Town and Country Planning Act 1990

## Planning Permission

Reference: H11/0617/93 Received:30-JUN-93 Type:SEC 73 MODIFICATION

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development (66 plots)

Location : Station Road (west) Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 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.

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

2 No dwelling to which this permission relates (other than that on plot 66) 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.

3 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

SOUTH HOLLAND DISTRICT COUNCIL

The applicants attention is drawn to the conditions imposed on the Outline permission.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 23 May, 1991.

Director of Planning and Building Control Services
09-AUG-93 H11/0617/93

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)

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H11 | 0617 | 93

Date Registered 30 JUN 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

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

Tel. No. (0406) 340483

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

Tel. No.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Station Road (west) Long Sutton

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Residential Development (66 plots)

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00 — If you consider no fee is payable include a written explanation instead.

Signed ..... Date 30/6/93 ..... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

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

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

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

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

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

A. Please state Reference Number of pervious permission — H11 | 1384 | 90
B. Please state Condition Number referred to — No 2
C. Please state variation required — Exclude plot 66
**Now complete an Ownership Certificate.**

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | ☐ | If so, how many: |
| (ii) Other new building(s) | ☐ | |
| (iii) Alterations or extension | ☐ | |
| (iv) Change of use | ☐ | |

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

## 5. GENERAL INFORMATION Please complete each section

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

**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?

**TREES** Please tick **one** box

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

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

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

**PLEASE COMPLETE IN ALL CASES**

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | ☐ | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | ☐ | |
| The proposal affects a public right of way | ☐ | |
| The proposal is known to affect contaminated or filled land | ☐ | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | ☐ | ➡ 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. | ☐ | ➡ Date: Consultee(s) |
| Is this application related to a previous submission? | ☐ | ➡ Application No. |

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

Continue on separate sheet if necessary.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

Owners

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed X ..... X Director (Applicant / ~~Agent~~) Date 30/6/93

**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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed X ..... X Director (Applicant / ~~Agent~~) Date 30/6/93

**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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

# ADMIN RECORD SHEET

## Init

Submitted Fee £60

Receipt No P3911

Date first Rec'd 30 JUN 1993

## Registration

Reference H11 | 0617 | 93

Cross-Ref

Date 1 | 7 | 93

## Validation

TYPE SEC 73

Site area
No of dwellings
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 £60
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 3 10 OS Plots
Grid ref 543650 363500

Ward K Parish L. SUTTON

Inside IBD YES Inside LP area YES

Linked to site Ref 1457

Linked to property Ref

Constraints:

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

Hazards –

Dist Bound –
Other: –

TR Rural –
BP TR proposed 67m –
LC Level Cross –
FP Footpath –

TPO Tree Pres –

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

Planning Records:
Earlier apps

1394/90 ✓
1331/89
0933/80
0283/71
79/70

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

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : OPEN FRONTAGE — STACTON ROAD.

Inspected by
Date 7/7

Site Notice posted by
Date 7/7.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

OK - clear previous permission re visibility splays

## RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed ..... Date 3/7

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

PTO.

1 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 not later than three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

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

2 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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.

3 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

NOTES

1 The applicants attention is drawn to the conditions imposed on the outline permission.

2 This approval is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 23 May 1991.

# DC INSTRUCTION SHEET

APPLICATION REF: H11 \ 0617 \ 93

## Directions

Art 7 (Outlines)

☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

## Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

## Additional Consultation/Publicity Required

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

Extra Consultations:

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

| | | | | |
|---|---|---|---|---|
| Transport TRA | D/Transp A15 | ..... G* T15 | | |
| | D/Transp A18 | ..... | | |
| | B Rail | ..... | | |
| Environment/ Drainage WAT | Env Services | ..... | | |
| | NRA | ..... | | |
| | IDB | ..... | | |
| | Env Assess | ..... G ENV | Specify: | |
| 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** John Rowlands

Senior Officer Confirmed ..... Date.....

Recorded DC....

**BRIAN SMITH** *ip 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

## H11/0617/93

SEC 73 MODIFICATION

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

Agent: P L Ely (Contractors) Ltd
0406 370483

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

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Valid date: 30-JUN-93
Target dates:
To case officer 07-JUL-93
Inspected by 14-JUL-93
Extra contacts 21-JUL-93
Report if not clear by 04-AUG-93

Terminal date: 25-AUG-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
J BLACKLOCK

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DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

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CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MAJ | 09-JUL-93 | 30-JUL-93 |
| Clerk to Long Sutton 0406 362402 | 05-JUL-93 | 19-JUL-93 |
| Cllr D A Tennant | 05-JUL-93 | 12-JUL-93 |
| Cllr E J Clarey 0406 363141 | 05-JUL-93 | 12-JUL-93 |
| Cllr M D Booth 0406 350034 | 05-JUL-93 | 12-JUL-93 |

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SITE RECORD

Grid ref: 542650 322800
OS Sheet: 210 Parcel:

A.C.C. - No Objections JC 8/7/93

**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

# REGISTER COPY TO EARLIER PERMISSION

Previous permission: H11/0617/93

Town and Country Planning Act 1990

## Approval required by Condition of Planning Permission

Reference: H11/0769/94 Received:04-AUG-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: Scheme for highway surface water disposal (Condition 3 of H11/0617/93)

Location : Station Road (West) Long Sutton
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

01-SEP-94 H11/0769/94

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

---

From: N Midlen
Development Control Manager

To: David Gedney
Planning Assistant

Our Ref: NRM/JJ H11/0617/93

Your Ref:

Date: 12 Sep 1995

---

PROPOSED AMENDMENTS TO STATION ROAD WEST, LONG SUTTON.

I have told Richard Ely that the straw that broke the camels back in this case, and made us unable to accept these amendments was the change to the main brick materials. We were prepared to accept the introduction of the brickwork details and the fact that they would be in a contrasting brick, but we could not agree to the introduction of new brickwork into 16% of the approved dwellings. Ely agreed to go back to the original main brick and will be submitting a further amendment covering the whole estate introducing brick detailing, with the original bricks.

NB. He advises me that the originally Belton Cavendish Antique Brown has now been renamed the Belton Cavendish Antique Multi but is the same brick.

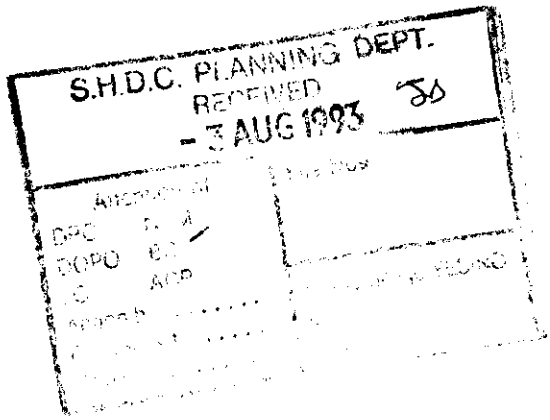
N Midlen
Development Control Manager

# 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/930070
Your ref
H11/0617/93

30 July 1993

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

Dear Sir,

Proposal : Residential Development
Location : Station Road, Long Sutton, 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.

There are no surface water sewerage facilities in the vicinity of the proposed development.

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 BS6297:1 983.

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

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

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

cont'd

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

30 July 1993

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

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

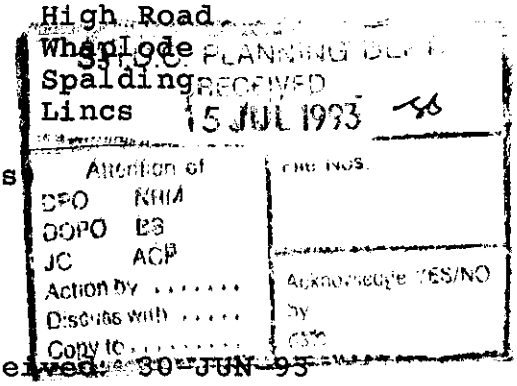
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs




Description: Residential development (66 plots

Location: Station Road (west) Long Sutton
Spalding Lincs

Type: SEC 73 MODIFICATION

Date received: 30-JUN-93

05-JUL-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 19-JUL-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

J Blacklock

## Public Notices

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT CHILDER'S DROVE SOUTH, SPALDING. LAND IMMEDIATELY SOUTH EAST OF THE PROPOSED A16 SPALDING BYPASS

I GIVE NOTICE that Birse Construction Ltd is applying to Lincolnshire County Council for planning permission to excavate a borrow pit to extract material to be used as temporary surcharge on the bypass. Material to be replaced after use and landscaped.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of South Holland District Council, Priory Road, Spalding, at all reasonable hours until July 30, 1993.

Anyone who wishes to make representations about this application should write to the Chief Planning Officer, Department of Highways and Planning, City Hall (4th floor), Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.

4k : WVN 4556 187/507SG9-7

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT PILMORE LANE, SPALDING. LAND IMMEDIATELY SOUTH EAST OF THE PROPOSED A16 SPALDING BYPASS

I GIVE NOTICE that Birse Construction Ltd is applying to Lincolnshire County Council for planning permission to excavate a borrow pit to extract material to be used as temporary surcharge on the bypass. Material to be replaced after use and landscaped.

Members of the public may inspect copies of the application, the plans and other

# PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H11/0617/93

P. L. Ely (Contractors) Ltd

Residential development (66 plots)

Station Road (west), Long Sutton, Spalding, Lincs

SEC 73 MODIFICATION

The following applications do not accord with the provisions of the relevant Development Plan.

H08/0611/93

Mr G. P. Meads

Erection of bungalow and detached garage, gym and stable block. (Amended description)

Rear of 15-19 Quadring Road, Gosberton, Spalding, Lincs

FULL

H14/0572/93

Mr and Mrs M. Woolsey

Four-bedroomed house and garage

Money Bridge Lane, Pinchbeck, Spalding, Lincs

FULL

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.

H08/0585/93

Mr L. N. and Mrs A. W. Brown

Change of use of offices to residential

33 High Street, Gosberton, Spalding, Lincs

FULL

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

July 9, 1993.

6k : WVN 9939 187/507SG9-7

# EDUCATIONAL GRANTS 1993

ALL PERSONS resident in the Parishes mentioned below wishing to apply for grants must submit their applications to the undersigned not later than August 27, 1993, after which no further applications will be entertained.

Applicants are eligible for grants as follows:-

**HOLBEACH — Farmer Educational Foundation:**

For those attending full-time education after the statutory school leaving age including those attending at a School, College, University or Polytechnic or cases of special need.

## GOODS VEHICLE OPERATOR'S LICENCE

WARMERHOME (UK) LTD, of 4 Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs PE11 3TZ is applying for a licence to use 4 Benner Road Industrial Estate, Pinchbeck, Spalding, Lincs PE11 3TZ as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6k9938 187/507 SG9-7

## Pets

**ADORABLE** puppies, Cavaliers, Cockers, Westies, Retrievers, Irish Wolfhounds, Yorkies, Border Collies. Delivery possible. Holbeach (0406) 330062.

**AMBERSTAR** Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

**BLAZEGATE** Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

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**HAYCROFT** Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

**HIGHFIELD** Boarding Kennels. Spacious luxury accommodation. Dogs walked daily, love and attention at all times. Inspection welcome, vaccinated pets only. Tel Mrs Marlene Newell. 0775 761313.

**LARGE** sectional dog kennel with stable door. Tel (0775) 724876.

**LONG** coat Chihuahua puppies; also Pomeranian, lovely temperament. 0529 306709.

**REEDECRAFT** Cattery, Pinchbeck. Built to the standard recommended by the RSPCA book, complete cat care, suitable for old and infirm cats, inspection welcome. Tel Spalding 724128.

**WANTED:** Parrots, Parakeets, Lovebirds, Budgies, Aviaries cleared. Aviary panels supplied. Cash waiting. Tel (0406) 330255.

**THE** Cats' Protection League, Holbeach and District Group have FIV and FeLV tested cats and kittens, ready for homing now. Sandra, 0775 769560; Pat, 0945 85427; Lo, 0406 540429; Monica, 0406 380520.

## Farm & Garden

**HAY** from the field, £1.00 a bale. Tel 750282.

**25FT** lorry body cold store, Leyland 225 tractor, M reg, 100 Dutch lights. Tel 0406 380383.

**MAIN VARIETIES**
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*Contact*
John Grant (Donington)
Tel: 0775 820758
10e : WVN 8219

**LEEK PLANTS**
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£8 per £1,000
Tel:
(0205) 460478
after 3 pm
6k9895

**Orders now being taken for 1993 season**
Indoor and Outdoor lettuce in blocks
Brassica in modules
Also a selection of bedding flower plants and other flower plants
HILLGATE NURSERIES
Terrington St Clement
Tel: (0553) 828351
6a6050

## Bulbs and Plants

**800,000** Leek Plants, early and late varieties. Mr I. Knight, Laurels, Marriots Gate, Lutton, Long Sutton, Spalding. Tel 0406 362356.

**Black Miniature POODLE PUPPIES for sale**
KC Registered.
Good pedigree.
**£170 each**
**Telephone**
**0522 521901**
DSP9801

## Personal

**SECRETS ENTS.** Fo Kissograms, Children' Entertainers, M. Mouse Clowns, Thunderbirds Magicians, Kiddi Karaoke Fun Discos, Clowns and ca available for functions. OA Sing Along and Luck Sweep for Weddings. Te (0476) 83220/83330.

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**LADY IS** looking for male friend to go out weekends only, no tie enjoys some sport, goo SOH, caring and hones friendship and relationshi only. Photo if possibl 36-45 years old. Reply t Box No. 50212, Lincolnshir Free Press, The Crescen Spalding, PE11 1AB.

**RELAXING,** theraputic massage by qualifiec masseuse. Tel 0945 589697

**SPIRITUALIST** Mediur and Clairvoyant. Private sit tings. Tel 0775 88 367.

**THERAPEUTIC** full body massage by male or fe male. Total relaxation. Pro fessional trained, £15. days. Tel (0945) 76453.

Would anyone knowing the whereabouts of
**THOMAS & GEORGE DRAWWATER**
who many years ago lived at Windcatch, Low Fulney please apply to:
Box No 50207
Newspaper Offices,
Priory Road,
The Crescent, Spalding,
Lincs PE11 1AB
DSP9801

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**TELE-DATER**
24-HOUR LINES CONTACTS
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0338 405 426
0338 405 427

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*Member W.A.I.A.*
DG9801

Make

IT

# 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: H11/0617/93
Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

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 30-JUL-93
Any observations should be sent to me by 30-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

09-JUL-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 : P2911
Date received : 30-JUN-93

Received from

P L Ely (Contractors) ltd.

Address

High Road
Whaplode
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 60.00 |
| VAT | £ | 0.00 |
| Total received | £ | 60.00 |

Cash/Cheque : Cheque

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

# Amendments

Ref: H11/1384/90

## Amendment 1

i) Contrasting brickwork features and bay window to dining room (Plot 66 only).

## Amendment 2

i) Amendment to house types (plots 11, 12, 28, 36, 39 + 40).
   a) Plots 11 + 12 - Linked "Warwick" to Linked "Welland".
   b) Plot 28 - "Oxford" double garage to "Oxford" double garage en-suite.
   c) Plot 36 - Detached "Warwick" to detached "Dyse".
   d) Plots 39 and 40 - Linked "Warwick" to linked "Welland".

ii) Slightly enlarged garages due to cavity wall, to improve resistance to elements.

## Amendment 3

i) Revised external materials to Plots 49 and 50.

   a) Plot 49 - Belfon Cavendish Purple Multi instead of BC Golden Brown
      Marley Mendip Old English Dark Red instead of MM Smooth Brow
   b) Plot 50 - Belfon Cavendish Purple Multi instead of BC Antique Brown
      Marley Mendip Old English Dark Red instead of MM Mosborough Re

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment Submitted: Re-orientation of dwelling to Plot 28 with consequent re-design of plot landscaping proposals (RKE/R/SRW/28)

19-MAY-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully S A Waltham

Director of Housing and Planning Services

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KFL

Registered 12/5/18

### 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: DMG 14/5

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

Acceptance issued:

# PLANNING AMENDMENT

**For office use only**
Application No. H11/0617/93/4
Date registered 10 MAY 1995
Case Officer SD

1. Please complete in block letters
**NAME AND ADDRESS OF APPLICANT**

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

Tel. No.

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE**
Plot 28 Station Rd (West) Long Sutton, Spalding Lincs.

Please complete
**EARLIER APPLICATION No.**
This application **cannot be considered** unless the relevant reference is stated
H11/0614/93

Building Regulation reference relating to same development.
B11/0462/94/G

2. Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. ✓

or

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
B.

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

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. KELY Sales Manager Date 10/5/95

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**
Residential Development (66 Plots)

As **NOW PROPOSED**, if different
Same.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
Re-orientation of dwelling to plot 28 with consequent re-design of plot landscape proposals.

State drawing no's of the current submission
RKE/R/SRW/28

State Officer dealing with the application, if known.
Mr Gedney.

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

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development (66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment Submitted: Revision to external materials/clarification of brickwork features to elevations

14-AUG-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Housing and Planning Services

# PLANNING AMENDMENT

**For office use only**

Application No. H11/0617/93/92

Date registered 02 AUG 1995

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)

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Plots 1-4, 41-63 Station Road (West) Long Sutton Spalding Lincs.

Please complete

**EARLIER APPLICATION No.**

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

H11/0614/93

Building Regulation reference relating to same development.

Numerous but not relevant.

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 N/A

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 K Ely Sales Manager Date 1/3/95

3. *Please complete in block letters*

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential Development 66 Plots.

As **NOW PROPOSED**, if different

Same.

State details of amendments proposed

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

Revised External materials/ Clarification of Brickwork features to elevations.

State drawing no's of the current submission

Numerous See plans herewith.

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

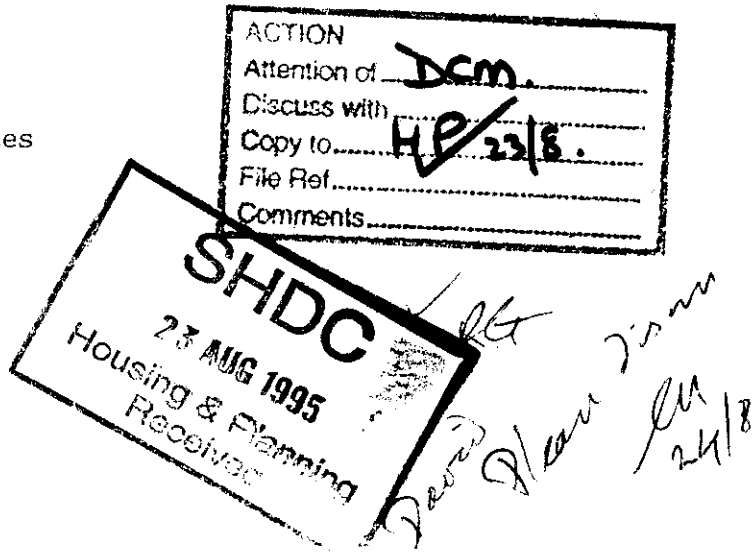
All other plots/matters.

QUALITY 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

| Your Ref: | Our Ref: | Date: |
|---|---|---|
| H11/0617/93 | RKE/hh/SRW-P | 22 August 1995 |




Mrs S Waltham
Director of Housing and Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding, Lincs
PE11 2XE

Dear Madam

**Re: Proposed Amendement :**
**Revision to External Materials/Clarification of Brickwork Features to Elevation**

Further to your letter of 14th instant, stating that the above changes are too significant as an amendment and my telecom with Mr D Gedney of your department yesterday.

I wish to request that this be reviewed at a senior level because there are numerous precedences where you have accepted such minor proposals from our company in the past as an amendment,

Please see the schedule below:-

| Location | Date | Ref | No of Units |
|---|---|---|---|
| Oakwood Glade, Holbeach | 19.3.91 | H09/1117/88/3 | 43 |
| Station Road (East) | | | |
| Long Sutton | 8.12.92 | H/11/0601/90/4 | 32 |
| The following comprises 3 phases of one site | | | |
| Park Lane, Holbeach | 6.7.94 | H/09/1096/93 ) | |
| | 6.7.94 | H/09/0135/94 ) | 26 |
| | 6.7.94 | H/09/0135/94 ) | |

Please also see copy correspondence herewith.

I would have thought that this is an incontrovertable history of precedence for such matters being seen as 'minor' over the years.

continued.....

I think it is time you paid a visit to these sites to see how we have improved our elevations over the last five years. I have experimented to some degree, but always on the cautious side. If you take a look in the order listed I think you will appreciate that the proposal is based on a policy of continued improvement of the product.

Also, I do not accept the theoretical arguement that you will or could get an objection at a later date which could "embarrass" the department.

Whilst, in theory, this is true, in practice there were very few objections reported when we applied for this site and none of them related to the finer details, such as those being proposed now, merely issues such as single storey vs.two storey at the rear of existing properties.

Hopefully you will look into this again with an even hand as I believe you have been inconsistent with previous decisions you have made.

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

R. Kely

Richard K. Ely
Sales Manager & Designer

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Revised brickwork features as per accompanying schedule

20-OCT-95

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 Housing and Planning Services

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

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

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered 13.10.08

### 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: ..... 18/10

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

Revised brickwork features as per accompanying schedule.

Acceptance issued:

"The Sidings", Station Road (West) Long Sutton

Design/External Materials Schedule Ref: RKE/hh/SRW/2 — 11 October 1995

| PLOT | DES N° | MATS |
|---|---|---|
| 1 | 260 | C |
| 2 | 352 | A |
| 3 | 251 | B |
| 4 | 251 | A |
| 5 | 254 | C |
| 6 | 256 | B |
| 7 | 353 | B |
| 8 | 352 | D2 |
| 9 | 464 | B2 |
| 10 | 255 | A2 |
| 11 | 461 | C2 |
| 12 | 461 | B2 |
| 13 | 460 | D2 |
| 14 ) | | |
| 15 ) | OBSOLETE | |
| 16 ) | | |
| 17 ) | | |
| 18 | 352 | C |
| 19 | 254 | B |
| 20 | 256 | A |
| 21 | 257 | A |
| 22 | 251 | C |

Separate permission

Separate permission

| PLOT | DES N° | MATS |
|---|---|---|
| 23 | 251 | A |
| 24 | 257 | A |
| 25 | 254 | C |
| 26 | 265 | A |
| 27 | 250 | A |
| 28 | 363 | B |
| 29 | 271 | A |
| 30 | 269 | B |
| 31 | 269 | B |
| 32 | 243 | A |
| 33 | 247 | C |
| 34 | 353 | A |
| 35 | 270 | B |
| 36 | 246 | C |
| 37 | 270 | A |
| 38 | 273 | C |
| 39 | 549 | A |
| 40 | 549 | A |
| 41 | 270 | B |
| 42 | 251 | B |
| 43 | 257 | C |
| 44 | 255 | C |

Separate permission

Separate permission

| PLOT | DES N° | MATS |
|---|---|---|
| 45 | 251 | A |
| 46 | 250 | A |
| 47 | 353 | C |
| 48 | 255 | B |
| 49 | 256 | A |
| 50 | 257 | A |
| 51 | 255 | C |
| 52 | 353 | B |
| 53 | 255 | A |
| 54 | 250 | C |
| 55 | 352 | C |
| 56 | 255 | B |
| 57 | 250 | C |
| 58 | 257 | B |
| 59 | 353 | A |
| 60 | 255 | A |
| 61 | 261 | C |
| 62 | 251 | B |
| 63 | 261 | B |
| 64 | 258 | C |
| 65 | 259 | B |
| 66 | 262 | A |

(66=built)

| | General Walling Bricks | Brickwork Features | Roof Tiles |
|---|---|---|---|
| A | = Belton Cavendish Purple Multi | : Tuscan Red Multi | : Old English Dark Red |
| B | = Belton Cavendish Golden Brown | : Tuscan Red Multi | : Smooth Brown |
| C | = Belton Cavendish Antique Brown | : Tuscan Red Multi | : Mosborough Red |
| A2 | = Belton Cavendish Golden Brown | : Tuscan Red Multi | : Smooth Brown |
| B2 | = Baggeridge Tuscan Red Multi | : Golden Brown | : Old English Dark Red |
| C2 | = Baggeridge Tuscan Red Multi | : Golden Brown | : Mosborough Red |
| D2 | = Belton Cavendish Antique Multi | : Tuscan Red Multi | : Old English Dark Red |

All dwellings to have minimum 2 courses F.L. Quality Tarmac Richmond Bronze below D.P.C.

All tiles are smooth Marley Mendip.

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
Plan No: A/3

Plots excluded from these proposals by virtue of recent consents.

12 OCT 1995
Ref: 0617/93

Note. This condition relates to plots 1-7, 18-28, 30-63. Other plots covered by separate consents.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

---

From: N Midlen
Development Control Manager

To: David Gedney
Planning Assistant

Our Ref: NRM/JJ H11/0617/93

Your Ref:

Date: 12 Sep 1995

---

PROPOSED AMENDMENTS TO STATION ROAD WEST, LONG SUTTON.

I have told Richard Ely that the straw that broke the camels back in this case, and made us unable to accept these amendments was the change to the main brick materials. We were prepared to accept the introduction of the brickwork details and the fact that they would be in a contrasting brick, but we could not agree to the introduction of new brickwork into 16% of the approved dwellings. Ely agreed to go back to the original main brick and will be submitting a further amendment covering the whole estate introducing brick detailing, with the original bricks.

NB. He advises me that the originally Belton Cavendish Antique Brown has now been renamed the Belton Cavendish Antique Multi but is the same brick.

N Midlen
Development Control Manager

# PLANNING AMENDMENT

**For office use only**

Application No. H11/0617/93/A3

Date Registered 12 OCT 1995

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**

Station Road (west) Long Sutton, Spalding Lincs.

Please complete

**APPLICATION No.**

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

H11/0614/93

Building Regulation reference relating to same development (if any)

N/A Elevations only.

2. Please tick **one** box only

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

or

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

Please complete

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

Signed R.K.Ely. Sales Manager. Date 11th October 1995

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Residential Development (66 plots)

State details of amendments proposed

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

Brickwork features to enhance revised elevations. (No windows altered).

State drawing no's of the current submission

See Schedule RKE/NH/SRW/2

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

YES / NO

Proposed by us but F.A.O. Mr N. Midlen.

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

All other matters and any plots deleted on the Schedule.

Has a similar amendment been submitted under Building Regulations? YES / No N/A.

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Revised schedule of external materials to all plots not yet started (Schedule RKE/hh/SRW3)

07-OCT-96

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 Housing and Planning Services

## AMENDMENT RECORD SHEET - POST DECISION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐

Registered ...../10

## 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: ..... 4/10

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

Acceptance issued:

# PLANNING AMENDMENT

**For office use only**
Application No. H11/0617/93/4
Date Registered 01 OCT 1996
Case Officer PG

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**
The Sidings Station Road (west) Long Sutton.

Please complete
**APPLICATION No.**
This amendment **cannot be considered** unless the relevant reference is stated
H11/0614/93

Building Regulation reference relating to same development (if any)
N/A

2. Please tick **one** box only
Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A ✓
or
Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed R.K.Ely Date 1/10/96

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**
Residential Development.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
Revised Schedule of external materials to all plots not yet started which the original consent relates to.

State drawing no's of the current submission
Schedule RKE/hh/SRW3

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
~~YES~~ / NO — Mr D. Godfrey

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
All matters other than external materials.

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

QUALITY HOMES Ely

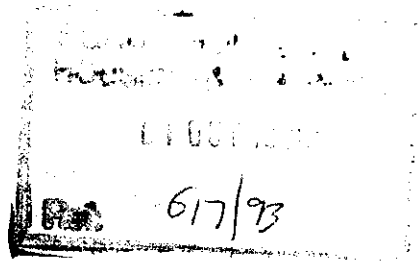
**P.L. Ely (Contractors) Ltd.**
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (01406) 370483 Fax No. (01406) 371953

BUILDERS AND ESTATE DEVELOPERS

| Your Ref: | Our Ref: | Date: |
|---|---|---|
| Mr D Gedney | RKE/hh/SRW-P | 1 October 1996 |

South Holland District Council
*Planning and Building Control Dept*
Counci Offices
Priory Road
Spalding, Lincs

For the attention of Mrs S Waltham




Dear Sirs

Re: External Materials - "The Sidings", Station Road (West), Long Sutton
Your Ref: H11/0617/93

Further to my telecom and meeting with Mr D Gedney last week.

Due to the consistent poor quality of Belton facing bricks currently being experienced (we are throwing out as many as we are using and those that we are using we are not happy with) we feel we have no option but to apply immediately for a revised schedule of external materials to be approved.

As has been demonstrated to Mr Gedney with samples, we have found some bricks of similar colours to those approved, there is no problem with the various colours of roof tiles currently in use on this project.

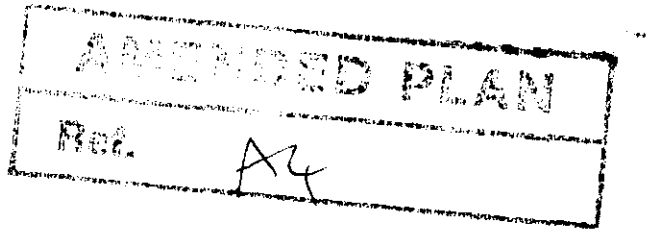
This is our only on-going project at the present time and due to the recession we have not erected many "spare" shells for follow-on trades after the bricklayer.

Therefore, to keep a workforce together, we need a very prompt reaction from yourselves and we reserve the right (reluctantly) to use the approved external materials on any work above ground that needs to be started before you notify us of you decision on this matter.

Thank you for your staff's continuing assistance. Please find enclosed the requisite amendment forms and details.

Yours faithfully
P L ELY (CONTRACTORS) LTD

R.Kely




Richard K Ely
Sales Manager and Designer

enc

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Plot 28, 3 bedroom bungalow with double garage + external materials + landscaping

06-APR-98

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 Housing and Planning Services

## AMENDMENT RECORD SHEET – POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KP

Registered ..... 3/4

### 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: ..... 3/4.

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

Acceptance issued: 6/4.

Note

Discussed with NRM 2/4

The issue to the amendment on following basis:-

i) Plot included in view of overall site.

ii) ~~Not~~ Not a significant n° of previous ~~approved~~ amendments.

iii) No planning grounds not satisfactorily

# PLANNING AMENDMENT

**For office use only**

Application No. H11/0617/93/5

Date Registered 20 NOV 1997

Case Officer SB

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

P. L. ELY (CONTRACTORS) LTD
HIGH ROAD
WHAPLODE
SPALDING, LINCS
PE12 6TG
TEL: (01406) 370483

Tel. No.

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Plots 33 + 36 Station Road (west) Long Sutton

Please complete

**APPLICATION No.**

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

H11/0617/93

Building Regulation reference relating to same development (if any)

B11/0462/94

2. Please tick **one** box only

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

or

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

Please complete

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

Signed R.K Ely Sales Manager, Date 20/11/97

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

"Ouse" type Houses on Residential Estate.

State details of amendments proposed

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

Proposed Lobby & Ground floor w/c to rear of properties.

State drawing no's of the current submission

246

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

~~YES~~ / NO

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

All other plots/matters

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

QUALITY HOMES Ely

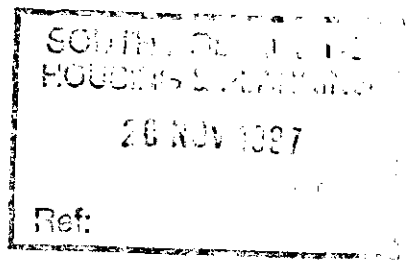
**P.L. Ely (Contractors) Ltd.**
**High Road, Whaplode, Spalding, Lincs PE12 6TG** (Regd. Office)
**Telephone: Holbeach (01406) 370483 Fax No. (01406) 371953**

**BUILDERS AND ESTATE DEVELOPERS**

| *Your Ref:* | *Our Ref:* | *Date:* |
|---|---|---|
| H11/0617/93 | RKE/hh/SRW-P | 20 November 1997 |

BY HAND

Mrs S Waltham
Director of Housing and Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding, Lincs




Dear Madam

Re: Proposed Amendment to "Ouse" Type Houses at
Station Road West, Long Sutton

To provide ground floor lobby and w.c. at the rear of Plots 33 and 36.

Further to my meeting with Mr D Gedney of your department at 3.20pm on 17th instant.

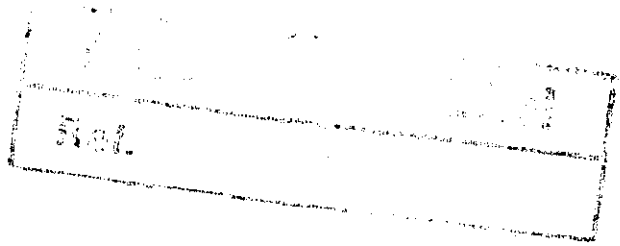
Having established that the above proposal is not permitted development because we have not yet built the dwellings, Mr Gedney consulted Mr N Midlen who indicated that an amendment should be feasible for these small scale proposals to the rear of two properties in an un-occupied phase of this site.

