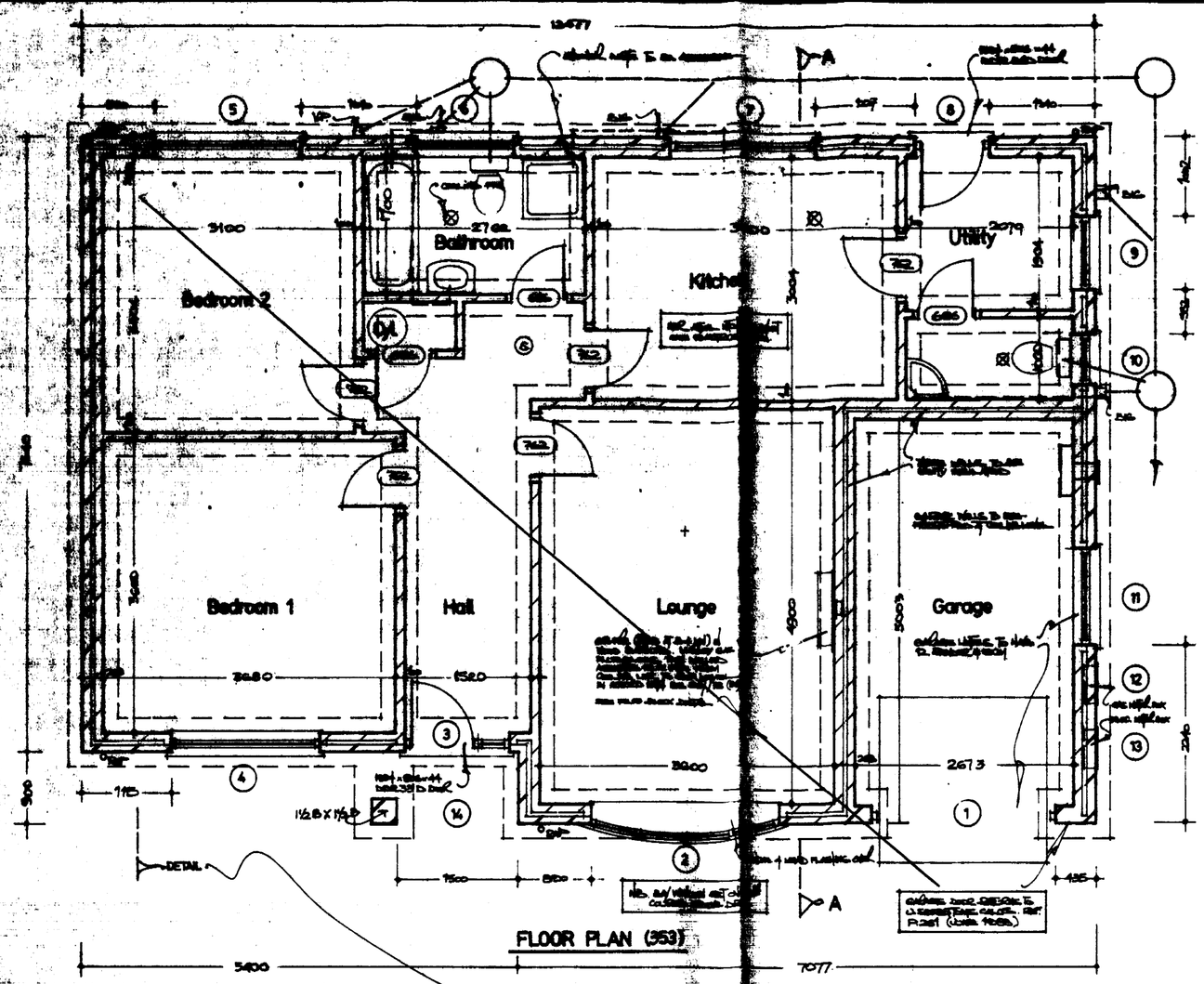
EXISTING MAINS ELECTRICITY METER

EXISTING MAINS WATER STOP VALVE

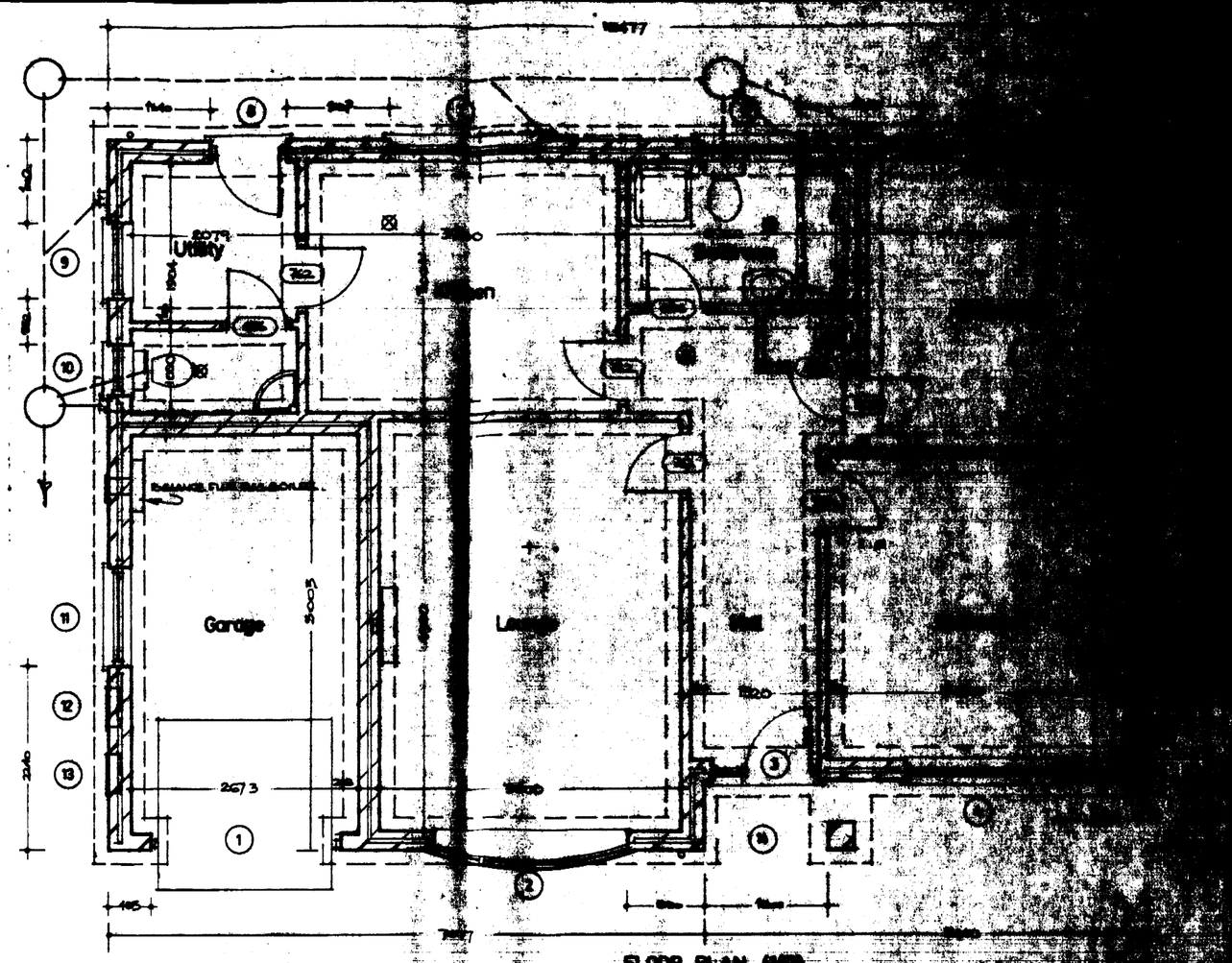
EXISTING MAINS GAS STOP VALVE

EXISTING MAINS ELECTRICITY STOP VALVE





FLOOR PLAN (353)



FLOOR PLAN (352)

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FRAMES

FLOORS

CHIMNEY

HEATING

WASTES

DRAINS

I.Os.

SCAFFOLDING

DRIVEWAY

FOOTPATHS

MECH VENT

FAN DETAILS

SMOKE ALARMS

PLOTS 5-9 & 11 AS THIS

SCHEDULE

No.	Doorway	353	352	Leaf	Length
1		—	—	2.1	32mm
2		—	—	0.2	27mm
3		—	—	0.2	686
4		—	—	0.2	21mm
5		—	—	0.2	35mm
6		838	838	0.2	35mm
7		—	—	0.2	35mm
8		—	—	0.2	35mm
9		—	—	0.2	35mm
10		—	—	0.2	35mm
11		—	—	0.2	35mm
12		—	—	0.2	35mm
13		—	—	0.2	35mm
14		—	—	0.2	35mm
15		—	—	0.2	35mm
16		—	—	0.2	35mm
17		—	—	0.2	35mm
18		—	—	0.2	35mm
19		—	—	0.2	35mm
20		—	—	0.2	35mm
21		—	—	0.2	35mm

FLUE BLOCK DETAIL 1/5

JAMB DETAIL 1/5

SECTION AA

SIDE ELEVATION

FRONT ELEVATION

FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

REAR ELEVATION

SIDE ELEVATION

ROOF PLAN

DETERMINED PLAN

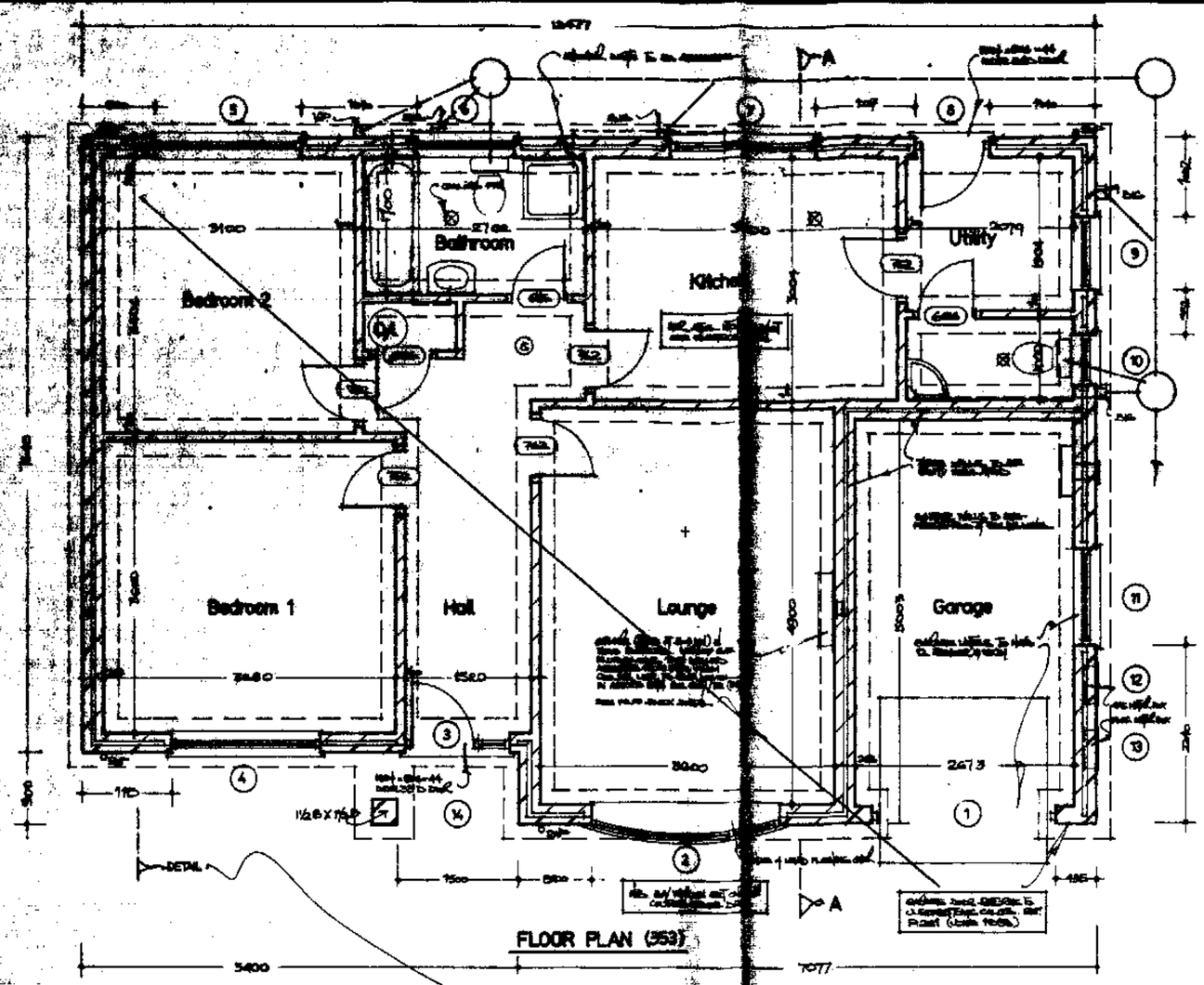
P. L. ESY

SLEAFORD DISTRICT COUNCIL

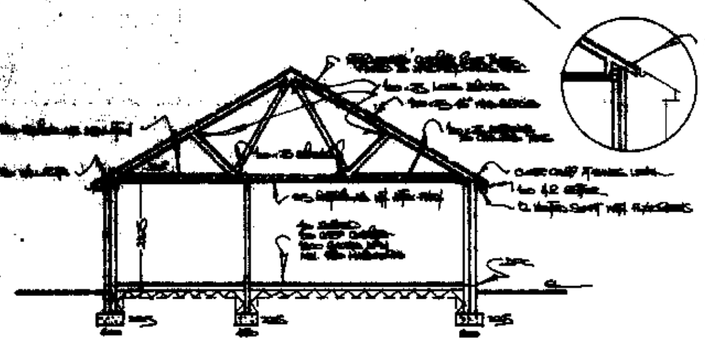
PLOTS 5-9+11

PARK LANE

HOLBEACH



FLOOR PLAN (353)



SECTION AA

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FRAMES

FLOORS

GRADES

JOINERY

HEATING

WASTES

DRAINS

I. Cs.

DRAINAGE

DRIVEWAY

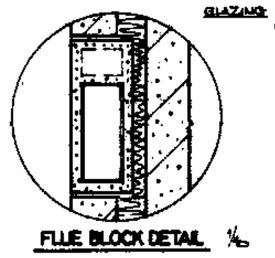
PAVINGS

MECH VENT

FAN DETAILS

SMOKE ALARMS

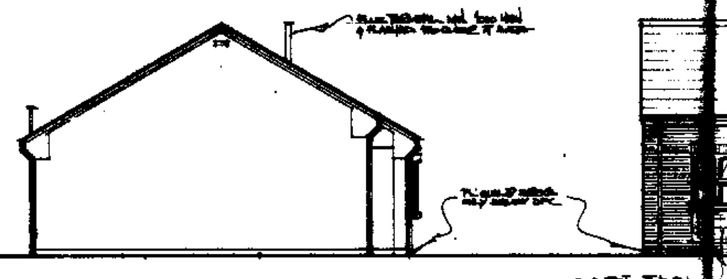
GLAZING



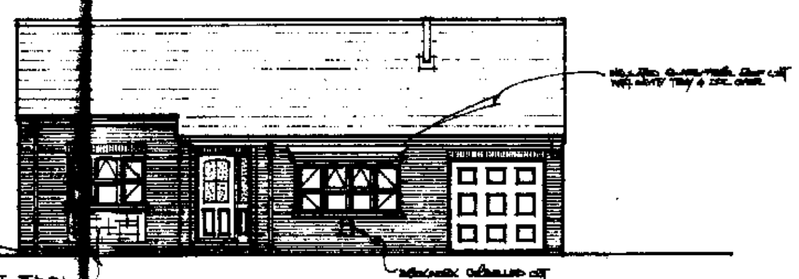
FLUE BLOCK DETAIL 1/5

SCHEDULE

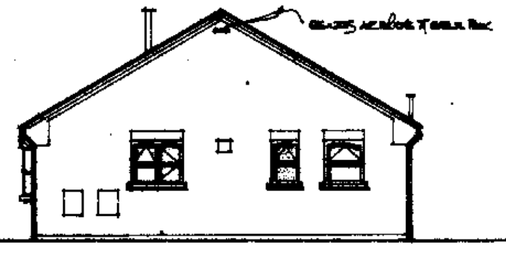
No.	Doorway	353	252	Leaf	Height
1		—	—	2.1	
2		—	—		
3		—	—		
4		—	—		
5		—	—		
6					
7		—	—		
8		—	—		
9		—	—		
10		—	—		
11		—	—		
12		—	—		
13		—	—		
14		—	—		



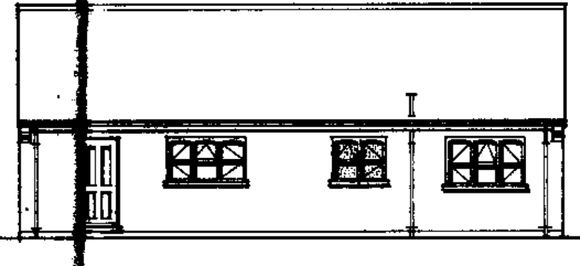
SIDE ELEVATION



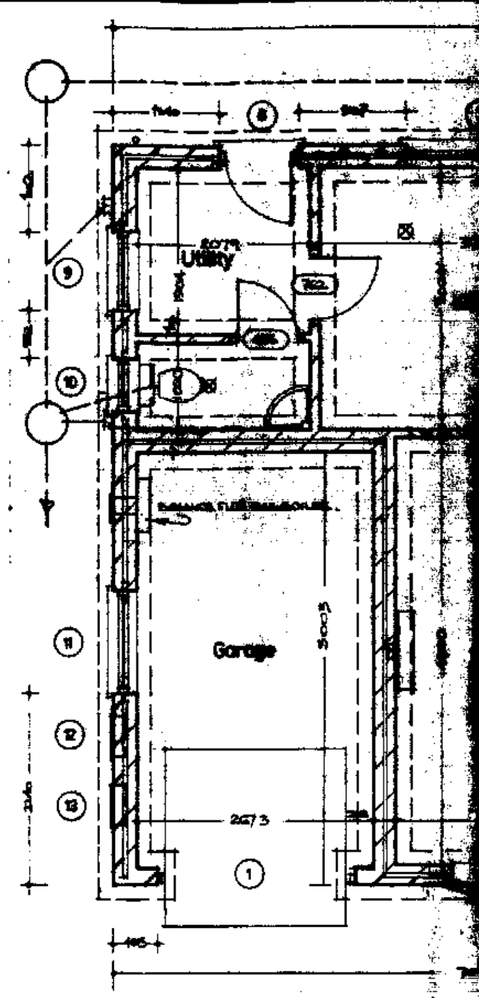
FRONT ELEVATION



SIDE ELEVATION



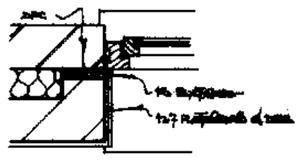
REAR ELEVATION



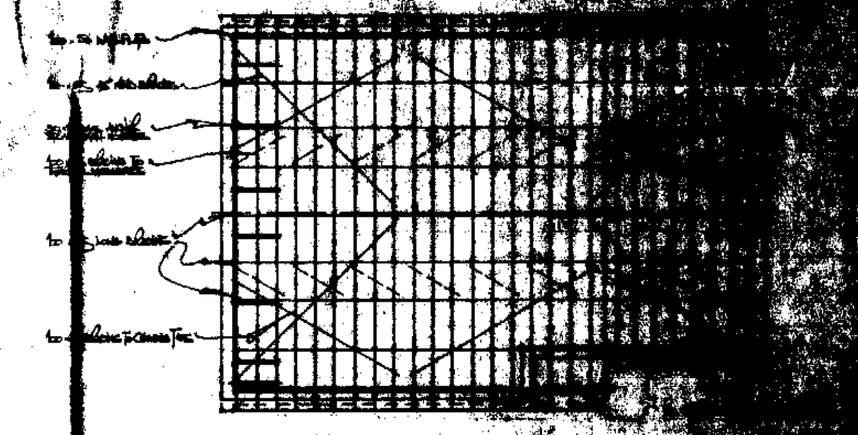
FLOOR PLAN (252)

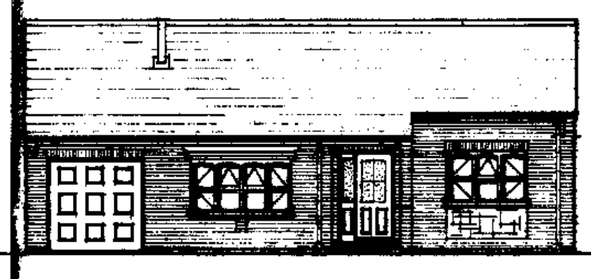
PLOTS 5-9 + 11

AS THIS

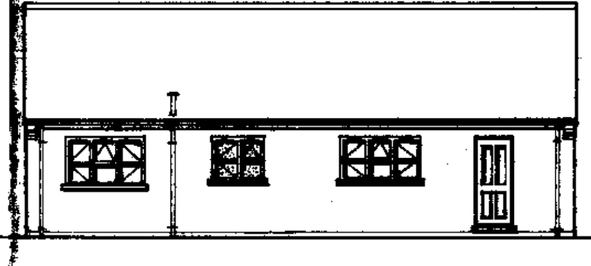


JAMB DETAIL 1/5

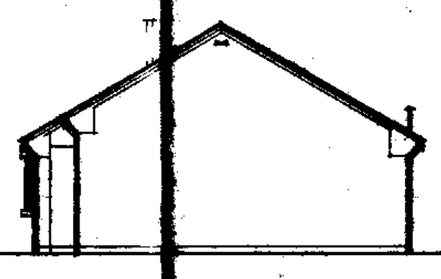




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

DETERMINED PLAN

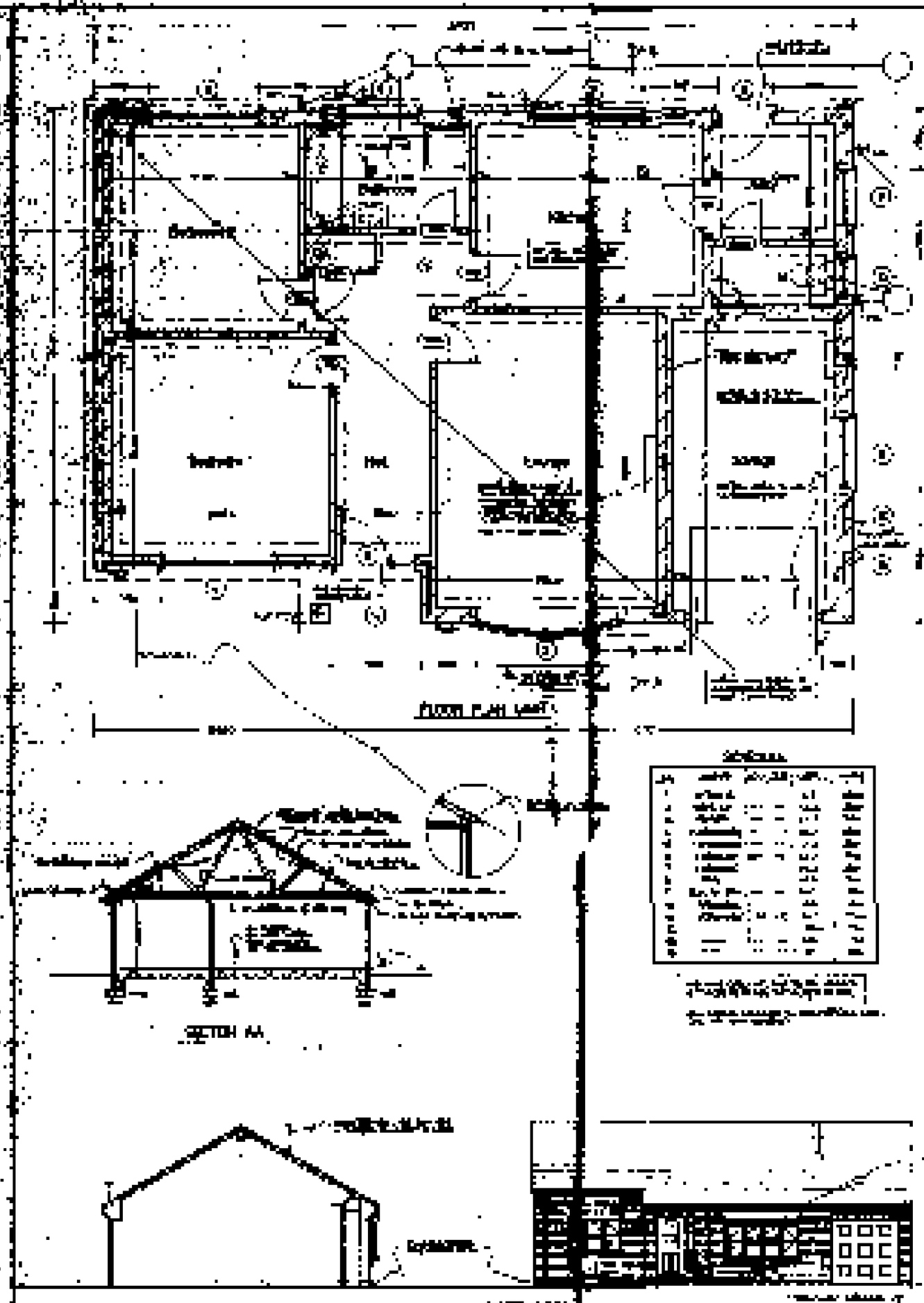
P. L. ELY

SLEAFORD TYE

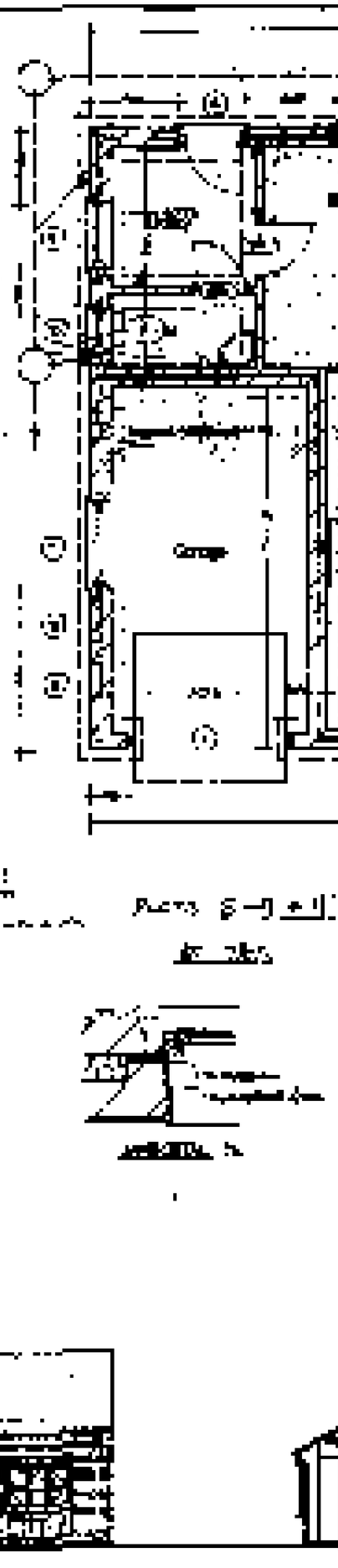
PLOTS 5-9 +11

PARK LANE

HOLBEACH

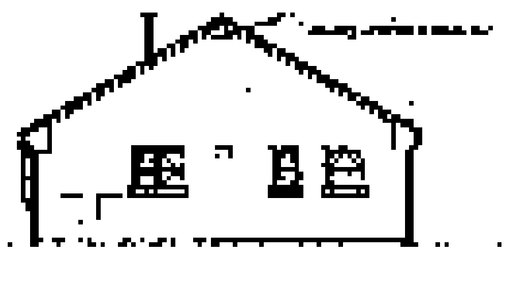


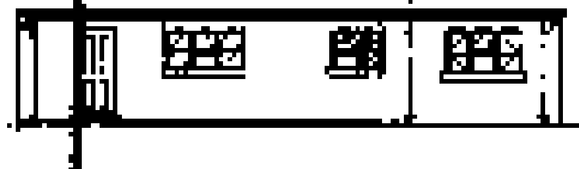


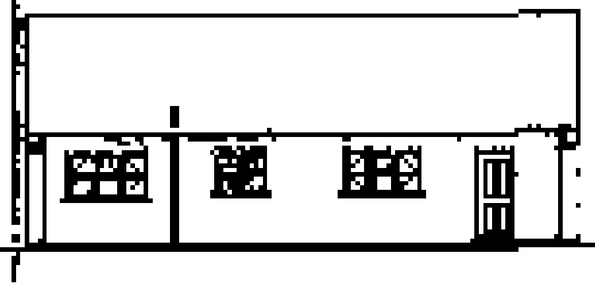


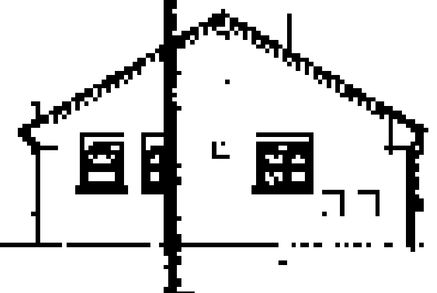


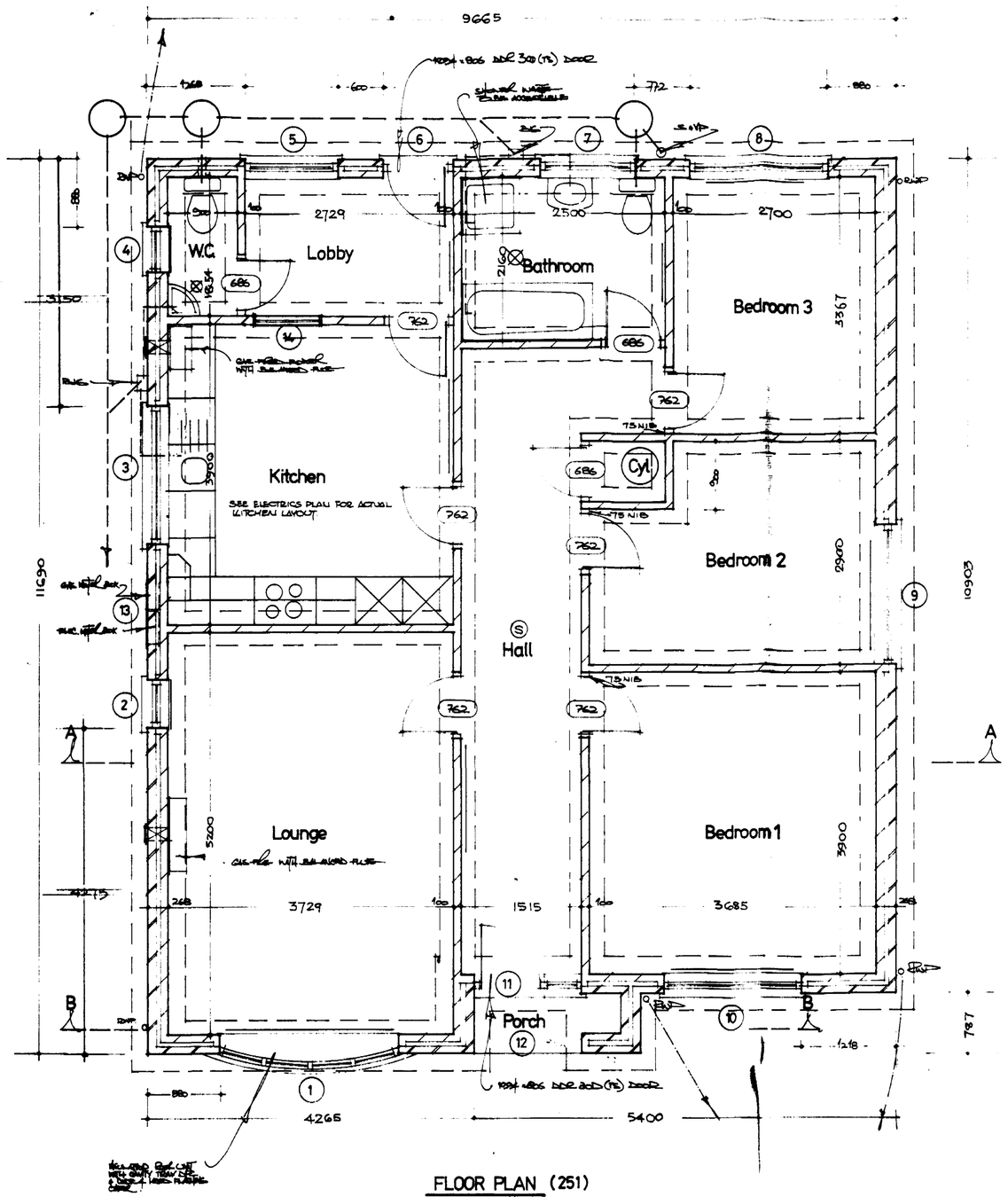




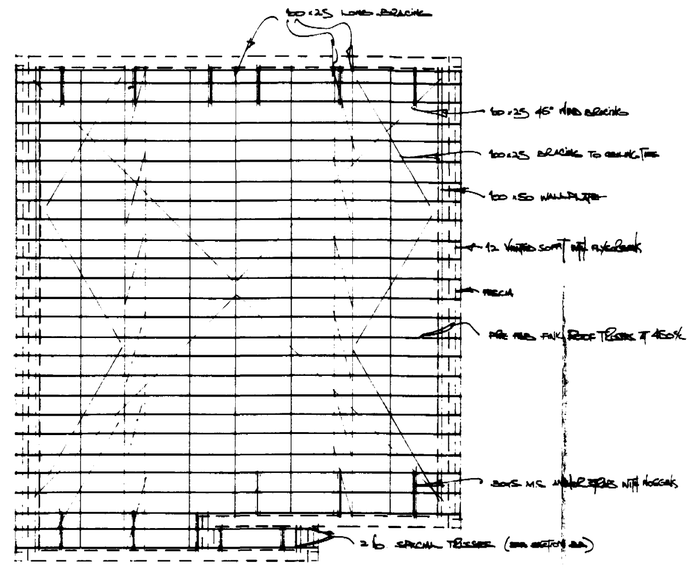


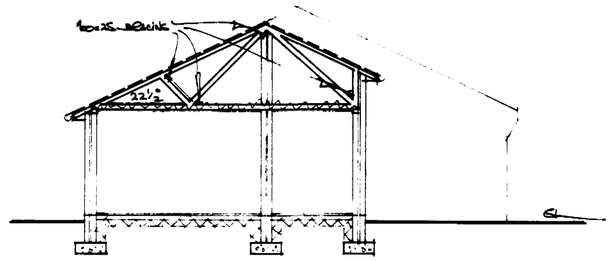


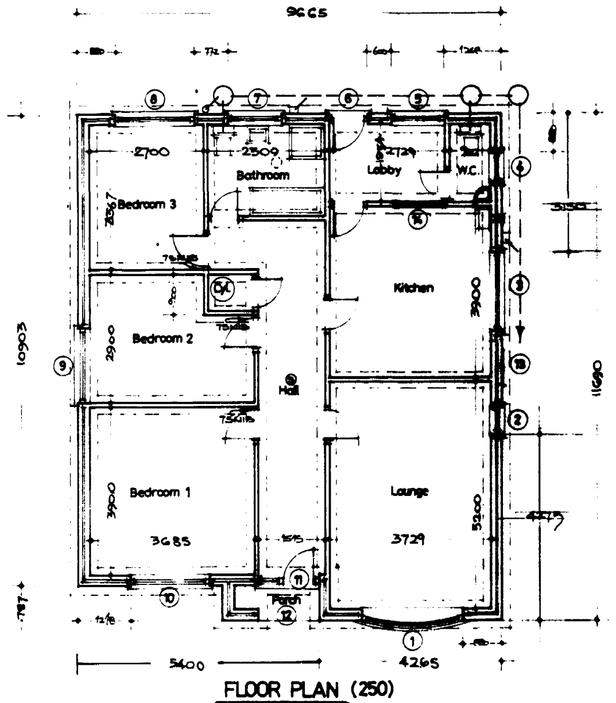




FLOOR PLAN (251)



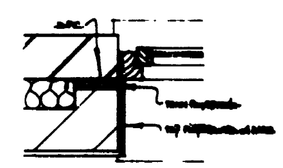




No.	DOMINANT	251	250	LINTEL	WEIGHT
1	GRAB RAIL	—	—	GAL 2	2 TON
2	HOT CYL	—	—	GAL 2	1 TON
3	BALANCE (GAS)	—	—	UL2	2 TON
4	RAD (GAS)	—	—	UA2	1 TON
5	2 FLOOR (GAS)	OPP	OPP	UL4	1 TON
6	PIER	—	—	UL4	1 TON
7	2 FLOOR (GAS)	OPP	OPP	UL4	1 TON
8	BALANCE (GAS)	—	—	UL4	2 TON
9	"	—	—	UL2	"
10	BALANCE (GAS)	—	—	UL4	"
11	FIRE PLACE	OPP	OPP	UL4	1 TON
12	—	—	—	UL4	1 TON
13	—	—	—	MBL	1 TON
14	SPECIAL	—	—	D1:00	1 TON

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (USE THE GAS BRACKETS)

SOUTH [illegible] D.C.
PLANNING
24 JUN 1994
REF ..1096/93..



AMENDED PLAN

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

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 105 FACING BRICKS, CAVITY INSULATED WITH CE SHELL POLYSTYRENE BONDED BCA DE. INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TO COMPLY WITH B.S. 1243: 1978 WITH MAX SPACINGS HORIZONTALLY 450 VERTICALLY & EVERY 225 AT JAMBS. ALL DOORS 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 ON 75 STUD PARTITION WITH 5MM FINISH. D.P.C. TO ALLOW FOR VENTILATION OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. AND CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. ARE INSULATED CAVITY CLOSERS AT REVEALS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL ARCHS &/OR LINTELS TO BE TO [illegible]

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT WITH 150 LAP IN EACH DIRECTION
22½° PITCH PRE-FABRICATED PVAC ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT PAR. ROOF STRETCHERS WITH 30 X 5 N.S. ANCHOR STRAPS, 100 X 50 WALL PLATES. 100 X 38 BARGE AND PORCH ROOF ALL AS DRAWN. CONSTRUCTED TO B.S. 5268: PT 3: 1988.
UPVC. RAINWATER GOODS TO BE EQUIVALENT TO 100 H. GUTTER & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 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 1200 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 ROOFSPACE. MIN 25 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5 250 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TWILIC EAVES VENTS. GARAGE CEILINGS LINTELS TO BE LINED WITH 2 LAYERS OF 9.5 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FRONTIME D & P.S. TANALISED 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.
PILKS 'U' CLASS TO ALL D/G WINDOWS

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER SERVICE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5111, SEC 3. ALL FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIMED CONTROLS TO BE FITTED AS PER HEATING ENGINEERS SPEC. BUILDING REGS. PART L, SEC 2.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE TRAPPED. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSINGS EVES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 OR WASTES TO FLOOR OVER 1000 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN A DOUAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS OF 1:40 S.W. 1:100 RAINWATER PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A BRICK ARCH OVER & CLEAR OF ADJ. WORKS. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND WHERE NOT UNDER A DRIVE WAY LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER DRIVE & HARDSTANDING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND NOT LESS THAN 150 THICK. SURFACE WATER DRAINS TO HAVE BOSSING EVES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. WHERE SHOWN ALL ROOF PIPES WHERE PASSING THROUGH WALLS.

I.C. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. CHANGE OF COURSES USED GENERALLY & GRADE B ENGINEERS BRICK IN A DRIVE SET ON 150 THICK CONCRETE PLINTH

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

DRIVEWAY 50/6 CLINKER WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX MIX

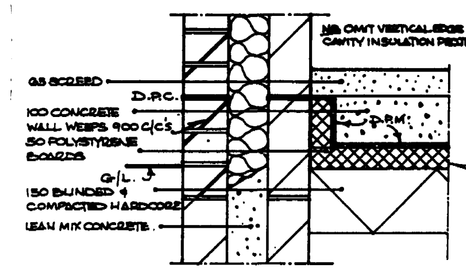
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

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

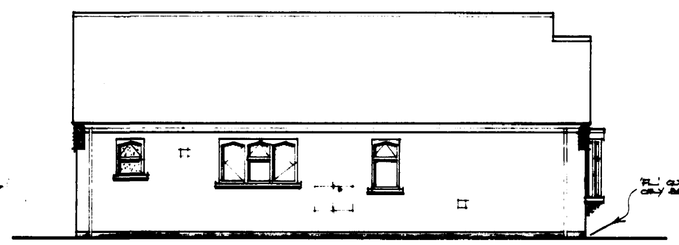
FAN DETAILS: BATHROOM CMF 240 WC CMF 170

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

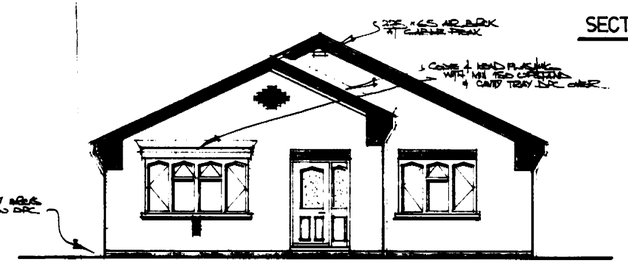
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED ARMS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981



INSULATED FLOOR DETAIL 1:10

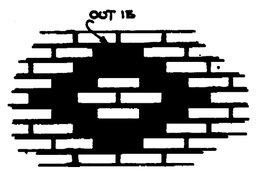


SIDE ELEVATION

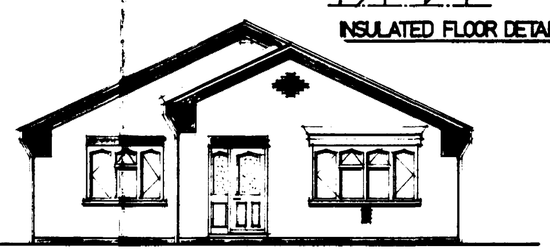


FRONT ELEVATION

DESIGN No 251

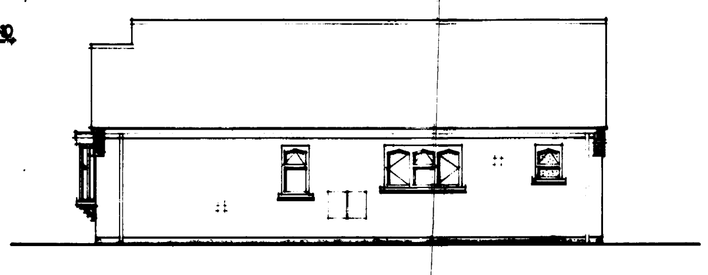


DIAMOND FEATURE

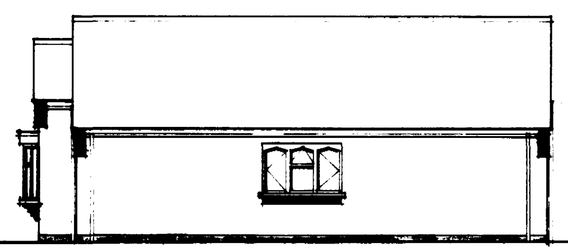


FRONT ELEVATION

DESIGN No 250



SIDE ELEVATION



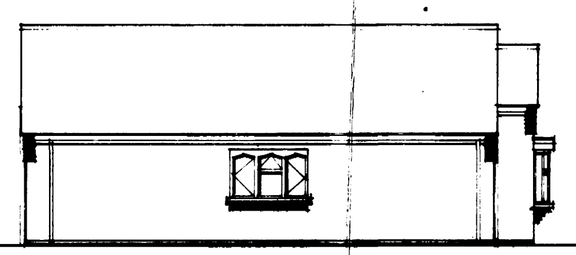
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

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

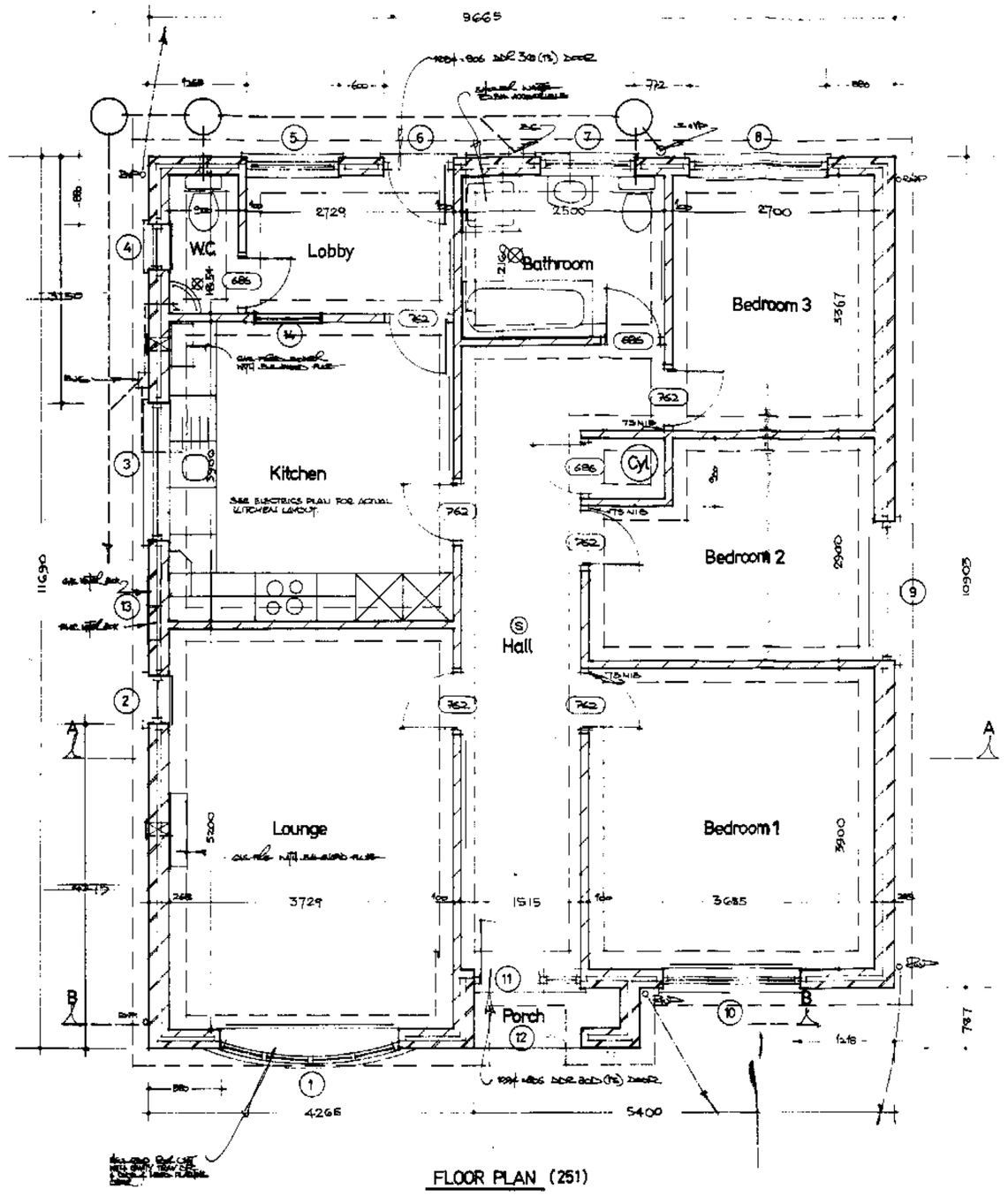
PROJECT
STRATFORD TYPE BUNGALOW.

DRAWINGS
PADY LANE HOLBEACH
PLOTS 7 + 10

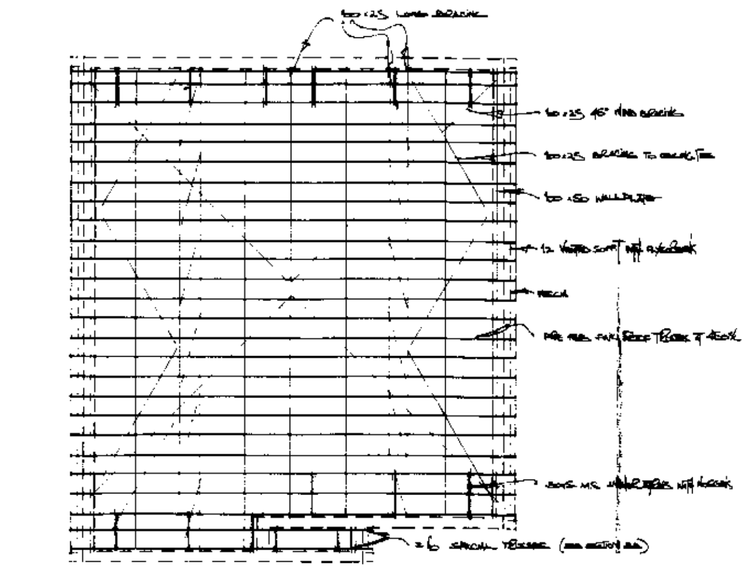
SCALES 1:50 + 1:100 | DESIGN/PLAN No 250/1

DATE OCT '96 | DRAWN

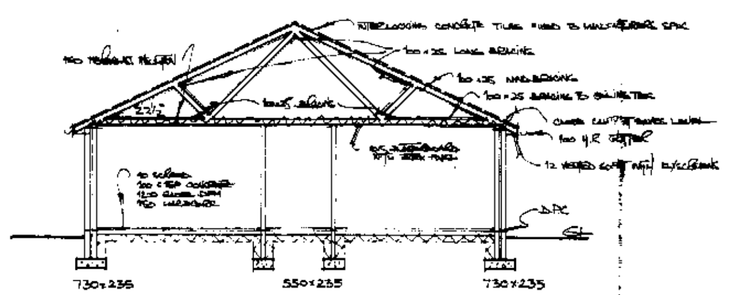
H09/1096/93.



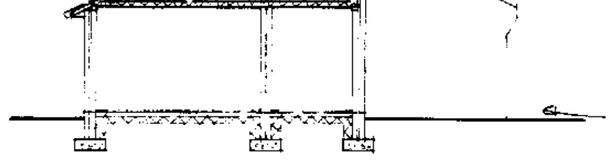
FLOOR PLAN (251)



ROOF PLAN



SECTION A-A



SECTION B-B

REF. DETAILS OF ROOF TRUSS & ROOF TILES. REFER TO SITE PLAN

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 102½ FACING BRICKS CAVITY INSULATED WITH 65 SHELL ROLVEY BEAD BONDED BRICK OR INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED ON CONCRETE INTERNALLY. WALLS TO COMPLY WITH B.S. 5628: 1978 WITH MAX SPACINGS BOUNDARY WALL 450 VERTICALLY & CHECK 225 AT 2000mm. ALL COMMON 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. DPC IN CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. CAVE INSULATED CAVITY CLOSERS AT REVEALS & ARRESS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL INTERNAL PARTY WALLS TO BE MIN. 90mm.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 x 125 TREATED D.S.H. BATTENS ON TYPE 1F ROOFING FELT WITH 150 LAP IN EACH DIRECTION.
22½° PITCH PRE-FABRICATED PFINK ROOF TRUSSES AT 600 CENTRES STRAPPED AT VERGES, CEILING LEVEL & AT PARTY WALLS WITH 30 x 5 N.S. ANCHOR STRAPS, 100 x 50 WALL PLATES. 100 x 38 BEARING & PORCH ROOF ALL AS DRAWN. CONSTRUCTED TO B.S. 5268: PT 3: 1985.
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 H. GUTTERS & 65 DIAM. DOWNPIPE.

FOUNDS STRIP FOUNDATIONS OF C20P CONCRETE (OR C.C.P. WHERE REINFORCEMENT USED) 750 x 225 UNDER CAVITY WALLS, 550 x 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I.U.D.S. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C20P CONCRETE SUB-FLOOR (OR C30P WHERE SPECIFIED) ON 150 BLINDING OF CLEAN GRADED AGGREGATE OVER 1200 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 ROOFSPACE WITH VENTILATION GAP ABOVE INSULATION AT EAVES. ROOFSPACE VENTILATED TO BS5250 PT2 REQUIREMENTS. EAVES VENTILATION TO BE ESTABLISHED TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & THROUGH EAVES VENTS. GARAGE CEILINGS, WHERE TO BE LINED WITH 2 LAYERS OF 9.5 WASTE BOARD WITH STAGGERED JOINTS OR 15 MM. F.R.S. PLASTERBOARD OR EQUIVALENT.

JOINERY WINDOWS TO BE PRIMETIME D & P.S. 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.
PILKS '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 BS5 11, SEC. 3. ALL FLUES TO HAVE EXTERNAL CLOSURE TERMINATION & TRAIL CONSULT TO BUILDING & BS 5440 CLEARANCE & ARRANGEMENT. REF. BUILDING REGS.

WASTES 84 TU. SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & BENDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE REMOVED WHERE WASTE LENGTHS EXCEED 3000 OR WASTES TO FLOOR GULLY.
SOIL & VENT PIPES TO HAVE ACCESS PLATES AT EASE OF DURABLE CAGES AT TERMINALS MIN 900 ABOVE ROOF & MIN 2000 ABOVE GROUND LEVEL.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN A DOUAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEANING EQUIPMENT AT A MIN. GRADE OF 1 IN 100. WHERE PASSING UNDER EXTERNAL WALLS PIPES TO HAVE 2 NO. LINTEL OVER & TO BE SUITABLY PROTECTED BY A BRICK ARCH WHERE OF LESS THAN 900 COVER. ALL PIPES GENERALLY TO HAVE 150 MINIMUM PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A CONCRETE SLAB LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLAB EMPLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER DRIVE & HARD LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND NOT LESS THAN 75 THICK. SURFACE WATER DRAINS TO HAVE BENDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. WHERE SHOWN ALL GRATES, TRAPS, WASTES, PIPEWORK & FITTINGS TO BE APPROVED.

I.C. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. CHANGE OF COURSES USED GENERALLY & ANGLE BENDS IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

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

DRIVEWAY 50/10 CLINE WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX MIX.

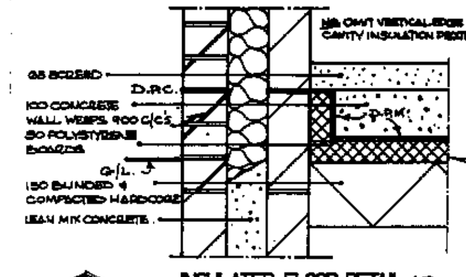
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

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.

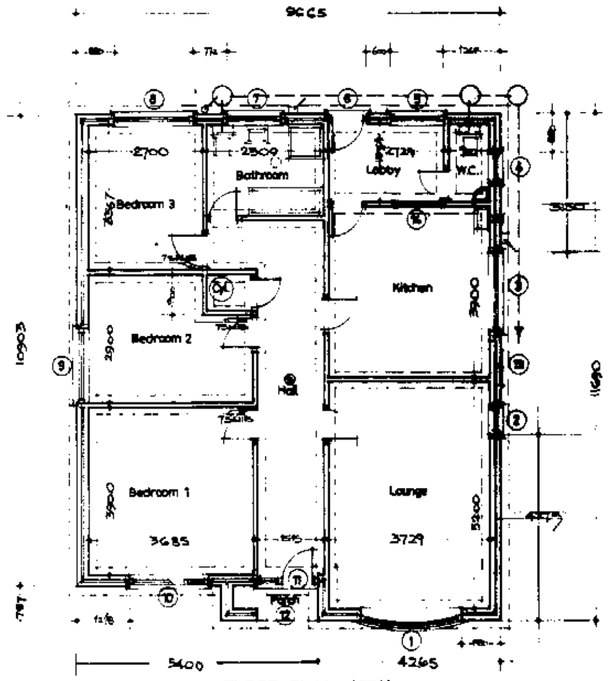
FAN DETAILS: BATHROOM CMT 240 WC CMT 170.

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

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED ACHES BELOW 800 FROM FLOOD LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 PT 81.



INSULATED FLOOR DETAIL 1:10

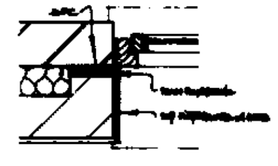


FLOOR PLAN (250)

No.	Symbol	251	250	Lintel	Height
1	686 x 686	—	—	GAL 2	2100
2	762 x 762	—	—	GAL 2	1200
3	864 x 762	—	—	GAL 2	2100
4	1981 x 762	—	—	GAL 2	1200
5	2100 x 762	OPP	OPP	GAL 4	1600
6	762 x 762	—	—	GAL 4	1200
7	2600 x 762	OPP	OPP	GAL 4	1600
8	1829 x 762	—	—	GAL 4	2100
9	"	—	—	GAL 2	"
10	2438 x 762	—	—	GAL 4	"
11	1981 x 762	OPP	OPP	GAL 4	1600
12	—	—	—	GAL 4	"
13	—	—	—	M.B.L.	1800
14	5 x 762 m.s.	—	—	T.D. 100	1200

WALLING UNDER 1M² TO BE GRADE 'PIRC (N) / PIRC (S) / PIRC (E) / PIRC (W).

ALL LINTELS RESTRAINED TO MANUFACTURERS SPEC. (SEE TYP. WALL SECTION)

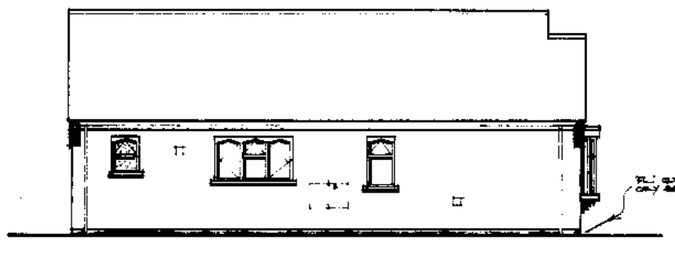


JAMB DETAIL

SOUTH [illegible] PLANNING
24 JUN 1994
REF. H09/1096/93

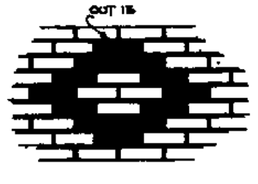
AMENDED PLAN

SIDE ELEVATION



FRONT ELEVATION
DESIGN No 251



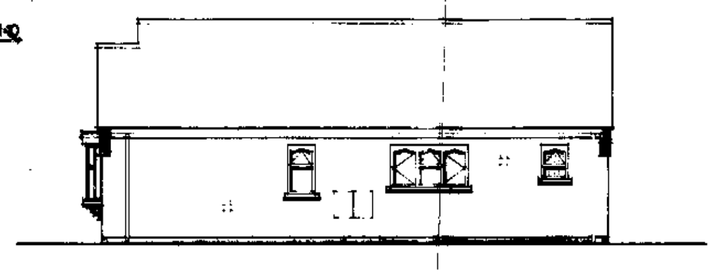


DIAMOND FEATURE

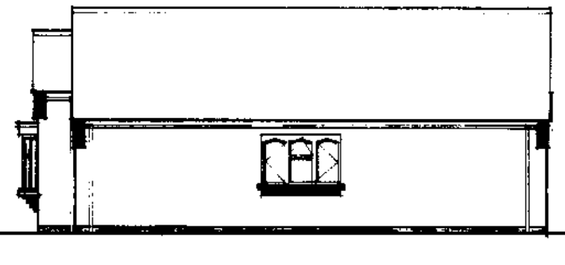
FRONT ELEVATION
DESIGN No 250



SIDE ELEVATION



SIDE ELEVATION



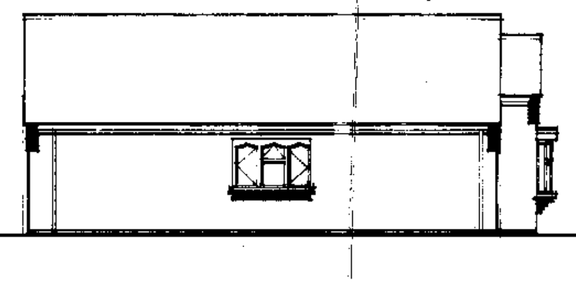
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION



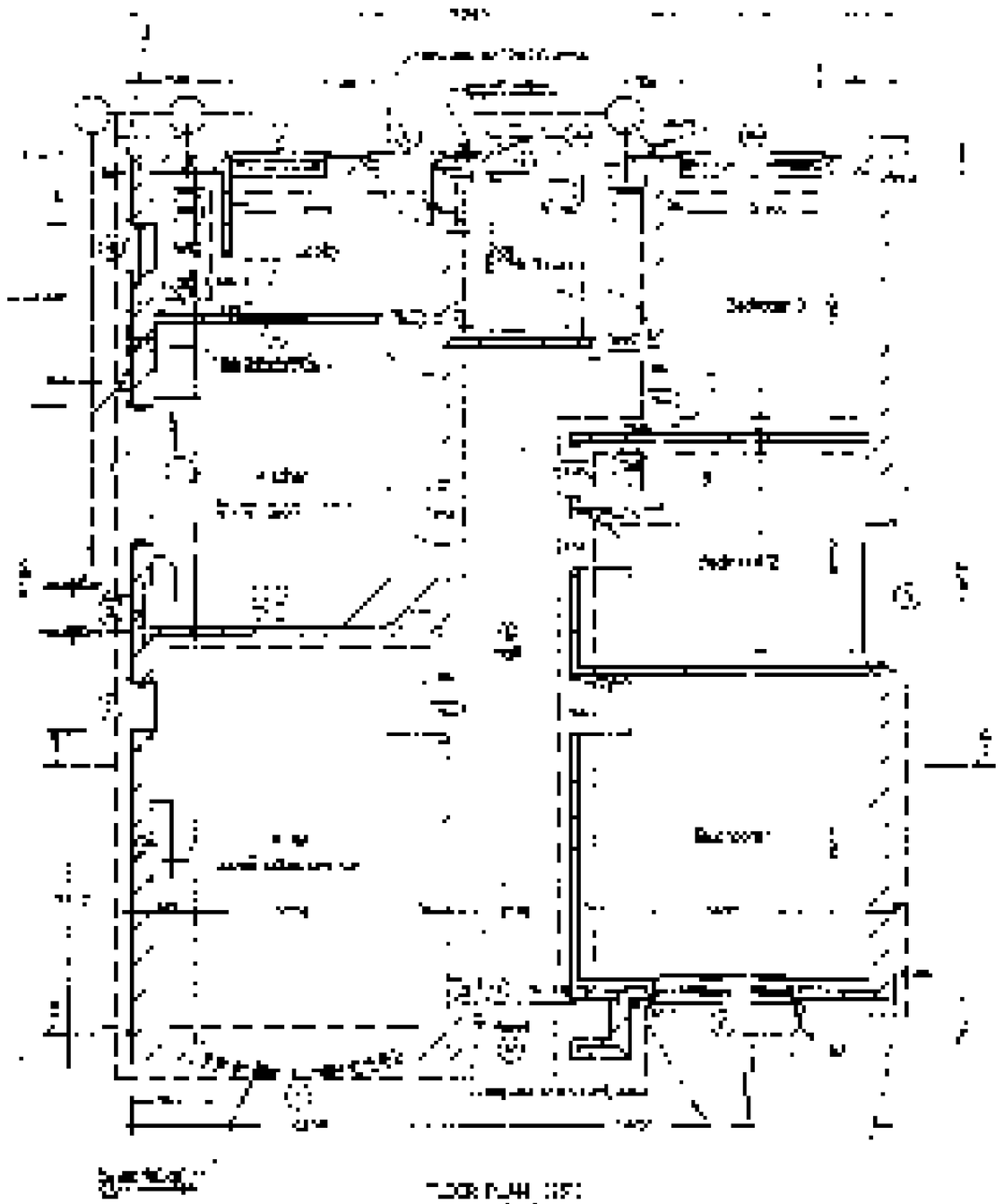
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

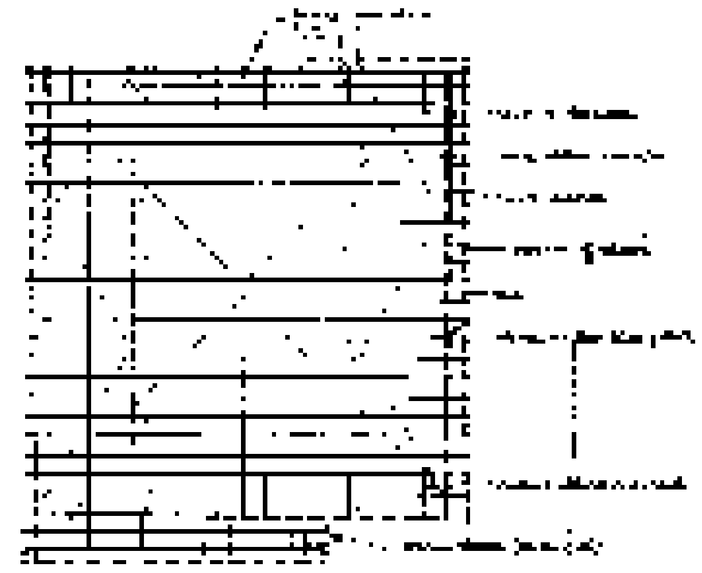
PROJECT
STRATFORD TYPE BUNGALOW.

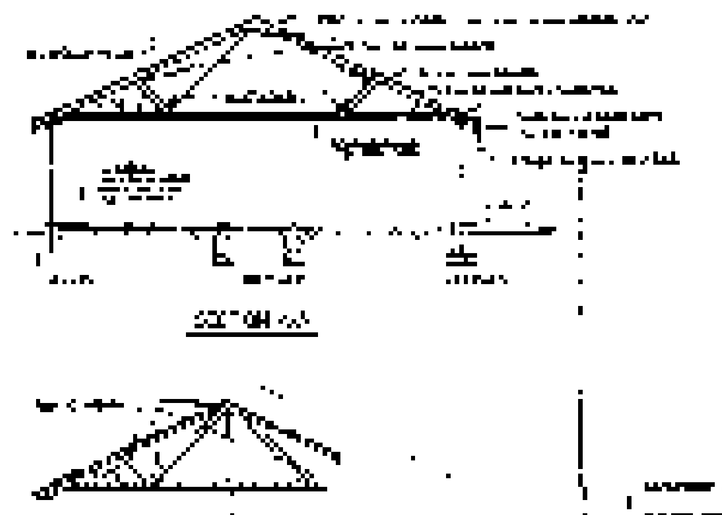
DRAWINGS
PARK LANE HOLBEACH
PLOTS 7 + 10

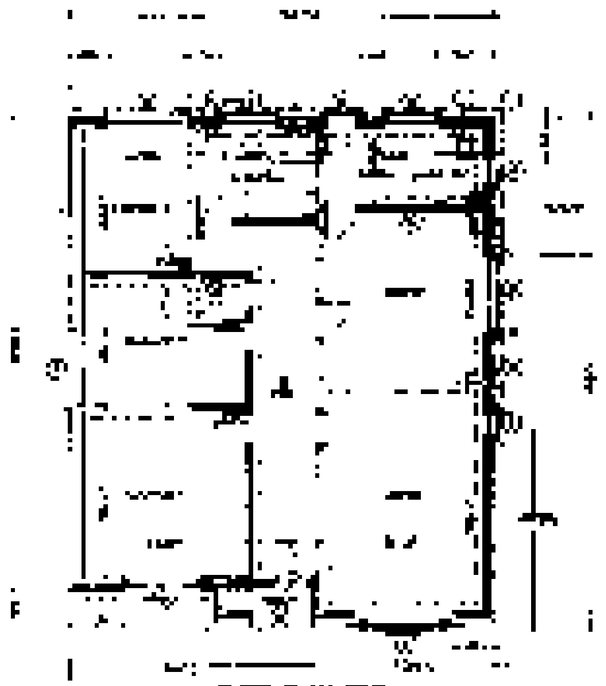
SCALES 1:50 & 1:100
DATE OCT '93
DESIGN/PLAN No. 2510/1
DRAWN

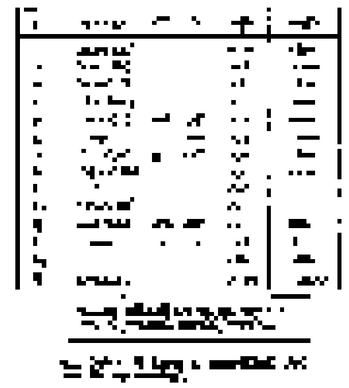
H09/1096/93.