This letter is to remind or advise your officers of the above consultations.

Yours faithfully
P L ELY (CONTRACTORS) LTD

R. K Ely.

Richard K Ely
Sales Manager and Designer



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

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

FILE COPY

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Proposed lobby & ground floor w/c to rear of properties
(Drawing No. 246)

25-NOV-97

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 Housing and Planning Services

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓HP

Registered 20.2.11

## 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: JM 24/11

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

Acceptance issued: ✓ 25/11

# PLANNING AMENDMENT

**For office use only**
Application No. H11/0617/93/6
Date Registered 02 APR 1998
Case Officer DG

1. Please complete in block letters
**NAME AND ADDRESS OF APPLICANT**

P. L. ELY (CONTRACTORS) LTD
HIGH ROAD
WHAPLODE
SPALDING, LINCS
PE12 6TG
TEL: (01406) 370483

Tel. No.

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters
**FULL POSTAL ADDRESS OF THE APPLICATION SITE** Plot 28, The Sidings, Station Road (west), Long Sutton Spalding Lincs.

Please complete
**APPLICATION No.**
This amendment **cannot be considered** unless the relevant reference is stated: H11/0617/93

Building Regulation reference relating to same development (if any): Not known yet.

2. Please tick **one** box only

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

or

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

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

Signed R.K.Ely Date 1/4/98

3. Please complete in block letters
**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**: 4 Bedroom Oxford type House with Double Garage.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.): 3 Bedroom Individual Bungalow with Double Garage + External materials & Landscaping to this plot only.

State drawing no's of the current submission: HD2D

Has this amendment been requested by the Council? (If so, state Officer dealing with the application): ~~YES~~ / NO — Mr D. Godfrey.

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

Has a similar amendment been submitted under Building Regulations? YES / No (Pending)

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Revisions to plot 28 only
Dwg nos. 462, 444 G (A,B,C & D) & External materials: A3

28-JUL-98

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 Housing and Planning Services

**Note: This permission relates not only to permission H11/0617/93, but also permission H11/1134/90.**

# PLANNING AMENDMENT

**For office use only**

Application No. H11/617/93/A7

Date Registered 10 JUL 1998

Case Officer JD

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

P. L. ELY (CONTRACTORS) LTD
HIGH ROAD
WHAPLODE
SPALDING, LINCS
PE12 6TG
TEL: (01406) 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**

PLOT 28 "THE SIDINGS" STATION RD (WEST) LONG SUTTON.

Please complete

**APPLICATION No.**

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

H11/0614/93

Building Regulation reference relating to same development (if any)

Not known yet.

2. Please tick **one** box only

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

or

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

Please complete

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

Signed R. Kely Applicant Date 9/7/98

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

4 Bedroom Oxford type House with Double Garage.

State details of amendments proposed

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

3 Bedroom "Stratford" type Bungalow and Double Garage + External materials & Landscaping to this plot only.

State drawing no's of the current submission

462 & 444G

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

~~YES~~ / NO — Mr Blacklock.

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

All other plots.

Has a similar amendment been submitted under Building Regulations? ~~YES~~ / No — Pending.

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid 10/7/98

Registered ✓ 1/7

### 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: ..... 17/7/98

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

this also relates to H11/1184/90

Acceptance issued: ADD NOTE

THIS PERMISSION REPLACES NOT ONLY TO PERMISSION H11/0617/93 BUT ALSO PERMISSION H11/1134/90.

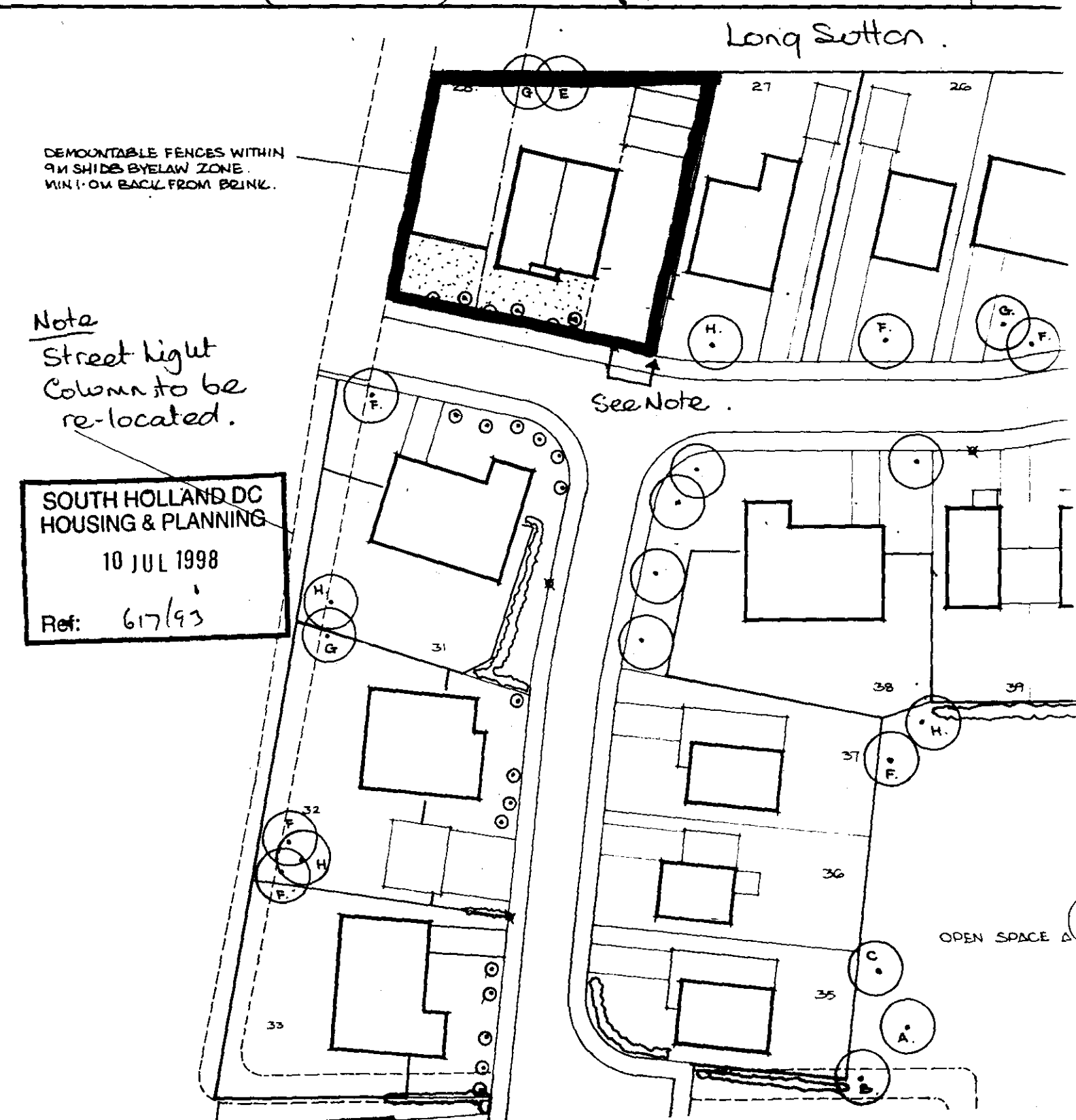
External Materials: A3 = Kiston Old English Rose Bricks
Mosborough Red Marley Henlip
Roof Tiles: Smooth.

H11/0617/93.

**AMENDED PLAN**
**Ref.** A/7

9/4/98.

P.L. ELY (Contractors) Ltd. Plot 28 Station Rd West
Long Sutton.




SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 1998
Ref: 617/93

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

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/0617/93

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Description: Residential development
(66 plots)

Location: Station Road (west)
Long Sutton
Spalding
Lincs

Amendment: Plot 25 - Amend tree type in front garden to Standard Willow & Cercis Siliquastrum (Judas Tree)

19-OCT-98

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 Housing and Planning Services

Mrs P O'Clee
6 Platform Drive
Long Sutton
Spalding
Lincs PE12 9FB

## AMENDMENT RECORD SHEET - POST DECISION

### Admin

Validation:

| | |
|---|---|
| Inadequate/Inappropriate ☐ | Appears valid ☑ |
| Clarification/Details required: | Registered ..... 19/10 |

## 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: ..... 19/10/18

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

Acceptance issued: 19/10

FILE COPY

Mrs P O'Clee
6 Platform Drive
LONG SUTTON
Spalding, Lincs
PE12 9FB

Mr J Blacklock

JB/TMC
617/93

30 September 1998

Dear Madam

**PLANTING OF TREES - THE SIDINGS, LONG SUTTON**

Thank you for your letter dated 1 September 1998 in connection with the above and I apologize for the delay in replying.

Your dwelling is, in fact, shown as Plot 25 on the approved layout (planning permission H11/617/93) and that layout shows two trees to be planted at the front of the plot.

To assist you, I enclose a copy of the relevant part of the layout and I have identified the trees to be planted.

I hope this will be helpful to you but if you have any queries or wish to resolve any uncertainties, please do not hesitate to contact my Officer,Mr J Blacklock.

Yours faithfully

N R Midlen
Development Control Manager

Enc




G WHITE BIRCH

(F) SILVER BIRCH

[redacted]

COPY.

~~7/7/95~~ 6/7/93

Plot 25

6 PLATFORM DRIVE
LONG SUTTON
SPALDING
LINCS PE12 9FB.




SD

1 ST SEPT. 1995.

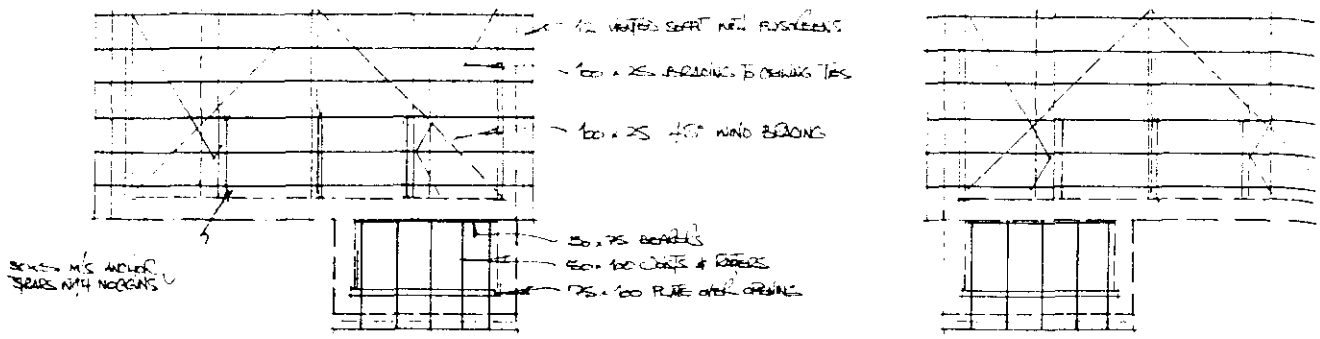
Dear Mrs Waltham,

My husband and I have recently moved into a new bungalow 'ESSEX' style built by P.W. ELY (CONTRACTORS) LTD. at The Sidings Long Sutton. On the plans it shows that we are to have two trees planted in the front garden. We do not know what type of trees are to go into the garden but would like to know if there is a list available so that we could make our choice as to what trees will be planted in our garden.

Thank you.

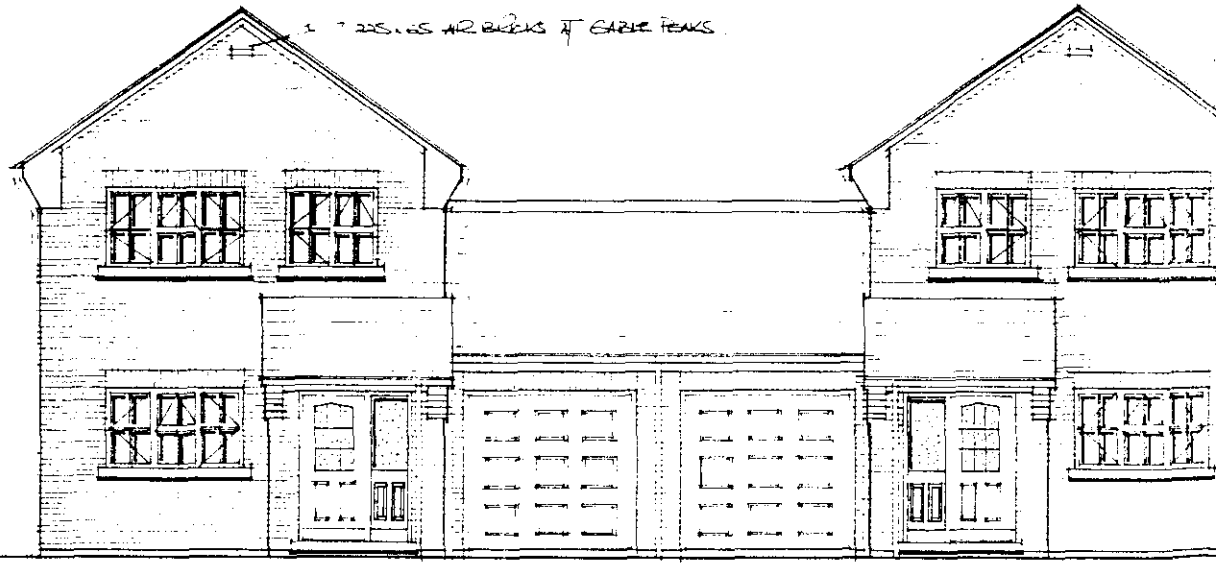
Yours Sincerely

Patricia O'Clee




## ROOF PLAN

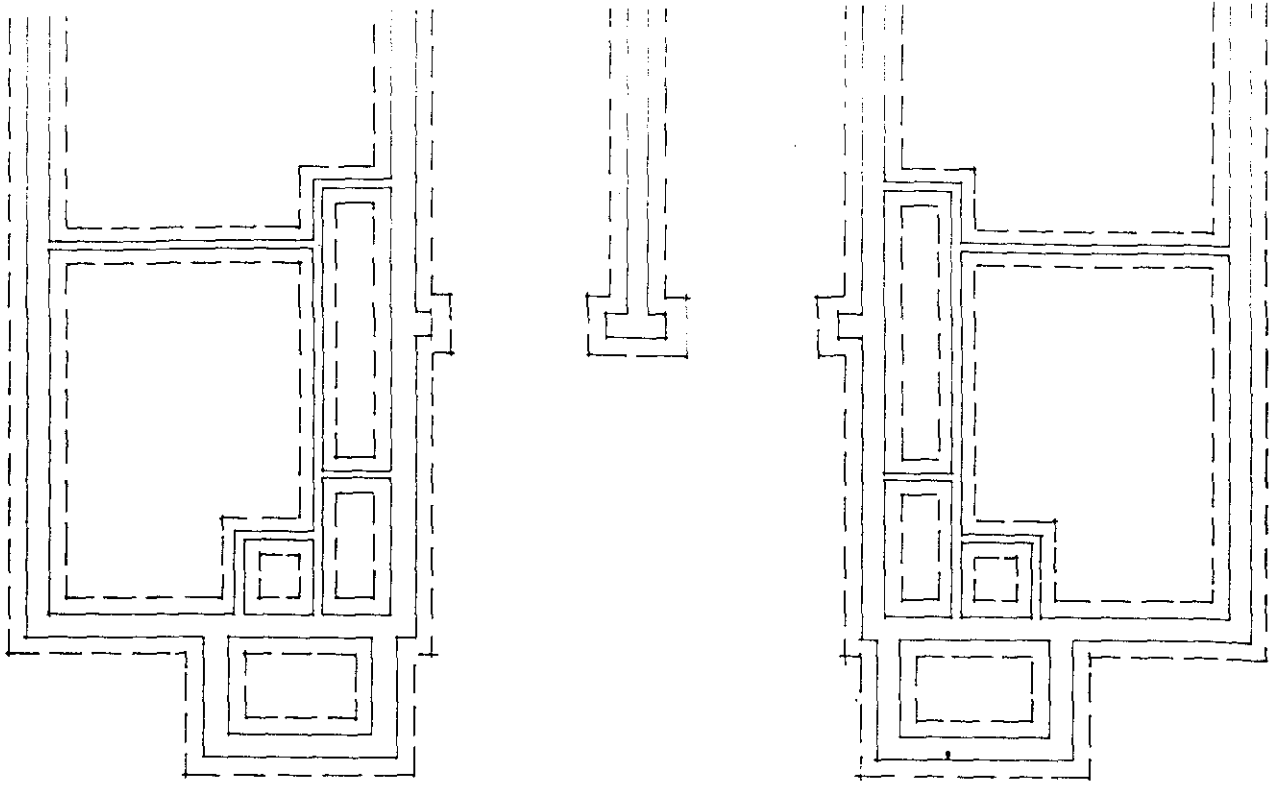
ROOF CONSTRUCTED TO BS. 5268, PART 2, 1985




## FRONT ELEVATION

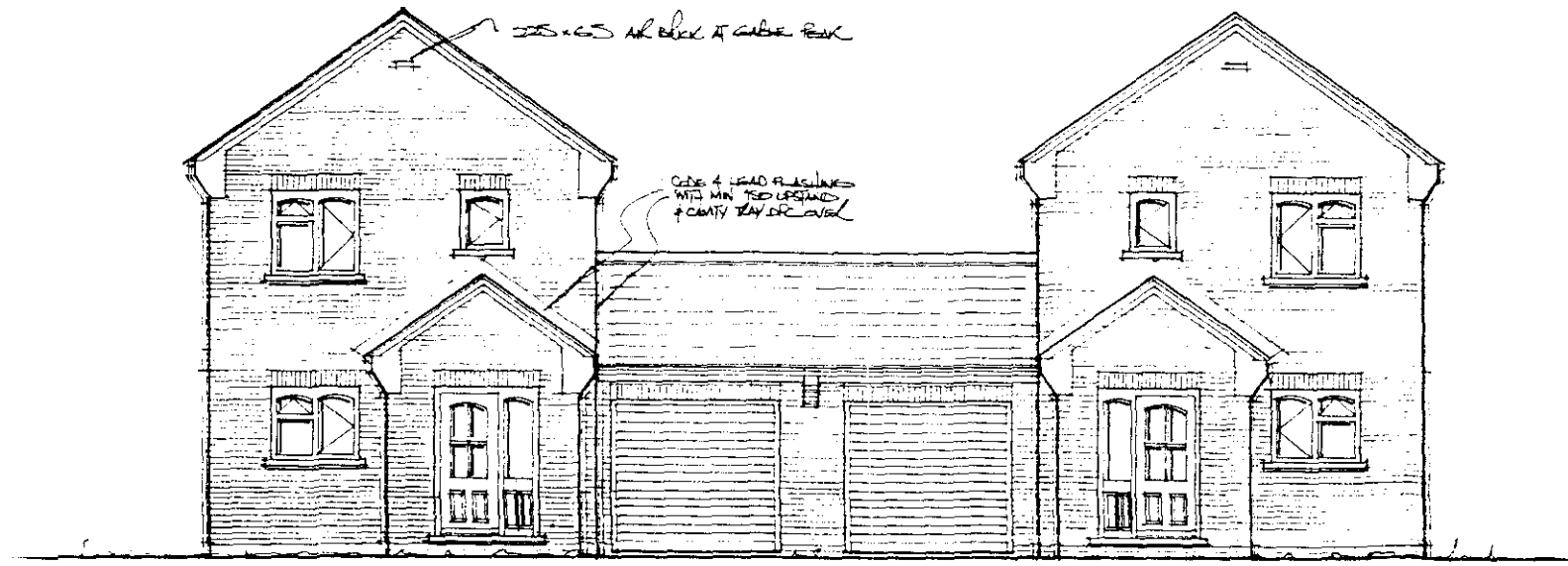
ELEVATIONS WITH
TO BE MA

"Warwick"



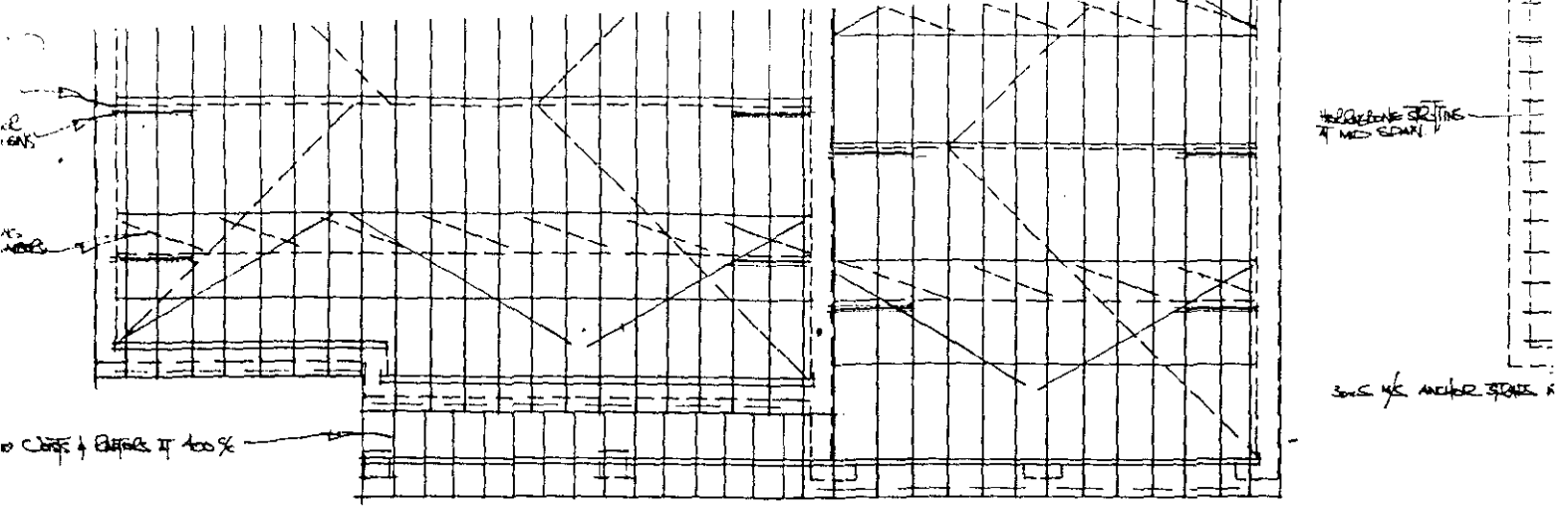
FOUNDATION PLAN

ST3 CONCRETE
OR ST4 IF REINFORCEMENT USED




FRONT ELEVATION

"Welland"



## ROOF PLAN

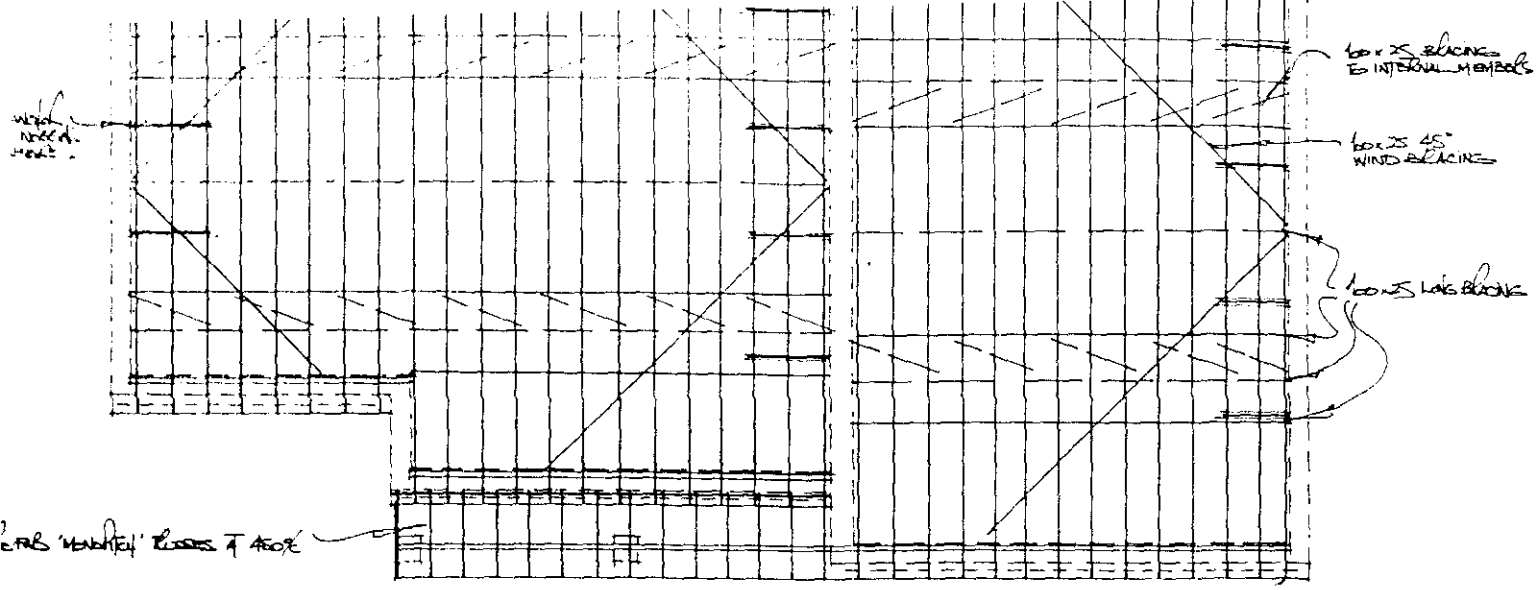
Roof constructed to BS. 5268. Part 3, 1985



## FRONT ELEVATION

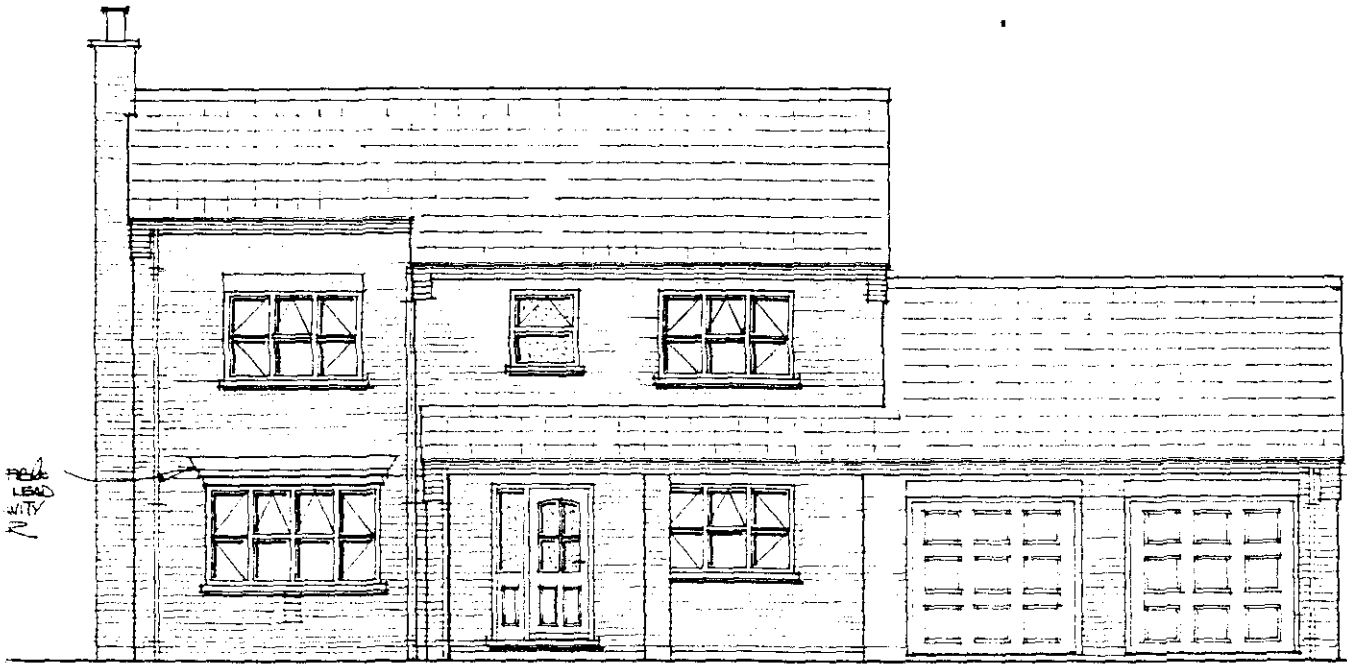
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"Oxford" with double garage.



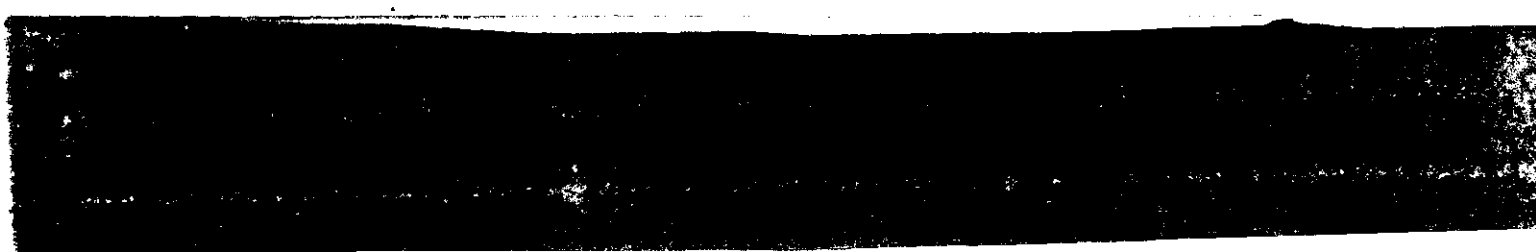

## ROOF PLAN

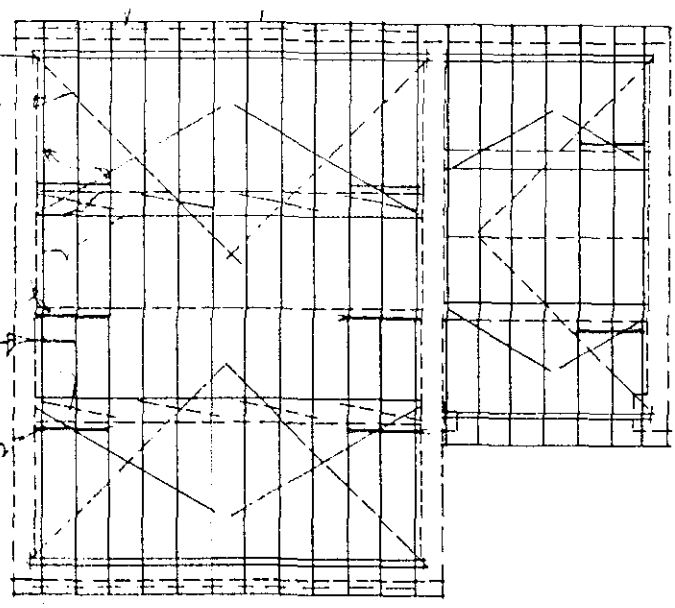
ROOF CONSTRUCTED TO BS. 5268, PART 3. 1985



## FRONT ELEVATION

"Oxford" double garage en-suite.





## ROOF PLAN



## FRONT ELEVATION

Unse

Amendments

Ref H11/0617/93

Amendment 1

Re-orientation of dwelling on plot 28 – New application required.