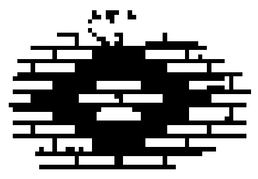




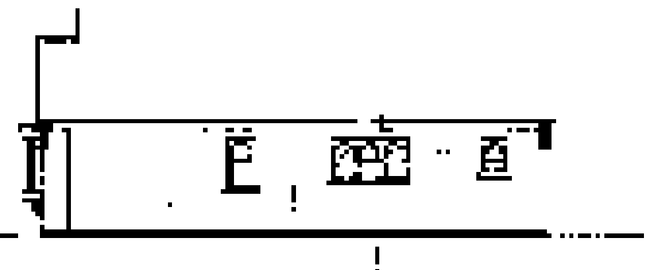






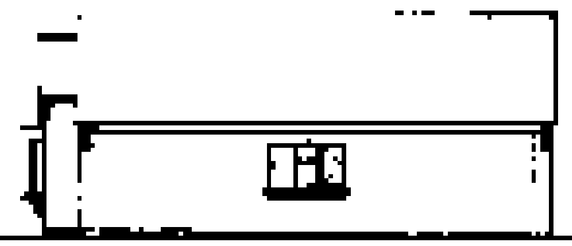










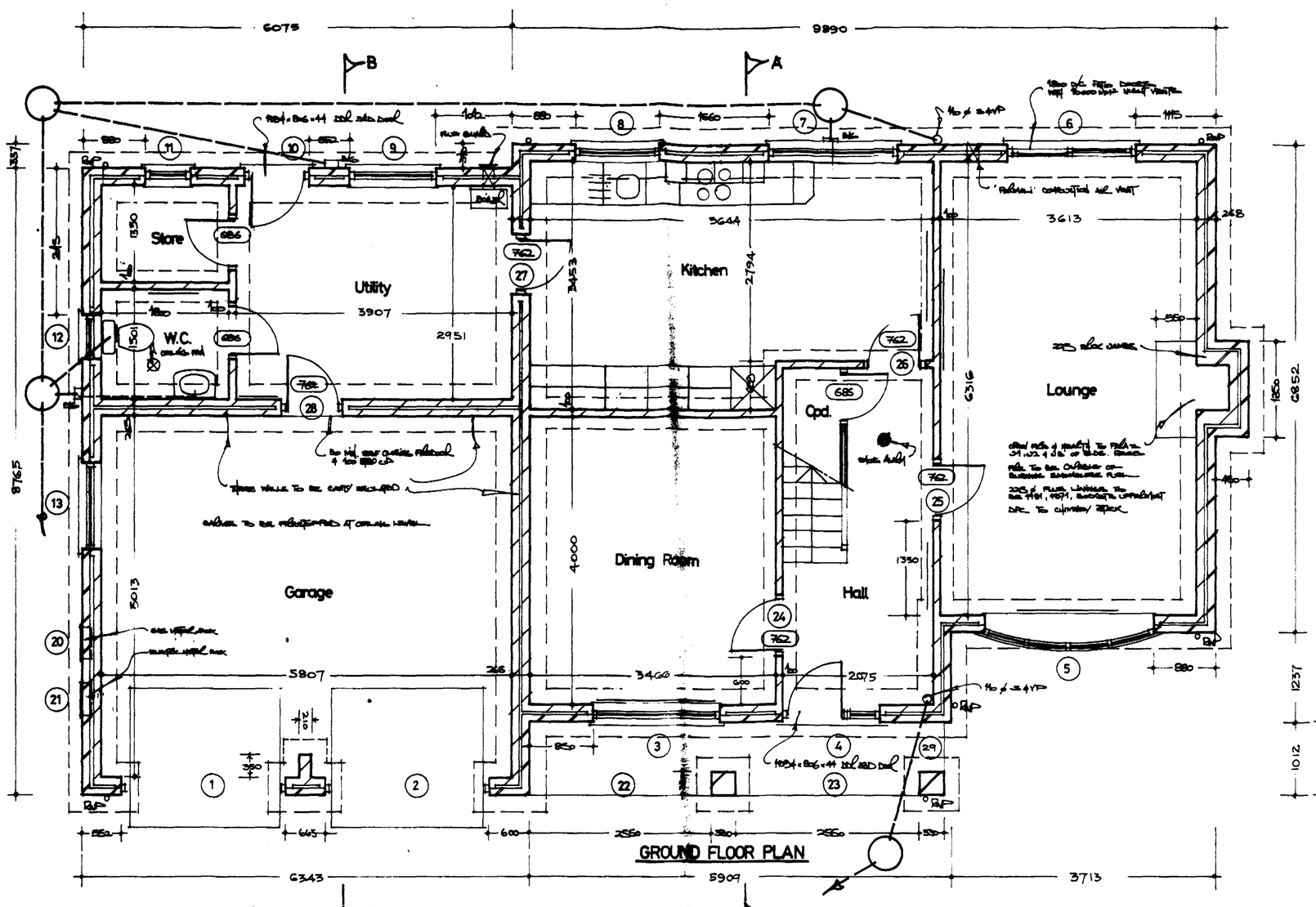


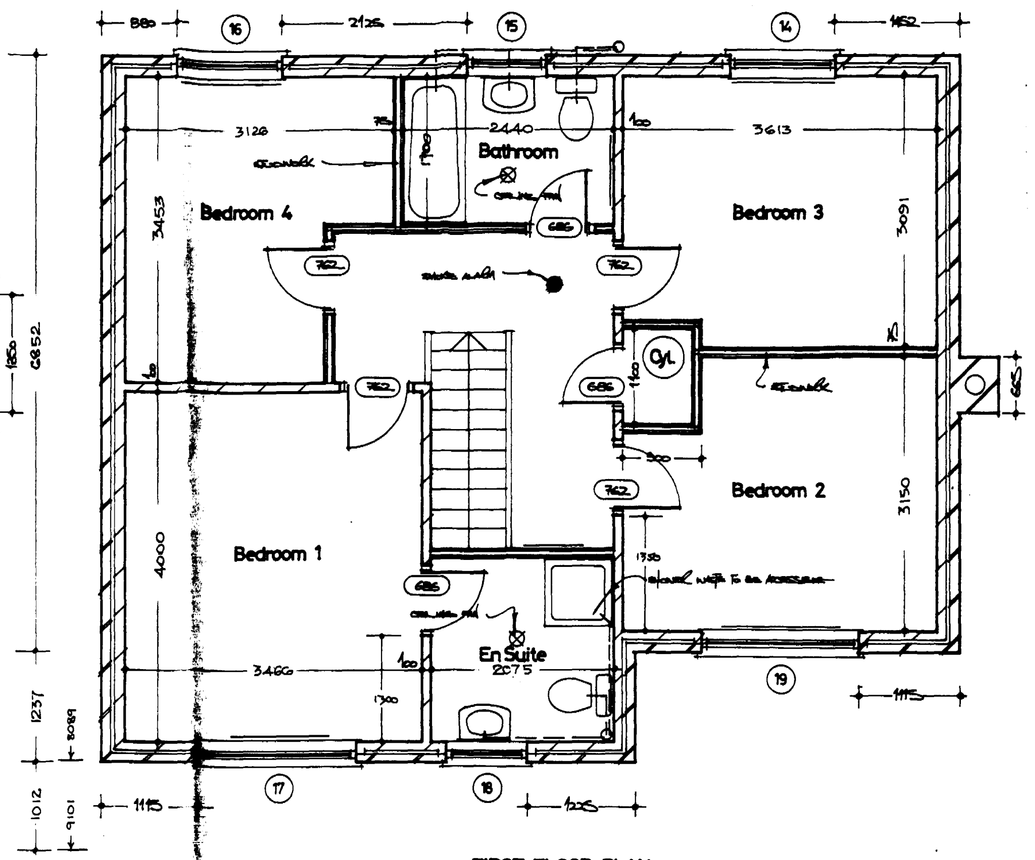


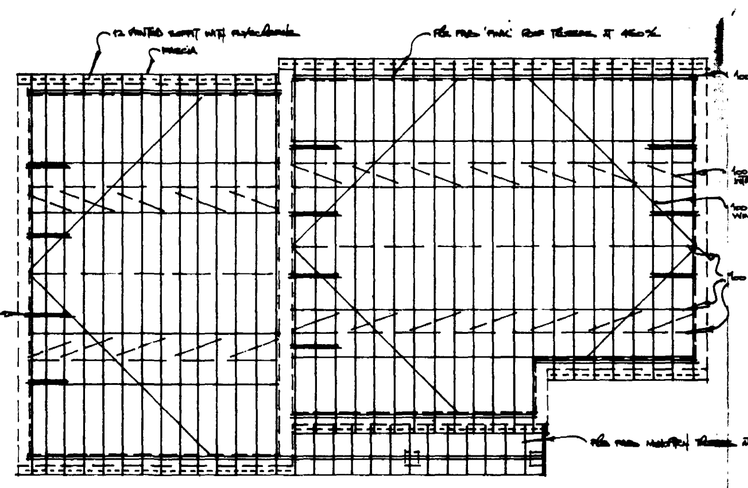


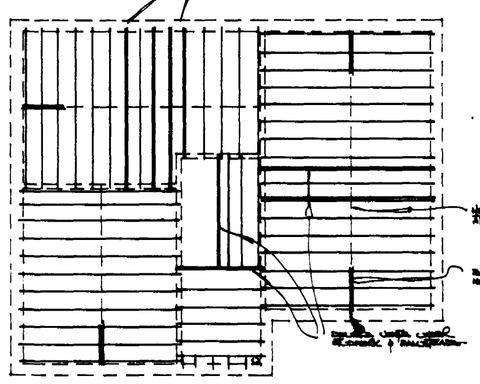


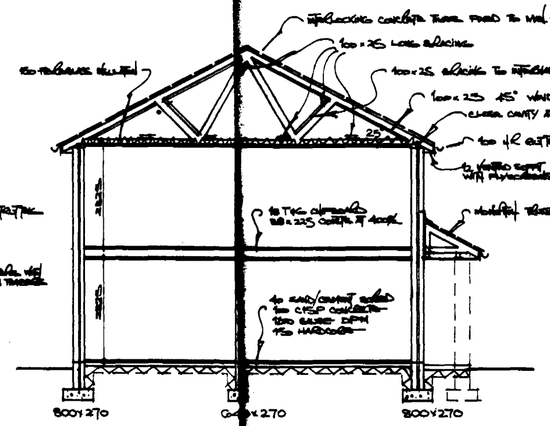
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS

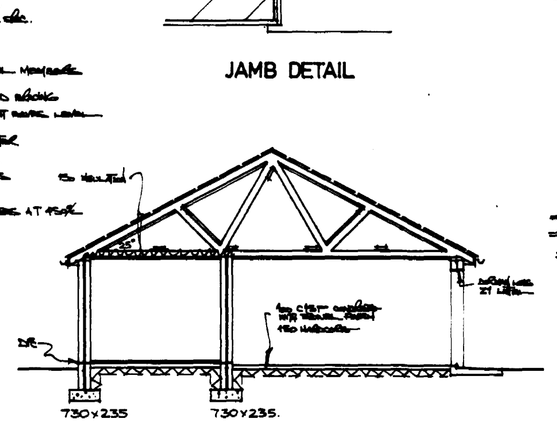


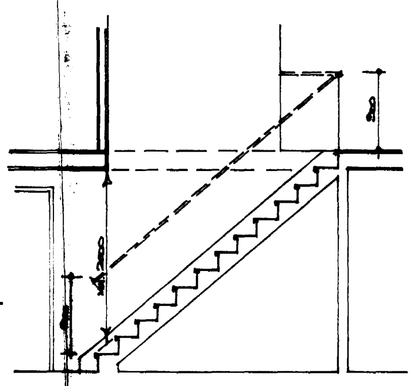


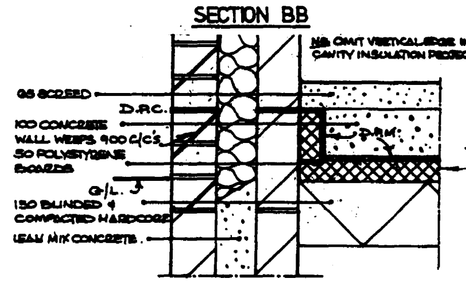




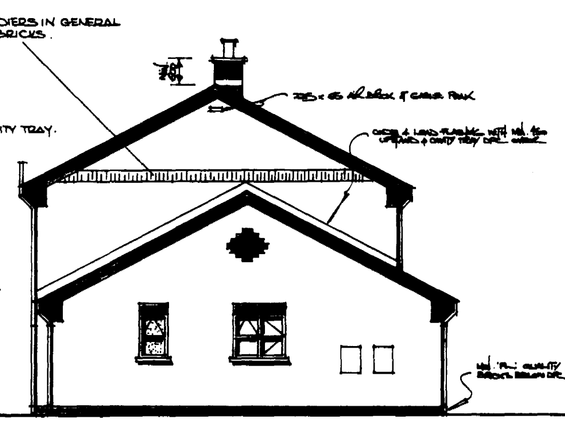


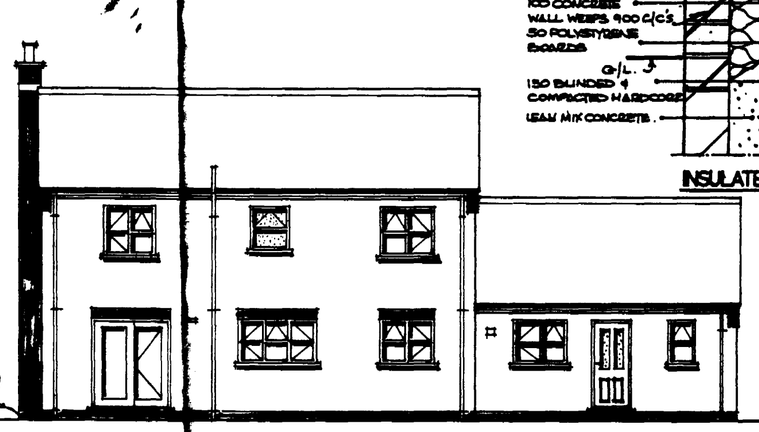


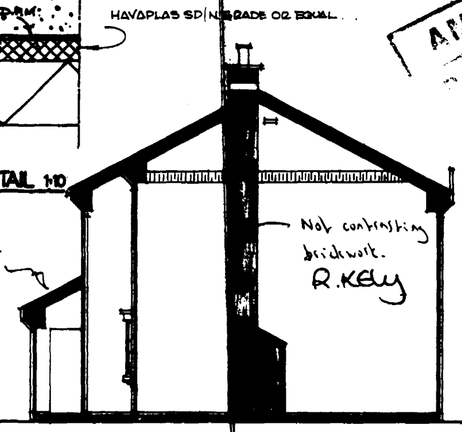


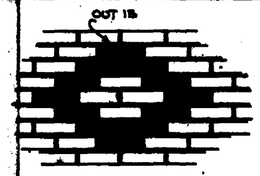












CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 103 FACING BRICKS, CAVITY INSULATED WITH [illegible] THERMAL BLOCKS IN MORTAR DAMP PROOF COURSE [illegible] WEATHERING CHAMFERED AT JAMBS. ALL BEDDING JOINTS, LINTELS [illegible] WALLS TO BE RENDERED [illegible] & TRIAL WALLS MIN. 100 LINTELS. REINFORCED CONCRETE WITH D.P.M. FILL CAVITY TO [illegible] CAVITY CLOSERS AT EXTERNAL & INTERNAL CAVITY REVEALS. TO MATCH EXISTING. ALL BRICKS BELOW D.P.C. TO BE MINIMUM QUALITY

ROOF [illegible] CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 x 50 TREATED & TO [illegible] LAYING TO A MIN. 65 LAP IN EACH DIRECTION. 25° PITCH PRE-FABRICATED TRUSS ROOF TRUSSES AT 450 CENTRES DESIGNED BY MANUFACTURER [illegible] 38 x 5 ANCHOR STRAPS TO WALLPLATES. ADEQUATE BRACING & PURLIN ROOF ALL TO BE [illegible] UPVC GUTTERING & DOWNPIPES TO BE [illegible] & GUTTER & DOWNPIPE BRACKETS.

FOUNDS STRIP FOUNDATIONS OF C15P CONCRETE (SEE CROSS SECTIONS FOR REINFORCEMENT WHERE USED) TO [illegible] PARTITION WALLS. 730 x 330 WIDE STRIP. SEVERE CAVITY WALLS. FOUNDATIONS TO BE [illegible] DETERMINED ON SITE WITH S.B.D.C. BUILDING INSPECTOR. 0.4 OR 0.2 TO BE APPROVED UNDER [illegible]

FLOORS FIRST FLOOR TO BE 19 T & G FLOORING ON [illegible] GROUND FLOOR TO BE 150 SUNDRIED CONCRETE SCREED OR 100 C15P CONCRETE [illegible] 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 MIN. 150 PLASTERBOARD INSULATION TO BE FIXED TO UNDERSIDE OF [illegible] DESIGNATION. TIMBER VENTILATION TO BE PROVIDED TO A 10 CONTINUOUS GAP ALONG EAVES. GARAGE CEILINGS LIKEWISE TO BE LINED WITH 2 LAYERS OF 9.5 PLASTERBOARD WITH STAGGERED JOINTS.

JOINERY WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN. 400 [illegible] GARAGE). NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN [illegible] ALL WINDOWS TO BE DOUBLE GLAZED WITH PILKINGTON GLASS.

STAIRS STRAIGHT FLIGHT STAIRS TO BE 2546 IN [illegible] TREADS OF 220 (ALL WIDTH OF STAIRS). TREADS TO BE 38 THICK FLOATED FINISH. [illegible] TO BE OF 50 x 175 TIMBER PLANING LAID BOTH SIDES WITH PLASTERBOARD [illegible] CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER TO BE VENTED. CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BSI L.A. SECTION 3.5. ALL PIPES TO HAVE EXPANSION, "THERMOSTATIC MIXING CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH BSI L.A. SECTION 3.6.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 BASIN WASTES TO BE 32 ALL TO HAVE 75 SEAL. TRAPS & CHANGE OF DIRECTION. ALL BRANCH DRAINS TO HAVE 100 DIAM. S & V PIPES TO HAVE ACCESS PLATES AT [illegible]

DRAINS ALL DRAINS TO BE CONCRETE BEDDED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO S & W (1.100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE B.C. LINTEL. SURFACE WATER DRAINS TO BE SOCKET MATERIAL. ALL PIPES GENERALLY TO HAVE 450 TRENCH, BEDS & SURROUND. MIN. 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 FIRM CLEAR. MINIMUM GRADIENT 1:40 UNLESS LESS THAN 900 COVER. PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND. [illegible] SURFACE WATER DRAINS TO HAVE BENDING EYES IF 45 CHANGE OF DIRECTION. ALL CHAMBERS TO BE [illegible] MAINTAIN 150 GAP ALL ROUND EXCEPT WHERE PASSING THROUGH EXTERNAL WALLS. CROWN BRICK TO COVER GAP ON INNER & OUTER FACES.

INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET IN [illegible] C COVERS USED GENERALLY & GRADE D WHERE 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 (19 CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON [illegible]

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH. VENT. RAPID VENTILATORS EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (HEATED) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC.) DUCTS TO BE SMOOTH & AS SHORT AS [illegible]

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT PART N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL TO BE [illegible]

PAINTING ALL EXPOSED, NEW WORK TO BE PRIMED, 2 UNDERCOATS & 1 FINISHING COAT (2 COATS MIN.). ALL CONFORMING TO BSI CODE OF PRACTICE, PART 1, TO BE [illegible]

No.	Material	Width	Height
1	[illegible]	102	215
2	[illegible]	102	215
3	Hardcore	215	150
4	[illegible]	215	150
5	Concrete	215	150
6	[illegible]	215	150
7	[illegible]	215	150
8	[illegible]	215	150
9	[illegible]	215	150
10	[illegible]	215	150
11	[illegible]	215	150
12	[illegible]	215	150
13	[illegible]	215	150
14	[illegible]	215	150
15	[illegible]	215	150
16	[illegible]	215	150
17	[illegible]	215	150
18	[illegible]	215	150
19	[illegible]	215	150
20	[illegible]	215	150
21	[illegible]	215	150
22	[illegible]	215	150
23	[illegible]	215	150
24	[illegible]	215	150
25	[illegible]	215	150

AMENDED PLANS #1

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 1096/93

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

PROJECT: OXFORD [illegible]

DRAWINGS: [illegible]
PARK LANE HOLBEACH
PLOT 1.

SCALES: 1/8in. 1/4in & 1/16

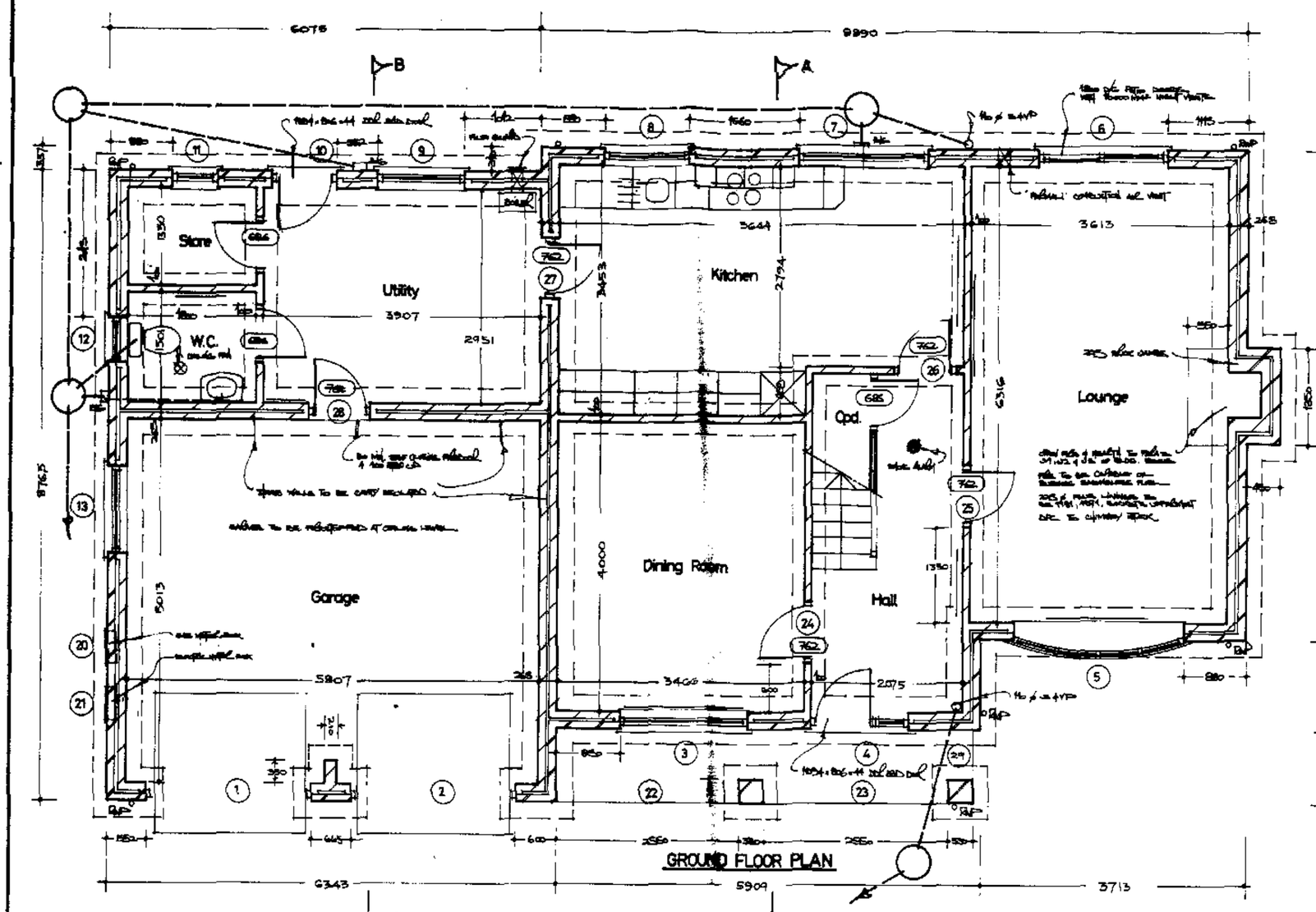
DESIGN/PLAN No. [illegible]

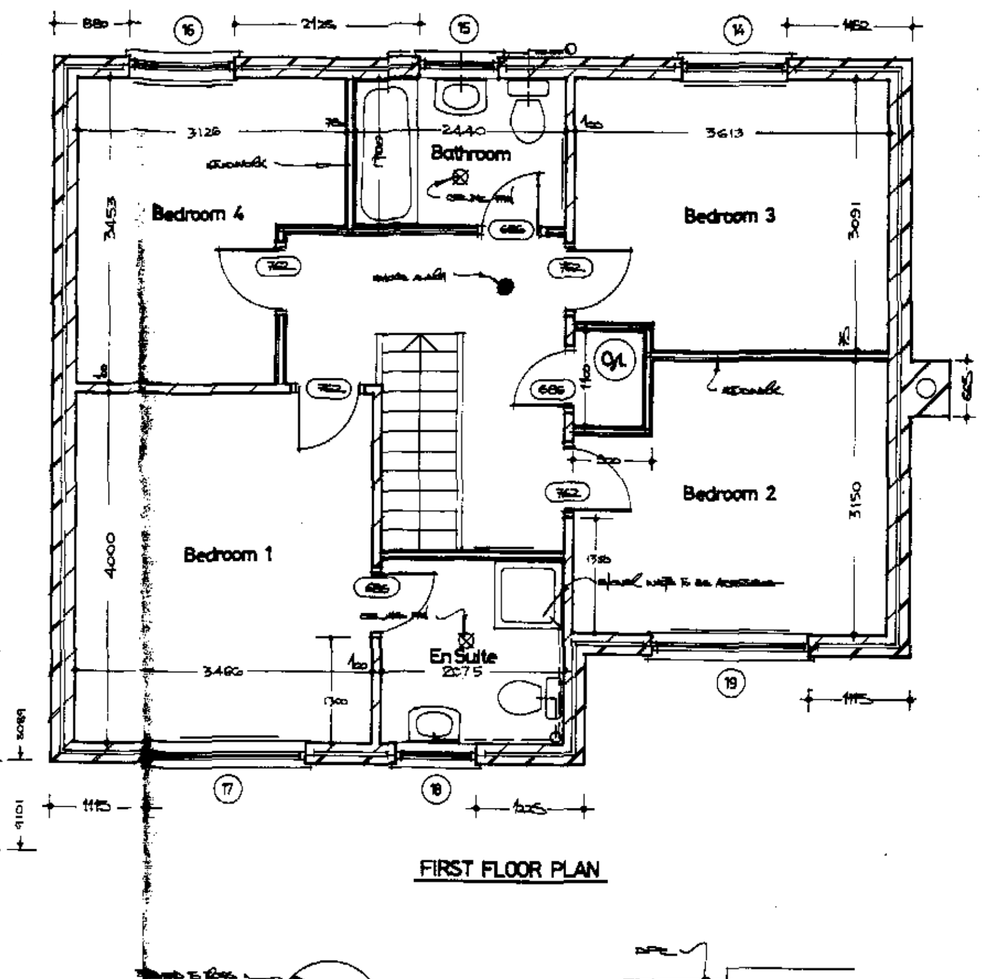
DATE: OCT '93

DRAWN: [illegible]

Not conforming bridwork.
R. Kelly

H09/1096/93





CONSTRUCTION DETAILS

WALLS

EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH [redacted]

ROOF

[redacted] CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 LAP OR 280 TO TORNADO & [redacted]

FOUNDS

STRIP FOUNDATIONS OF C15P CONCRETE [redacted]

FLOORS

FIRST FLOOR TO BE 18 T.&G. FLOORING GRADE CHIPBOARD [redacted]

CEILINGS

GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD FIRST FLOOR CEILINGS [redacted]

JOINERY

WINDOWS TO BE FROM THE B.A.P. STANDARD RANGE. ALL [redacted]

STAIRS

STRAIGHT FLIGHT STAIRS TOTAL RISE 2644 IN [redacted]

HEATING

SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. NOT WATER JACKETED TO BE VENTED. [redacted]

WATER

BATH, SINK & SHOWER MIXERS TO BE 40 DARA MINIMUM TO BE [redacted]

DRAINS

ALL DRAINS TO BE CONFIRMED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT RUNS [redacted]

I.C.

INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC [redacted]

SOAKAWAYS

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

DRIVEWAY

50 (MIN CLEAR) TARMACED CONVEX ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING [redacted]

FOOTPATHS

50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH. VENT.

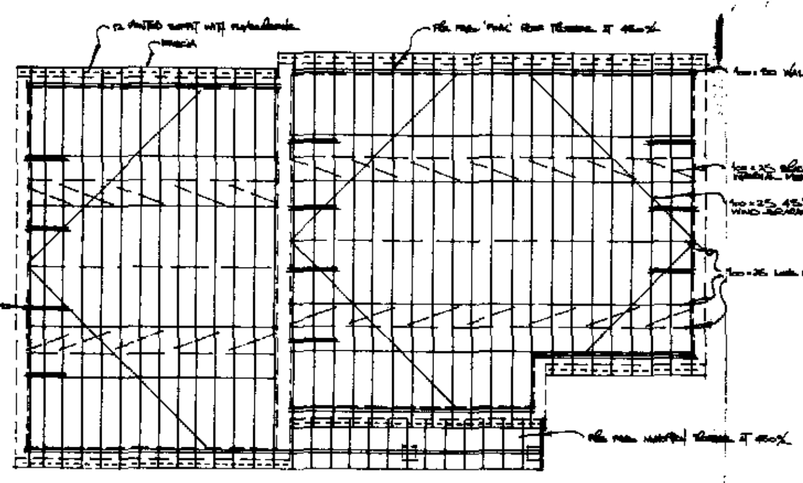
RAPID VENTILATORS, EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (1ST FLOOR) & [redacted]

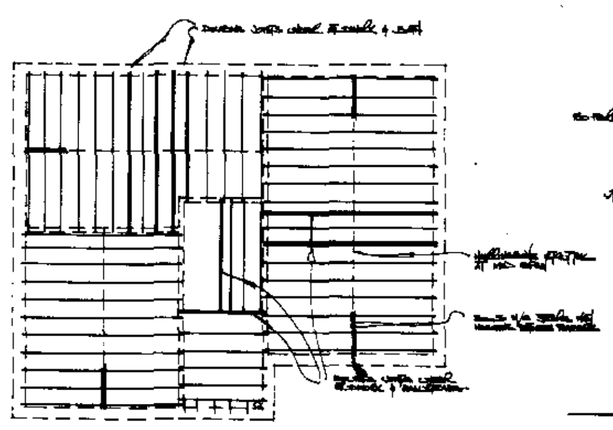
SITE WORKS

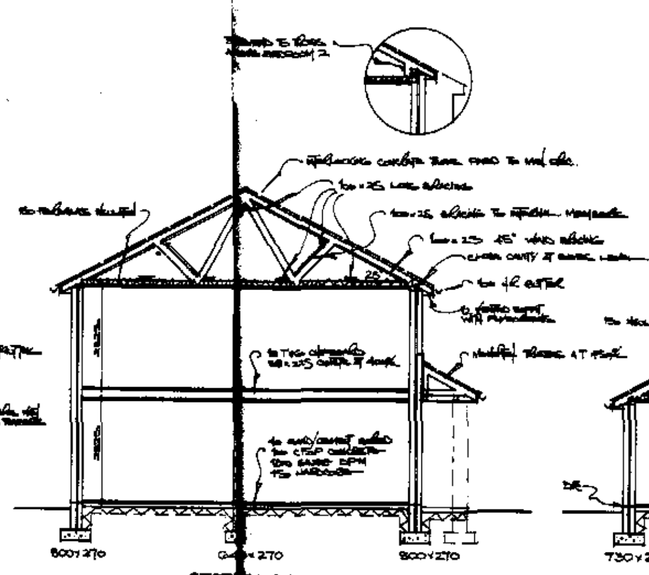
ALL GLAZING TO BE TO APPROVED DOCUMENT PART N ALL GLAZED AREAS BELOW 800MM FROM FLOORS [redacted]

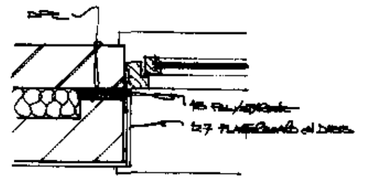
SUNDRY NOTES

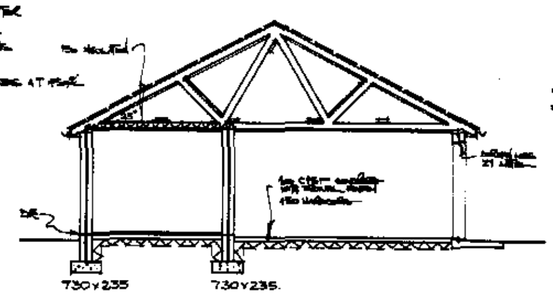
[redacted]

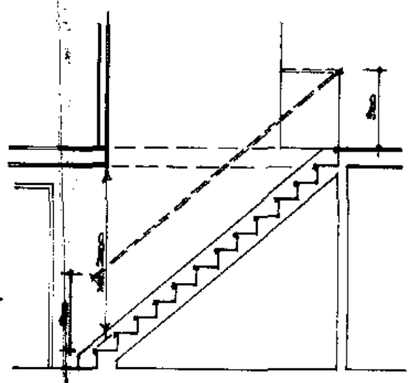






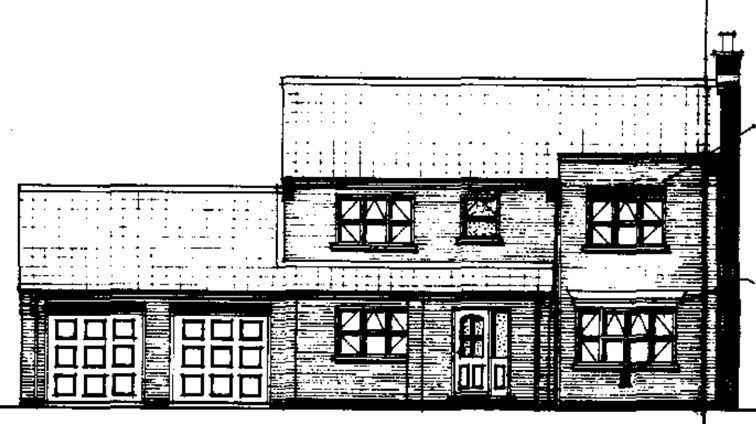


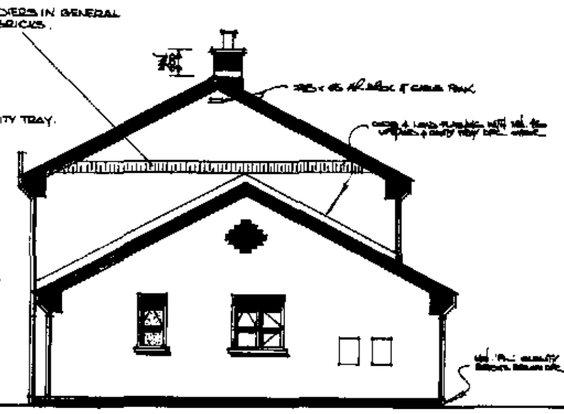




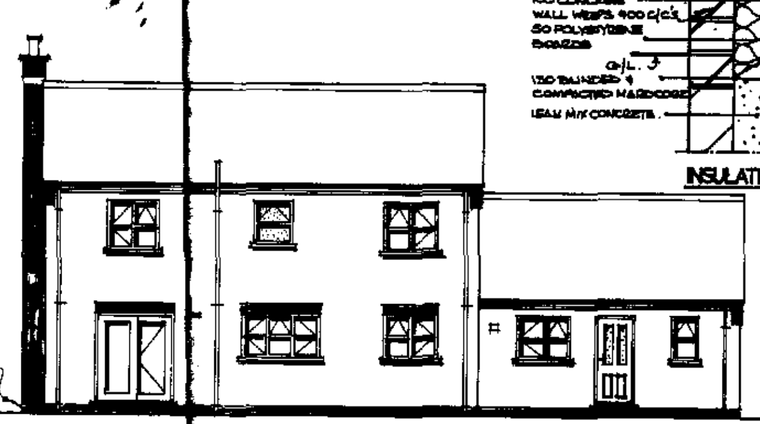
No	Material	Width	Height
1	[redacted]	082	
2	[redacted]	082	
3	[redacted]	082	
4	[redacted]	082	
5	[redacted]	082	
6	[redacted]	082	
7	[redacted]	082	
8	[redacted]	082	
9	[redacted]	082	
10	[redacted]	082	
11	[redacted]	082	
12	[redacted]	082	
13	[redacted]	082	
14	[redacted]	082	
15	[redacted]	082	
16	[redacted]	082	
17	[redacted]	082	
18	[redacted]	082	
19	[redacted]	082	
20	[redacted]	082	
21	[redacted]	082	
22	[redacted]	082	
23	[redacted]	082	
24	[redacted]	082	
25	[redacted]	082	
26	[redacted]	082	
27	[redacted]	082	
28	[redacted]	082	

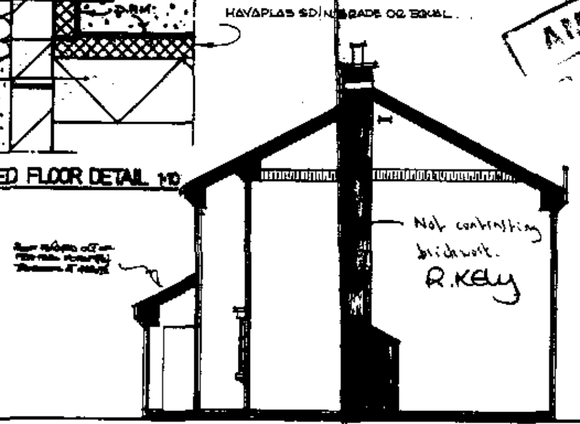
AMENDED PLANS

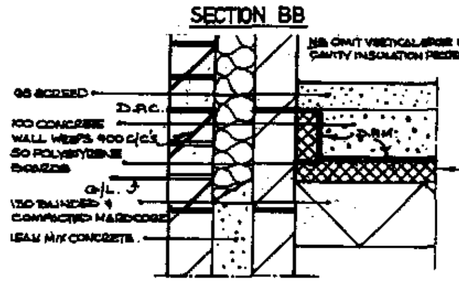












SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 1096/93

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

PROJECT: OXFORD [redacted]

DRAWINGS: [redacted]

PARK LANE HOLBEACH
PLOT 1

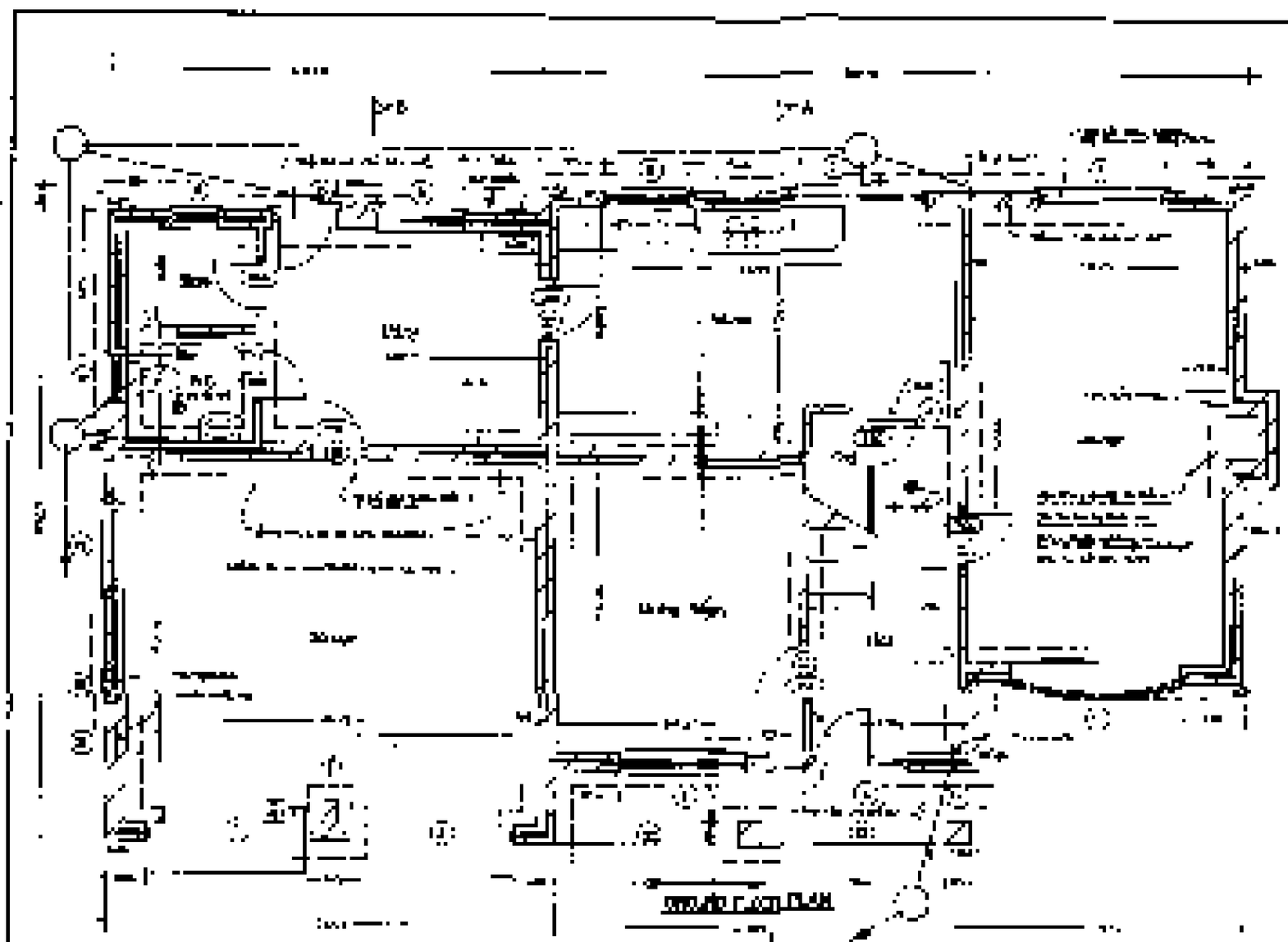
SCALES: 1/50, 1/100 & 1/1250

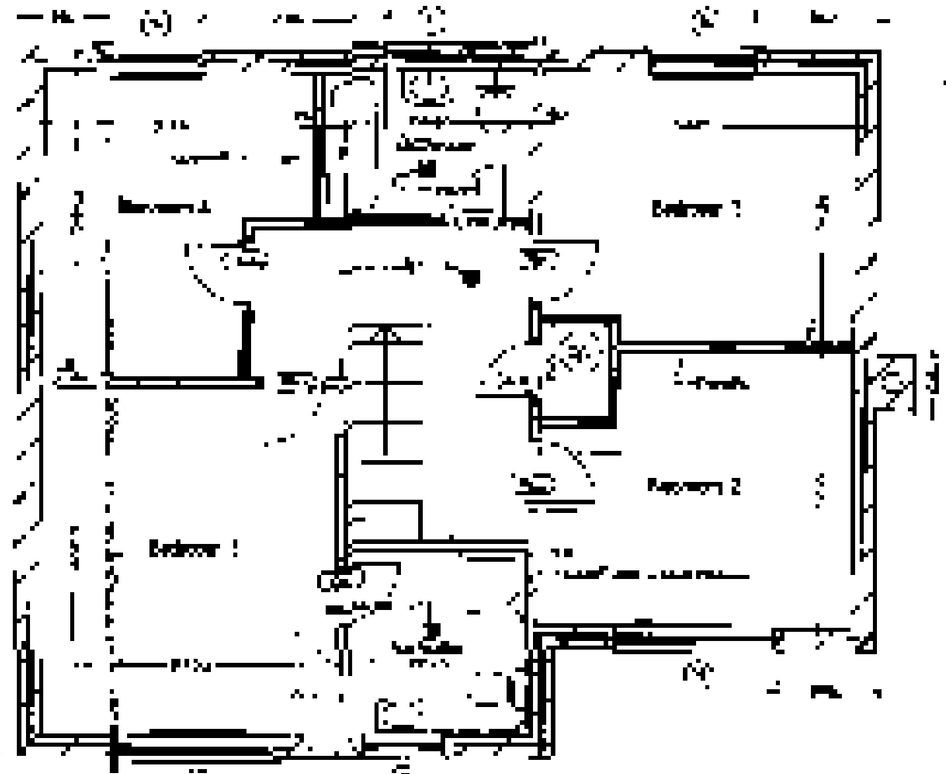
DESIGN/PLAN BY: [redacted]

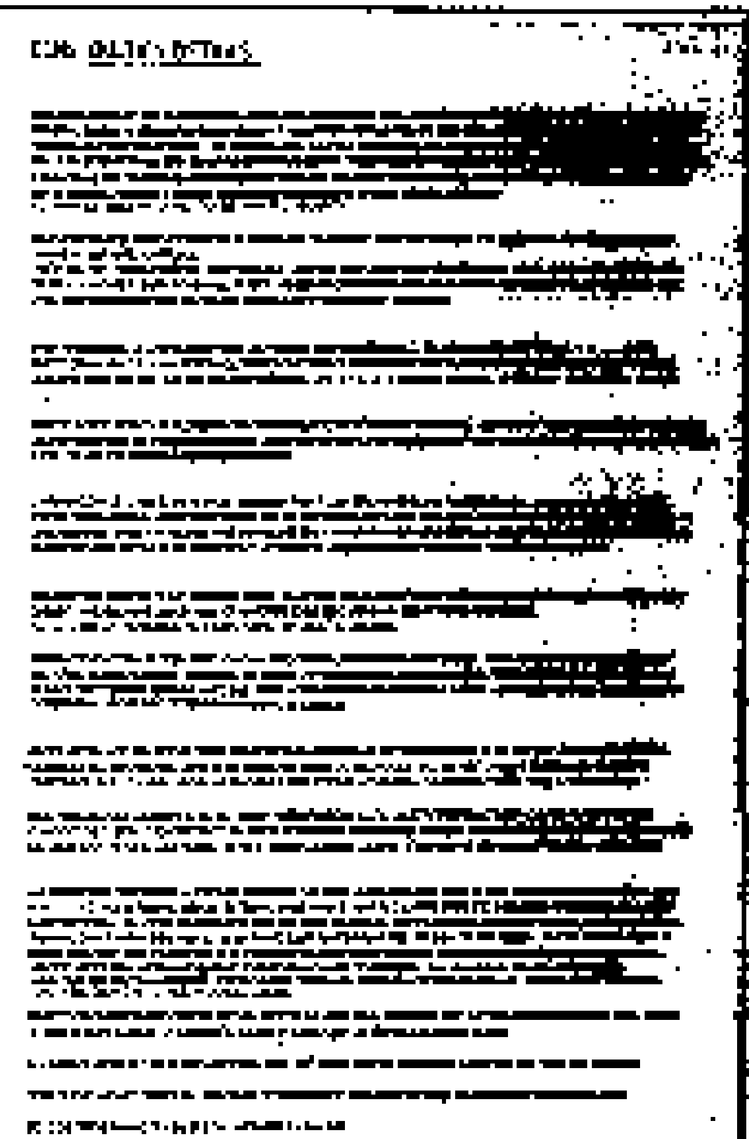
DATE: [redacted]

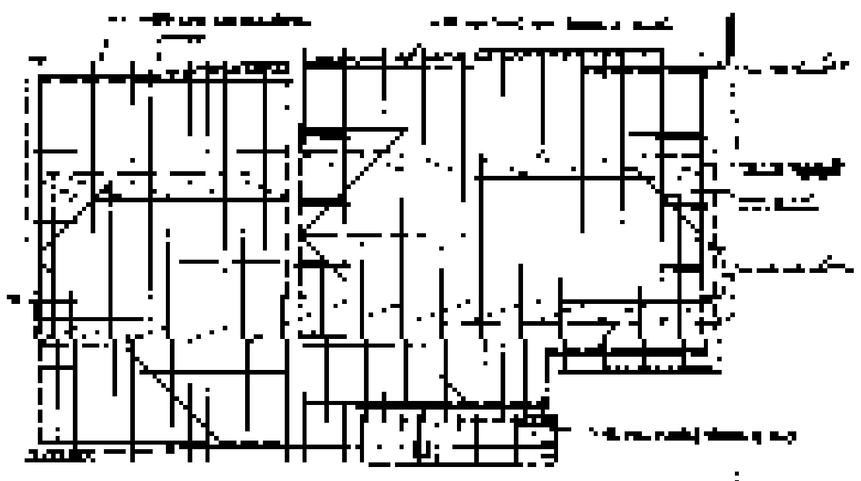
DRAWN:

H09/1096/93

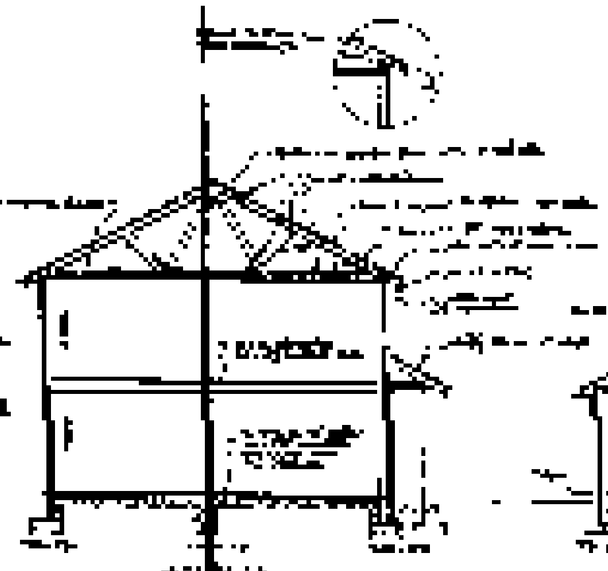


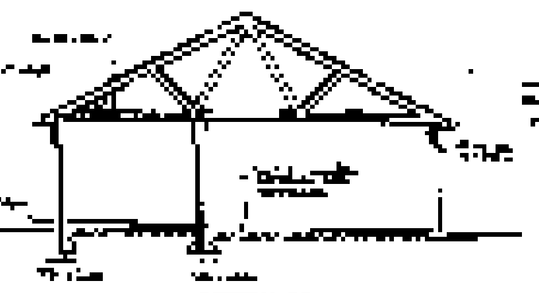




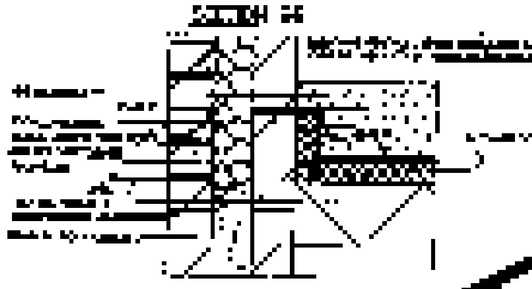


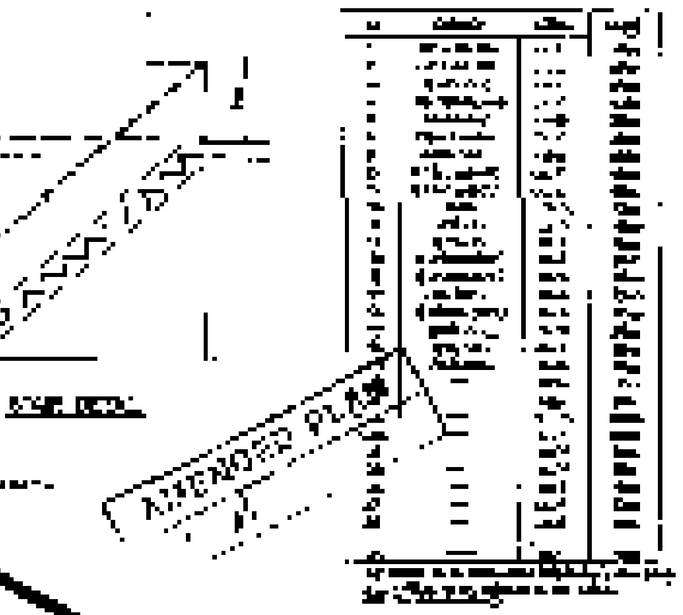






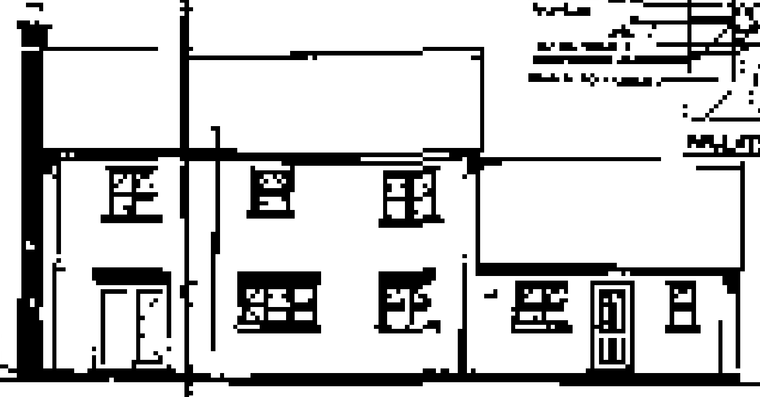




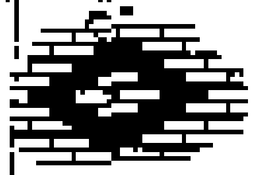


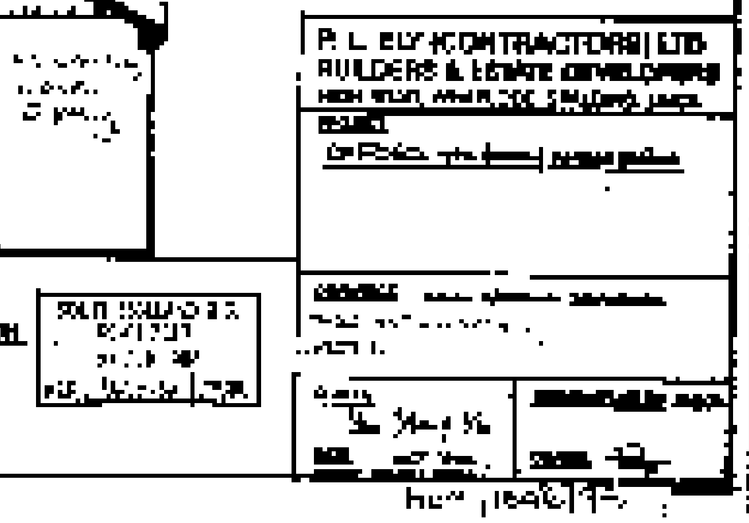


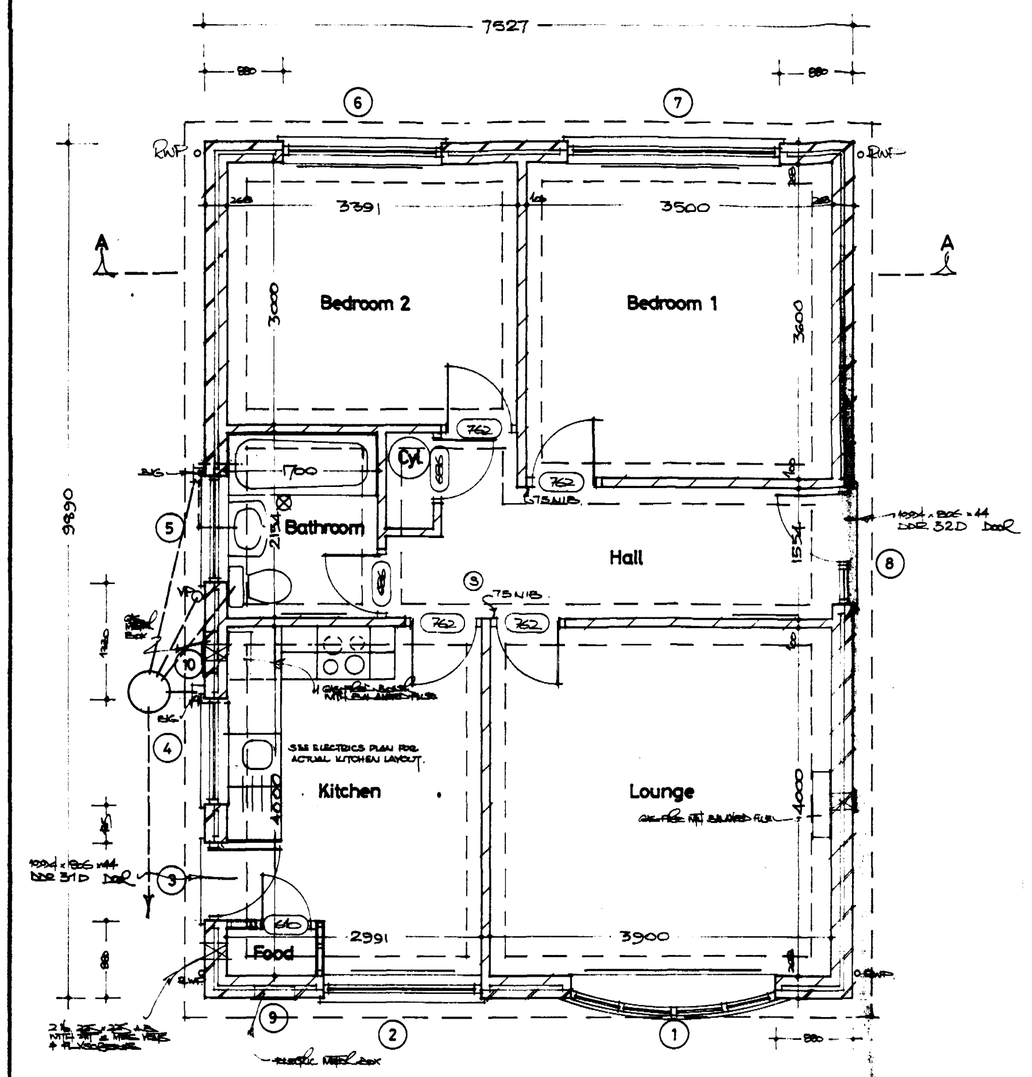






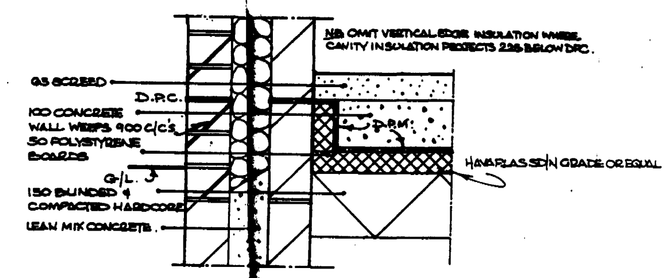




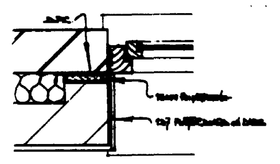


FLOOR PLAN (257)

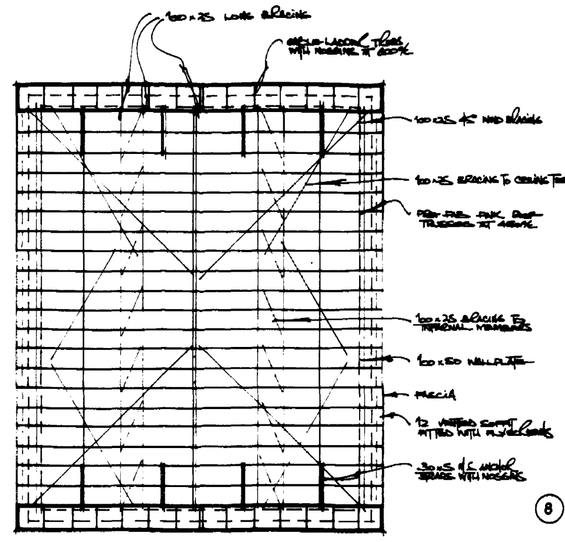
WALLS	EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH CE SWELL POLYSTYRENE BONDED BEAD BOARD, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COATS INTERNALLY WALLTIES TO COMPLY WITH BS 1243 : 1978 WITH WIRE GAUGE SECTION HORIZONTALLY AND VERTICALLY AT EVERY 225 MM JOINING ALL COMMON LOAD LINTELS INSULATED ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COATS OR 75 STUD PARTITION WITH SAME 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 & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING ALL BRICKS BELOW D.P.C. TO BE MIN. "FL." QUALITY
ROOF	MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F 1 COPING FELT LAYERS 150 LAP IN EACH DIRECTION 30° PITCH PRE-FABRICATED TRUSS ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGES, CEILING LEVEL AT PARTY WALLS AT 900 CENTRES WITH 30 x 5 N.S. ANCHOR STRAPS, 100 x 50 WALL PLATES. 100 x 38 BARGE BOARDS & FASCIA BOARDS ALL AS PRIMA CONTRACTED TO B.S. 52 22 : PT 3 : 1985 UPVC. RAINWATER GOODS TO BE SEAMLESS TO 100 H.R. GUTTERS & 65 DIAM. DOWNPIPE
FOUNDS	STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 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.U.D.'S BUILDING INSPECTOR.
FLOORS	GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINF. USED) ON 1000 GAUGE POLYTHENE D.P.M. ON 150 RAMMED & COMPACTED HARDCORE
CEILINGS	CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN. 150 FIBREGLASS INSULATION QUILT ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5 250 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATED SOFFIT BOARDS & TIMBER EAVES VENTS. GARAGE CEILINGS LIMITED TO BE LINED WITH 2 LAYERS OF 9.5 PLASTERBOARD WITH STAGGERED JOINTS OR, EQUIVALENT.
JOINERY	WINDOWS TO BE FRENSTONE B & P.S. (SASHED RANGE) ALL TO LINE WITH ASSOCIATED "NIGHT VENT" SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL DIGLAZED WINDOWS TO PILKINGTONS "E" GLASS.
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 REG. L1, SEC. 3. ALL FLUES TO HAVE EXTERNAL DUCTS "THROUGH" & TRIM. OPENINGS TO BE SEALED AT SET BACK WALL IN ACCORDANCE WITH REG. L1, SEC. 2.
WASTES	BATH, SINK & SHOWER WASTES TO BE 40 TRAPS VENTED TO BACK ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING TO PIPE AT EACH CHANGE OF DIRECTION. ARE ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1700 (32 WASTES). ROOM DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN. 300 ABOVE ADJACENT WINDOW HEADS
DRAINS	ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOLLOWING S.W. HOD). WASTES PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 C.I. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID CASING & MADE GOOD. ALL PIPES GENERALLY TO HAVE PUSH FIT JOINTS PER OBTAINABLE. ALL DRAINS UNDER BUILDINGS TO BE OF CAST IRON OR CONCRETE PIPES. ALL DRAINS LESS THAN 600 COVER PIPES TO BE PROTECTED BY RAMMED GRANULAR MATERIAL NOT LESS THAN 75 MM GIRTH. LARGER UNDER DOORS & HAVING LESS THAN 900 COVER TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOUT NOT LESS THAN 75 PRECAST SURFACE WATER DRAINS TO HAVE BUBBLING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ROD ABLE. ALL SALVED PIPES, FITTINGS, MATERIAL, WORKMANSHIP, TO COMPLY WITH B.S. 65
I. Cs.	INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. CERAMIC COVERS USED GENERALLY & GRADE B. ALL CLEAR 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 (10 CUBIC) WAGGED 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 BATHROOMS (MIN. 15 LITRES/SEC.) & TO KITCHENS BY COOKER HOOD VENTILATING TO OUTSIDE (MIN 30 LITRES/SEC.) DUCTS IN LOFTSPACE TO BE INSULATED
FAN DETAILS :	BATHROOM CAT 240.
SMOKE ALARMS @ GLAZING	1 UNITS 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.



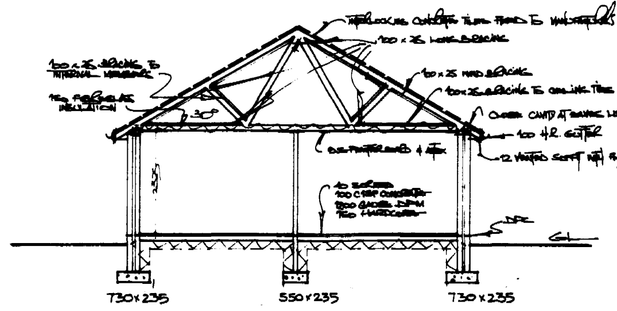
INSULATED FLOOR DETAIL 1:10



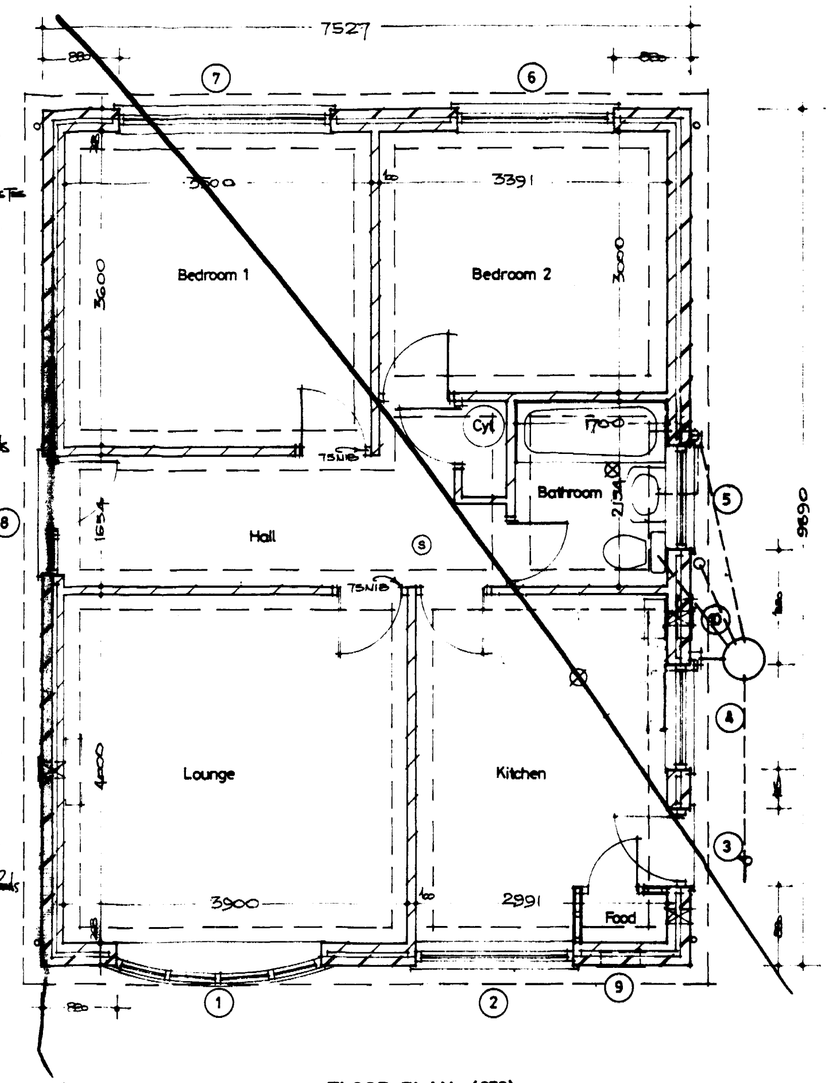
JAMB DETAIL



ROOF PLAN



SECTION A-A

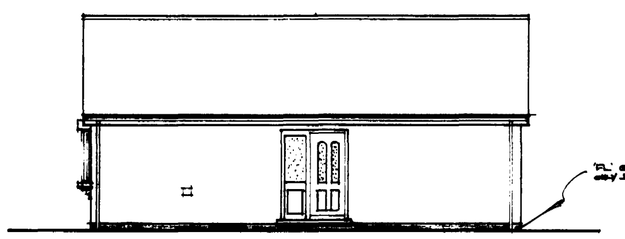


FLOOR PLAN (256)

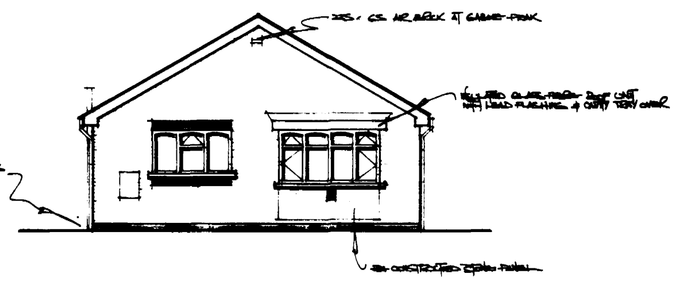
No	Location	257	256	Lintel	Length
1	Garage	—	—	GL.2	2700
2	Garage (ga)	—	—	GL.1	2100
3	Patio	—	—	UL.2	1200
4	Hall (ha)	OPP	OPP	UL2	900
5	"	"	"	UL2	"
6	Kitchen (ki)	—	—	UL1	2100
7	Hall	—	—	GL.2	2700
8	Patio Door	—	—	UL2	1650
9	—	—	—	Mbl.	750
10	—	—	—	Mbl.	"

Quantities calculated and to check for 100 (No.) GF / 100 (No.) Bay / 100 (No.) Purlin / 100 (No.) Joist

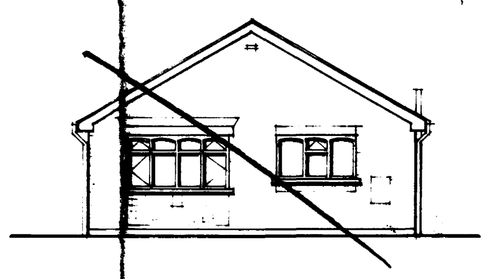
All lintels installed in accordance with manufacturers instructions



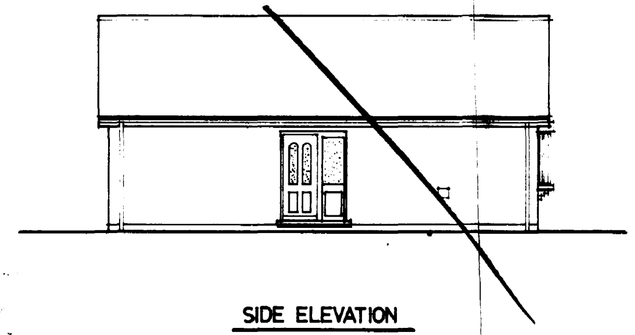
SIDE ELEVATION



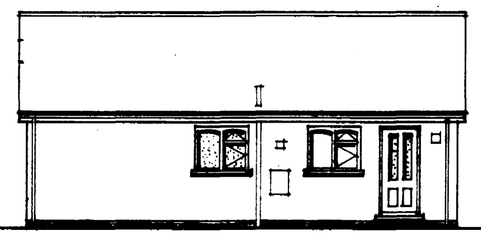
FRONT ELEVATION



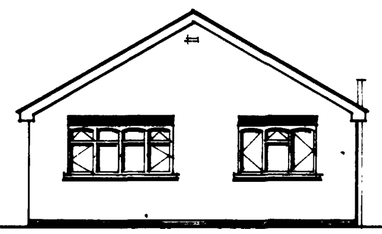
FRONT ELEVATION



SIDE ELEVATION

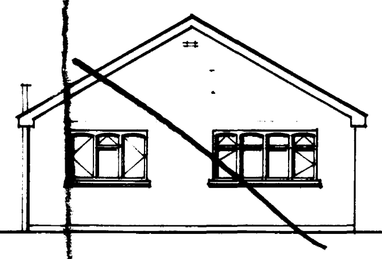


SIDE ELEVATION

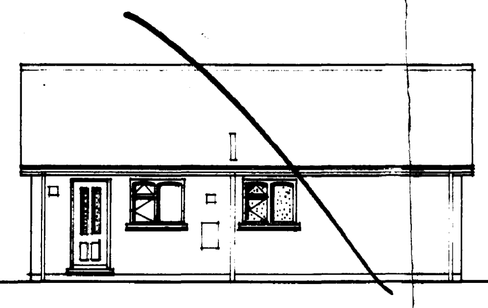


REAR ELEVATION

DESIGN No. 257.



REAR ELEVATION



SIDE ELEVATION

DESIGN No. 256.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 1096/93

AMENDED PLAN
A1

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

PROJECT: YORK TYPE BUNGALOW

DRAWINGS: PARK LANE HOLBEACH PLOT 6.

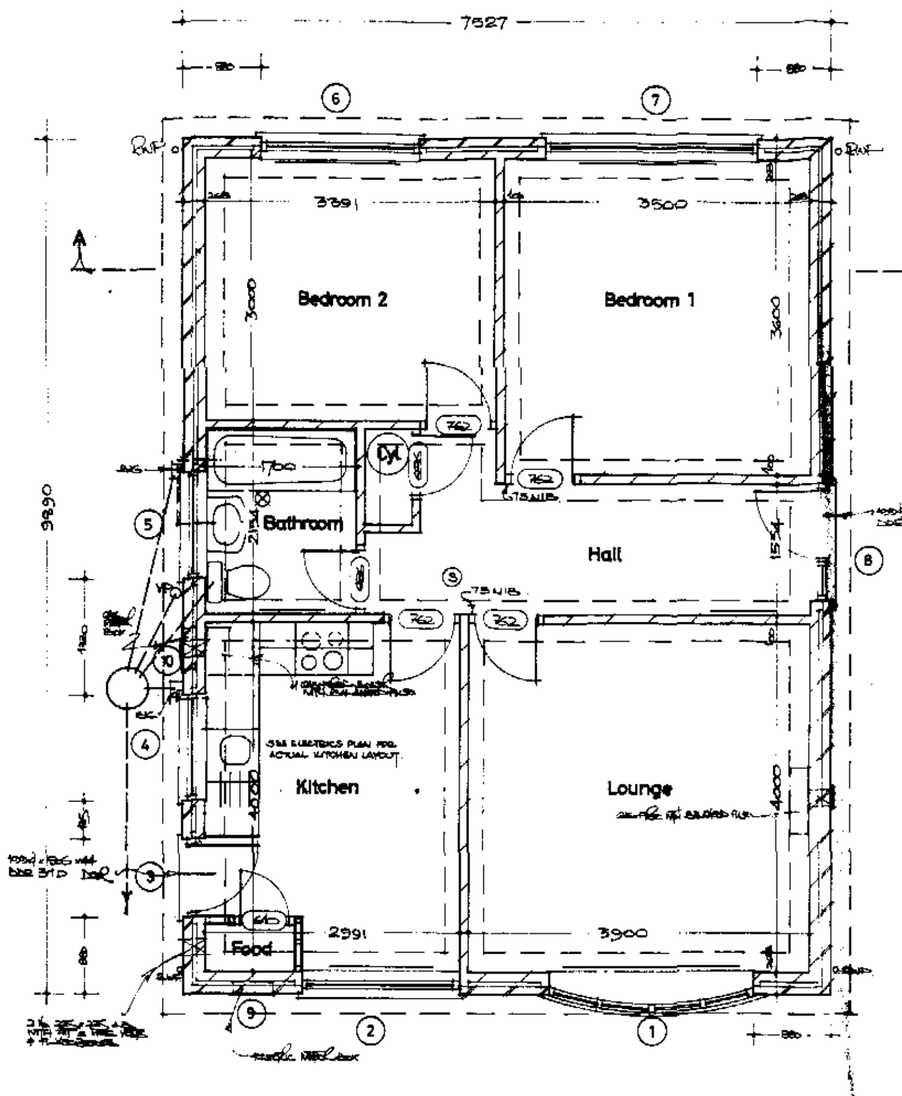
SCALES: 1:50 & 1:100

DESIGN/PLAN No: 257/256

DATE: Nov '93

DRAWN:

H09/1096/93



FLOOR PLAN (257)

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH CE SHELL POLYSTYRENE BOARDED BACK TO MAKE, LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TO ONE INTERNALLY WALLTIES TO CORRESPOND WITH B.S 1243:1978 WITH WIRE GAUGE 200 HORIZONTALLY AND VERTICALLY AT EVERY 225 AT JAMBS. ALL CEMENT MORTAR LINED LINTELS INSULATED ALL BLOCKS UP TO D.P.C. TO BE FILLED CO ENTIRE INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COATS OR 75 STUD PARTITION WITH SAME FINISH. D.P.Cs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS RUN INTO BRICKWORK. GRIND CONTINUOUS WITH D.P.R. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT DEVICALS & JAMBS & CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS BELOW D.P.C. TO BE MIN. "FL" QUALITY.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 MEDIA LAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F1 COPING FELT LAYERED 150 LAP IN EACH DIRECTION
35° PITCH PRE-FABRICATED PVAC ROOF TRUSSES AT 450 CENTRES SUPPORTED AT VERGES/GABLE LEVEL BY 440 BLOCKWORK WITH 100 X 75 BRICK ON EDGE STRUTS, 100 X 50 WALL PLATES. 100 X 50 BRACING & PURLIN ROOF ALL AS PREVIOUSLY CONSTRUCTED TO B.S 53 30 PT 3 - FIXES UPVC. RAINWATER GOODS TO BE EQUIVALENT TO 100MM ROMAN CUTTER & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C20P CONCRETE (OR 20P MIX IF REINFORCEMENT USED) 750 X 225 UNDER CAVITY WALLS, 600 X 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.W.O. BUILDING INSPECTOR

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C20P CONCRETE SUB-FLOOR (OR C20P MIX IF REINF. USED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 RAMMED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH MIN 150 FIBREGLASS INSULATION TO ROOF SPACE. MIN 50 INSULATION CAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5 PR 250 REQUIREMENTS - EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP. JAMES VENTILADING SOFFIT TO PROVIDE A THROUGH EAVES VENTN. CLADDED CEILINGS LIMITED TO BE LINED WITH 2 LAYERS OF 9.5 MASTERBOARD WITH STAGGERED JOINTS OR, EQUIVALENT

JOINERY WINDOWS TO BE FRONTIER 6 & P.S STANDARD CASMENT ALL TO HAVE MIN. 400 X 300 OPENING LIGHTS WITH 6.4 SEALED DOUBLE GLAZING UNITS (EXCEPT CLOAKS) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL DRAUGHT WINDOWS TO PILKINGTONS 'D' GLASS.

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 CHANGES TERMINATED 600 MIN. CLEAR TO OPENINGS & 600 MIN. CLEAR TO ADJACENT WALLS. REFER DWG. No. 257/02.

WASTES WASTE, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING 3 NOS AT EACH CHANGE OF DIRECTION. ARE ACCEPTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 1500 (32 WASTES). 100MM DIAM. VENT PIPES TO HAVE ACCESS PLATES AT EAVES & DUBBLE CRICKS AT TERMINALS NOT 600 ABOVE WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEANING EYES (PVC 150 X 150). WASTE PIPING WITHIN EXTERNAL WALLS PIPES TO HAVE 2° C. UNTIL OVER 2 M. BELOW GROUND & 3 M. BELOW GROUND & 4 M. BELOW GROUND. ALL PIPES GENERALLY TO HAVE MINIMUM COVERS, EXCEPT WHERE NOTED. 300 COVER PIPES TO BE PROTECTED BY PAVING SLABS LAID ON NOT LESS THAN 75 MIN. CEMENT SAND MORTAR & UNDER UNDER LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PRECAST SURFACE WATER DRAINS TO HAVE BACKDROP EYES AT EACH CHANGE OF DIRECTION. ALL OUTLETS TO BE ACCESSIBLE. MAINTAIN 150 ALL EXCEL PIPES TO MAIN SEWERS. WITHIN 1.0 M.