Amendment 2

| Plot No | Amendment |
|---|---|
| 65 | i) Belfon Cavendish Golden brown brick to Baggeridge Tuscan Red multi<br>ii) Marley modip smooth brown tile to MM Old English Dark Red<br>iii) New ~~bricks~~ contrasting brick in Golden Brown |
| 64 | i) Belfon Cavendish Antique Brown bricks to Baggeridge Tuscan Red Multi<br>ii) No change in tile.<br>iii) New contrasting brick in Golden Brown |

1

# APPLICATION No. H11/617/93

| PLOT. No. | ORIGINAL | AMENDMENT |
|---|---|---|
| 65 | BRICK - Belton Cavendish Golden Brown | Baggeridge Tuscan Red Multi |
| | TILE - Marley Mendip Smooth Brown | Marley Mendip Old English Dark Red |
| | NEW CONTRASTING BRICK IN GOLDEN BROWN | |
| 64 | BRICK - Belton Cavendish Antique Brown | Baggeridge Tuscan Red Multi |
| | TILE No change | |
| | NEW CONTRASTING BRICK IN GOLDEN BROWN | |
| 1 | BRICK - Belton Cavendish Antique Brown | Baggeridge Tuscan Red Multi |
| | TILE - Marley Mendip Mosborough Red | Marley Mendip Old English Dark Red |
| | NEW CONTRASTING BRICK IN GOLDEN BROWN | |
| 2 | BRICK - Belton Cavendish Purple Multi | Baggeridge Tuscan Red Multi |
| | TILE - M.M. Old English Dark Red. | M.M. Mosborough Red. |
| | NEW CONTRASTING BRICK IN GOLDEN BROWN | |
| 3 | BRICK - Belton Cavendish Golden Brown | Same |
| | TILE - M.M. Smooth Brown | Same |
| | NEW CONTRASTING TUSCAN RED MULTI | |
| 4 | BRICK - Belton Cavendish Purple Multi | Belton Cavendish Antique Multi |
| | TILE - M.M. Old English Dark Red | AA Same |
| | NEW CONTRASTING BRICK IN TUSCAN RED MULTI | |
| 49 | BRICK - Belton Cavendish Golden Brown | Belton Cavendish Antique Multi |
| | TILE - M.M Smooth Brown | M.M. Old English Dark Red |
| | NEW CONTRASTING BRICK IN TUSCAN RED MULTI | |
| 50 | BRICK - Belton Cavendish Antique Brown | Belton Cavendish Antique Multi |
| | TILE - M.M. Mosborough Red. | M.M. Old English Dark Red. |
| | NEW CONTRASTING BRICK IN TUSCAN RED MULTI | |
| 51 | BRICK - Belton Cavendish Antique Brown | Baggendge Tuscan Red Multi |
| | TILE M.M. Mosborough Red. | M.M. Old English Dark Red. |
| | NEW CONTRASTING BRICK IN GOLDEN BROWN | |
| 52 | BRICK - Belton Cavendish Golden Brown | Same |
| | TILE - M.M Smooth Brown | Same |
| | NEW CONTRASTING BRICK IN TUSCAN RED MULTI | |

# APPLICATION No. H11/617/93

| PLOT. No. | ORIGINAL | AMENDMENT |
|---|---|---|
| 53 | BRICK - Belton Cavendish Purple Multi<br>TILE - M.M. Old English Dark Red<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>M M. Mosborough Red.<br>GOLDEN BROWN |
| 54 | BRICK - Belton Cavendish Antique Brown<br>TILE - M.M. Mosborough Red.<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>M M. Old English Dark Red.<br>GOLDEN BROWN |
| 55 | BRICK Belton Cavendish Antique Brown<br>TILE - M.M. Mosborough Red.<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>Same<br>GOLDEN BROWN |
| 56 | BRICK Belton Cavendish Golden Brown<br>TILE M.M. Smooth Brown<br>NEW CONTRASTING BRICK IN | Same<br>Same<br>TUSCAN RED MULTI |
| 57 | BRICK Belton Cavendish Antique Brown<br>TILE M.M. Mosborough Red.<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>Same<br>GOLDEN BROWN |
| 58 | BRICK Belton Cavendish Golden Brown<br>TILE M.M. Smooth Brown<br>NEW CONTRASTING BRICK IN | Same<br>Same<br>TUSCAN RED MULTI |
| 59 | BRICK Belton Cavendish Purple Multi<br>TILE - M.M. Old English Dark Red.<br>NEW CONTRASTING BRICK IN | Belton Cavendish Antique Multi<br>Same<br>TUSCAN RED MULTI |
| 60 | BRICK Belton Cavendish Purple Multi<br>TILE M.M. Old English Dark Red.<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>Same<br>GOLDEN BROWN |
| 61 | BRICK Belton Cavendish Antique Brown<br>TILE M.M. Mosborough Red.<br>NEW CONTRASTING BRICK IN | Belton Cavendish Golden Brown<br>M.M. Smooth Brown<br>TUSCAN RED MULTI |
| 62 | BRICK Belton Cavendish Golden Brown<br>TILE M.M. Smooth Brown<br>NEW CONTRASTING BRICK IN | Baggeridge Tuscan Red Multi<br>M.M. Mosborough Red<br>GOLDEN BROWN |

# APPLICATION No. H11/617/93

| PLOT. No. | ORIGINAL | AMENDMENT |
|---|---|---|
| 63 | BRICK - Belton Cavendish Golden Brown | Belton Cavendish Antique Multi |
| | TILE M.M. Smooth Brown. | M.M. Old English Dark Red |
| | NEW CONTRASTING BRICK IN TUSCAN RED MULTI | |
| | BRICK | |
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| | BRICK | |
| | TILE | |

# PLANNING AMENDMENT

**For office use only**

Application No. H11/0617/93/8

Date Registered 16 OCT 1998

Case Officer SB

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MRS. PATRICIA O'CHEE
6 PLATFORM DRIVE
LONG SUTTON. PE12 9FB.

Tel. No. 01406 365808.

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

OFFICE COPY

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

PLOT 25 - 6 PLATFORM DRIVE THE SIDINGS
LONG SUTTON
SPALDING LINCS PE12 9FB.

Please complete

**APPLICATION No.**

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

H11/617/93

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

Please complete

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

Signed ...Patricia O'Chee..... Date .....14..10..1998.....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

ESSEX TYPE BUNGALOW + INTEGRAL GARAGE
PLOT 25 THE SIDINGS STATION ROAD
LONG SUTTON SPALDING LINCS PE12 9FB

State details of amendments proposed

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

CHANGE OF TYPE OF TREES TO BE PLANTED IN FRONT GARDEN OF ABOVE PROPERTY.

(1) WHITE BIRCH TO STANDARD WILLOW
(2) SILVER BIRCH TO CERCIS SILIQUASTRUM (JUDAS TREE).

State drawing no's of the current submission

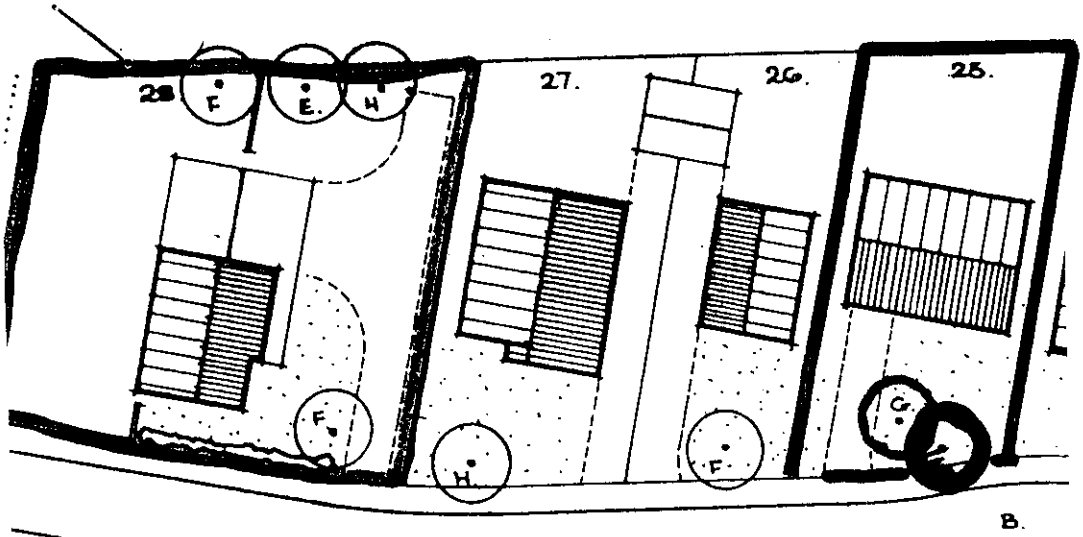
1

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

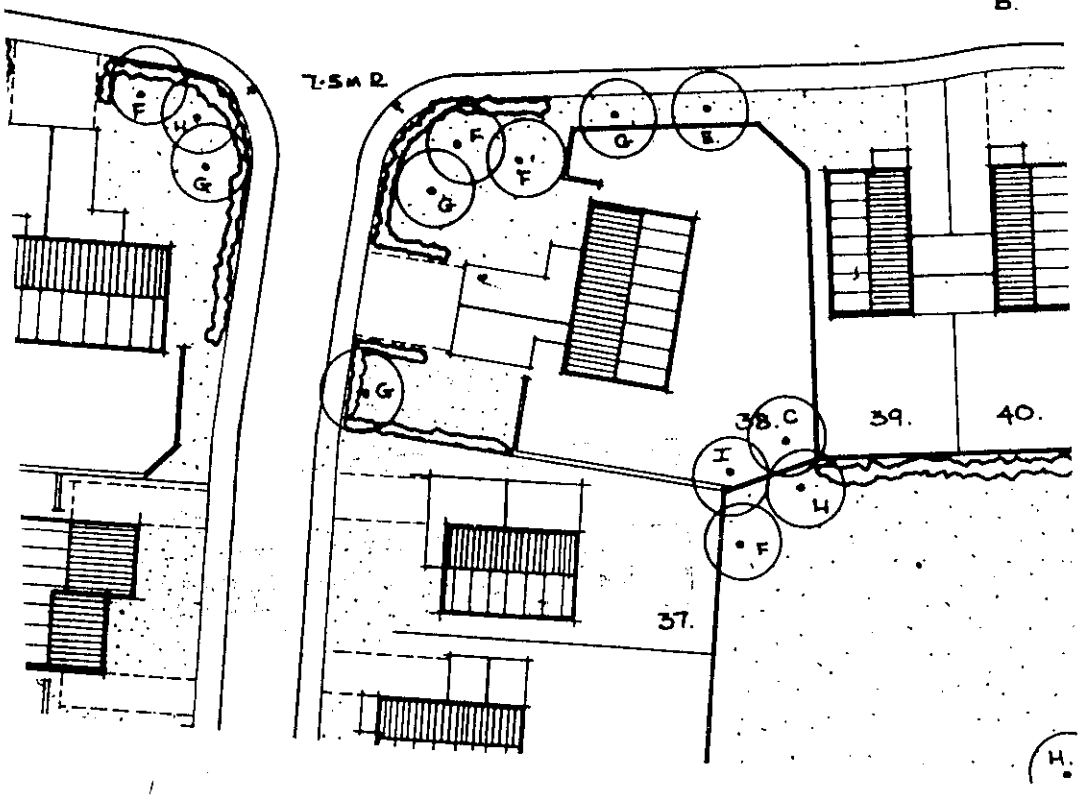
YES / NO ✓ — MR. J. BLACKLOCK

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

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




B.




H.

(9) WHITE BIRCH

(E) SILVER BIRCH.

TO BE CHANGED TO! -

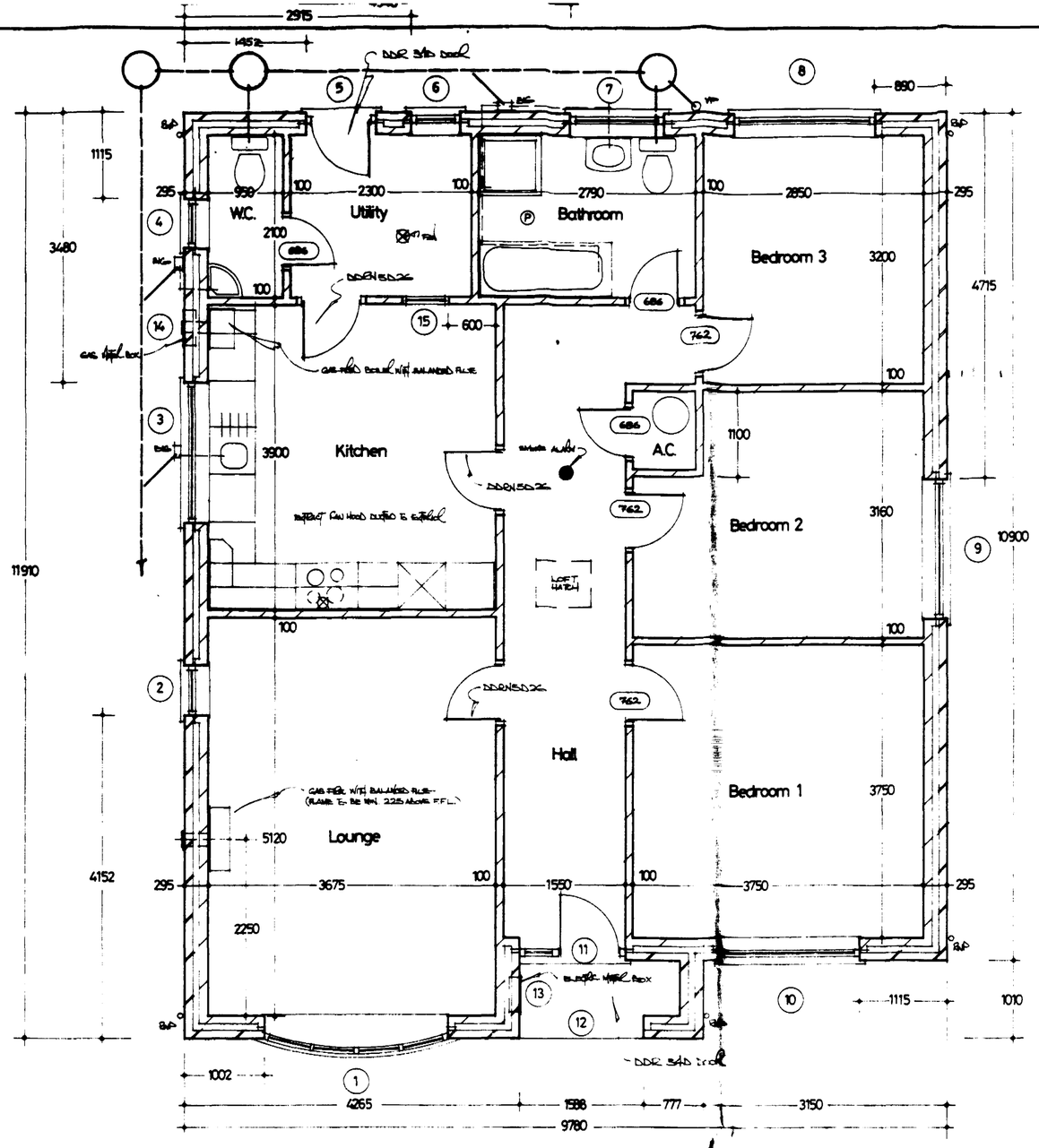
(9) SALIX HAKURO NISHKI (STANDARD WILLOW).

(F) CERCIS SILIQUASTRUM (JUDAS TREE).

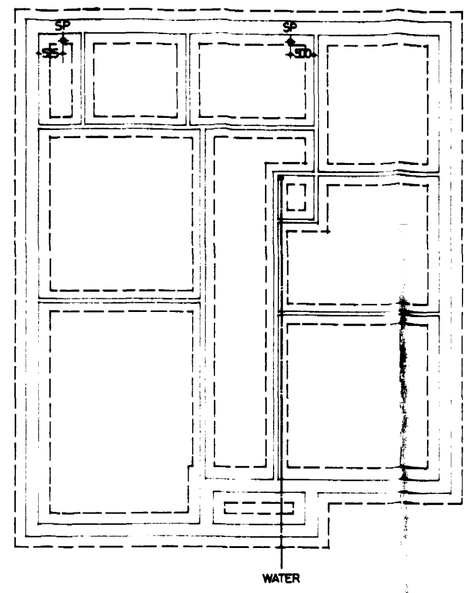
SOUTH ... PUBLIC HOUSING ...
12 OCT 1993
Ref: 0617/93

A8

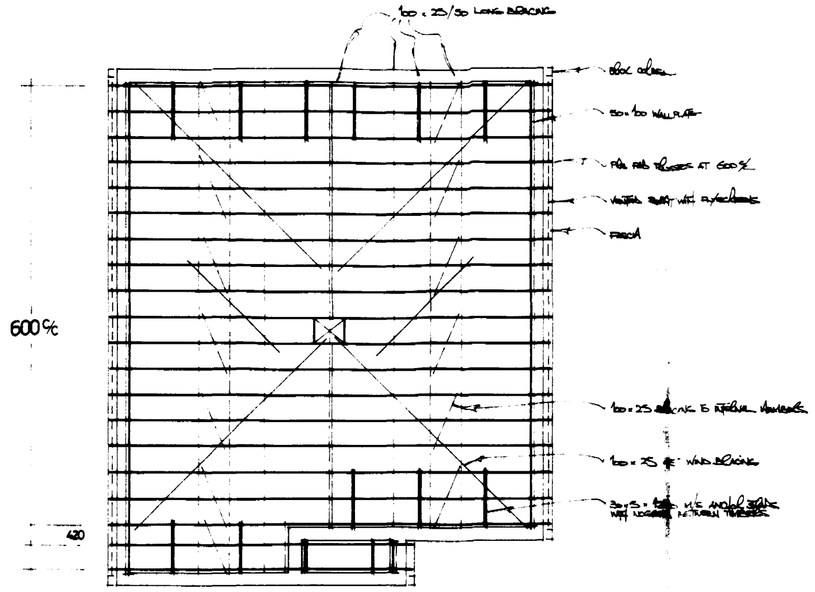
[redacted]




FLOOR PLAN 1:50



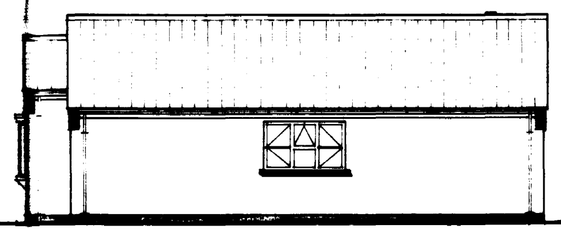

FOUNDATION PLAN 1:100




ROOF PLAN 1:100



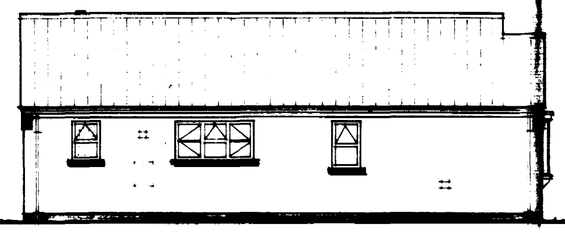
FRONT ELEVATION



SIDE ELEVATION

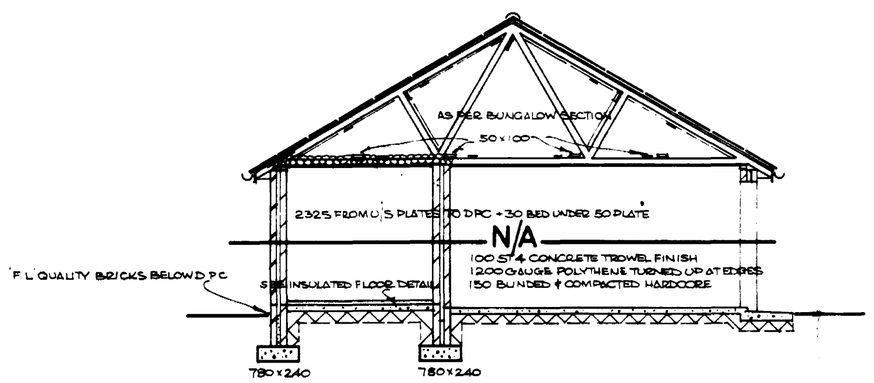


REAR ELEVATION



SIDE ELEVATION

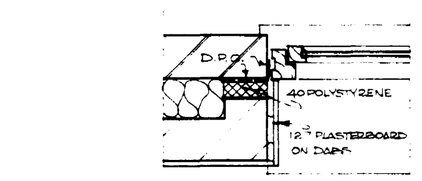
ALL ELEVATIONS 1:100



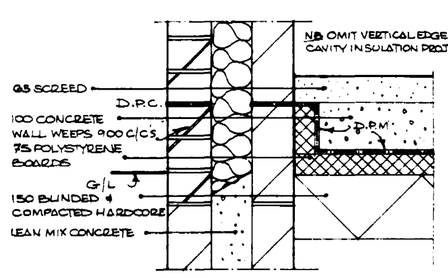

TYPICAL GARAGE SECTION 1:75

| NO | JOINERY | LINTEL | LENGTH |
|---|---|---|---|
| 1 | CB46 H413CBDC | UL 275 | 2 700 |
| 2 | H 912 b | 1 | 1 650 |
| 3 | H 3/6 CBC | 1 | 2 100 |
| 4 | H 1/6 b | 1 | 1 650 |
| 5 | FNS | 1 | 1 200 |
| 6 | H 1/6 b | 1 | 1 650 |
| 7 | H 3/6 CBSB(T) | 1 | 1 500 |
| 8 | H 3/12 CBC | 1 | 2 700 |
| 9 | H 3/12 CBC | 1 | 2 700 |
| 10 | H 3/12 CBC | 1 | 2 700 |

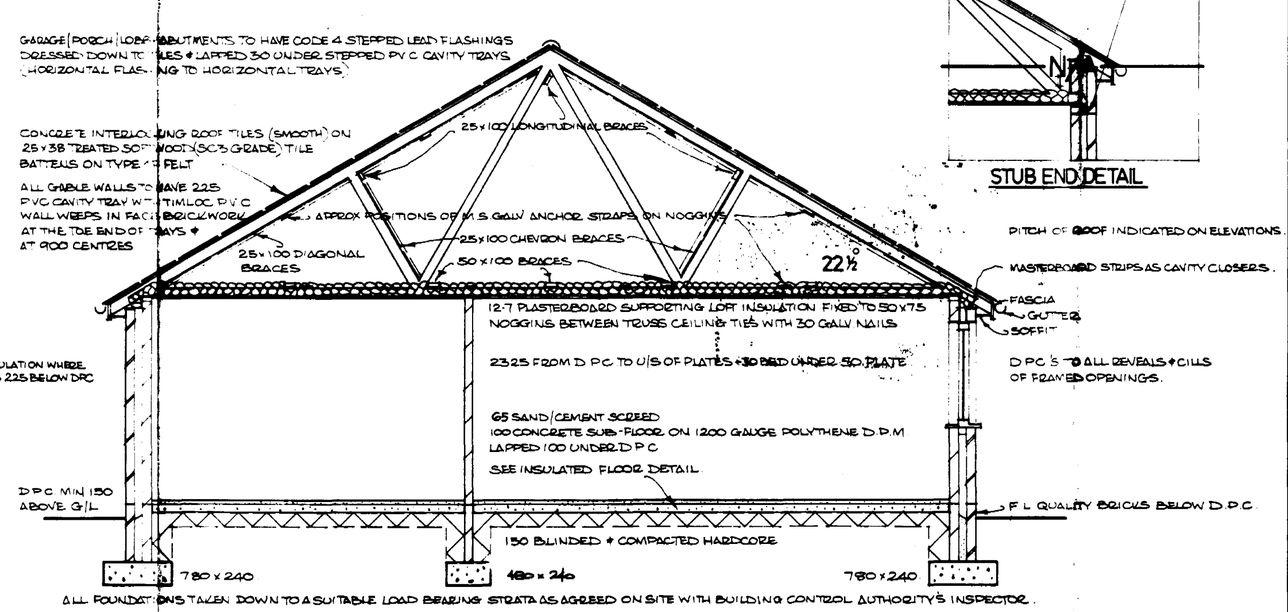
| NO | JOINERY | LINTEL | LENGTH |
|---|---|---|---|
| 11 | FIX FASIF (CAT) | UL 275 | 1 650 |
| 12 | | 1 | 1 950 |
| 13 | | MBL | 700 |
| 14 | | 1 | 750 |
| 15 | | D 600 | 900 |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |




JAMB DETAIL 1:10




INSULATED FLOOR DETAIL 1:10

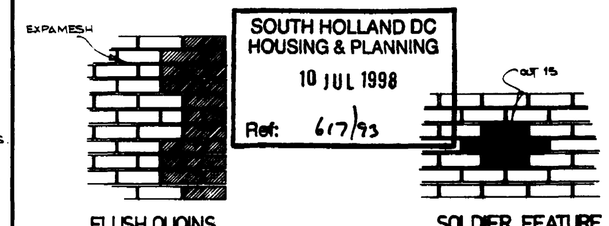



ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

TYPICAL BUNGALOW SECTION 1:50

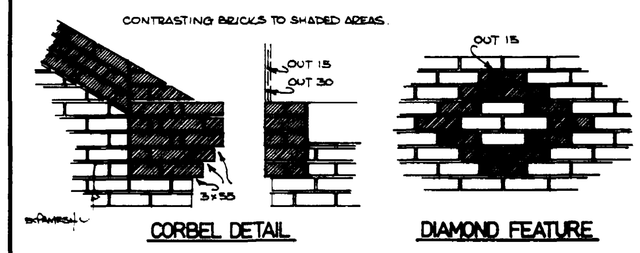



STUB END DETAIL




FLUSH QUOINS

SOLDIER FEATURE




CORBEL DETAIL

DIAMOND FEATURE

PREAMBLE — WHERE THESE CONSTRUCTION NOTES REFER TO B.S. 2835 OR 'APPROVED DOCT' THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITHIN UN-PROTECTED AREAS NOT OVER 5·5m² TO BE MIN 1·0m FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS — EXTERNAL WALLS OF 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION, IN NO LESS THAN 50 LOAD BEARING LYTAG CLINKER THERMAL BLOCKS (NO 2.5 W.M.) PLASTERED TO 20 COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, M/TIE, MAY BE SPACED 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES 4 MIN 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C TO BE MIN F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (NO 2.5 W.M.) PLASTERED TO 2 COAT, OG 75 STUD PARTITIONS WITH 3 MM FINISH. 13 PC'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C MIN 150 ABOVE G/L. 4 LAPPED 100 OVER D.P.M. TO FLOORS. 16·1 LEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT JAMB REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF — SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 76 HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BESTRAINING STRAPS ON NOGGINS TO ALL RAFTERS & CEILING TIES AT GABLES MAX 1800 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL LONGITUDINAL CHEVRON & SPAY BRACES. ALL CONSTRUCTED TO B.S. 5268-3 1975, 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. — STRIP FOUNDATIONS OF 15M CONCRETE TO SIZES SHOWN ON SECTIONS. B1385 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDERCOVER, 4 300 END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION LOAD BEARING CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE SIZE, TYPE, NEED UPGRADING. (Combined Foundation Calculations - Ref. 2.2.85)

FLOORS — GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 15M CONCRETE SUB-FLOORS (RE-INFORCED REINFORCED), 1200 GAUGE POLYTHENE D.P.M OVER, 75 HANDPLAS 50 IN GRADE EXPANDED POLYSTYRENE BOARDS TO B.S. 3837/PT1/1986 ON MIN. 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS — ALL CEILINGS TO DWELLING LINED WITH 12·7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & CORNER EDGES. MIN 300 FIBREGLASS TO ROOFSPACE. EAVES VENTED TO B.S. 5250 CLOSE REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP. HEATING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12·7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH. ALSO LINTELS TO BE BOARDED OVER & PLATES COVERED WITH 9 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE MIN. 600.

JOINERY — WINDOWS, DOORS & FRAMES TO BE AS BOOLTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 MM. AIR GAP BETWEEN PANES FILLED CAVITY & INCORPORATING PLUGHOLES 'U' GLASS TO INTERNAL PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 & 1981.

HEATING — SPACE & WATER HEATING TO BE AS SHOWN BELOW:-
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC & LOCKSHIELD VALVES.
HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422 CLASS 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B.S. 5449 PART 2 OR BRITISH GAS SPECIFICATION. HW CLOSE MANUFACTURERS DETAILS.

CHIMNEYS (where applicable) — TO BE LINED WITH FLUES OF MIN C.S.A. 625 OF 34 430 MM² (15 200 DIAM) IF SQUARE FLUES USED MIN 34225 MM² C.S.A. (185 x 185) ALL WITH SOOTEYES. UPWOOT TO B.S. 1181/1971 & 1977. SPACE BETWEEN FLUE LINERS & 1M BRICK STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B.S. 8303 PT. 2 & 3.

SOAKAWAYS — SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M³ BRICK RUBBLE SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS.

WASTES — ALL WASTES TO BE 40 DIAMETER ALL TO HAVE 75 DEEP SEAL TRAPS & ACCESS EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURABLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS — ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOULS 1 IN 60, S.W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A RIGID SHEET MATERIAL AS MIN. THROUGHOUT. PIPES TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN. 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER, MIN. 75 PEA GRAVEL OVER. PIPES WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A RODDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

FOOTPATHS — 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX. CONCRETE EDGE.

DRIVES — SEE BLOCK PLAN.

SMOKE ALARMS — INSTALL WHERE INDICATED (S). ALL TO BE INTERCONNECTED & MAINS POWERED WITH DUPLICATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC'T B, 1.

MECH VENT — RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC: UTILITY - 30
KITCHEN/DO - 30 WHERE COOKER, EXTRACT HOODS FITTED
WHERE HOODED (F) PASSIVE STACK SYSTEM (to DWELLING) IN LIEU OF FANS.
ALL BUSHWORK IN LOFTSPACE TO BE INSULATED (MIN 25 THICK)

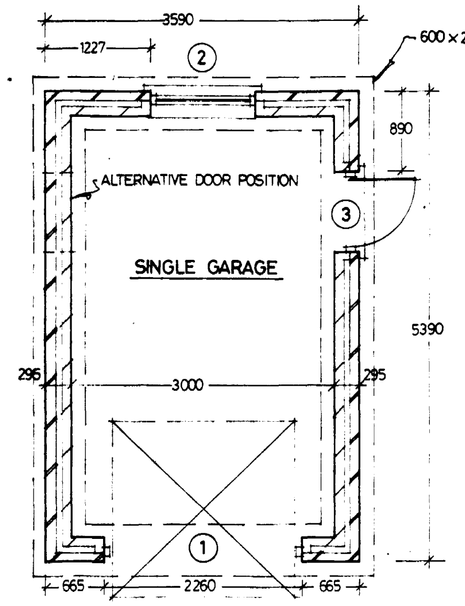
REVISIONS:

HEAT DUCTING TO HAVE HORIZONTAL CAVITY TRAY OVER
MAN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED
PASSIVE STACK SYSTEMS TO COMPLY WITH BS5250 INTO PIPES 13/94
ALL FIRE ESCAPE WINDOWS TO HAVE 545MM WIDE OPENINGS

AMENDED PLAN
Ref. 4/7

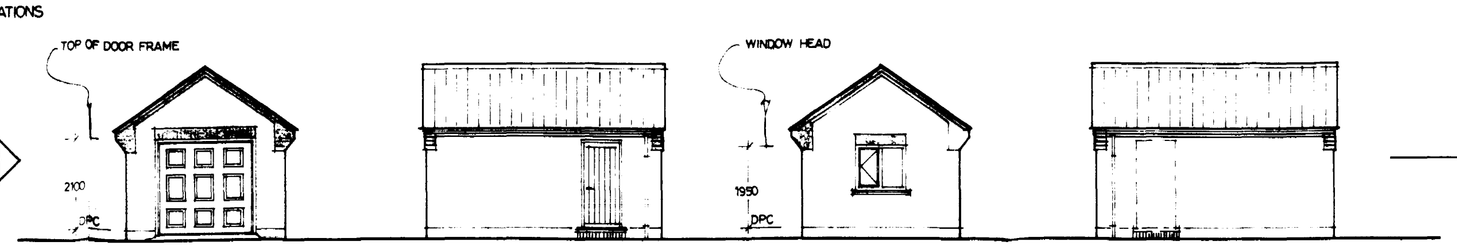
SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 1998
Ref: 617/93

| | | | |
|---|---|---|---|
| ELY QUALITY HOMES<br>HIGH ROAD, WHAPLODE, SPALDING, LINCS. | | PROJECT Plot 28 The Sidings Long Sutton<br>9/4/98 | |
| DRAWN | DATE JUNE '95 | TYPE STRATFORD | NO. 462 |



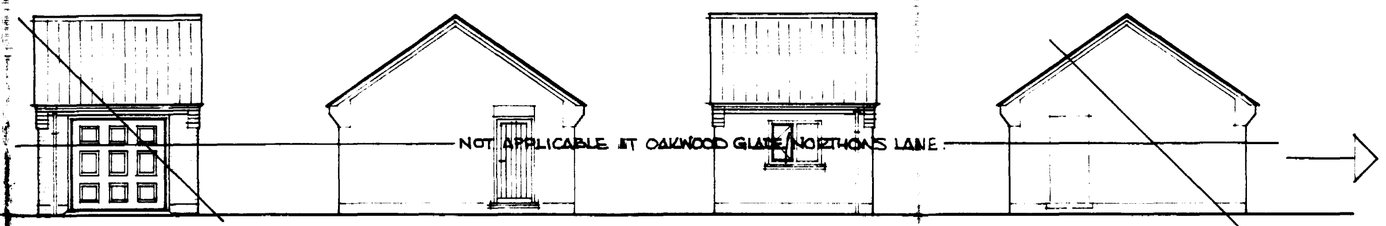

PLAN 1:50

| SINGLE GARAGE | | | |
|---|---|---|---|
| NO. | JOINERY | LINTEL | LENGTH |
| 1 | UF 2070 NS + DOOR | UL 215 | 2 700 |
| 2 | 210 cc (CAT) | UL175 | 1 500 |
| 3 | FX 28 + FLD 28 | UL175 | 1 200 |

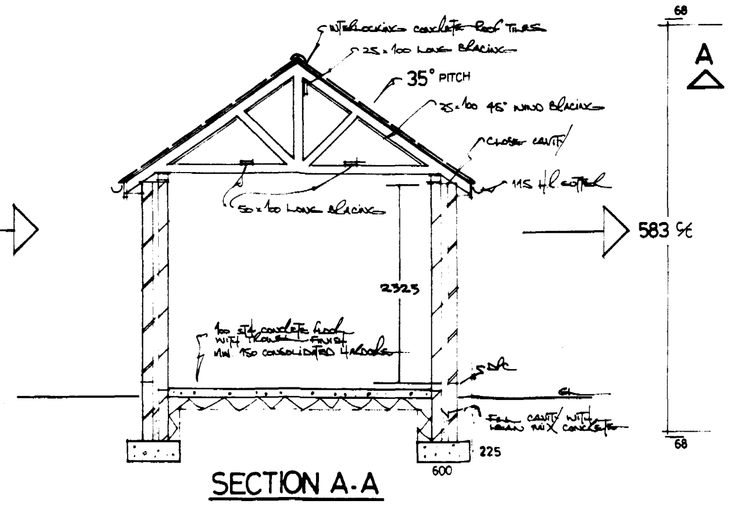



SINGLE GARAGE DN 444 G·A

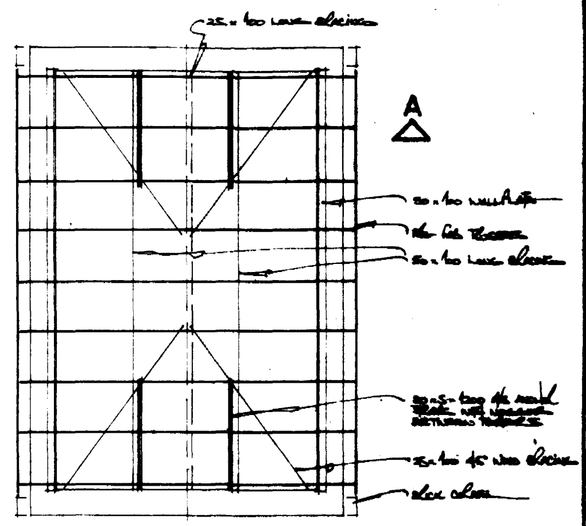
ALL ELEVATIONS 1:100



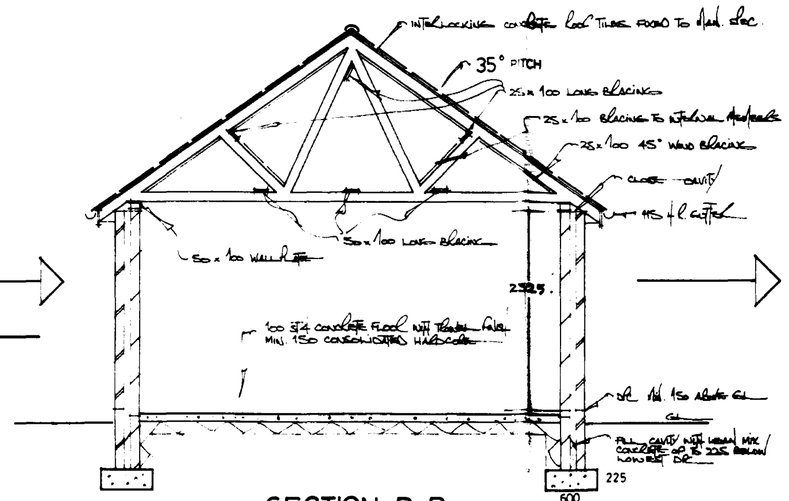

SINGLE GARAGE DN 444 G·B




SECTION A-A

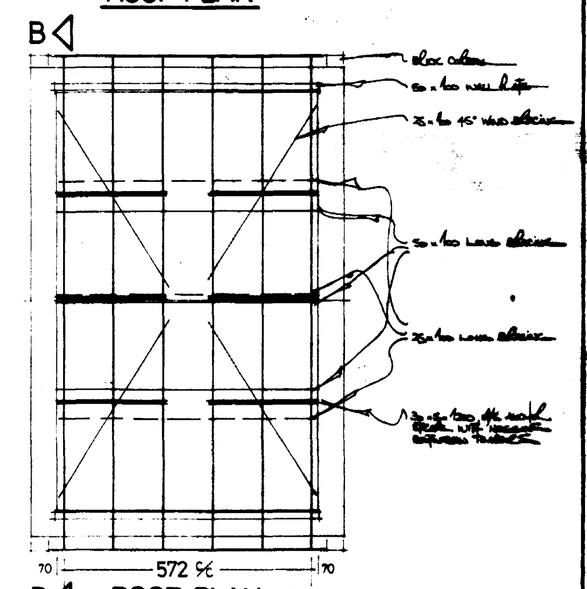


ROOF PLAN 1:50



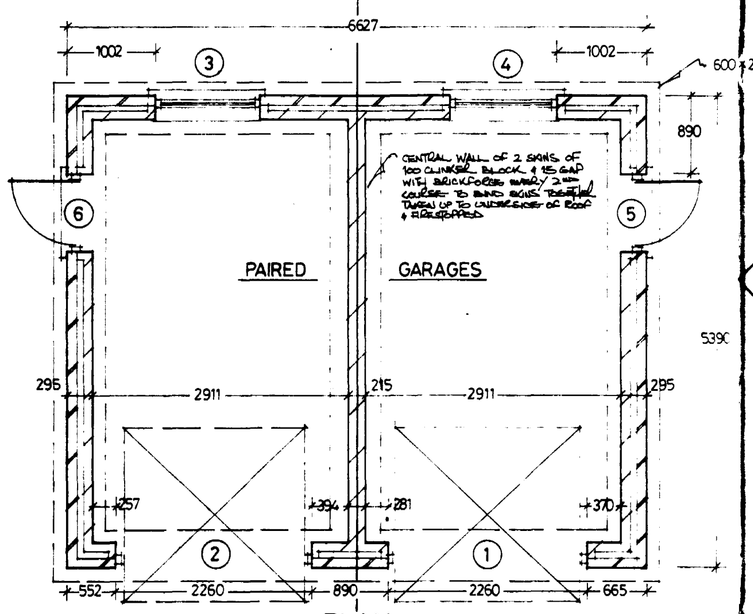

SECTION B-B

ALL FOUNDATIONS TAKEN DOWN TO SUITABLE LOAD BEARING STRATA

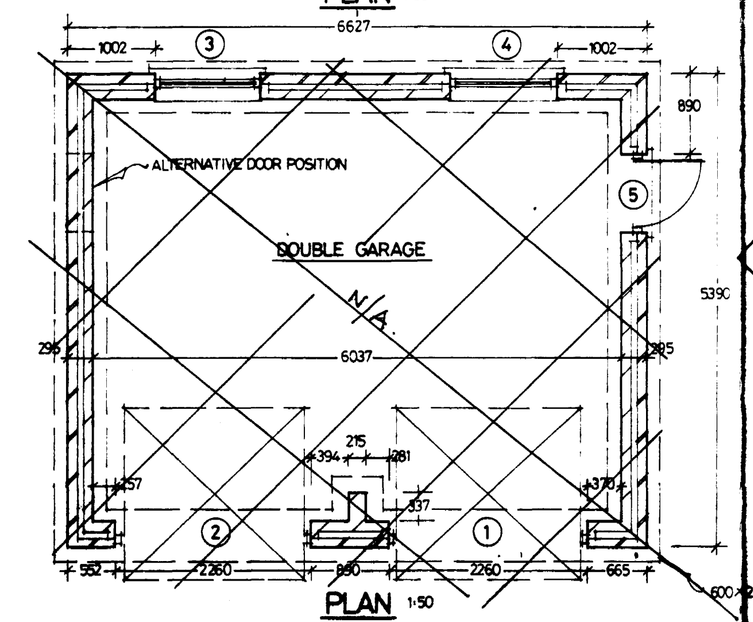



ROOF PLAN 1:50

=BOUNDARY

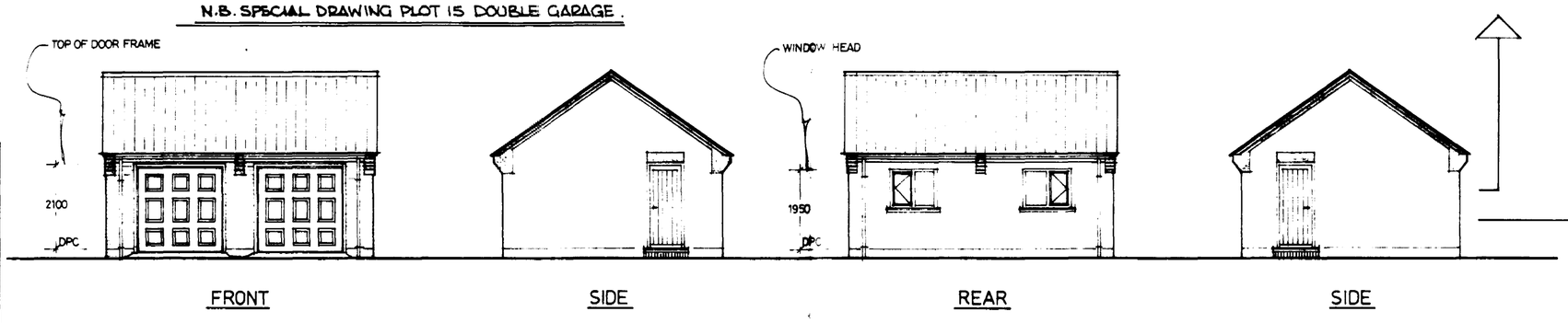



PLAN 1:50




PLAN 1:50

N.B. SPECIAL DRAWING PLOT 15 DOUBLE GARAGE.




PAIRED GARAGES DN 444 G·C

DOUBLE GARAGE DN 444 G·D

FOR DOUBLE GARAGE (IN SINGLE PLOT) :— OMIT CENTRAL CORBELS, EXTRA DOWNPIPES AND INCLUDE ONLY ONE PERSONNEL DOOR

| PAIRED GARAGES | | | |
|---|---|---|---|
| NO | JOINERY | LINTEL | LENGTH |
| 1 | UF 2070 NS + DOOR | UL 215 | 2 700 |
| 2 | UF 2070 NS + DOOR | UL 215 | 2 700 |
| 3 | 210 cc (GAP) | UL175 | 1 500 |
| 4 | 210 cc (CAT) | UL175 | 1 500 |
| 5 | FX 28 + FLD 28 | UL175 | 1 200 |
| 6 | FX 28 + FLD 28 | UL175 | 1 200 |

| DOUBLE GARAGE | | | |
|---|---|---|---|
| NO | JOINERY | LINTEL | LENGTH |
| 1 | UF 2070 NS + DOOR | UL 215 | 2 700 |
| 2 | UF 2070 NS + DOOR | UL 215 | 2 700 |
| 3 | 210 cc (GAP) | UL175 | 1 500 |
| 4 | 210 cc (CAT) | UL175 | 1 500 |
| 5 | FX 28 + FLD 28 | UL175 | 1 200 |

Concrete Interlocking Roof Tiles fixed to manufacturers specification, on Type 1F Roofing Felt on Treated Softwood Battens.
35° pre-fabricated Roof Trusses fixed at indicated centres and braced, all in accordance with BS5268, Part 3 and Approved Document 'A'.
50 x 100 Wall Plates and Long Bracing (ceiling level), 25 x 100 Long Bracing (rafter level), Wind Bracing and Bracing to Internal Members.
All Structural Timbers to be minimum SC3 grade.
25 x 175 PSE Fascia, 9 x 150 Plywood Soffits, 112 Half Round UPVC Gutters and 68 Diameter Down Pipes.

Strip foundations to be 600mm wide x 225mm thick, ST4 Concrete, taken down to suitable Load Bearing Strata.

External Walls of 103 Facing Brick with 92 Cavity and Inner Leaf of 100 Loadbearing Clinker Block.
All Blocks below DPC to be Dense Concrete and all Bricks below DPC to be minimum FL quality.
Wall Ties to comply with BS1243, 1973, with maximum spacings of 750mm Horizontally, 450mm Vertically but every 225mm at Jambs.
All Lintels to be Dorman Long, installed in accordance with manufacturers specification, with minimum 150mm end bearing.
Install DPCs to Jambs and Cills of all Framed Openings.
All Joinery to be from the Boulton and Paul Standard range.
Garage Door to be from the Henderson Standard range.

Rainwater Pipes to discharge into minimum 1 cubic metre Brick Rubble Soakaways situated at least 5 metres from any Building.

Bricks and Tiles to match Adjacent Dwellings unless otherwise noted.

Distance from External Walls to Boundary to be minimum 1 metre.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 1998
Ref: 617/93

AMENDED PLAN
Dec A/7

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

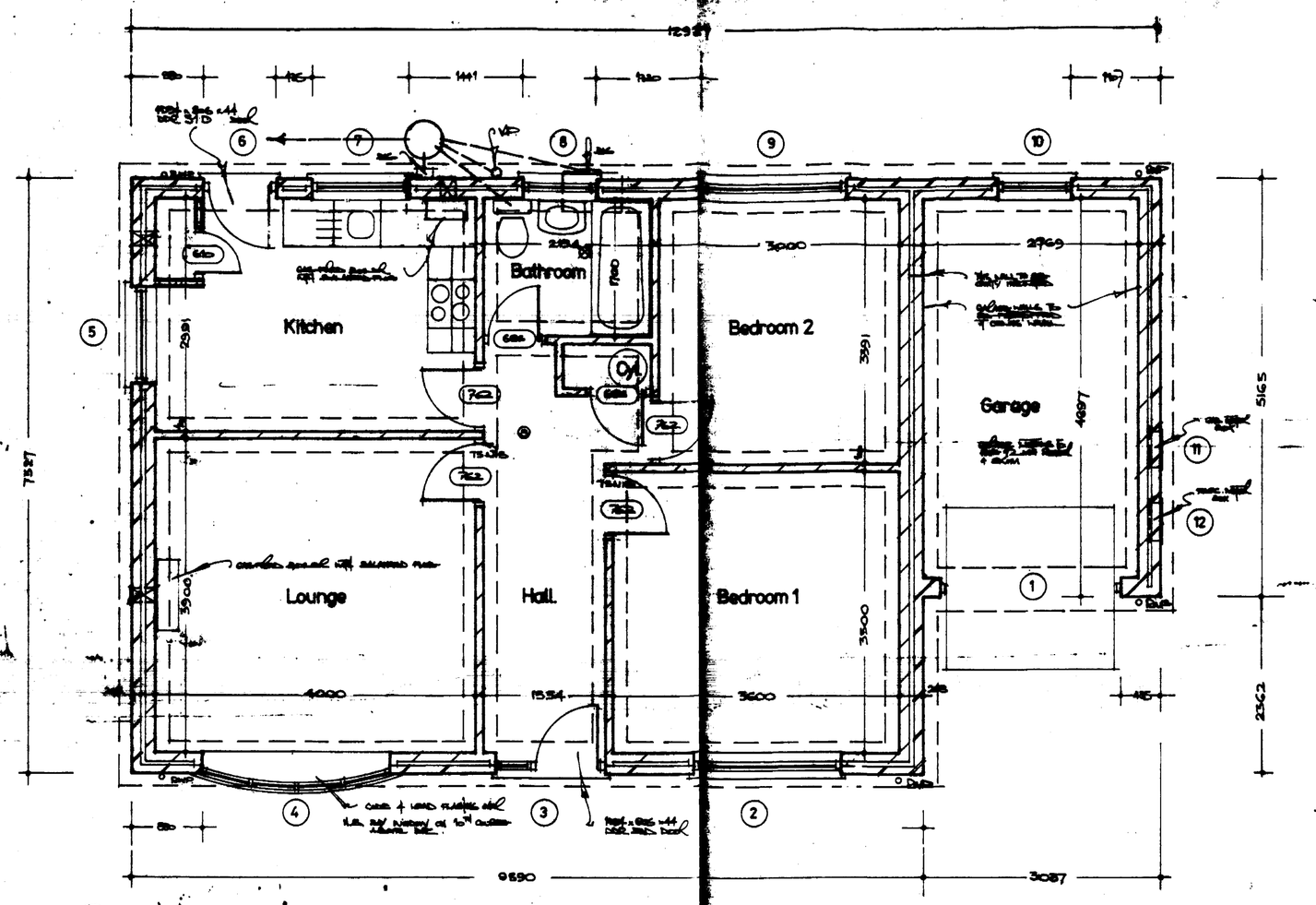
Plot 28 The Sidings
Long Sutton.

9/7/98

DRAWINGS:
STANDARD GARAGES DRAWINGS

SCALES: 1:50, 1:100
DATE: JULY '97

DRAWING NO: 444 G (A&C) 15
SHEET: 2



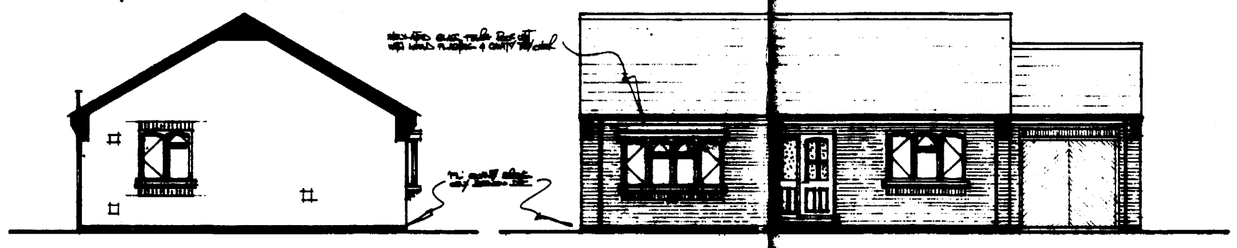

FLOOR PLAN (261)

CONSTRUCTIONAL DETAILS

[redacted]

| No | | 261 | 260 | | |
|---|---|---|---|---|---|
| 1 | | — | — | | |
| 2 | | — | — | | |
| 3 | | | | | |
| 4 | | — | — | | |
| 5 | | | | | |
| 6 | | — | — | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | — | — | | |
| 10 | | | | | |
| 11 | | — | — | | |
| 12 | | — | — | | |

JAMB DETAIL



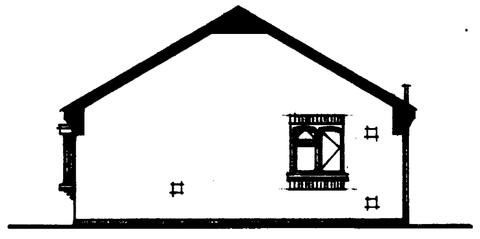
SIDE ELEVATION



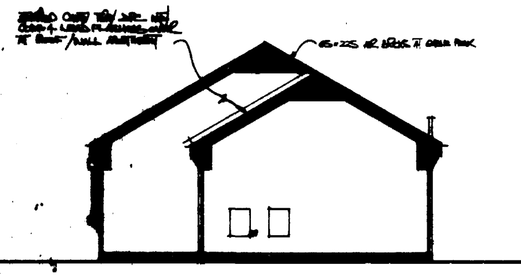
FRONT ELEVATION



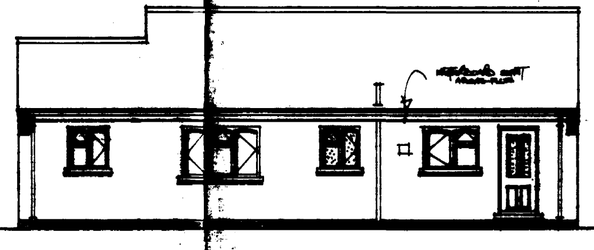
FRONT ELEVATION



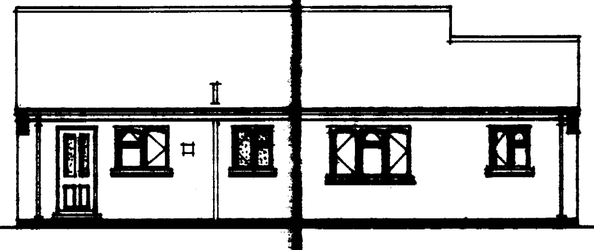
SIDE ELEVATION



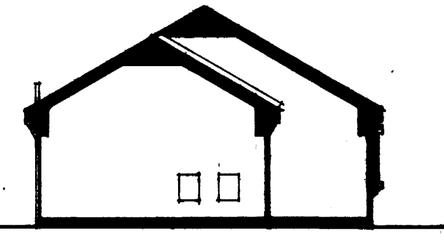
SIDE ELEVATION



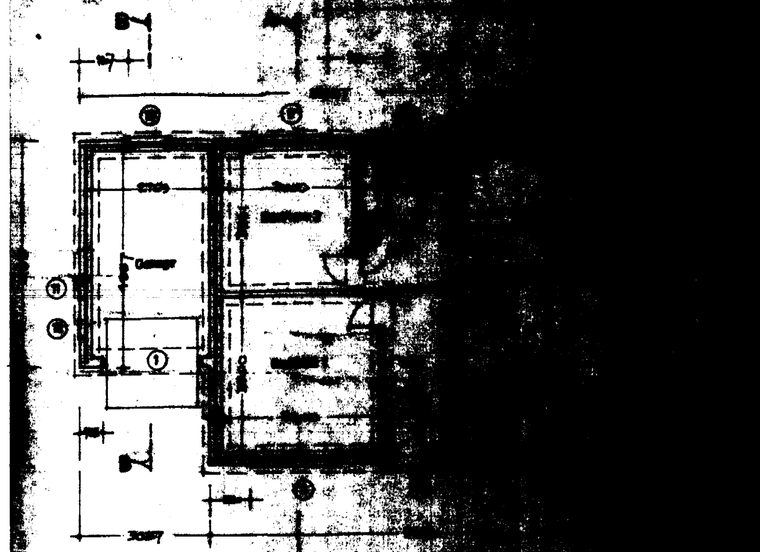
REAR ELEVATION



REAR ELEVATION



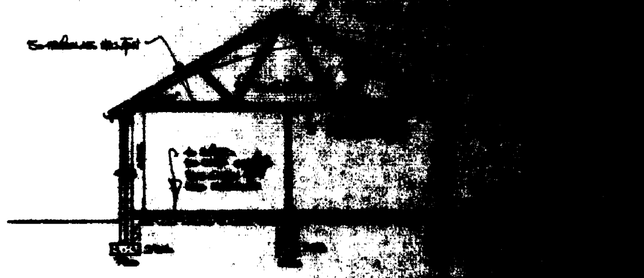
SIDE ELEVATION



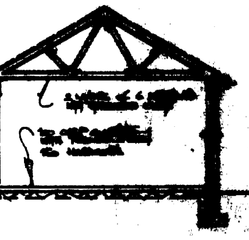
REVISION - 16th April 1984

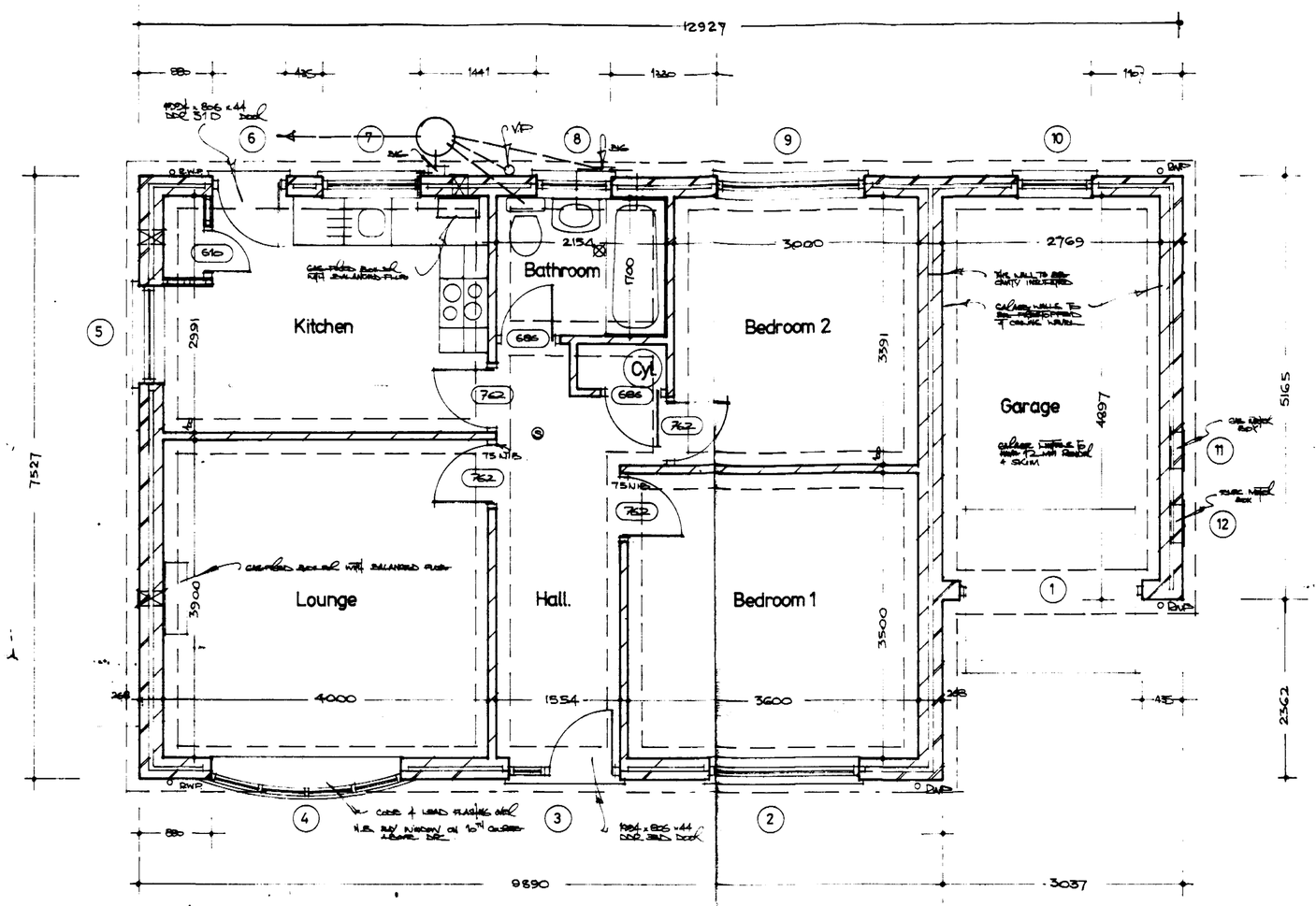


SECTION A-A



SECTION B-B






FLOOR PLAN (261)

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

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 102 FACING BRICKS, CAVITY INSULATED WITH 65 SWEA ROCKWOOL SLABS AND 50 AIRSPACE. LEAF THICKNESS 102 LETTING THERMAL BLOCKS IN MORTAR TO INNER LEAF WALL 140 CONCRETE WALL TIES TO BS 1243:1978 INTERNAL SURFACES PLASTERBOARD AND SKIM, AND VERTICALLY OVER SIDE OF 2400MM. ALL DORMER LOAD-BEARING WALLS INSULATED. ALL GABLES UP TO 2400 ABOVE DORMER CONSTRUCTION. INTERNAL WALLS TO BE 100 LETTING THERMAL BLOCKS PLASTERED TWO COATS OR 75 STUD PARTITION WITH SKIM FINISH. D.P.C.s TO ALL DOOR & WINDOW OPENINGS AND ALL WALLS WHERE NECESSARY. DAMP COURSE WORK TO B.R.S. FULL CAVITY TO BE BELOW D.P.C. WITH LAMBERHEAD BRICK INSULATED CAVITY CLOSURES AT REVEALS & ASHPITCH CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKWORK TO BE TO THE HIGHEST QUALITY.

**ROOF** HEALEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 x 19 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING HORIZONTALLY IN EACH DIRECTION.
3-4° PITCH FOR - PLASTERBOARD TRIM, ROOF TRUSSES AT 450 CENTRES. STRAPPED AT VERGES, EQUALLY AT PAR. RAFTERS WITH 30 x 5 N.S. ANCHOR STRIPS, EXPOSED WALL PLATES. 100 x 50 ARBORIAN PLANED TIMBER FASCIA BOARD ALL AS DORMER. CONNECTED TO B.S. 5500-PT 3 / 1985.
UPVC. RAINWATER GOODS TO BE EQUIVALENT TO 100 H.E. GUTTERING AND 68MM DIA. DOWNPIPE.

**FOUNDS** STRIP FOUNDATIONS OF C15P CONCRETE (OR C30P NORMIX REINFORCEMENT NEEDED) TO 225 MINIMUM CAVITY WIDTH & 450 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 150 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C30P NORMIX REINFORCED) ON POLYTHENE D.P.M. ON MIN. 150 BANDED & COMPACTED HARDCORE.

**CEILINGS** CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH MOISTURE RESISTANT SKIM FINISH. 600 FIRESTOPS BERKATHERM TO BOTH FACES. 100 THERMALATION QUILT ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BRE PR 99/610/EXTERNAL. EAVES VENTILATION STRIPS EQUIVALENT TO A 10 CORRUGATED GRIP LINING VENTILATING SOFFIT BOARDS & THROUGH EAVES VENTS. CLIMATE CONTROL LIGHTSHIELD BY UNDERWITH & LIVERSEDGE MASTERBRAND MEN STRUCTURES DRAWING OR, EQUIVALENT.

**JOINERY** WINDOWS TO BE FRENCH TYPE & P.V.C. STANDARD RANGE. ALL TO MINIMUM 400 CLEAR VENTILATION AREA SERVED HABITABLE ROOMS CLEARING WITH EXCEPT GARAGE. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
ALL DOUBLE GLAZED WINDOWS TO PILKINGTON 'K' GLASS.

**HEATING** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED - NOT WATER SOFTENER CYLINDER TO ALL DISTRIBUTION PIPES TO BE INSULATED TO BRE LI SPEC 9. ALL PIPES IN EXTERNAL LOCATIONS TO BE INSULATED TO MIN. THICKNESS 9. THE CONTROL TO BE ENABLE 9 OFF TIMING DEVICE, IN ACCORDANCE WITH BRE LI SPEC 12.

**WASTES** BATH, SINK & BASIN WASTES TO BE 40 DIA - TRAPS WASTES TO BE 32. ALL TO HAVE EFFICIENT SEALS & REMOVABLE ENDS AT EACH CHANGE OF DIRECTION. ARE BOATS ANCE VALVES TO BE PROVIDED WHERE MORE THAN 6 PIPE RUNS (INCLUDING 300 DIA BENDS) & 2 TRAPS (MIN).
KITCHEN SINK - VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURING OVERHEAD TERMINATION SCRAPE AT JUNCTION LEVEL.

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 450 DIAM. APPROVED P.V.C. PIPES LAID IN STRAIGHT LINES TO SUIT CHAMBERS OR MANHOLES, MIN. GRADIENTS 1:40 (1:80 IF 100 DIA.). REMOVE PIPING UNDER EXTERNAL WALLS PIPES TO HAVE 'E' CLASS BED & SURROUND. WHERE NOT UNDER A DRIVE OR LESS THAN 600 COVER, PIPES TO BE PROTECTED BY RIGID SLABS PLACED ABOVE AND LESS THAN 75 FROM CROWN. WHERE UNDER A DRIVE & UNPROTECTED BY 900 COVER PIPES TO BE PROTECTED BY CONCRETE CONCRETE SURROUND NOT LESS THAN 75 FROM CROWN. SURFACE WATER DRAINED TO HAVE BOSSED ENDS AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MINIMUM 150 DIAM. ALL ROOFING PIPES TO HAVE PIPELINE TRENCH WORK.

**I. Cs** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'D' ALL BE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

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

**DRIVEWAY** 50 (AS CLOSE) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

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

**MECH. VENT.** RAPID VENTILATOR: EXTRACTOR FANS TO BE PROVIDED TO BATHROOM (MIN. 15 LITRES/SEC) & TO KITCHEN BY CONCEALED VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED.
FAN DETAILS: BATHROOM CAMP 240 KITCHEN CAMP 240

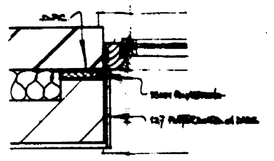
**SMOKE ALARMS** PROVIDE AS INDICATED. ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & APPROVED DOCUMENT B1.