I. Cs. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC. SET ON 150 THICK CLASS B.E. RAISE. CHAMBERS COVERS USED GENERALLY & CLASS B. ALL BEDDED IN A RAISE 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 (6 CLINK) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

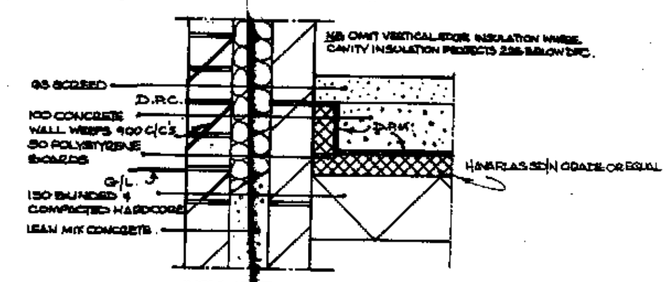
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

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

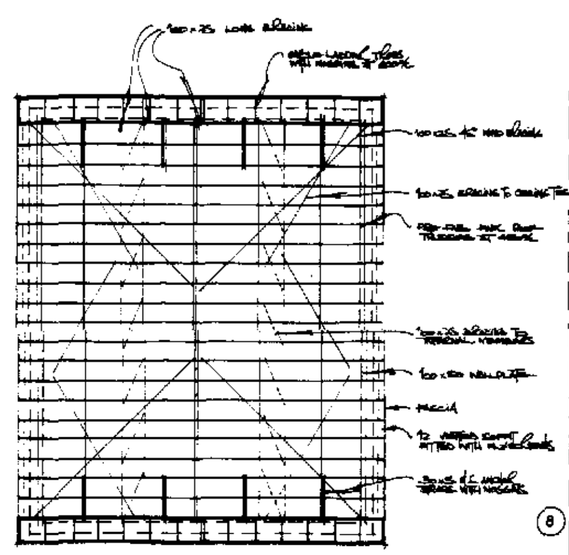
FAU DETAILS: BATHROOM UNIT 260

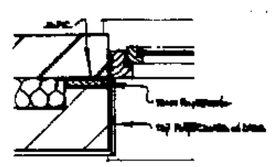
SMOKE ALARMS 1 NO. VDS AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

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.

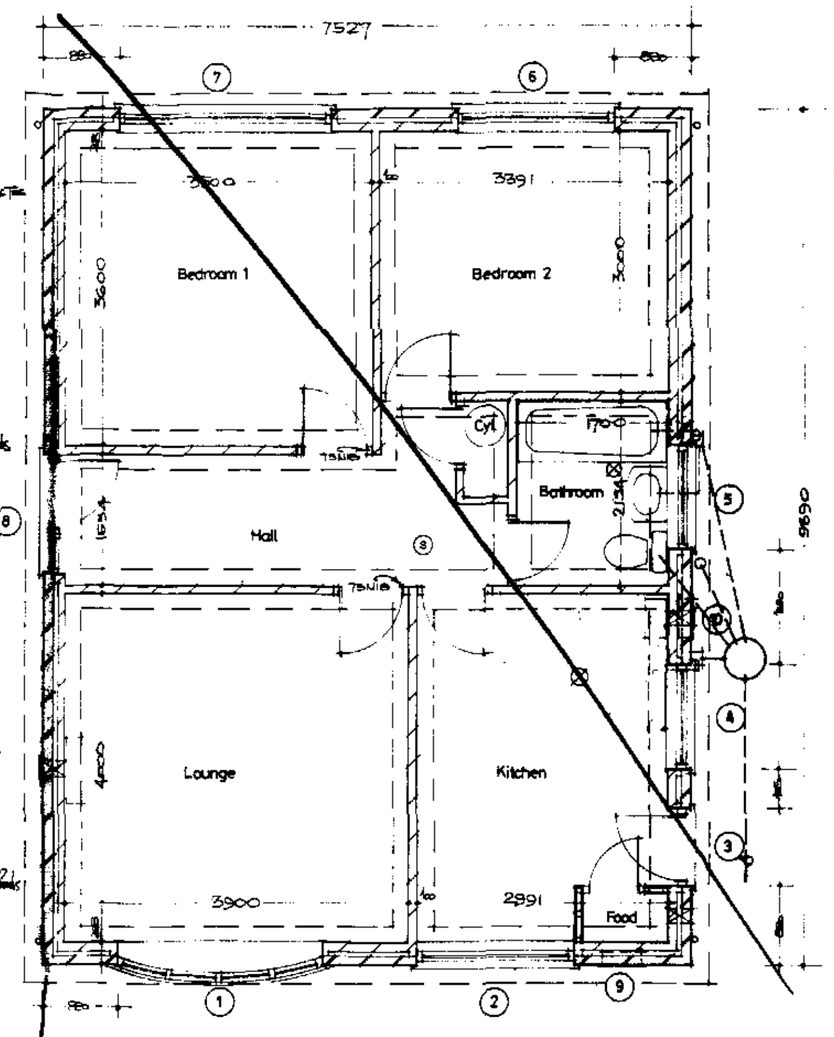


INSULATED FLOOR DETAIL 1:10





JAMB DETAIL

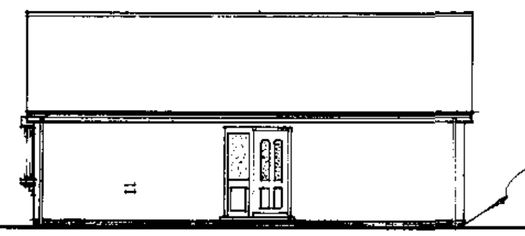


FLOOR PLAN (256)

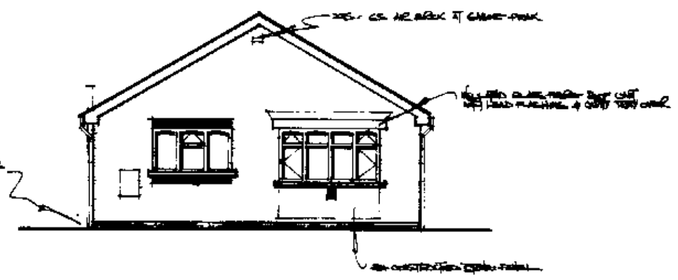
No	Description	257	256	Location	Length
1	[illegible]	—	—	[illegible]	[illegible]
2	[illegible]	—	—	[illegible]	[illegible]
3	[illegible]	—	—	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	—	—	[illegible]	[illegible]
7	[illegible]	—	—	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	—	—	[illegible]	[illegible]
10	[illegible]	—	—	[illegible]	[illegible]

[illegible]

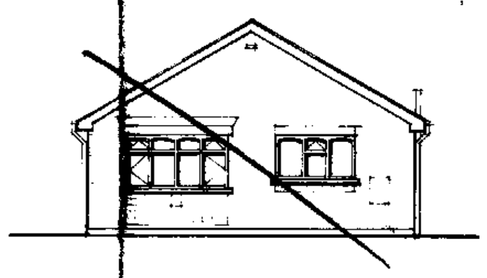
[illegible]



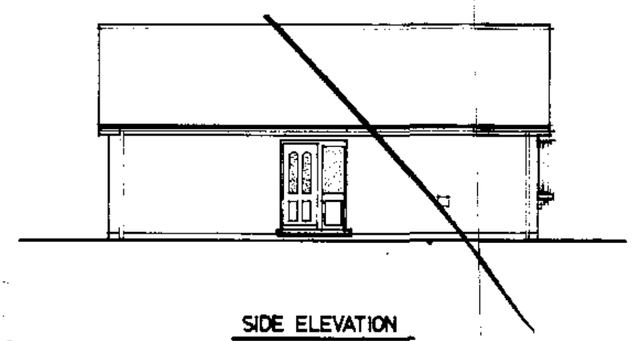
SIDE ELEVATION



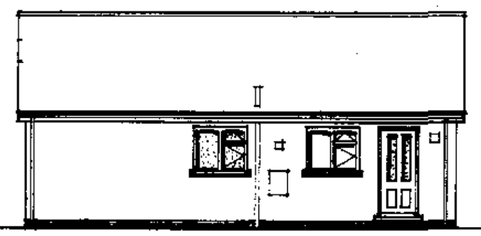
FRONT ELEVATION



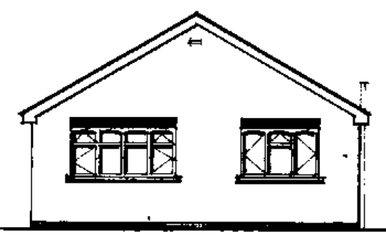
FRONT ELEVATION



SIDE ELEVATION

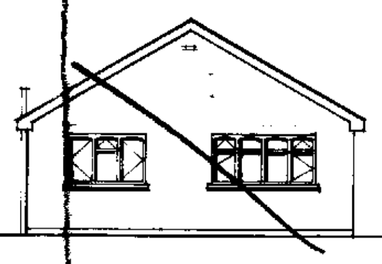


SIDE ELEVATION

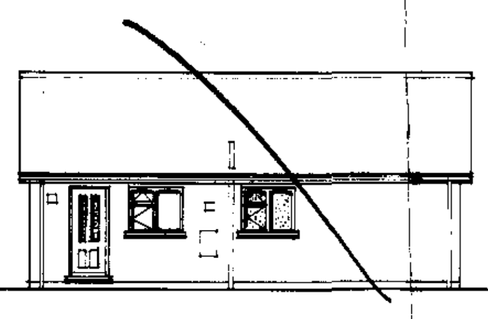


REAR ELEVATION

DESIGN No. 257



REAR ELEVATION



SIDE ELEVATION

DESIGN No. 256

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF 1096/93

AMENDED PLAN
A1

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

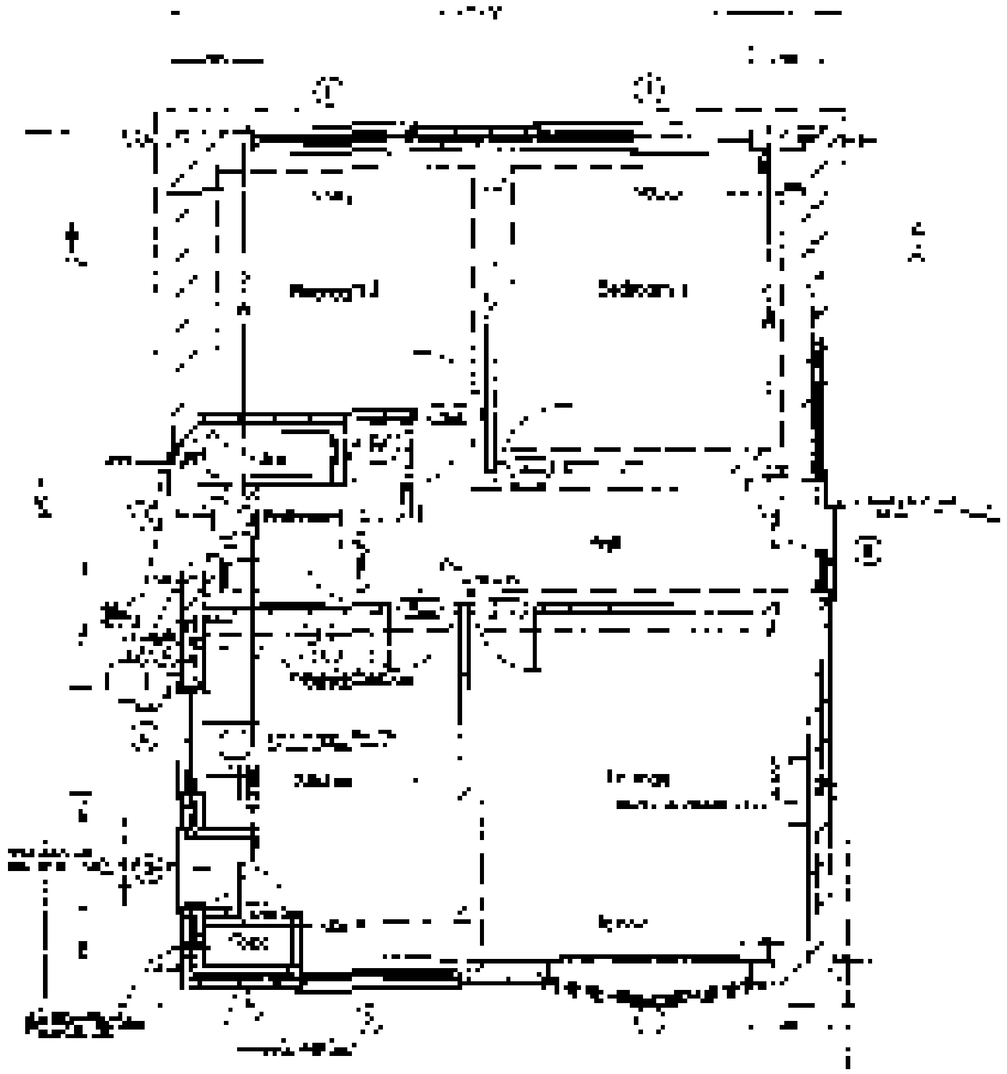
PROJECT: YORK TYPE BUNGALOW

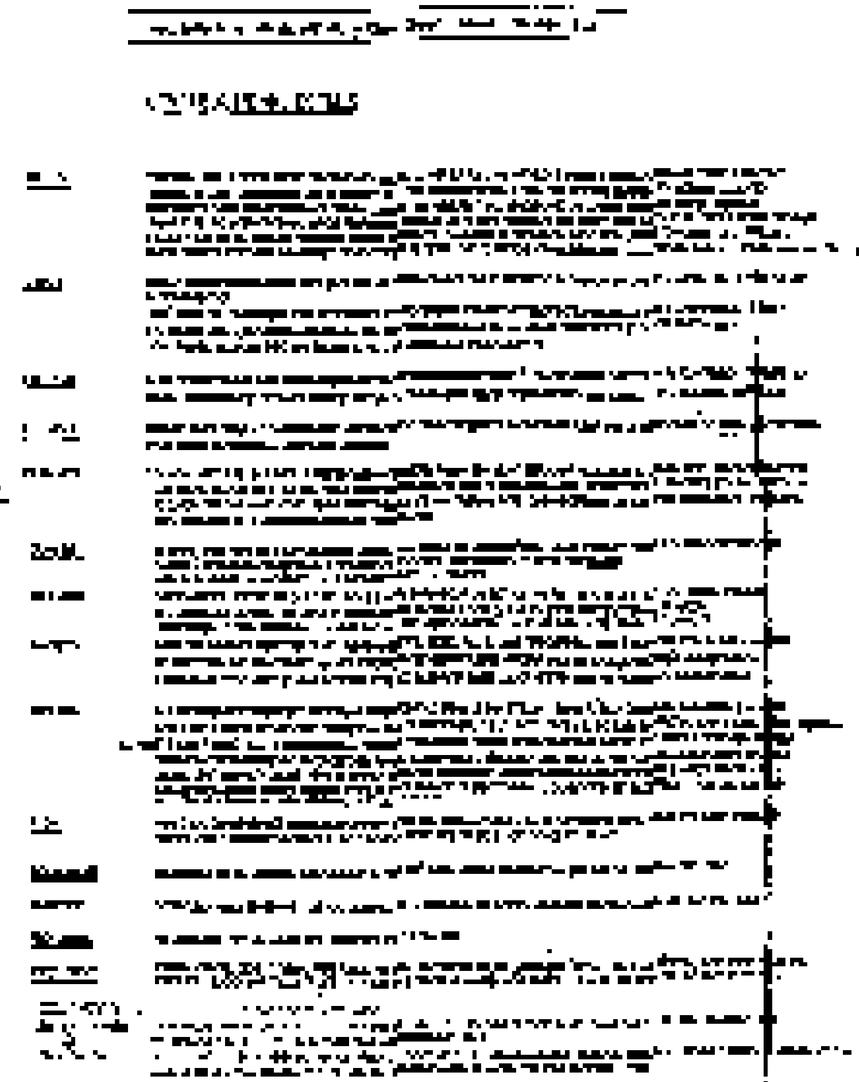
DRAWINGS: PARK LANE HOLBEACH PLOT 6.

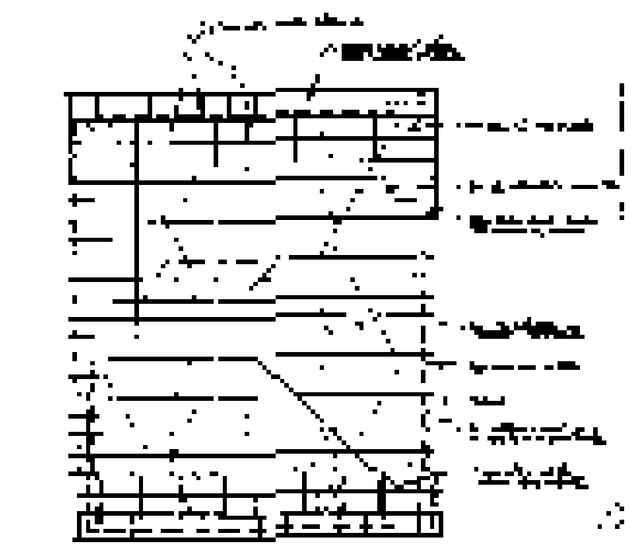
SCALES: 1:50 & 1:100 | DESIGN/PLAN No: [illegible]

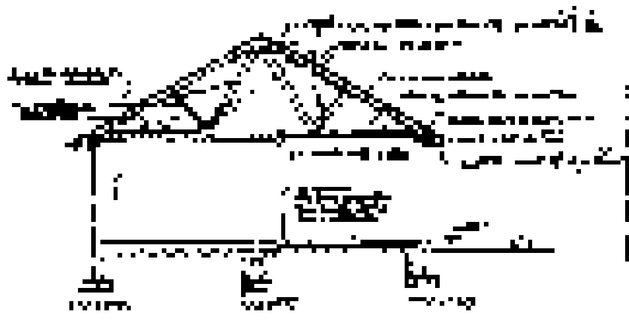
DATE: Nov '93 | DRAWN: [illegible]

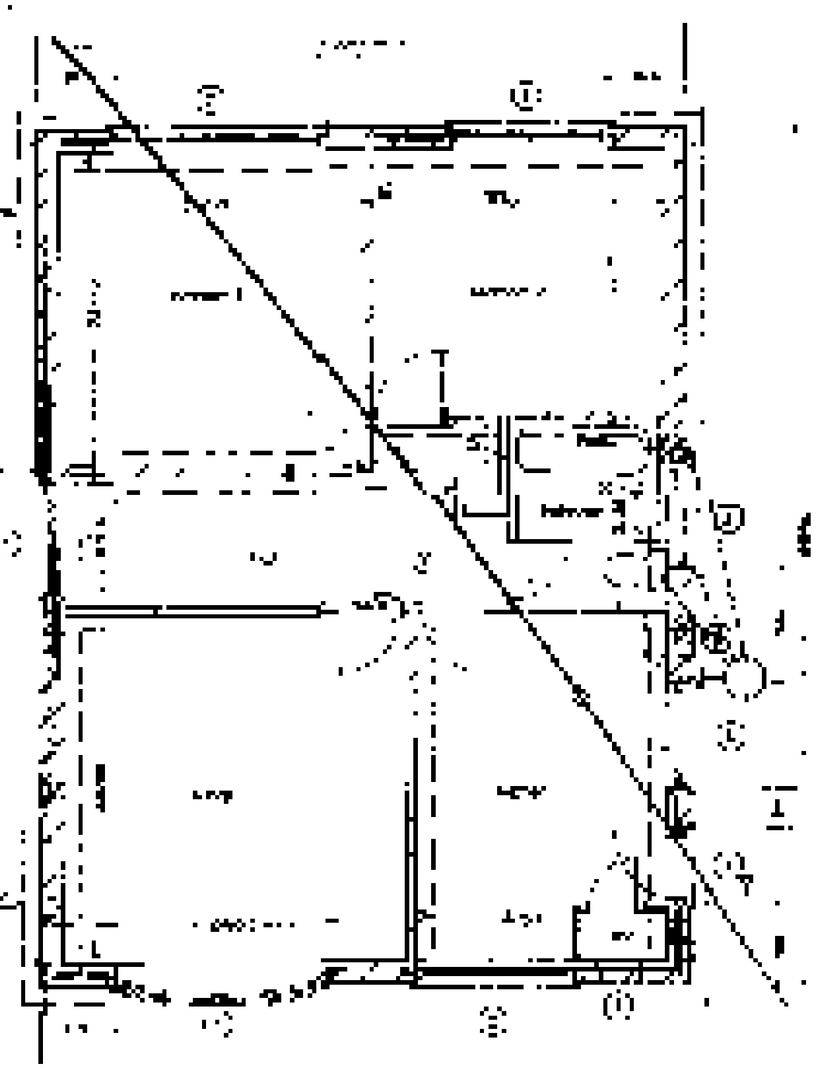
H09/1096/93

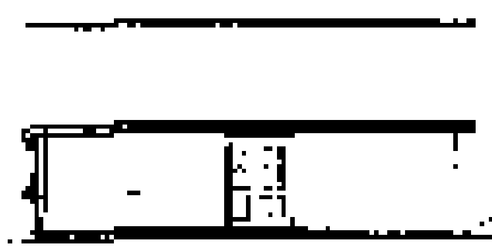


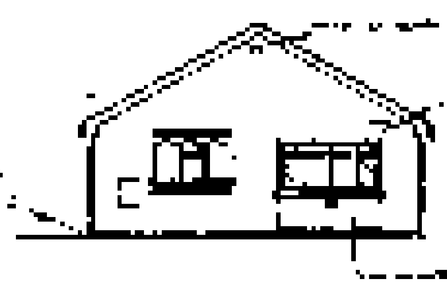


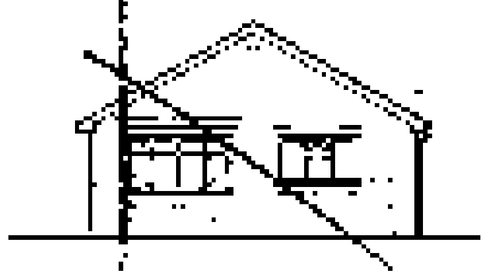


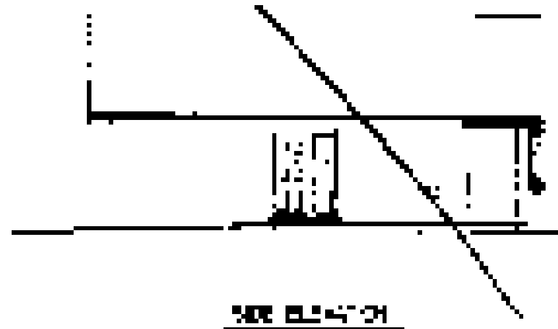


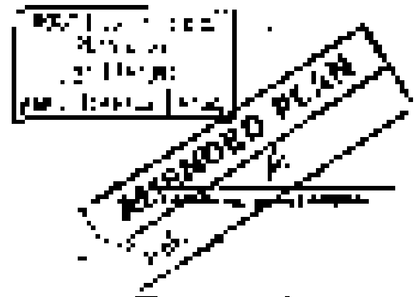




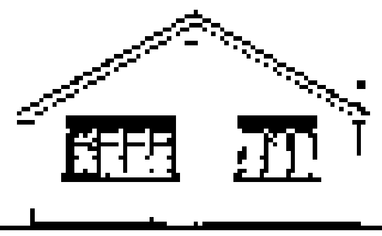








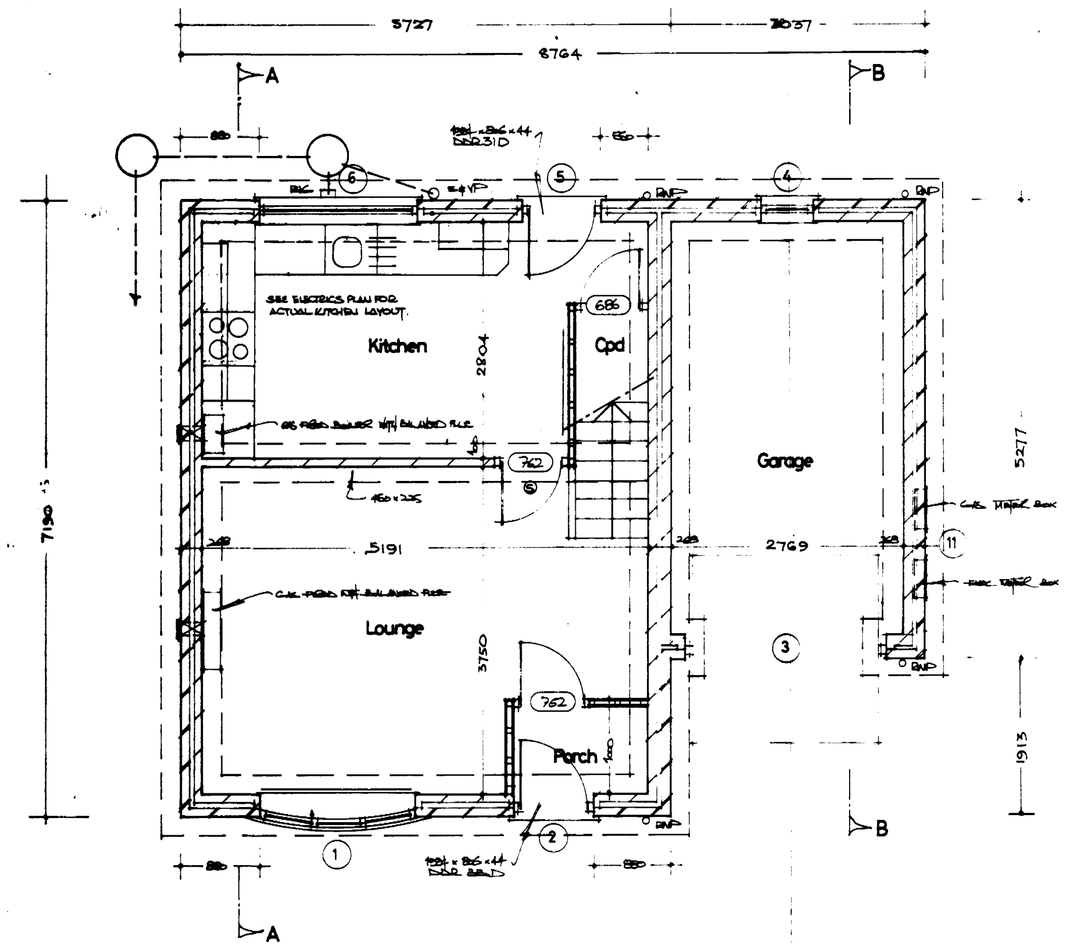




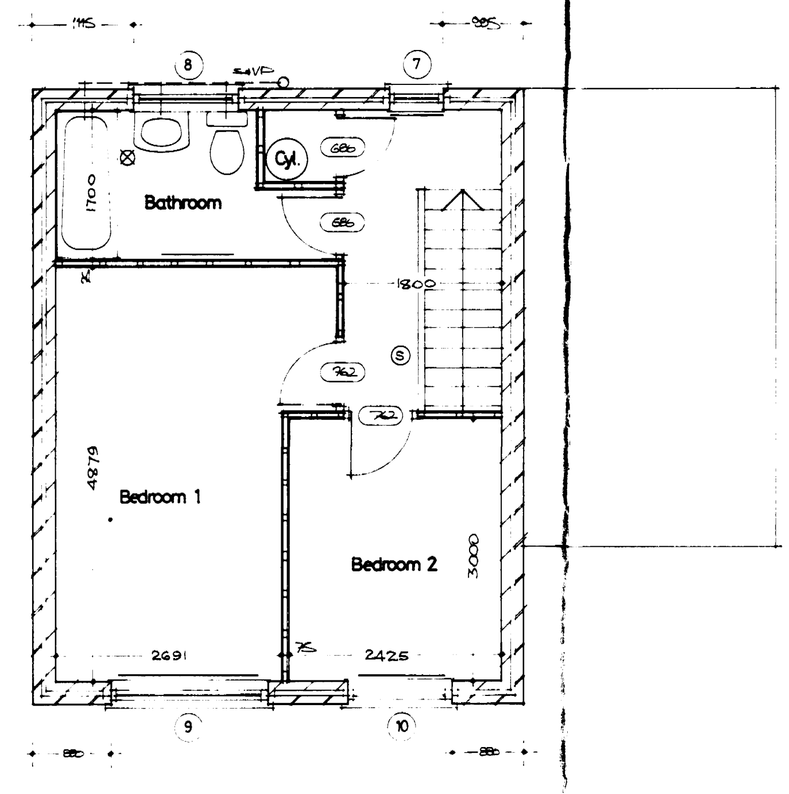




P. L. ELY CONTRACTORS LTD
BUILDERS & ESTATE DEVELOPERS



GROUND FLOOR PLAN

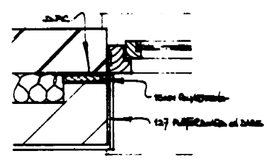


FIRST FLOOR PLAN

No	Comments	Code	Length
1	CRASS BA/GR	UL1	2100
2	FNS	1	1200
3	CAT 5 CAGE	UL2	2700
4	140V (GR)	UL2	1050
5	FNS	UL1	1200
6	350CVC (GR)	1	2100
7	140V (GR)	UL2	1050
8	2RT (GR) (GRP)	1	1500
9	350CVC (GR)	1	2100
10	2RT (GR) (GRP)	1	1500
11	——	MBL	2/ 750

SMALLER CIRCUIT PAY TO BDR. CCRS/ 100CVC(GR)/140V(GR)/140CVC(GR)

ALL LEVELS RELATED TO MAL/BRICKWORK DPC. (MIN 150 ABOVE GROUND)



JAMB DETAIL
Scale 1 to

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

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 135 FACING BRICKS CAVITY INSULATED WITH 65 EURO POLYSTYRENE BOARDS TO BE BONDED WITH THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALLS TO COMPLY WITH BS 5628 WITH MAXIMUM SPACINGS 300 AND CONTINUITY VERTICALLY EVERY 22.5M TAMBS. ALL DOORMAN LONG [illegible] ALL BLOCKS TO BE DENSE CONCRETE. INTERNAL WALLS TO BE HOLLOW PARTITIONS BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 9.5 PLASTERBOARD. DPC TO ALL DOORS WINDOWS DRIVING & TO ALL WALLS MIN 150 ABOVE G/L BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH CLEAN NON-CAKING CONCRETE. SEE NOTES ON CAVITY CLOSERS AT OPENINGS & ABOVE CEMENT STRIP AT EAVES, EDGES, TO BRICK TO PITCH. SEALING NOTE. ALL BRICKS, BLOCKS ETC. TO BE MIN. FULL QUALITY

ROOF MARLEY CONCRETE INTERLOCKING TILES LAID TO MANUFACTURERS INSTRUCTIONS TO GIVE A MINIMUM OF 100 LAPPING ON 22½° PITCH ROOF LAID DIAGONALLY. ROOF TIMBERS AT 450 CENTRES. RAFTERS 100 x 50 MIN. SIZE. RIDGE BOARD 150 x 25 MIN. SIZE. PURLINS 100 x 50 MIN. SIZE. PURLINS SUPPORTED ON 100 x 100 MIN. SIZE PURLIN POSTS ON 215 x 100 MIN. SIZE WALL PLATES. ROOF TO BE TRIMMED AROUND CHIMNEY AND ROOF LIGHTS WITH 50 x 25 MIN. SIZE TRIMMERS AND TRIMMING JOISTS. TIMBER TO BE CLEAN DRY SOFTWOOD. ALL TIMBER TO BE TREATED WITH PRESERVATIVE.

FOUNDS STRIP FOUNDATIONS OF 1:3:6 P.C. CONCRETE OR C20 P.A.V.E. REINFORCEMENT AS SHOWN ON DRAWING. 215 x 100 CONCRETE PARTITION WALL BASE UNDER SINGLE SKIN CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH AS DETERMINED ON SITE WITH THE B.C.O. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 100 P.C. FLOATING GRADE CHIPBOARD TYPE WITH 65 EURO POLYSTYRENE INSULATION. 150 x 200 SLEEPER WALLS AT 1200 CENTRES. FIRST FLOOR TO BE 22 T&G CHIPBOARD GLUED AND SCREWED TO JOISTS. GROUND FLOOR TO BE 150 SAND/CEMENT SCREED ON 100 GRP CONCRETE SUBBASE ON 1200 GAUGE POLYTHENE DPM ON MIN. 150 FILLED & COMPACTED HARDCORE.

CEILINGS GROUND FLOOR CEILINGS TO BE 9.5 PLASTERBOARD CEILINGS FIXED TO UNDERSIDE OF JOISTS WITH MIN 150 FIBREGLASS INSULATION TO 300 SPACE MIN 50 VENTILATION SPACE. ALL CEILINGS TO COMPLY WITH REQUIREMENTS FOR 1 HOUR FIRE RESISTANCE OR EQUIVALENT TO PROTECT ESCAPE ROUTES. GARAGE CEILING & WALLS TO BE 12.5 FIRE BOARD AND 2 LAYERS OF 9 PLASTERBOARD WITH 3 MIN. JOINT.

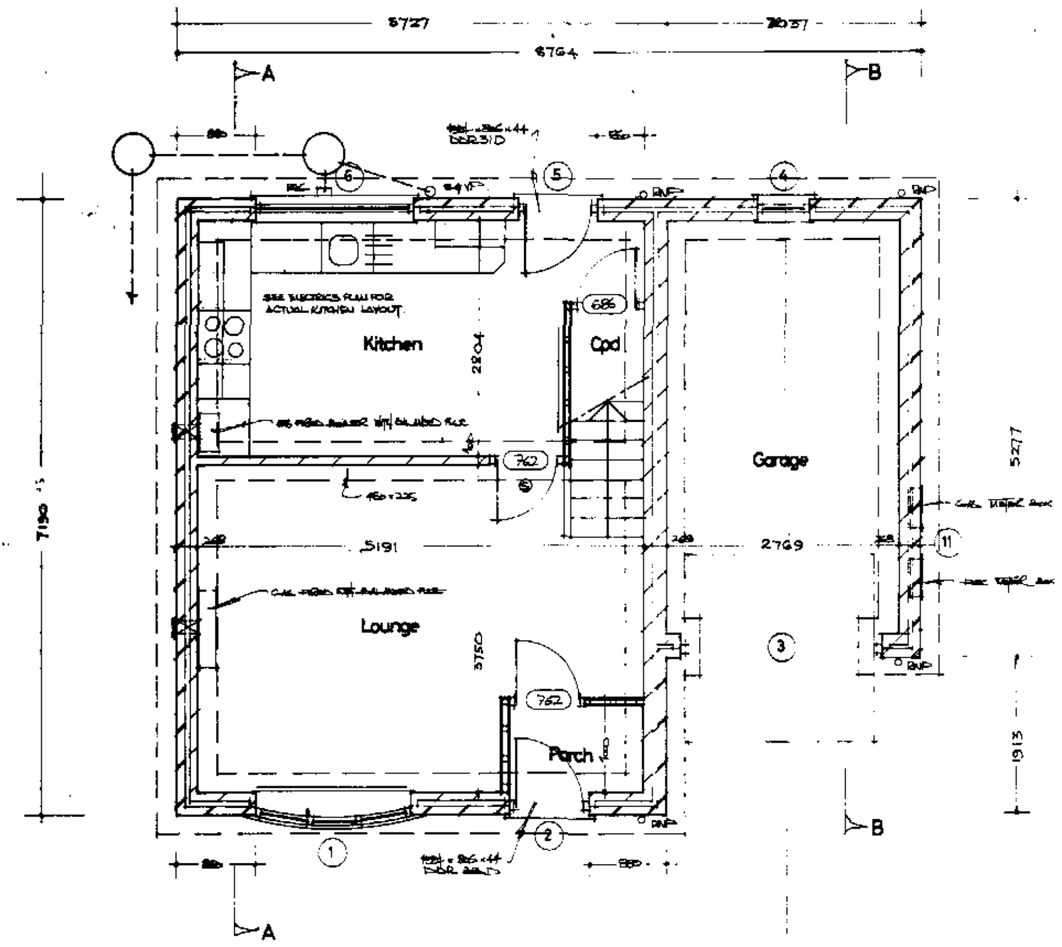
JOINERY WINDOWS TO BE FROM TIMBER STANDARD RANGE. ALL TO HAVE MIN 400 OPENING LIGHTS. GARAGE NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF FLOOR AREA. PILKINGTONS 'K' GLASS TO ALL DGLAZED WINDOWS.

STAIRS STRAIGHT FLIGHT STAIRS TO RISE 2540 IN 13 NO RISERS, 2700 GOING IN 12 NO TREADS. STAIRS TO BE 900 CLEAR WIDTH OF STRINGS 32 STRINGS 25 TREADS PLYWOOD RISERS BALUSTRADE. HANDRAIL 75 TUBULAR METAL TO BE AT 900 TO TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & PAINTED. STAIRS TO BE CLAMPED UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL.

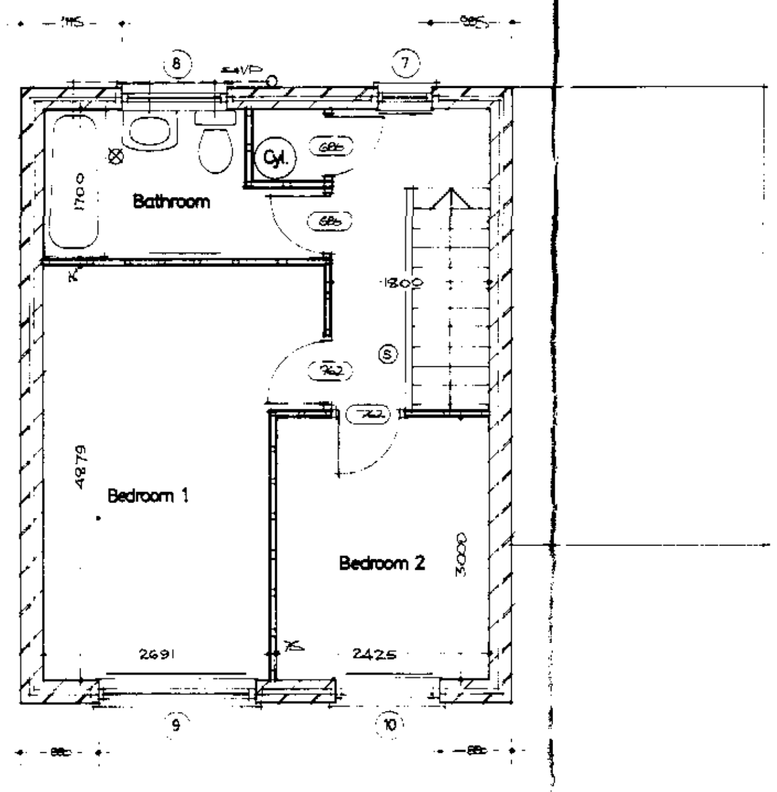
HEATING VENT-AXIA WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED AT HIGH LEVEL. INSTALLATION TO BE REGULATED TO 2257 LT EACH DAY. ALL RADIATORS TO HAVE THERMOSTATIC VALVES. THERMOSTAT + TIME CONTROL TO CONTROL HOT WATER CIRCUIT IN ACCORDANCE WITH BDR LTR SEPT 2.

WASTES BATH, SINK & BASIN WASTES TO BE 40 DIAM UNLESS OTHERWISE SHOWN ON DRAWING. TRAPS TO BE 75 DEEP SEAL. TRAPS TO BE WITHIN 450 OF CHANGE OF DIRECTION. 2.0 M MAINTENANCE ACCESS TO BE PROVIDED AT ALL WASTE LENGTHS EXCEEDING 3.0 M. WASTE PIPES TO BE SUPPORTED AT 1.8 M CENTRES BY 100 x 38 MIN. SIZE TIMBER BATTENS OR BASE PLATES AT BASE. FLEXIBLE PLASTIC WASTES FROM WASHING MACHINES TO BE CONNECTED TO 40 DIAM WASTE PIPE AT A HEIGHT OF 600 ABOVE FINISHED FLOOR LEVEL.

DRAINAGE ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT RUNS TO SELF CLEANSING GRADIENTS OF 1 IN 40 OR STEEPER. 100 DIAM PVC RODDING EYE TO BE PROVIDED AT EACH CHANGE OF DIRECTION. ALL DRAINS TO BE TESTED AS REQUIRED BY BUILDING REGULATIONS. ALL DRAINS UNDER BUILDINGS TO BE CAST IRON SOIL AND VENT PIPE WITH LEAD CAULKED JOINTS OR APPROVED SLEEVE MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL OR SAND BEDDING AND SURROUND. DRAINS LAID



GROUND FLOOR PLAN

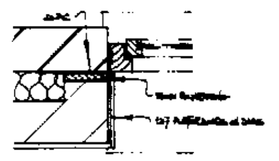


FIRST FLOOR PLAN

No.	Comments	Lintel	Length
1	C283 RB/SA	GL1	2100
2	FNS	1	1200
3	CAVITY WALL	GL2	2700
4	MOV (SA)	GL2	1050
5	FNS	GL1	1200
6	350CVC (SA)	"	2100
7	MOV (SA)	GL2	1050
8	215 (RB) (SA)	1	1500
9	3500A (SA)	1	2100
10	215 (RB) (SA)	1	1500
11	—	1	750
		Total	21

SILLS: C283 RB/SA (SA) 140CVC (SA) / MOV (SA) (SA)

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC. (WHERE NOT STATED OTHERWISE)



JAMB DETAIL
Scale 1:10

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

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 215 FACING BRICKS CAVITY INSULATED WITH 100 POLYSTYRENE BOARDS IN ACCORDANCE WITH THE THERMAL BOARDS SLAB EDGE TO NOT INTERRUPT WALLS TIES TO COMPLY WITH BS 1243. SITE WALLS RESTRICTED TO 1.2M HIGH UNLESS BRICKWORK IS STRENGTHENED WITH PIERS OR OTHERWISE AGREED WITH BUILDING CONTROL OFFICER. WEEPHOLES TO BE PROVIDED AT 600 C/C IN ONE PERPENDICULAR JOINT IMMEDIATELY ABOVE DPC. ALL EXTERNAL WALLS TO BE INSULATING BRICKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH ONE LAYER OF PLASTERBOARD AND SKIM FINISH. DPC TO ALL DOORWAYS WHERE CRAWLING & TOTAL WALLS MIN 215 BRICK (1) BEHIND CONTINUOUS WALL DPC FULL LENGTH TO ISOLATE FROM CONCRETE. USE NON-STAINING CAVITY CLOSERS AT OPENINGS. ALL BRICKWORK BELOW DPC TO BE MIN. 1 PART CEMENT TO 3 PARTS SAND MORTAR. ALL BRICKWORK BELOW DPC TO BE MIN. 1 PART CEMENT TO 3 PARTS SAND MORTAR.

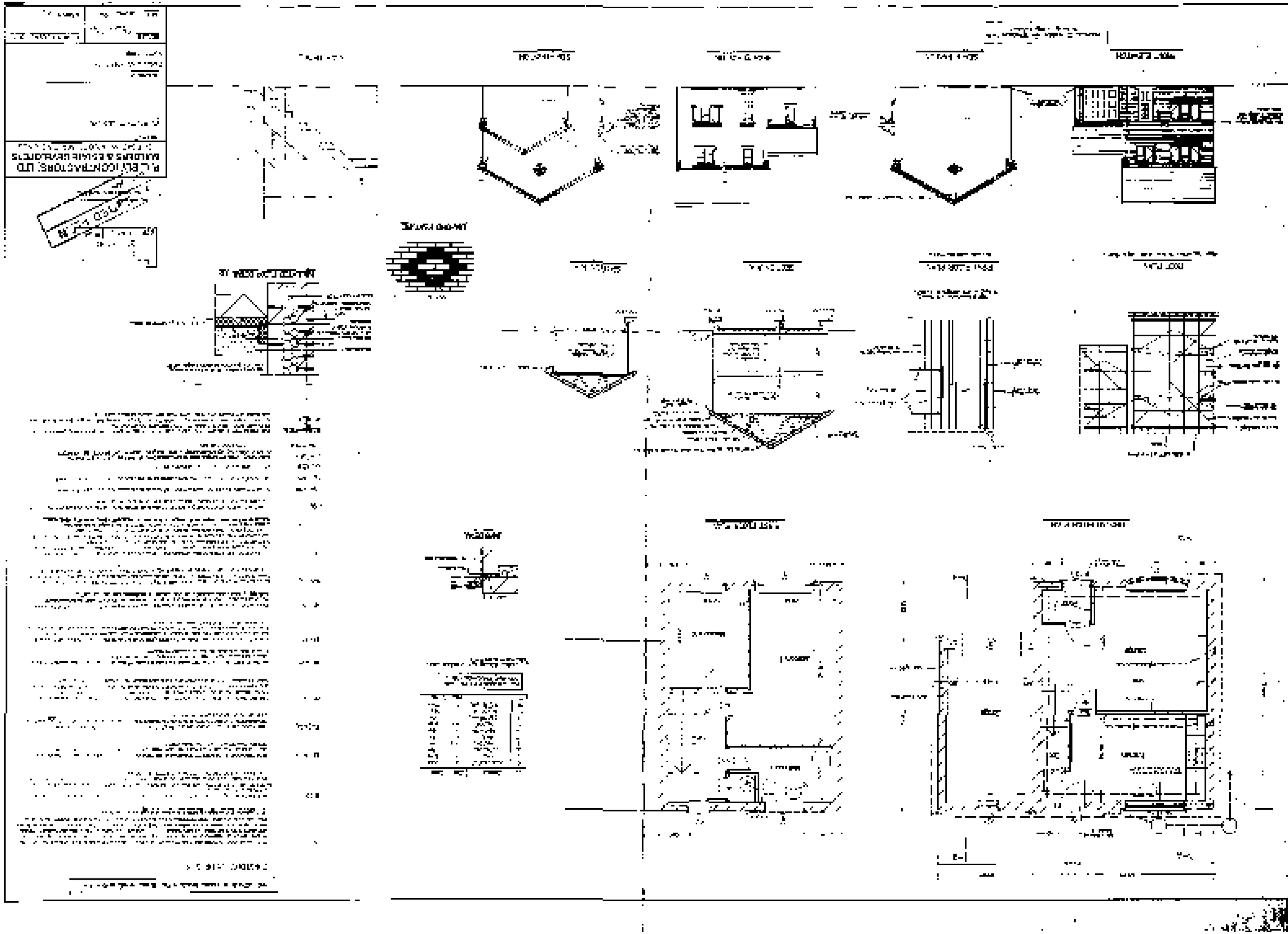
ROOF MARLEY CONCRETE INTERLOCKING TILES ON 25 X 38 TREATED SOFTWOOD BATTENS ON 38 X 100 TREATED SOFTWOOD RAFTERS AT 400 C/C. LAYING TO BRITISH STANDARD CODE OF PRACTICE. 22½° PITCH ROOF TRUSSED ROOF CONSTRUCTION TO BE DESIGNED BY TRUSS MANUFACTURER. TRUSSES TO BE MAX 600 C/C. 38 X 5 ANCHOR STRAPS AT 1200 C/C ACROSS 3 TRUSSES. 100 X 25 BOARDS AT 5 ANCHOR STRAPS 100 X 50 WALL PLATES. 100 X 25 BOARDS ON EDGE AT RIDGE. 38 X 5 STRAPS AT 1200 C/C OVER RIDGE BOARD. 38 X 5 STRAPS AT 1200 C/C OVER JUNCTION OF ROOF SLOPES. ROOF TRUSSES TO BE DESIGNED TO WITHSTAND A MINIMUM LOADING OF 0.75 KN/M² ON PLAN. ROOF TRUSSES TO BE DESIGNED TO WITHSTAND A MINIMUM LOADING OF 0.75 KN/M² ON PLAN. ROOF TRUSSES TO BE DESIGNED TO WITHSTAND A MINIMUM LOADING OF 0.75 KN/M² ON PLAN.

FOUNDS STRIP FOUNDATIONS OF 1:3:6 CONCRETE OR C20P MASS CONCRETE REINFORCED WHERE NECESSARY TO SPREAD LOADS EVENLY. MINIMUM WIDTH 450 AND MINIMUM DEPTH 225 BELOW UNDISTURBED GROUND. FOUNDATION DEPTH AND WIDTH TO BE DETERMINED ON SITE IN ACCORDANCE WITH BUILDING REGULATIONS.

FLOORS GROUND FLOOR TO BE 100 REINFORCED CONCRETE SLAB ON 25 POLYSTYRENE INSULATION BOARDS ON 150 HARDCORE BED. SLAB TO BE 150 THICK IN 1:2:4 CONCRETE WITH A WIRE MESH REINFORCEMENT. SLAB EDGE TO BE INSULATED WITH 50 POLYSTYRENE BOARDS. FIRST FLOOR TO BE 18 T&G CHIPBOARD FLOORING GRADE C5 PANELS TYPE 1 ON 150 X 50 JOISTS AT 400 C/C. GROUND FLOOR TO BE 20 SAND/CEMENT SCREED ON 100 C20P CONCRETE SLAB ON 150 HARDCORE BED ON 1200 GAUGE POLYTHENE DPM ON MIN. 50 THICK INSULATION BOARDS. DPC TO BE PROVIDED AT ALL EXTERNAL DOOR OPENINGS. GARAGE FLOOR TO BE 100 CONCRETE SLAB ON 150 HARDCORE BED. GARAGE FLOOR TO BE 100 CONCRETE SLAB ON 150 HARDCORE BED.

CEILINGS GROUND FLOOR CEILINGS TO BE 9.5 PLASTERBOARD FINISH ON 38 X 100 TIMBER JOISTS AT 400 C/C. CEILINGS TO BE MIN 150 FIBREGLASS INSULATION QUILT OVER JOISTS. MIN 50 VENTILATION TO ROOF SPACE. ROOF SPACE TO BE VENTILATED AT EAVES LEVEL. GARAGE CEILINGS TO BE 12.5 PLASTERBOARD ON 38 X 100 TIMBER JOISTS AT 400 C/C. ALL JOINTS TO BE TAPED AND FILLED. GARAGE CEILING TO BE 2 LAYERS OF 12.5 MINIMUM PLASTERBOARD WITH 30 MINUTES FIRE RESISTANCE.

JOINERY WINDOWS TO BE TIMBER CASEMENTS TO BS 644 STANDARD RANGE. ALL TO HAVE MIN 4000MM² VENTILATION AREA. GARAGE DOOR TO BE UP AND OVER TIMBER PANELLED DOOR. GARAGE DOOR TO BE NOT LESS THAN 2.135 M HIGH. ALL GLAZING TO BE MIN 4000MM² VENTILATION AREA. PROVIDE 1/3 OF WINDOW TO BE OPENABLE. PROVIDE 1/3 OF WINDOW TO BE OPENABLE. PROVIDE 1/3 OF WINDOW TO BE OPENABLE



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

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 102 FACING BRICK (CAVITY INSULATED WITH CE 68EL ROCKWOOL BONDED BOX OR INNER LEAF TO BE 100 LIGHT WEIGHT THERMAL BLOCKS PLASTERED ON CORE WORK ALL WALLS TO ASSIMILATE WITH B.S. 5628:1992 WITH WALL STRENGTHS 600 CENTRES MAX. AND VERTICALLY AT EVERY 225 OF COURSES. ALL DOMAIN OPENINGS LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE SEMI CONCRETE. INTERNAL WALLS TO BE 100 LIGHT WEIGHT THERMAL BLOCKS PLASTERED WHO CORE OR 75 STUD PARTITION WITH SEMI PLASTER. D.P.Cs TO HEAD DOOR & WINDOW OPENINGS AT ALL WALLS AND STRENGTHS. ALL EXPOSED CORNERS TO BE PROVIDED WITH D.P.C. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT GUTTERS & JUNCTIONS. CONDENSATION AT EAVES VERGES TO AVOID THERMAL BRIDGING. ALL BRICKWORK, WALLING, EXPOSED FACES TO BE CLEAN WORK, FREE FROM MORTAR DROPPINGS AND OTHER DEFECTS OF WORKMANSHIP.

ROOF NEARLY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON 'RPE' IF 5 ROOFING FELT LAYING 150 LAP IN EACH DIRECTION

25° PITCH PRE-FABRICATED 'PWC' ROOF TRUSSES AT 600 CENTRES - STRAPPED AT VERGES, CEILING LEVEL AT MAX. 1800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS. NOTCHED WALL PLATES 100 X 38 SAWN SOFTWOOD FIXED TO D.P.C. AS DETAIL CONNECTED TO B.S. 5588-PT 5 1985 UPVC. RAINWATER GOODS TO BE 100 HALF ROUND GUTTER & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF C20P CONCRETE (OR C25P WHERE REINFORCEMENT USED) 750 x 225 DEEP, OR OTHERWISE AS SHOWN ON DRAWINGS. PARTITION WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I.I.D.S. BUILDING INSPECTOR.

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

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH WITH 150 FIBREGLASS INSULATION TO 300 SPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES 300 SPACE. ROOF SPACE TO BE VENTILATED TO BS5250 REQUIREMENTS - EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATORS SOFFIT OR FASCIA & TYPICAL EAVES VERGE. GARAGE CEILINGS LINTELS TO BE LINED WITH 2 LAYERS OF 9.5 WASTE BRIDGED WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P.S. STANDARD RANGE SMALL TO HAVE MIN 4.00 DIAM SEALED UNITS WITH 4 SEALED DOUBLE GLAZING UNITS (EXCEPT CLOAKS) NATURAL VENTILATION AREA OF HABITABLE ROOMS NOT LESS THAN 1/20 OF ROOM FLOOR AREA.

DOUBLE GLAZED WINDOWS IN PVC FRAMES WITH 4 PILKINGTONS 'K' GLASS.

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 5. ALL FLUES TO HAVE EXTERNAL GUARDS

WASTE BATH, SINK & BASIN WASTES TO BE 40 - RISING MAINS TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (4 TROPS WASTES) & 1700 (2 TROPS WASTES) 100 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE WINDOW 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. 1:90). RAINSE PIPING WHERE EXTERNAL DRAINS PIPES TO HAVE P.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID CONCRETE SURROUND. ALL PIPES GENERALLY TO BE LAID ON 100 PEA GRAVEL BED & SURROUND WHERE NOT UNDER A CONCRETE SLAB LESS THAN 600 COVER PIPES TO BE PROTECTED BY PRECAST CONCRETE SLABS PLACED MINIMUM NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & UNDER LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND NOT LESS THAN 175 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE 100 DIAM PIPES EVEN 12 M RUN OR CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. ALL PIPEWORK TO BE WATERTIGHT & TO MANUFACTURERS INSTRUCTIONS.

I. Cs INSPECTION CHAMBERS NOT EXCEEDING 1.0 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE C 20 CONCRETE USED GENERALLY & GRADE B RAILEDGE TO DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO SOAKAWAYS 1.0 M³ BRICK BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

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

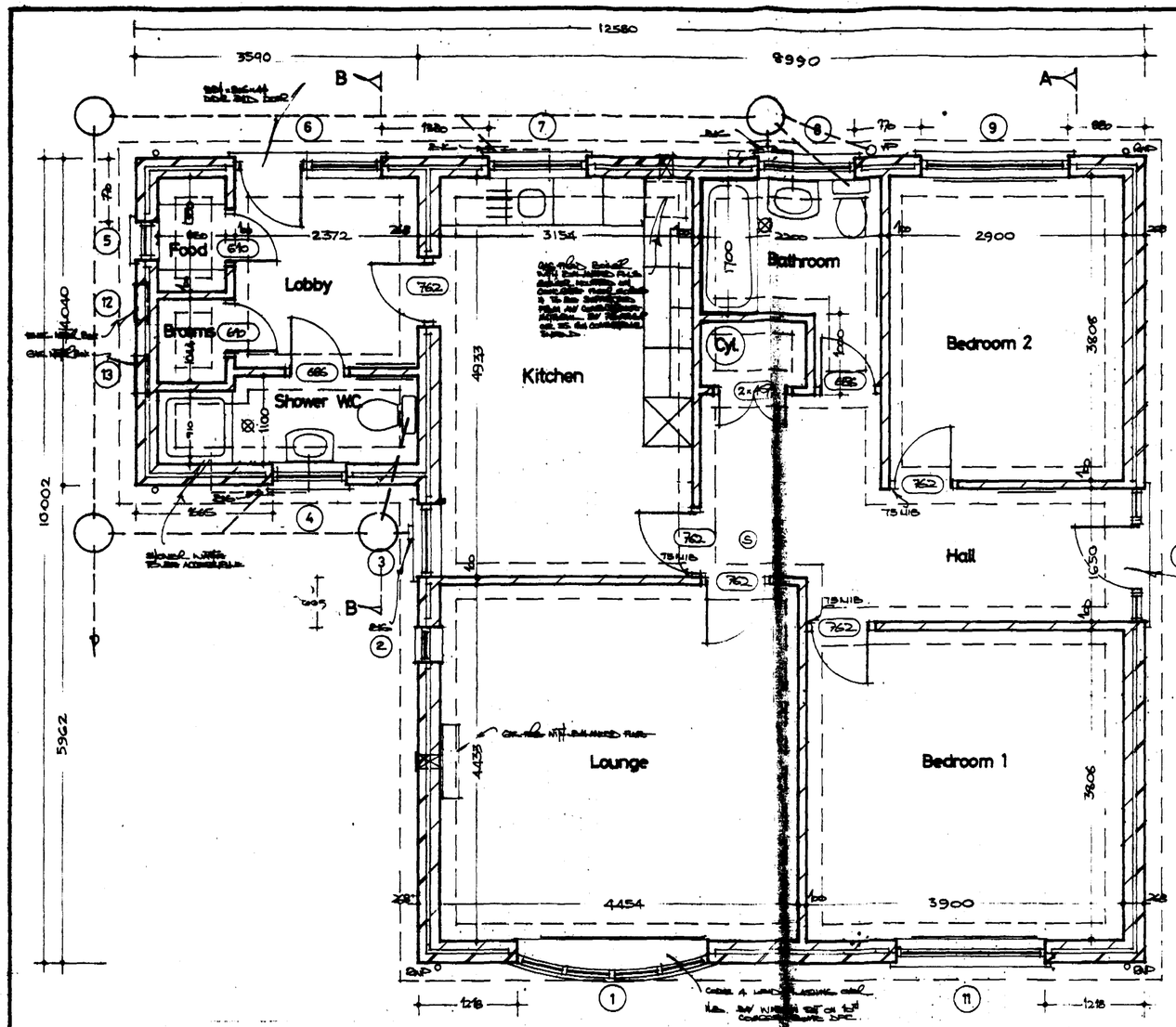
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

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

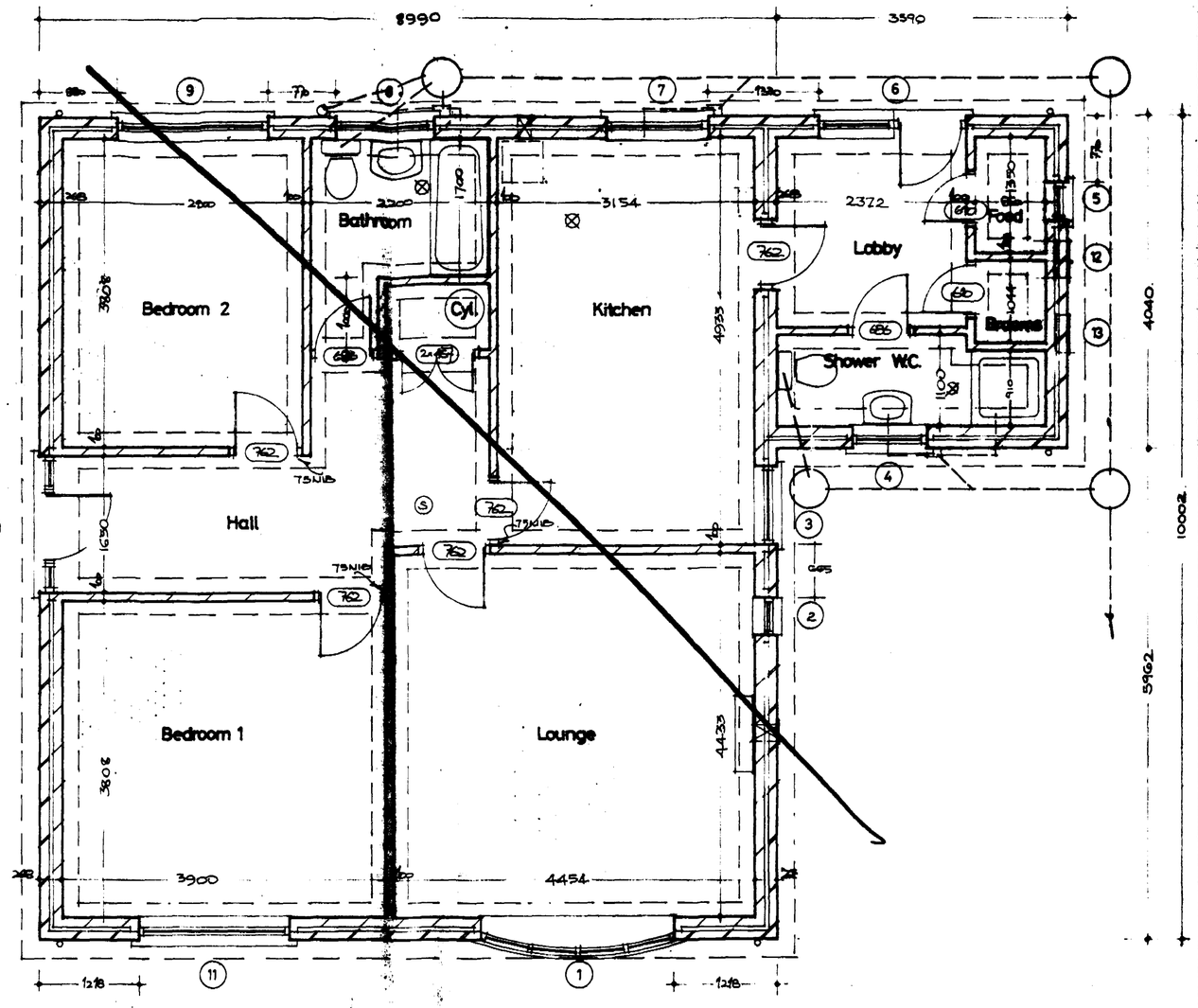
P&W DETAILS: SHOWER CAT 240 : BATHROOM CAT 240

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

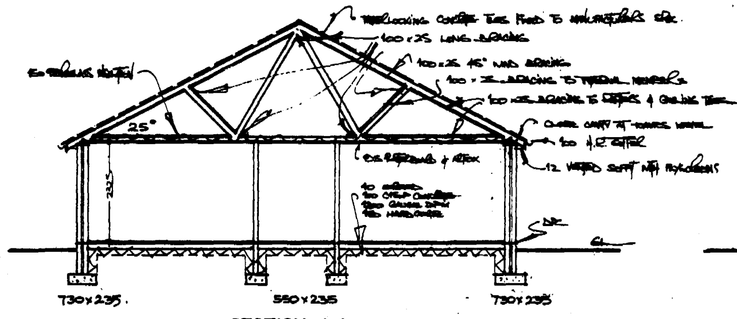
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 (1981).



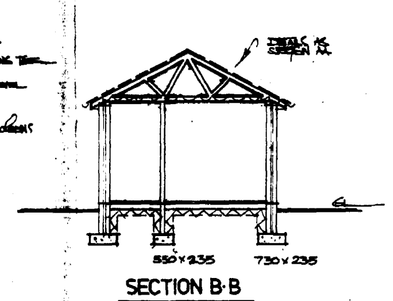
FLOOR PLAN (259)



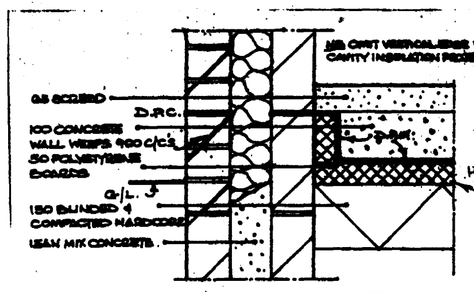
FLOOR PLAN (258)



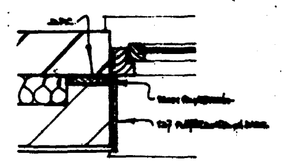
SECTION A-A



SECTION B-B

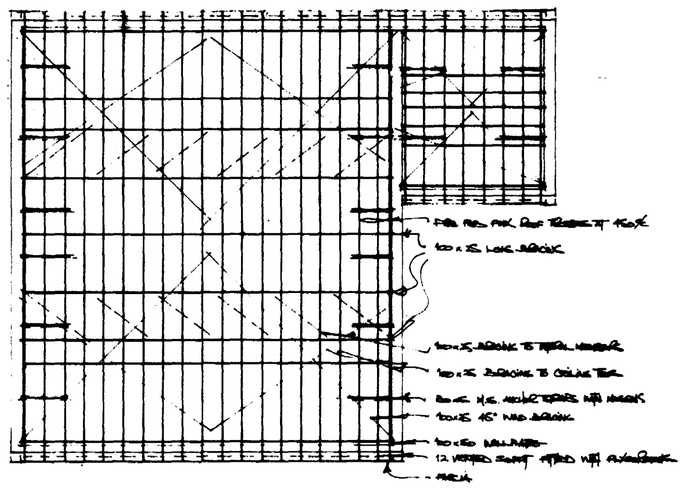


INSULATED FLOOR DETAIL 1:10

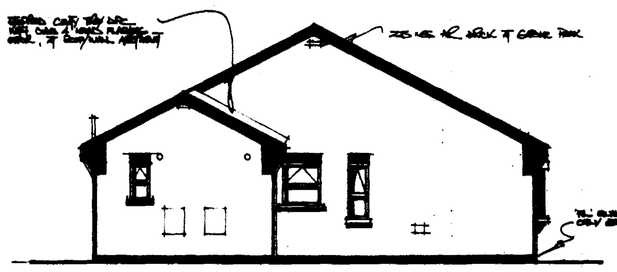


JAMB DETAIL

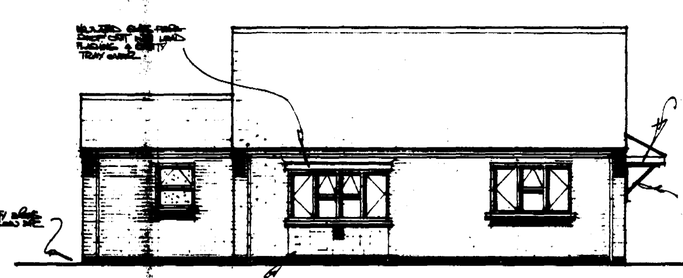
No.		259	258		
1		—	—	UL2	2700
2		—	—	UL1	
3		—	—	UL1	1200
4		—	—	UL2	
5		—	—	UL1	900
6		—	—	UL2	2300
7		—	—	UL2	1500
8		—	—	UL2	
9		—	—	UL2	2400
10		—	—	UL1	1500
11		—	—	UL2	2400
12		—	—	MEL	
13		—	—	MEL	



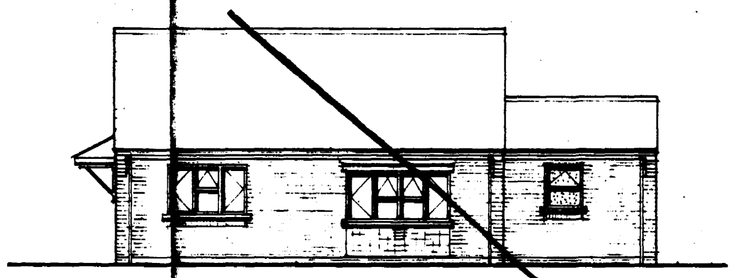
ROOF PLAN



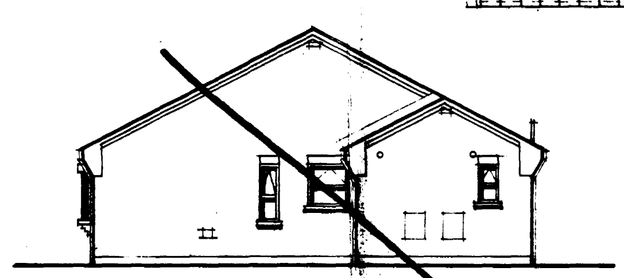
SIDE ELEVATION



FRONT ELEVATION



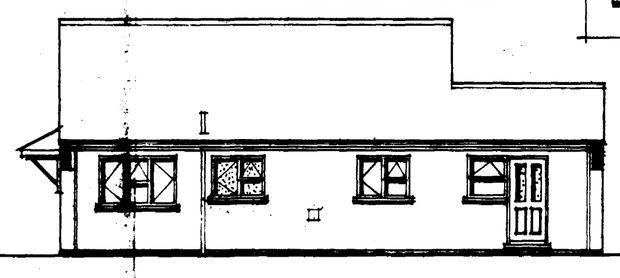
FRONT ELEVATION



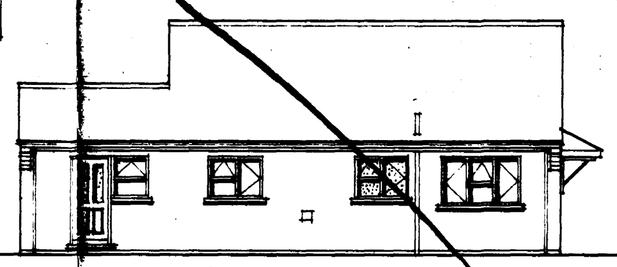
SIDE ELEVATION



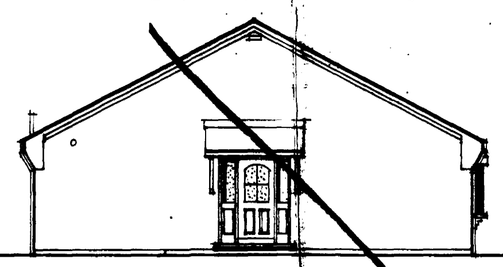
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

AMENDED PLAN
Ref. 1/1

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF. 1096/93

ALL DIMENSIONS IN MILLIMETRES

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

PROJECT:
SUSSEX TYPE BUNGALOW.

DRAWINGS:
PARK LANE HOLBEACH
PLOT 3

SCALES 1:50 1:100

DESIGN/PLAN No. 258/9.

DATE DEC 92 HTA.

DRAWN R.W + D.K.E.

H09/1096/93.