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

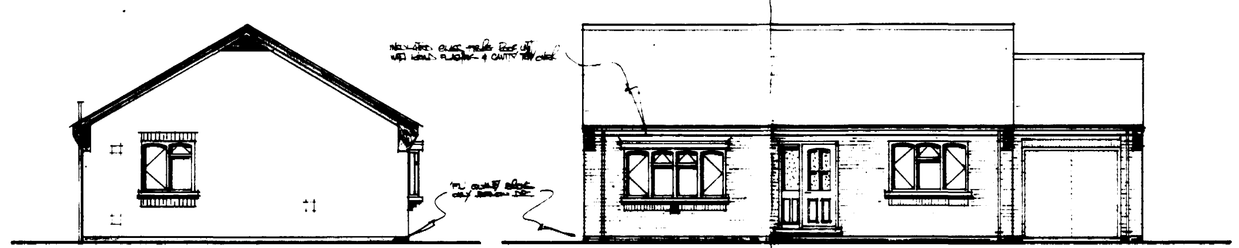
| No | Schedule | 261 | 260 | Lintel | Length |
|---|---|---|---|---|---|
| 1 | UP 2065 SL | — | — | UL2 | 2700 |
| 2 | 3B20VC (SL) | — | — | UL2 | 3300 |
| 3 | PR1845 P | OPT | OPP | UL2 | 1665 |
| 4 | C2415 SW | — | — | UL2 | 2700 |
| 5 | 2B20V (SL) | OPT | OPP | UL2 | 1800 |
| 6 | PR6 | — | — | UL2 | 1200 |
| 7 | 2B20V (SL) | OPT | OPP | UL2 | 1800 |
| 8 | 2B16V (SL) | OPP | OPT | UL2 | 1200 |
| 9 | 3B20VC (SL) | — | — | UL2 | 2400 |
| 10 | 2B 16 V (SL) | OPP | OPT | UL2 | 1200 |
| 11 | — | — | — | MBL | 750 |
| 12 | — | — | — | MBL | " |

BUILDING OPENINGS MAY BE ARR. C2A4E/P20/2B16V(SL)/P20/2B16V(SL)/P20/2B16V(SL) P20/2B16V(SL) (OPP)

ALL LINTELS HOLLAND TO MANUFACTURERS SPEC. (MIN. 150 BEARING)



JAMB DETAIL
Scale 1:10



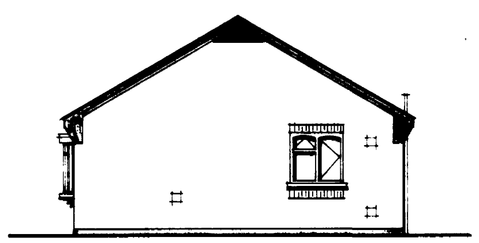
SIDE ELEVATION



FRONT ELEVATION

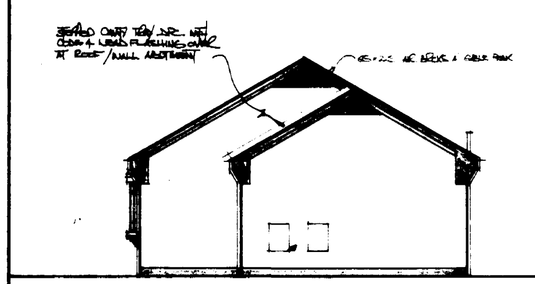


FRONT ELEVATION

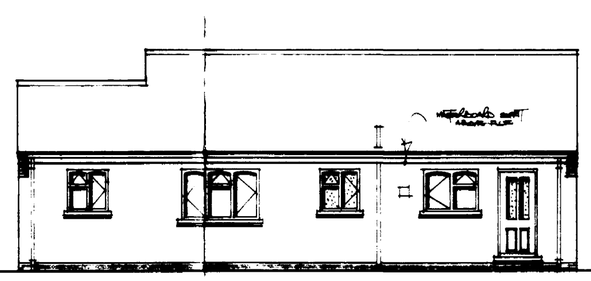


SIDE ELEVATION

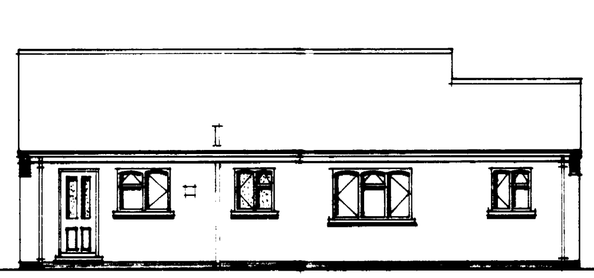
ALTERATIONS NOT EXCEEDING 40 CUBIC METRES EXCLUDING 5 CUBIC METRES TO BE WITHIN 1M FROM BOUNDARY



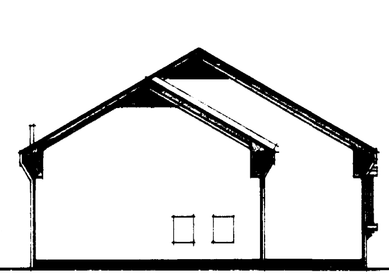
SIDE ELEVATION



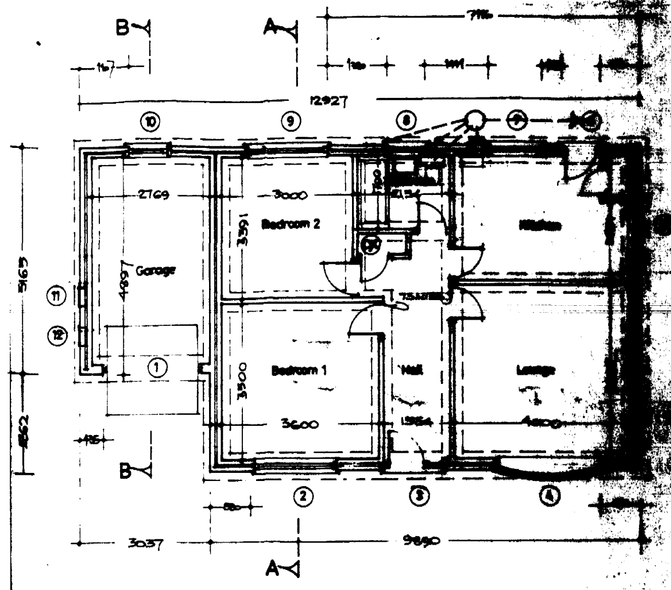
REAR ELEVATION



REAR ELEVATION

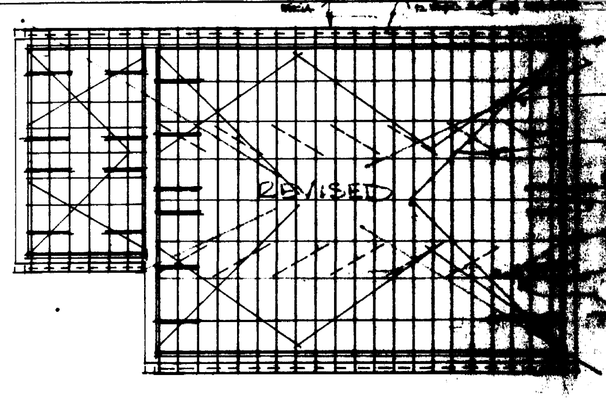


SIDE ELEVATION



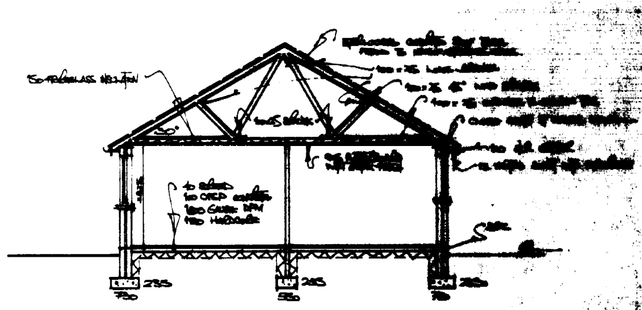

FLOOR PLAN (260)

**REVISION** – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12.5mm Plasterboard ceilings in lieu of 9.5mm

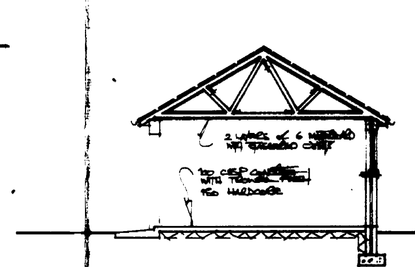



ROOF PLAN

Roof construction to BS 6399, Part 3, 1985.



SECTION A-A



SECTION B-B

SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
Ref: 00179

AMENDED PLAN

Ref: A/L

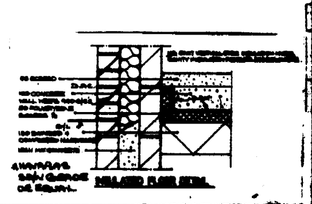
P. ELY (CONSTRUCTION) LTD
BUILDERS & DEVELOPERS
HIGH ROAD, WHAPLODE

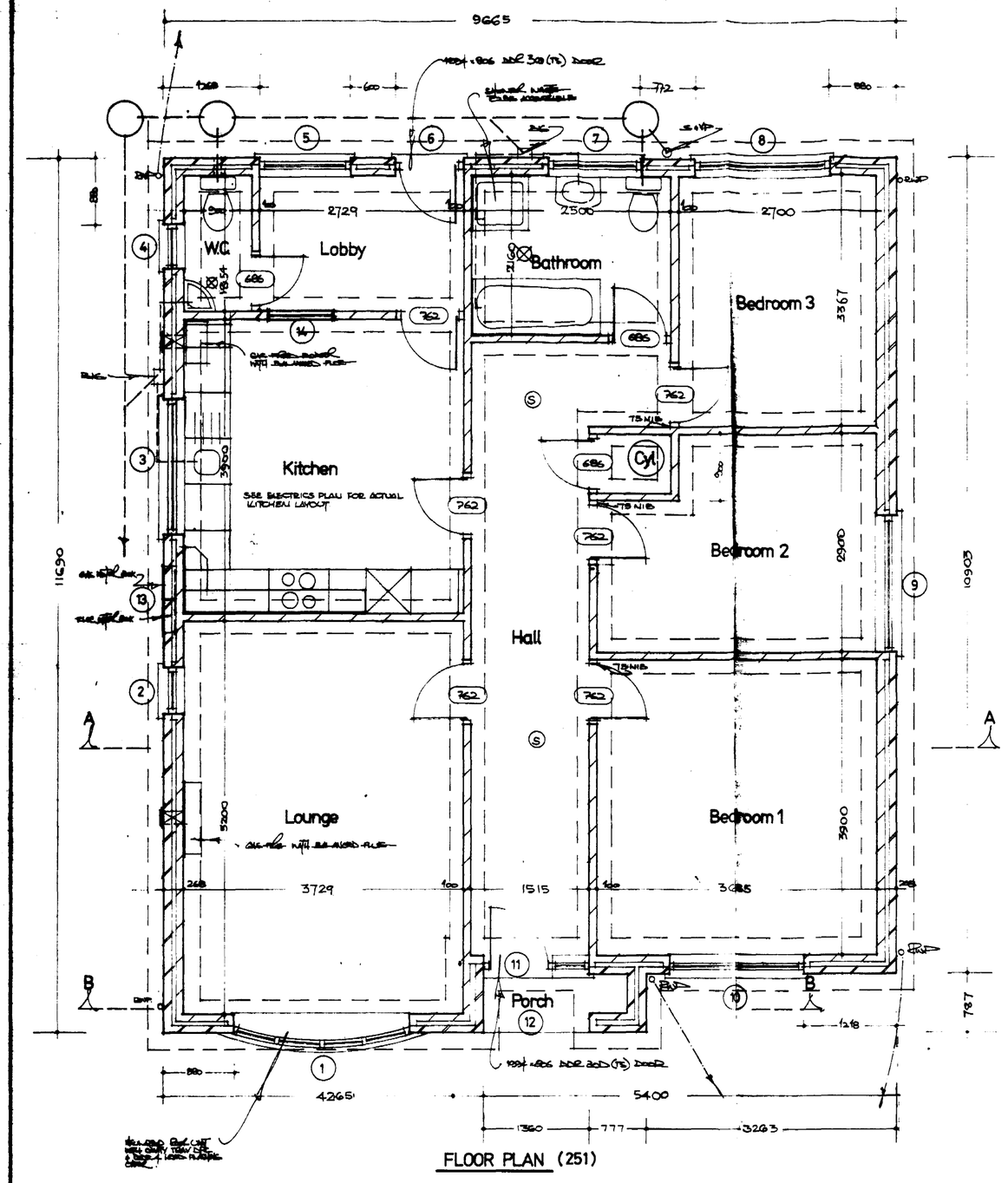
PROJECT:
LINCOLN TYPE

DRAWING:
STATUS ROAD
Plot 261

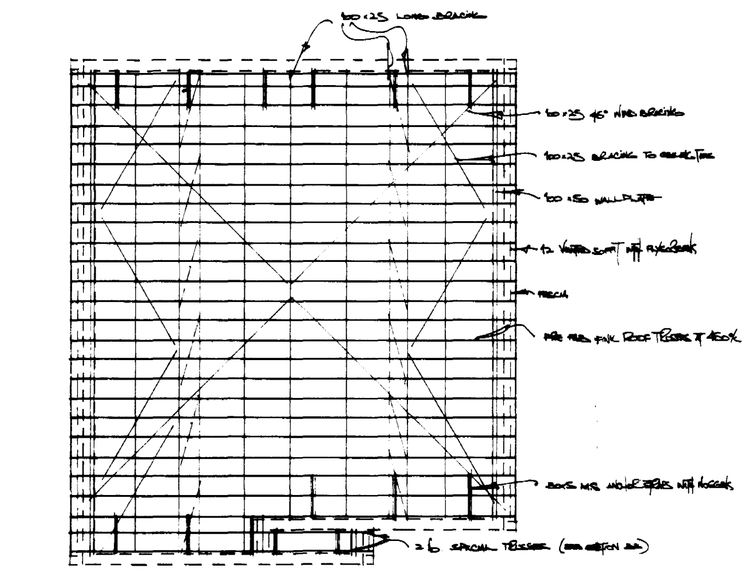
SCALE:

DATE:

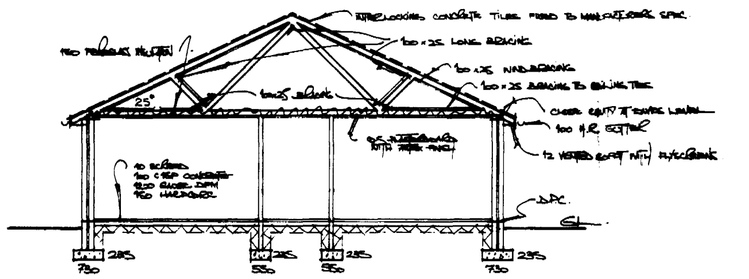




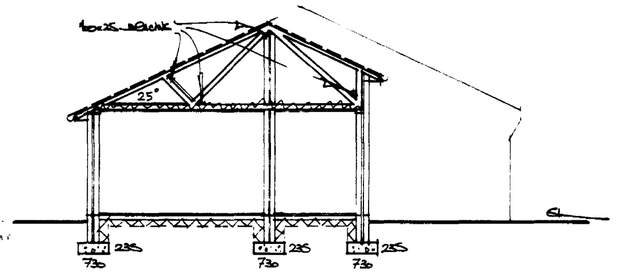

FLOOR PLAN (251)



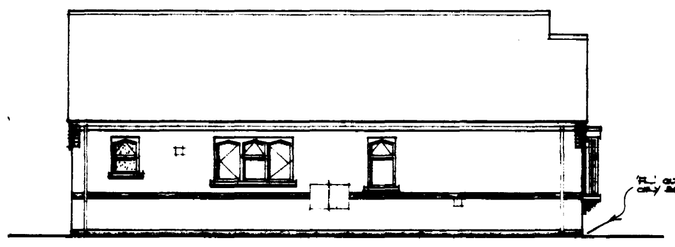
ROOF PLAN



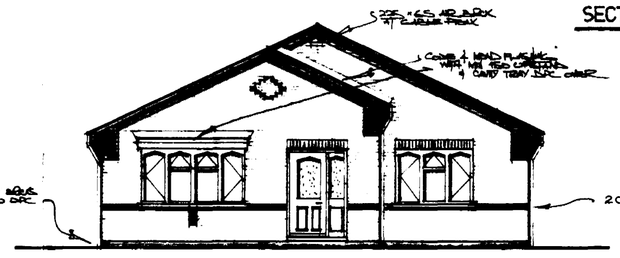
SECTION A-A



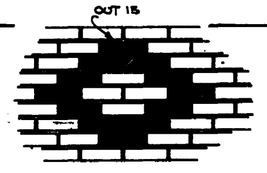
SECTION B-B



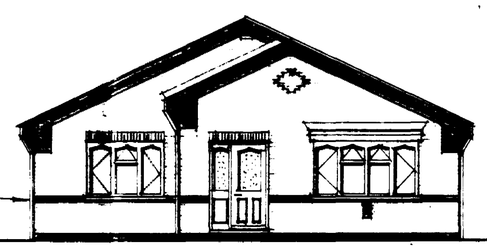
SIDE ELEVATION



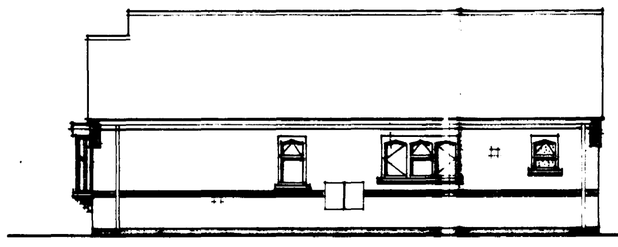
FRONT ELEVATION
DESIGN No 251.



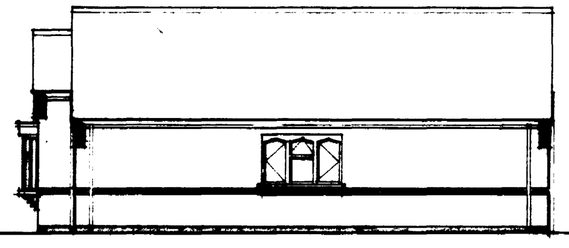
DIAMOND FEATURE



FRONT ELEVATION
DESIGN No 250.



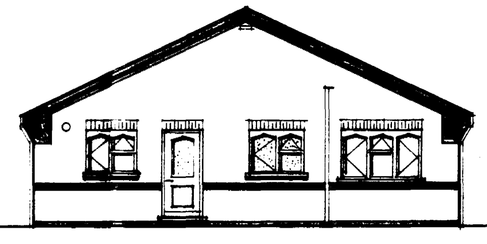
SIDE ELEVATION



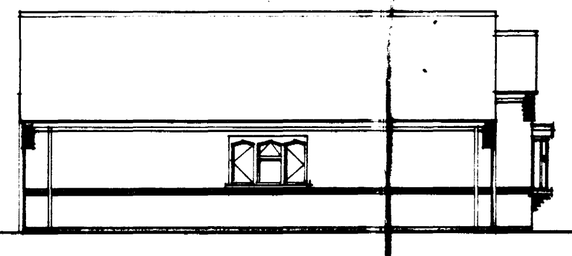
SIDE ELEVATION



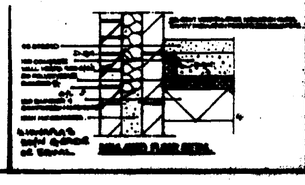
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION



REF DETAILS OF ROOF TRUSS & ROOF TIMBERS RAKE TO SUIT PLAN

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 102 FACING BRICK(COMPLY WITH BS 3921) WITH CAVITY INSULATION BONDED WITH STRETCHER BOND AND HEADERS, LEAF THICKNESS AND TYPE OF INNER LEAF THERMAL BLOCKS AS SPECIFIED ON CONSTRUCTIONAL WALL TIES TO COMPLY WITH BS 5628 (PART 3) AT MAXIMUM CENTRES AND ARRANGEMENT AS SPECIFIED IN WEATHERSEALS CAVITY SIZE AT JAMBS. ALL CAVITIES AND LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE MINIMUM DENSITY. ALTERNATIVE WALLS TO BE 100 LAYERED THERMAL BLOCKS PLASTERED TWO COATS ON 75 STUD PARTITION WITH 12MM PLASTERBOARD FINISH. D.P.C.S. TO ALL EXTERNAL OPENINGS AND ALL WALLS AS STANDARD. CLOSE COORDINATION WITH D.P.S. FOR ALL LINTOLS REQUIRED. SEE SPECIFICATION FOR DETAILS OF CAVITY CLOSERS AT SCHEDULE 4 ARRANGED CEMENT SCREED AT GROUND LEVEL TO AVOID THERMAL BRIDGING. ALL WORK BELOW DPC TO BE ENGINEERING BRICKWORK

**ROOF** WAVERLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 SIDELAP ON 1:40 PITCHED ON 19MM TREATED S.W. BATTENS ON TYPE 'A' ROOFING FELT LAID HORIZONTALLY WITH 150MM LAP IN EACH DIRECTION
22.5° PITCH PRE-FABRICATED TRUSS TIMBERS AT 600 CENTRES STRAPPED AT WALLS & CEILING LEVELS AT FINAL ERECTION AS WITH TRADA'S H.S. ANCHOR STRAPS, GUSSET PLATES TO BE GALVANISED FIXED EVERY ALL AS PER MANUFACTURERS SPECIFICATIONS. ROOF TIMBERS TO BE TREATED WITH BRUSH APPLIED TIMBOR TO BS 5589 (PART 3) 1989 UPVC RAINWATER GOODS TO BE ASSEMBLED TO 450MM GUTTERS AND 75MM DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF CONCRETE (1:3:6 COMPOSITION) REINFORCED WHERE REQUIRED TO ENGINEERS DESIGN AND DETAIL TO A MINIMUM DEPTH OF 1000MM BELOW GROUND LEVEL OR AS DIRECTED BY BUILDING INSPECTOR. WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE HARD BEARING STRATA AS DETERMINED ON SITE BY S.H.D.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 150 SAND/CEMENT SCREED ON 100 THICK CONCRETE SUB-FLOOR (OR CROSS WINGS REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON 100 THICK EXPANDED POLYSTYRENE INSULATION

**CEILINGS** CEILINGS LINED WITH 9·5 THICK PLASTERBOARD WITH METRIC PANSIL MIN. 150 PLASTERLINE INSULATION TO PERIMETER. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BS5 I'E. BRICKWORK VENTS. EXTRA INSULATION TO BE EQUIVALENT TO A 10 CORRUGATED CAP UNDER VENTS. ARRIS SOFFIT BOARDS 75MM CLEAR VENTS. CHIMNEY CRANKS ADJUSTED TO UNDERSIDE OF 2 LAYER ROOF. MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

**JOINERY** WINDOWS TO BE FINISH TO BS 644 P.V.C. STANDARD FRAMES. ALL TO HAVE MIN. 4000MM² VENT VENTS. SEALED DOUBLE GLAZING UNITS WITH 6MM GLASS (NOMINAL) THERMAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
PILKS 'L' 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 SUPPLY TO KITCHEN & BATHROOM. ALL DISTRIBUTION PIPES TO BE INSULATED TO BS5 LI, SEC 5. ALL FLUES TO BE TO APPROVED EXTERNAL APPLIANCE

**WASTES** BATH, SINK & DRAINER WASTES TO BE 40 - 38MM DIA TO BS 5572. ALL TO HAVE EFFICIENT TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. ALL BOWL TRAPS TO HAVE 75MM SEAL. REDUCED WASTE PIPES TO BE 32MM DIA. WASTES TO BE GROUPED WHERE POSSIBLE TO ENTER COMMON SOIL STACK. WASTE PIPES TO ROOMS TO HAVE 1:40 FALL. VENT PIPES TO BE TAKEN THROUGH ROOF SLATES AT EASES & DURABLE CAUTANT TERMINALS MIN 900MM ABOVE WINDOW HEADS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 & SURFACE 1:100) & MAKE ENTRY THROUGH ACCESSIBLE MANHOLES OR INSPECTION CHAMBERS. ALL PIPES GENERALLY TO BE 100MM DIA. FOUL DRAINS TO BE 150MM DIA. ALL PIPES GENERALLY TO BE LAID IN TRENCHES WITH MIN 100MM CONCRETE BED & SURROUND. WHERE NOT UNDER A CONCRETE FLOOR THE TRENCH TO BE BACKFILLED WITH SUITABLE MATERIAL FREE FROM STONES EXCEEDING 40MM IN SIZE. ALL DRAINS TO BE TESTED BEFORE BACKFILLING. ALL CHANGES OF DIRECTION TO BE MADE WITH 100 GUSES PIPES TO BE PROVIDED IN ENGINEERING BRICKWORK MANHOLES NOT LESS THAN 750 SQUARE INTERNALLY WITH 300 GUSES PIPES TO BE PROVIDED IN CONCRETE BENCHED AND CHANNELLED INVERTS. MANHOLE COVERS TO BE SURFACE BOXED, BEDDED IN BITUMEN MASTIC AND SUITABLE FOR TRAFFIC LOADING. ALL CHANGES OF DIRECTION TO BE ACCESSIBLE. MANHOLES TO BE OF ALL SMALL DRAIN MANHOLE TYPES AS SHOWN ON DRAWINGS

**I. Co.** INSPECTION CHAMBERS NOT REQUIRED BUT IF USED SHALL BE APPROVED P.V.C. SECTION 150 THICK CONCRETE BASE. CONCRETE COLLARS USED GENERALLY & CRADLE IS TAKEN IN A NEAT SET ON 150 THICK CONCRETE PLINTH

**SOAKAWAYS** ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN. 1.8M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M FROM ANY BUILDING

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

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

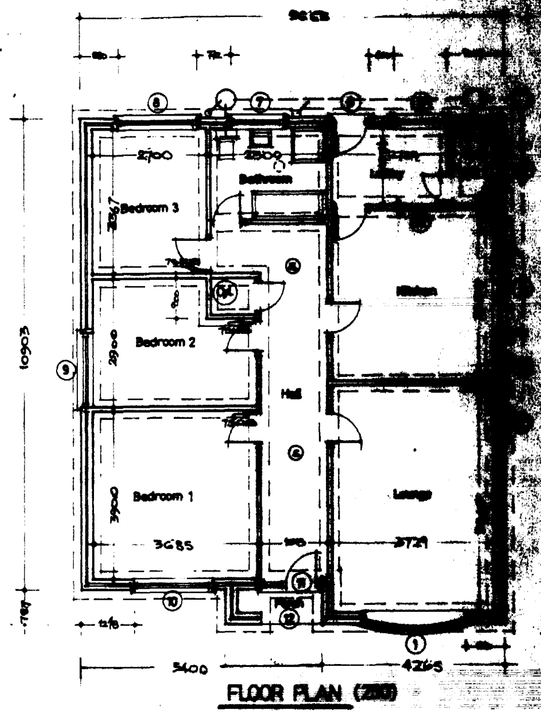
**MECH. VENT.** RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN. 15 LITRES/SEC) & TO KITCHENS (MIN. 60 LITRES/SEC) DOUBLE HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED

FAN DETAILS: BATHROOM CMF 240 WC CMF 170

**SMOKE ALARMS** PROVIDE AS INDICATED, ALL TO BS 5446 INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE. (S) BS 5446 PT1 & TO APPROVED DOCUMENT B1

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

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm




FLOOR PLAN (250)

| No. | Summary | 251 | 250 | Units | Weight |
|---|---|---|---|---|---|
| 1 | CAVITY WALL | — | — | sq. m | 315kg |
| 2 | 9·5 V (7%) | — | — | sq. m | 24kg |
| 3 | 38x100 (3") | — | — | lin. m | 24kg |
| 4 | 9·5 V (8%) | — | — | sq. m | 28kg |
| 5 | 2700 (8") | GRP | GRP | UNIT | 90kg |
| 6 | 900 | — | — | UNIT | 90kg |
| 7 | 3600 (12") | GRP | GRP | UNIT | 90kg |
| 8 | 38x100 (3") | — | — | lin. m | 24kg |
| 9 | " | — | — | " | " |
| 10 | 38x150 (6") | — | — | lin. m | 36kg |
| 11 | PANTILE | GRP | GRP | UNIT | 90kg |
| 12 | — | — | — | UNIT | " |
| 13 | — | — | — | MIN. | 90kg |
| 14 | SPECIAL | — | — | ITEM | 1200 |

WALLING, ROOFING, ETC. TO BE GENERALLY AS PER DRAWINGS (SEE NOTES) / MATERIALS / SPECIFICATIONS.

ALL LINTOLS REQUIRED TO MANUFACTURERS SPEC. (SEE ALSO DRAWINGS).

SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
Ref: 0617/93

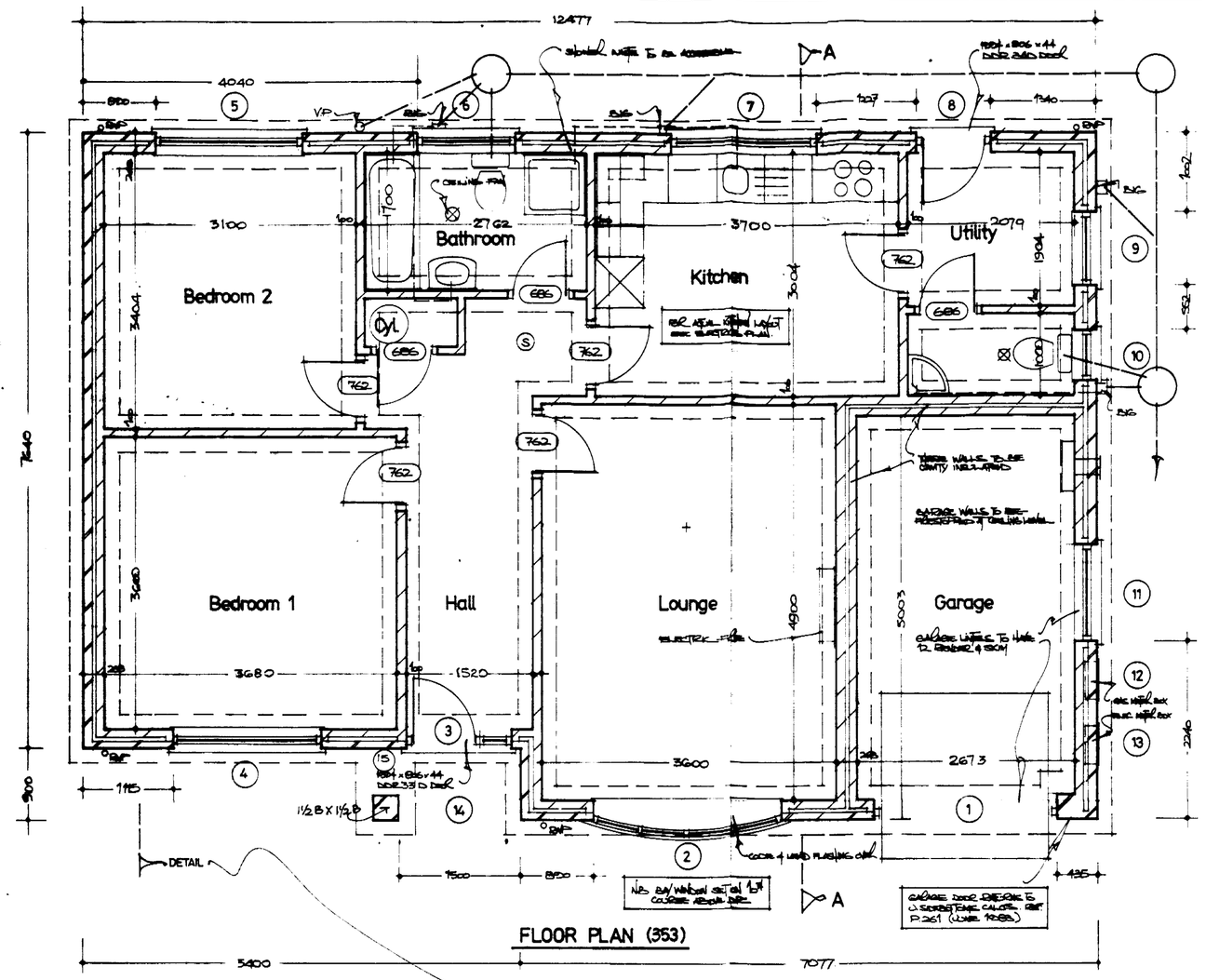
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE

PROJECT: STRATFORD TYPE

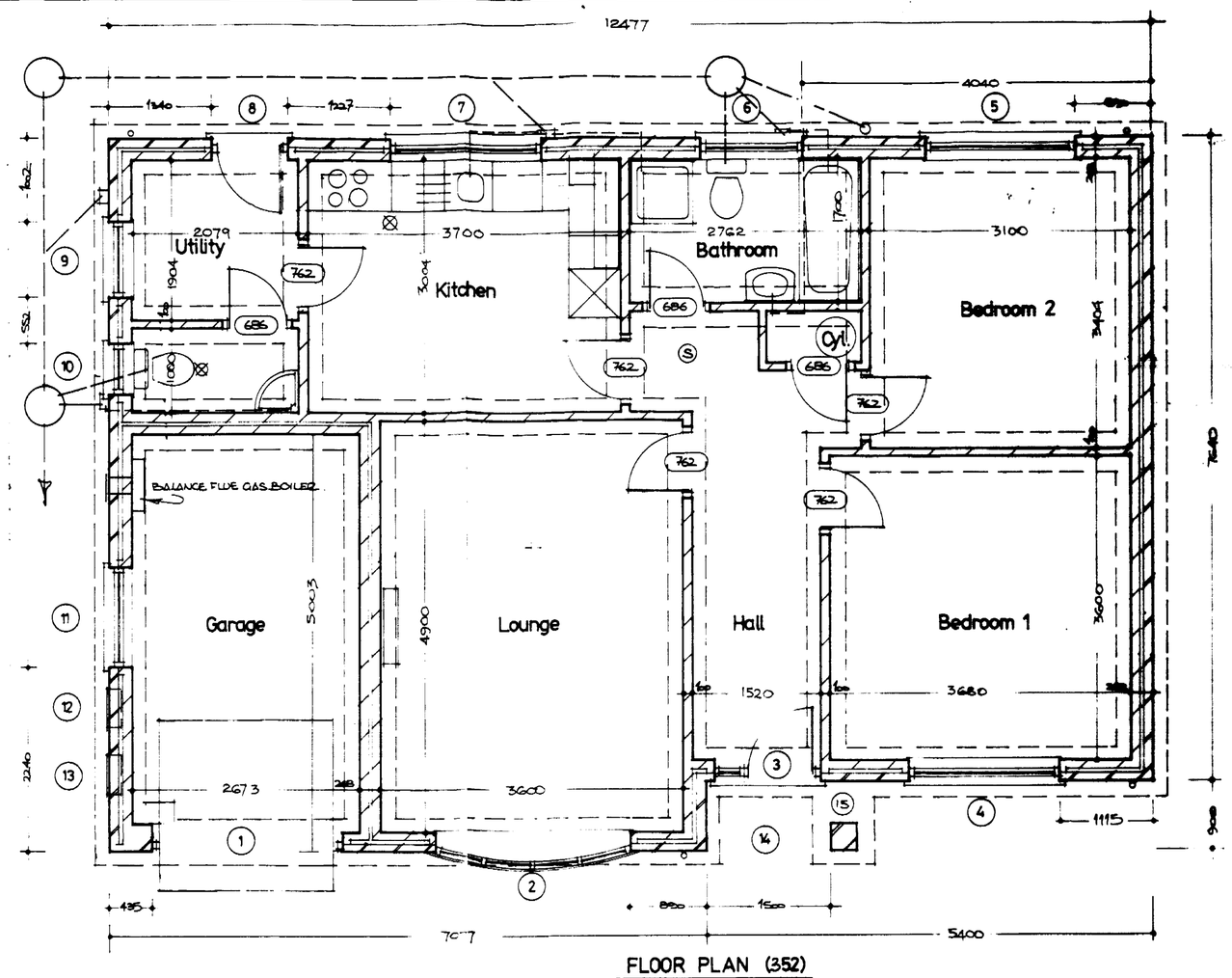
DRAWING: STRATFORD TYPE ELEVATIONS, PLANS & SECTIONS

SCALE 1:50 & 1:100

DATE July '95




FLOOR PLAN (353)




FLOOR PLAN (352)

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH CI. SHELL ROCKTHERM II BONDED BCA DE. INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS. PLASTERED TWO COAT INTERNALLY. WALLS TO CAVITY WITH B.S. 5243: 1976 WITH MAX. SPACINGS 900 HORIZONTALLY, 450 VERTICALLY & EVERY 3RD AT 300MM. ALL DOMINAL LOAD UNITS 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 PLYWOOD. D.P.D. TO ALL DOOR & WINDOW OPENINGS AT 150 ALL WALLS MIN 150 ABOVE G.L. BETWEEN DWELLINGS UNTIL D.P.M. FULL CAVITY TO 150 BELOW D.P.C. WITH 150MM CONCRETE. ABC INSULATED CAVITY CLOSERS AT REVEALS & ABUTMENTS. CEMENT MORTAR PARGETTING TO ALL EXPOSED LEVEL TO ANCHOR THERMAL BLOCKING. ALL BRICKS BELOW D.P.C. TO BE MIN. 'F' L. QUALITY.

**ROOF** CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 LEWAP OR 38 SBS TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION. 30° PITCH PRE-FABRICATED 'PARK' ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGES, CEILING LEVEL AT MAX. 1800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS BOLTED WALL PLATES. 100 X 38 SAWN TIMBER WALL PLATE. CONNECTED TO B.S. 5268: PT 3 / 1985 U.P.V.C. RAINWATER GOODS TO BE BRAVILLE MK II 100MM E. GUTTERS & 65 DIAM. DOWNPIPE.

**FOUNDS** STRIP FOUNDATIONS OF C15P CONCRETE (OR C20P IF 'B' REINFORCEMENT USED) 770MM × 245MM DEEP UNDER CAVITY WALLS & 560MM × 235MM DEEP UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 40 SANDCEMENT SCREEDED ON 100 C15P CONCRETE SUB-FLOOR (OR C20P IF OVER REINFORCED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN. 150 BLINDED & COMPACTED HARDCORE.

**CEILINGS** CEILINGS LINED WITH 9·5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN. 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO B.S. 5 P.T. 10 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARD & THMAC EAVES VENTS. GARAGE CEILINGS LIMITED TO BE LINED WITH 2 LAYERS OF 9·5 PLASTERBOARD WITH STAGGERED JOINTS OR, EQUIVALENT.

**JOINERY** WINDOWS TO BE FRENSTRE D & P STANDARD RANGE. ALL TO HAVE MIN. 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL WINDOWS DOUBLE GLAZED WITH 6MM GLASS TO B.S. 952 CLASS 'A' 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 BSS 5 I. SEC 3. ALL FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BS 1400 & HOT WATER CYLINDERS, IN ACCORD WITH BSS 1 SECTION 2.

**WASTES** BATH, SHALL SHOWER WASTES TO BE 40 - BASIN WASTES TO BE 30. ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 1000MM. WASTES & 1700 ON WASTE 100MM 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 CLEANSING GRADIENTS (FULL BORE VELOCITY 1·0 M/S). RANGE RISING UNDER EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL CIRCLE & TO BE SUITABLY PROTECTED BY A GRADED SUITABLE MATERIAL. ALL PIPES OUTSIDE BUILDING TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE OR PATH LESS THAN 600 COVER, PIPES TO BE PROTECTED BY RAISING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & UNDER LESS THAN 600 COVER, PIPES TO BE PROTECTED BY REINFORCED CONCRETE BARRIER ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MAINTAIN 50 GAP ALL AROUND ANY PIPES WHICH PASSES THROUGH EXTERNAL WALLS.

**I Cs** INSPECTION CHAMBERS NOT EXCEEDING 1000 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE, GRADE C. COVERS AND SURROUNDS AS GRADE B. MANHOLES IN CONCRETE SET ON 450 THICK CONCRETE RAFT.

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

**DRIVEWAY** 50/6 CLOSE GRADED 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.

**F&V DETAILS** BATHROOM CMF 240 · W/C · CMF 170.

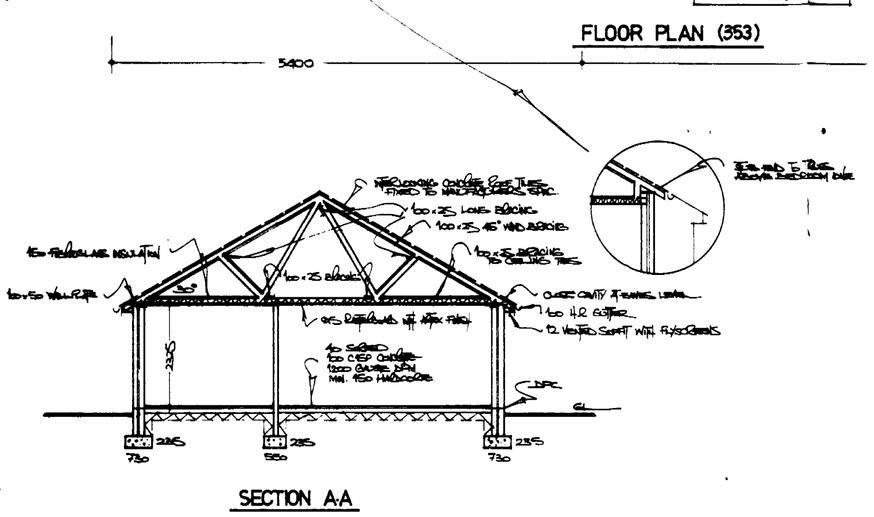
**SMOKE ALARMS** PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

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

**REVISION** – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm




JAMB DETAIL 1/6



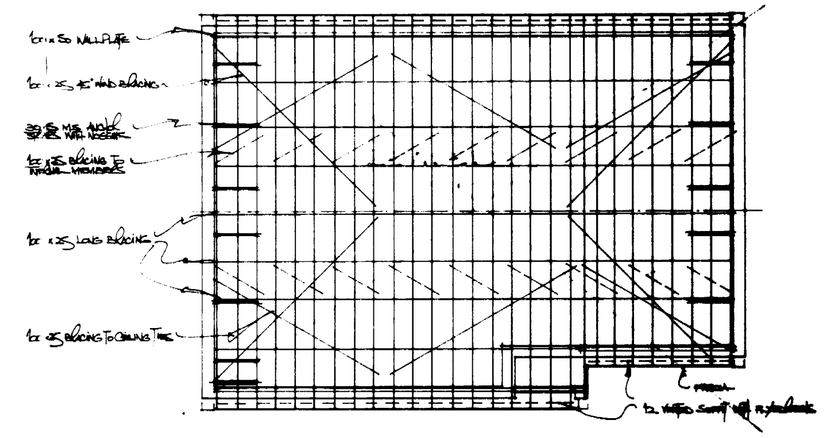

SECTION A-A

| No. | Opening | 353 | 352 | Lintel | Length |
|---|---|---|---|---|---|
| 1 | DP 766 W. | — | — | GL 2 | 2700 |
| 2 | CDPG 841 | — | — | GL 2 | 2700 |
| 3 | PW 1219 P | — | — | GL 2 | 1650 |
| 4 | H 3121 CDP (3B) | — | — | GL 2 | 2100 |
| 5 | H 3121 CDP (3B) | — | — | GL 2 | 2100 |
| 6 | H 2100 D (2B) | OPP | OPP | GL 2 | 1500 |
| 7 | H 1800 D (2B) | — | — | GL 2 | 2100 |
| 8 | PW 1219 P | — | — | GL 2 | 1200 |
| 9 | H 2400 D (3B) | — | — | GL 2 | 1350 |
| 10 | H 1500 D (2B) | — | — | GL 2 | 1650 |
| 11 | H 2100 D (2B) | OPP | OPP | GL 2 | 1500 |
| 12 | — | — | — | MBL | 750 |
| 13 | — | — | — | MBL | 750 |
| 14 | — | — | — | GL 2 | 1800 |
| 15 | — | — | — | GL 2 | 900 |

SCHEDULE

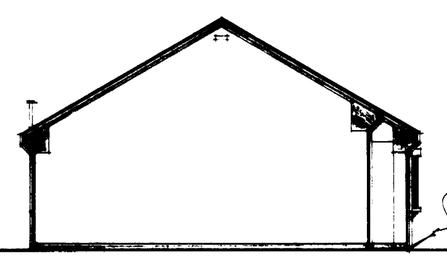
CEILING OPENING MAY TO BE CR 245 & H 1100 (3B) / H 1500 (3B) / H 1800 (3B) / H 2100 (3B)

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




ROOF PLAN

ROOF CONSTRUCTION TO BE SIMILAR PLOTS 1 & 2




SIDE ELEVATION

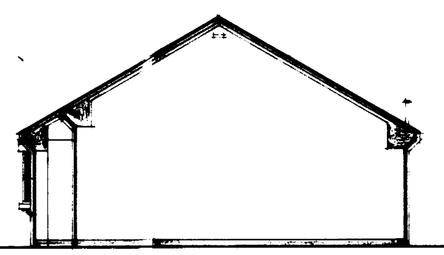



FRONT ELEVATION

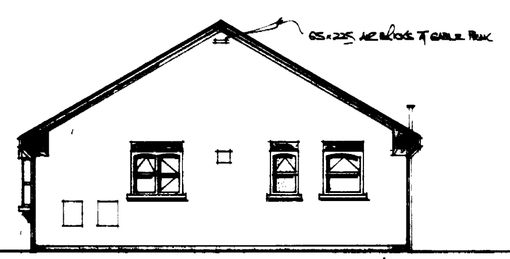
ELEVATIONS WITH UNPROTECTED AREAS AT DISTANCES LESS THAN 1M FROM BOUNDARY



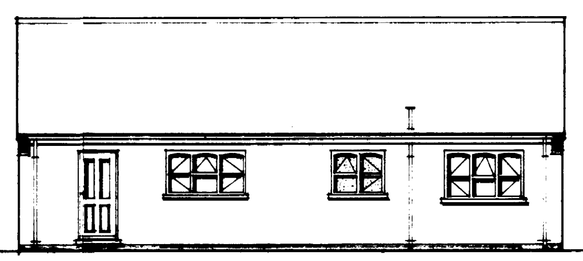
FRONT ELEVATION



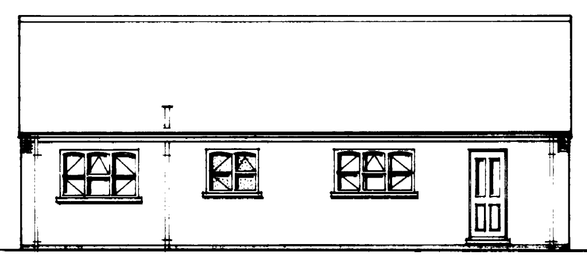
SIDE ELEVATION



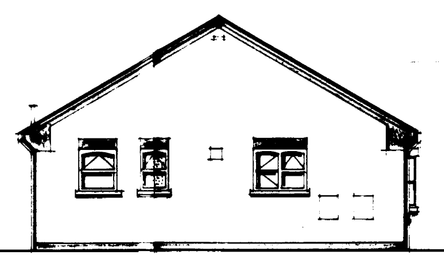

SIDE ELEVATION



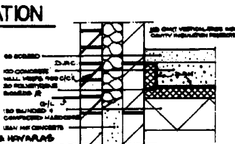
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION




SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
Ref: 0617/93

ALL DIMENSIONS IN MILLIMETRES

A/h

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

PROJECT:
SLEAFORD TYPE BUNGALOW.

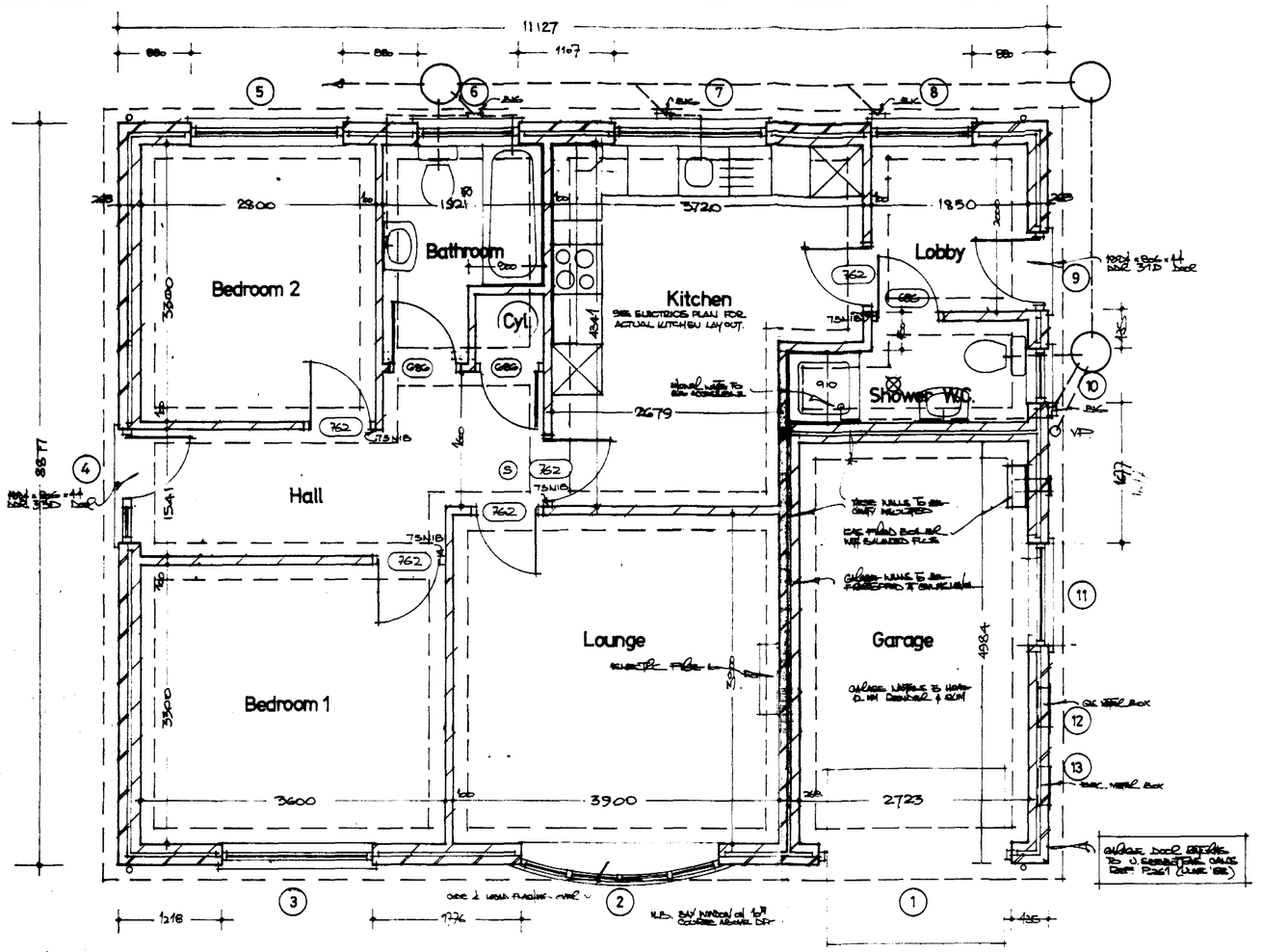
DRAWINGS:
STATION ROAD (WEST), LONG SUTTON;
Plots: 2, 52, 55 & 59

SCALES: 1/50, 1/100.

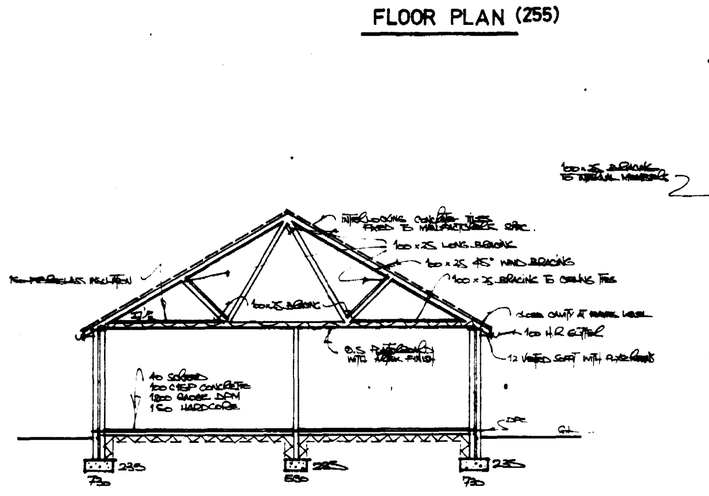
DESIGN/PLAN No: 352/3

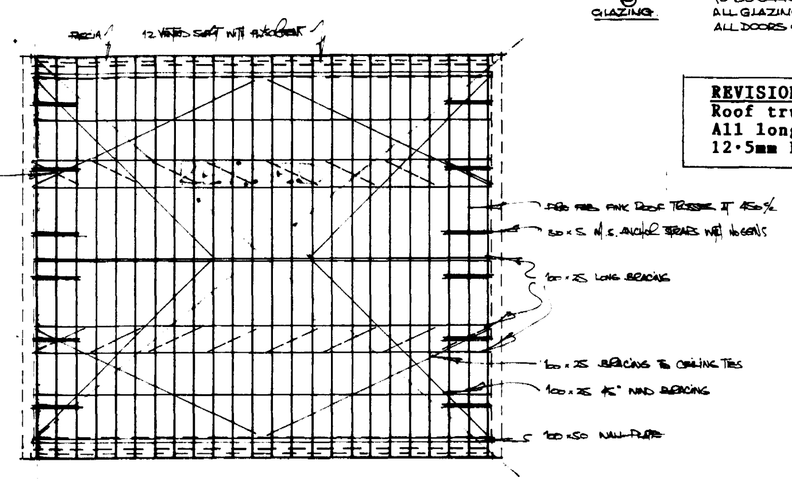
DATE: July '94

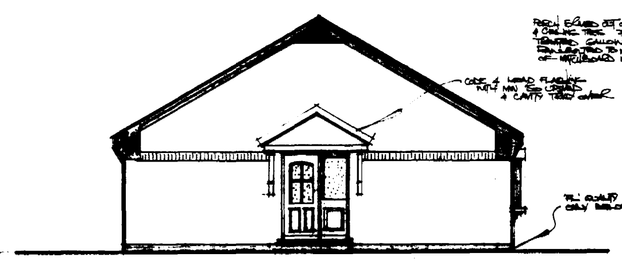
DRAWN:

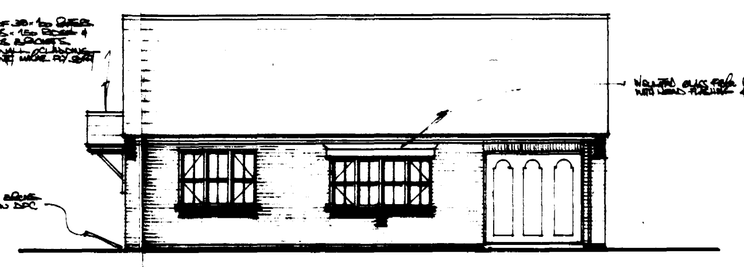


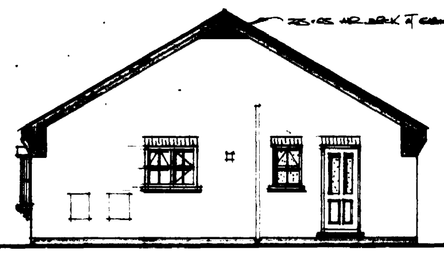

FLOOR PLAN (255)

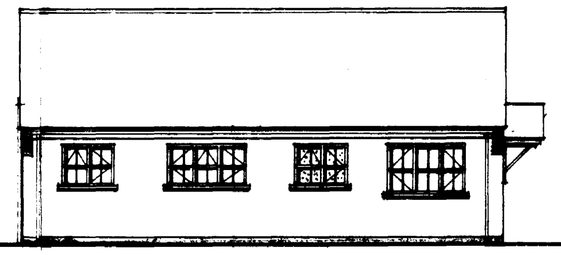



DESIGN No 255

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

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 100 FACING BRICK (SMOOTH FINISH) WITH CAVITY AND INTERNAL WALLS OF 100 DENSITY BLOCKWORK (OR OTHER APPROVED MATERIAL) BOTH LEAVES TO BE LAID WITH PERPENDS FILLED AND FACES RAKED OUT AS WORK PROCEEDS TO PROVIDE A KEY FOR PLASTERING. WALLS TO BE TIED TOGETHER WITH 5 NO. STAINLESS STEEL WALL TIES PER SQ. METRE OF WALL AREA. ALL BRICKWORK BELOW DPC TO BE LAID IN MORTAR (1:3) AND ALL BRICKWORK ABOVE DPC TO BE LAID IN MORTAR (1:1:6). ALL BRICKWORK TO BE LAID IN ENGLISH BOND. ALL BRICKWORK TO BE PROTECTED FROM RAIN DURING CONSTRUCTION. ALL CAVITIES TO BE FILLED WITH CAVITY FILL INSULATION. ALL EXTERNAL WALLS TO BE PROVIDED WITH DPC AT 150 MIN. ABOVE FINISHED GROUND LEVEL. ALL DPC'S TO BE LAID IN ONE LENGTH WHERE POSSIBLE AND LAPPED 100 MIN. AT ANGLES AND JOINTS. ALL CAVITIES TO BE CLOSED AT EAVES AND VERGES WITH CAVITY CLOSERS AT REVEALS & ARCHED OPENINGS AT TOP OF OPENINGS. ALL EXTERNAL WALLS TO BE PROVIDED WITH DPC AT 150 MIN. ABOVE FINISHED GROUND LEVEL. ALL EXTERNAL CORNERS TO BE PROTECTED WITH PVC CORNER BEADS. ALL EXTERNAL RENDERING TO BE APPLIED IN ACCORDANCE WITH B.S. 5262 AND TO BE OF A SMOOTH FINISH. ALL INTERNAL WALLS TO BE PLASTERED WITH GYPSUM PLASTER TO BS 1191 PT 1 TO A SMOOTH FINISH. ALL INTERNAL WALLS TO BE PROVIDED WITH DPC AT 150 MIN. ABOVE FINISHED GROUND LEVEL. ALL INTERNAL PARTITIONS TO BE 100 DENSITY BLOCKWORK. ALL INTERNAL WALLS TO BE PLASTERED WITH GYPSUM PLASTER TO BS 1191 PT 1 TO A SMOOTH FINISH. ALL EXTERNAL RENDERING TO BE APPLIED IN ACCORDANCE WITH B.S. 5262 AND TO BE OF A SMOOTH FINISH. ALL INTERNAL WALLS TO BE PROVIDED WITH DPC AT 150 MIN. ABOVE FINISHED GROUND LEVEL. ALL INTERNAL PARTITIONS TO BE 100 DENSITY BLOCKWORK. ALL INTERNAL WALLS TO BE PLASTERED WITH GYPSUM PLASTER TO BS 1191 PT 1 TO A SMOOTH FINISH.

**ROOF** MAINLY CONCRETE INTERLOCKING ROOF TILES LAID TO MANUFACTURERS SPECIFICATION ON 19MM SUPERSEAL FELT LAID TO LAP 19 INCH DIRECTION. 22½° PITCH RED - EMBOSSED TYPE ROOF TRUSSES AT 600 CENTRES. SUPPLIED BY MODERN TIMBER ENGINEERING NEWDELAWARE, ENGINEERED WITH 30 KG/M² S.S. ANCHOR STRAPS, 300 KG/M² WALL PLATES. ROOF SHEATHING TO BE 9.5MM PLY GRADE BS 6566 - CERTIFICATE No. BBPA-PLY-1888. UPVC RAINWATER GOODS TO BE SUPPLIED BY MARLEY PLASTICS, ASSEMBLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALL GUTTERS TO BE 112MM DIAM. SEMI-CIRCULAR AND TO BE OF A SIZE AND CAPACITY CERTIFIED AT REVEALED & APPROVED CONDITIONS AT THE TIME OF WORKS. ALL RAINWATER PIPES TO BE 68MM DIAMETER.

**FOUNDS** STRIP FOUNDATIONS OF C20P CONCRETE (UNREINFORCED OR REINFORCEMENT AS REQUIRED) TO WIDTHS AND DEPTH SHOWN ON DRAWINGS. PARTITION WALLS FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA. DETERMINED ON SITE WITH S.N.D.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 CBP CONCRETE SUB-FLOOR (OR CROP MAKE REINFORCED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN. 150 RAMMED & CONSOLIDATED HARDCORE.

**CEILINGS** CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH SKIMMED FINISH. MIN. 150 FIBREGLASS INSULATION TO ROOFSPACE. 50MM VENTILATION GAP BETWEEN INSULATION AT EAVES - ROOF SPACE TO BE VENTILATED TO BS5250 REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMBER EAVES FASCIA. CERAMIC CHIMNEY LINTELS TO BE LINED WITH 2 LAYERS OF PLASTERBOARD WITH STAGGERED JOINTS OR, EQUIVALENT.

**JOINERY** WINDOWS TO BE FRONTIER B & P STANDARD CASEMENTS. ALL TO HAVE MIN. 4000MM² TRICKLE VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/10 OF ROOM FLOOR AREA. PILKS 'K' GLASS TO ALL DOOR 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 BS5422 L.1, SEC. 3. ALL FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROL TO BE PROVIDED IN ACCORDANCE WITH GAS. L.1. SEC. 2.

**WASTES** BATH, SHELL & SINK WASTES TO BE 40 - RISING MAINS TO BE 22. ALL TRAPS EXCEPTIONAL TRAPS & BOTTLES EVEN AT EACH CHANGE OF DIRECTION ARE ACCESSIBLE. VALVES TO BE PROVIDED WHERE MORE THAN 3 DWELLINGS EXCEED 3000 LITRES/SEC & 12 (OR WHERE) ICCMS DIAM. VENT PIPES TO HAVE ACCESS PLATES AT EASE & CLIMBLE ONCE AT TERMINATION. 'ROMBLOK' FLUMED MANIFOLDS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PVC PIPES LAID ON STRAIGHT LINES TO STEP CHANGES OF GRADIENT (FULL BS 65 1:100). MARLEY RISING MAIN SYSTEM. ALL PIPES LAID IN TRENCHES TO BE BEDDED & SURROUNDED IN 150 MIN. CLEAN WASHED GRAVEL OR SAND (1:8 MIX) AS APPROVED. ALL PIPES OVER 3.0M DEEP TO BE SURROUNDED IN CONCRETE (1:3:6) MIX. ALL PIPES UNDER BUILDINGS TO BE PROTECTED BY CONCRETE ENCASEMENT. BEDS & SURROUND. MINIMUM COVER TO UNDER A DRIVE & PARKING AREA LESS THAN 900 COVER PIPES TO BE PROTECTED BY CONCRETE SLABS REINFORCED WITH MESH NOT LESS THAN 150 THICK. WHERE UNDER A DRIVE & PARKING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLABS NOT LESS THAN 150 THICK. SURFACE WATER DRAINS TO HAVE SCREWED PIPES, WITH ACCESS COVERS AT EVERY CHANGE OF DIRECTION. ALL DRAINS TO BE ACCESSIBLE. MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED DETAILS. ALL MANHOLES, PIPEWORK, MANHOLE COVERS AND FRAMES TO BE TESTED AS REQUIRED BY BUILDING REGULATIONS.

**I. Co.** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC. SET ON 150 THICK CONCRETE BASE. GRADE 'C' COLLARS USED GENERALLY & GRADE 'B' ABOVE ROADWAYS. DRIVE SET ON 450 THICK CONCRETE PLINTH.