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

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 102½ FACING BRICK/CAVITY INSULATION WITH QR WIRE REINFORCING SCRIED INCH BE WHERE NEAR TO BE 100 LIFTING THERMAL BLOCKS PLASTERED ON THE INSIDE WALL TIES TO CAVITY WITH B.S. 6213 TYPE WITH WIRE STRETCHING ARRANGEMENT AND VERTICALLY EVERY 300 OF THREE ALL DOUBLE WINDOWS INSULATED ALL BACKED UP TO D.P.C. TO BE BRICK CONCRETE INTERNAL SEALS TO BE 100 LIFTING THERMAL BLOCKS PLASTERED AND CONTOUR STUD PARTITION WITH SKIM FINISH. D.P.C. TO BE DOUBLE WINDOW OPENINGS & TO ALL WALLS AS REFERENCE. REINFORCED WITH BRICK D.P.C. ALL CAVITY TO BE BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS BY KENSEAL & KINGSTON CONSTRUCTION OR EQUIVALENT TO ENSURE NO MORTAR DROPPINGS TO KNOW THERMAL BRIDGING ALL CAVITIES TO BE CLEAR OF DEBRIS.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES AS WITNESS TO REPRODUCTION OR EQUIVALENT AT RAFTERS ON TYPE OF ROOFING FELT LAPPED 150 LAP IN EACH DIRECTION
22.5° PITCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 600 CENTRES STRAPPED AT EVERY CEILING LEVEL AT ALL BEDROOMS WITH 30 X 5 M.S. ANCHOR STRAPS ACROSS WALL PLATES. ROOF TRUSSES TO BE DESIGNED TO RESIST FORCES SPECIFIED IN B.S. 5268 PT 3 1985 UPVC. TRANSFER GOODS TO BE SOLVENT JET TO CAST IRON & GUTTER & DOWN COMPOSITE

FOUNDS STRIP FOUNDATIONS OF C20P CONCRETE (OR CONCRETE REINFORCEMENT USED) TO A DESIGNED CENTRE BASED ON SOIL WITH A MIN. 0.5 BUILDING INSPECTOR. WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH A MIN. 0.5 BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 150 SANDBLINDMENT SCREED ON 100 CSP CONCRETE SUB-FLOOR (OR CROP WHERE BE SPECIFIED) ON 1000 GAUGE POLYTHENE D.P.M. ON 100 TO DUNDRA COMPACTED UNDER

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH METAL PANEL WITH ISO FIBREGLASS INSULATION TO 300 SPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES 10000 SPACE. ROOF SPACE TO BE INSULATED TO 2005 TO BE REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATORS SOFFIT VENTILATORS & THROUGH EAVES VENTS. GARAGE CEILINGS WHERE TO BE LINED WITH 2 LAYERS OF PLASTERBOARD WITH STAGGERED JOINTS OR TO EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & P S DEVELOPED RANGE. ALL TO HAVE MIN. 6000 SASH VIEWS & SEALED DOUBLE GLAZED UNITS (EXCEPT CASEMENT) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. DOUBLE GLAZED WINDOWS TO PROVIDE MIN. PROPORTIONS OF GLASS.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER IN BALANCED FLUE HOT WATER SYSTEM TO BE VENTED HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE LAGGED TO BS 5422. ALL FLUED GAS APPLIANCES TO BE TO BS 5. ALL FLUED GAS EXTERNAL CASINGS TO BE [illegible]

WASTES BATH, SINK & BASIN WASTES TO BE 40 MIN DIAM. ALL TO BE TRAPPED SEAL TRAPS & FITTINGS EVEN AT EACH CHANGE OF DIRECTION ARE SOIL & VENT PIPES TO BE 100 DIAM. UPVC SOIL & VENT PIPE WITH ROOF SLATE FLASHING WHERE VENTS PASSED THROUGH ROOF COVERING. VENT PIPES TO HAVE ACCESS PLATE AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE ROOF

DRAINS ALL DRAINS TO BE CONSTRUCTED IN VITRIFIED CLAY OR UPVC PIPES LAID IN STRAIGHT LINES TO STEP CLEANING EYES AT EVERY CHANGE OF DIRECTION (MIN 1:40 & 1:100). WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SURROUNDED BY A BALD MIX CONCRETE. ALL PIPES GENERALLY TO BE LAID WITH MIN. 100 PROTECTION PER GRAVEL BED & SURROUND. WHERE NOT UNDER A CONCRETE SLAB PLACED ABOVE NOT LESS THAN 150 PER GRAVEL. WHERE UNDER A CONCRETE SLAB PLACED ABOVE NOT LESS THAN 75 PER GRAVEL. WHERE UNDER A DRIVE & UNPAVED LESS THAN 300 CLEAR PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOUT NOT LESS THAN 1/2 THE PIPE DIAM. SURFACE WATER DRAINS TO HAVE 100 GRID EYES & TRAPS AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. [illegible]

I Os INSPECTION CHAMBERS NOT EXCEEDING 450 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE CLOSE C. COVERS LIKELY TO BE USED REGULARLY & GRADE B HEAVY DUTY TO BE USED SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO 1.8M DIA. BRICK BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

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

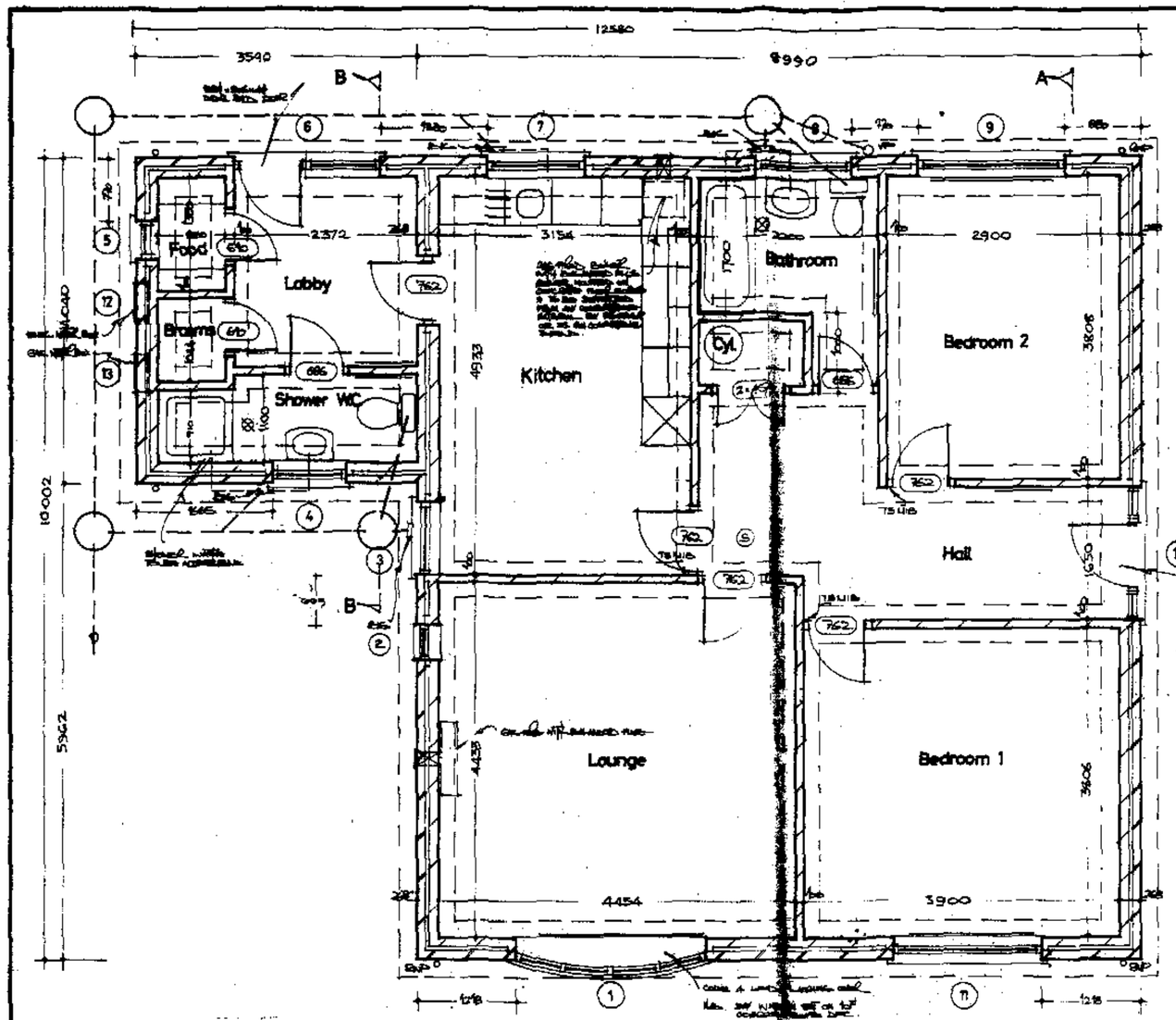
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

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

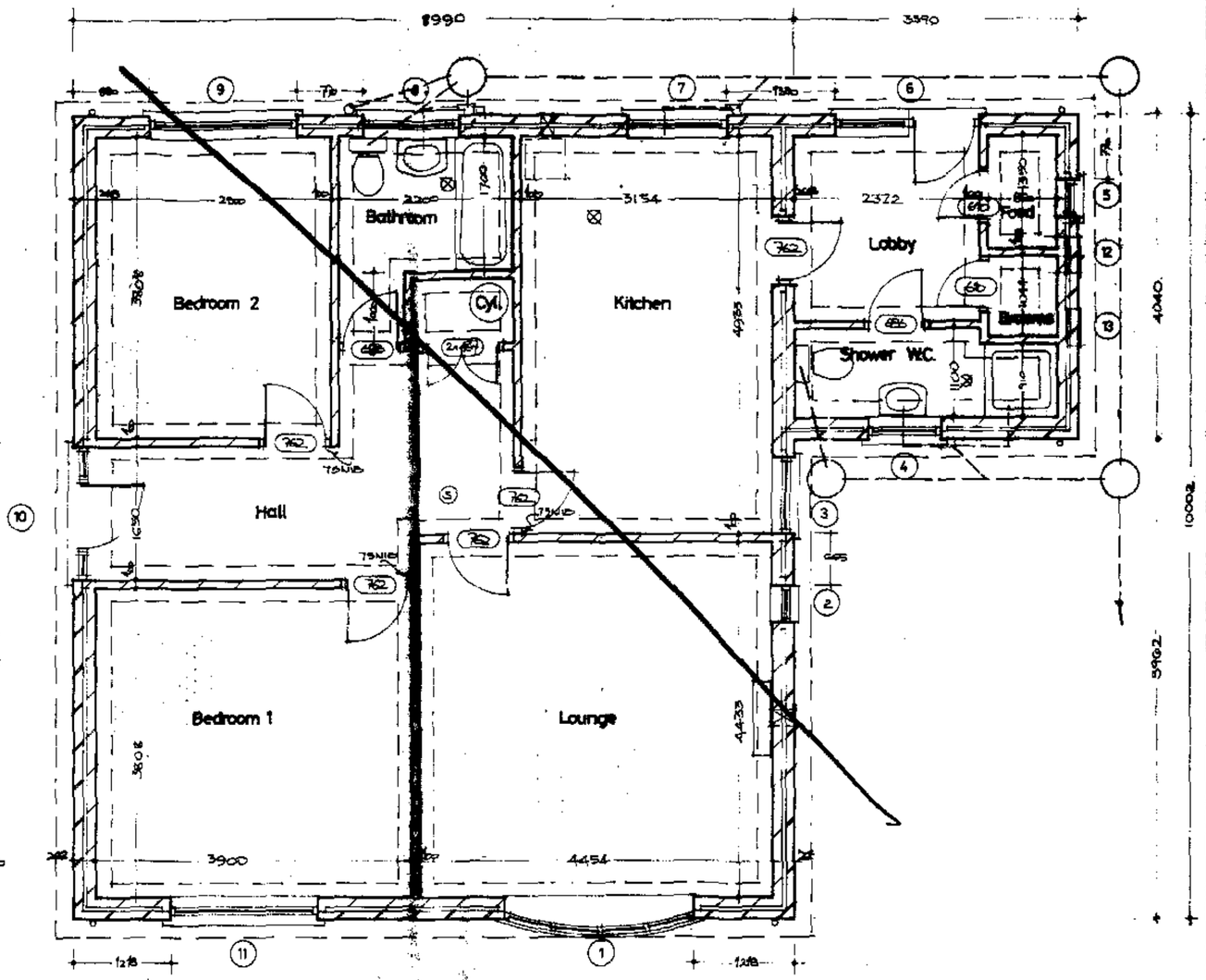
TAU DETAILS SHOWER CAT 240 : BATHROOM CAT 240

SMOKE ALARMS MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT1 & TO APPROVED DOCUMENT B1.

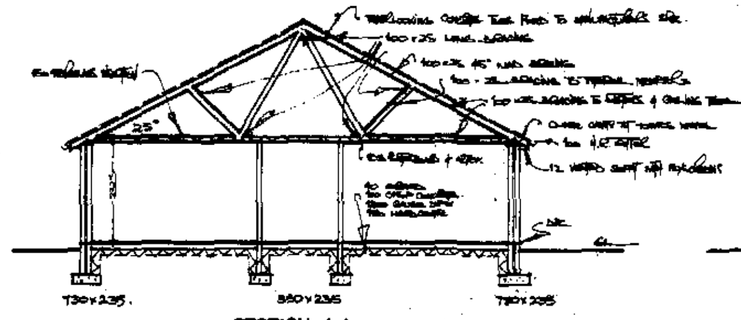
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 1981.



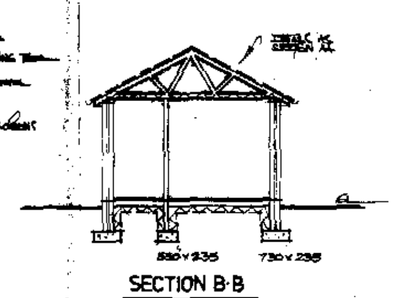
FLOOR PLAN (259)



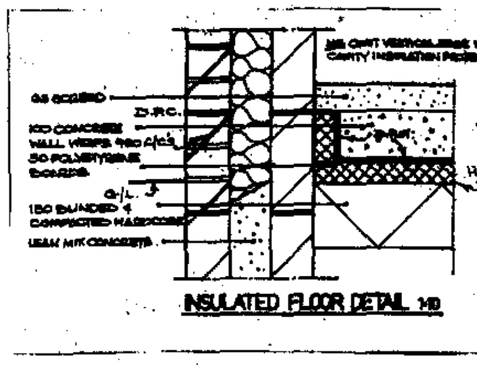
FLOOR PLAN (258)



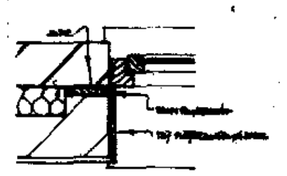
SECTION A-A



SECTION B-B

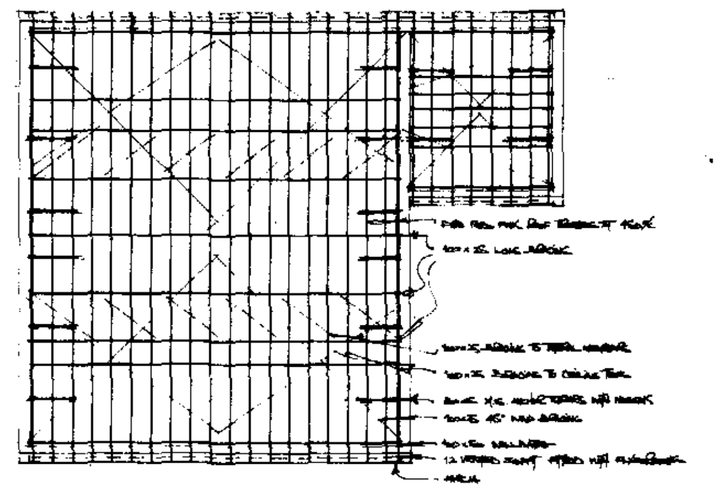


INSULATED FLOOR DETAIL 1:10

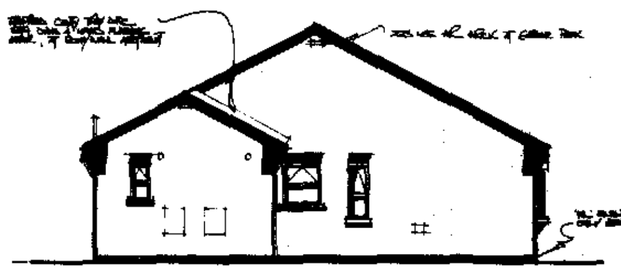


JAMB DETAIL

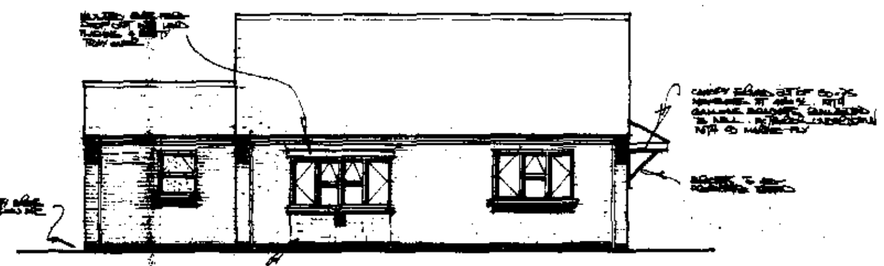
No.	Schedule	259	258	Cert.	Weight
1	CEILLOW	—	—	UL1	21 Tons
2	HW 1525	—	—	UL1	4 Tons
3	HOM 1525	—	—	UL1	1 Tons
4	"	—	—	UL2	"
5	HWD/FD	—	—	UL1	750
6	HP HOM 1525	—	—	UL2	2 Tons
7	HW 2040	2	2	UL2	1 Tons
8	"	1	1	UL2	"
9	HW 2040 DO	—	—	UL2	2 Tons
10	RWD 1525 FT	—	—	UL1	1 Tons
11	HW 2040 DO	—	—	UL2	2 Tons
12	—	—	—	REM	750
13	—	—	—	REM	"



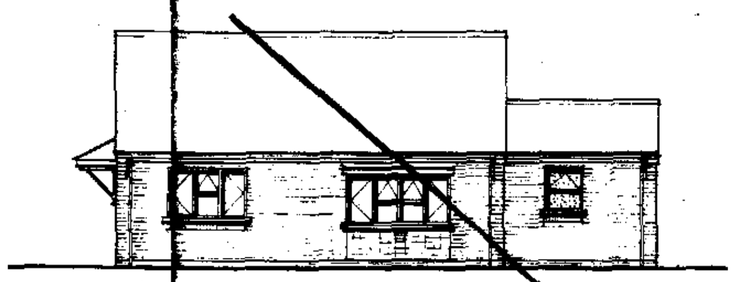
ROOF PLAN



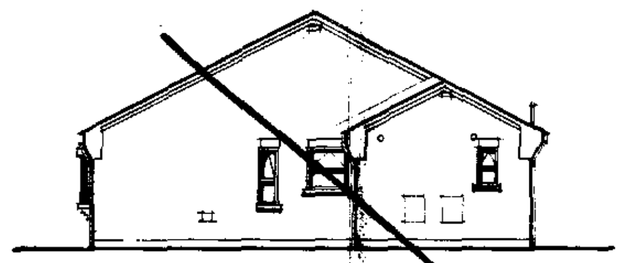
SIDE ELEVATION



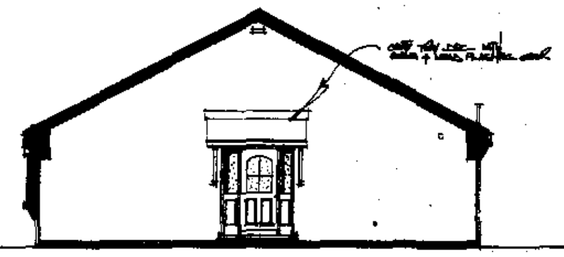
FRONT ELEVATION



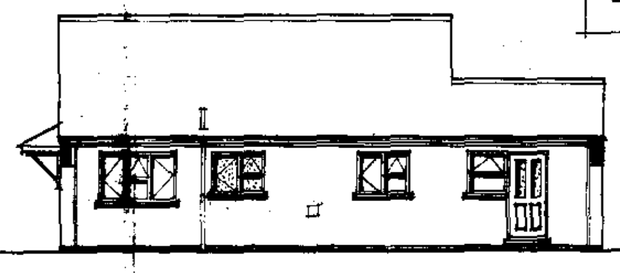
FRONT ELEVATION



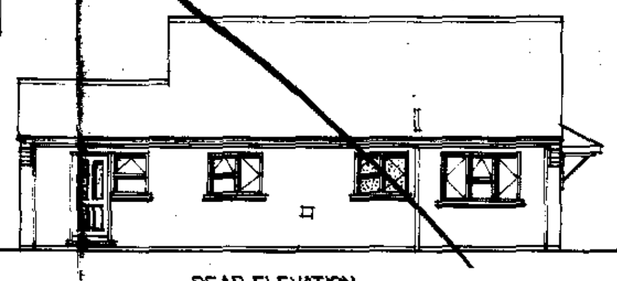
SIDE ELEVATION



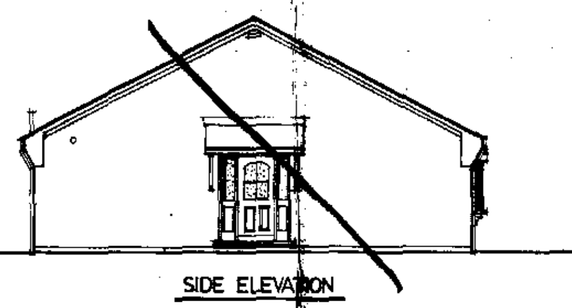
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

AMENDED PLAN
Rel. 1/1

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF. 1096/93

All dimensions in millimetres

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

PROJECT:
SUSSEX TYPE BUNGALOW.

DRAWINGS:
PARK LANE HOLBEACH
PLOT 3

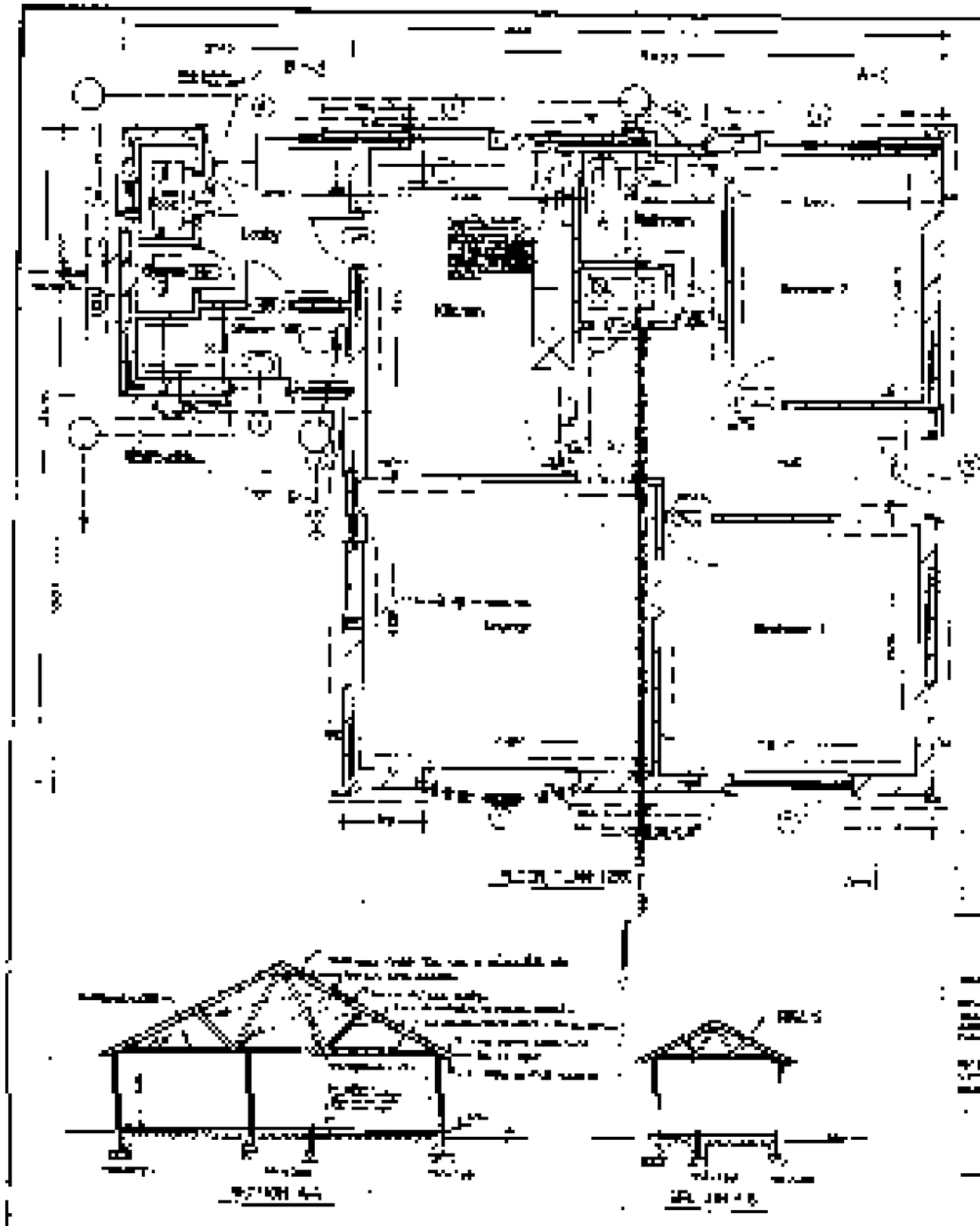
SCALES 1:50 1:100

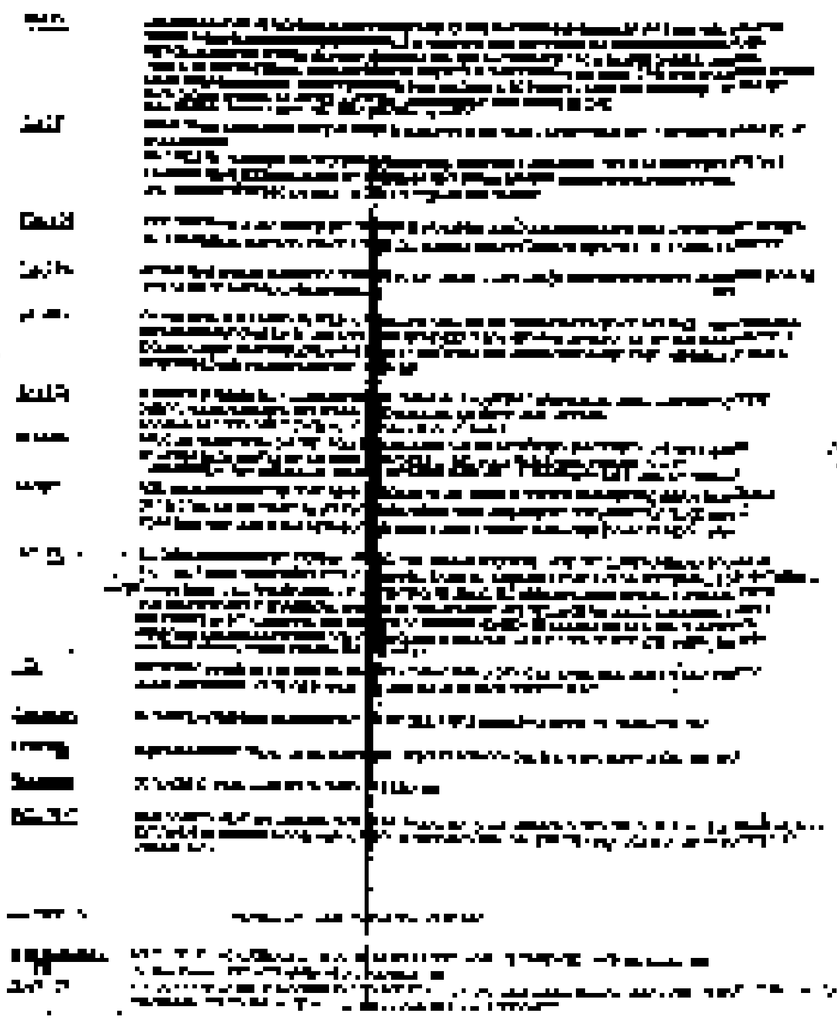
DESIGN/PLAN No. 258/9.

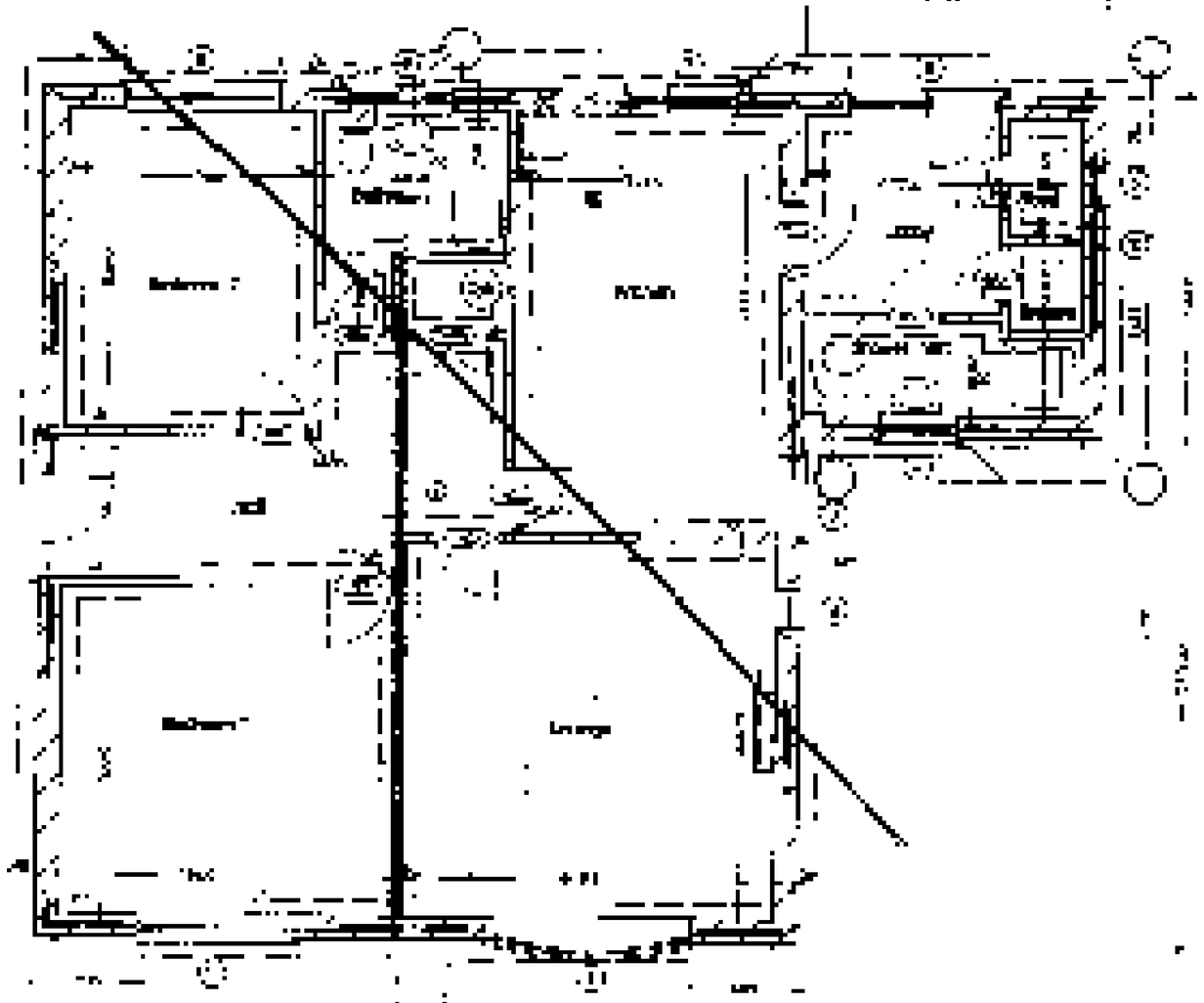
DATE DEC 92 HTA.

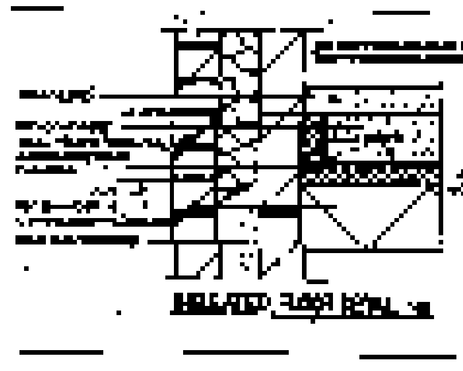
DRAWN R.W + D.K.B.

H09/1096/93.

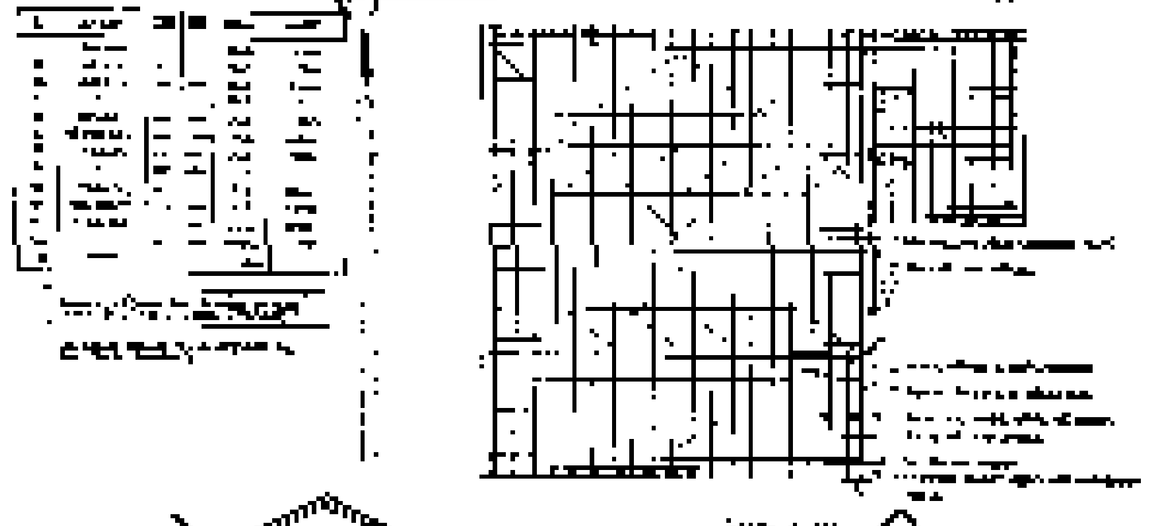

Lobby
Kitchen
Bedroom 2
Lounge
Bedroom 1




Bedroom 2
Kitchen
Bedroom 1
Lounge

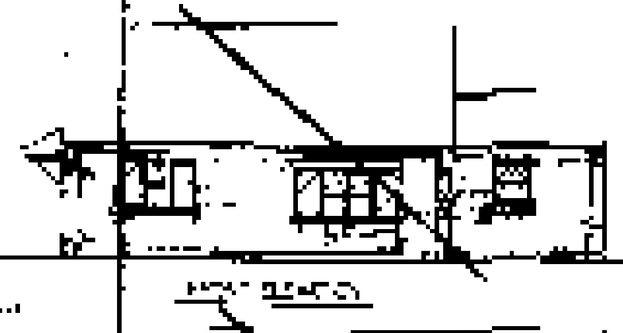






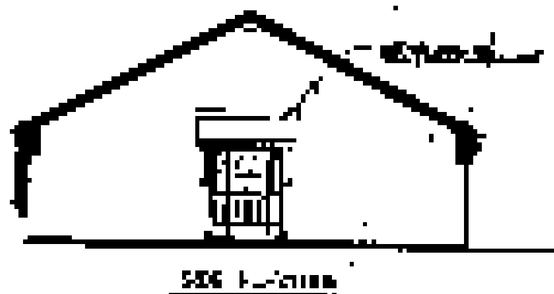


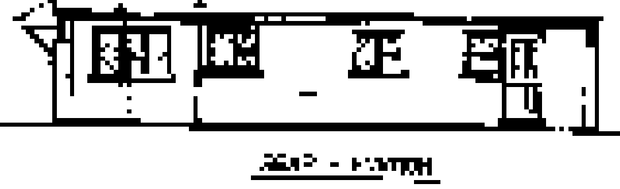




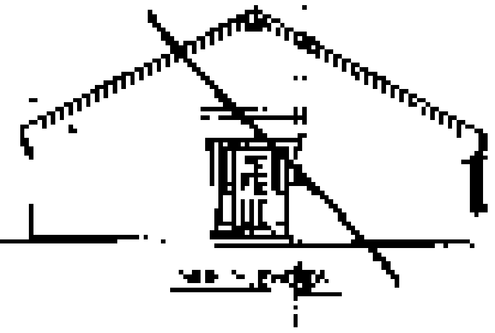


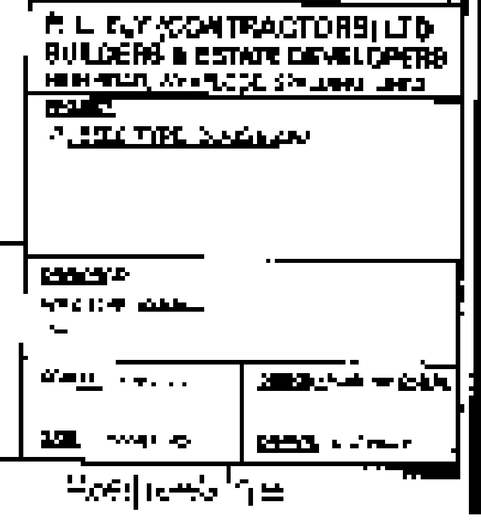

AMENDED PLAN

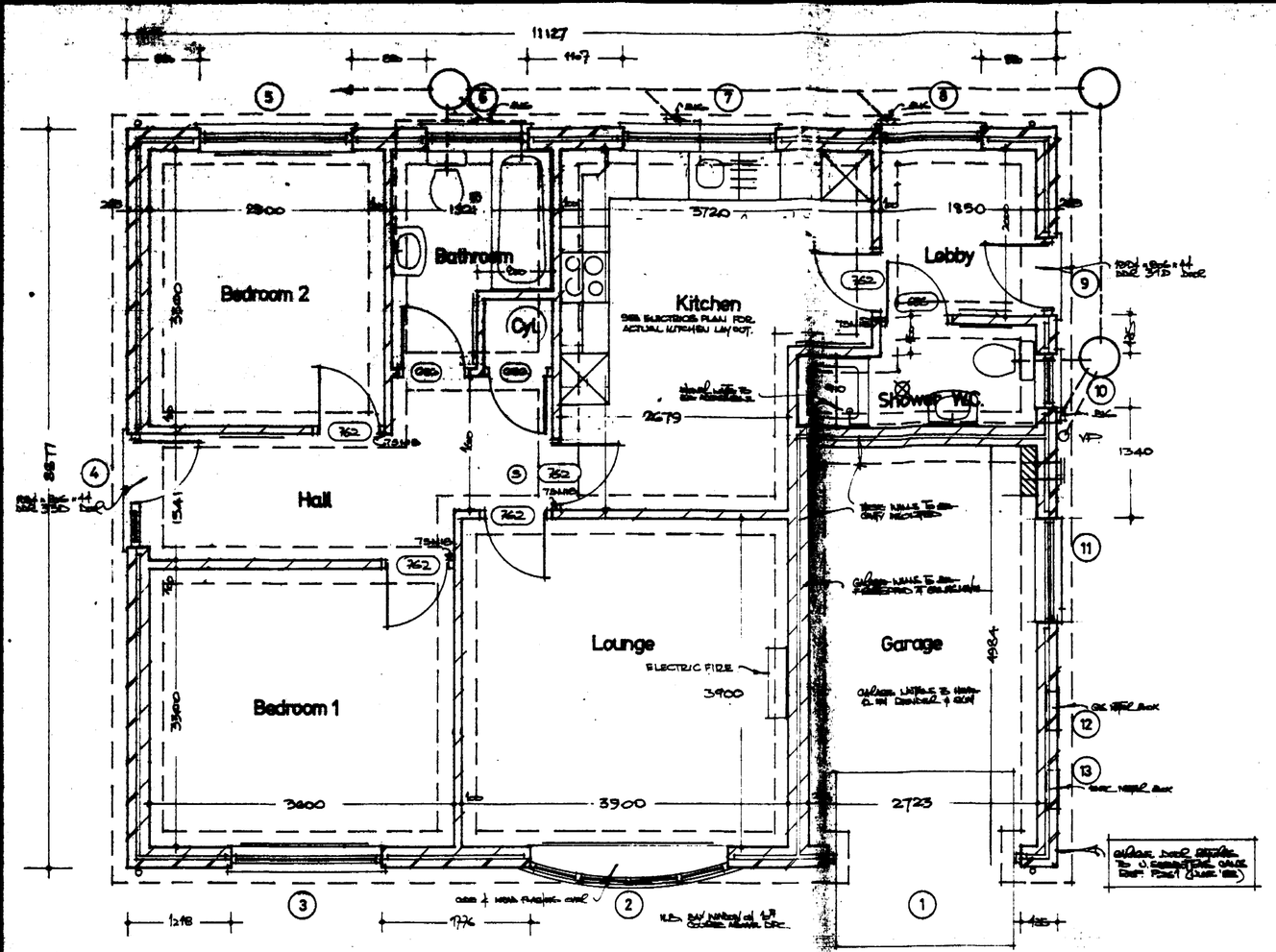




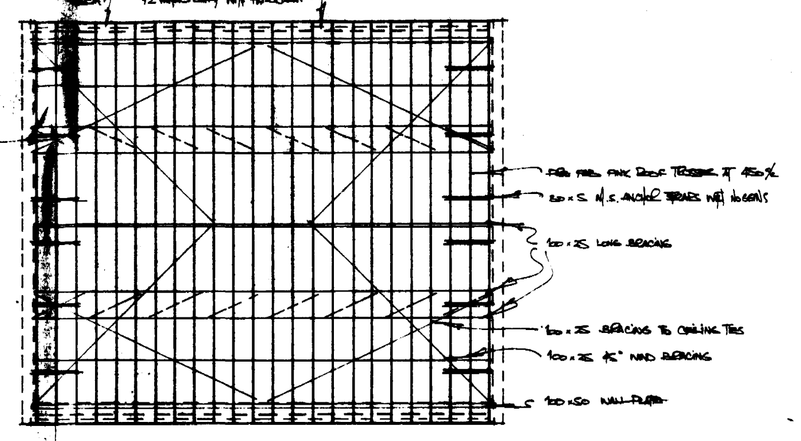


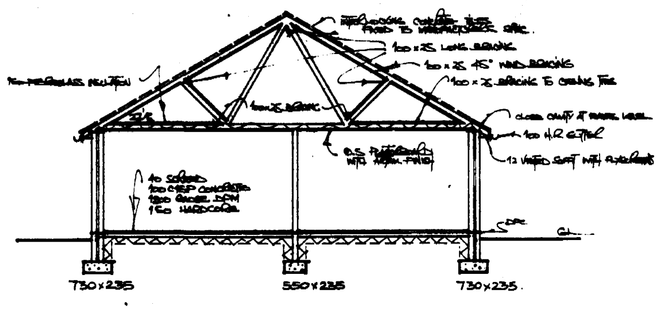



P. L. R.V. CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS



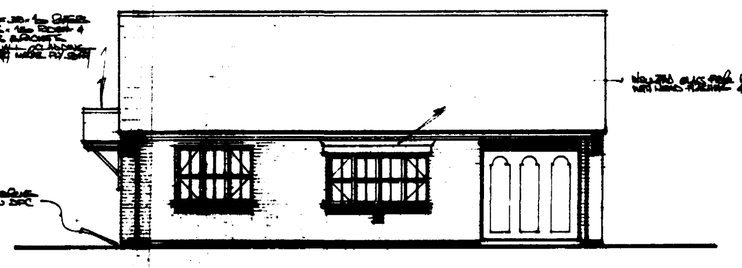
FLOOR PLAN (255)

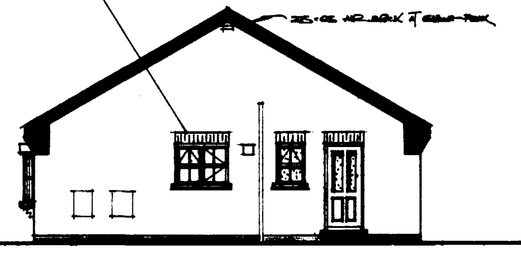




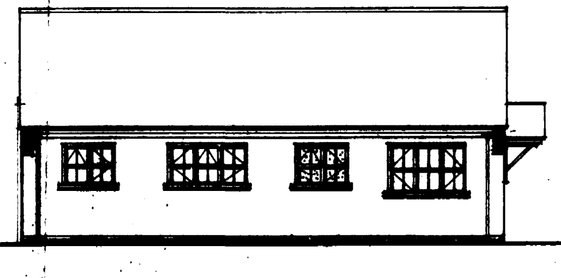


SIDE ELEVATION





SIDE ELEVATION



REAR ELEVATION

DESIGN No 255

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

HEATING

WASTES

DRAINS

I.Cs.

SOAKAWAYS

DRIVEWAY

FOOTWAYS

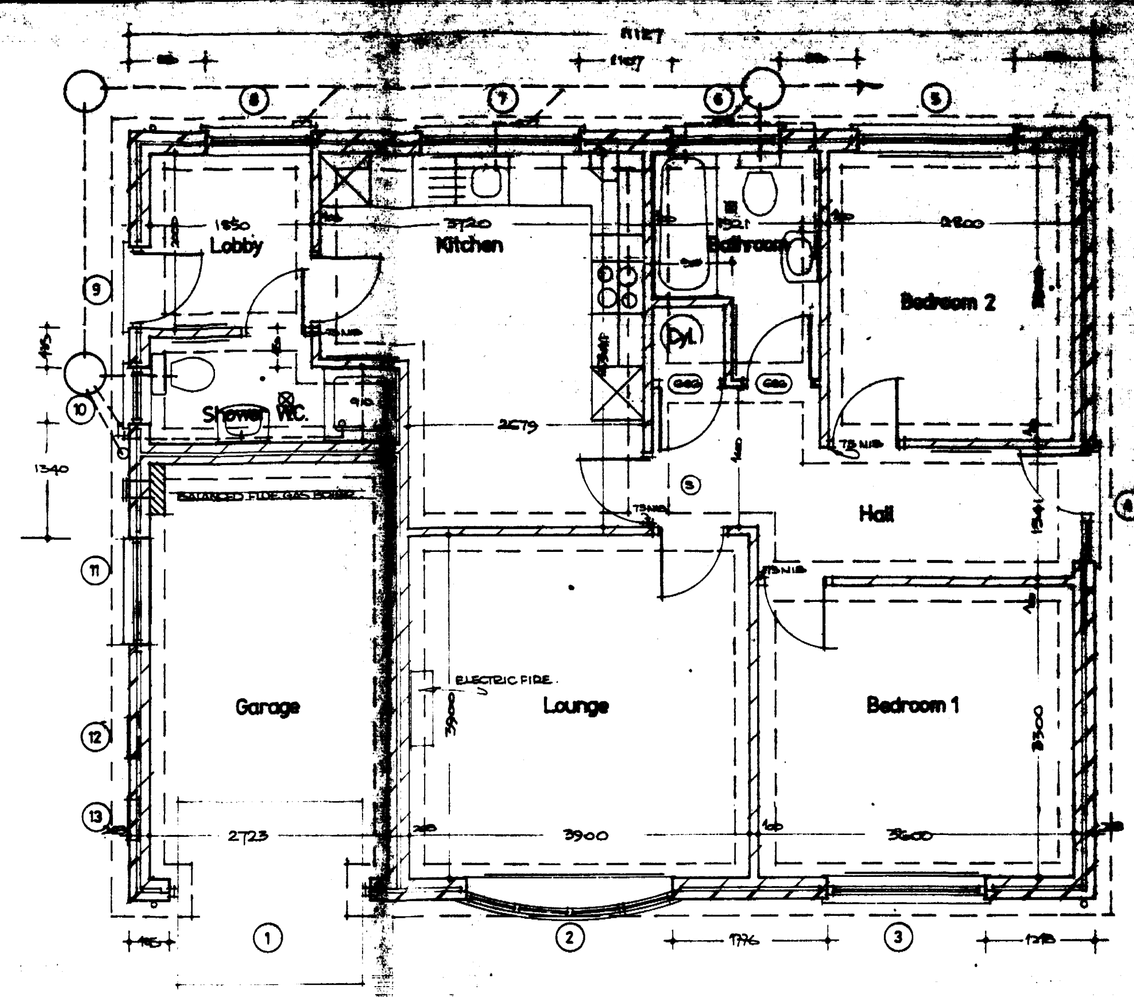
MECH VENT

F&U DETAILS

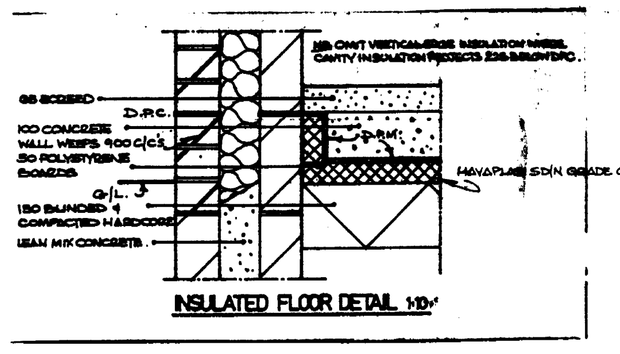
SMOKE ALARMS

GLAZING

PROVIDES 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 (254)



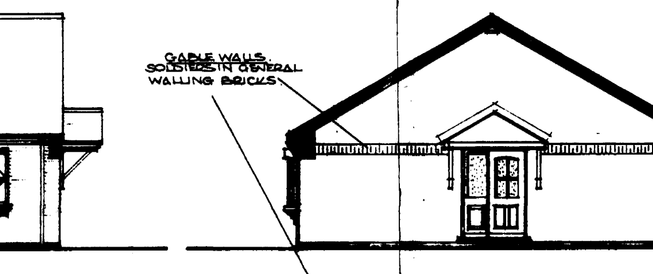
INSULATED FLOOR DETAIL 1:10

JAMB DETAIL

No.	Quantity	255	254	Lintel	Length
1	UP Joists	—	—	UL2	3720
2	Ceiling Joists	—	—	UL2	"
3	Purlins	—	—	UL2	3900
4	Rafters	36	36	UL1	2450
5	Ridge Board	2	2	UL2	3900
6	Collar Ties	18	18	UL2	2450
7	Binders	2	—	UL2	3720
8	Ceiling Joists	18	18	UL2	2450
9	Joists	—	—	UL1	1950
10	Ceiling Joists	18	18	UL1	2450
11	Rafters	18	18	UL1	2450
12	—	—	—	NIL	3900
13	—	—	—	NIL	3900

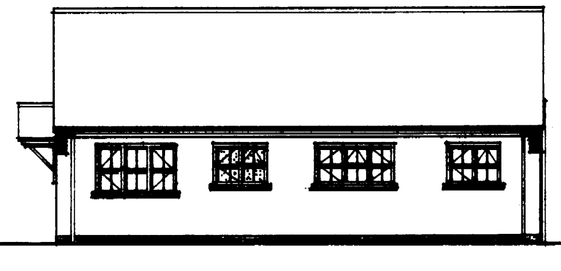
CAVITY CLOSURE ABV TO BE CRAB/C142/C142 (PAPER)/C172 (PAPER)/C192C

ALL LINTELS METHVEN OR MANUFACTURERS EQUAL (UNLESS NOTED OTHERWISE)



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DESIGN No 254

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF ..H09/1096/93
AMENDED PLAN
NOT ACCEPTABLE IN WILLINGHAM

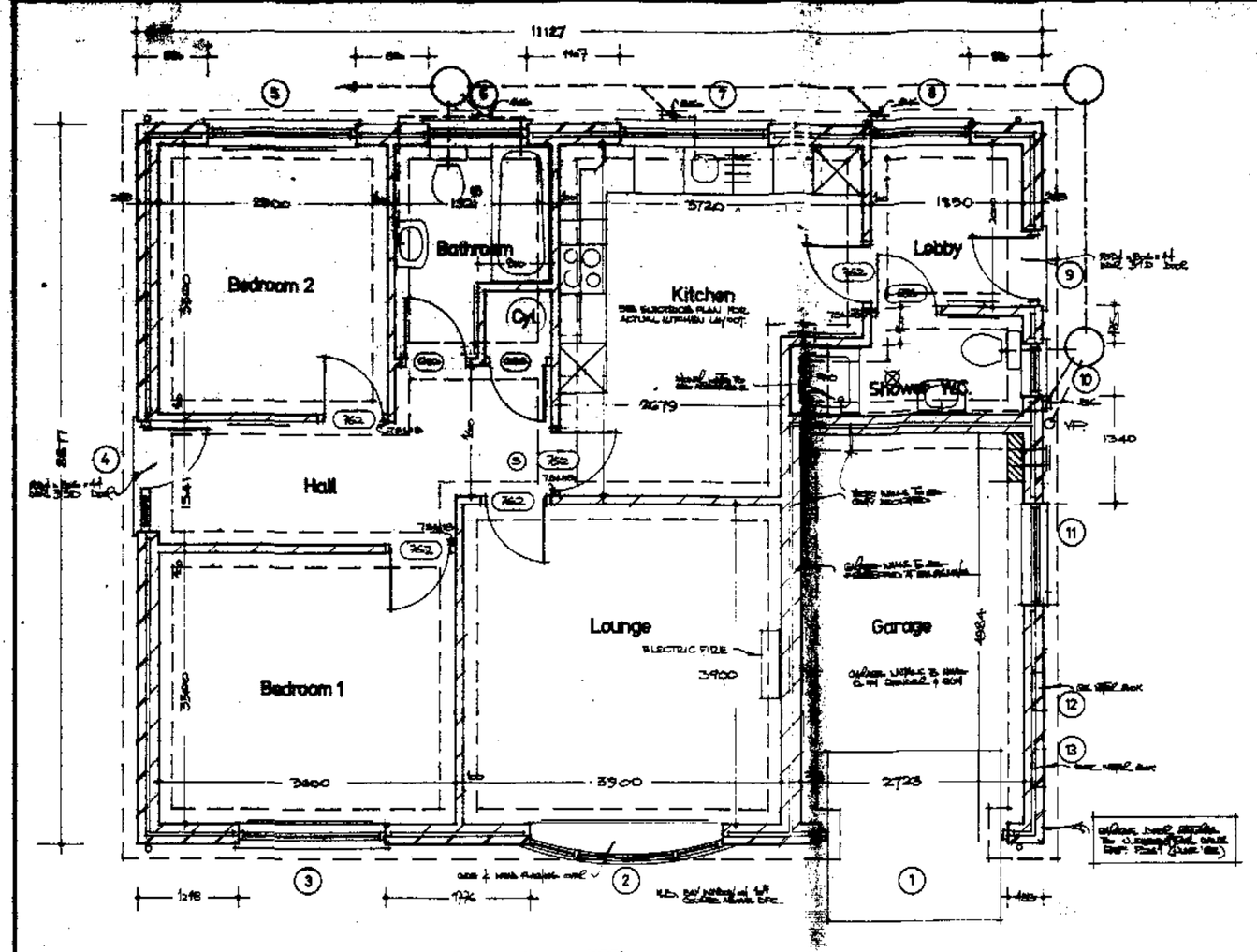
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT:
ESSEX TYPE BUNGALOW.

DRAWINGS:
PARK LANE HOLBEACH
PLOTS: 4, 8, 12.

SCALES: 1:50 + 1:100
DATE: Nov '93
DESIGN/PLAN No: 255/254
DRAWN:

H09/1096/93



FLOOR PLAN (255)

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

HEATING

WASTES

DRAINS

I.Cs.

CONSERVRS

CRAZYWAY

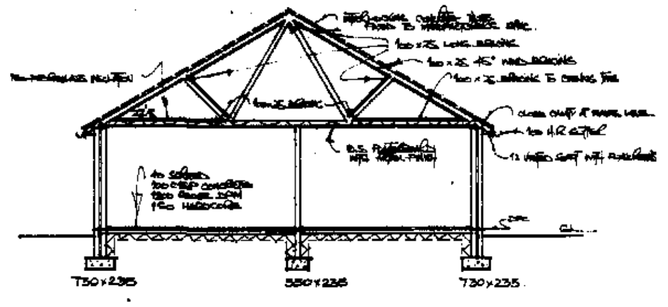
FOOTPATHS

MECH VENT

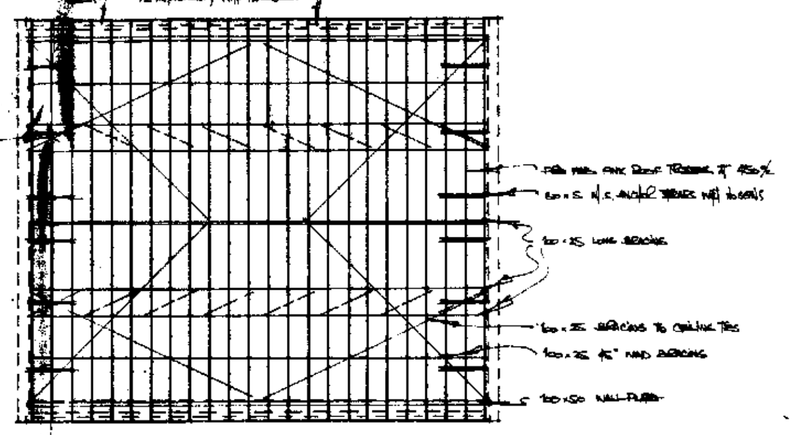
FAU DETAILS

SMOKE ALARMS

GLAZING



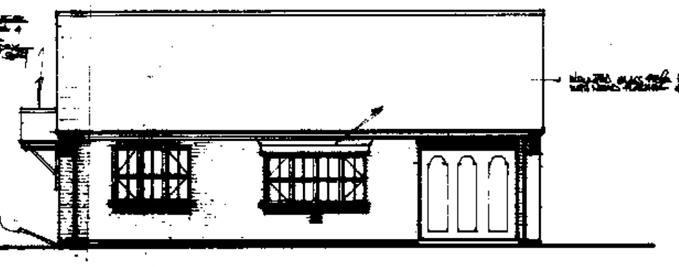
SECTION



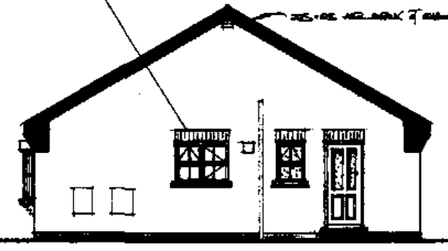
ROOF PLAN



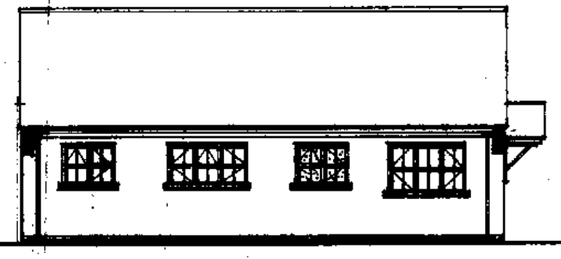
SIDE ELEVATION



FRONT ELEVATION

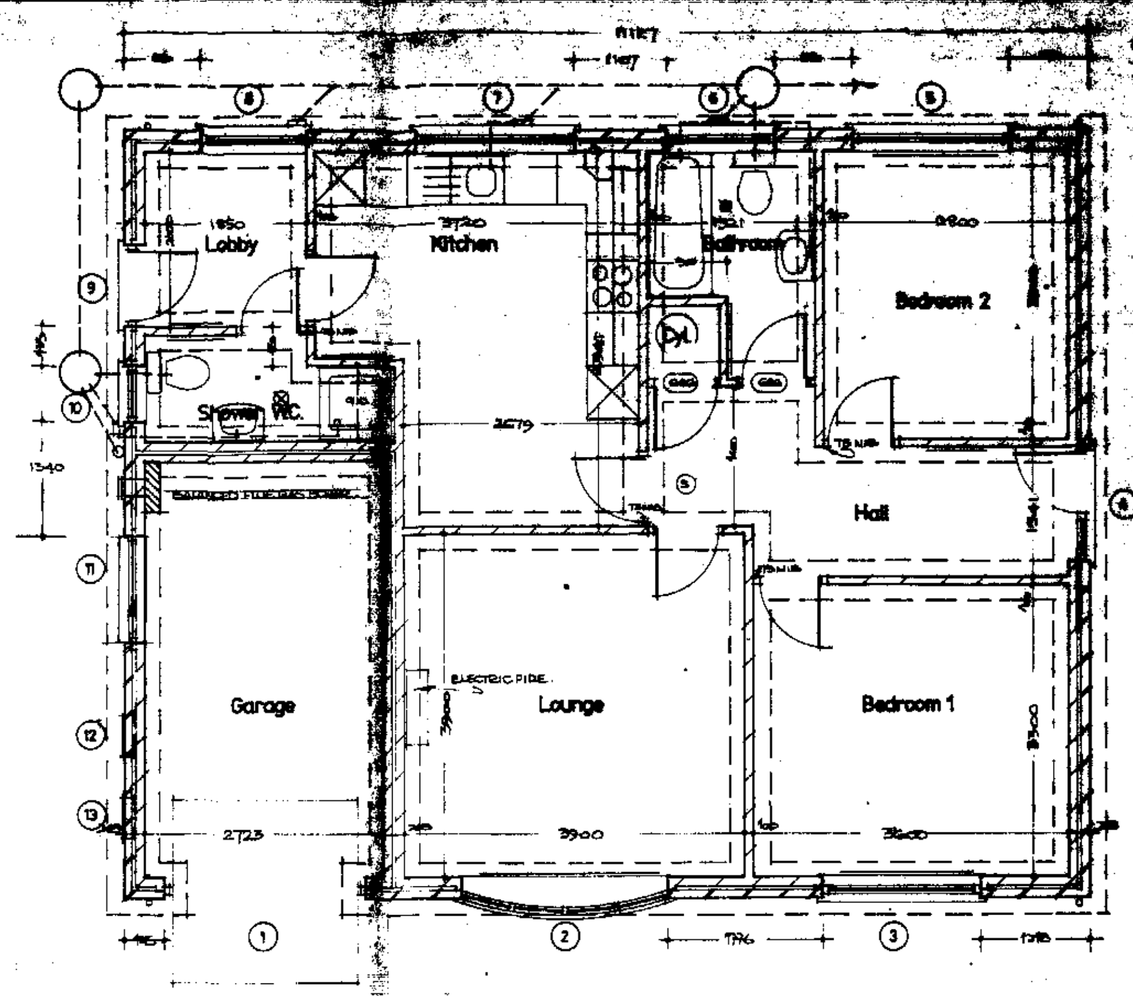


SIDE ELEVATION

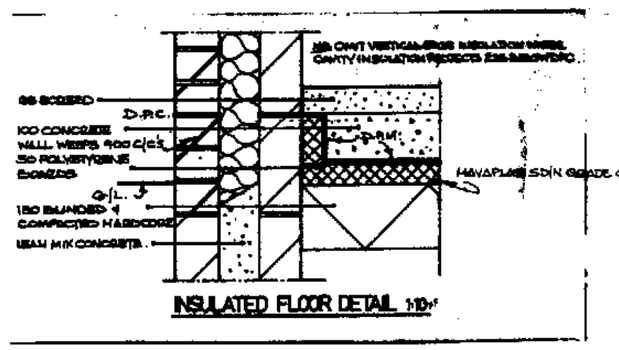


REAR ELEVATION

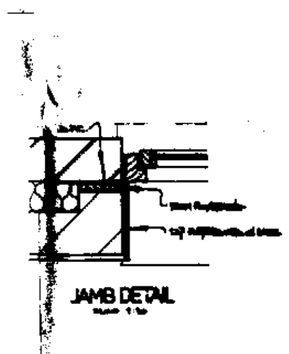
DESIGN No 255



FLOOR PLAN (254)

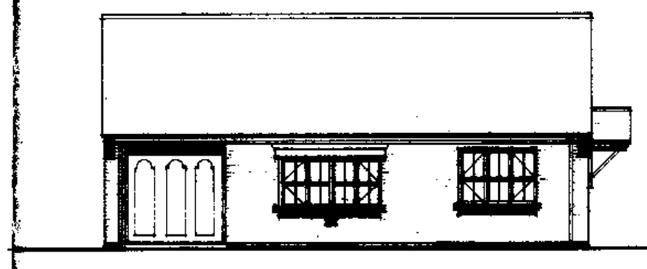


INSULATED FLOOR DETAIL



JAMB DETAIL

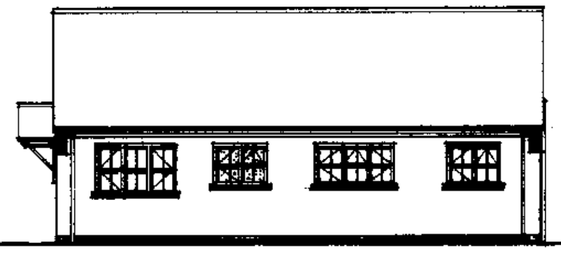
No		255	254		
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



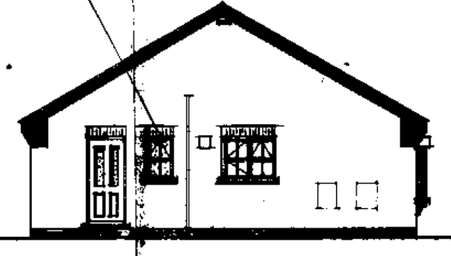
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DESIGN No 254

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF ...

AMENDED PLAN

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

PROJECT:
ESSEX TYPE BUNGALOW.

DRAWINGS:
PARK LANE HOLBEACH
PLOTS: 4, 8, 12.