**SOAKAWAYS** ALL SURFACE WATER DRAINS TO CONCRETE INSPECTION CHAMBERS WITH 1M³ BRICK RUBBLE SOAKAWAYS SITED MIN. 5M. FROM ANY BUILDING

**DRIVEWAY** 50 (2") 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

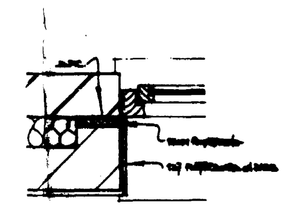
**MECH. VENT** EXTRACT VENTILATOR SYSTEM TO BE PROVIDED TO BATHROOM & SHOWER ROOM (MIN. 15 LITRES/SEC) & TO KITCHENS OR COOKER HOOD VENTILATED TO OUTSIDE AIR (30 LITRES/SEC.) ROOFSPACE TO BE INSULATED

FAN DETAILS: KITCHEN CAF 310 BATHROOM CAF 240 SHOWER ROOM CAF 240

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

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

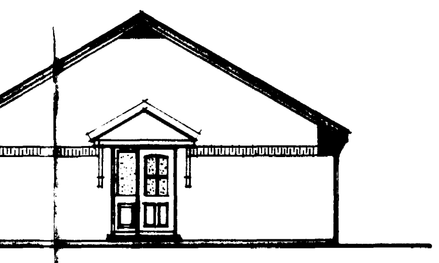
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

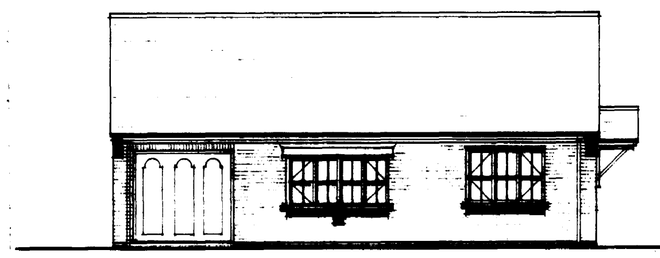


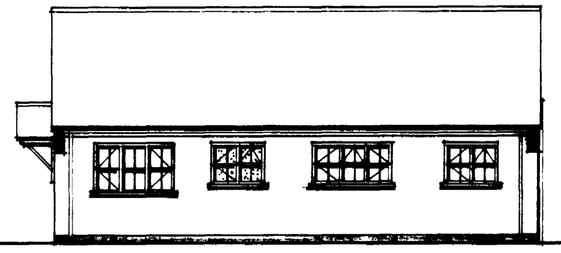

| No. | Summary | 255 | 254 | Imperial | Metric |
|---|---|---|---|---|---|
| 1 | Ext Brick | — | — | WL2 | 100mm |
| 2 | Cavity fill | — | — | WL8 | * |
| 3 | Cavity | — | — | WL6 | * |
| 4 | Ins Bd 50 | — | — | WL8 | * |
| 5 | Cav Brick | — | — | WL2 | * |
| 6 | Ins Bd 50 | — | — | WL8 | * |
| 7 | Cav Brick | — | — | WL2 | * |
| 8 | C 25 OD | — | — | WL8 | * |
| 9 | Int Blk | — | — | WL8 | * |
| 10 | Int Blk | — | — | WL8 | * |
| 11 | C 25 OD | — | — | WL8 | * |
| 12 | C 25 OD | — | — | WL8 | * |
| 13 | — | — | — | — | — |
| 14 | — | — | — | — | — |

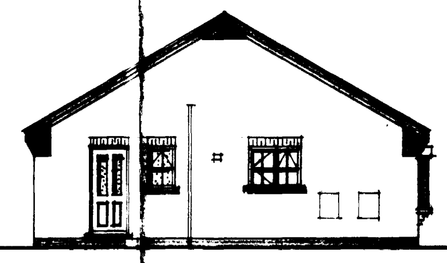
Cavity closure roof to ins. ceiling C 152 / C 172 Overall / C 152 Overall / C 152 Overall

All internal walls to be plastered one coat 12mm thick gypsum plaster

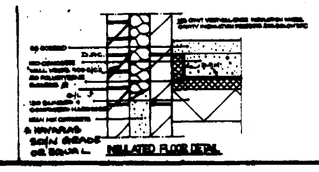


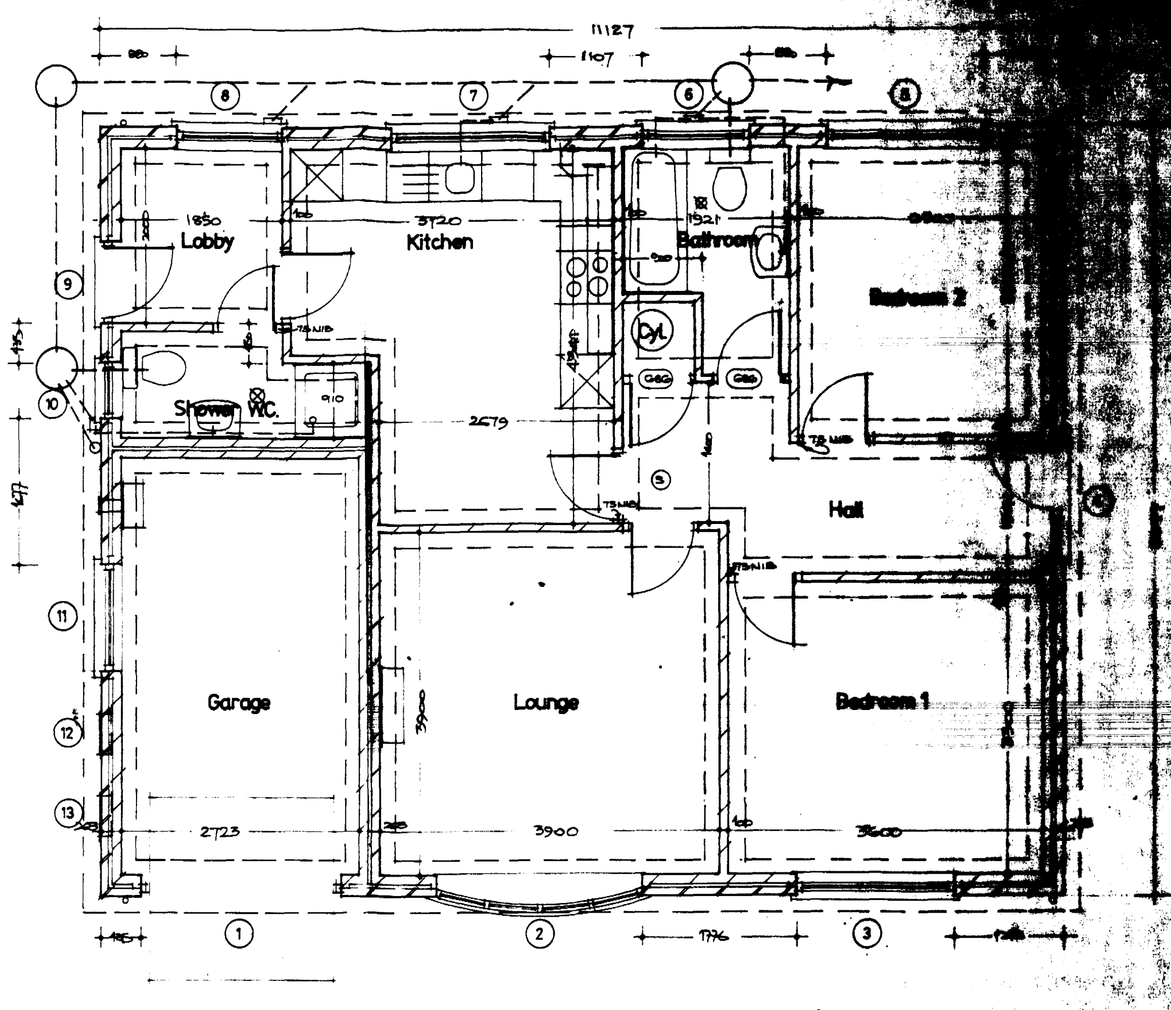




DESIGN No 254




FLOOR PLAN (254)

SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
Ref: 0617/95

Ref. A1c


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

PROJECT:
ESSEX TYPE BUNGALOW

DRAWING:
STATION ROAD (WEST SIDE)
Plots: 51, 53, 54

SCALE: 1:50 @ A1

DATE: June 1995



FLOOR PLAN (255)
Bedroom 2
Bathroom
Kitchen
Lobby
Shower W.C.
Hall
Lounge
Garage
Bedroom 1
CONSTRUCTIONAL DETAILS
WALLS
ROOF
FOUNDS
FLOORS
CEILINGS
JOINERY
HEATING
WASTES
DRAINS
I.Cs.
SOAKAWAYS
DRIVEWAY
FOOTPATHS
MECH VENT
FAN DETAILS
SMOKE ALARMS
GLAZING
REVISION - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm
FLOOR PLAN (254)
Bedroom 2
Bathroom
Kitchen
Lobby
Shower W.C.
Hall
Garage
Lounge
Bedroom 1
JAMB DETAIL
SECTION
ROOF PLAN
SIDE ELEVATION
FRONT ELEVATION
FRONT ELEVATION
SIDE ELEVATION
SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
SIDE ELEVATION
REAR ELEVATION
REAR ELEVATION
SIDE ELEVATION
DESIGN No 255
DESIGN No 254
P. L. ELY
BUILDERS &
HIGH ROAD,
PROJECT:
ESSEX TYPE BUNGALOW
SCALE:
DATE:

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

## CONSTRUCTIONAL DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

HEATING

WASTES

DRAINS

I.Cs.

SOAKAWAYS

DRIVEWAY

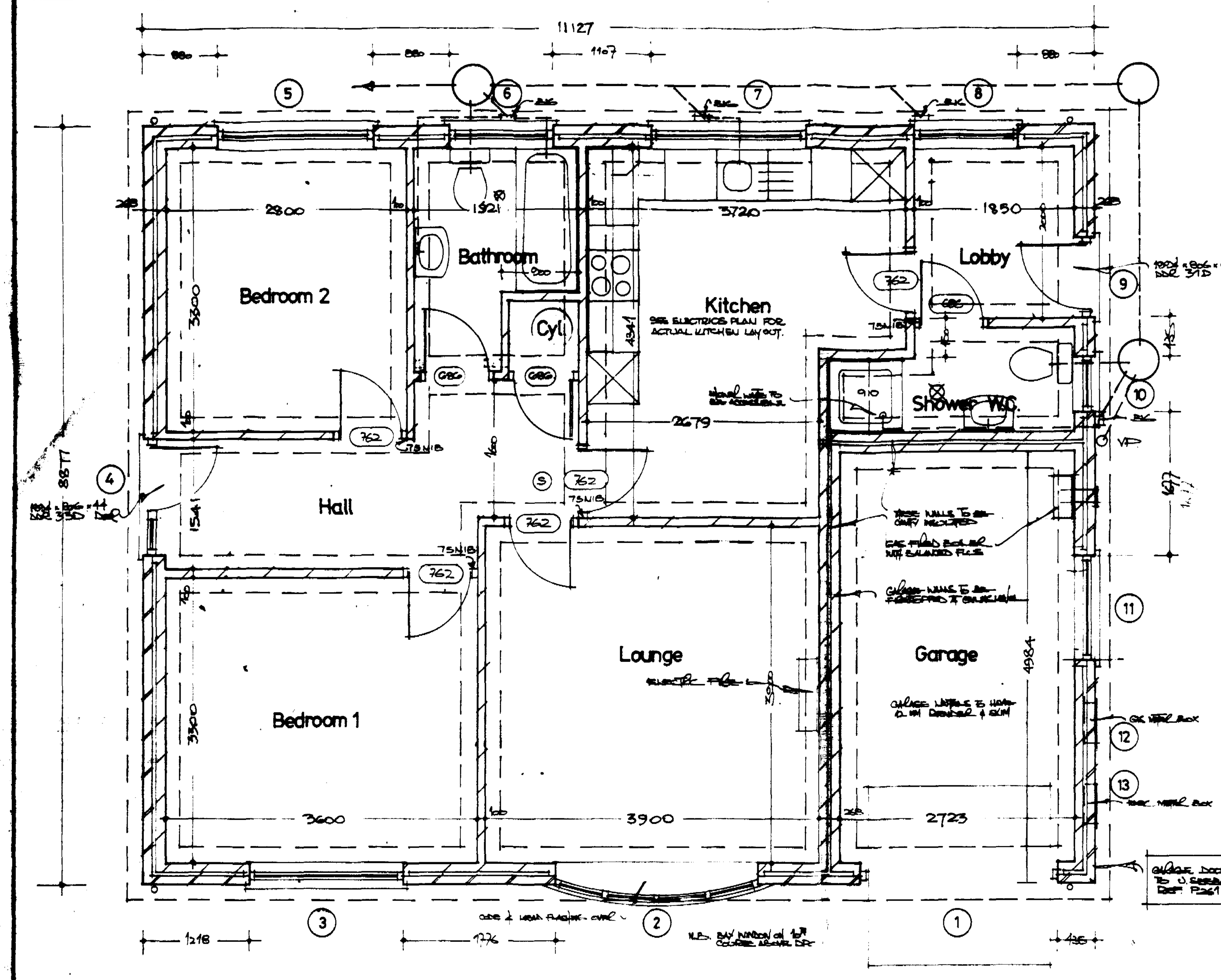
FOOTPATHS: 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH. VENT: EXTRACT VENTILATOR FANS TO BE PROVIDED TO BATHROOM & SHOWER ROOM (MIN. 15 LITRES/SEC) & TO KITCHENS OVER COOKER HOOD VENTILATED TO OUTSIDE (30 LITRES/SEC) DUCT IN LOFT SPACE TO BE INSULATED

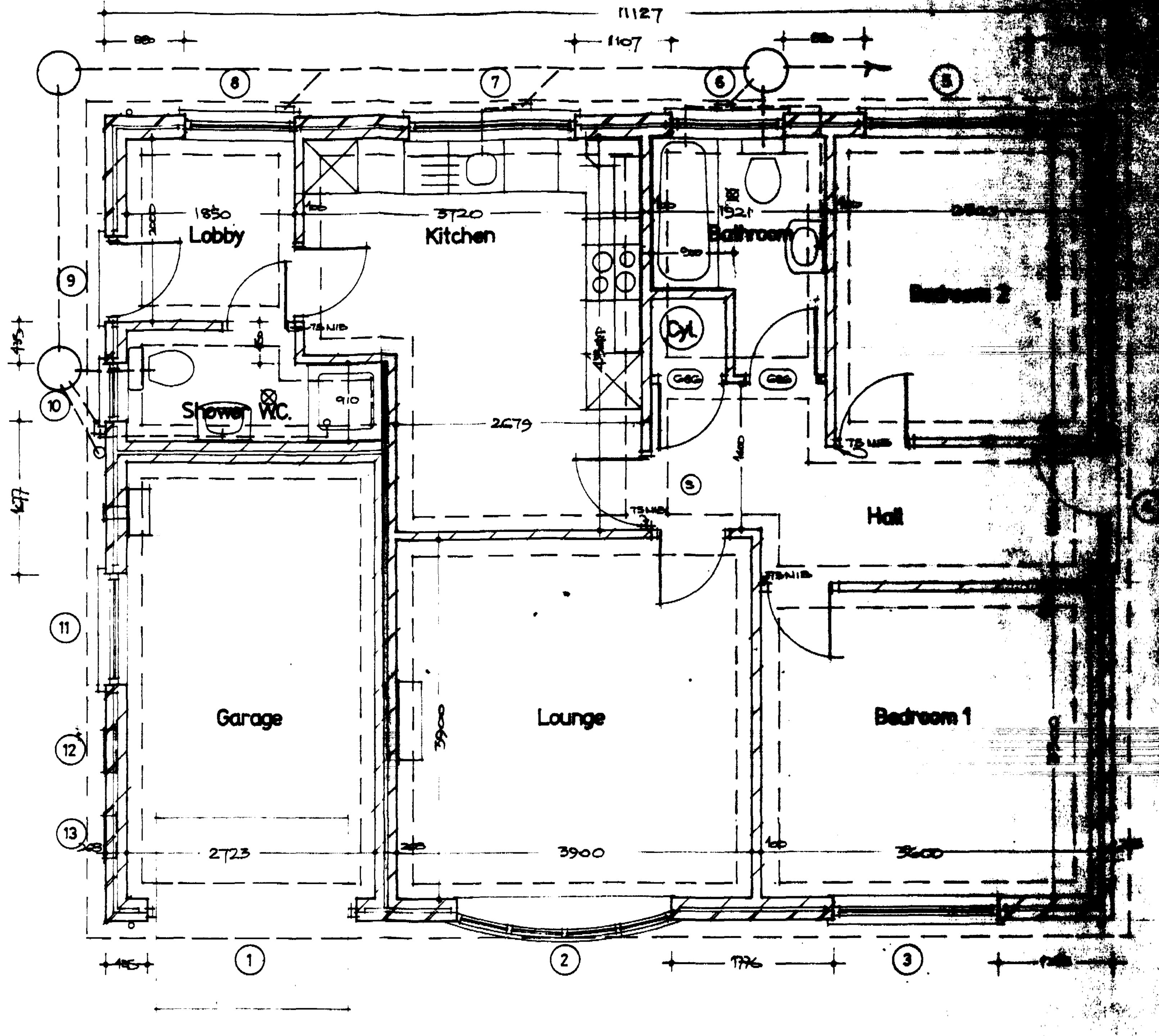
FAN DETAILS: KITCHEN CMF 270 BATHROOM CMF 240 SHOWER ROOM CMF 240

SMOKE ALARMS: PROVIDE 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 6206 1981

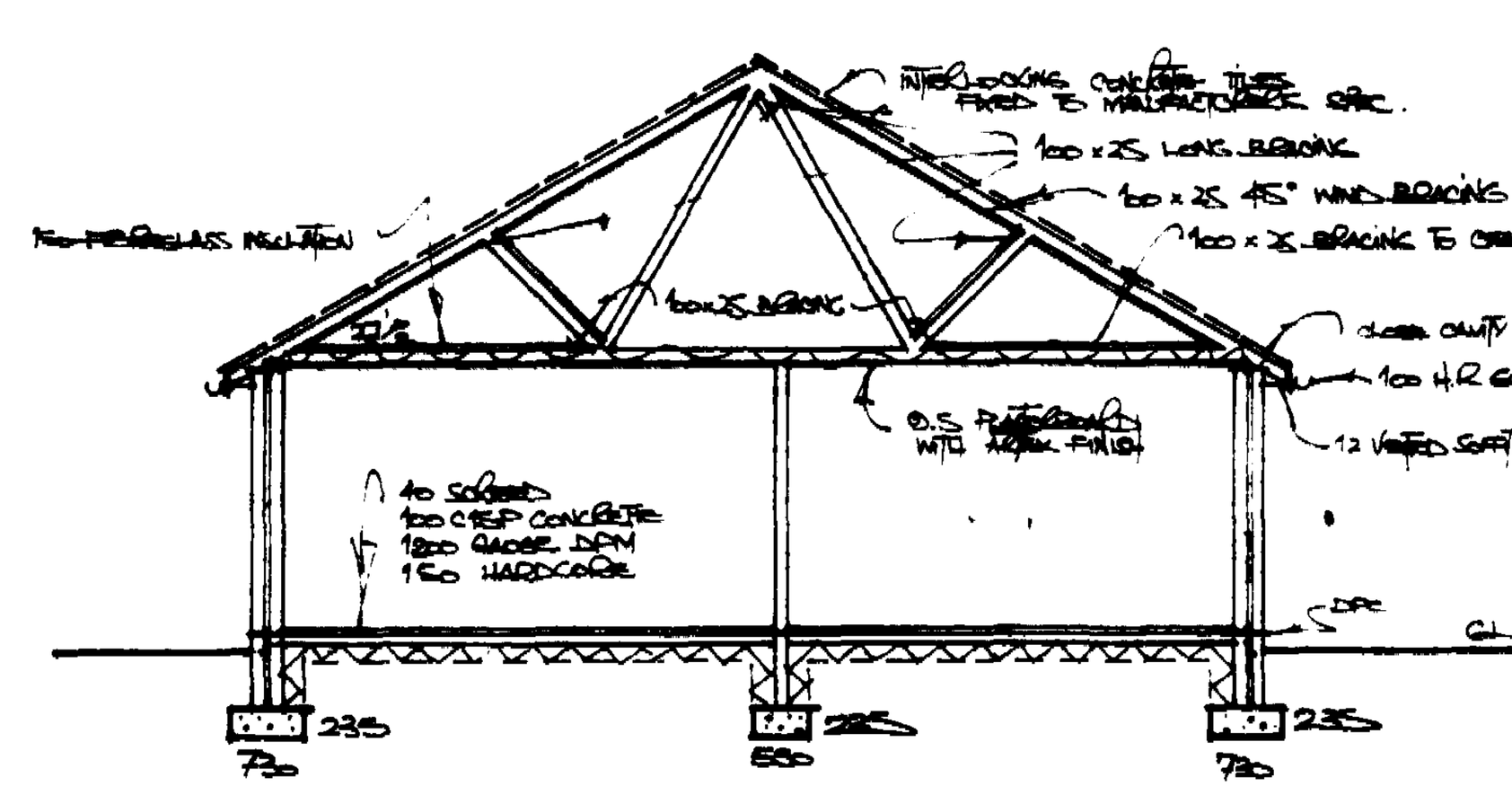



FLOOR PLAN (255)

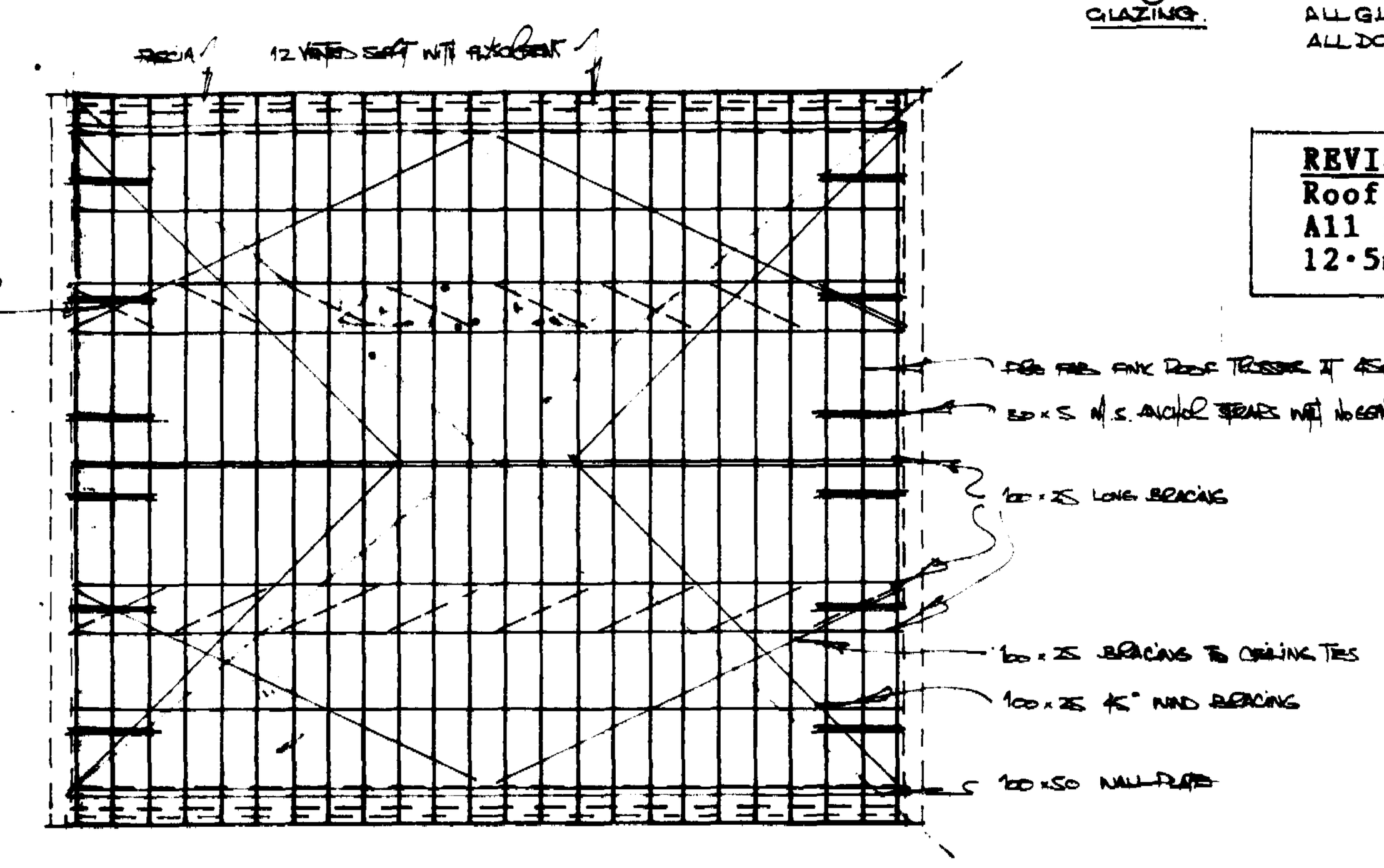



FLOOR PLAN (254)

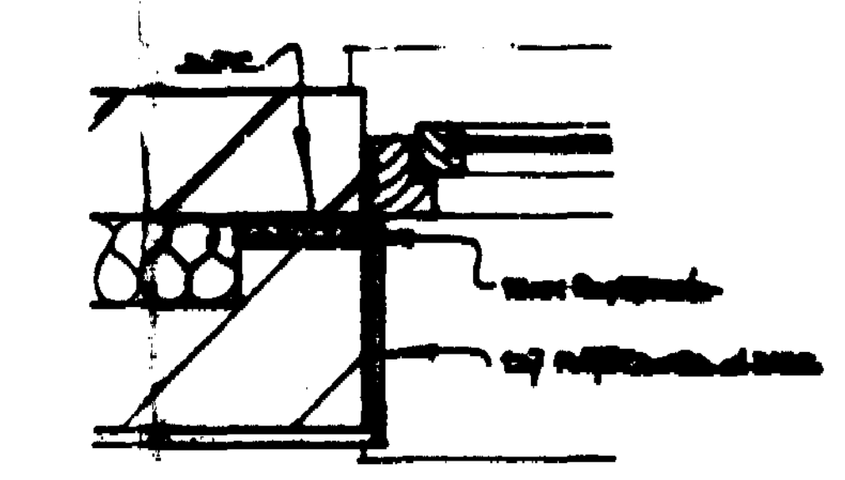
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