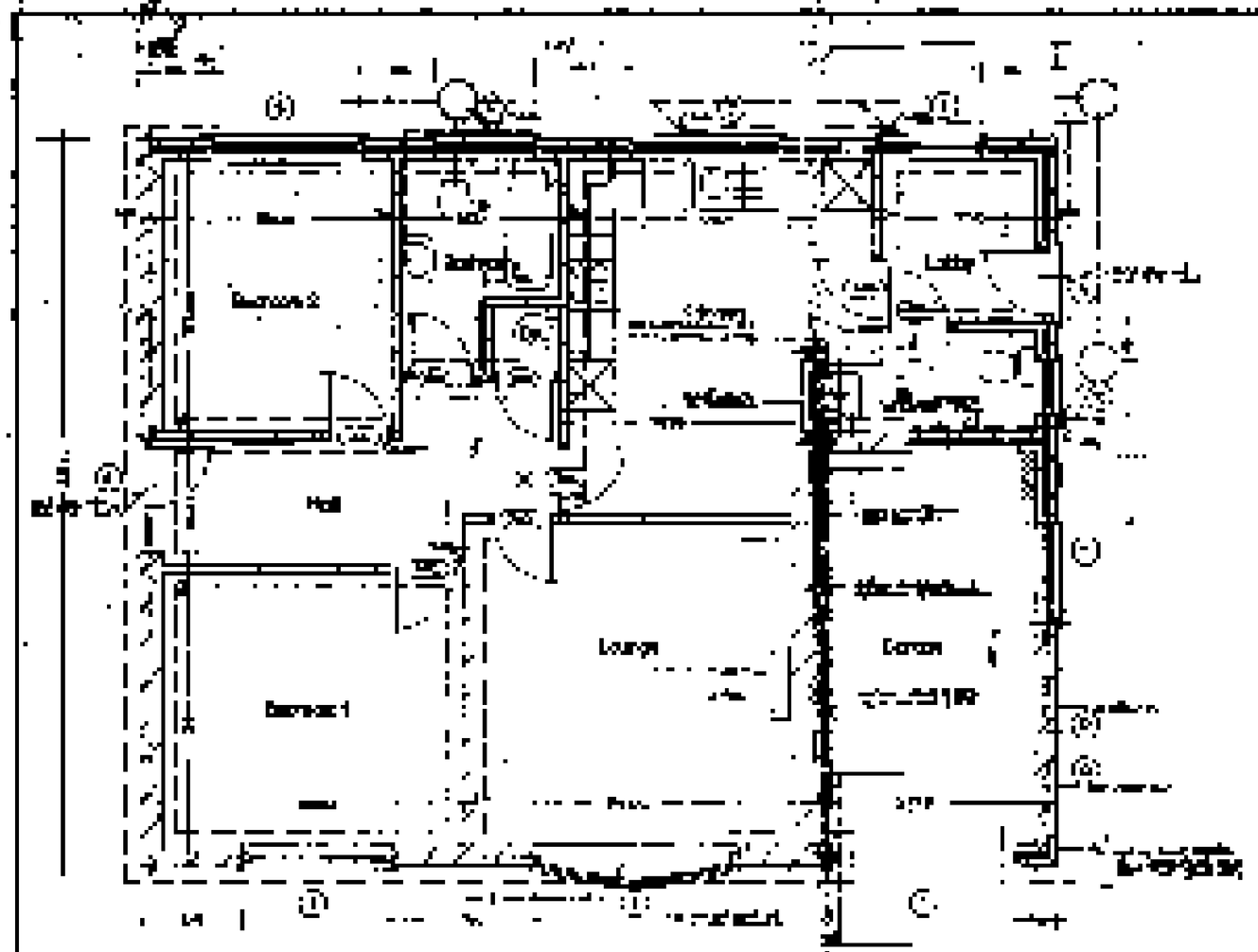
SCALES: 1:50 + 1:100

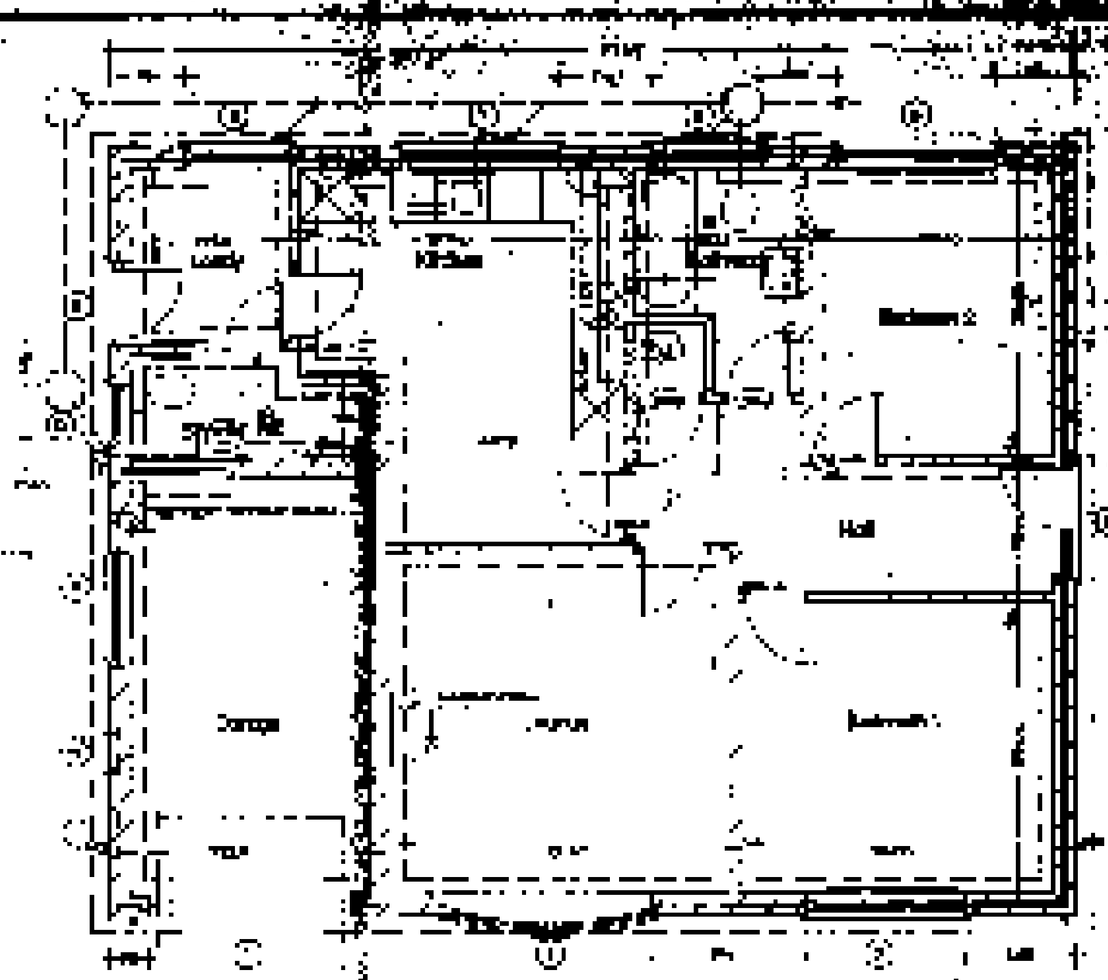
DATE: Nov '93

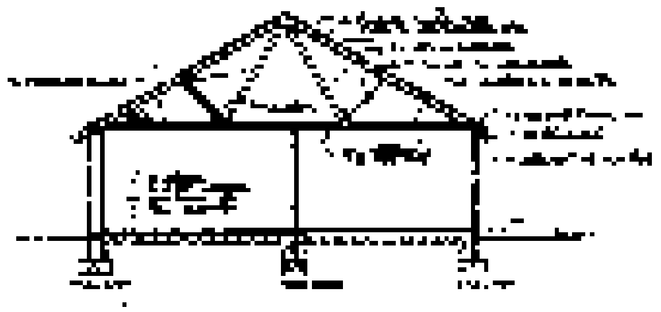
DESIGN/PLAN No:

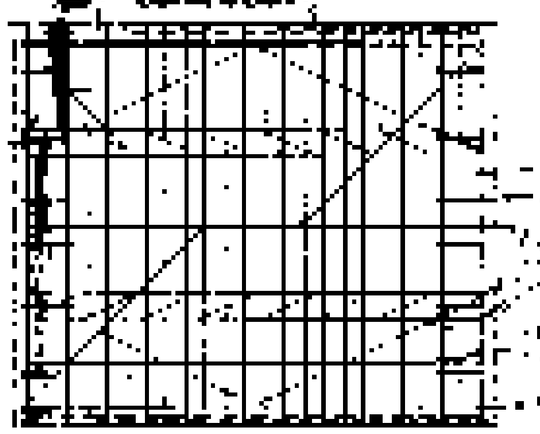
DRAWN:

H09/1096/93

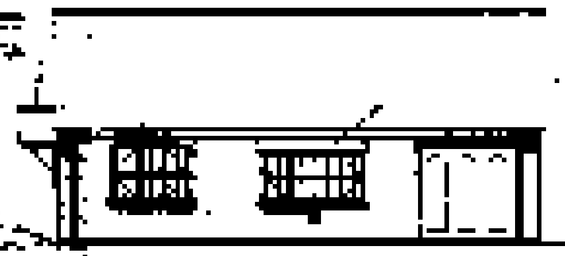




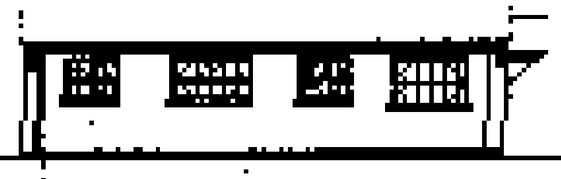






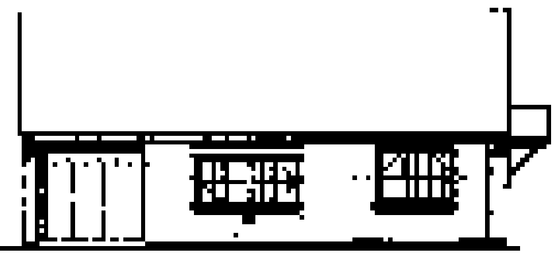




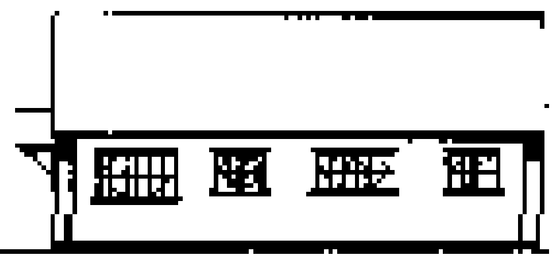




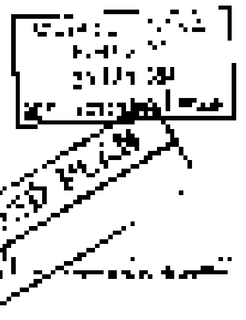




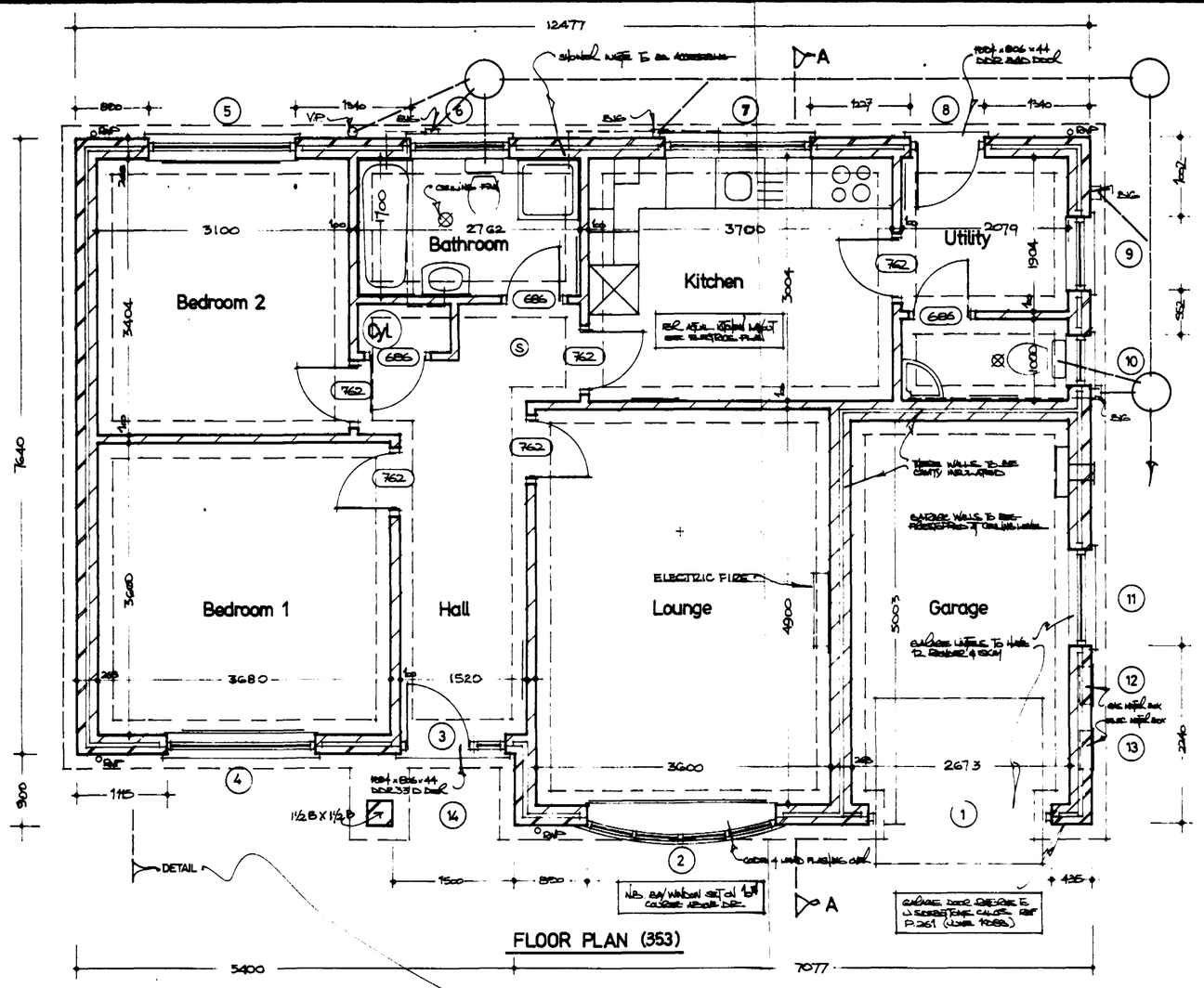








P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS



SCHEDULE

No.	Journey	353	352	Level	Length
1	OF766 NB	—	—	OL2	2700
2	CM6 BW	—	—	OL2	2700
3	PR1737	—	—	OL2	1650
4	H3601.00(SE)	—	—	OL2	2100
5	H3610.00(SE)	—	—	OL2	2100
6	H2600(SE)	OPP	OP	OL2	1500
7	H2600(SE)	—	—	OL2	2100
8	PR38	—	—	OL2	1200
9	H2M 600(SE)	—	—	OL1	1350
10	H1400(SE)	—	—	OL1	1650
11	H2600(SE)	OPP	OP	OL1	1500
12	—	—	—	NBL	750
13	—	—	—	NBL	750
14	——	—	—	OL2	1800

SHALLOW GRILLAR BAY TO BE CR145
H1130(SE)/H1400(SE)/H1430(SE)/H1436(SE)

ALL LINTELS INSTALLED TO MANUFACTURERS DETAIL AND TO BUILDING REGULATIONS

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 FACING BRICKS CAVITY INSULATED WITH C. SHELL POLYSTYRENE BONDED BCA DE HINED LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY WALLS TO BOUNDARY WITH B.S. GMS 1978 WITH MAX SPACINGS 600 HORIZONTALLY AND VERTICALLY & EVERY 225 AT JAMBS. ALL INTERNAL LOAD BEARING WALLS 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 12MM FINISH. D.P.C.s TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEHIND CONTINUOUS RUNS D.P.M. FULL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT EDGES & OPENINGS CEMENT MORTAR JOINTS LEVEL TO ANCHOR THERMAL BLOCKING ALL BLOCKS BELOW D.P.C. TO BE MIN 7 N/mm² QUALITY

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75MM LAP LAID ON 25 KER TEXTILOID 25 KER TREATED S.W. BATTENS ON TRUSS AT ROOFING FELT LAPPED 150 MM IN EACH DIRECTION
300 INTICH PRE-PLASTICIZED 'PINK' ROOF TRUSSES AT 600 CENTRES STRAPPED AT VERGES & CEILING LEVEL AT MAX 1800 CENTRES WITH 30X5 N.S. ANCHOR STRAPS OVER SMALL PLATES. ROOF ALL AS DESIGN CONSTRUCTED TO B.S. 5268 PT 3 TIMBER UPVC. GUTTERING & DOWNPIPES TO BE INSTALLED TO MANUFACTURERS DETAILS & TO BE COMPLETE

FOUNDS STRIP FOUNDATIONS OF C15P CONCRETE (OR C20P WHERE REINFORCEMENT USED) 750 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.W.D.C. BUILDING INSPECTOR

F. OORS GROUND FLOOR TO BE 150 SANDICEMENT SCREED ON 150 C15P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON 100 TO 150 BLINDED & COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5 PT5 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDING THROUGHOUT. GARAGE CEILINGS LIMITED TO BE LINED WITH 2 LAYERS OF 9.5 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FRENSTRO B & P STANDARD RANGE ALUMINIUM. CASEMENTS AS SCHEDULE WITH VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT CLOAKS) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA
ALL WINDOWS DOUBLE GLAZED WITH PILKINGTONS 'E' GLASS

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 & BS 5 ALL FLUES TO HAVE EFFICIENT DAMPERS
THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDERS, AS ACCORD WITH SEC L SECTION 2

WASTES BATH, SINK & BASIN WASTES TO BE 32 ALL TO HAVE 75 DEEPSEAL TRAPS & ACCESS EYES 1.5m EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000MM BASINS & 1700/32 WASTES. ROOM DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DUMBELL CAGES AT TERMINALS MIN 900 ABOVE WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100DIAM. APPROVED P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (1/80, 1 IN 40 OR 1 IN 100) & WHERE PASSING UNDER EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MITRE BAL. ALL PIPES OF UNEQUALLY TO HAVE INSPECTION EYES AT EACH CHANGE OF DIRECTION & DRAINAGE RUNS NOT UNDER A DRIVE & UNDER LESS THAN 600 COVER PIPES TO BE PROTECTED BY HAUNCHING OR CRADLE, BED & SURROUND. RUNS NOT UNDER A DRIVE & UNDER LESS THAN 900 COVER PIPES TO BE REINFORCED OR CONCRETE BEDDED & SURROUND. RUNS NOT UNDER A DRIVE & UNDER LESS THAN 600 COVER PIPES TO BE REINFORCED OR CONCRETE BEDDED ABOVE NOT LESS THAN 75 BELOW. SURFACE WATER DRAINS TO HAVE BOUNDARY EYES AT EACH CHANGE OF DIRECTION. ALL OUTLETS TO BE ACCEPTABLE. MANHOLES TO BE 450 CAP ALL BOUNDARY PIPES WHICH PASS THROUGH EXTERNAL WALLS

INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. CIRCLE OF COURSES USED GENERALLY & CIRCLE & SQUARE IN A BRICK SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1m³ 600 DIAM. BUBBLE SOAKAWAYS SITED MIN 5m FROM ANY BUILDING

DRIVEWAY 50/8 CLINKER/WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

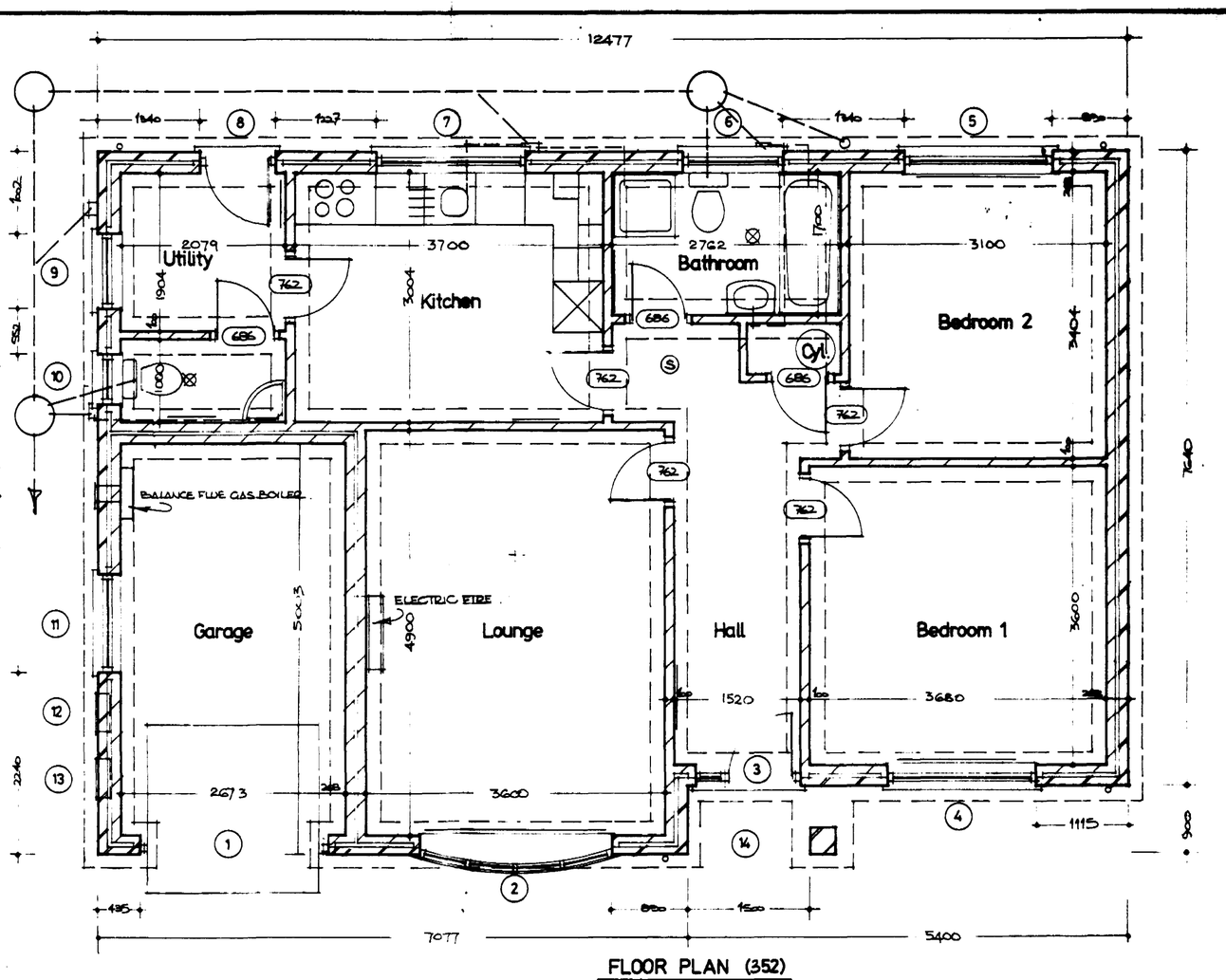
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

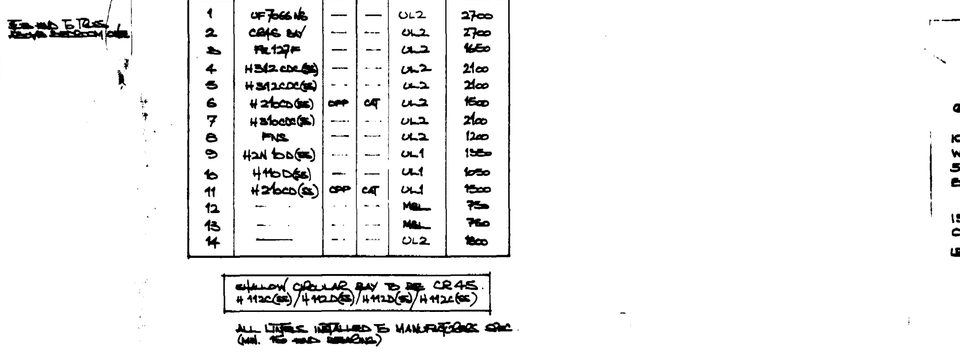
MECH VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN. 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED

FAN DETAILS

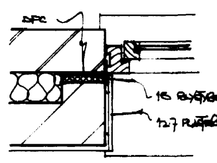
SMOKE ALARMS BATHROOM CMF 240 : W/C : CMF 170.
PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED 4 MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

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

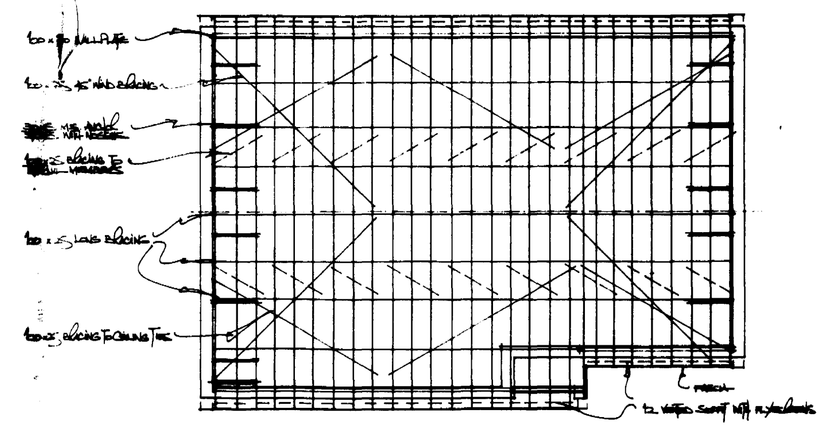


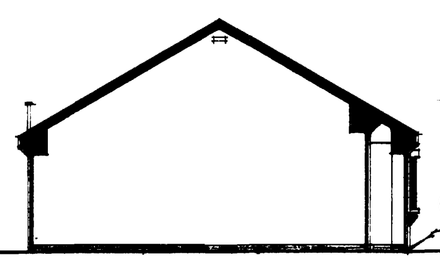


INSULATED FLOOR DETAIL 1:10

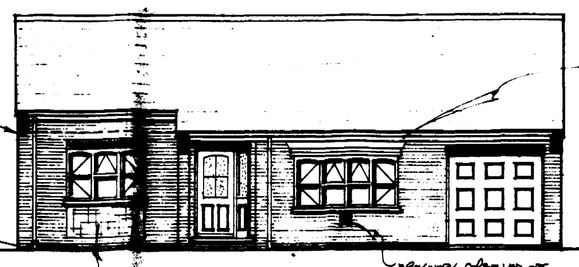


JAMB DETAIL 1/6



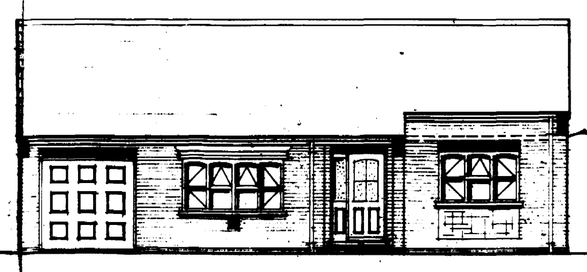


SIDE ELEVATION

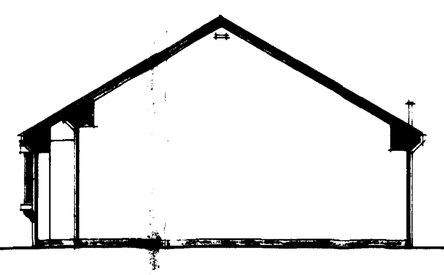


FRONT ELEVATION

ELEVATIONS WITH UNPROTECTED AREAS OF EXTERNAL WALL TO BE MIN 1m FROM BOUNDARY



FRONT ELEVATION



SIDE ELEVATION

ROOF PLAN

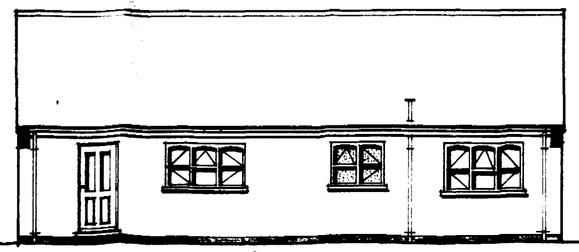
ROOF CONSTRUCTION TO BE AS SIDE PLAN, TYPE

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUN 1994
REF. 1996/93
AMENDED PLAN

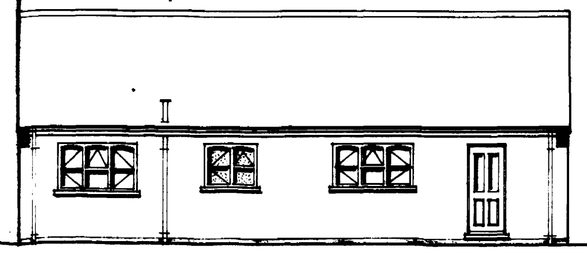
ALL DIMENSIONS IN MILLIMETRES



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

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

PROJECT
SLEAFORD TYPE BUNGALOW.

DRAWINGS
PAUL LANE HOLBEACH.
PLOTS: 5, 9, 11.

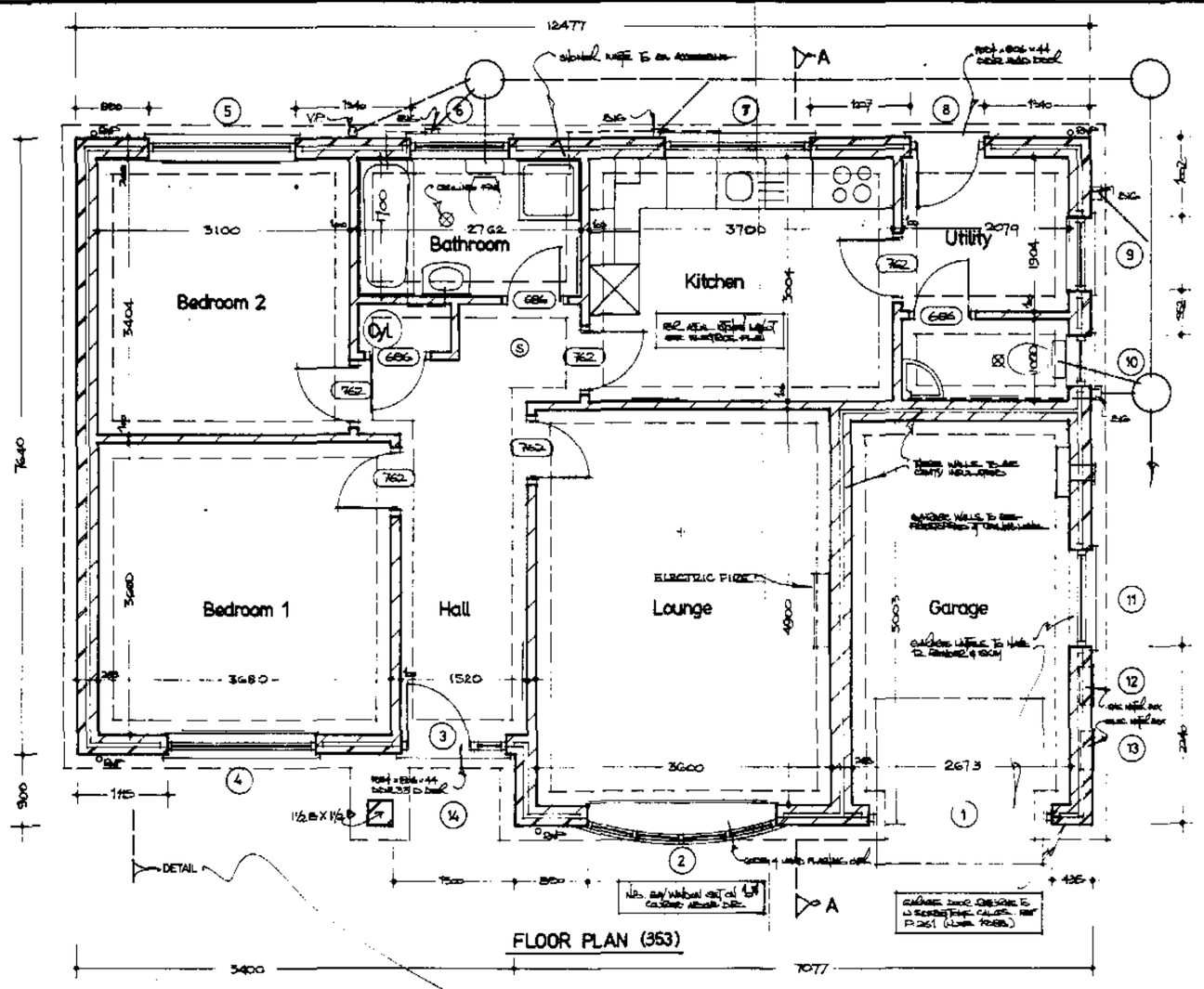
SCALES: 1/50. 1/100.

DESIGN/PLAN No. 352/5

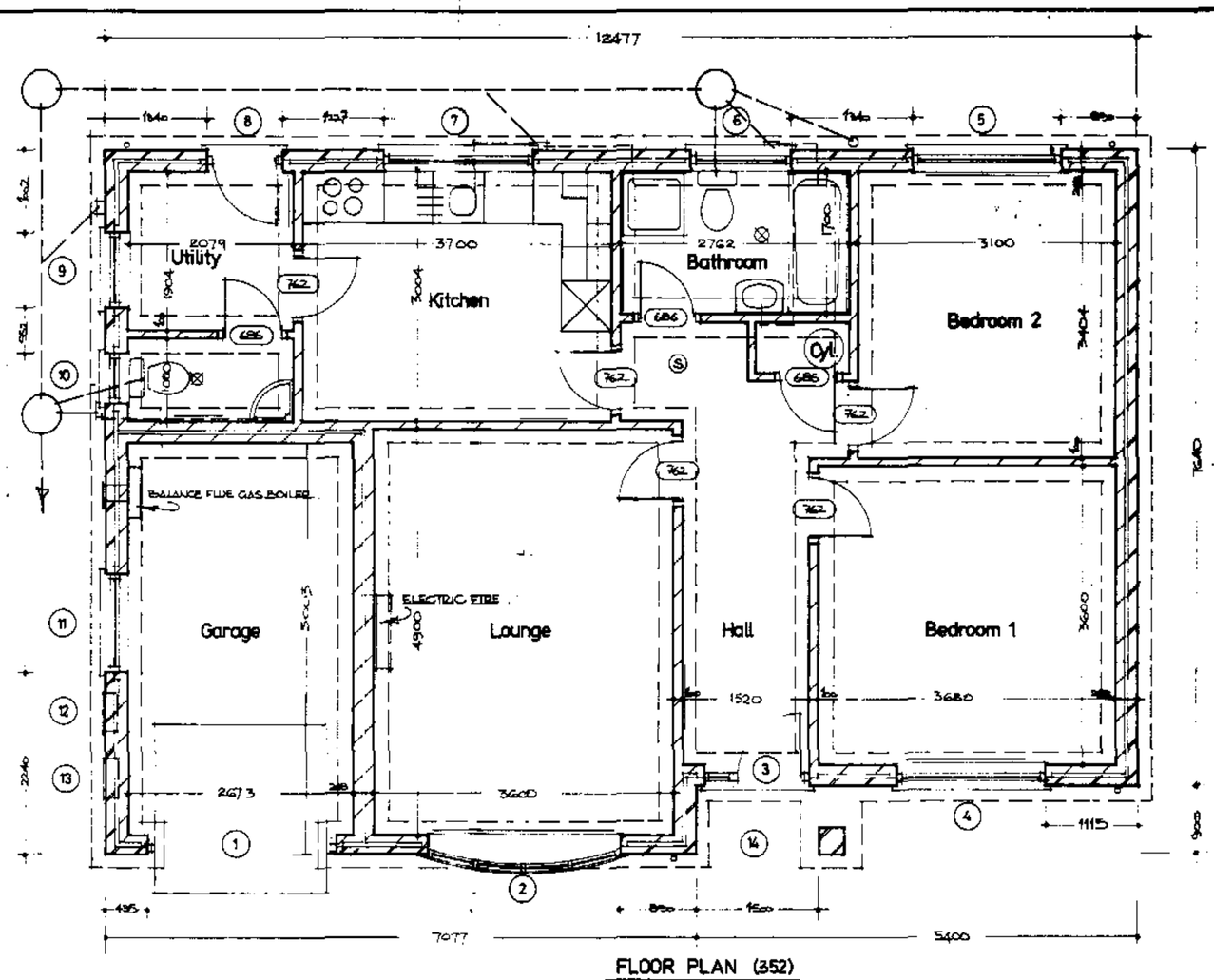
DATE: MAY 1992.

DRAWN:

Hpl1996/93



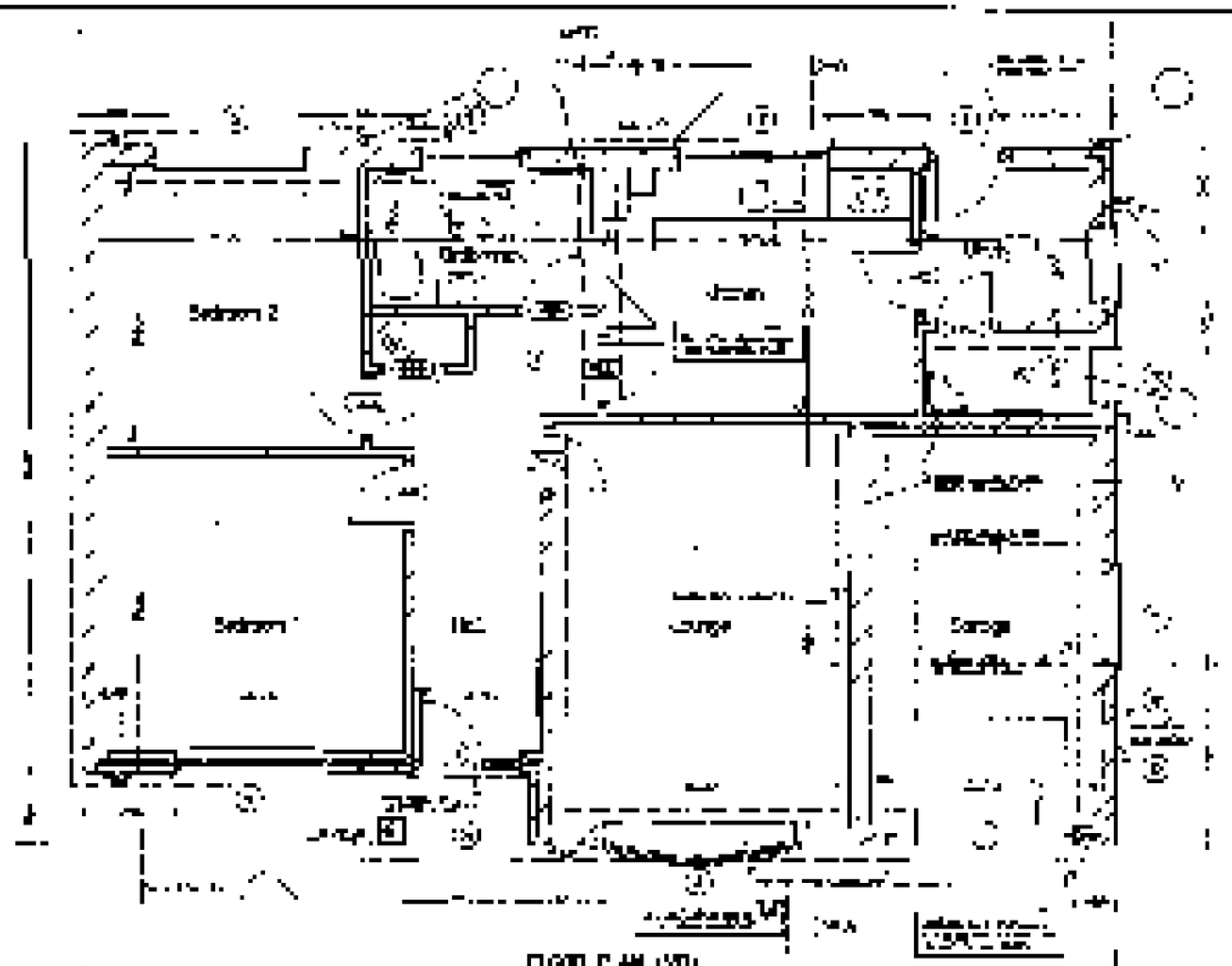
FLOOR PLAN (353)

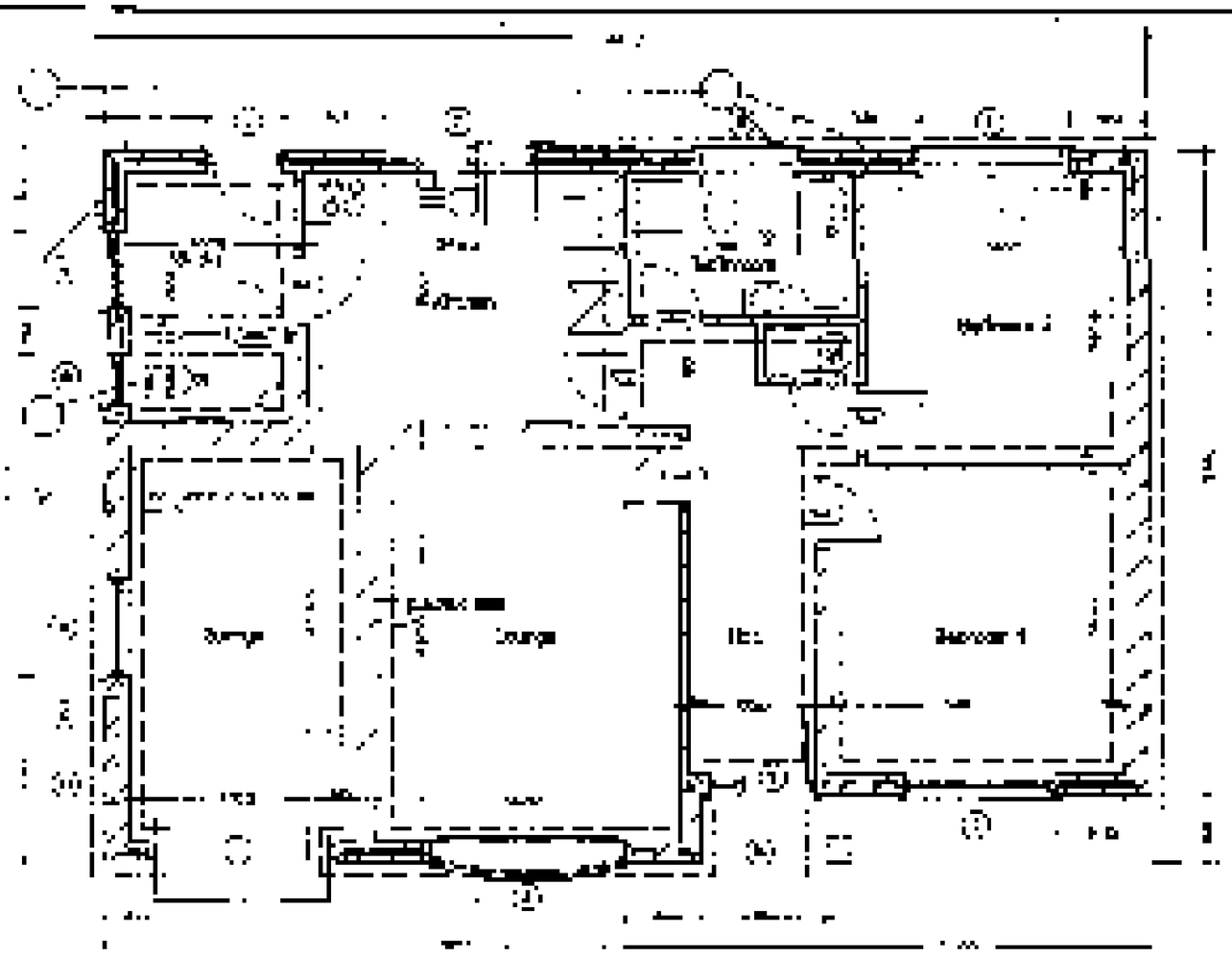


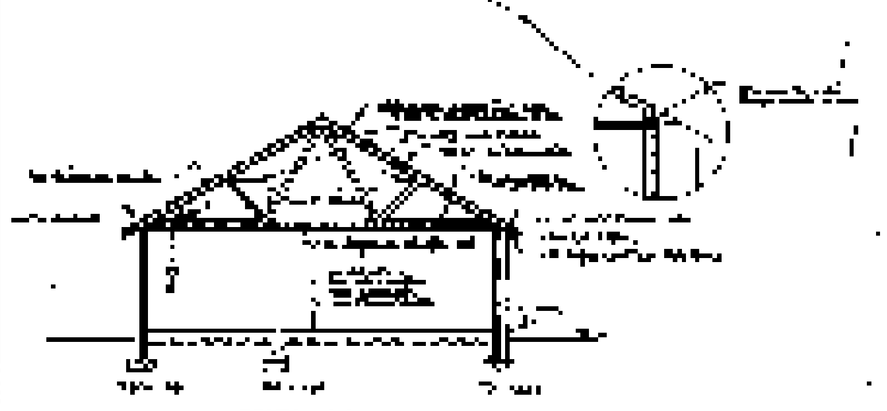
FLOOR PLAN (352)

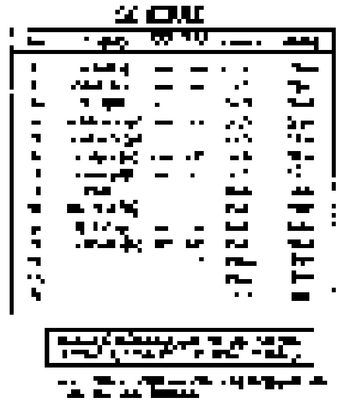
CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 FACING CAVITY BRICKWORK TO BRITISH STANDARD SPECIFICATION IF BONDED BACK TO INNER LEAF TO BE 100 LIGHTING MATERIAL BLOCKS IN MORTAR TO COMPRESSIVE STRENGTH OF NOT LESS THAN 2.5 N/MM² AND TO BRITISH STANDARD SPECIFICATION WITH 5MM FINISH. DPCs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS AND DPC TO BE MIN 150 ABOVE GROUND LEVEL. EXTRA CONTINUOUS COURSE OF D.P.C. WITH LEAD TO BE LAID TO CAVITY CLOSURES AT DETAILED POSITIONS. CAVITY TO BE FILLED WITH CONCRETE TO A LEVEL NOT LESS THAN 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. ANY INSULATED

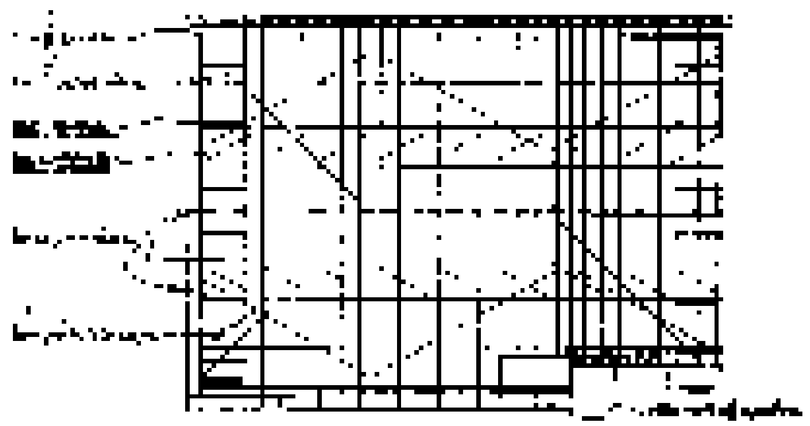








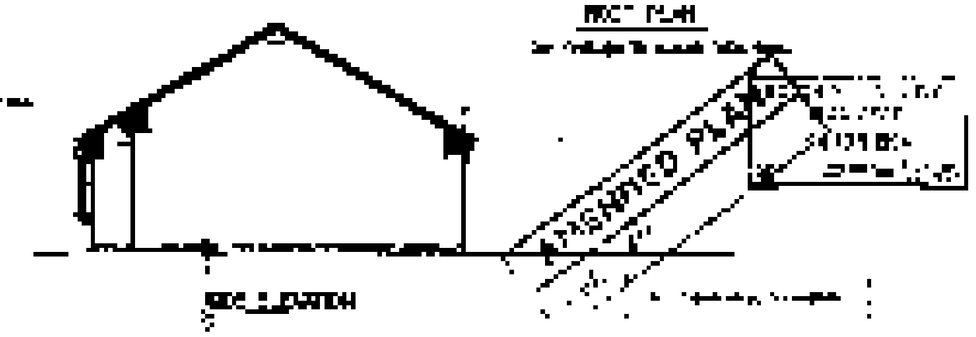




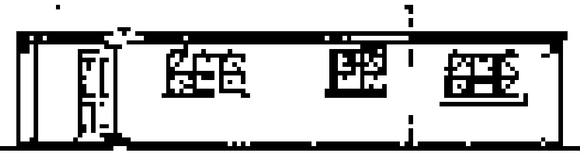


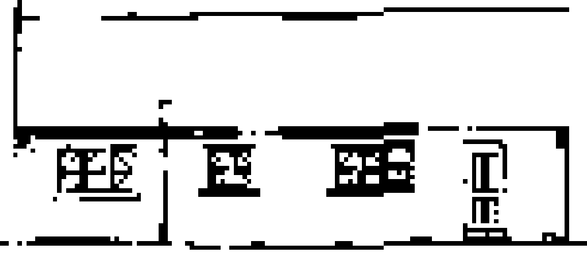






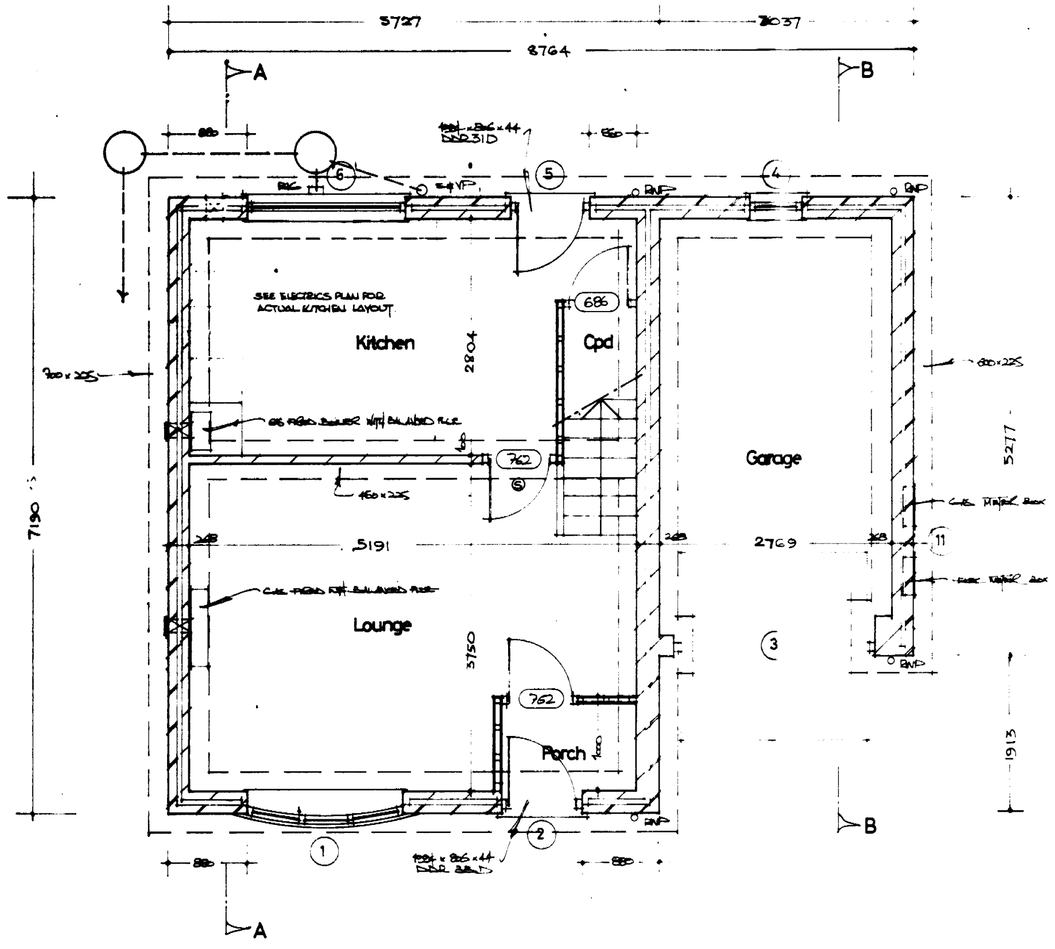








P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

ACT 2 AS THIS

No	DESCRIPTION	TYPE	HEIGHT
1	CR3.5 BW(36)	OL1	2100
2	FIRE	1	1200
3	UP TOGENEL	2S1	2100
4	HSV (36)	OL2	1050
5	FNS	OL1	1200
6	3SOCVC(36)	1	2100
7	HSV (36)	OL2	1050
8	2S1 (36) (GF)	1	1500
9	3S20VC (36)	1	2100
10	2S1 (36) (GF)	1	1500
11		HSV	2/ 750

SHELVES INSTALLED TO MANUFACTURERS SPEC

JAMB DETAIL

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

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 73 FACING BRICKS, CAVITY INSULATED WITH CS SHELL POLYSTYRENE BOARD TIED BEHIND, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 1243 1978 WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY EVERY 22.5 AT JAMBS. ALL BOND AND LONG JAMB 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 SAUNDERS PANEL D.P.C.S 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 JOINTS. USE A MIXTURE OF CEMENT MORTAR COMES LEVEL TO AVOID THE SMALL BRIDGING. ALL BRICKWORK, BUILDING WORK, TO BE TO BRICK AND STONE MASONRY CODE OF PRACTICE BS 5628 PART 3 1985 AND ZONING AS APPROPRIATE TO BE OF EQUIVALENT STRENGTH. POINTED & GROOVED & SMOOTH.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 LAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F FELTING FELT LAYING ISO AT RIGHT ANGLES TO EAVES.
22½° PITCH ROOF TRUSSES AT 450 CENTRES STEPPED AT VERGES & CEILING LEVEL AT MAX RIDGE CENTRES AS... 38 x 75 M.S. ANGLE TIES AT 1.8 x 100 x 150 WALL PLATES 100 x 25 BOARDING & FOIL BACKED ROOF ALL AS DRAWN. CONSTRUCTED TO BS 5268 PT 3 1985 (AMD. 2 JAN 1991) OR TO EQUIVALENT STANDARD. 12 GUTTERS & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF 15:2 CONCRETE OR C20P MIX RE-INFORCEMENT USED 700 x 225 UNDER CAVITY WALLS 450 x 225 UNDER PARTITION WALLS & 600 x 225 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 18 T & G FLOORING GRADE CHIPBOARD (TYPE WITH GLUE RESISTANT BINDER) ON 50 x 200 SC3 TIMBER JOISTS @ 400 CENTRES. GROUND FLOOR TO BE 150 SAND CEMENT SCREED ON 100 C15P CONCRETE SUNFLOOR OR C20P 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 PERMANENT VENTILATION TO ROOFSPACE MIN 5000 VENTILATION. CAP & BAFFLE INSULATION AT EAVES. ROOFSPACE VENTILATED TO REGS 1976 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 25 CONTINUOUS GAP USING VENTILATED SOFFIT BOARDS & THROUGH EAVES VENTS. GARAGE CEILINGS & WALLS SHALL BE LINED WITH 2 LAYERS OF 9 WASTE BOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE B & Q STANDARD RANGE. ALL TO HAVE MIN 4000 mm² NIGHT VENT & SEALED DOUBLE GLAZING UNITS EXCEPT GARAGE. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ZOOM FLOOR AREA. PILKINGTONS 'K' GLASS TO ALL DGLAZED WINDOWS.

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2690 in 13 NO RISERS 2700 GOING IN 12 NO TREADS. PITCH OF STAIRWAY NOT TO EXCEED 40° BSC GIVES WIDTH OF STAIRS. 13 STRINGS 25 TREADS PLYWOOD RISERS. BALUSTRADE/HANDRAIL & BANISTER RAIL TO BS/LOCAL TO BE OF 50 x 75 TIMBER FRAMING LAID BOTH SIDES WITH PLASTERBOARD & SKIMMED & LAYING. 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 BSC 1.7 factor R5. ALL FLUES TO HAVE INTERNAL ACCESS. THERMOSTAT & TIME CONTROLS TO BE FITTED & HOT WATER CYLINDER & ACCESSORIES WITH REGS 1.6, SEC 2.

WASTES BATH, SINK & BASIN WASTES TO BE 32 ALL TO HAVE 75 DEEP SEAL TRAPS & DOWNPIPES AS EXCEPTIONS OF DIRECT 100 DIAM. SOIL & VENT PIPE TO BE TAKEN THROUGH ROOF & TERMINATE MIN 900 ABOVE ROOF. ALL WASTES & SOIL PIPES TO BE SUPPORTED AT MAX 1.8 INTERVALS WITH PLASTIC CLIPS. ALL WASTES & SOIL PIPES TO BE PROTECTED FROM FROST BY LAGGING WITH GLASS FIBRE QUILT.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FOUL 1:40 & SURFACE 1:100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 CONCRETE LINTEL OVER & ON FLEXIBLY 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 PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL BED & UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLAB NOT LESS THAN 15 PEA GRAVEL SURFACE WATER DRAINS TO HAVE GULLEYS AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE TRAPPED. MAINTAIN TO SITE ALL BOUND OPEN JOINTS ENSURE TRENCH WALLS. ROCK FREE MATERIAL ON BASE & SIDE FACES.

MANHOLES INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE C CONCRETE USED. VERTICALLY & CLOSELY & LADDER 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 19 CLEAR WASHED GRAVEL ON 4 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE MIX NO 1:3:6 SET ON HARDCORE & LEAN MIX

VENTILATION RAPID VENTILATOR EXTRACTOR FANS 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

FANS BATHROOM CAP 240

SMOKE ALARMS (S) 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 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

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

ROOF PLAN

ROOF CONSTRUCTED TO BLDG. SCHEDULE PARTS & MEMBERS

FIRST FLOOR PLAN

CHECK TO BLDG. SCHEDULE

SECTION A-A

SECTION B-B

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

STAIR DETAIL

ELEVATIONS NOT LABELLED ARE TO BUILDING SCHEDULE

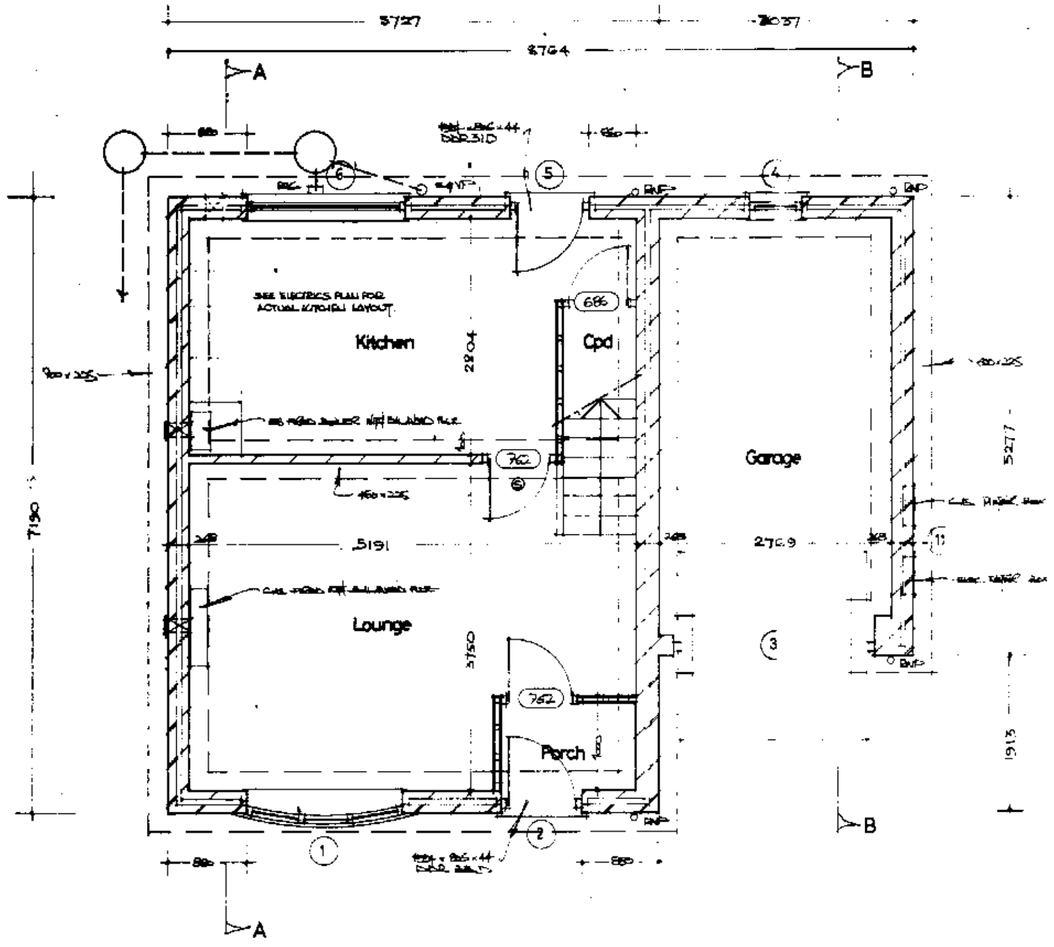
ALL DIMENSIONS IN MILLIMETRES

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

PROJECT
OUSE TYPE HOUSE
PLOT 2
PARK LANE
HOLBEACH

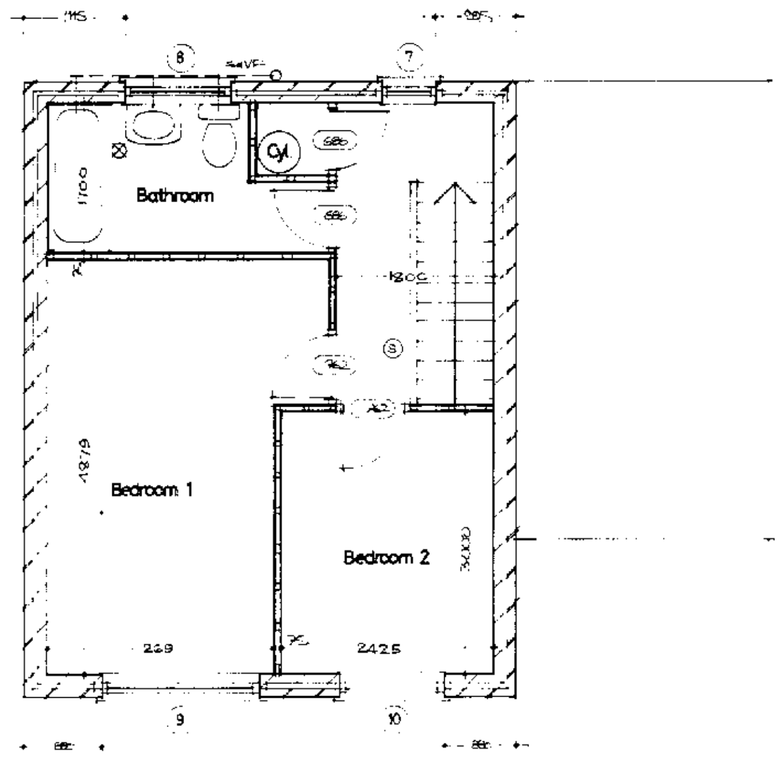
DRAWINGS

SCALES 1:50 & 1:100
DATE MARCH '93
DESIGN/PLAN No 247
DRAWN: [illegible]



GROUND FLOOR PLAN

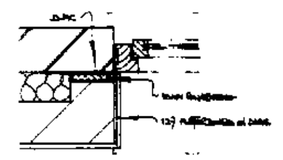
Acr 2 AS THIS



FIRST FLOOR PLAN

No	Description	Type	Area
1	CRAS BW/GS	GU'	2160
2	FIXC	1	1260
3	DF 760686	2C	2700
4	MW (SC)	W.2	1080
5	FIXL	W1	1260
6	SLIDING SC	1	2160
7	MW (SC)	W.2	1080
8	2/3 (SC) (OP)	1	1440
9	SLIDING SC	1	2160
10	2/3 (SC) (OP)	1	1440
		MW	4 750

Bathroom, Kitchen and WC windows to have obscure glazing



JAMB DETAIL

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

CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 215 FACING BRICKS CAVITY INSULATED WITH CLOS SHELL POLYSTYRENE BOARD (DEDE) BEADS INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COATS INTERNALLY WALLS TIED TO COMPLY WITH BS 1243 1978 WITH WIRA SPACINGS 900 HORIZONTALLY AND VERTICALLY EVERY 22.5 AT JAMBS ALL DOORMAN LONG CAVITY TO BE 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 SOUND PANEL D.P.C TO ALL DOORS & WINDOW OPENINGS. ALL WALLS MIN 150 ABOVE OIL BOILING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C WITH LEAN MIX CONCRETE USE INSULATED CAVITY CLOSERS AT OPENINGS & MASTIC CEMENT STOP AT EAVES LEVEL TO AVOID WEPHAL BRIDGING ALL BRICKWORK BUILDING LINE TO BE 1/2 BRICK LONG "FULL PERPENDICULARLY".

ROOF MARLEY CONCRETE INTERLOCKING TILES LAID MIN 75 LAP ON 38 x 25 TREATED S.W BATTENS ON TYPE 1F FELTING FELT LAYING 150 C.R.S. ON 50 x 50 SUPPORTING 22½° PITCH ROOF VENTILATED PITCH LOOP "DANGER" ASBESTOS CONTAINS STEEL PIPE CLOSING LEVEL AT MAX 1800 CENTRES ATT... 50 x 5 M.S ANGLES OVER 450 x 450 M.S WALL PLATES 100 x 25 BOW STAYS & POSTS RUST ALL BS DRAWN CONSTRUCTED TO BS 5268 PT 3 1985 JOINT LOADING & CONNECTION OF TRUSSES TO STRUCTURE & CUTTING & ASSEMBLY OF TRUSSES

FOUNDS STRIP FOUNDATIONS OF 1:3:6 CONCRETE OR C30P PLAIN OR REINFORCEMENT USED 700 x 225 UNDER CAVITY WALLS 450 x 225 UNDER PARTITION WALLS OR 1125 UNDER SINGLE STOREY CAVITY WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH B.C.O BUILDING INSPECTOR

FLOORS FIRST FLOOR TO BE 18 T&G FLOORING GRADE CHIPBOARD (TYPE WITH WATER RESISTANT BINDER) LAID TO FIXED SUPPORTING TIMBERS AS DETAILED GROUND FLOOR TO BE 150 SAND CEMENT SCREED ON 100 CONCRETE SUBFLOOR ON C30P CONCRETE REINFORCED ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 50 SAND BLINDING PROTECTED UNDERSIDE

CEILINGS GROUND FLOOR CEILING TO BE 12.5 PLASTERBOARD FIRST FLOOR CEILING TO BE 9.5 PLASTERBOARD ALL TO HAVE ARTEX FINISH MIN 1/2 HOUR FIRE RESISTANCE TO GARAGE MIN 30 VENTILATION TO ROOF SPACE AT EAVES & OPPOSITE VENTILATED TO PROVIDE 1/3 DEVELOPMENTS ZONES CENTRALLY TO BE EQUIVALENT TO A CROSS VENTILATION GAP (BAG VENTILATION) TO EVERY BOARDING TIMBER EAVES VENTS GARAGE CEILING & WALLS TO BE LAID WITH 2 LAYERS OF 9 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY IN NEED TO BE FROM BUILT TO STANDARD RANGE ALL TO HAVE MIN 4000 mm² NIGHT VENTS SEALED DOUBLE GLAZING UNITS EXCEPT GARAGE NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/8th OF ROOM FLOOR AREA PILKINGTONS 'K' GLASS TO ALL DIGLAZED WINDOWS

STAIRS STRAIGHT FLIGHT STAIRS TO TOTAL RISE 2685 IN 13 NO RISERS STAIRS GOING IN 1 NO TREADS PITCH OF STAIRWAY NOT TO EXCEED 40° RISE OF ALL RISERS 200 DEPTH OF TREADS 225 TREADS PLYWOOD RISERS BALUSTERS/BALUSTRADE & BEYOND MIN SIZE UNDER TO INFILL BOTH TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & PAINTED HARDWOOD CAPPING HANDRAIL TO BE GLOSS PAINTED UPSTAIRS SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE HOT WATER SYSTEM TO BE FITTED HOT WATER STORAGE CYLINDER ALL INSULATION PIPES TO BE INSULATED TO BS 5422 1977 ALL FLUES TO HAVE BIRDCAGE TERMINATE 600 FROM OPENINGS TO BOILER & NOT NEARER CHIMNEY TO ADJACENT WALL THAN 150 AS PER BS 5440 PT 1 & PT 2

WASTES WASTE SYSTEM TO BE 32 MIN DIAM WASTES TO BE 50 ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION OR SIGNIFICANT VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 AND WHERE A FLOOR WASTE OCCURS MORE THAN 5 BENDS EXPOSED WASTE PIPES TO BE FIXED WITH PLASTIC PLATES AT BASE & DURABLE CASCADE TECHNICALS MIN 600 AWAY FROM HOT WATER APPLIANCES

DRAINAGE ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 SURFACE 1:100) WHERE PIPES ARE BURIED EXTERNAL WALLS PIPES TO HAVE 2 C.I.N.T.E. OVER & ON EITHER PROTECTED BY A RIGID SURFACE MATERIAL ALL PIPES DRAINS REQUIRED TO HAVE 150 THICK BED & SURROUND AND IF NOT UNDER A ROADWAY HAVING LESS THAN 600 CONCRETE PAVING SLABS PLACED ABOVE NOT LESS THAN 75 MM CONCRETE. WHERE UNDER A ROAD OR PAVING LESS THAN 0.9 M COVER PIPES TO BE PROTECTED BY CONCRETE ENCASE WORK NOT LESS THAN 15 MM GRADE. WASTE WATER DRAINS TO BE PROVIDED WITH ACCESS EYES AT EACH CHANGE OF DIRECTION ALL GULLIES TO BE TRAPPED MANHOLES TO BE OF ALL PRECAST CONCRETE RINGS WITH CAST IRON COVERS AND FRAMES

SEPTIC TANK INSPECTION CHAMBER 450 DIAM 600 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE CHAMBER CONNECTED WITH 100 DIAM PVC PIPE & ELBOW & ANGLE IN A DRAWBEST ON 150 THICK CONCRETE PLINTH

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ BOX FILLED WITH CLEAN BROKEN STONE OR RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

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

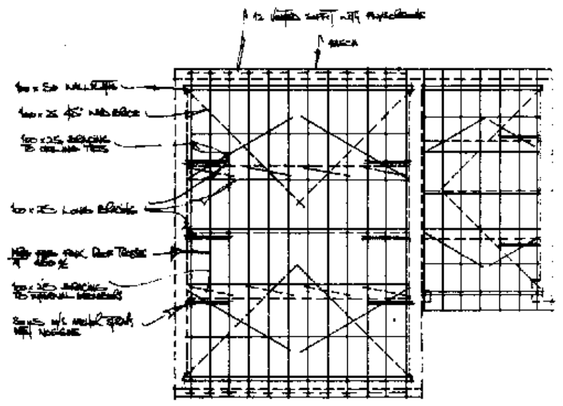
CUPBOARDS 150 THICK CONCRETE PLINTH NOT LESS THAN 150 ABOVE FINISHED GROUND LEVEL ON COMPACTED HARDCORE & LEAN MIX

VENTILATION GRADED VENTILATOR SYSTEM FOR DWELLINGS FANS TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) CLOSE IN LOFT SPACE TO BE INSULATED

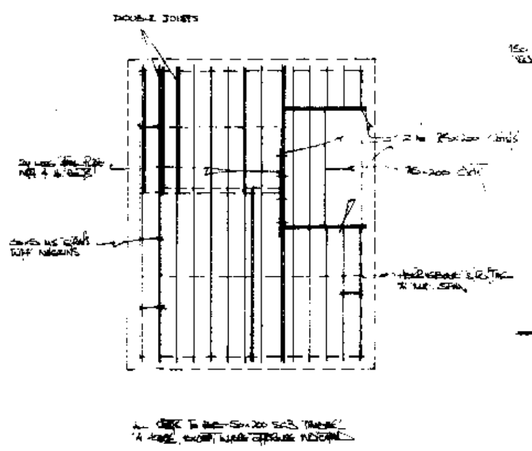
FAN DETAILS BATHROOM CAFF 240

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 B1)

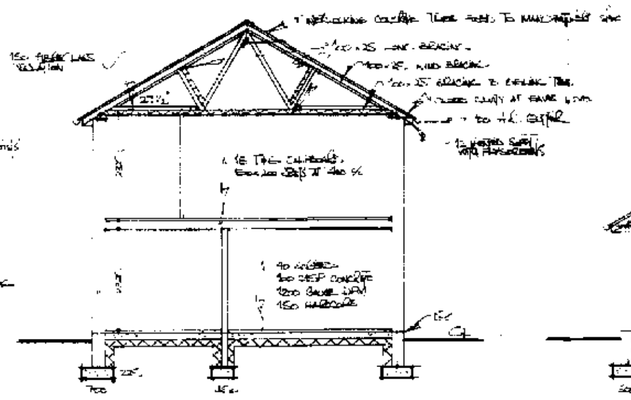
GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED SCREENS BELOW 800 FROM FLOOR LEVEL ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981



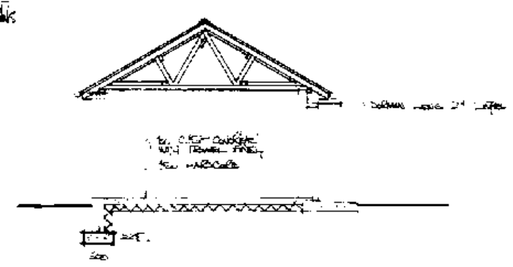
ROOF PLAN



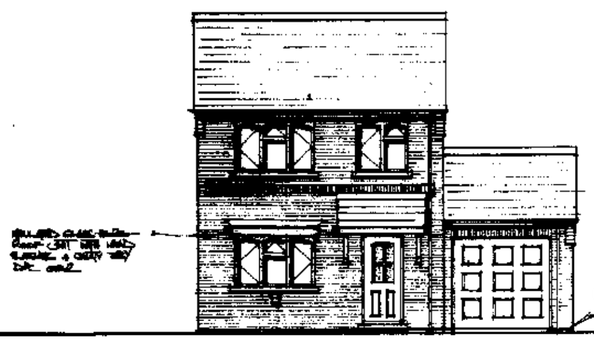
FIRST FLOOR PLAN



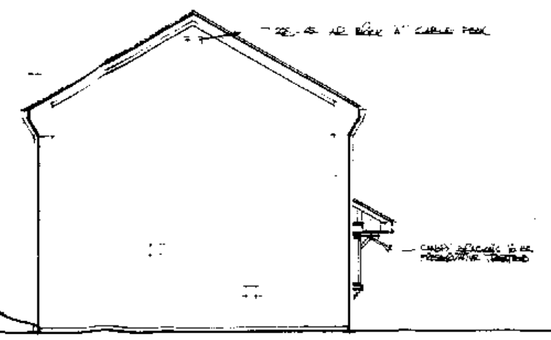
SECTION A-A



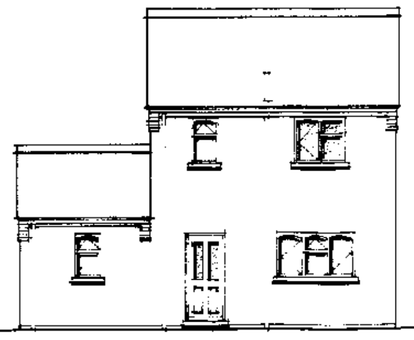
SECTION B-B



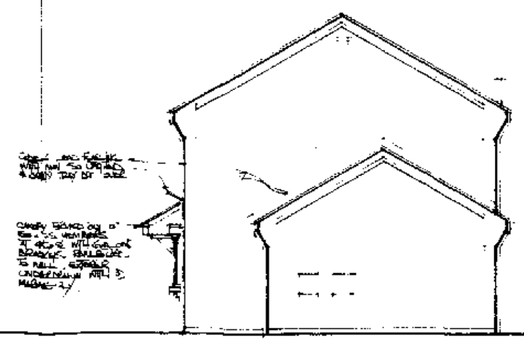
FRONT ELEVATION



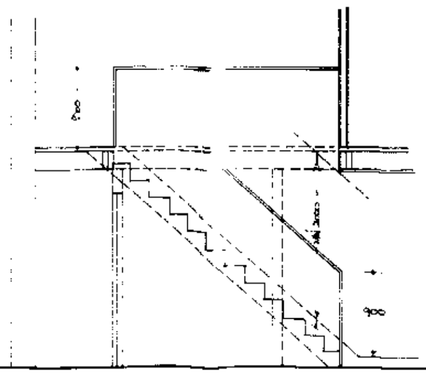
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



STAIR DETAIL

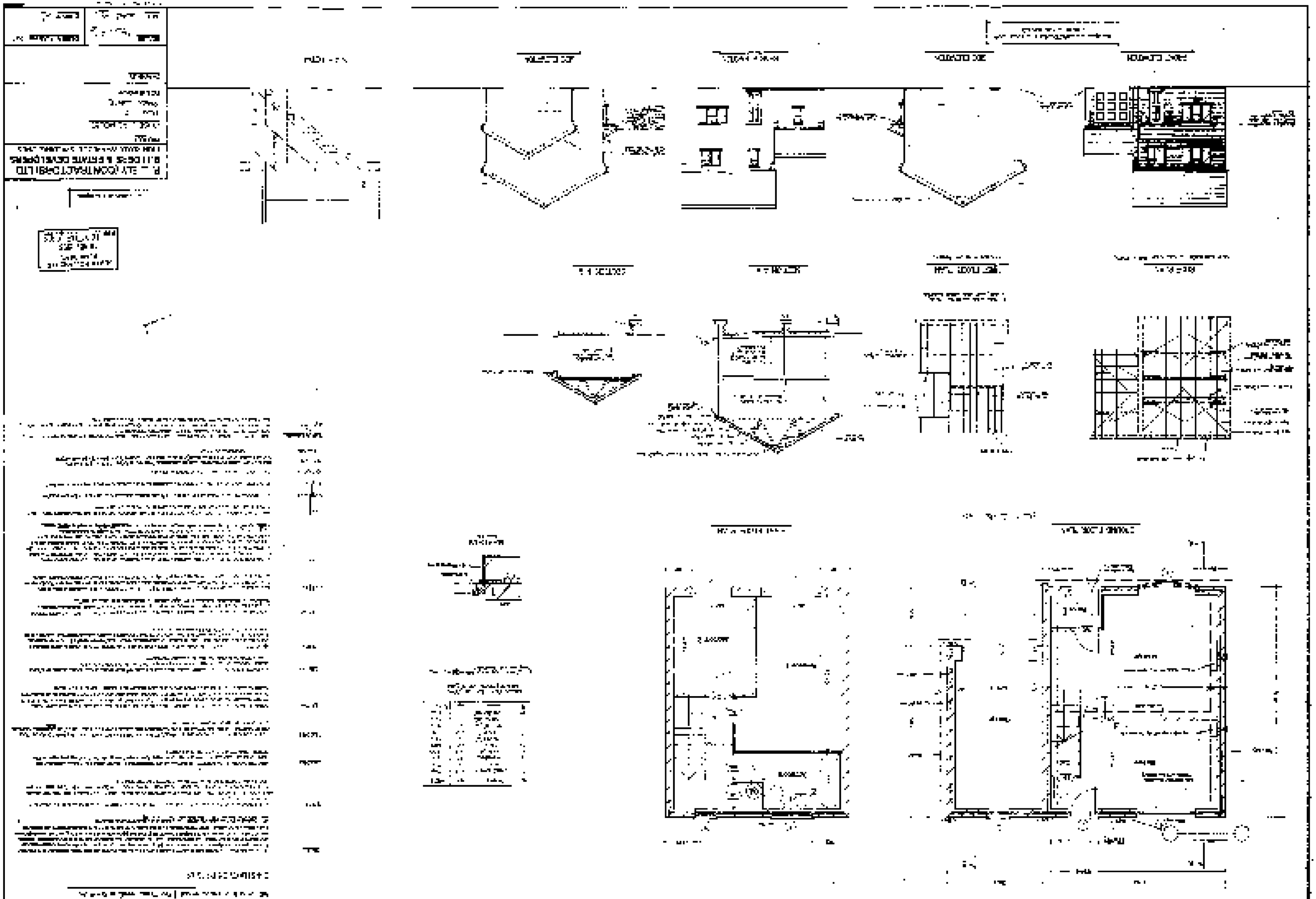
SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

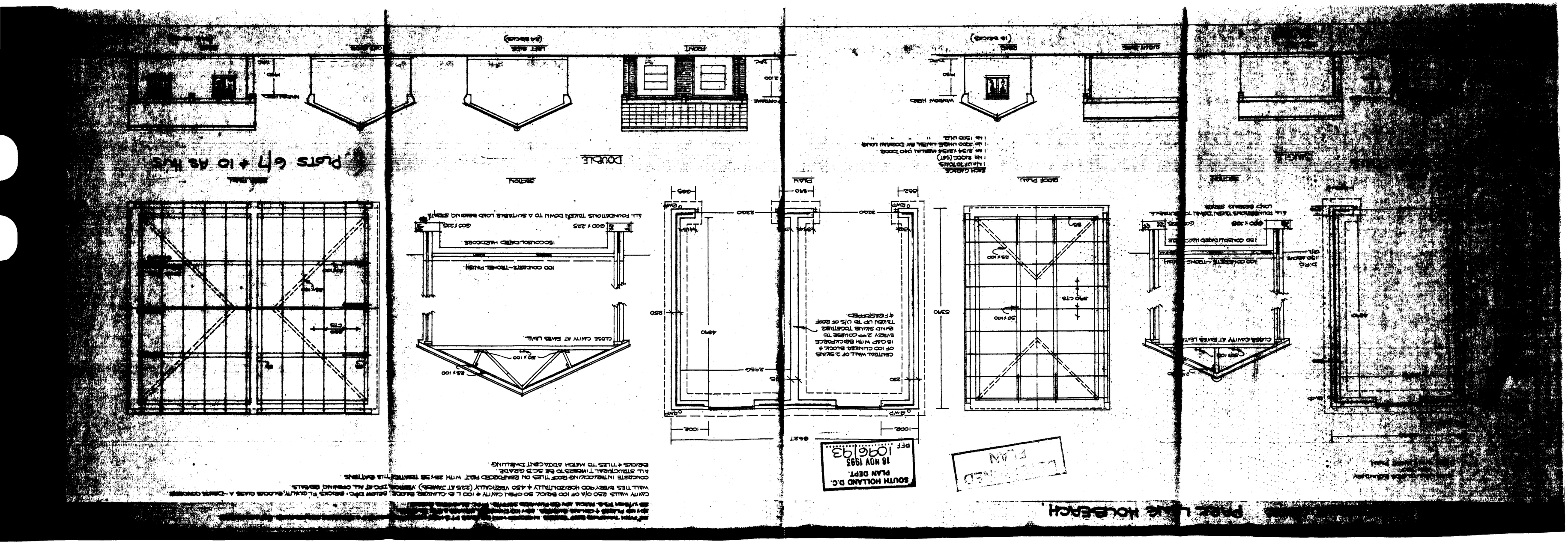
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
OUSE TYPE HOUSE
PLOT 2
PARK LANE
HOLBEACH

DRAWINGS

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




Plans of 4 + 10 as Mks
DOUBLE
SECTION
CLOSE CAVITY AT BAMBS LEVEL
100 CONCRETE-TROWEL FINISH
150 CONSOLIDATED HARDCORE
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA
CENTRAL WALL OF 2 SKINS OF 100 CLINKER BLOCK + 15 AIR WITH BLOCKPORKS BAND SLABS TOGETHER TAKEN UP TO U/S OF ROOF 4 FLEXIPRED
SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
APPROVED PLAN
Plans like Kobenah

PAGE LANE HOUSEBEACH

REGISTERED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096193

CAVITY WALLS 250 O/A OF 100 BRICK, 50 OPEN CAVITY + 100 L.B. CLINKER BLOCK, DENSITY 1200kg/m³, STRENGTH 2.5 N/mm² GRADE 'B' QUALITY, BLOCKS CLASS A - DENSITY 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.

CLOSE CAVITY AT EAVES LEVEL

100 CONCRETE - TROWEL FINISH.

150 CONSOLIDATED HARDCORE.

600 x 225

ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA

SECTION

SINGLE

CENTRAL WALL OF 2 SKINS OF 100 CLINKER BLOCK + 15 GAP WITH BRICKFORCE EVERY 2nd COURSE TO BUILD SKINS TOGETHER. TAKEN UP TO U/S OF ROOF & FIRESTOPPED

50 x 100

25 x 100

3990 CTS.

5390

2250

GARAGE PLAN

PLAN

EACH GARAGE
1 No UF 3070615
1 No 2100C (GAT)
1 No 2134 x 2134 MIRRAN UNO DOORS
1 No 3230 LINTEL BY DORMAN LONG
1 No 1500 LINTEL " " "

WINDOW HEAD

1950

(18 BRICKS)

RIGHT SIDE

DOUBLE

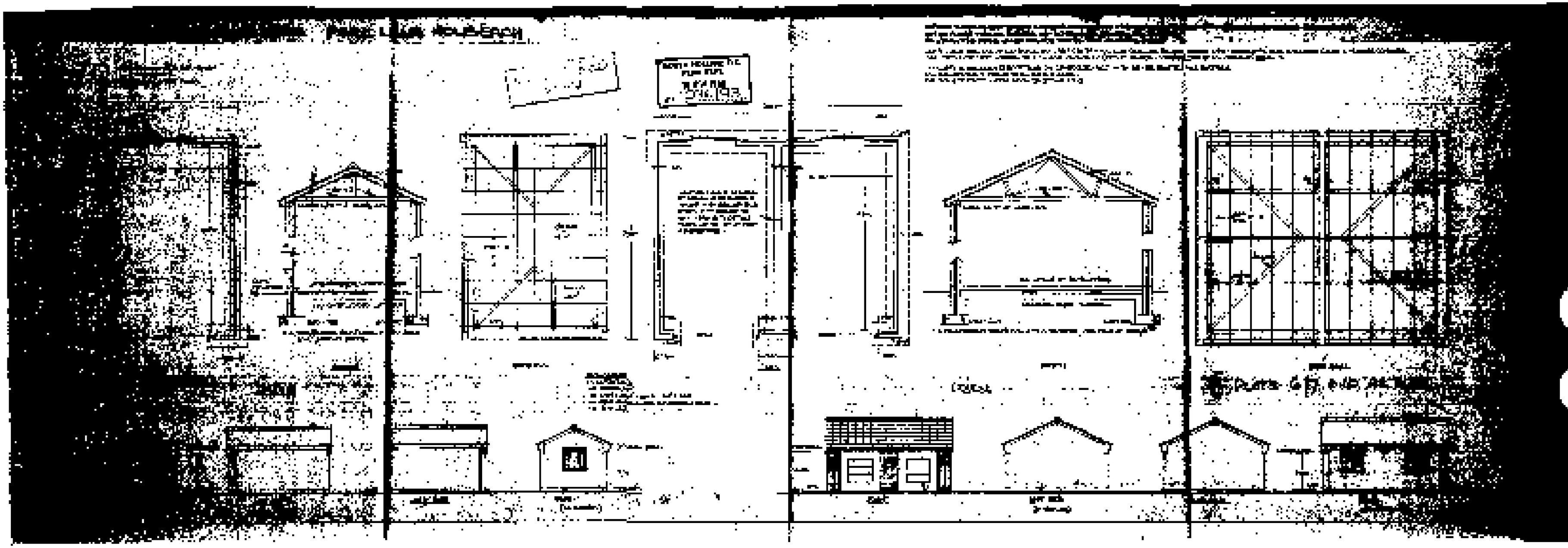
SECTION

2100

FRONT

LEFT SIDE
(24 BRICKS)

PLOTS 6/7 + 10 AS HVS

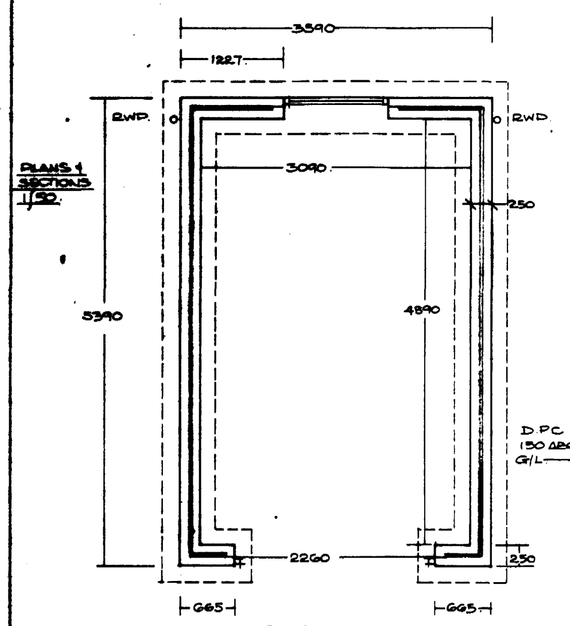


PARK LANE HOLBEACH

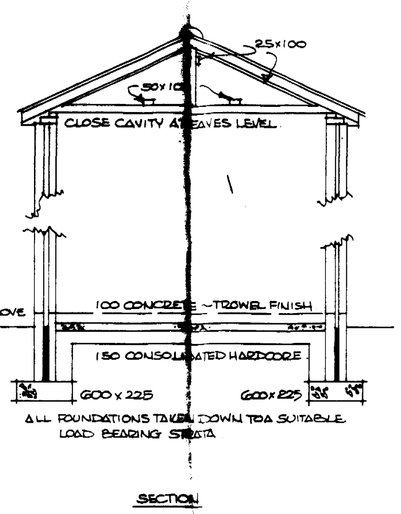
D/N.2446.

PROPOSED STANDARD DETACHED GARAGES

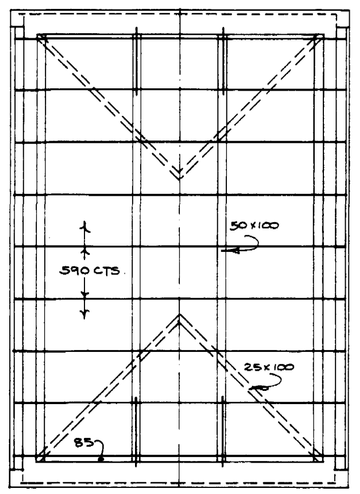
SIDE WALL TO SIDE BOUNDARY
MIN 750
SEE SITE LAYOUT PLAN.



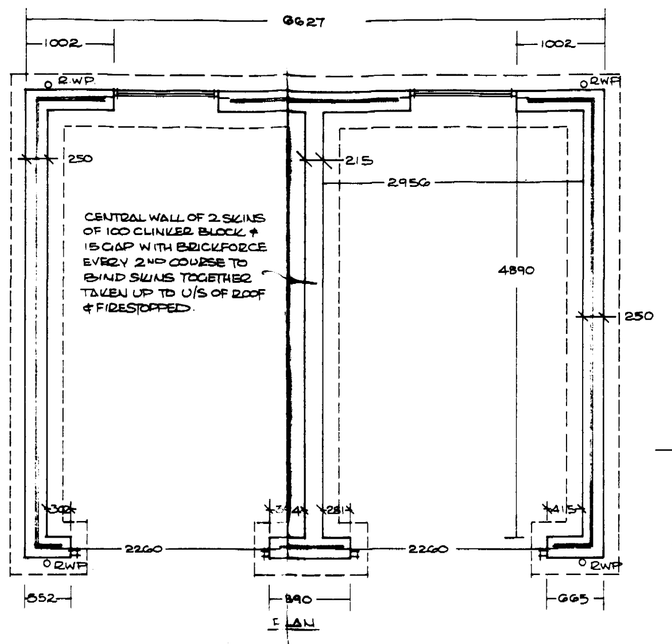
PLAN



SECTION



ROOF PLAN



PLAN

PLOT 3 AS THIS

SINGLE

EACH GARAGE
1 No OFTOTONS
1 No 210CC (CST)
1 No 2134 x 2134 MERLIN U40 DOOOR.
1 No 2700 LINGE LINTEL BY DORMAN LONG
1 No 1500 U.L.2.

ELEVATIONS 1:100

FRONT

LEFT SIDE
(24 BRICKS)

RIGHT SIDE

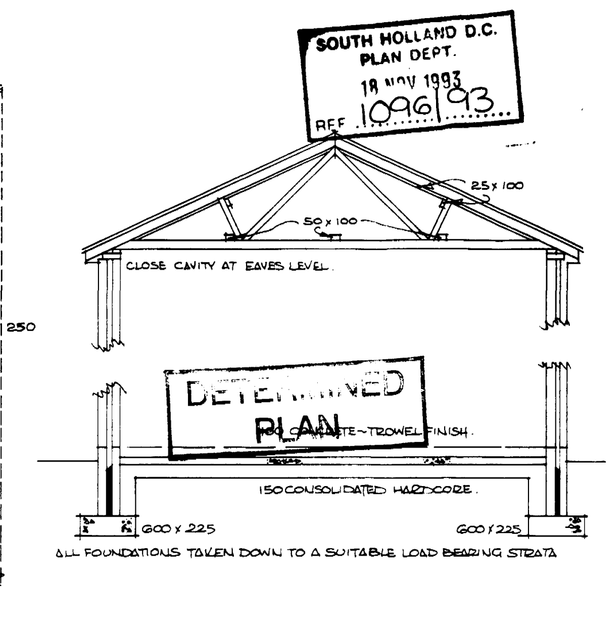
REAR
(16 BRICKS)

25° PITCH TWINPLATE 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 P.S.E. FASCIA 10 x 150 PLYWOOD SOFFITS. P.V.C. RAINWATER GOODS.

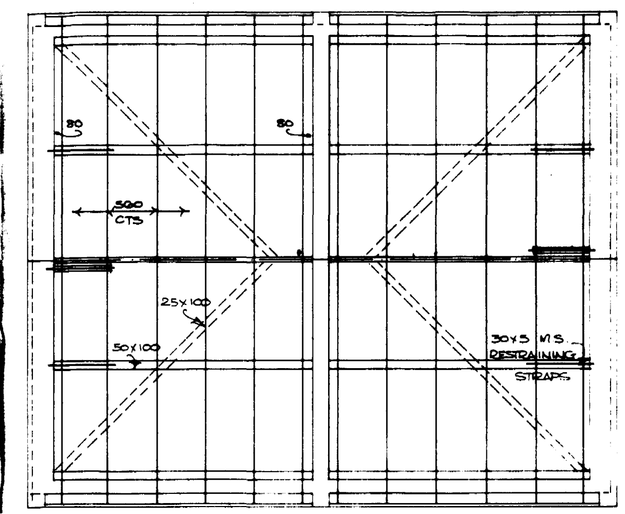
CAVITY WALLS 250 O/A OF 100 BRICK, 50 OPEN CAVITY & 100 L.B. CLINKER BLOCK. BELOW DPC: BRICKS F.L. QUALITY, BLOCKS CLASS A ~ DENSE CONCRETE. WALL TIES EVERY 900 HORIZONTALLY & 450 VERTICALLY (225 AT JAMBS) VERTICAL DPC AT ALL OPENING REVEALS.

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF. 1096/93



SECTION



ROOF PLAN

PLOTS 6/7 & 10 AS THIS

DOUBLE

FRONT

LEFT SIDE
24 BRICKS

RIGHT SIDE

REAR
(29½ BRICKS)

P. BAY (CONTRACTORS) LTD.

PARK LANE HOLBEACH

DWN.2446

PROPOSED STANDARD DETACHED GARAGES

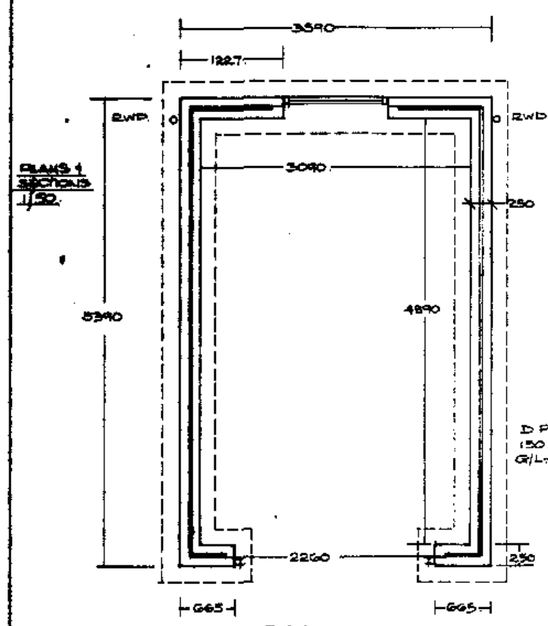
25° PITCH TWINPLATE ROOF TRUSSES IN ACCORD WITH BS 5268 PT 3 1985 & APPROVED DOCUMENT A STRUCTURE. 22RR/1 CEMENTS MAX 600 CRUTCHES.
50 x 100 PLATES & CEILING BINDERS. 25 x 100 DIAGONAL BRACES & APEX BINDERS
25 x 175mm P.S.B. FASCIA 10 x 150 PLYWOOD SOFFITS. P.V.C. RAINWATER GOODS.

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

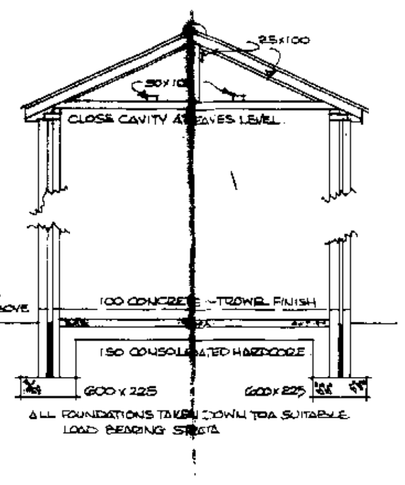
CONCRETE INTERLOCKING ROOF TILES ON REINFORCED FELT WITH 25 x 38 TREATED TILE BATTENS.
ALL STRUCTURAL TIMBERS TO BE SC3 GRADE.
BRICKS & TILES TO MATCH ADJACENT DWELLING.

SIDE WALL TO SIDE BOUNDARY
MIN 750
SEE SITE LAYOUT PLAN.

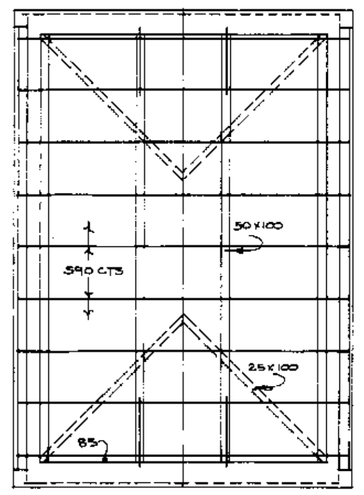
PLANS & SECTIONS 1:50



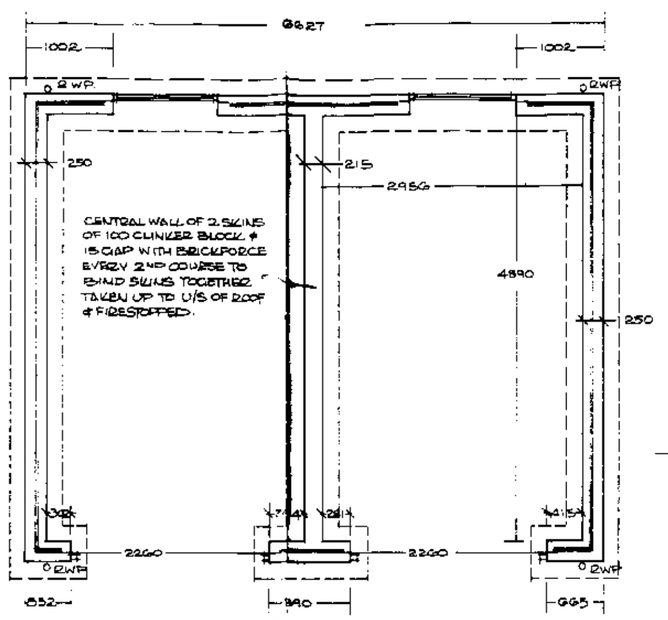
PLAN



SECTION



ROOF PLAN

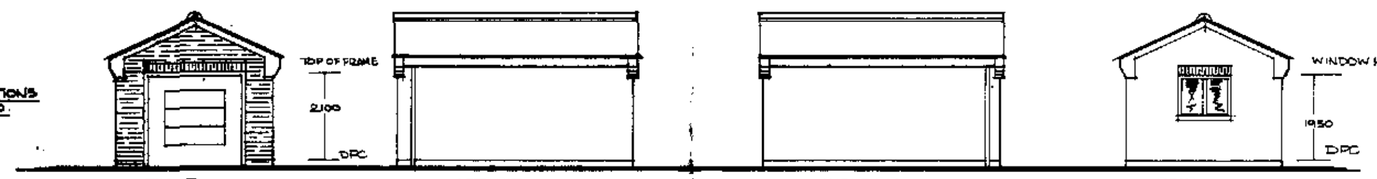


PLAN

SINGLE

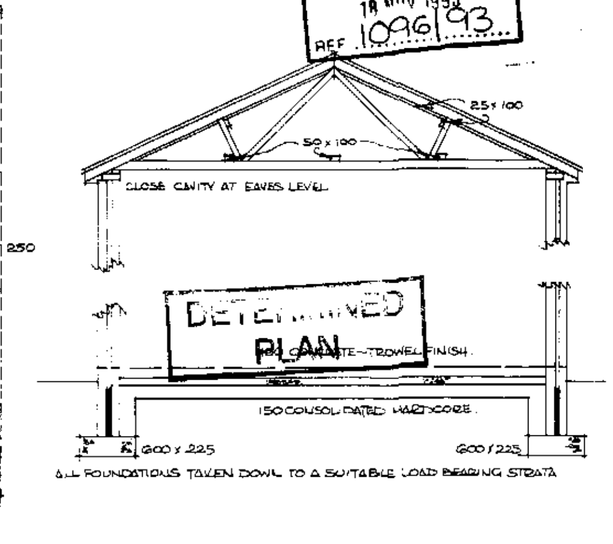
PLOT 3 AS THIS

EACH GARAGE
1 No DETONATORS
1 No 210CC (CAT)
1 No 2134 x 2134 MERLIN U40 2000G
1 No 2700 LINGE LINTEL BY DORMAN LOUGH
1 No 1500 U.G.



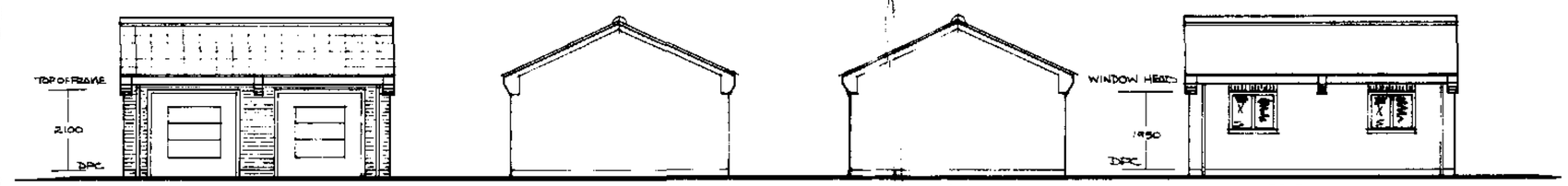
FRONT — LEFT SIDE (24 BRICKS) — RIGHT SIDE — REAR (16 BRICKS)

ELEVATIONS 1:100

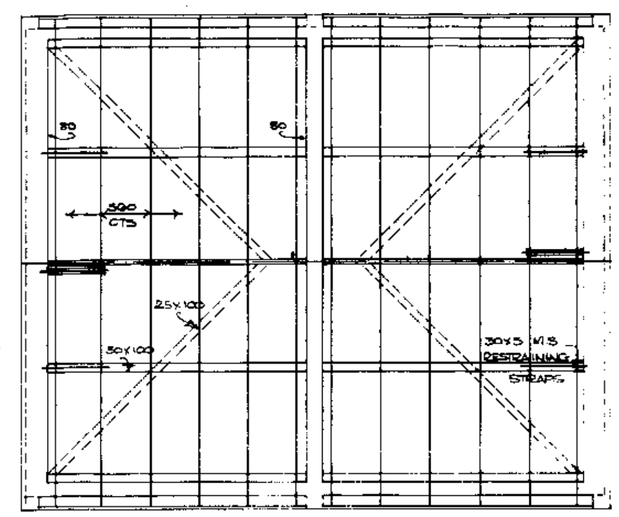


SECTION

DOUBLE



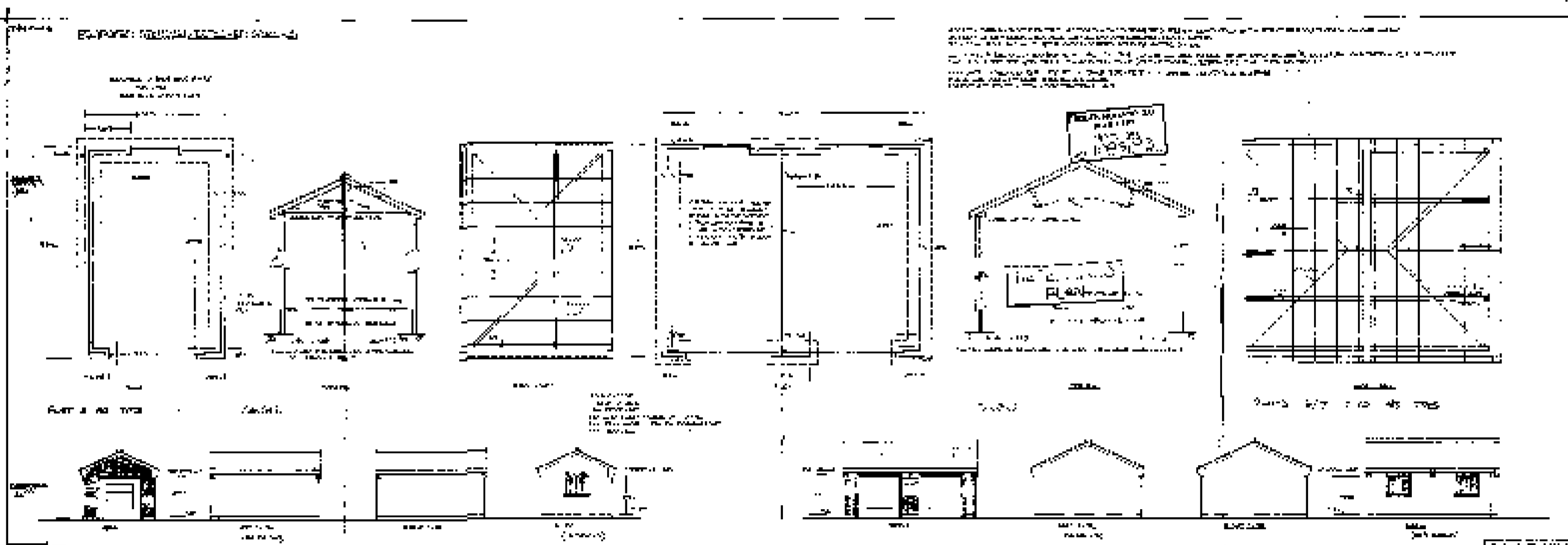
FRONT — LEFT SIDE 24 BRICKS — RIGHT SIDE — REAR (29½ BRICKS)

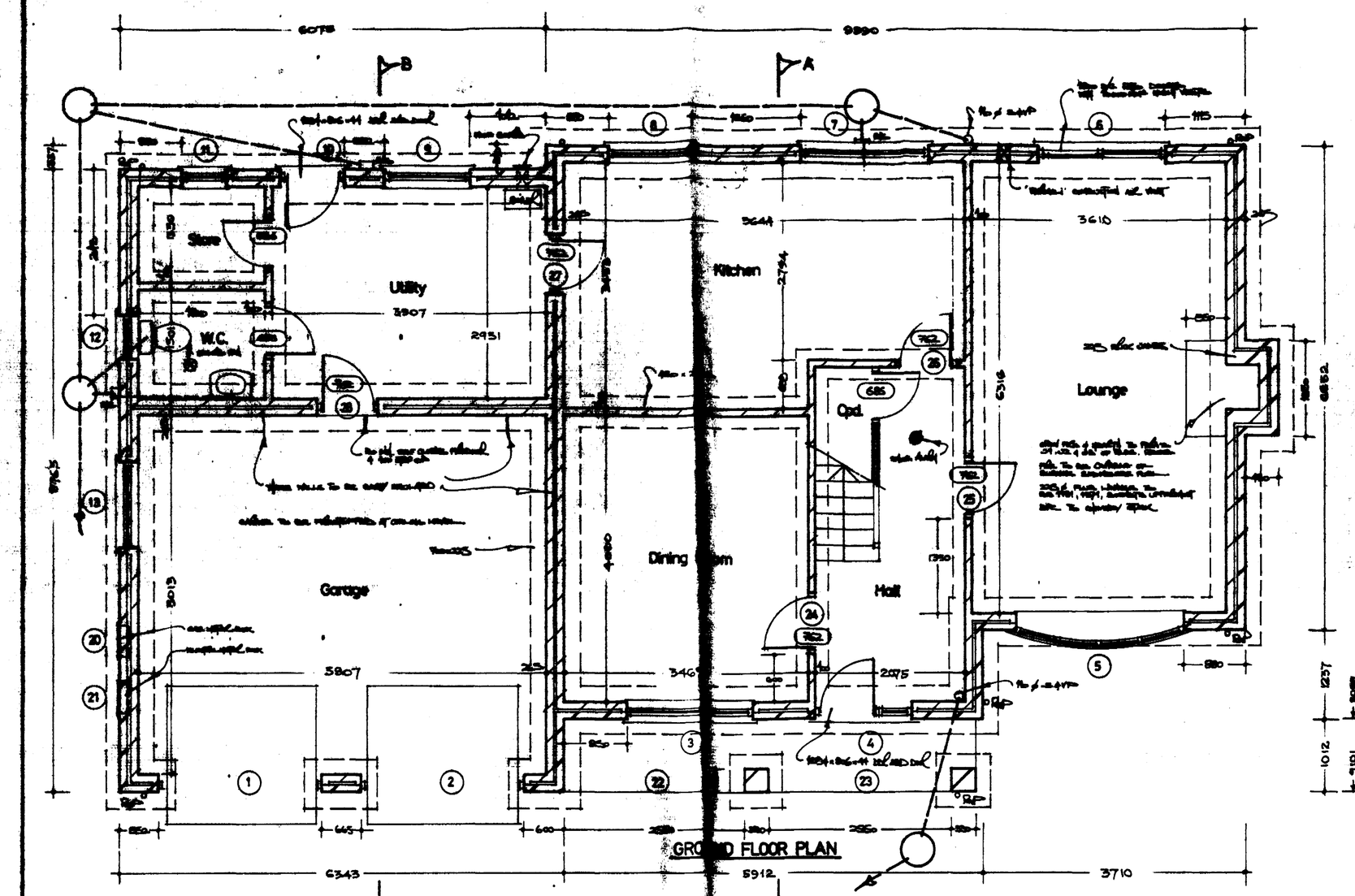


ROOF PLAN

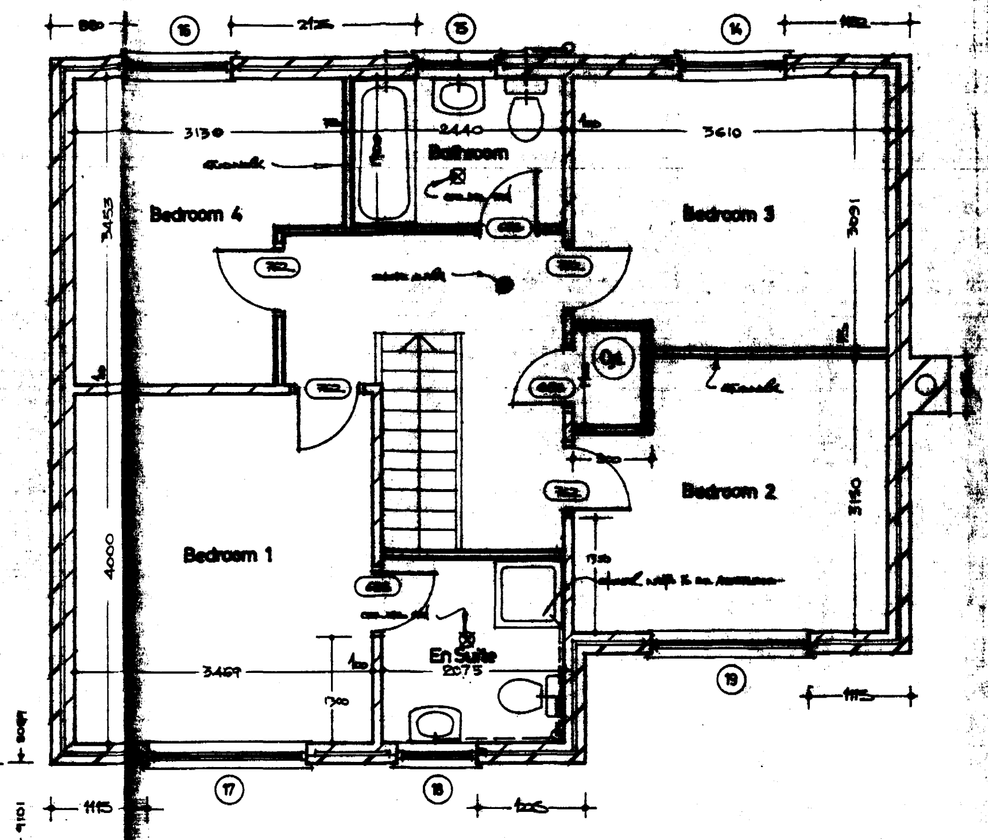
PLOTS 6/7 & 10 AS THIS

P.L. BLY (CONTRACTS)

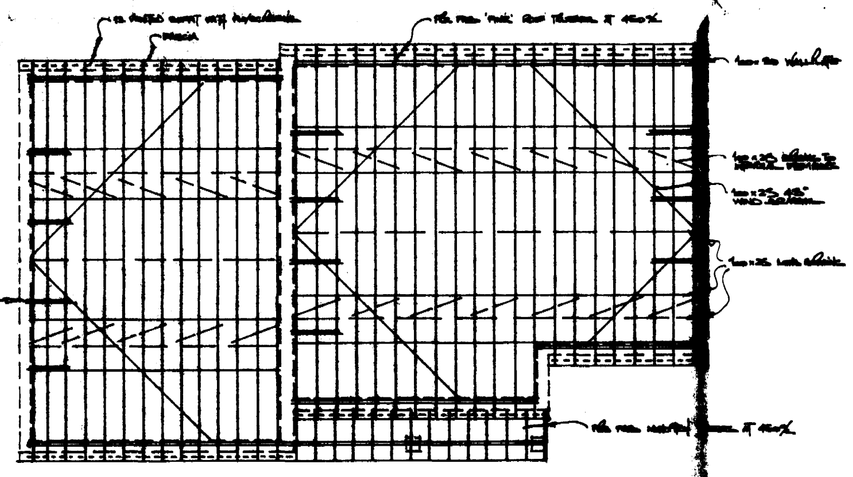




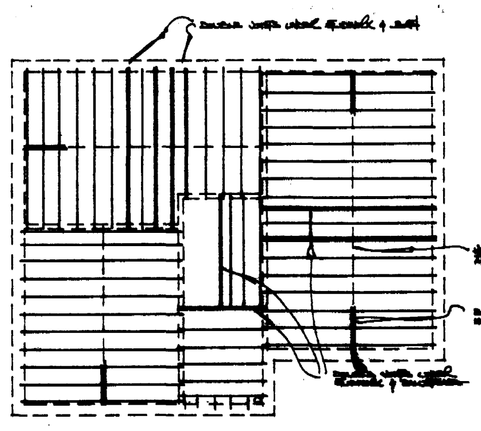
GROUND FLOOR PLAN



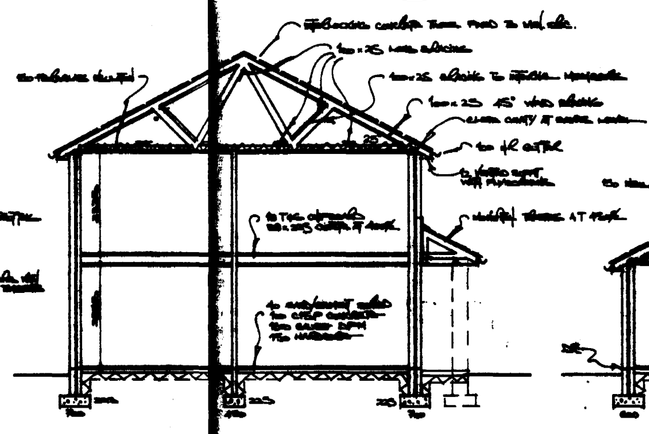
FIRST FLOOR PLAN



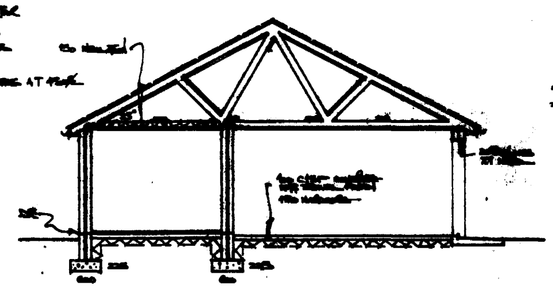
ROOF PLAN



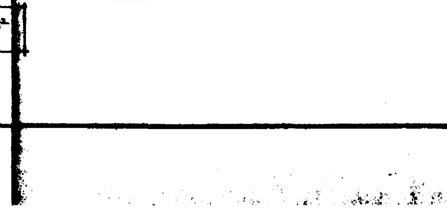
FIRST FLOOR JOISTS



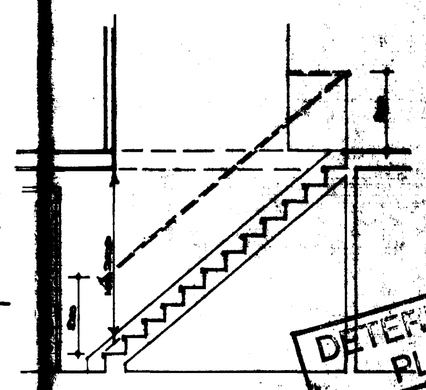
SECTION AA



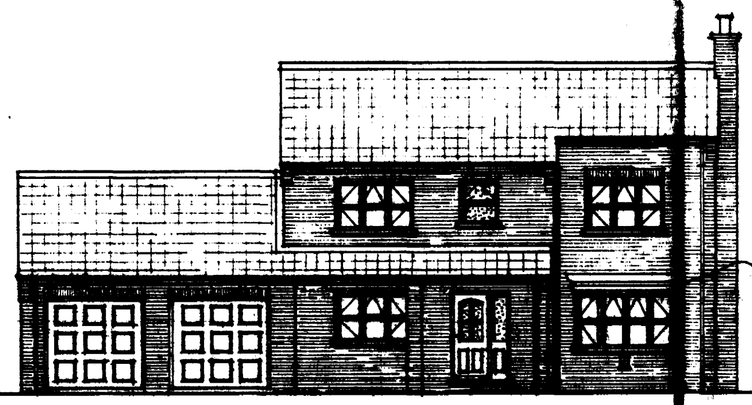
SECTION BB



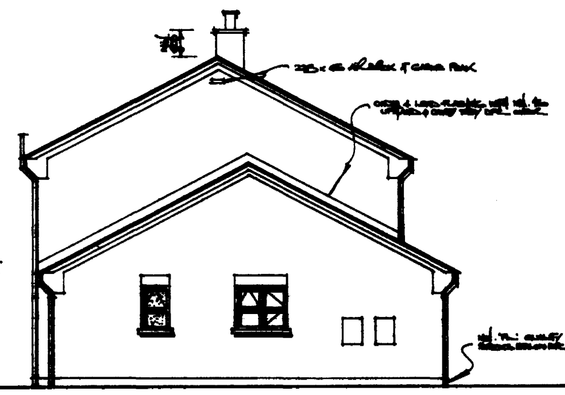
JAMB DETAIL



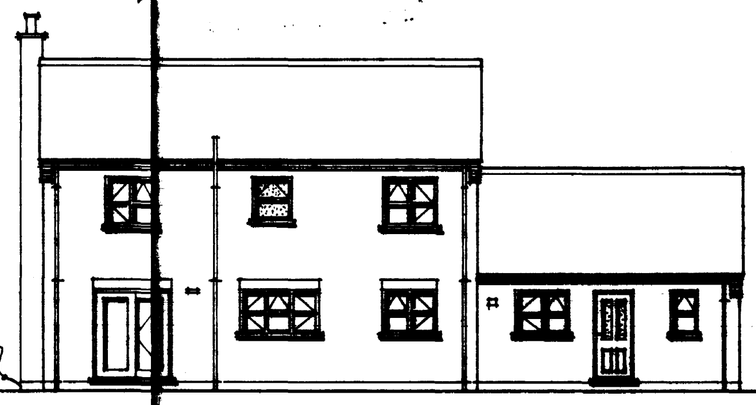
STAIR DETAIL



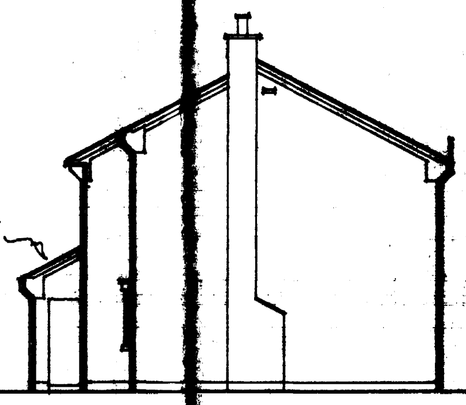
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

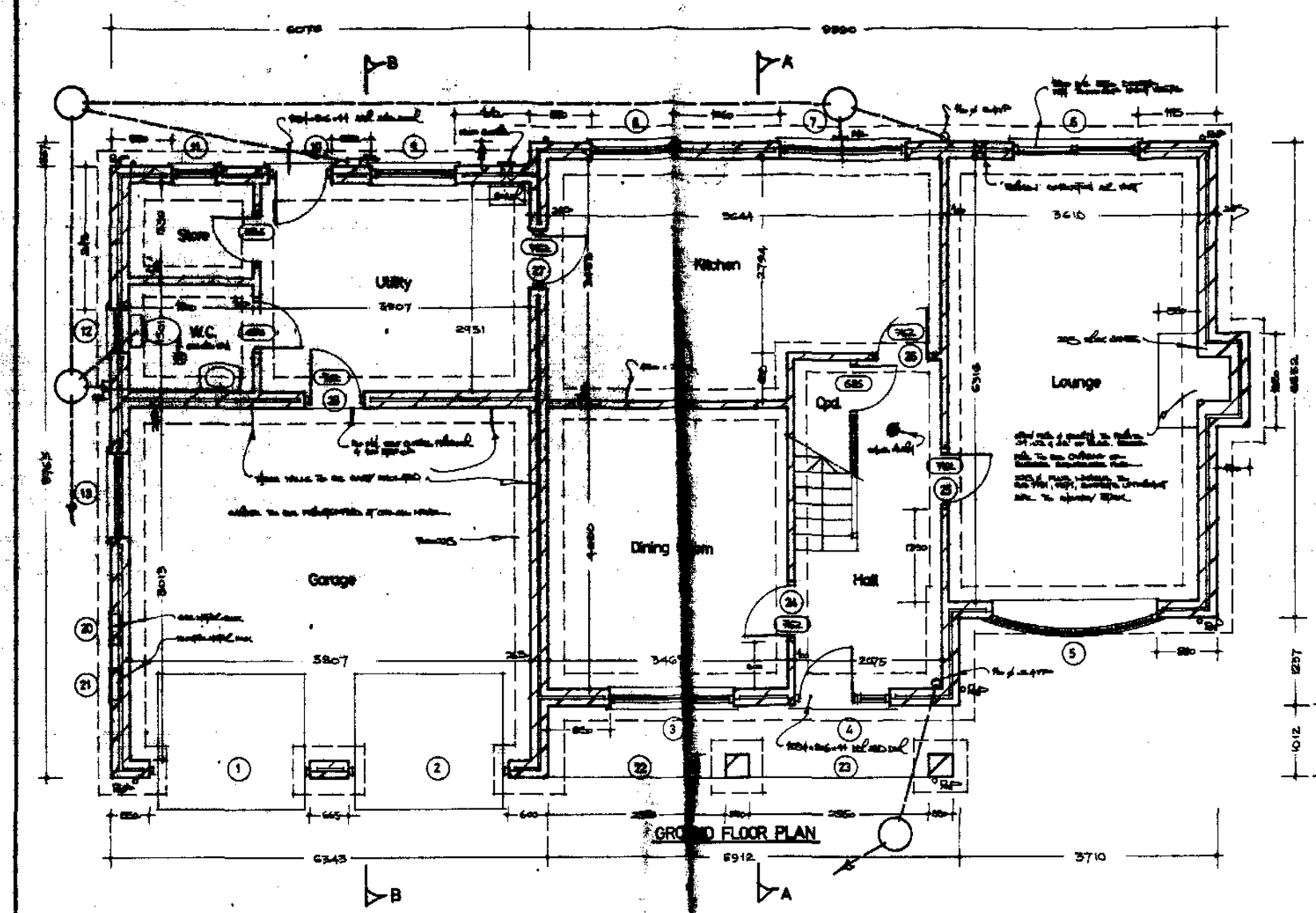


SIDE ELEVATION

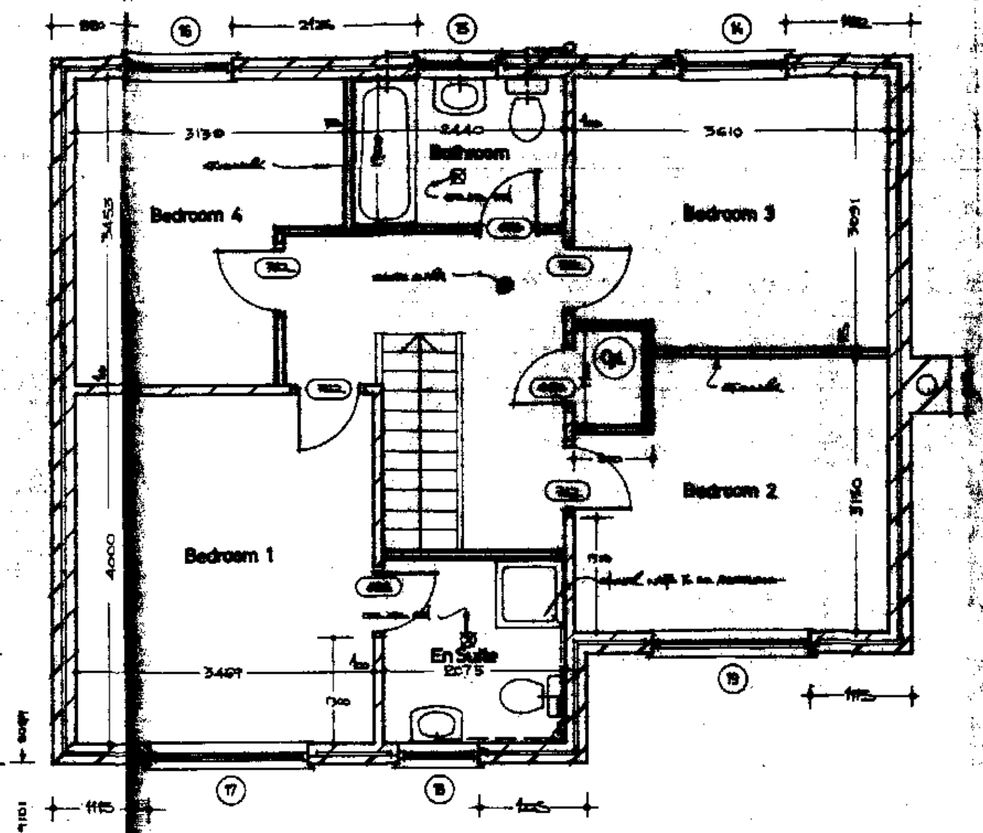
DETERMINATION PLAN

SOUTH HOLLAND DC
PLAN DEPT.
18 NOV 1993
REF 1096/93

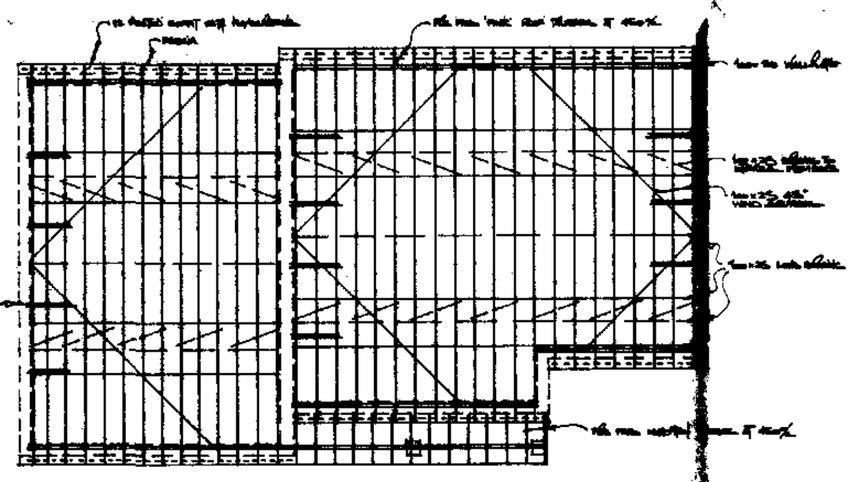
PLOT 1
PARK LANE
HOLBEACH



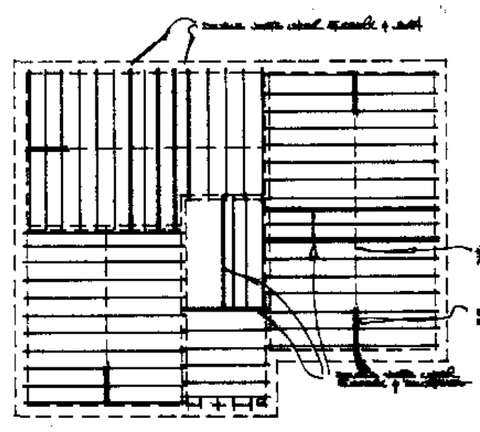
GROUND FLOOR PLAN



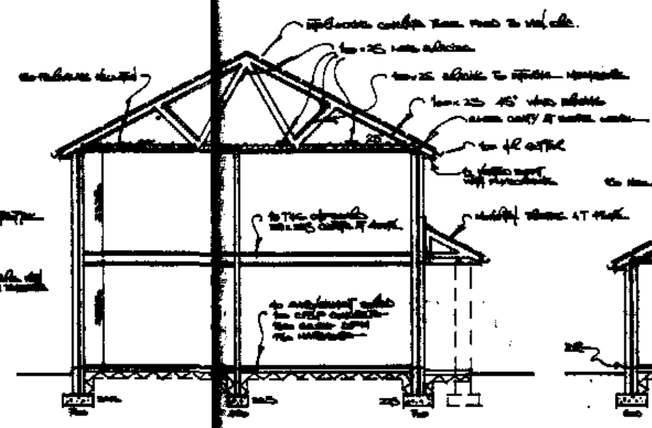
FIRST FLOOR PLAN



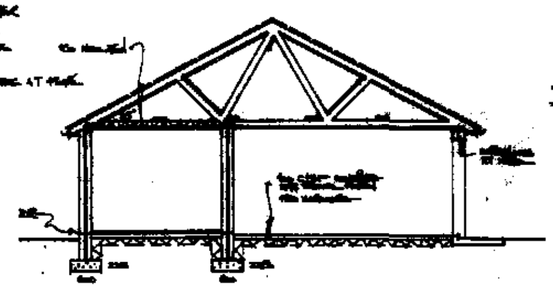
ROOF PLAN



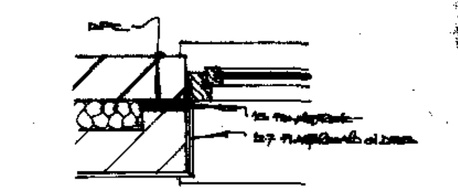
FIRST FLOOR JOISTS



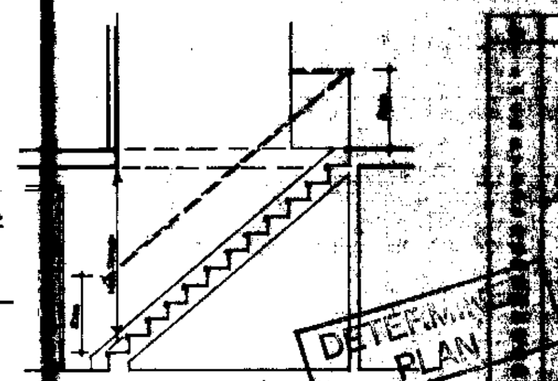
SECTION AA



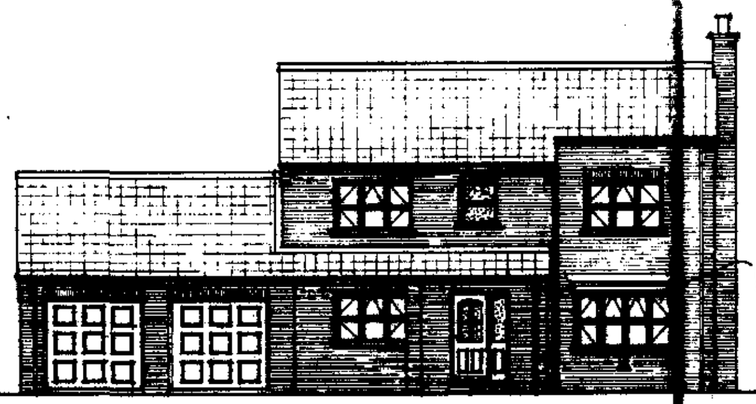
SECTION BB



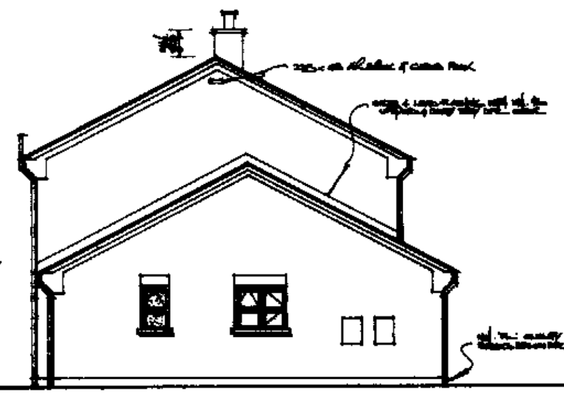
JAMB DETAIL



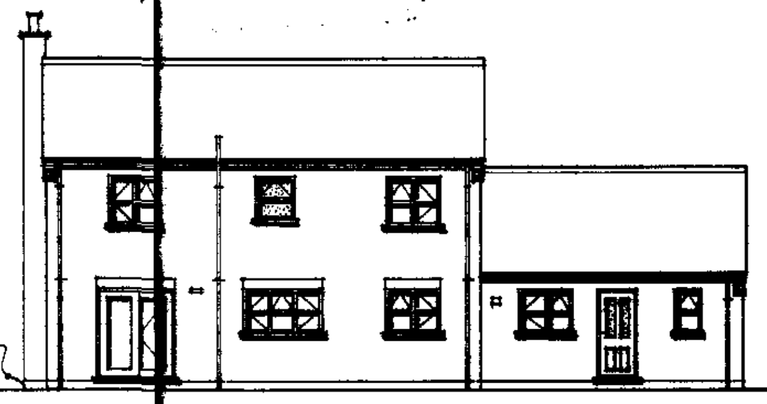
STAIR DETAIL



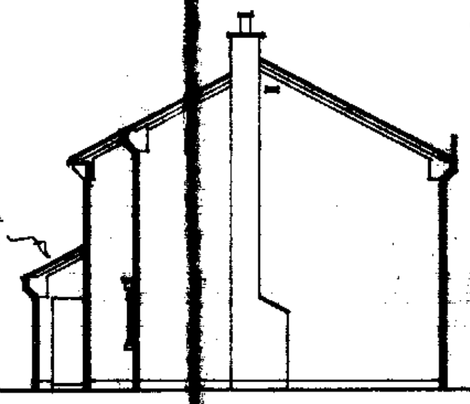
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

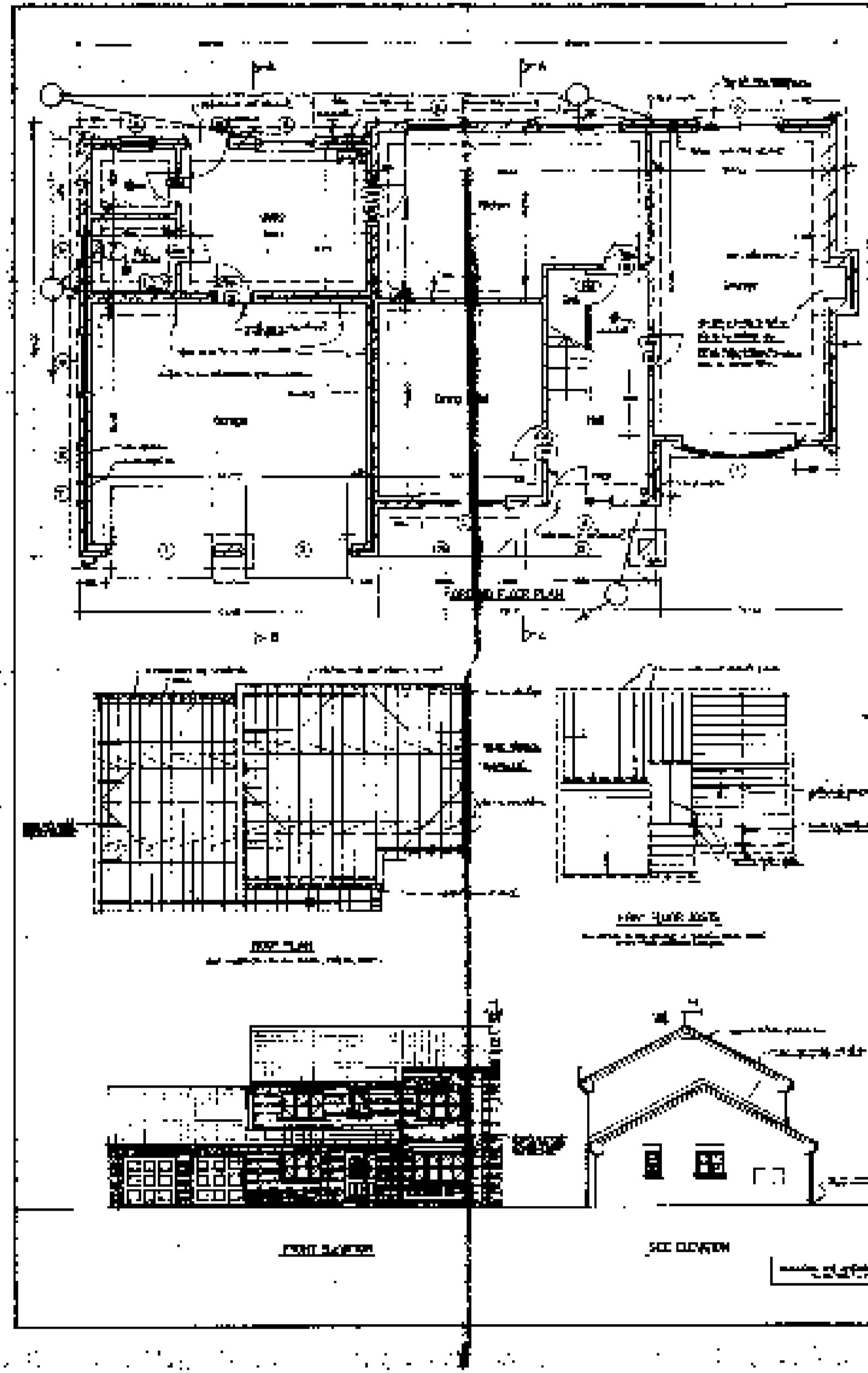


SIDE ELEVATION

DETERMINATION PLAN

SOUTH HOLLAND DISTRICT COUNCIL
PLAN DEPT.
18 NOV 1993
REF 1096/93

PLOT 1
PARK LANE
HOLBEACH


Garage
Entry
Hall
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Balcony
Balcony
Balcony

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

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 102 FACING BRICK/CAVITY [illegible] INSULATED WITH CS SHELL INSULVERMICULITE BONDED BATS OR APPROVED EQUAL LEAVING NOT LESS THAN 100 LITRE THERMAL BACKED PLASTERED ON CONCRETE BLOCK INTERNAL [illegible] WALL TIED VERTICALLY WITH B.S. 1243 GRP EXTERNAL STAINLESS STEEL WALL TIES AT 900 CENTRES HORIZONTALLY AND 450 CENTRES VERTICALLY AT EVERY 6TH COURSE AT JAMBS ALL CORNERS OF OPENINGS AND ALL WALLS ARE STAGGERED. ALL CAVITY WALLS INSULATED. ALL BLOCKS UPTO D.P.C. TO BE 7.3 N/mm² COMPRESSIVE STRENGTH AND BLOCKS ABOVE D.P.C. TO BE 3.5 N/mm² COMPRESSIVE STRENGTH. ALL BLOCKWORK TO BE LAID IN 1:1:6 CEMENT LIME SAND MORTAR. ALL INTERNAL WALLS TO BE 100 LAYER THERMAL BLOCKS PLASTERED ON ONE SIDE. ALL INTERNAL PARTITION WALLS TO BE 100 THICK DENSE CONCRETE BLOCKS WITH 10MM PLASTER FINISH. D.P.C. TO ALL DOOR & WINDOW OPENINGS AND ALL WALLS ARE STAGGERED. ALL CAVITY TO BE TAKEN DOWN TO BELOW D.P.C. WITH LEAN CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ADDRESS CAVITY [illegible] AT PARTY WALLS. TO AVOID THERMAL BRIDGING ALL SURFACE [illegible]

ROOF MARLEY CROMWELL VERTIGLAZE MAN SLATE IN TWO [illegible] 75 x 50 MM TREATED S.W. BATTENS ON TYPIC UP ROOFING FELT LAYING 150 LAP IN EACH DIRECTION

25° PITCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 450 CENTRES STRAPPED BY VEDERS, CEILING LEVEL AT EAVE AND GABLES WITH 30 X 5 M.S. ANCHOR STRAPS, 100 X 50 WALL PLATES. 100 x 50 [illegible] PIECES ROOF ALL AS DRAWN. CONNECTED TO B.S. SPECIFIED SIZES UPVC. RAINWATER GOODS TO BE EQUIVALENT TO [illegible] GUTTERS AND 65MM DOWNPIPE

FOUNDS STRIP FOUNDATIONS OF GRP CONCRETE (OR CONCRETE REINFORCEMENT WHERE 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.W.D.C. BUILDING INSPECTOR

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 GRP CONCRETE SUB-FLOOR (OR CROP WHERE REINFORCED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 DARKENED COMPACTED HARDCORE

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO 100 SPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE TO BE VENTILATED TO BRE PUBLICATIONS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP. USING VENTILATING SOFFIT [illegible] THERMAL BOARD VENTS. CHIMNEYS FLUES TO BE LINED WITH 2 LAYERS OF G. MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM THE S & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² VISIBLE SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. DOUBLE GLAZED WINDOWS TO PROVIDE MIN 30 DECIBELS NOISE REDUCTION LEVELS 'U' GLASS.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. MAINS/PRIVATE LPG WATER SYSTEM TO BE VENTED. LPG WATER STORAGE OF UNVENTED ALL DISTRIBUTION PIPES TO BE INSULATED TO BRES LI, SEC. 3. ALL PIPES TO HAVE EXTERNAL QUENCH [illegible]

WASTE WASTE, SMALL SHOWER WASTES TO BE 40 DIAM - INSIDE WASTES TO BE 32 DIA. ALL TO HAVE TRAP SEAL. TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE [illegible] CONCEALED WHERE NEEDED - ENCASED IN 300 X 150 WASTES TO FLOOR WASTES) COMBI DIAM - VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE ROOF LEAD HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN VCDRAIN APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (FALL 1:40 & 1:100). WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 8 C.I. LINTEL OVER & TO BE SUITABLY PROTECTED BY A BAND OF [illegible] WORK. - ALL PIPES GENERALLY TO BE ISOBLOCK PIPE ORANGE, RED & SUBSEQUENT MARKER NOT UNDER A DRIVEWAYS LESS THAN 600 COVER PIPES TO BE PROTECTED BY [illegible] SLAB PLACED ABOVE NOT LESS THAN 75 MM ORANGE. MARKER UNDER A DRIVE & UNMARKED LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND ABOVE NOT LESS THAN 75 REQUIRED. SURFACE WATER DRAINS TO HAVE ACCESS EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. [illegible] ALL PIPES UNDER [illegible] MARKER.

I Os INSPECTION CHAMBERS NOT EXCEED 450 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. CONCRETE COVERS USED GENERALLY A DRIVE & VALVE PIT A DRIVE SET ON 150 THICK CONCRETE PLINTH

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

DRIVEWAY SCORE CLEAN GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

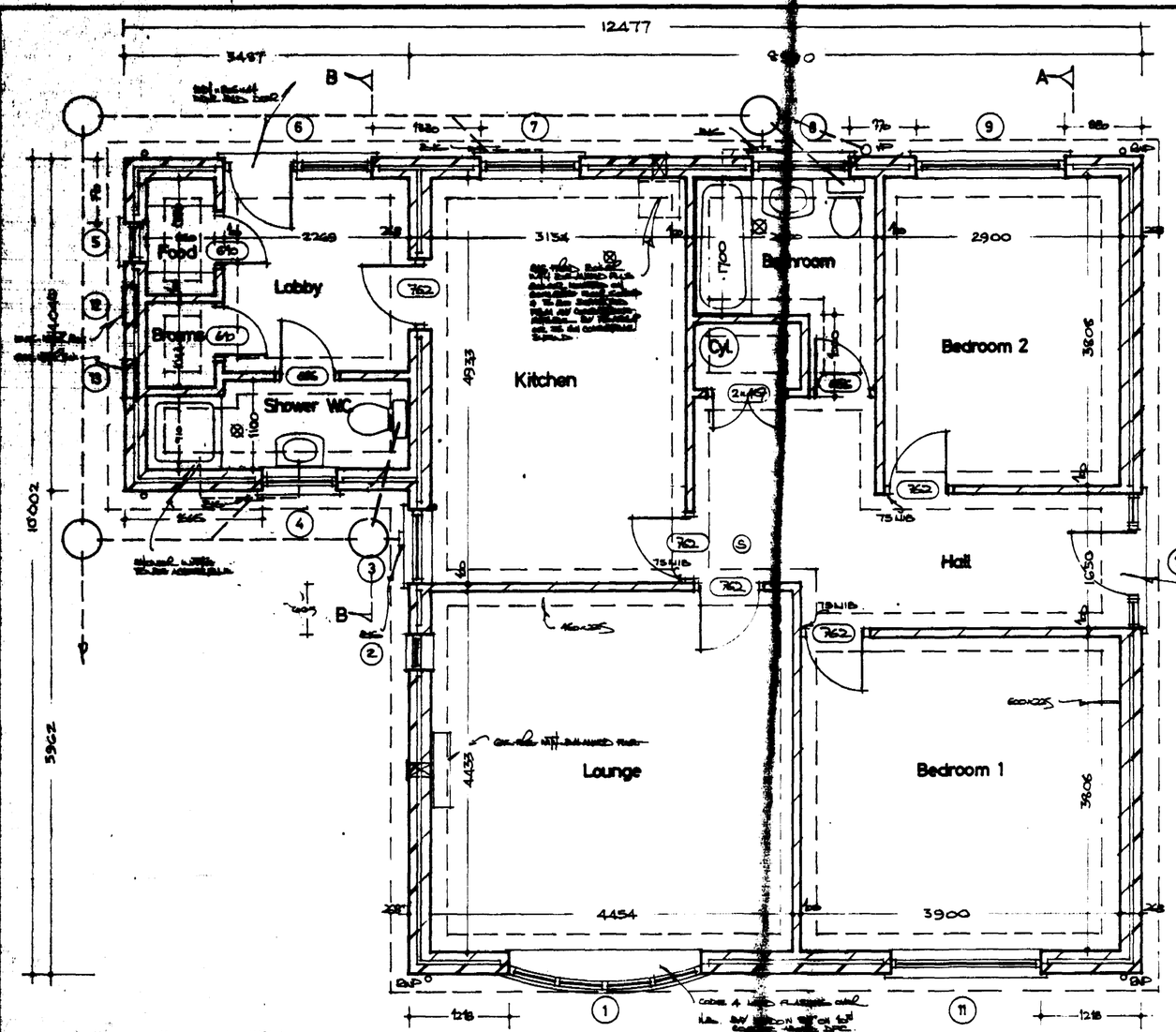
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWER ROOM (MIN 15 LITRES/SEC) & TO KITCHEN BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC). DUCTS IN LOFTSPACE TO BE INSULATED.

F&U DETAILS: SHOWER CMT 240 : BATHROOM CMT 240.

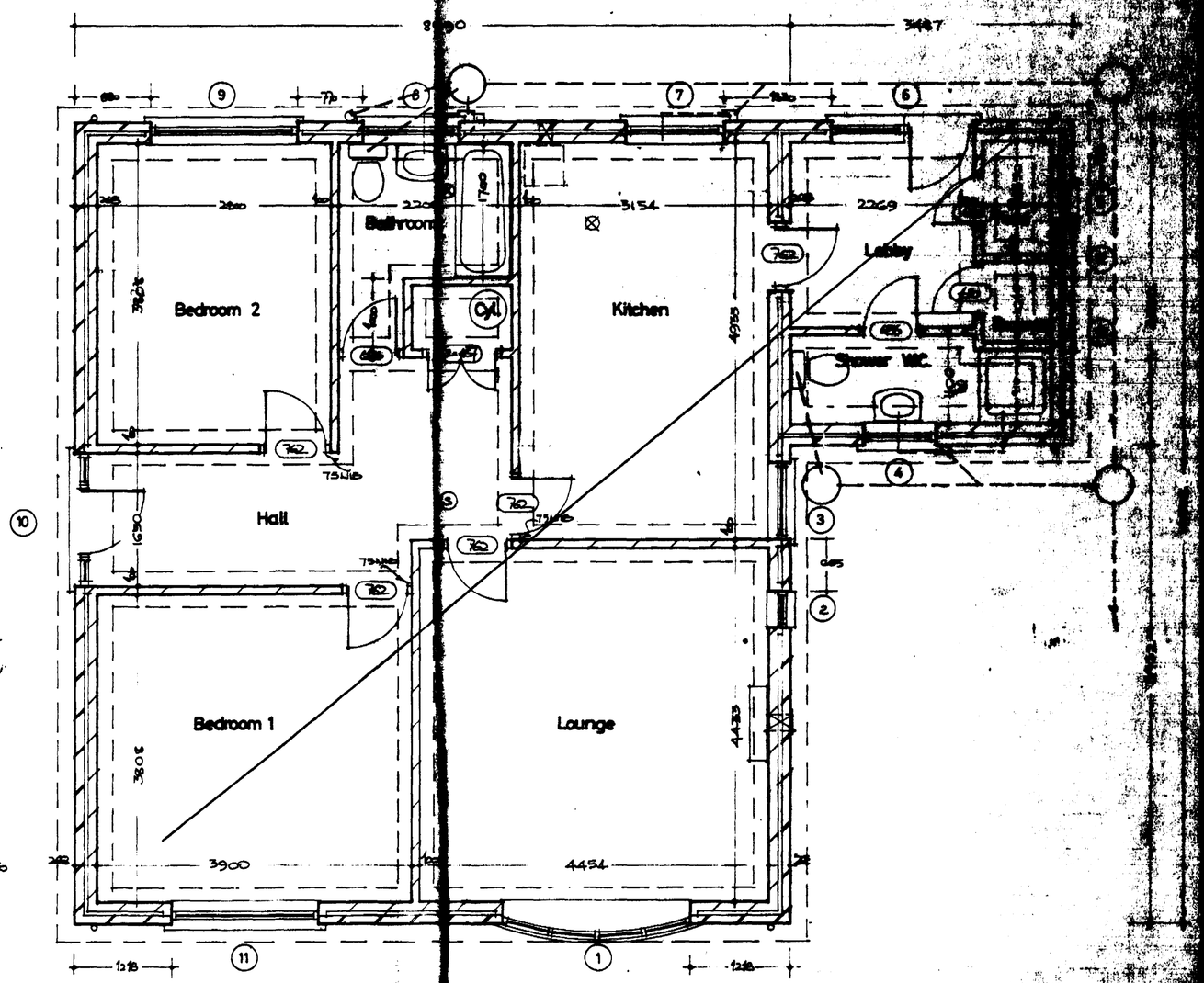
SMOKE ALARMS DOMESTIC AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT1 & TO APPROVED DOCUMENT B1.

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 5 G20 & 1981.

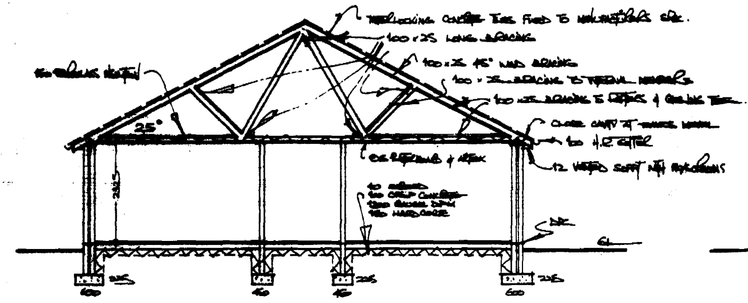


PLOT 3 AS THIS

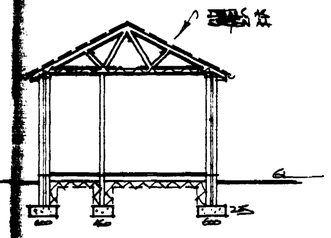
FLOOR PLAN (259)



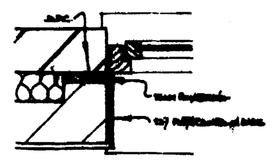
FLOOR PLAN (258)



SECTION A-A



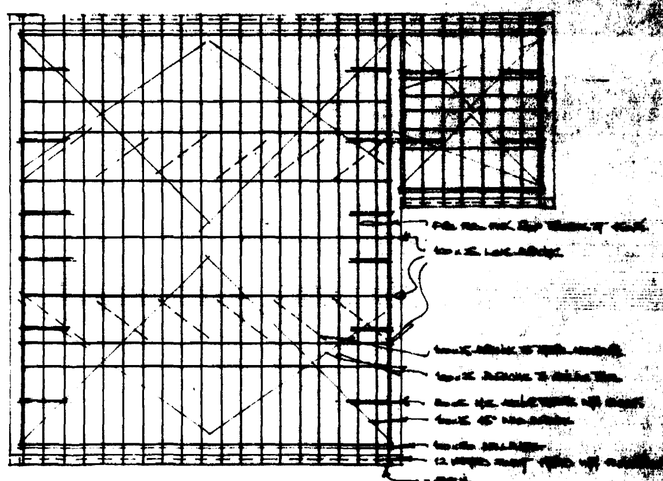
SECTION B-B



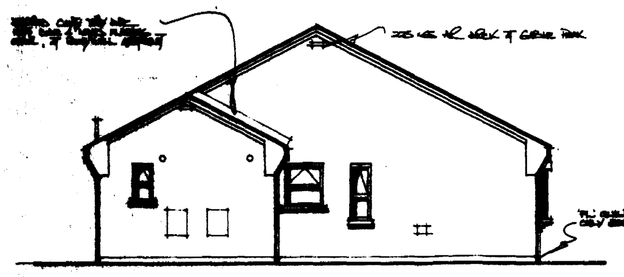
JAMB DETAIL

No.	Quantity	259	258	Code	Width
1	CASEMENT	—	—	UL2	2700
2	WINDOW	—	—	UL1	900
3	DOOR	—	—	UL1	1200
4	"	—	—	UL2	"
5	WINDOW	—	—	UL1	900
6	DOUBLE DOOR	—	—	UL2	2100
7	WINDOW	OR	OR	UL2	1500
8	"	OR	OR	UL2	"
9	WINDOW	—	—	UL2	2100
10	FIXED LIGHT	—	—	UL1	1500
11	WINDOW	—	—	UL2	2100
12	—	—	—	REM	"
13	—	—	—	REM	"

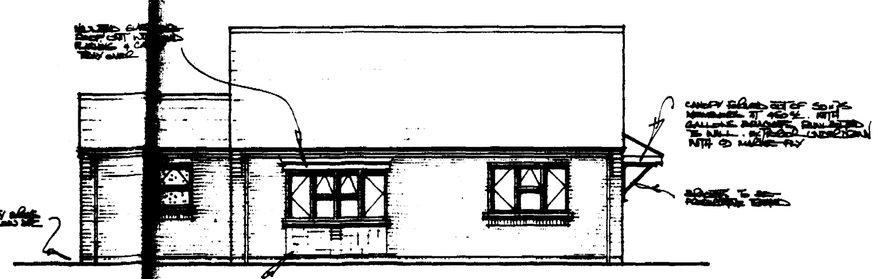
ALL LINTELS TO BE BUILT INTO WALL AT LEAST 150 EACH END



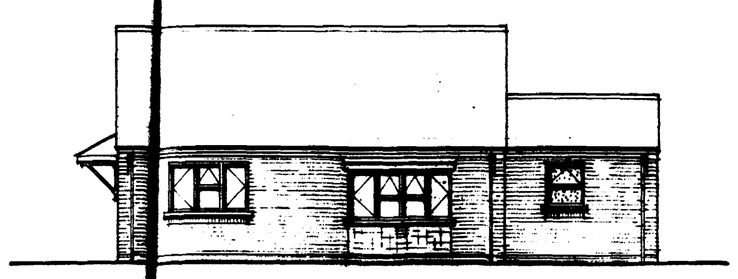
ROOF PLAN



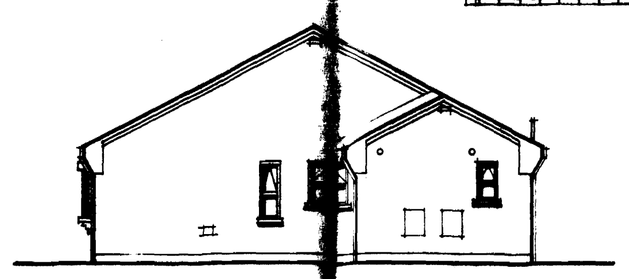
SIDE ELEVATION



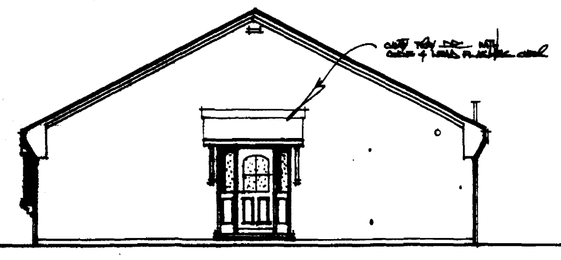
FRONT ELEVATION



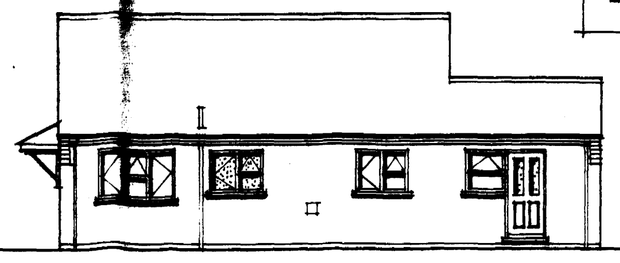
FRONT ELEVATION



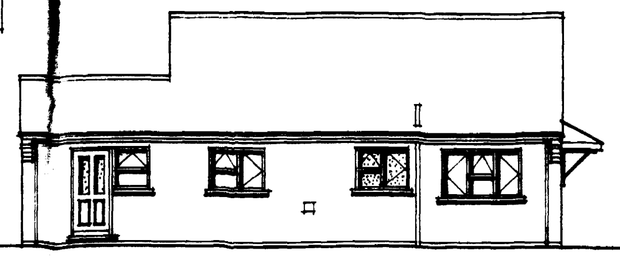
SIDE ELEVATION



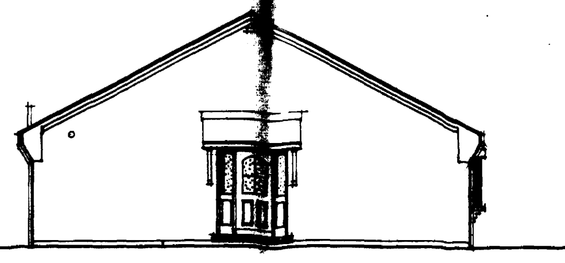
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

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

PROJECT:
SUSSEX TYPE BUNGALOW

PLOT 3
PARK LANE
HOLBEACH

DRAWINGS

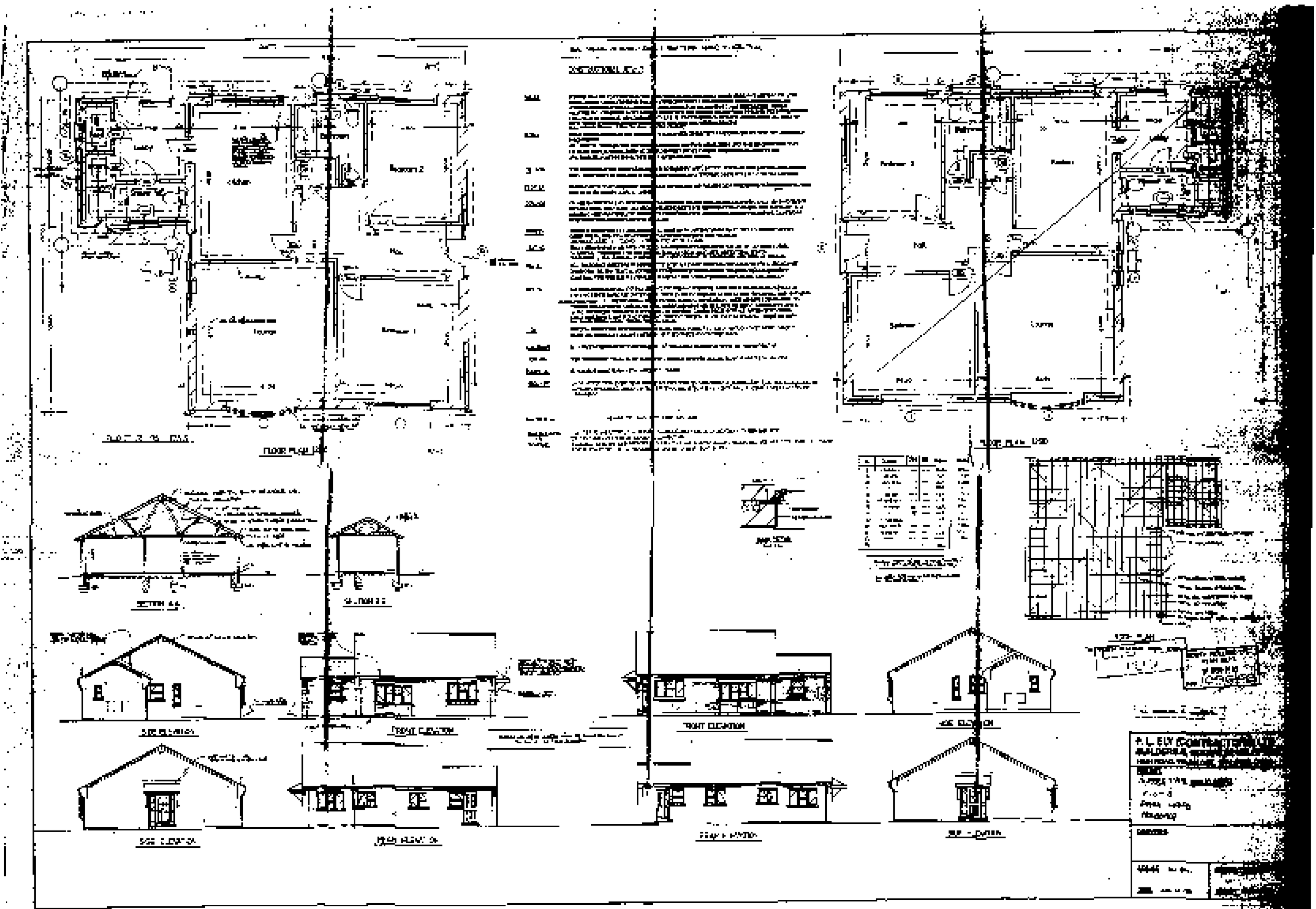
SCALES 1:50 1:100.

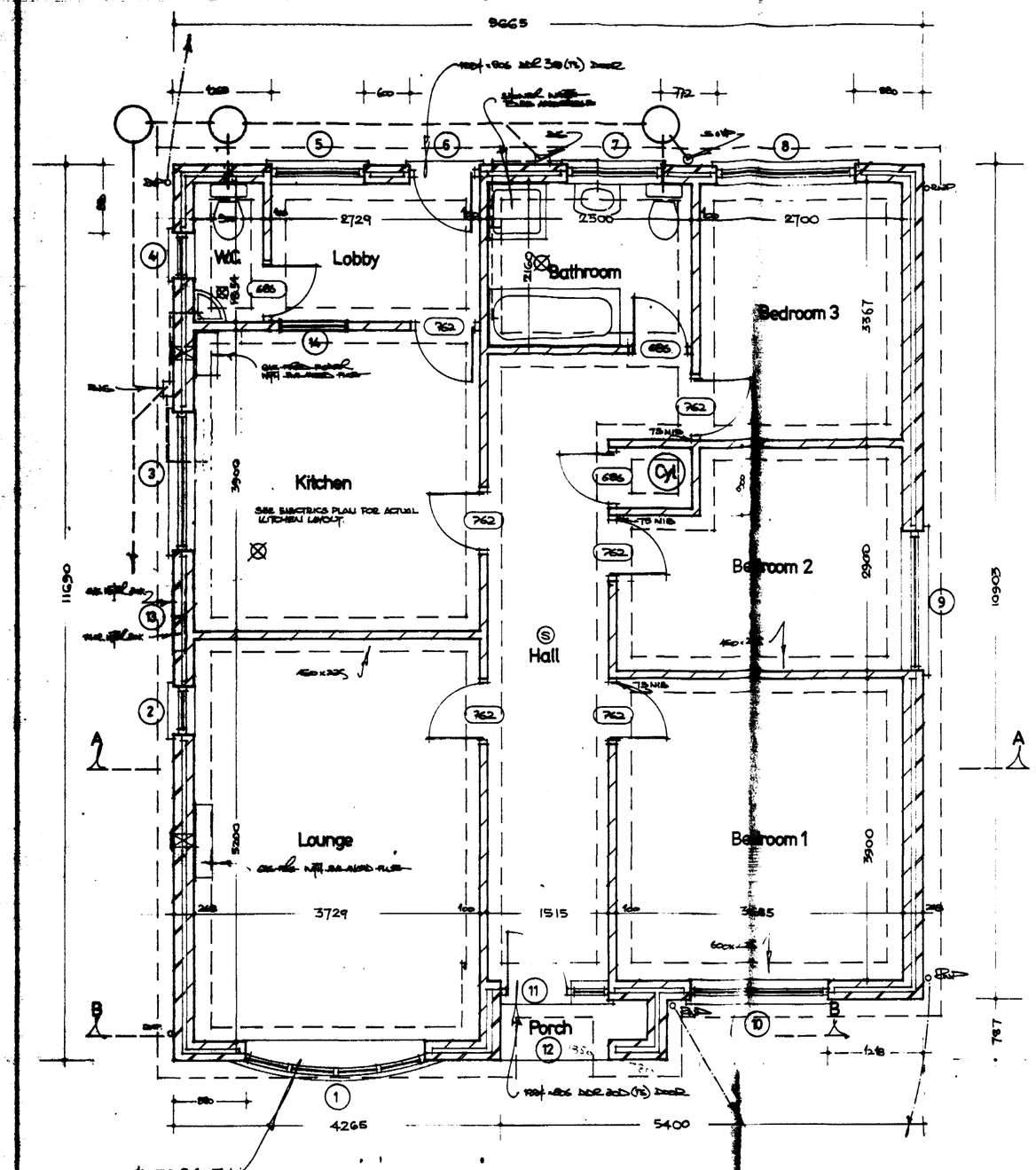
DATE DEC 92 MDL.

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

CONSTRUCTIONAL DETAILS

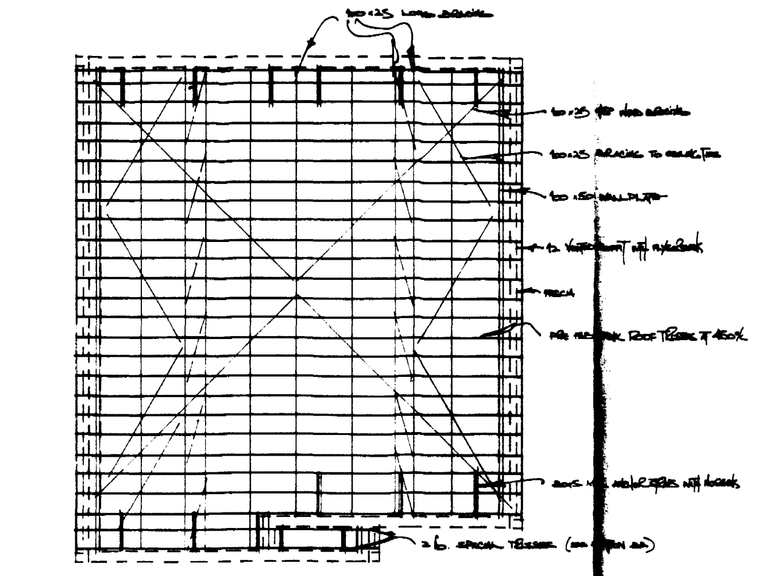
WALLS — EXTERNAL WALLS OF 100 FACING BRICK, CAVITY [illegible] INSULATED WITH 65 MM. RIGID POLYSTYRENE BOARDS AND BE MADE UP TO NO THERMAL BRIDGES IS CREATED AT THE CAVITY WALL. ALL BRICKWORK BELOW D.P.C. TO BE IN ENGINEERING BRICKWORK. ALL BRICKWORK UP TO D.P.C. TO BE BRICK COURSING - INTERNAL WALLS TO BE 100 MM. THICK INTERNAL ACCESS PANEL TO BE PROVIDED TO GIVE ACCESS TO ALL VALVES AND CONNECTIONS. ALL BRICKWORK TO BE LAID IN MORTAR MIX 1:1:6 (CEMENT:LIME:SAND) AND BE STRUCK FLUSH AND RAKED OUT WHERE A DECORATIVE FINISH IS TO BE APPLIED. ALL EXPOSED BRICKWORK TO BE FINISHED WITH SEMI-PENCIL JOINTS. ALL BRICKWORK TO BE IN ENGLISH BOND. CAVITY TO BE FILLED WITH 150 MM. [illegible] CONCRETE. ALL BRICKWORK TO BE IN ENGLISH BOND. CAVITY CLOSERS AT GENERALLY ALL REVEALS, CORNERS AND OPENINGS. CAVITY TO BE FILLED WITH 150 MM. [illegible] CONCRETE. ALL BRICKWORK TO BE IN ENGLISH BOND. ALL EXPOSED BRICKWORK TO BE FINISHED WITH SEMI-PENCIL JOINTS. ALL BRICKWORK TO BE LAID IN MORTAR MIX 1:1:6 (CEMENT:LIME:SAND) AND BE STRUCK FLUSH AND RAKED OUT WHERE A DECORATIVE FINISH IS TO BE APPLIED. ALL EXPOSED BRICKWORK TO BE FINISHED WITH SEMI-PENCIL JOINTS. ALL BRICKWORK TO BE IN ENGLISH BOND. CAVITY CLOSERS AT GENERALLY ALL REVEALS, CORNERS AND OPENINGS. ALL CAVITIES



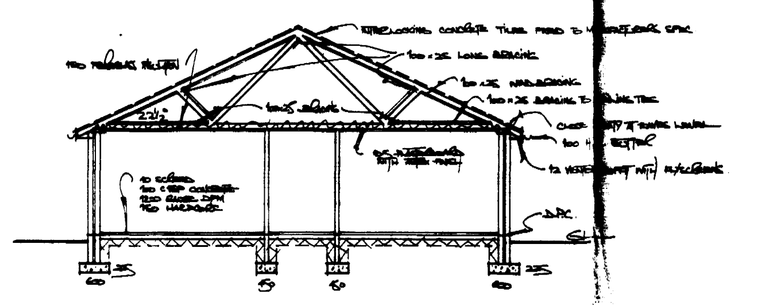


FLOOR PLAN (251)

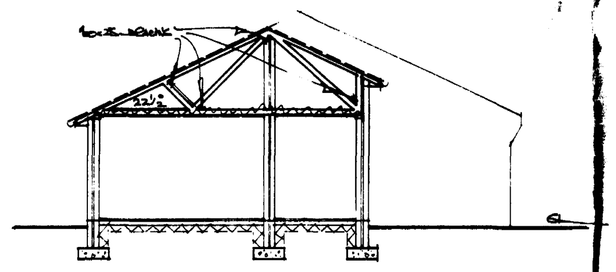
PLOT 10 AS THIS



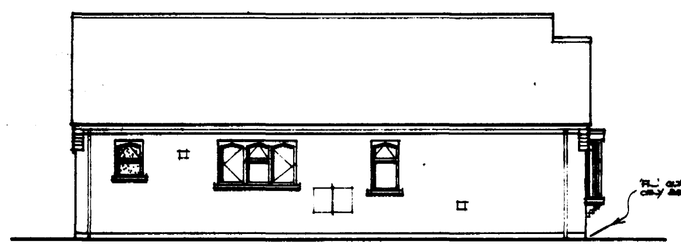
ROOF PLAN



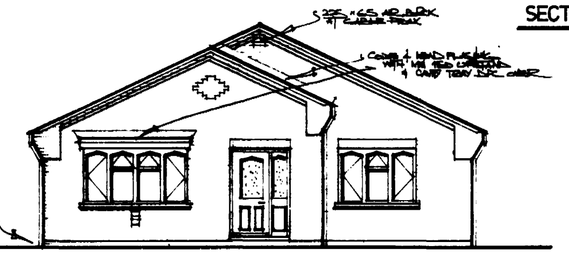
SECTION A-A



SECTION B-B



SIDE ELEVATION



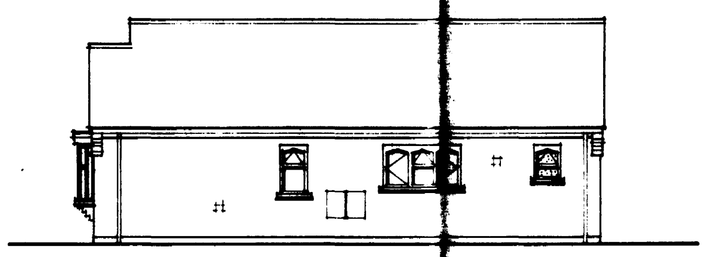
FRONT ELEVATION

DESIGN No.251.

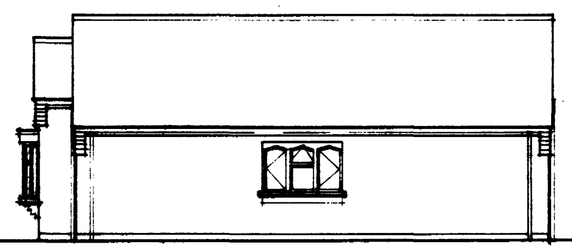


FRONT ELEVATION

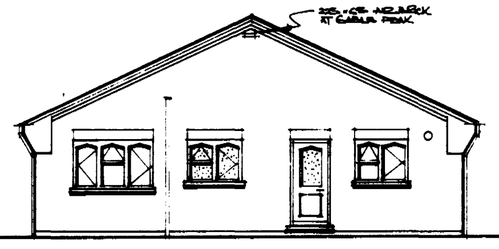
DESIGN No.250.



SIDE ELEVATION



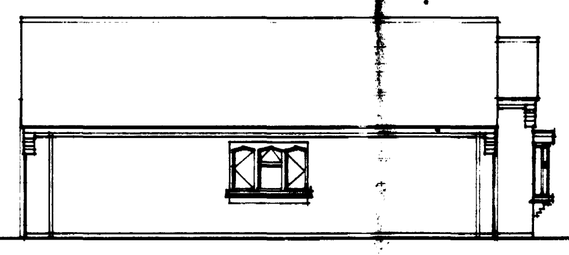
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



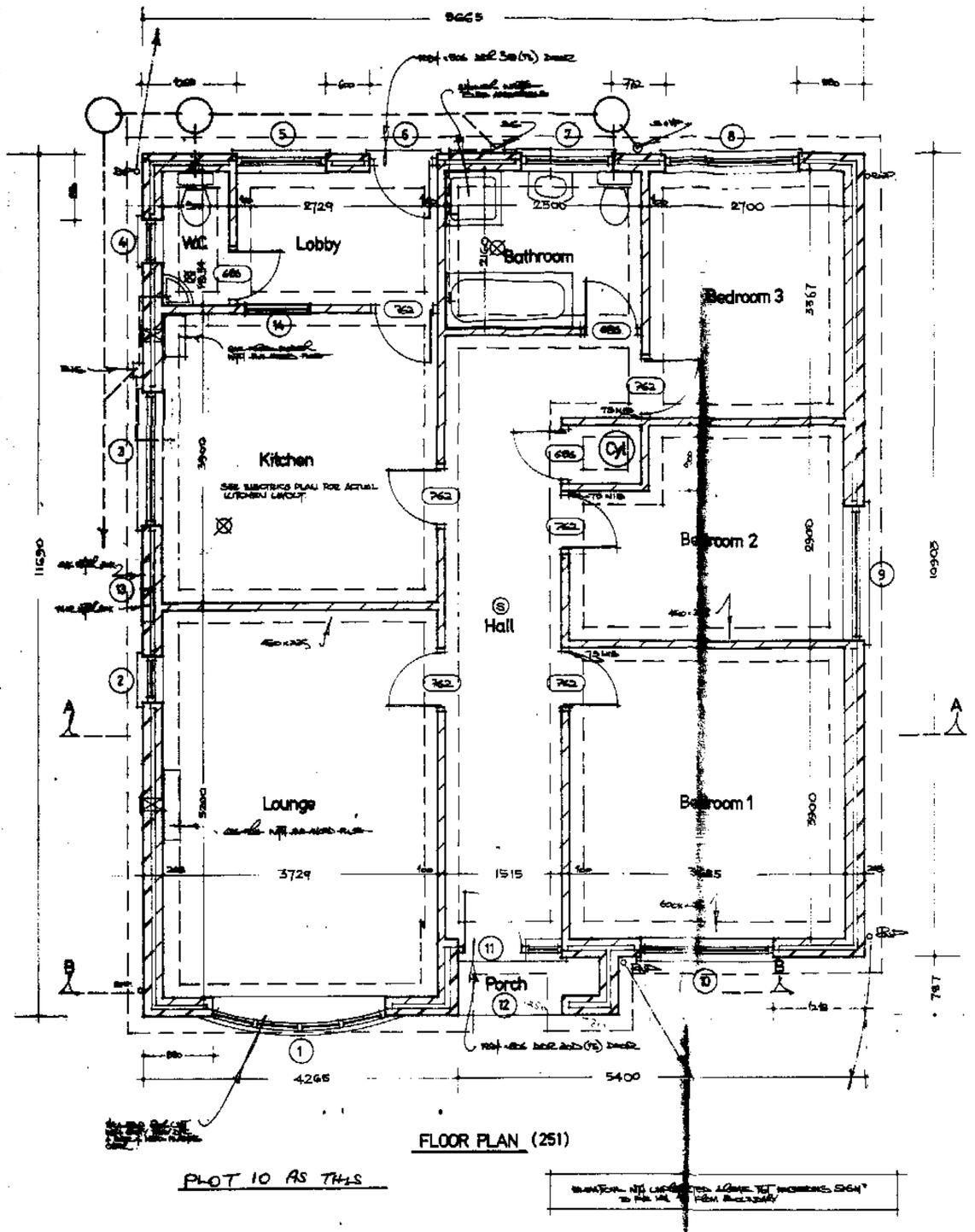
SIDE ELEVATION

PER METRE OF PARTY WALLS & ROOF TILES. Rated To 60dB Rw

CONSTRUCTIONAL DETAILS

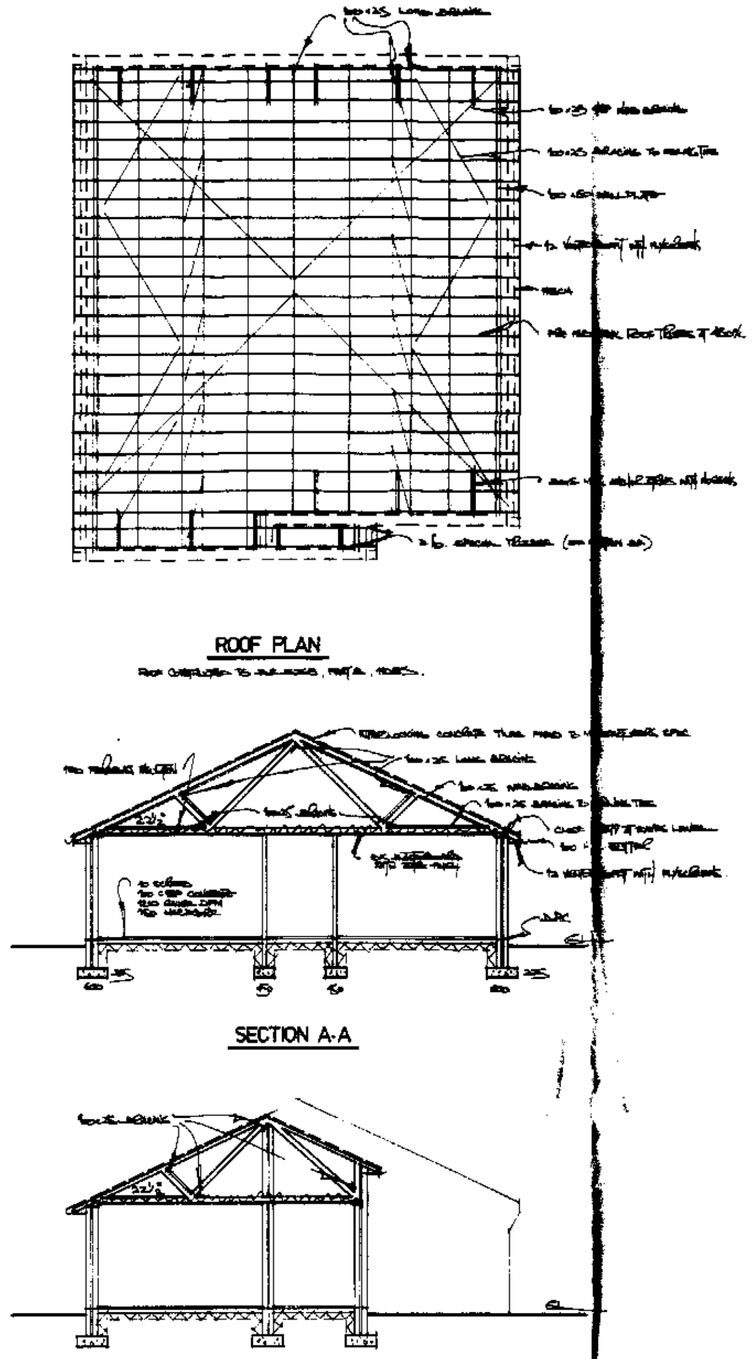
WALLS EXTERNAL WALLS OF 102 FACING BRICKS, CAVITY INSULATED WITH 50 MIN. PHENOLIC FOAM BOARD BUILT OF 440MM LIGHTWEIGHT THERMAL BLOCKS & REINFORCED CONCRETE WALL TIES TO COMPLY WITH B.S. 5628-1978 WITH MORTAR (1:1:6) AND VERTICAL DAMP SEAL AT JAMBS. ALL INTERNAL LOADBEARING WALLS ARE 100 ALL BLOCKWORK IN P.C. 20.00 BLOCKS THROUGHOUT. 440MM CAVITY WITH 102 FACING BRICKS, PHENOLIC FOAM INSULATION BOARD 50 THICK, 100 LIGHTWEIGHT BLOCKS PLASTERED TO GIVE 75 OVER PLASTERBOARD WITH DABS FIXED. DAMP PROOF COURSE 150MM ABOVE FINISHED GROUND LEVEL. 440MM CAVITY WITH 102 FACING BRICKS, PHENOLIC FOAM INSULATION BOARD 50 THICK, 100 LIGHTWEIGHT BLOCKS PLASTERED TO GIVE 75 OVER PLASTERBOARD WITH DABS FIXED. DAMP PROOF COURSE 150MM ABOVE FINISHED GROUND LEVEL. 440MM CAVITY CARRIED AT BEDROOM 3A ASPHALTIC CEMENT SCREED TO CROSS LEVEL TO AVOID INTERNAL STEPPING. ALL INTERNAL PARTY WALLS TO BE 215MM THICK SOLID BRICKWORK IN CEMENT MORTAR (1:3) AS DETAILED ON DRAWING.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES OVERLAID TO MANUFACTURERS SPECIFICATION ON 150 X 50 BATTENS ON 'TYPE 1F' TREATED SOFTWOOD ROOF TRUSSES AT 600 CENTRES SUPPORTED AT VERGES, CENTRE LEVELS BY PARTY WALLS AND INTERNAL LOADBEARING WALLS AT 3015 MM CENTRES AS DETAILED ON DRAWING. TRUSSES TO BE DESIGNED IN ACCORDANCE WITH B.S. 5268 PART 3 1985 AND TO BE FIXED TO WALLS WITH 30 X 5 GALVANISED STEEL STRAPS AT 2000 CENTRES OVER 3 TRUSSES AND 1200 CENTRES OVER 2 TRUSSES. STRAPS TO BE BUILT INTO BRICKWORK AT 1000 CENTRES AND FIXED TO TRUSSES WITH 4 NAILS. 6 X 6 MM SQUARE SECTION TIMBER WALL PLATES. 100 X 50 BRICKWORK PIERS AT GABLE ENDS AS DRAWN. CONNECTED TO B.S. 8000 PART 3 1989 CLAUSE 6.7.3.2 WITH 30 X 5 GALVANISED STEEL STRAPS AT 1



FLOOR PLAN (251)

PLOT 10 AS THIS



ROOF PLAN

SECTION A-A

SECTION B-B

CONSTRUCTIONAL DETAILS

WALLS
EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH 65 MINERAL WOOL QUILT AND 100 DENSITY CONCRETE BLOCKS, LOAD BEARING INTERNAL WALLS AS APPROVED ONE WHOLE BRICK WALL THICKNESS WITH 9 & 13 SWD STUD PARTITIONS WITH 2 LAYERS OF PLASTERBOARD AND SKIM FINISH, ALL BLOCKWORK BELOW D.P.C. TO BE 215 DENSITY CONCRETE BLOCKS, 225 CAVITY CONCRETE FOUNDATION WALLS TO BE FILLED SOLID WITH CONCRETE TO D.P.C. LEVEL, 9 INCH BRICK WALLS TO BE BUILT IN 1:3 CEMENT MORTAR (GAUGED WITH PLASTICISER) AND 4 INCH BRICK WALLS TO BE BUILT IN 1:1:6 CEMENT LIME MORTAR, ALL WORK BELOW D.P.C. WITH 1:3 CEMENT MORTAR (GAUGED WITH PLASTICISER) AND 4 INCH BRICK WALLS TO BE BUILT IN 1:1:6 CEMENT LIME MORTAR, ALL WORK BELOW D.P.C. WITH 1:3 CEMENT MORTAR (GAUGED WITH PLASTICISER) AND CAVITY CARRIED UP TO DAMP PROOF COURSE WITH CONCRETE.

ROOF
SINGLE GRADE TWO SELECTED ROOF TILES OR SLATES AT 25 DEGREES PITCH ON 38 X 19 BATTENS ON 38 X 38 TREATED SOFTWOOD ROOF TRUSSES AT 600 CENTRES WITH 38 X 19 TREATED SOFTWOOD TIMBER PURLINS AT 1829 CENTRES IN ONE DIRECTION, 22½ INCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 600 CENTRES SUPPORTED BY VERTICAL LOADING LEVELLER PANELS AT 1829 C.C. ON 215 X 102 H.S. ANCHOR STRAPS, JOISTS AND WALL PLATES. TOP LEVEL MECHANICAL FIXING ROOF NAIL AS DESIGN. CONNECTED TO D.P.C. WITH 4 INCH UPVC. DOWNPIPES AND TO BE EQUIVALENT TO 100 M.M. GUTTERS AND 65MM DOWNPIPE.

FOUNDS.
STRIP FOUNDATIONS OF CLASS C40 CONCRETE (OR EQUIVALENT MIXES) TO 215 DENSITY CONCRETE BLOCKS, CAVITY FILLED WITH CONCRETE. WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA, DETERMINED ONSITE WITH S.W.A.B. INSPECTOR.

FLOORS
GROUND FLOOR TO BE 100 REINFORCED CONCRETE SLAB ON CONCRETE SUB-FLOORING, CROP WORK SUPPORTED ON CONCRETE PADS WITH D.P.C. BELOW AND CAVITY & DAMP PROOF MEMBRANE.

CEILINGS
CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH MEDIUM FINISH, MIN 150 FIBREGLASS INSULATION TO RESIDENCE. 100 VENTILATED CAP MINERAL INSULATION AT EAVES. JOIST SPACING AS REFERRED TO ABOVE. 75 THICK MINERAL FIBRE SOUND ABSORBENT TILES WITH 10 CONDENSATION CAP UNDER VENTILATED ROOFS TO REDUCE A TRANSMISSION VALUE TO 0.25 W/M²K. CEILING TO GARAGE TO BE 12.5 PLASTERBOARD WITH 2 LAYERS OF SKIM FINISH ON 38 X 38 TIMBER FRAMING WITH 2 LAYERS OF PLASTERBOARD AND SKIM FINISH.

JOINERY
WINDOWS TO BE FROM THE S.A.P.S. STANDARD RANGE. ALL TO MEET BS 6375 PART 1 1984 WITH 4 MM SEALED DOUBLE GLAZING EXCEPT BATHROOM WINDOWS WHICH ARE OF OBSCURE GLASS. ALL OPENING LIGHTS TO HAVE MULTI-POINT LOCKING. ALL DOORS TO BE 35 MM THICK FLUSH PANEL TYPE. PLUS ½" GLASS TO ALL DAYLIGHTING WINDOWS.

HEATING
SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER STORAGE PROVIDED BY INSULATED CYLINDER. ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422. ALL PIPES TO BE CONCEALED WHERE POSSIBLE. RADIATORS TO BE PANEL TYPE WITH THERMOSTATIC VALVES. A TIME CONTROLLER TO REGULATE THE HEATING CYCLE. ALL PIPES TO BE CONCEALED WHERE POSSIBLE.

WASTES
BATH, WASH HANDBASIN AND SINK WASTES TO BE 40 MM DIAM WASTES TO BE 32 MM DIAM. ALL TRAPS TO BE PROTECTED BY 75 MM SEAL. ALL CHANGE OF DIRECTION TO BE ACHIEVED BY MEANS OF 135 DEGREE BENDS. ALL WASTES TO BE TAKEN TO OUTSIDE AND DISCHARGE OVER GULLEY GRATING. WASTES TO BE VENTILATED BY MEANS OF 100 DIAM SOIL & VENT STACK TAKEN THROUGH ROOF AT 900 MM ABOVE ROOF LEVEL. VENT PIPES TO BE 100 MM DIAM AT BASE OF STACK INCREASING TO 150 MM DIAM AT ROOF LEVEL.

DRAINS
ALL DRAINS TO BE CONSTRUCTED IN 6 DOWN APPROVED PVC PIPES LAID ON A STRAIGHT UNIFORM GRADE BETWEEN MANHOLES OR INSPECTION CHAMBERS AS SHOWN ON DRAWING. ALL PIPES TO BE LAID ON 150 MM THICK CONCRETE BED AND SURROUND WHERE UNDER ROADS OR PAVED AREAS. ALL PIPES OVER 600 MM DEEP TO BE ENCASED IN CONCRETE. ALL DRAINS TO BE TESTED BY WATER AND AIR METHODS PRIOR TO BACKFILLING. ALL MANHOLES TO BE CONSTRUCTED IN ENGINEERING BRICKWORK IN CEMENT MORTAR (1:3) WITH CONCRETE BENCHING AND CHANNELLING AND SHALLOW TYPE CAST IRON COVERS AND FRAMES AS APPROVED BY BUILDING CONTROL OFFICER. ALL MANHOLES TO BE BENCHED AND CHANNELLED TO ENSURE SMOOTH FLOW OF EFFLUENT. ALL CHANGES OF DIRECTION TO BE ACHIEVED BY MEANS OF 135 DEGREE BENDS AND ACCESS PIPES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE FOR CLEANING AND TRAPPED. ALL GULLEY GRATINGS, MANHOLE COVERS, FRAMES, VENTILATION VALVES, ETC. TO BE APPROVED BY BUILDING CONTROL OFFICER.

I. Co.
INSPECTION CHAMBERS NOT EXCEEDING 600 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE. INSPECTION CHAMBERS EXCEEDING 600 DEEP TO BE CONSTRUCTED IN ENGINEERING BRICKWORK IN CEMENT MORTAR (1:3) WITH CONCRETE BENCHING AND CHANNELLING AS ABOVE IN A SUITABLE SIZE OR 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE.

SCAFFOLDING
ALL SURFACE WATER TO BE DISCHARGED INTO 900 MM DIAM. SOAKAWAYS SITED MIN. 5M. FROM ANY BUILDING.

DRIVEWAY
SCHEDULE 3 NATURAL GRANITE CHANNEL ON 100 CONCRETE HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX CONCRETE.

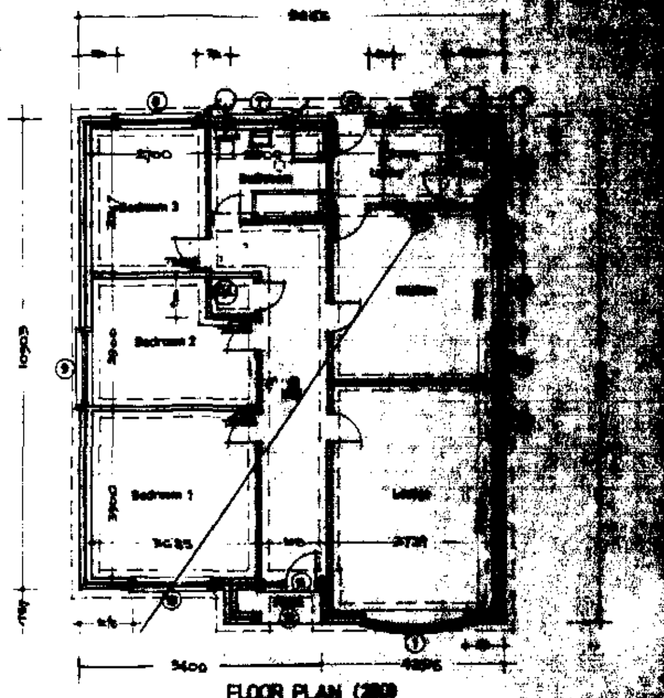
FOOTPATHS
50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

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

FAN DETAILS
BATHROOM CAP 240 WC. CAP 170.

SMOKE ALARMS
PROVIDE AS INDICATED, ALL TO BS. INTERCONNECTED 4 MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

GLAZING
ALL GLAZING TO BS 6 TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 PT 1.



FLOOR PLAN (2809)

No.	Description	251	250	Lintel	Height
1	450 x 215	—	—	450 x 215	2134
2	900 x 215	—	—	UL2	2134
3	1800 x 215	—	—	UL3	2134
4	1800 x 215	—	—	UL4	2134
5	2400 x 215	DR	DR	UL5	2134
6	2400 x 215	DR	DR	UL6	2134
7	2400 x 215	DR	DR	UL7	2134
8	1800 x 215	—	—	UL8	2134
9	*	—	—	UL9	*
10	1800 x 215	—	—	UL10	2134
11	1800 x 215	DR	DR	UL11	2134
12	—	—	—	UL12	*
13	—	—	—	UL13	*
14	—	—	—	1800 x 215	2134
15	SPECIAL	—	—	TO MATCH	12000

All lintels to be 150 wide/thick/mm/cavity/width.

All lintels supplied by manufacturer specified. Check with building.

SIDE ELEVATION

FRONT ELEVATION

DESIGN No 251.

FRONT ELEVATION

DESIGN No 250.

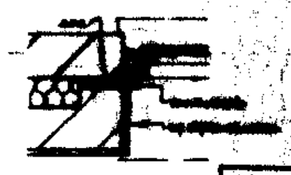
SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

REAR ELEVATION

SIDE ELEVATION



SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1996
REF 1096/56

DETERMINATION PLAN

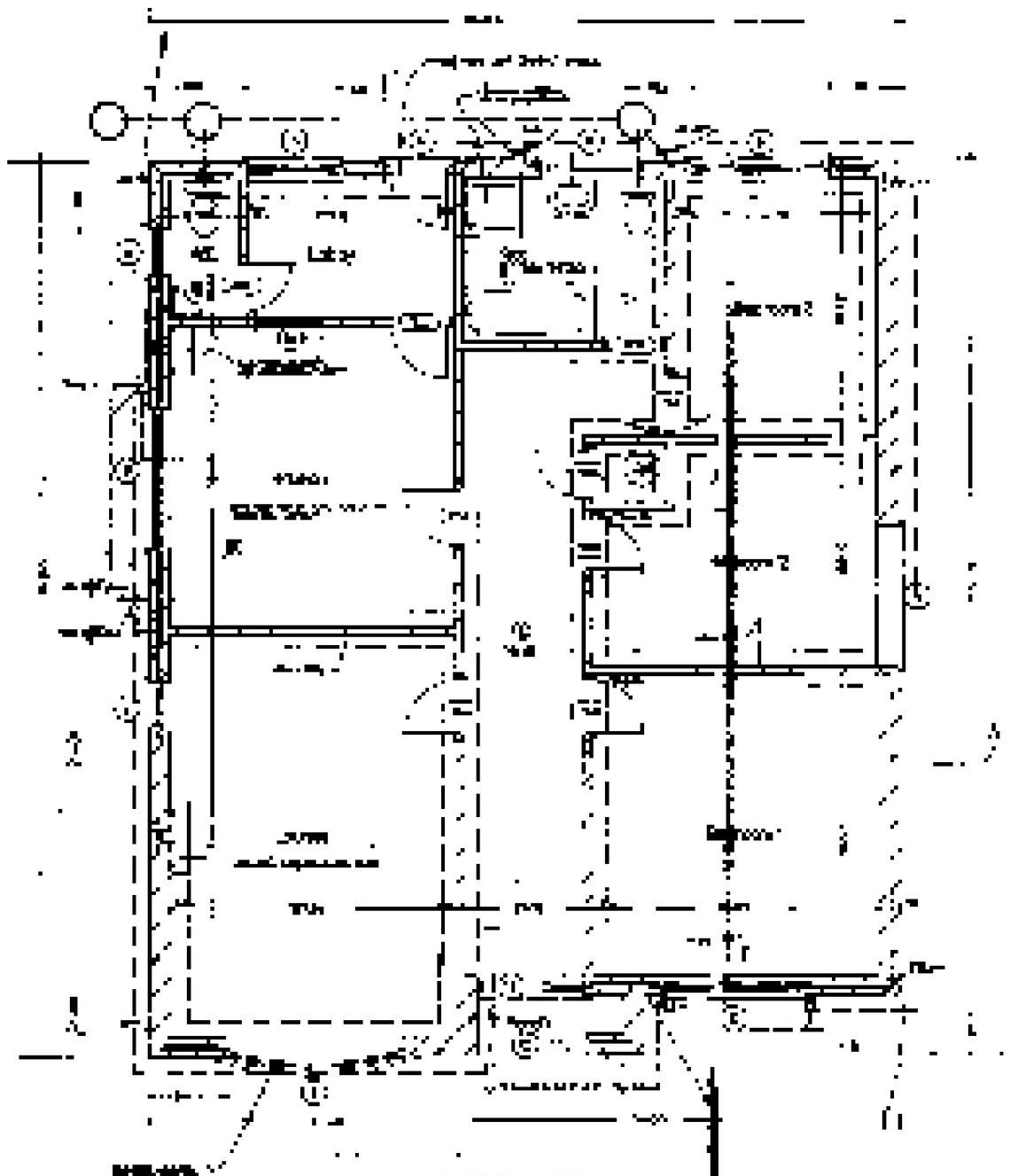
P. L. ELY (CONTRACTORS)
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING

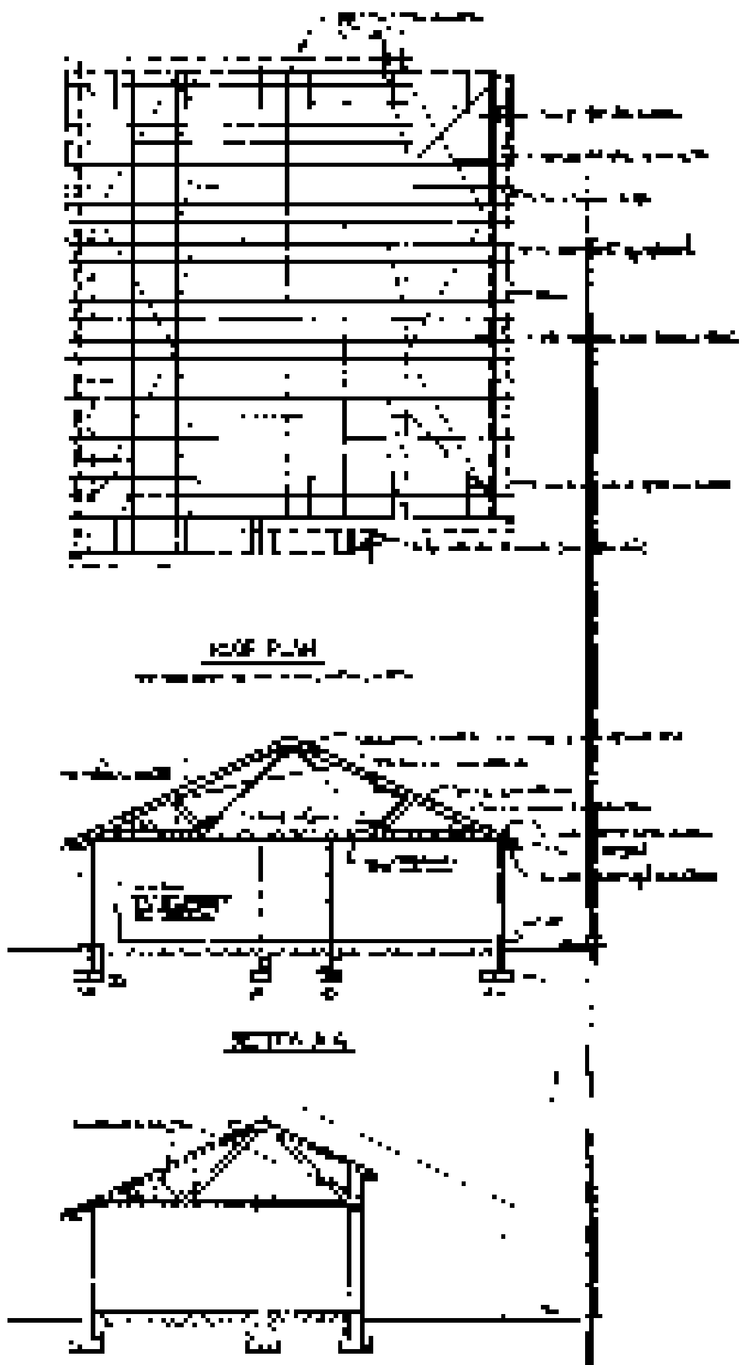
PROJECT:
STRATFORD TYPE BUNGALOW
PLOT 10
PARK LANE
HOLBEACH

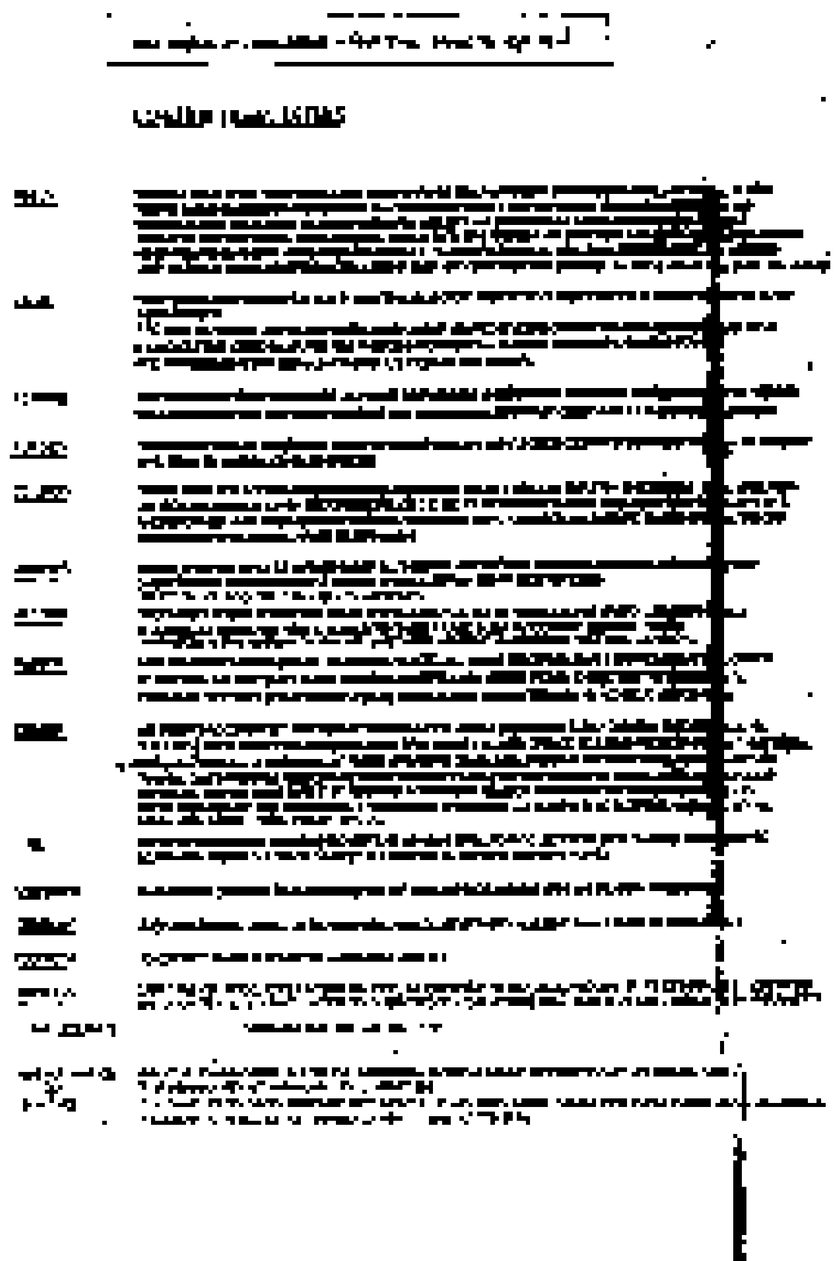
DRAWING:

SCALE: 1:50 & 1:100

DATE: OCT 96

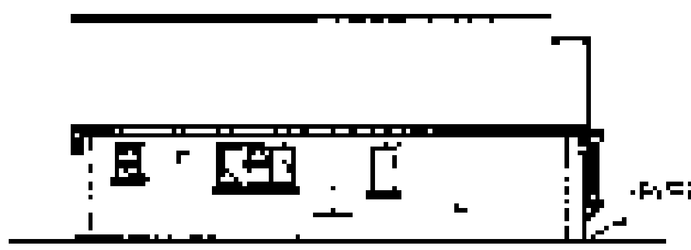


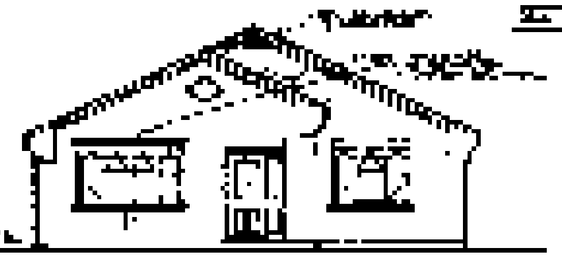


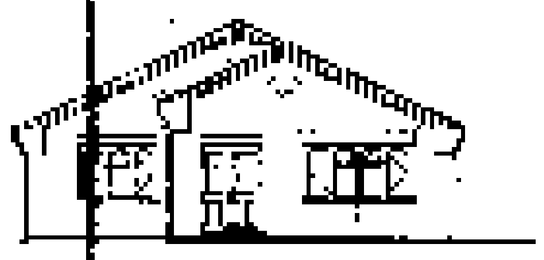


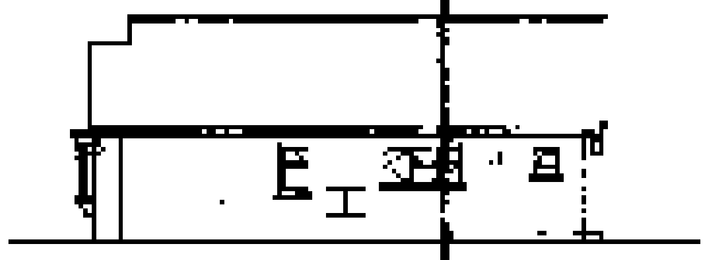


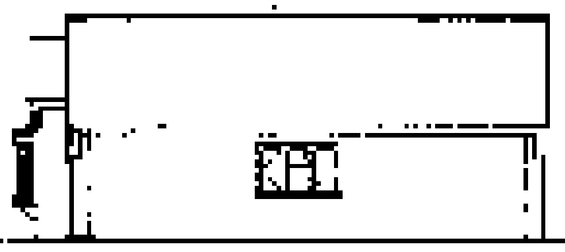




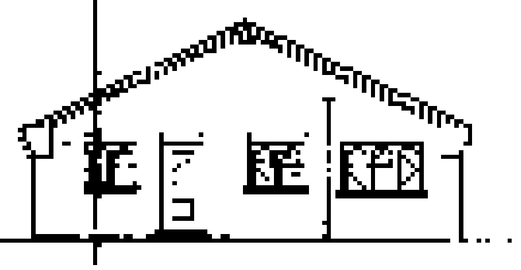


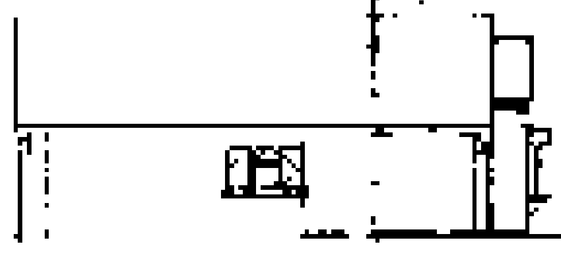




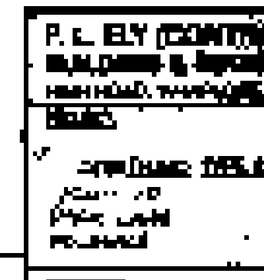


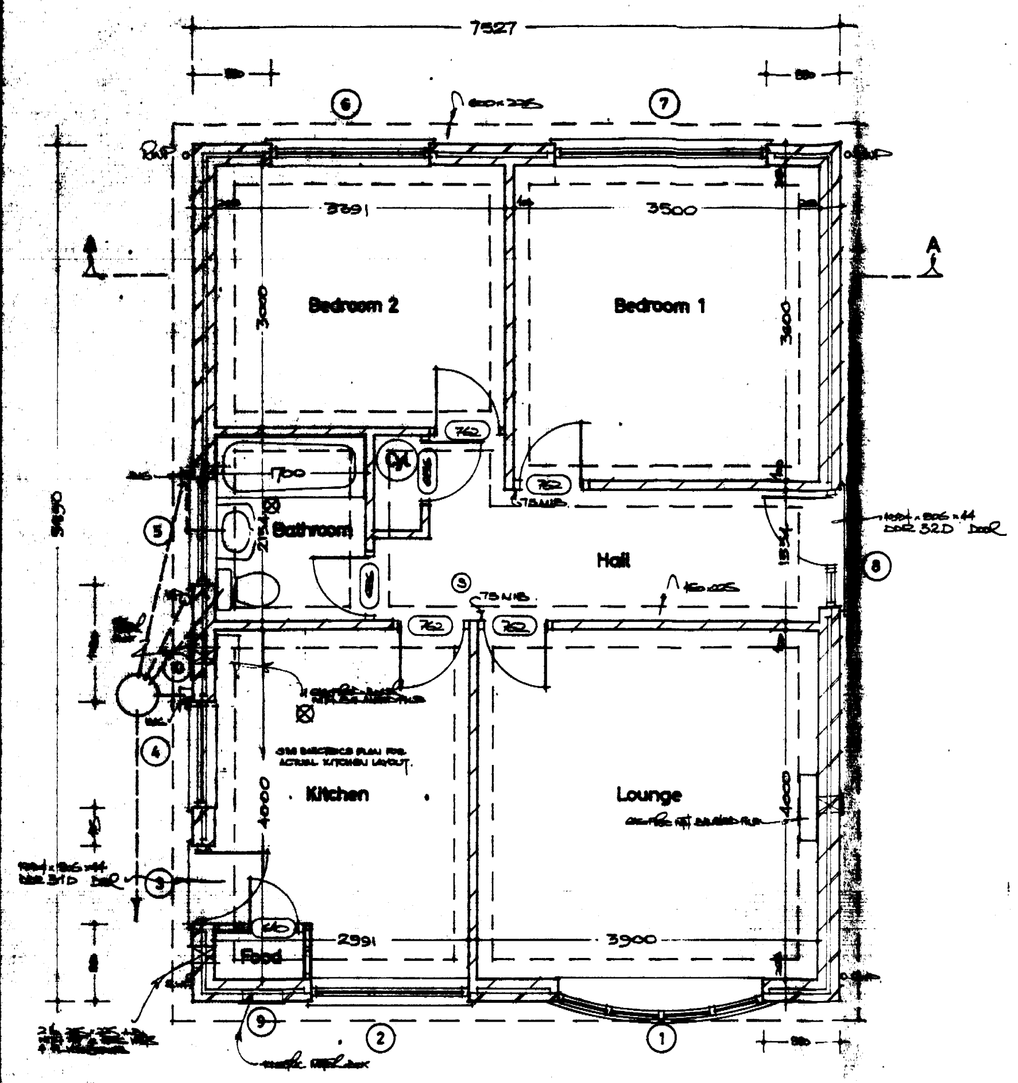












FLOOR PLAN (25?)

PLOT 6 AS THIS

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

HEATING

WASTES

DRAINS

I. Co.

SCAFFOLDING

DRIVEWAY

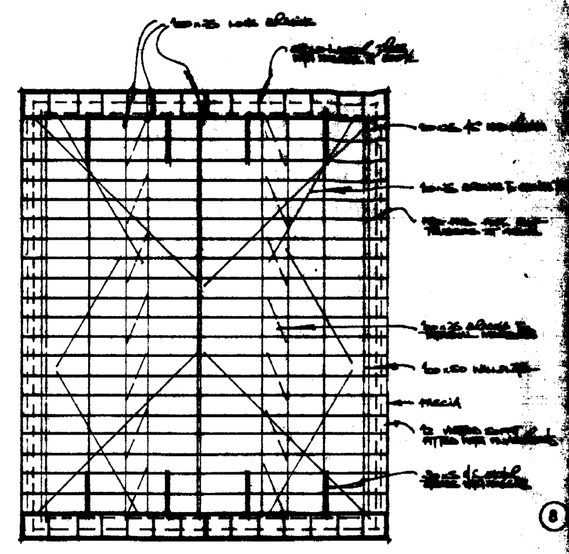
FOOTPATH

MECH. VENT

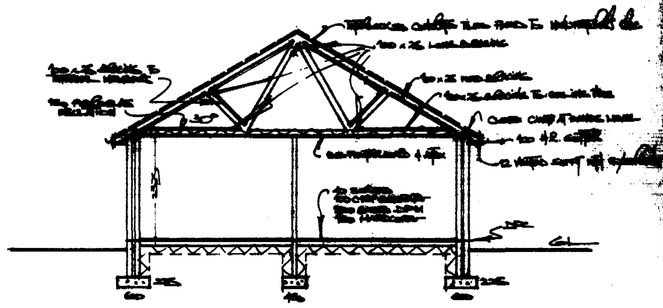
FAN DETAILS :

SMOKE ALARMS

GLAZING

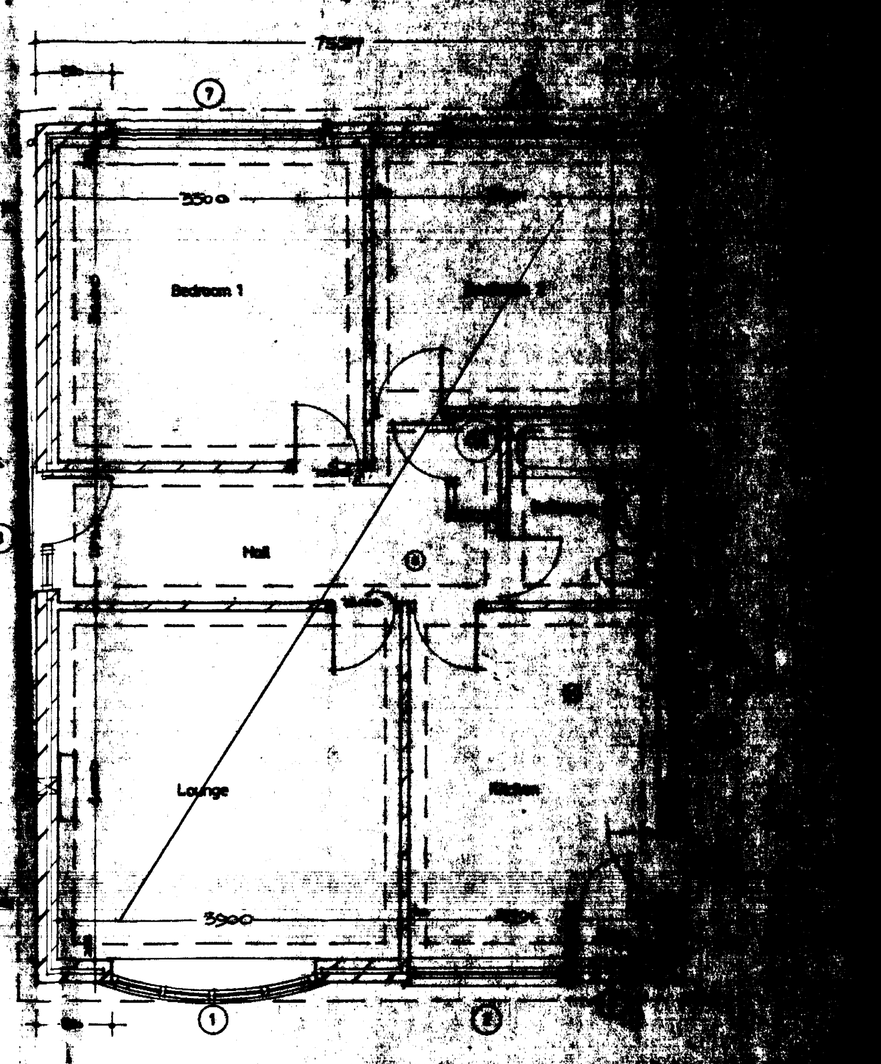


ROOF PLAN



SECTION A-A

JAMB DETAIL

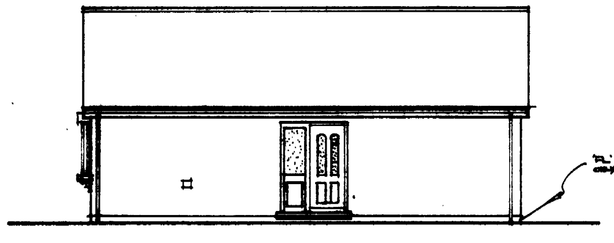


FLOOR PLAN (25R)

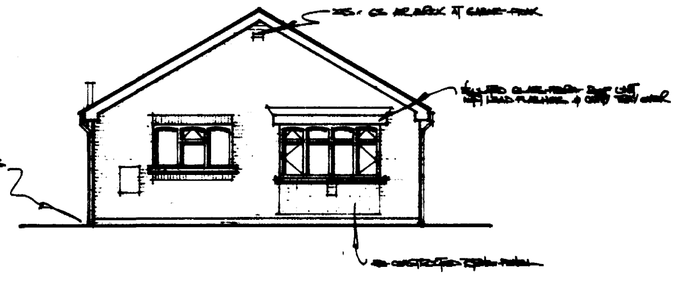
DETERMINED PLAN

P. L. ELY (CONSTRUCTION) LTD.
BUILDERS & DEVELOPERS
HIGH ROAD, WOODFORD GREEN, ESSEX.

YORK TYPE BUNGALOW
PLOT 6
PARK LANE
HOLLESLEY



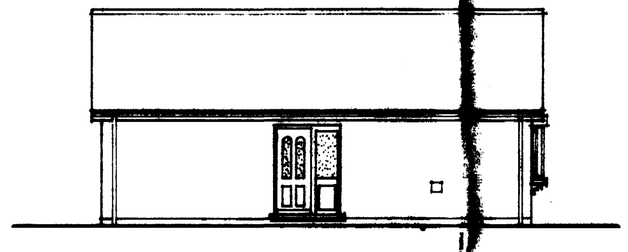
SIDE ELEVATION



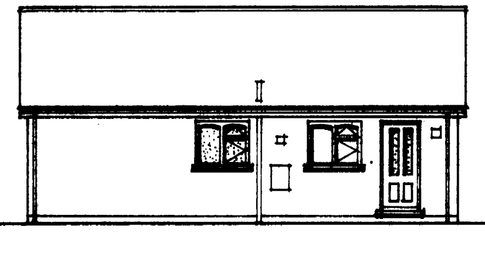
FRONT ELEVATION



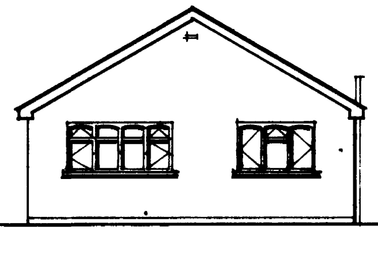
FRONT ELEVATION



SIDE ELEVATION

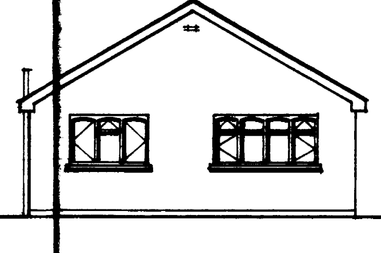


SIDE ELEVATION

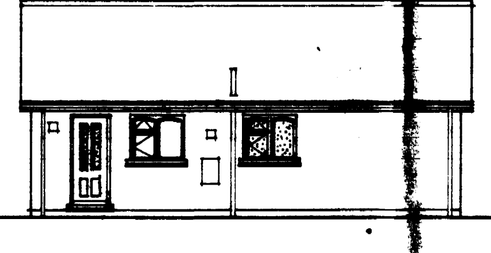


REAR ELEVATION

DESIGN No. 257.

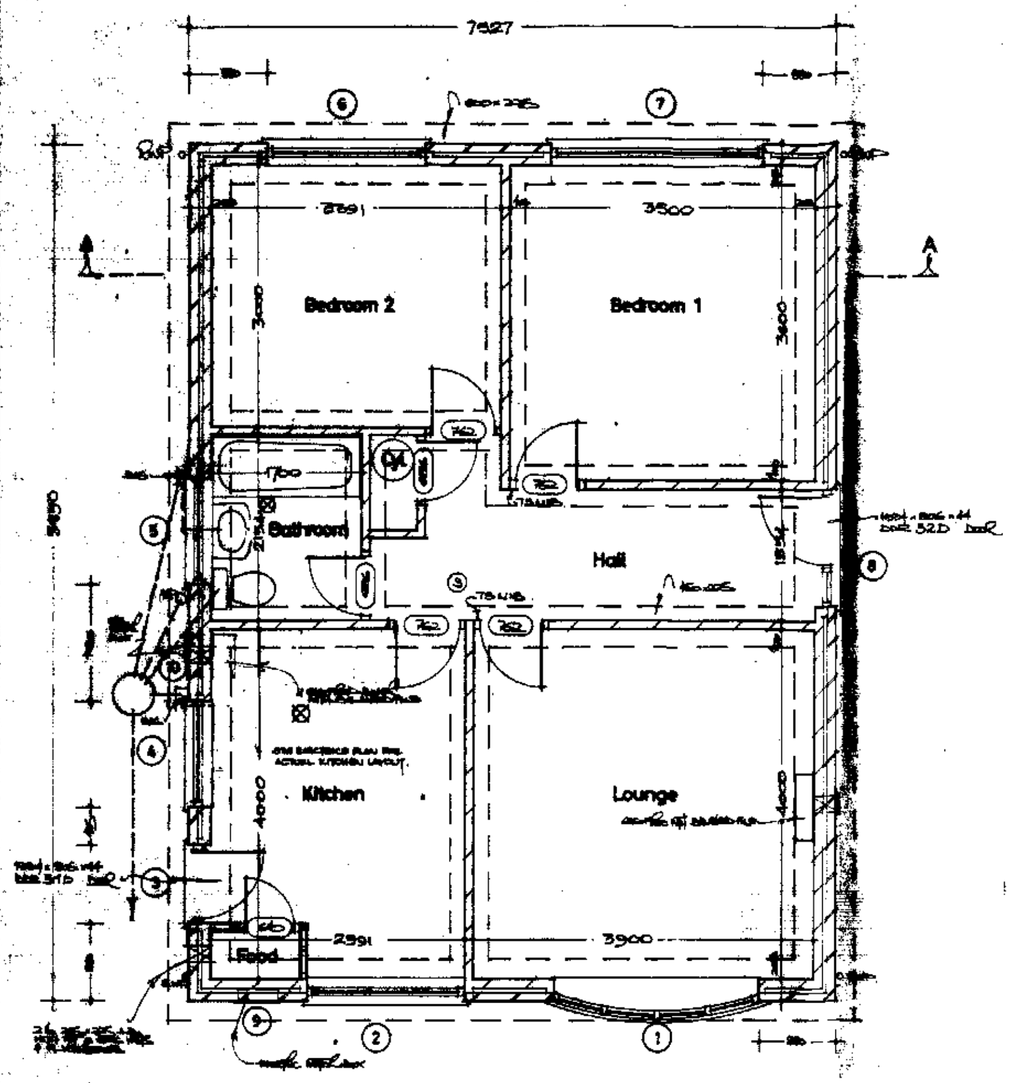


REAR ELEVATION



SIDE ELEVATION

DESIGN No. 256.



FLOOR PLAN (257)

PLOT 6 AS THIS

CONSTRUCTIONAL DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

HEATING

INLETS

DRAINS

I. Cs.

SCAFFOLDING

DRIVEWAY

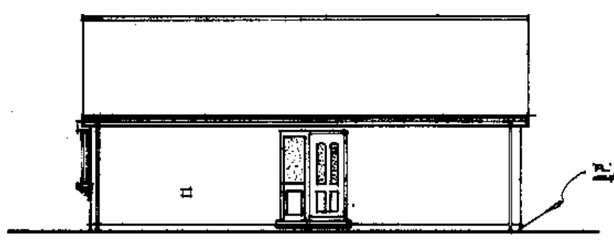
PROPERTIES

MECH. VENT

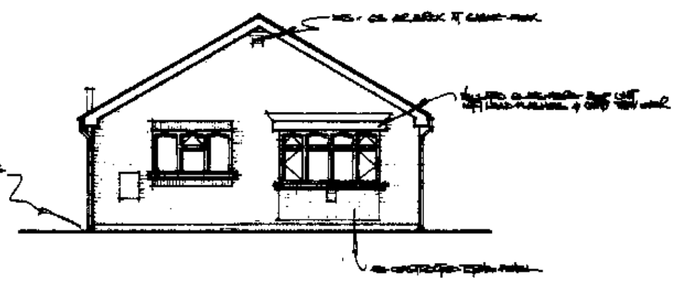
FAN DETAILS : BATHROOM CAPACITY 24 l/s.

SMOKE ALARMS : PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH BATTERY BACK UP TO BS 5446 PT 1 & TO APPROVED DOCUMENT B 1.

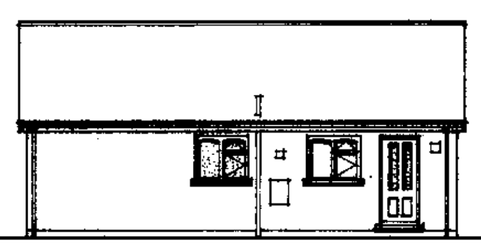
GLAZING : ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981.



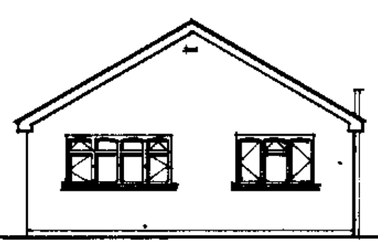
SIDE ELEVATION



FRONT ELEVATION

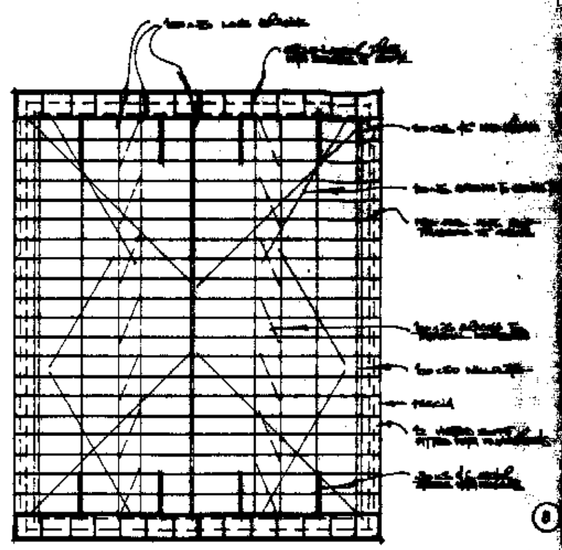


SIDE ELEVATION

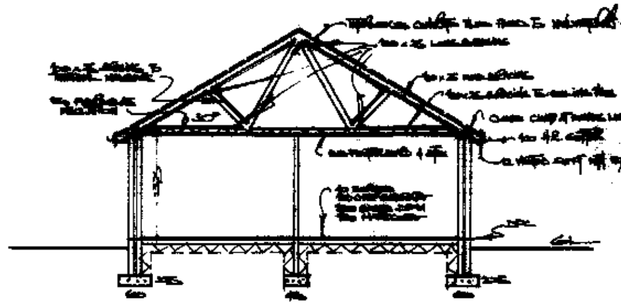


REAR ELEVATION

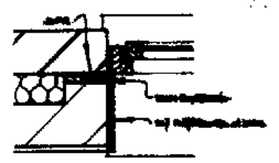
DESIGN No. 257.



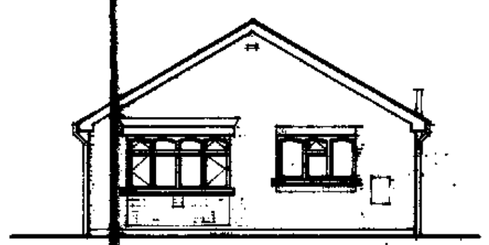
ROOF PLAN



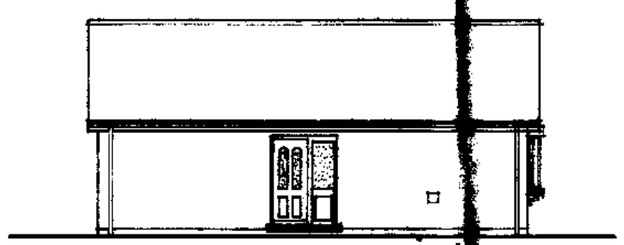
SECTION A-A



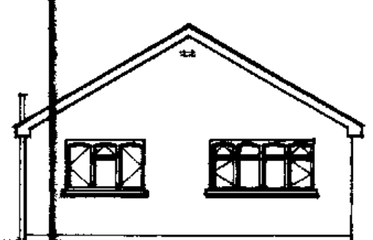
JAMB DETAIL



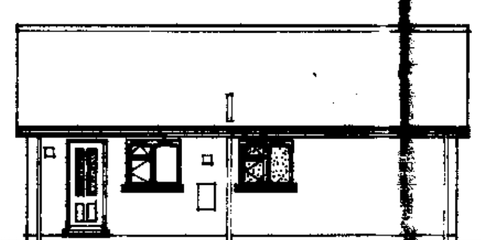
FRONT ELEVATION



SIDE ELEVATION

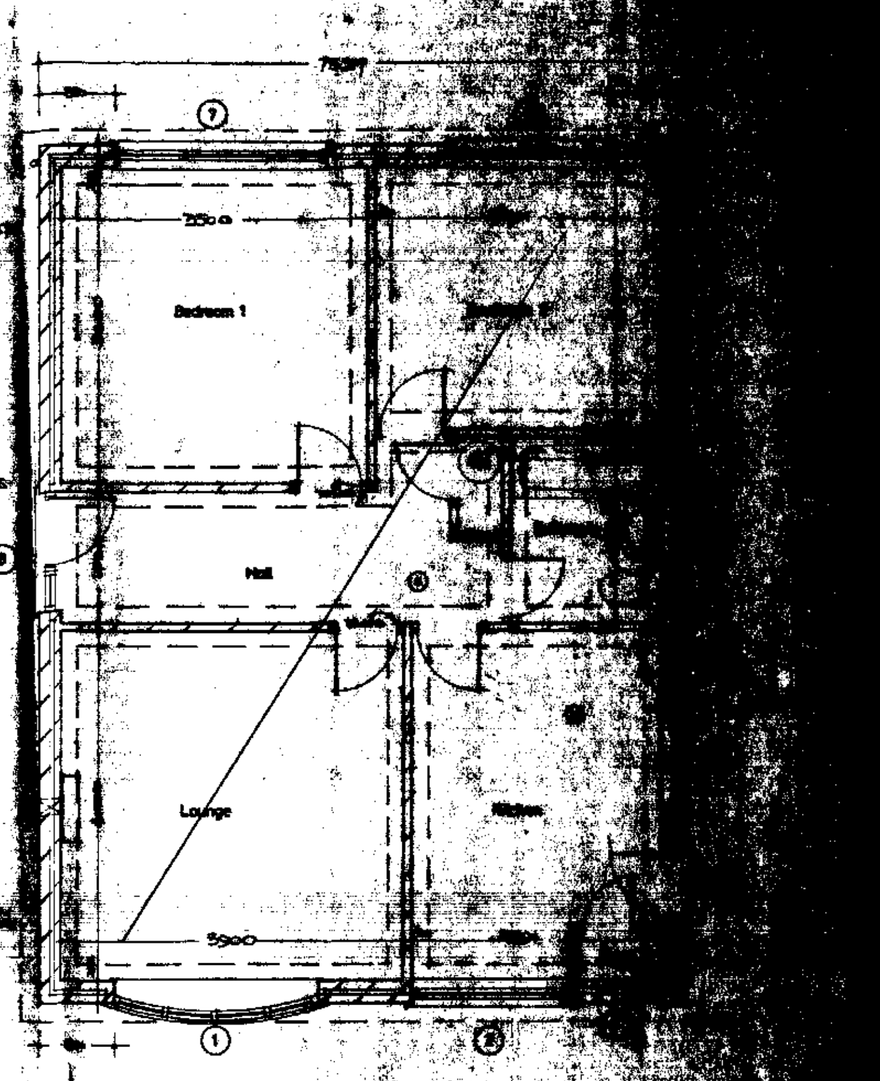


REAR ELEVATION



SIDE ELEVATION

DESIGN No. 256.



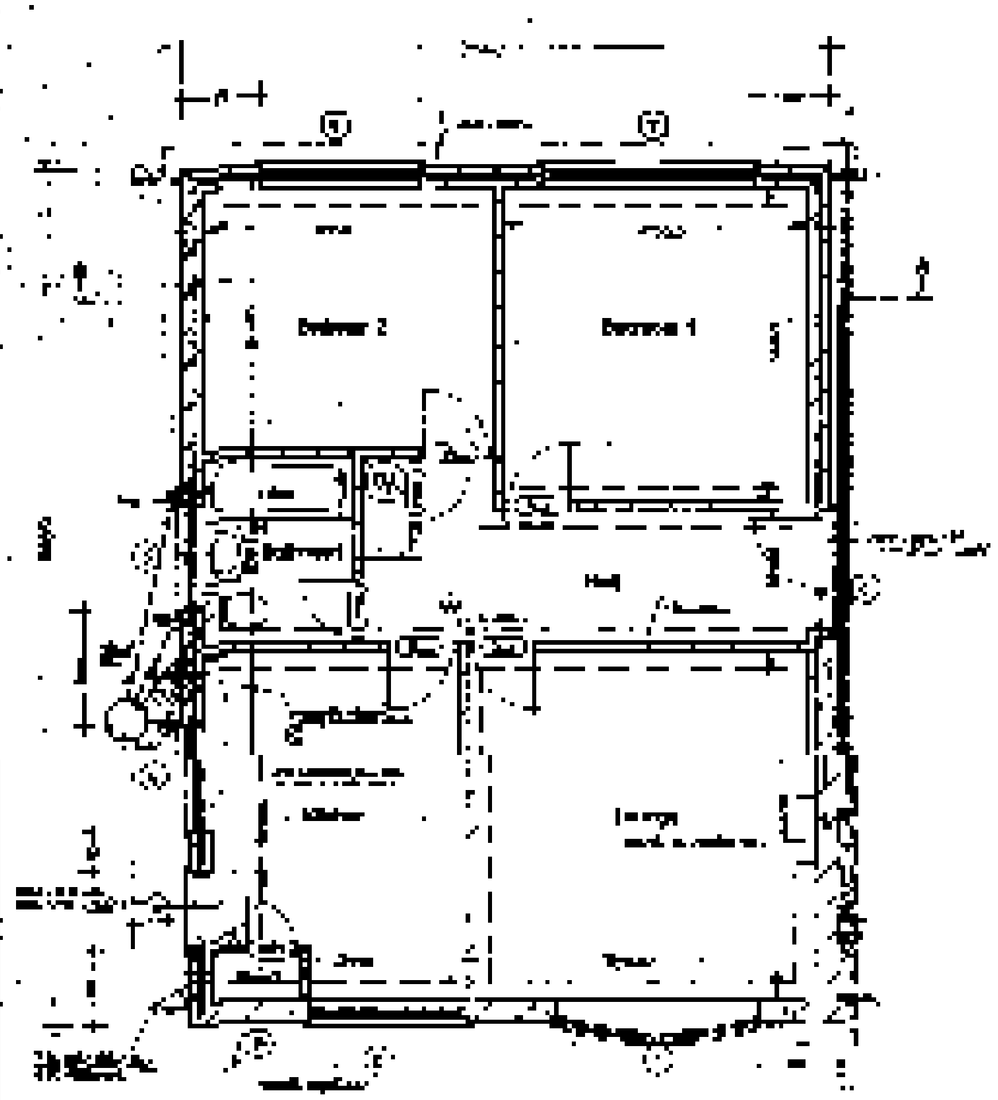
FLOOR PLAN (256)

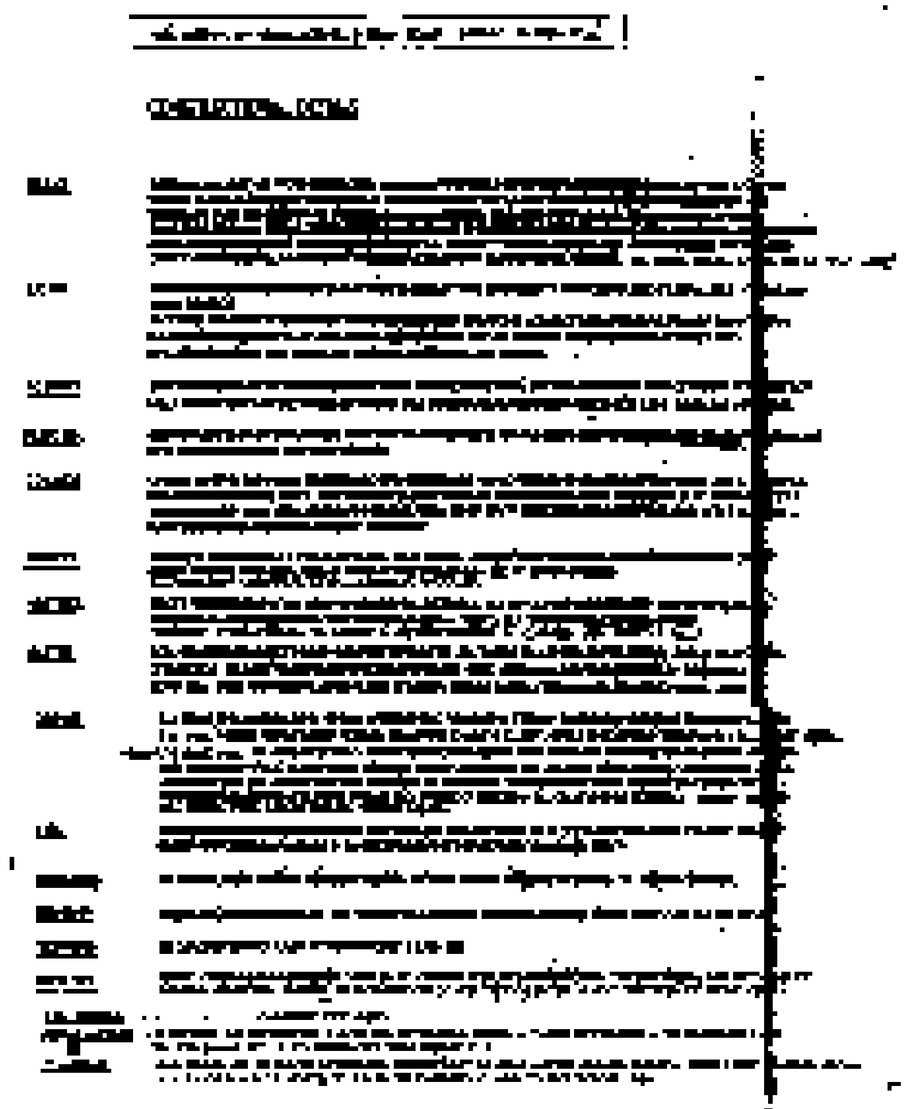
DETERMINED PLAN

P. L. ELY
BUILDERS &
HIGH ROAD,

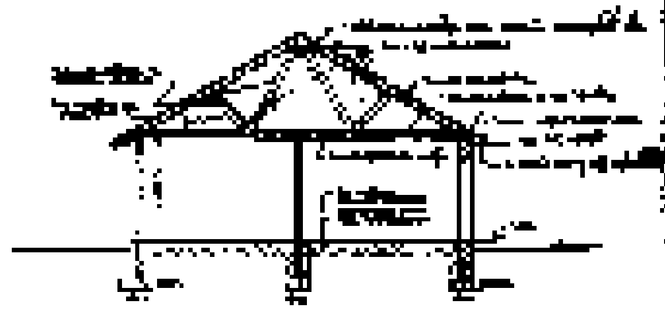
YORK TYPE BUNGALOW

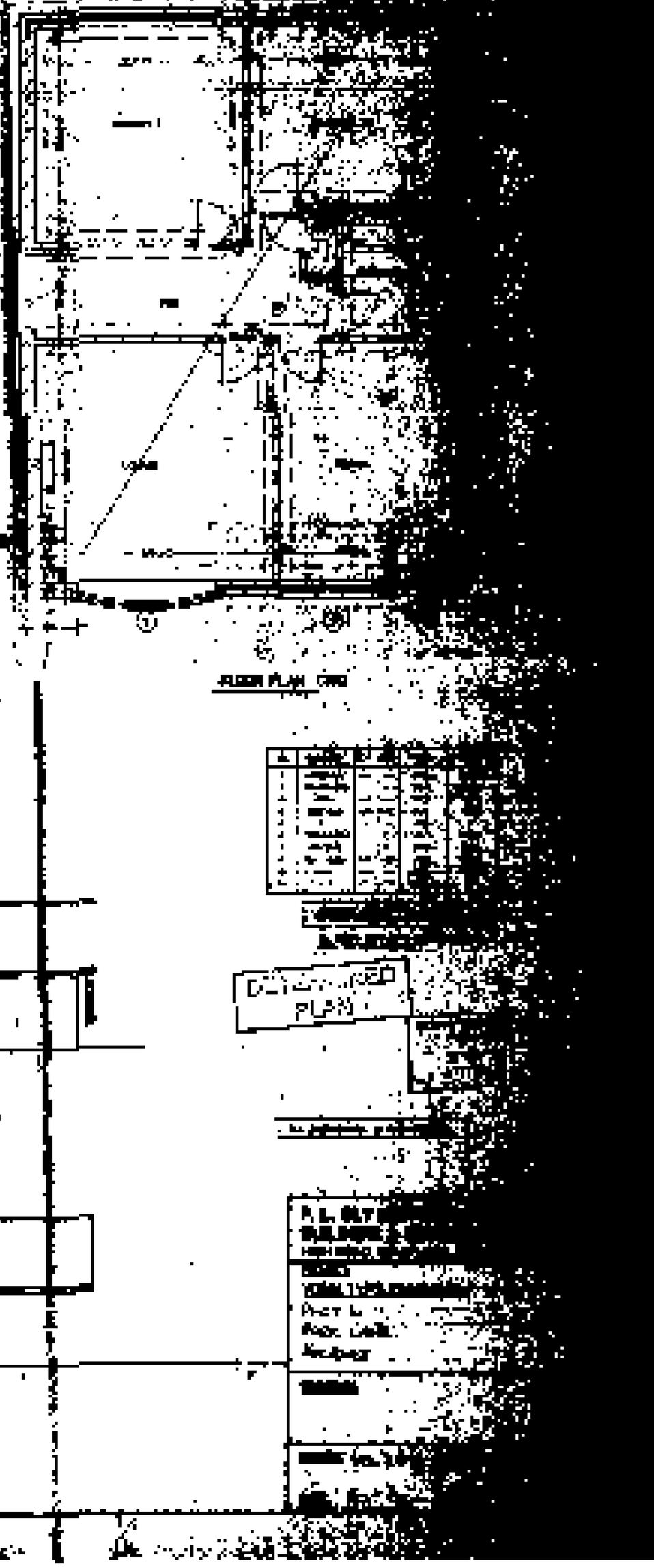
PLOT 6
PARK LANE
HOLBEACH

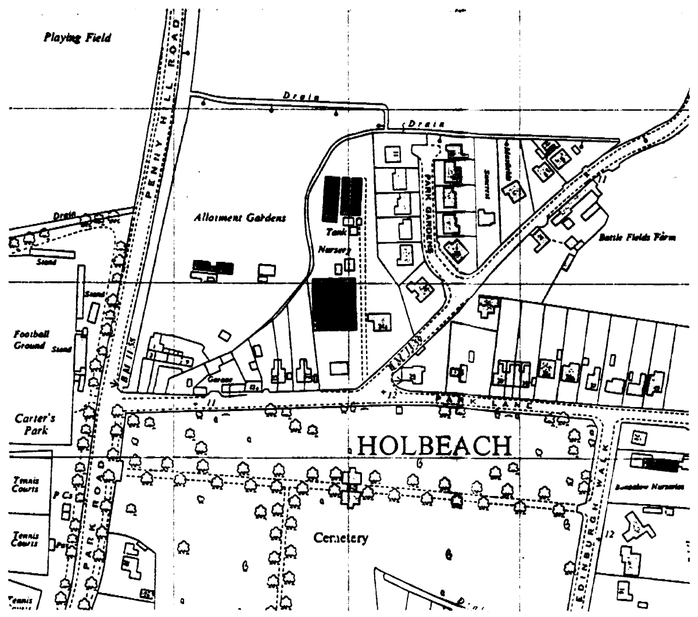

Bedroom 2
Bedroom 1
Bathroom
Hall
Kitchen
Lounge





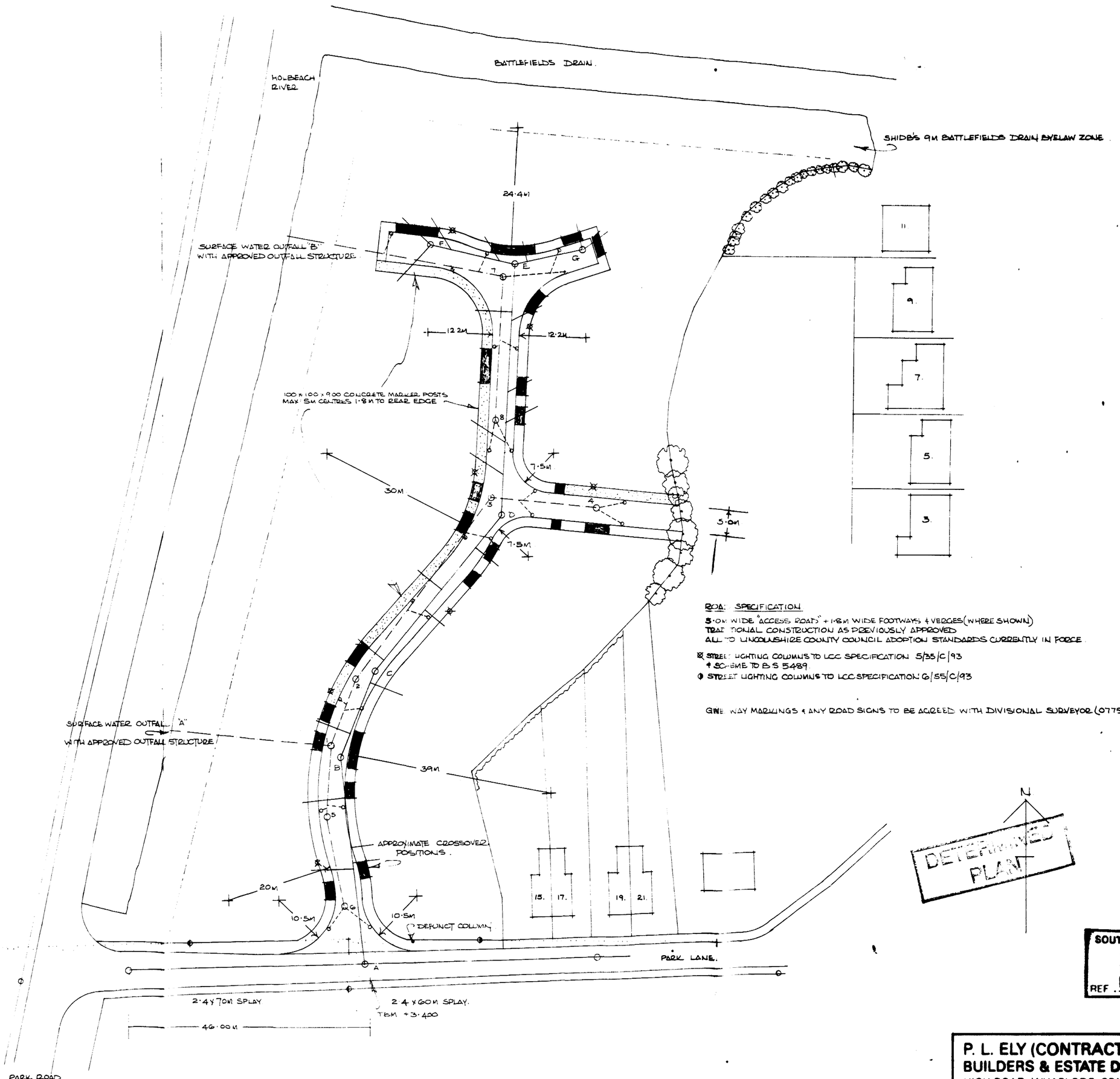


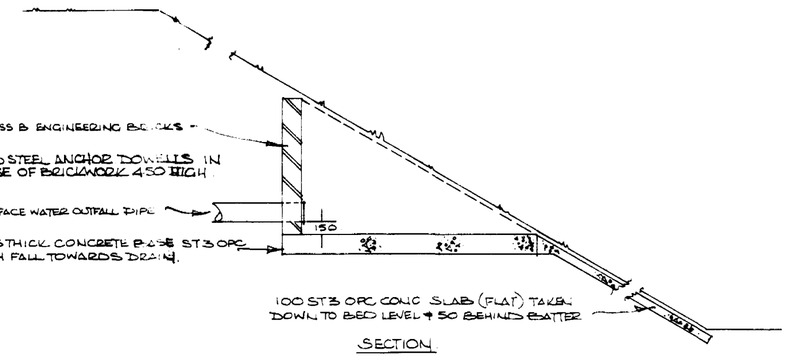




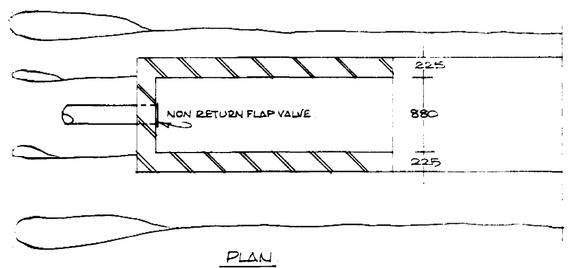
LOCATION PLAN 1/2500







OUTFALL STRUCTURE TO HOLBEACH RIVER. 1/50



SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

CHANGE COPY

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT PARK LANE HOLBEACH.

PROPOSED ESTATE ROAD LAYOUT REVISED TO CURRENT L.C.C. STANDARDS.

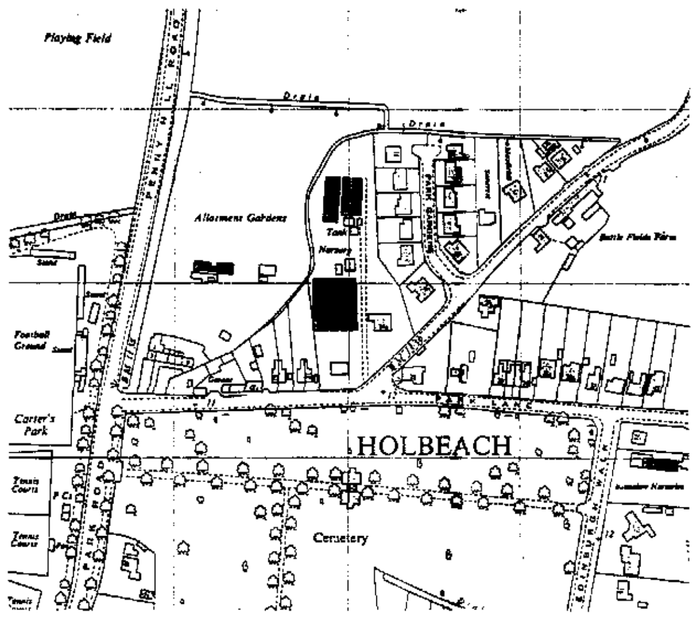
DRAWINGS: BLOCK PLAN. B.

SCALES 1/500.

DATE AUGUST 1993.

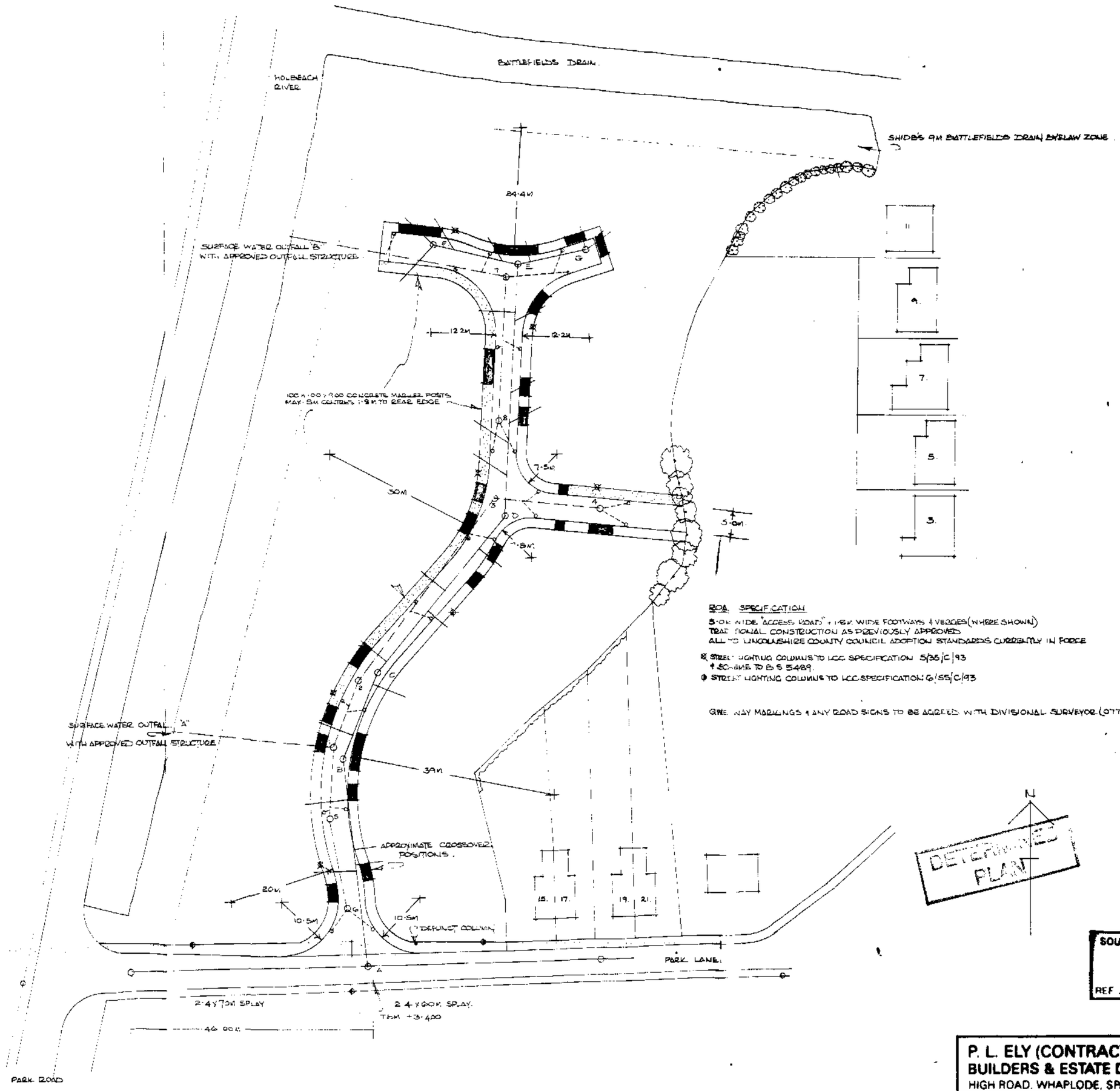
DESIGN/PLAN No

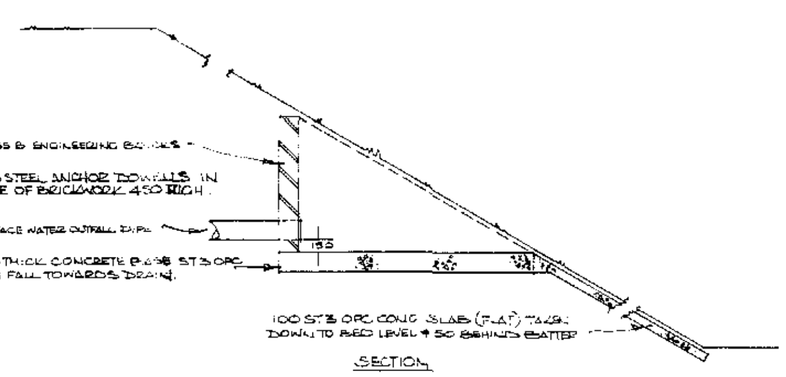
DRAWN R.K.E.

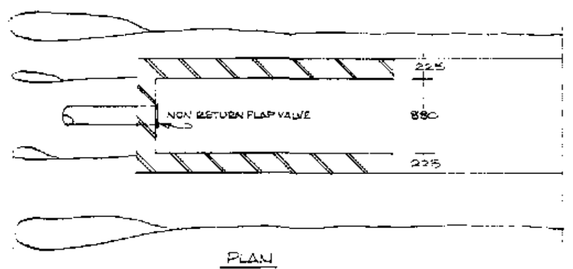


LOCATION PLAN 1/2500









OUTFALL STRUCTURE TO HOLBEACH RIVER. 1:50

PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT PARK LANE HOLBEACH

PROPOSED ESTATE ROAD LAYOUT REVISED TO CURRENT L.C.C. STANDARDS

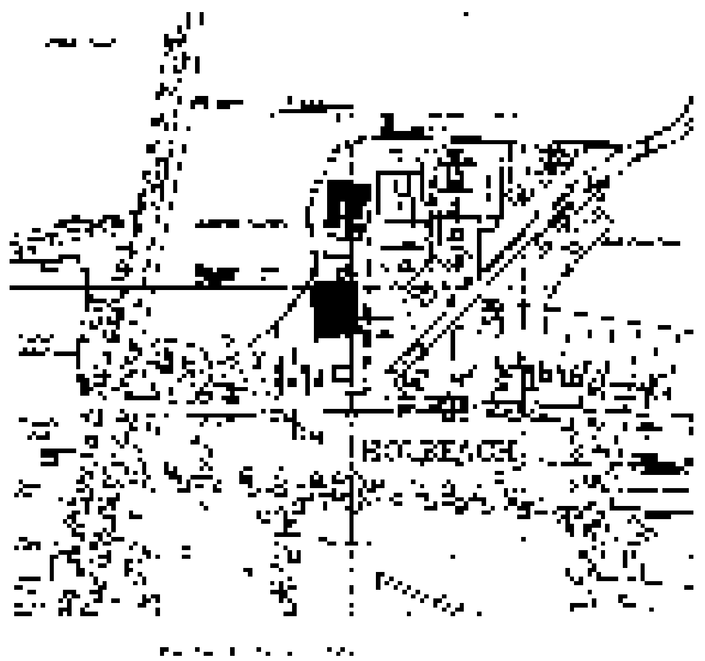
DRAWINGS BLOCK PLAN B.

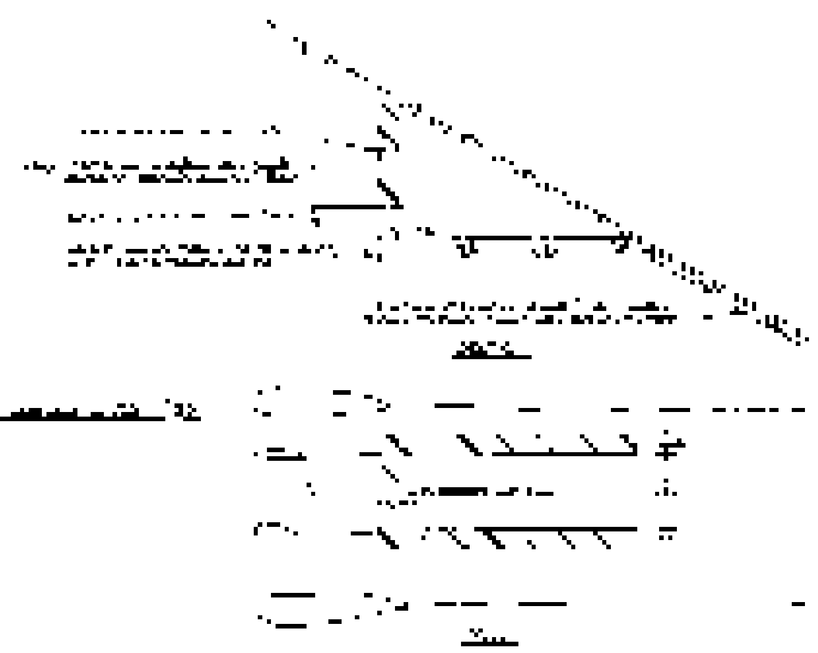
SCALES 1/500

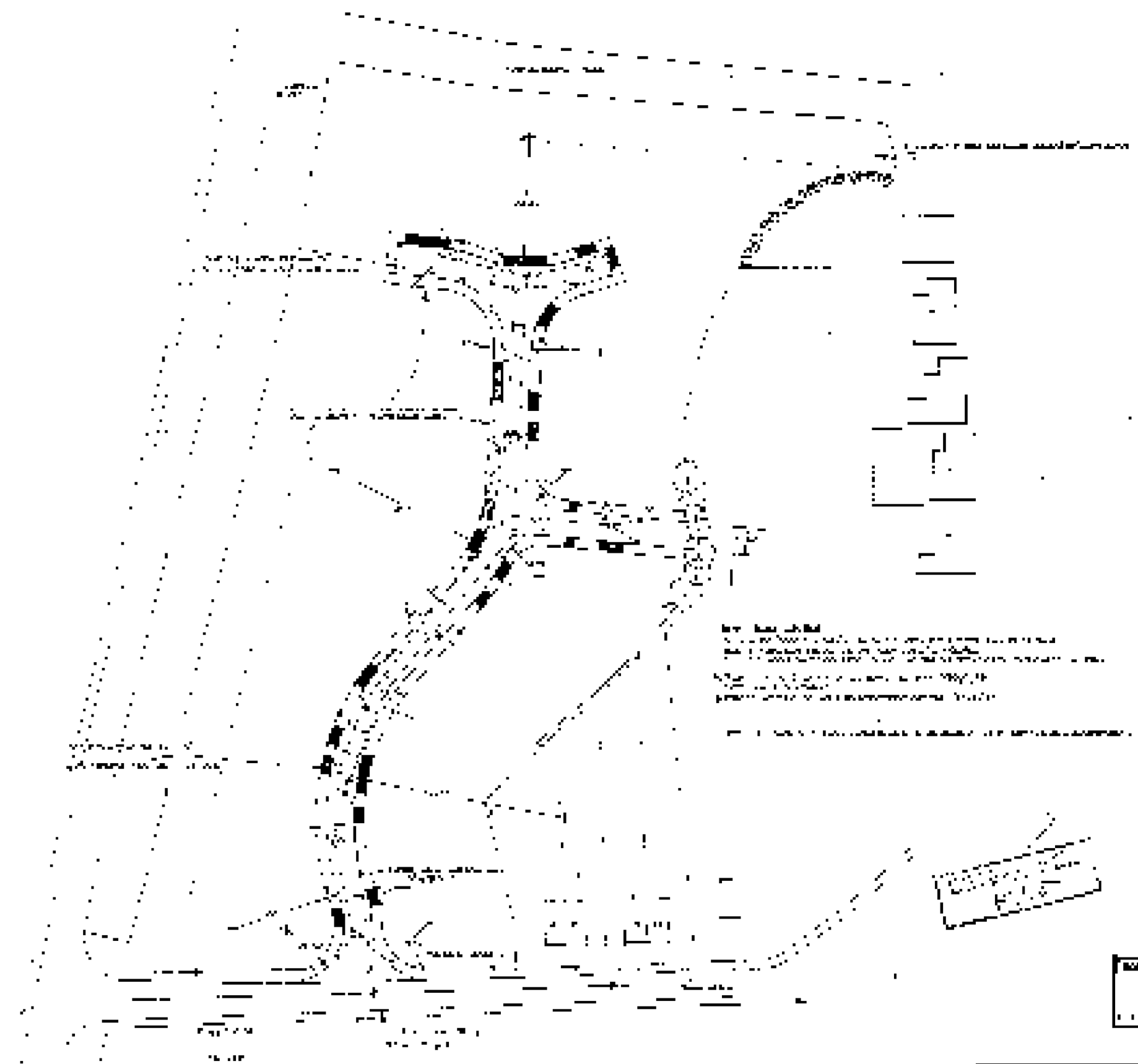
DESIGN/PLAN No

DATE AUGUST 1993.

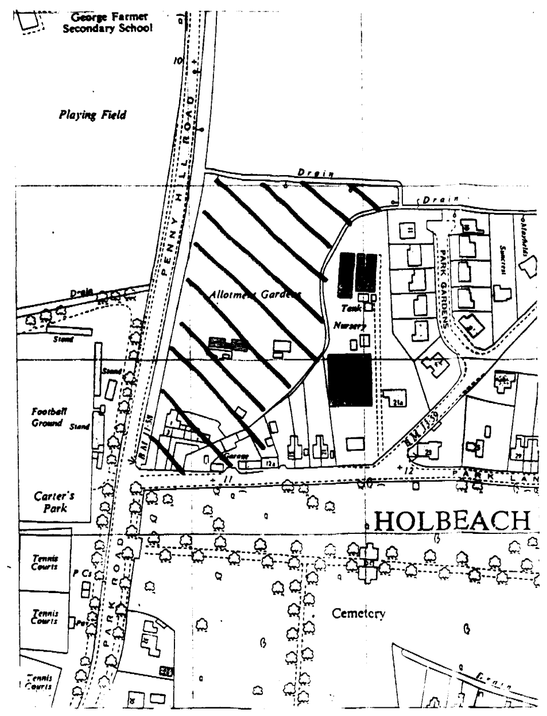
DRAWN D.K.E.



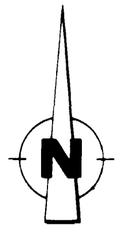


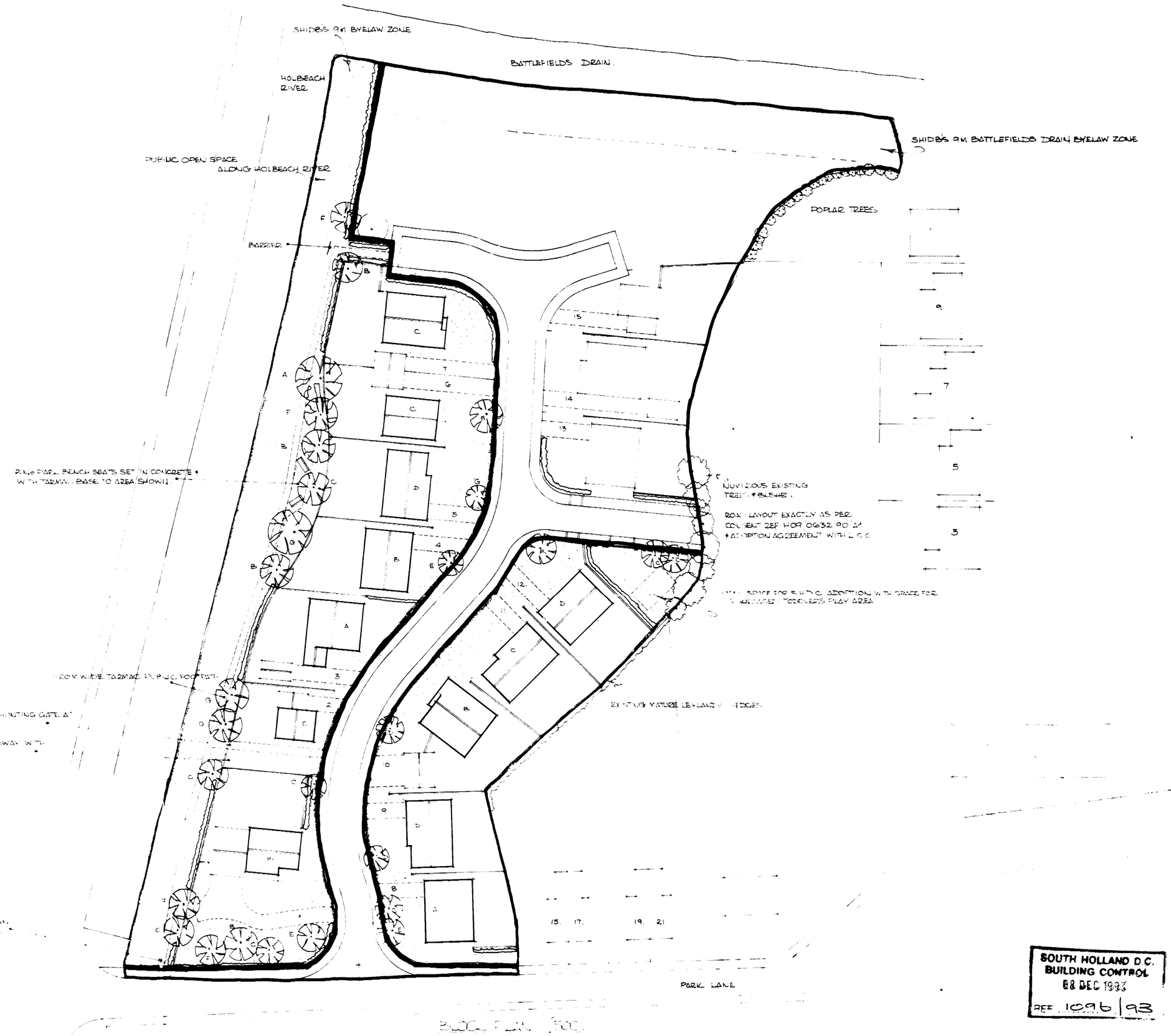


P. L. ELY (CONTRACTORS) LTD.
BUILDERS & ESTATE DEVELOPERS



LOCATION PLAN SCALE 1/2,500





PEDESTRIAN 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 J.5 BY MESSRS W.W JOHNSON OR EQUAL. FERTILIZER AT 50 g/m² TO BE
10 NITROGEN : 15 POTASSIUM : 10 PHOSPHOUROUS

NEW TREES TO BE STANDARDS & SECURED TO 2.4M x 75MM x 75MM TREATED STAKES WITH 2No TIES ETC.

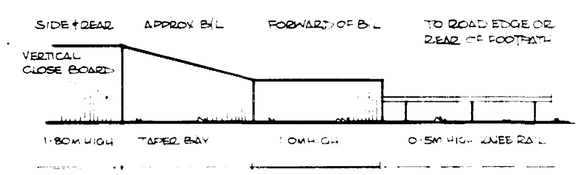
A : SWEDISH WHITEBEAM : SORBUS ARIA
B : SILVER BIRCH : BETULA ALBA
C : WHITE BIRCH : BETULA PENDULA VERRUCOSA
D : PRUNUS PADS.
E : FLOWERING RED HAWTHORN : CRATAEGUS OXYCANTHA
F : FLOWERING WHITE HAWTHORN : CRATAEGUS MOLLOGYNA
G : FIELD MAPLE : ACER CAMPESTRE
H : PAPERBARK MAPLE : ACER GRISEUM

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

FRONT GARDENS TO BE SEED AT 50 GRAMS PER SQ. METRE

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

FENCES



STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING	BRICKWORK FEATURES	SMOOTH VALLEY MEDIUM ROOF TILES
A	BELTON CAVENDISH PURPLE MIX	TUSCAN RED MIX	OLD ENGLISH DARK RED
B	BRADBRIDGE TUSCAN RED MIX	GOLDEN BROWN	OLD ENGLISH DARK RED
C	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MIX	BROWN
D	BELTON CAVENDISH BUFF MIX	TUSCAN RED MIX	WORCESTER RED

A BRICKWORK FEATURES : VERTICAL SOLDIER COURSES & OVERSAILING COURSES & DENTIL COURSE TO STRAIGHT FRONT GABLE

ALL HEDGES ON THE NORTH SIDE OF PARK LANE TO BE LEFT TO MATURE HEIGHT 20M (MIN)

PARK ROAD

THESE DRAWINGS ARE BASED UPON A SURVEY BY D. WRIGHT & P.A. PAYNE SEPTEMBER 1993

SOUTH HOLLAND D.C.
BUILDING CONTROL
08 DEC 1993
REF 1096/93

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
PARK LANE HOLBEACH

DRAWINGS BLOCK PLAN
LOCATION PLAN

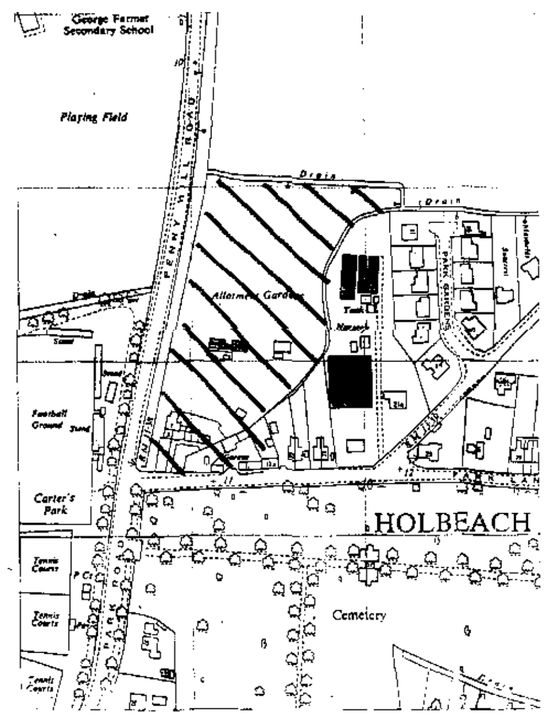
SCALES 1:500

DESIGN PLAN No

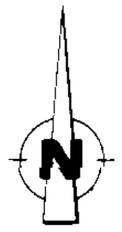
DATE NOVEMBER 1993

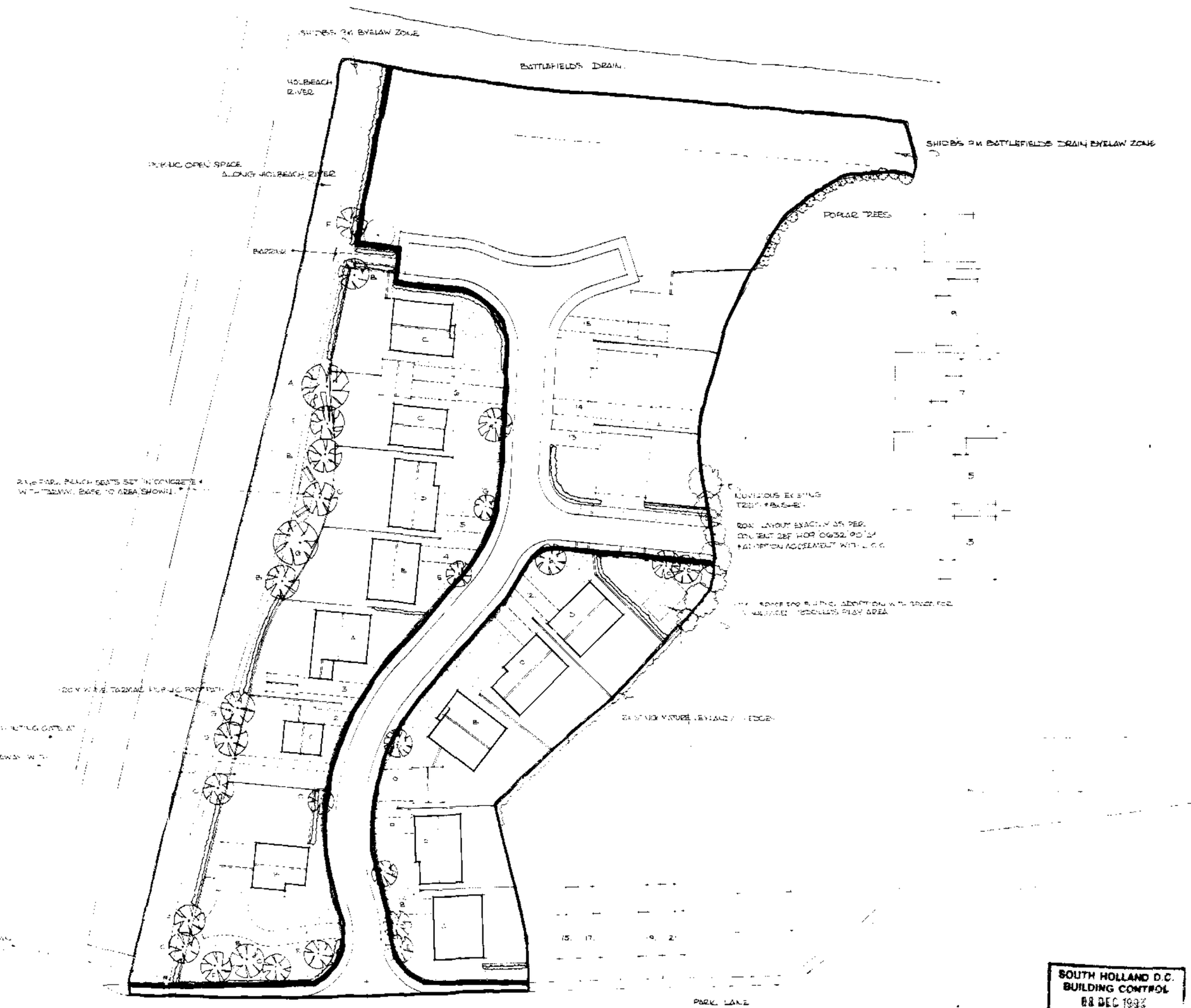
DRAWN D.W.B.

00003394



LOCATION PLAN SCALE 1:2500





PEDESTRIAN CROSSINGS

ROADS, FOOTPATHS, VERGES 5"ZSET 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 2 5 BY MESSRS H W SUTTON & CO. (EQUAL) RATE 0.25KG AT 50 G/M² TYPE
IOA TROJAN 15 POTASSIUM 10 PHOSPHOROUS

NEW TREES TO BE STANDARDS & SECURED TO 2.4M X 75MM X 75MM TREATED STAKES WITH 2400 TIES AT 5"

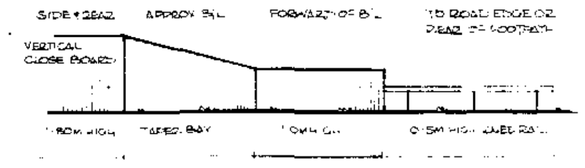
A SWEDISH WHITEBEAM : SORBUS ARIA
B SILVER BIRCH : BETULA ALBA
C WHITE BIRCH : BETULA PENDULA VERRUCOSA
D PRUNUS POZZII
E FLOWERING RED HAWTHORN : CRATAEGUS OXYACANTHA
F FLOWERING WHITE HAWTHORN : CRATAEGUS MOLLOGYNUS
G FIELD MAPLE : ACER CAMPESTRE
H PAPERBARK MAPLE : ACER GRISEUM

HEDGES TO BE COPPER, PRIVET / FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROW @ 200MM APART & 450MM INTERVEN PLANTS

FRONT GARDENS TO BE SET OUT BY OTHERS

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

FENCES



STANDARD COMBINATIONS FOR EXTERNAL MATERIALS

COMBINATION	GENERAL WALLING BRICKS	BRICKWORK FEATURES	SMOOTH MARLEY MODERN ROOF TILES
A	BELTON CAMBRIDGE DOUBLE MIX	LOCAL RED MIX	OLIVE GREY MARL 227
B	BRIDGEDALE 'LOCAL' RED MIX	GOLDEN BROWN	OLIVE GREY MARL 227
C	BELTON CAMBRIDGE GOLDEN BROWN	LOCAL RED MIX	BROWN
D	BELTON CAMBRIDGE GOLDEN BROWN	LOCAL RED MIX	WOODLAND GREY 267

A PROVISIONAL TEMPORARY VEHICULAR ACCESS WILL BE REQUIRED FROM SOUTH HOLLAND DRAINAGE BOARD'S BANK TO SERVE PLOTS 1 TO 5 INCLUSIVE. THIS WILL BE CONSTRUCTED TO THE SATISFACTION OF THE BOARD'S ENGINEER

PARK LANE (2067)

SURVEY DRAWINGS ARE BASED UPON A SURVEY BY STAINFORTH & PARTNERS DATED MARCH 1987

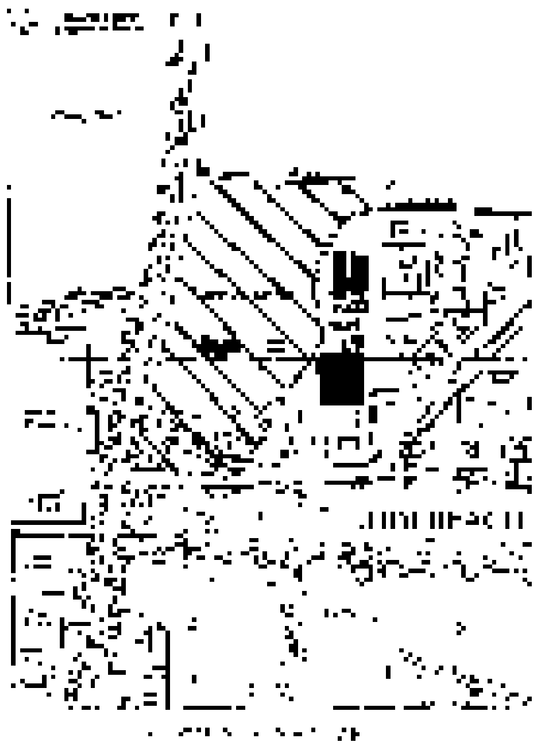
SOUTH HOLLAND D.C.
BUILDING CONTROL
08 DEC 1993
REF 1096/93

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

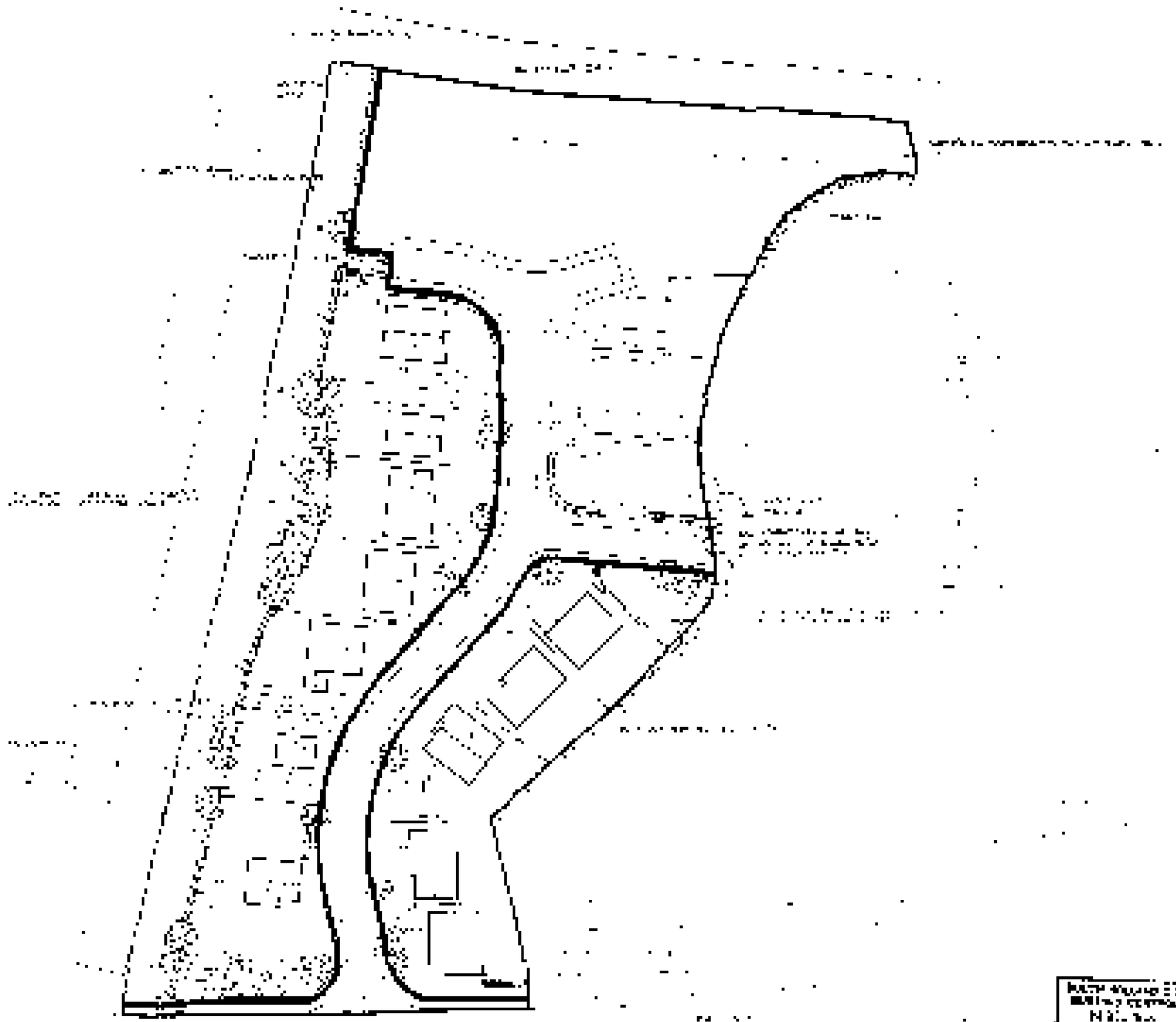
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT
PARK LANE HOLBEACH

DRAWINGS BLOCK PLAN
SITE PLAN

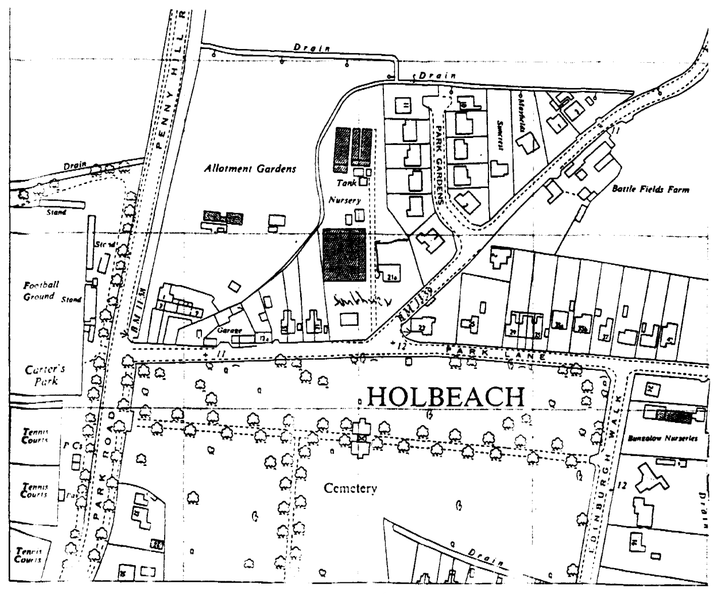
SCALES 1:500
DESIGN PLAN No
DATE NOVEMBER 1993
DRAWN




N







LOCATION PLAN 1:2500

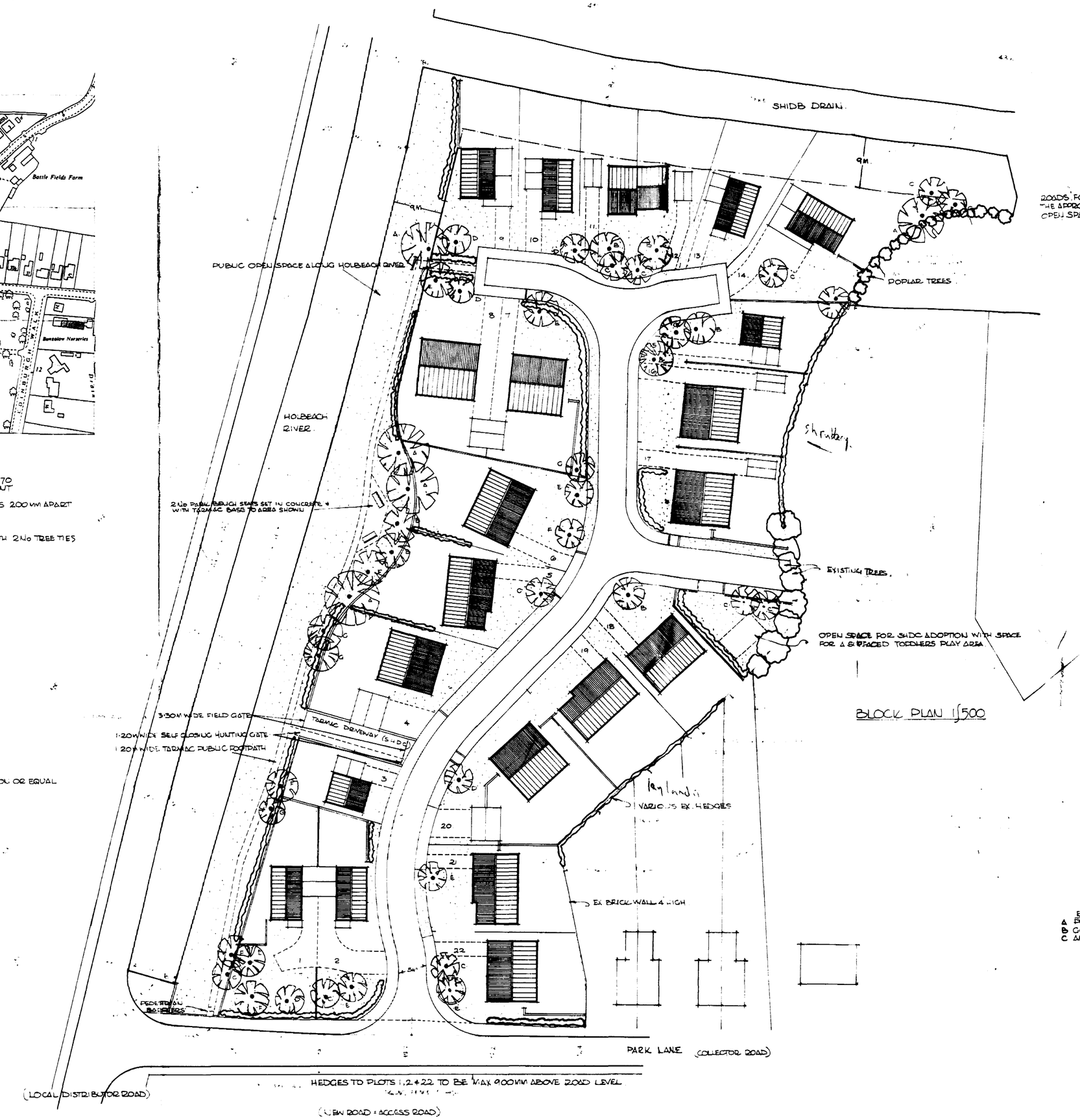
1.5M HIGH VERTICAL CLOSE BOARDED TIMBER FENCES ✱GATES TO B.S 1722✱ B.S 3470
CONCRETE POST ✱ 3 STRAND WIRE BOUNDARY FENCES ✱ CONIC MARKED POSTS AT FRONT
GARDENS SEEDED OR TURFED AS INDICATED
HEDGES TO BE COPPER BEECH FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS 200 MM APART
✱450 MM BETWEEN PLANTS

NEW TREES TO BE STANDARDS ✱ SECURED TO 2.4M✱75✱75MM TREATED STAVES WITH 2No TREE TIES

A SWEDISH WHITEBEAM SORBUS ARIA
B SILVER BIRCH BETULA ALBA
C WHITE BIRCH BETULA PENDULA VERRUCOSA
D PQLLARD PADUS
E FLOWERING RED HAWTHORN CRATAEGUS ONYACANTHA
F FLOWERING WHITE HAWTHORN CRATAEGUS MONOGYNA
G FIELD MAPLE ACER CAMPESTRE

ALL ROOF WATER INTO SOAKAWAYS SITED MIN 5M FROM DWELLINGS

PUBLIC OPEN SPACE TO BE SEEDED IN SEED MIX J 5 BY MESSRS W W JOHNSON & SON OR EQUAL
FERTILIZER AT 50g/m² TO BE 10% NITROGEN 15% POTASSIUM 10% PHOSPHOROUS



BLOCK PLAN 1:500

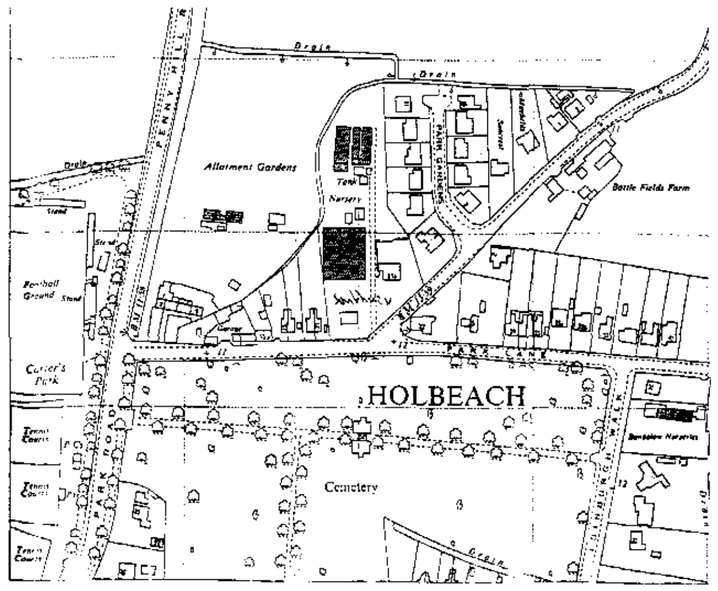
1	WARWICK	A	15	WARWICK	A
2	WARWICK	A	16	OXFORD	B
3	OUSE	C	17	OUSE	C
4	STRATFORD	A	18	STRATFORD	C
5	SLEAFORD	C	19	STRATFORD	A
6	ESSEX	B	20	STRATFORD	C
7	STRATFORD	A	21	SLEAFORD	A
8	STRATFORD	A	22	STRATFORD	C
9	HEXFORD	C	23	SLEAFORD	B
10	WARWICK	B	24	ESSEX	C
11	WITHAM	C			
12	OUSE	C			

EXTERNAL MATERIALS
A PURPLE MULTI "OLD ENGLISH DK RED" ENGLISH CAVENDISH BRICKS
B GOLDEN BROWN SMOOTH BROWN SMOOTH MARLEY MINSTER ROOF TILES
C ANTIQUE BROWN MOSBOROUGH RED

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

OFFICE

A.



ROTATION PLAN 1:2500

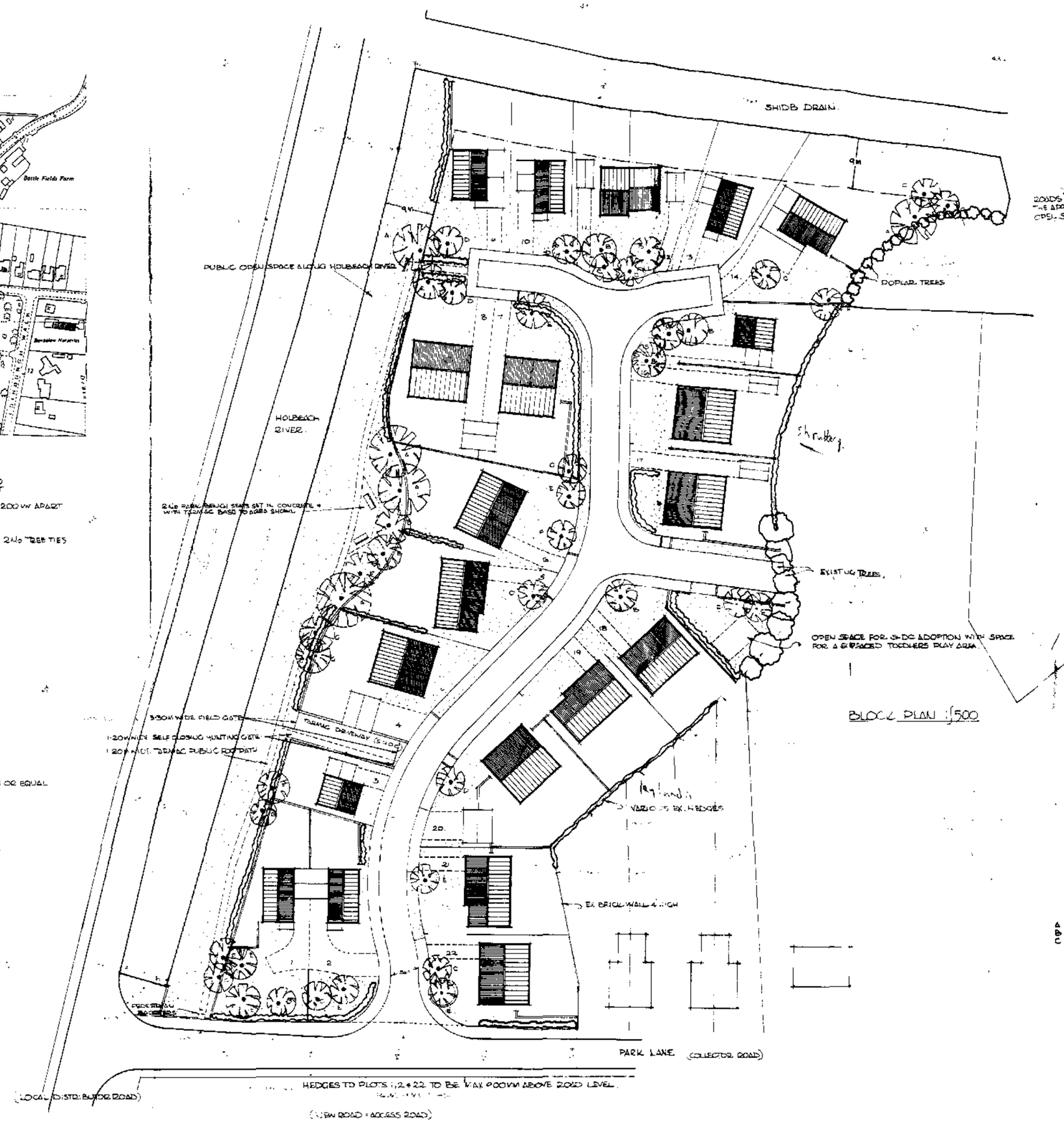
1.8M VERTICAL CLOSE BOARDED TIMBER FENCES +GATES TO B.S 1722 & B.S 3470
CONCRETE POST & 3 STRAND WIRE BOUNDARY FENCES +OAK MARKER POSTS 6" SQUARE
GARDENS SEEDED OR TURFED AS INDICATED
HEDGES TO BE COPPER BIRCH FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS 200MM APART
+450MM BETWEEN PLANTS

NEW TREES TO BE STAKED & SECURED TO 2.4M TANALISED TREATED STAKES WITH 2No TREE TIES

A SWEDISH WHITEBEAM SORBUS ARIA
B SILVER BIRCH BETULA ALBA
C WEEPING BIRCH BETULA PENDULA VERRUCOSA
D POPLARS POPULUS
E FLOWERING RED HAWTHORN CRATAEGUS OXYACANTHA
F FLOWERING WHITE HAWTHORN CRATAEGUS MONOGYNA
G FIELD MAPLE ACER CAMPESTRE

ALL ROOF WATER INTO SOAKAWAYS SITED A MINIMUM OF 5M FROM DWELLINGS

PUBLIC OPEN SPACE TO BE SEEDED IN SEED MIX 3.5 BY WESTERN SEEDS OR DAWSONS OR EQUAL
EQUIVALENT AT 50g/m² TO BE 10% NITROGEN 15% POTASSIUM 10% PHOSPHOROUS



BLOCK PLAN 1:500

1 WARWICK	A	15 WARWICK	A
2 WARWICK	A	16 OXFORD	B
3 OUSE	C	17 OUSE	C
4 STRATFORD	A	18 STRATFORD	A
5 SLEAFORD	C	19 STRATFORD	C
6 ESSEX	B	20 STRATFORD	A
7 STRATFORD	A	21 SLEAFORD	C
8 STRATFORD	A	22 STRATFORD	C
9 +EXETER	C	23 SLEAFORD	B
10 WARWICK	B	24 ESSEX	C
11 WITHAM	C		
12 OUSE	C		

EXTERNAL MATERIALS
A PURPLE MIXT OLD ENGLISH OR RED ENGLISH CAMBRIDGE BRICKS
B GOLDEN BROWN SMOOTH BROWN SMOOTH MARLEY MINSTER 20DF TILES
C MUTQUE BROWN MORESBOROUGH RED

SOUTH HOLLAND D.C.
PLAN DEPT.
18 NOV 1993
REF 1096/93

OFFICE COPY

A.