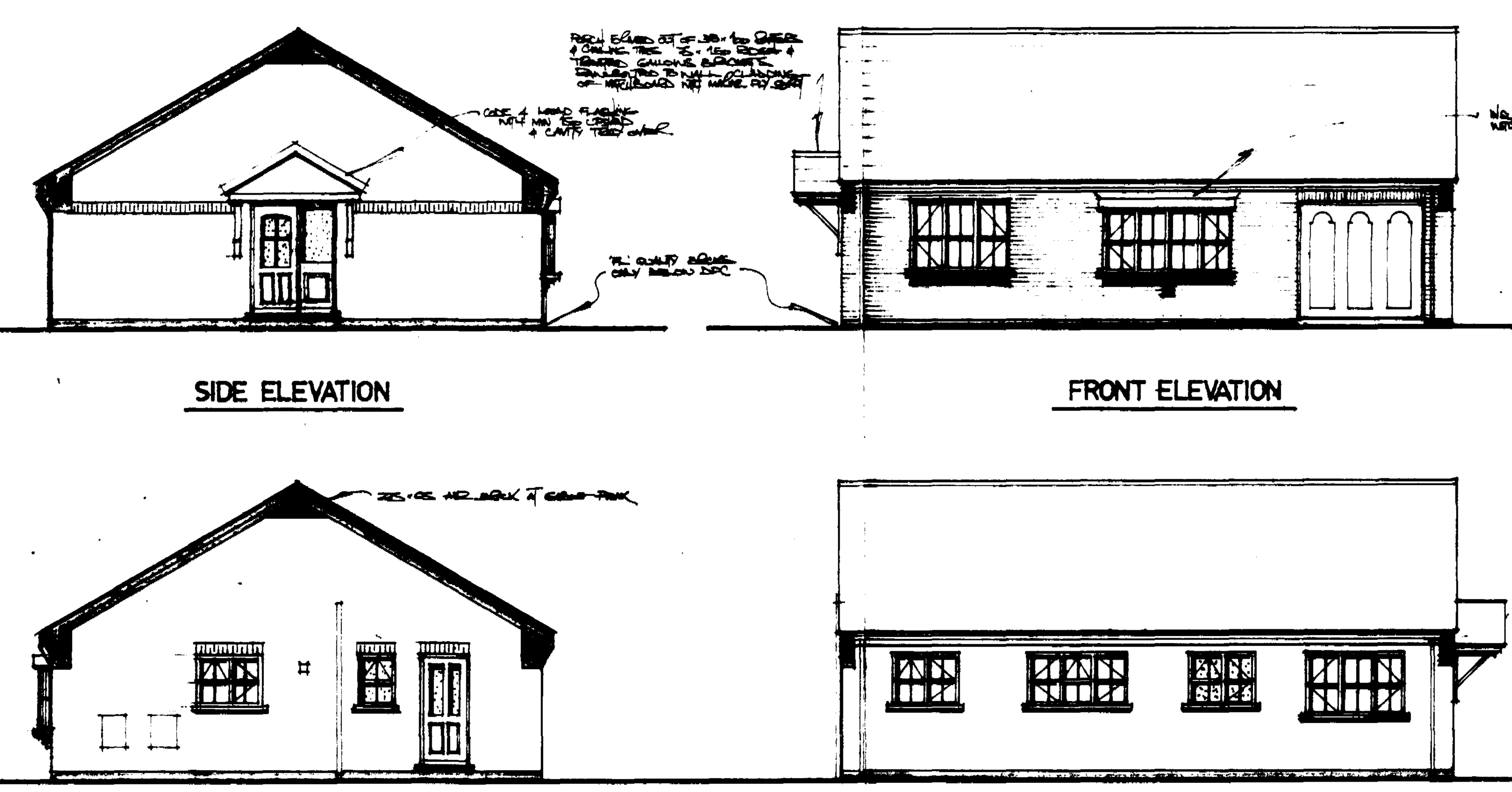
SECTION



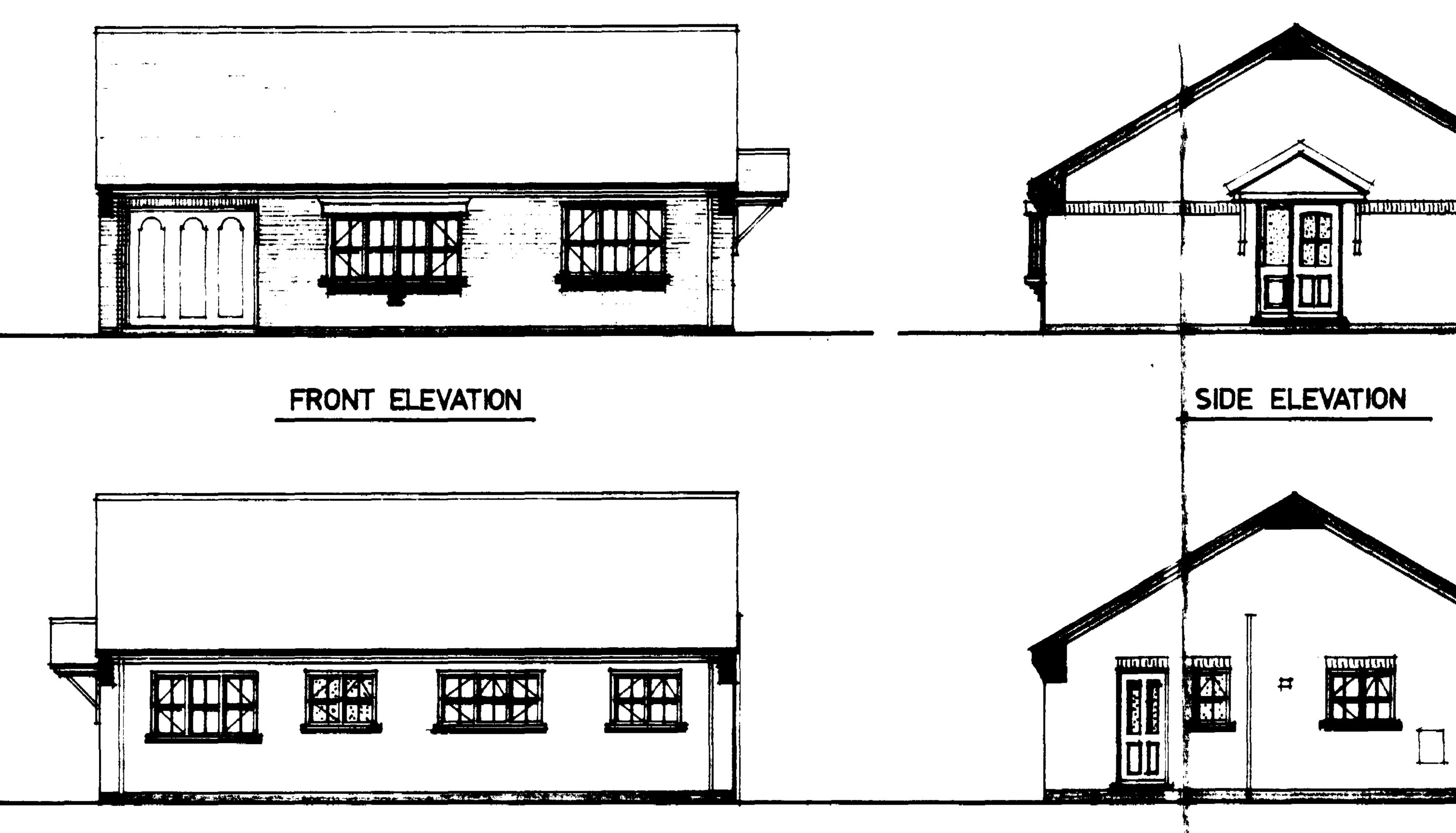
ROOF PLAN



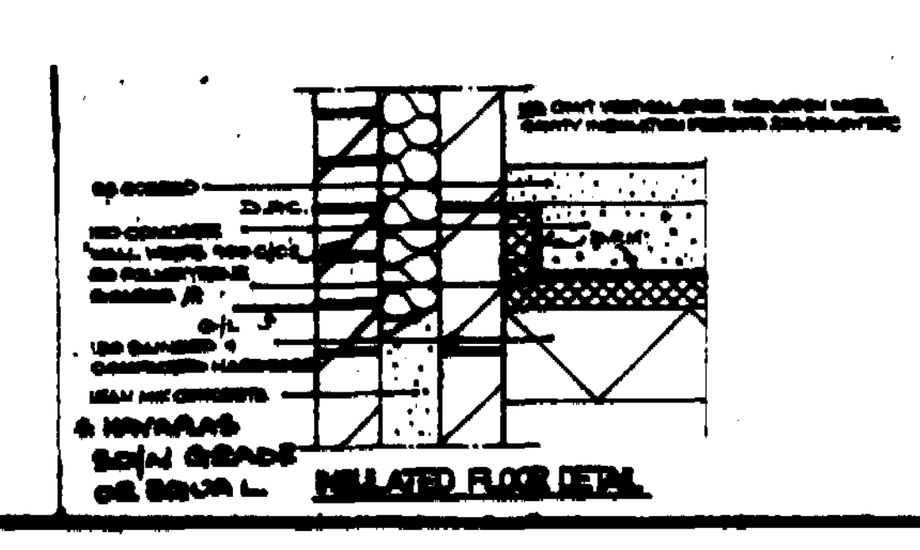
JAMB DETAIL




DESIGN No 255




DESIGN No 254



INSULATED FLOOR DETAIL

SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
Ref: 0617/95

Ref. A2

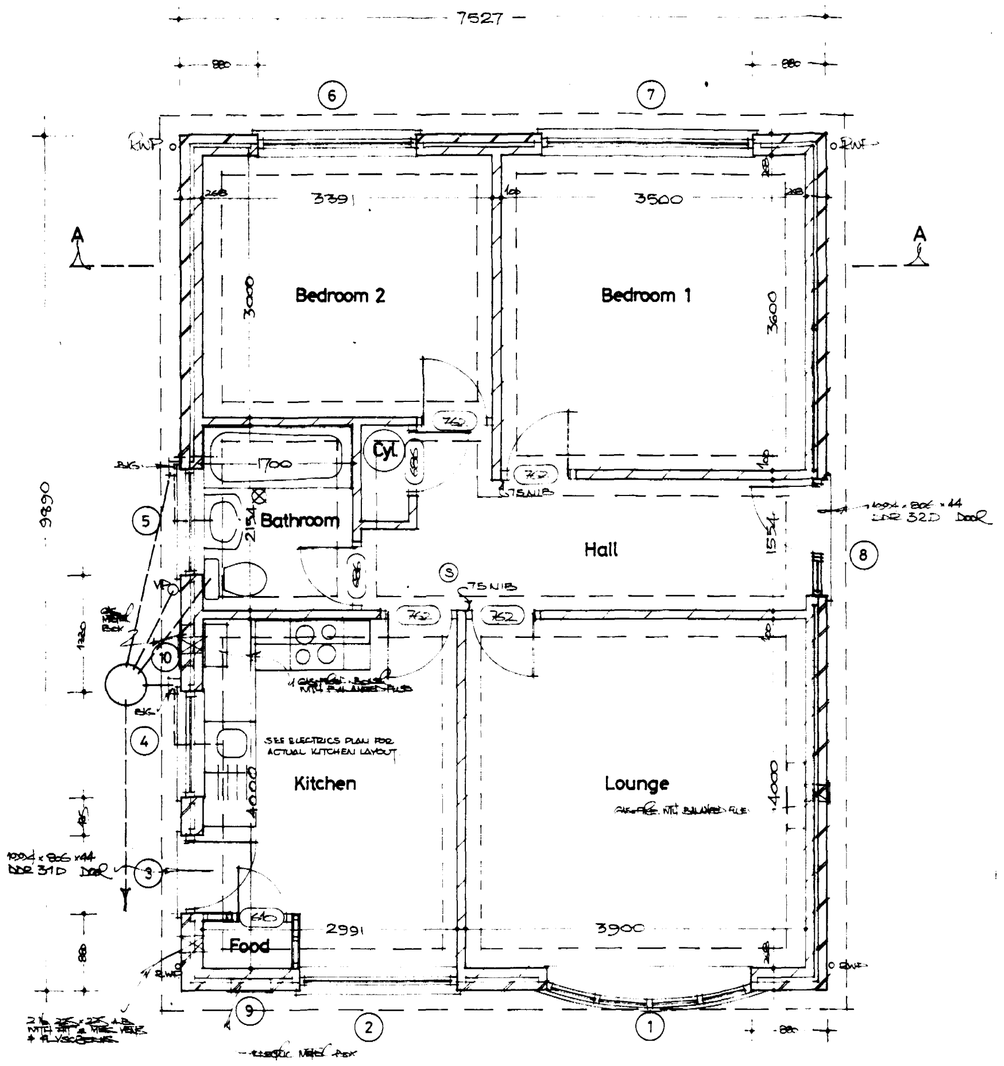
P. L. ELY (CONTRA...
BUILDERS & ...
HIGH ROAD, WHAPLO...

PROJECT:
ESSEX TYPE BUNGALOW

DRAWING:
STATION ROAD ...
Plots: 51, 53, 5...

SCALE: 1:50 ...

DATE: July ...




FLOOR PLAN (257)

RE INSTALL OF FRONT ARCHES & ROOF TILES. REFER TO SITE PLAN

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH CS SHELL POLYSTYRENE BONDED BEAD OR SLIMFELT, LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED ON CONTINUOUSLY WALL TIES TO COMPLY WITH B.S 1243: 1978 WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY & EVERY 225 AT JAMBS. ALL COMMON LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C TO BE DENSE CO 40 BLOCKS. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SKIM 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. ABC INSULATED CAVITY CLOSERS AT GEWELS & ABUTTERS. CEMENT STEP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS EMBED DPC TO BRICK MIN "PL" 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 LAYING 150 LAP IN EACH DIRECTION
35° PITCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGES CEILING LEVEL AT PARTY WALLS WITH 30 X 5 M.S. ANCHOR STRAPS, SCREWED TO WALL PLATES. ROOF IS DESIGNED & FIXED ROOF ALL AS DRAWN CONSTRUCTED TO B.S. 52 25-PT 5-1985
UPVC. RAINWATER GOODS TO BE BRAVA LENT TO 100 H.R. GUTTER & 65 DIAM. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF CISP CONCRETE (OR C20 WHERE REINFORCEMENT USED) 750 × 225 UNDER CAVITY WALLS & 550 × 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I.L.O.'S BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 CISP CONCRETE SUB-FLOOR (OR C20P WHERE REINF. USED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

**CEILINGS** CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO LOFT SPACE. MIN 100 VENTILATION GAP ABOVE INSULATION AT EAVES. 300² SPACE VENTILATED TO 1000. P2 BOARD ELSEWHERE. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMLOC EAVES VENTS. GARAGE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 9.5 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

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

**HEATING** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDERS & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 5422 LAGGING. ALL PIPES TO HAVE EXTERNAL RUNNERS THOROUGHLY & TIME CONTROLLED. TO ACHIEVE 40% NOT MORE CONDENSABLE. NITE ELEC. LT. SYS. 2.

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

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 IN 60 & S.W. 1 IN 100). WASTE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 12 C.I. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID CASING. INVERT OF DRAIN & MAKE GOOD. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT LAID IN A DRIVEWAY OR LESS THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED IN REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BOSSINGS GIVES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MAINTAIN 600 CLEAR. PIPES, INVERTS THROUGH VALVES.

**I. Co.** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. CIRCLE 'C' COVERS USED GENERALLY & CIRCLE 'B' & LID IN A DRIVE SET ON 150 THICK CONCRETE PLINTH

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

**DRIVEWAY** 50 (@ 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 KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFTSPACE TO BE INSULATED

FALL DETAILS: BATHROOM CAT 2&3

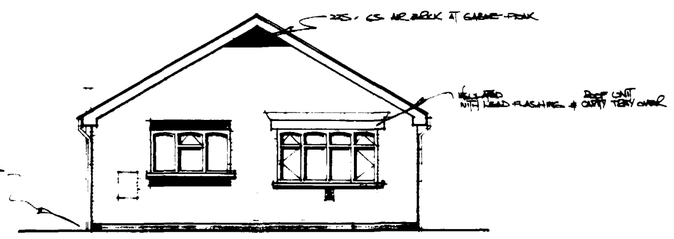
SMOKE ALARMS: 2 No DES AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1

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

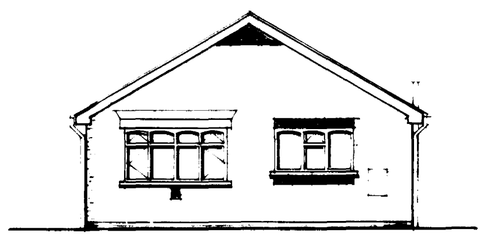
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



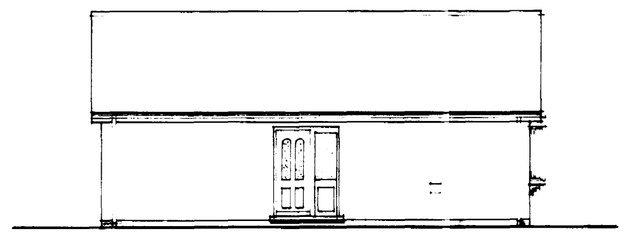
SIDE ELEVATION



FRONT ELEVATION

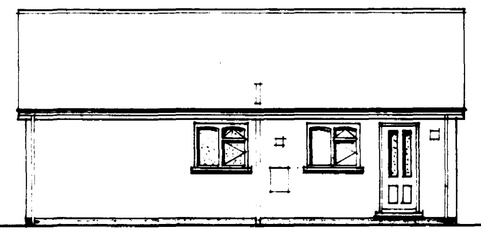


FRONT ELEVATION

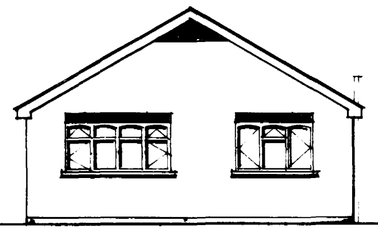


SIDE ELEVATION

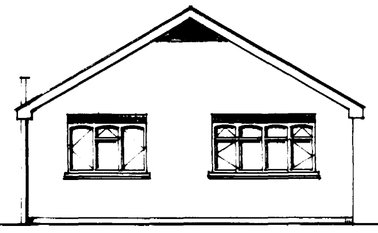
ELEVATIONS NOT LABELLED ARE TO BOUNDARIES 5.6M² TO BE MIN. 1M FROM BOUNDARY



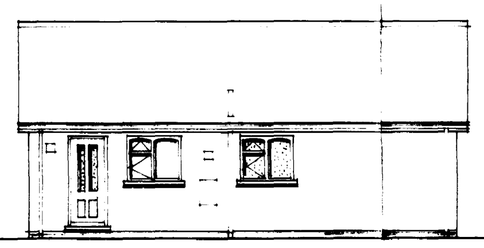
SIDE ELEVATION



REAR ELEVATION



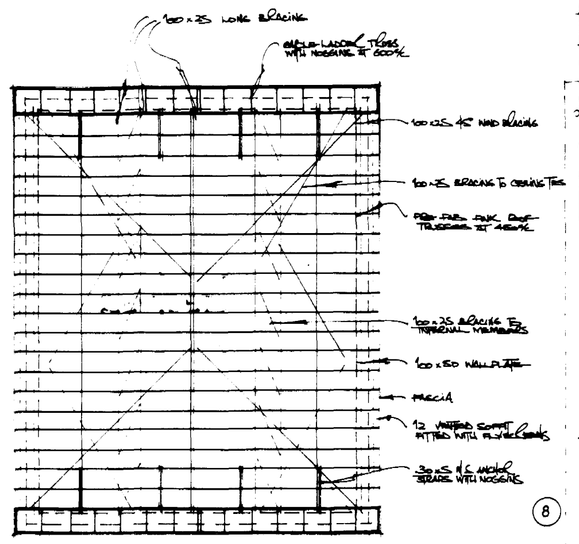
REAR ELEVATION



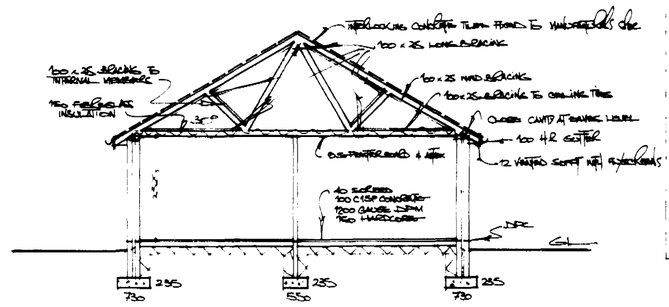
SIDE ELEVATION

DESIGN No. 257

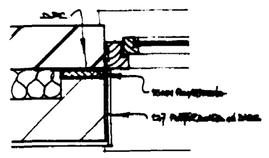
DESIGN No. 256



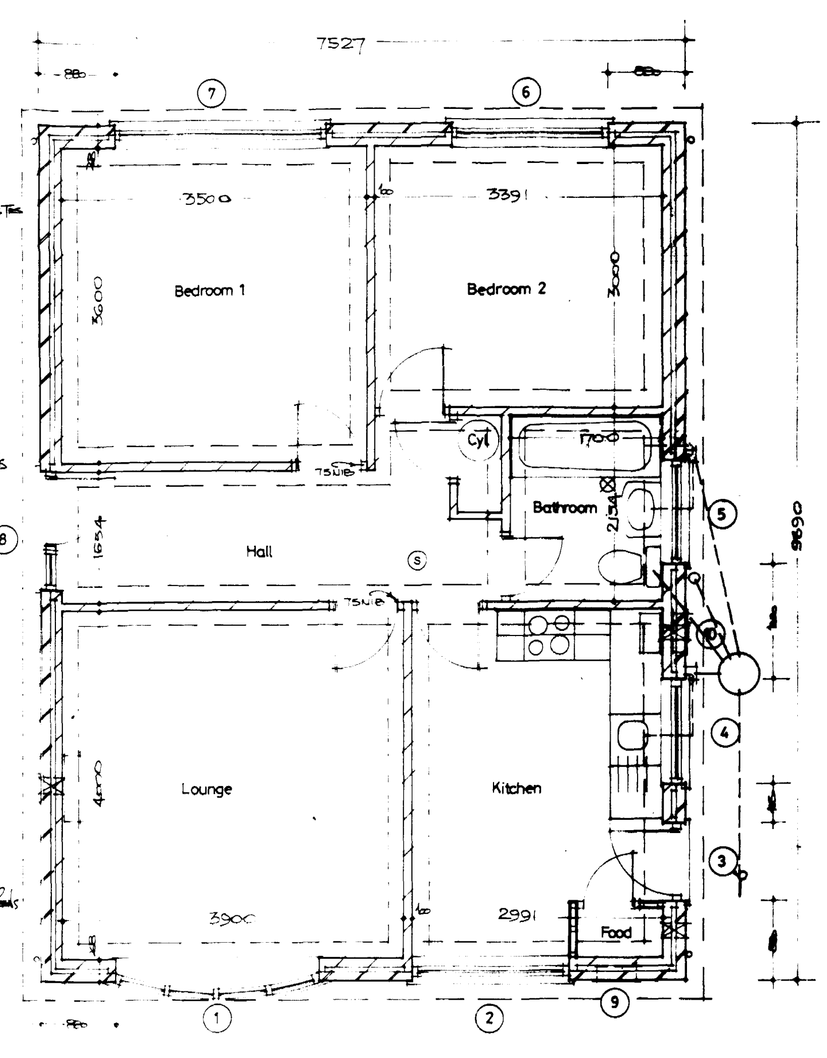

ROOF PLAN




SECTION A-A



JAMB DETAIL




FLOOR PLAN (256)

| No | Schedule | 257 | 256 | Lintel | Lintel Length |
|---|---|---|---|---|---|
| 1 | Cloaks WC | — | — | GL.2 | 2700 |
| 2 | Bed 2 (SW) | — | — | GL.2 | 2700 |
| 3 | Hall | — | — | UL.2 | 1200 |
| 4 | 2457 (SW) | OPP | CAT | UL.2 | 1800 |
| 5 | " | " | " | UL.2 | " |
| 6 | Bed 1 (SW) | — | — | UL.2 | 2700 |
| 7 | 1112 Toilet | — | — | GL.2 | 2700 |
| 8 | Kit 1355 F | CAT | OPP | UL.2 | 1650 |
| 9 | —— | — | — | NIBL | 1200 |
| 10 | —— | — | — | NIBL | " |

Builders Opening Lintels to comply with NHBC Standards Part 7 Table 7.1 (Lintels) Part 7 Table 7.2 (Cavity Walls) Part 7 Table 7.3 (Solid Walls)

All lintels installed to manufacturers specification and NHBC standards

SOUTH HOLLAND DC
HOUSING & PLANNING
02 AUG 1995
H/0617/93

ALL DIMENSIONS IN MILLIMETRES

A/L

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

PROJECT:
YORK TYPE BUNGALOW.

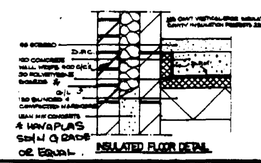
DRAWINGS:
STATION ROAD (WEST), LONG SUTTON;
Plots: 49, 50, 58

SCALES: 1/50 & 1:100


DESIGN/PLAN No: 257/7

DATE: JULY '94

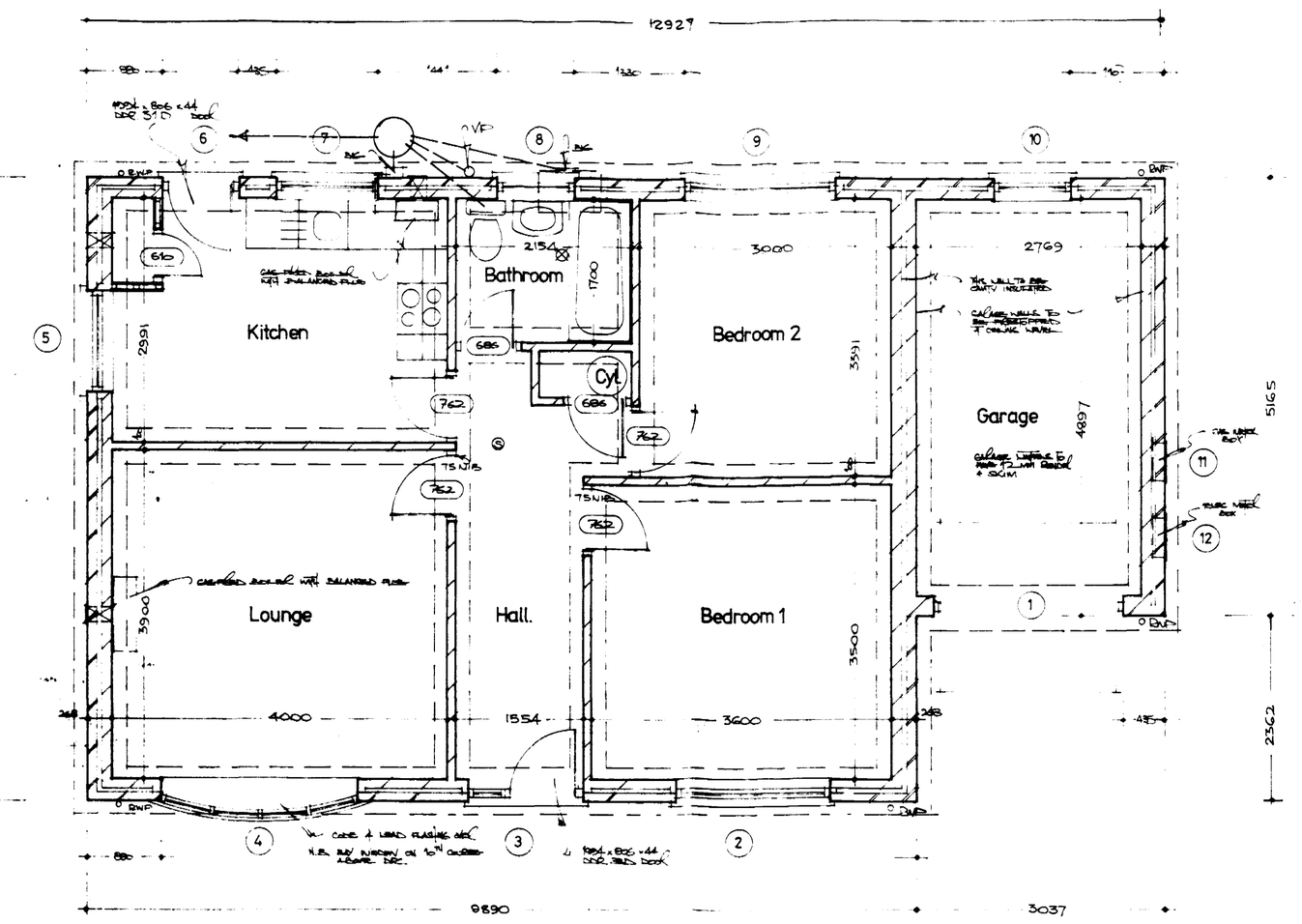
DRAWN:



INSULATED FLOOR DETAIL



FOR DETAILS OF FACING BRICK & ROOF TILES REFER TO SITE PLAN
CONSTRUCTIONAL DETAILS
WALLS
ROOF
FOUNDS
FLOORS
CEILINGS
JOINERY
HEATING
WASTE
DRAINS
I.C.
SOAKAWAYS
DRIVEWAY
FOOTPATHS
MECH VENT
DOUBLE GLAZED WINDOWS IN PLUGTONS 'L' GLASS
FAN DETAILS: SHOWER CMF 240 · BATHROOM CMF 240
SMOKE ALARMS: PROVIDE 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 B.S. 6206 1981
REVISION - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm
FLOOR PLAN (259)
FLOOR PLAN (258)
Food
Broom
Lobby
Shower WC
Kitchen
Bathroom
Bedroom 2
Hall
Lounge
Bedroom 1
Cyl
12580
8990
3590
10002
5962
2372
3134
2900
4454
3900
SECTION A-A
SECTION B-B
JAMB DETAIL
BRICK DETAIL 1:10
ROOF PLAN
SIDE ELEVATION
FRONT ELEVATION
REAR ELEVATION
NOTE: CONTRASTING SOLDIERS ONLY WHERE SHADED.
SOUTH HOLLAND D.C. HOUSING & PLANNING
02 AUG 1995
P. L. ELY (CONTR...
BUILDERS &
HIGH ROAD
SUSSEX TYPE




FLOOR PLAN (261)

FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO ELEV. PLAN.

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 103 FACING BRICKS, CAVITY INSULATED WITH CFS SHELL POLYSTYRENE BEADS BONDED BEADS, INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TO CONVENTIONALLY. WALL TIES TO COMPLY WITH B.S. 5628: 1978 WITH MAX SPACINGS 900 HORIZONTALLY, 450 VERTICALLY & EVERY 225 AT JAMBS. ALL DOORMAN LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED 2 NO COAT OR 75 STUD PARTITION WITH 12MM PLYWOOD. D.P.Cs. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. DPMS CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ABUTMENTS. CEMENT STEPS AT LEVEL TO AVOID THERMAL BRIDGING. ALL BLOCKWORK BELOW D.P.C. TO BE MIN. 'PLC' QUALITY

**ROOF** MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 HEADLAP ON 38 X 125 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION
-30° PITCH PRE-FABRICATED TIMBER TRUSSES AT 450 CENTRES STRAPPED BY VEROES COLLING LEVEL AT MAX 1800 CENTRES WITH 30 X 5 M.S. ANGLE STRAPS, 100 X 50 WALL PLATES. 100 X 25 BEECH NOSE PORCH ROOF ALL AS DRAWN CONSTRUCTED TO B.S. 5268: PT 3: 1985
UPVC. RAINWATER GOODS TO BE EQUIVALENT TO 100 U.E. GUTTERS & 65 DIAM. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 PRIMED REINFORCEMENT USED) 750 × 225 UNDER CAVITY WALLS & 600 × 225 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I.U.O.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUB-FLOOR (OR C15P WHERE REINFORCED) ON 300 GRADE POLYTHENE D.P.M. ON MIN 150 CONSOLIDATED & COMPACTED HARDCORE

**CEILINGS** CEILINGS LINED WITH 9·5 THICK PLASTERBOARD WITH ARTEX FINISH, MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 300 VENTILATION GAP & 300 K INSULATION AT EAVES. ROOF SPACE VENTILATED TO 2500 PER REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMLOC EAVES VENTS. CLARKE CEILINGS LINTELS TO BE CONFIRMED & EAVES DETAILS MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

**JOINERY** ALL WINDOWS TO BE FROM THE B & P STANDARD RANGE. ALL TO HAVE MIN. 400 DIAM. HIGHT VENTS & 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 IN PLUMSTONE 'A' 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 BED LI SPEC. 9. ALL FLUES TO BRICK EXTERNAL CHIMNEYS.
THERMOSTATIC & TIME CONTROLS TO BE INSTALLED & WIRED ON CIRCUITS IN ACCORDANCE WITH BED. LI. SPEC. 2.

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BENDING EVES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE MERGING EXCEED 3000 (40 WASTES) & 1700 (32 WASTES) 100 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & RUBBLE CASES AT TERMINALS MIN 900 ABOVE ROOF/ROOFLEVELS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED P.V.C. PIPES LAID ON STRAIGHT LINES TO SUIT CLEANING OBJECTIVES (FOUL 150 & SW 140 DIA.) WHERE PASSING UNDER EXTERNAL WALLS PIPES TO HAVE 12 C.L.I. LINTEL QUEEN & TO BE SUITABLY PROTECTED BY A RIGID CONCRETE ARCH & CHASE FACES. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDS & SURROUND. WHERE NOT UNDER A CONCRETE SURFACE LESS THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 THICK GRAVEL. WHERE UNDER A CONCRETE SURFACE LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLABS ABOVE NOT LESS THAN 175 THICK GRAVEL. SURFACE WATER DRAINS TO HAVE BOSSED EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MASTIC TO BE ALL ROUND OPEN JOINTS TRAPPED GULLEY.

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

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

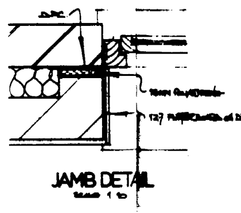
**DRIVEWAY** 50 (40 CLIBLE) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

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

**MECH. VENT** RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM (MIN 15 LITRES/SEC) & TO KITCHEN (BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED.
F&W DETAILS
BATHROOM CMF 240

**SMOKE ALARMS** PROVIDE AS INDICATED. ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT1 & APPROVED DOCUMENT B:

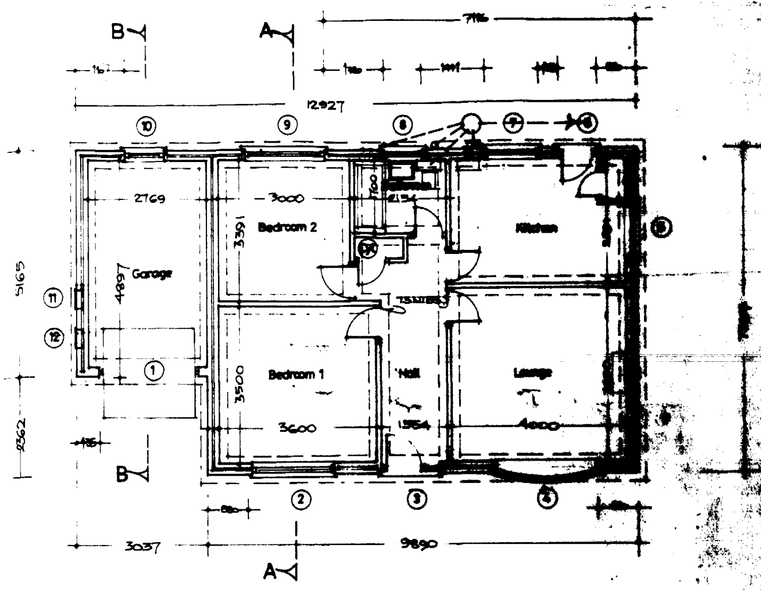
**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206: 1981.




| No | JOINERY | 261 | 260 | LINTEL | LENGTH |
|---|---|---|---|---|---|
| 1 | UP 2066 BL | — | — | UL2 | 2700 |
| 2 | 3030 WC (DR) | — | — | UL2 | 2100 |
| 3 | FR 1165 P | OPT | OPP | UL2 | 1650 |
| 4 | CORNL 3W | | | UL2 | 2700 |
| 5 | 2120 W (DR) | OPT | OPP | UL2 | 1800 |
| 6 | FRS | — | — | UL2 | 1200 |
| 7 | 2100 W (SL) | OPT | OPP | UL2 | 1500 |
| 8 | 2160 W (SL) | OPP | OPT | UL2 | 1200 |
| 9 | 3030 WC (SL) | — | — | UL2 | 2850 |
| 10 | 2160 W (SL) | OPP | OPT | UL2 | 1200 |
| 11 | — | — | — | MSL | 750 |
| 12 | — | — | — | MSL | " |

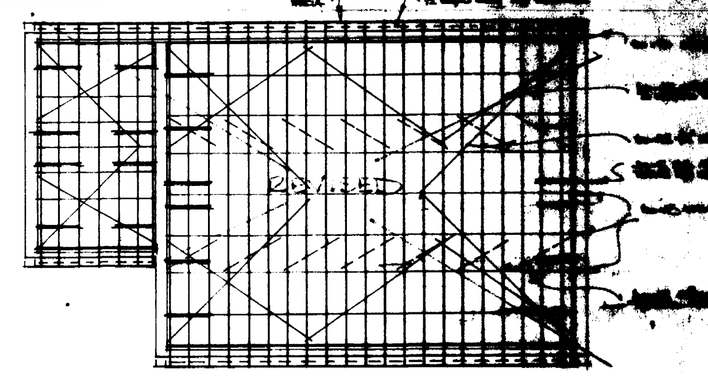
CURTAIN CEILING TRACK TO BE CRAIG/HIGHLEY (EA)/ARGYLL/WILSON/HIGGINS (GB) (OTHER)

ALL FLEXIBLE MATERIALS TO MANUFACTURERS SPEC. (FIRE RETARDANT)



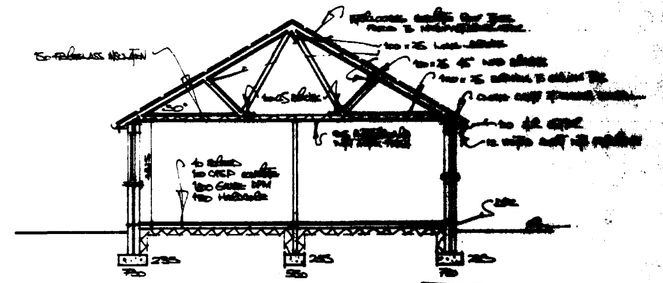

FLOOR PLAN (260)

**REVISION - 18th April 1995**
**Roof trusses at max 600 centres**
**All longitudinal ceiling braces 50 x 100**
**12·5mm Plasterboard ceilings in lieu of 9·5mm**



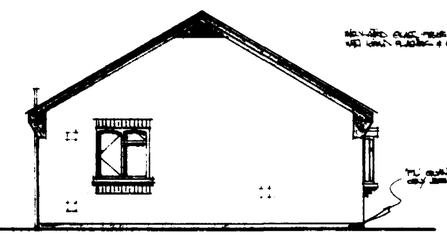
ROOF PLAN

ROOF CONSTRUCTED TO BS 6100, PART 2, 1985



SECTION AA

SECTION B-B

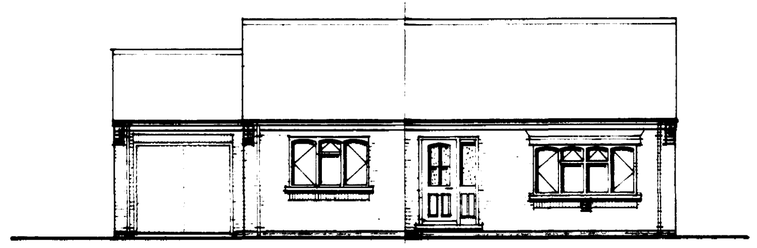


SIDE ELEVATION

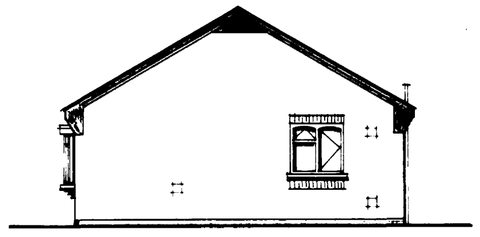


FRONT ELEVATION

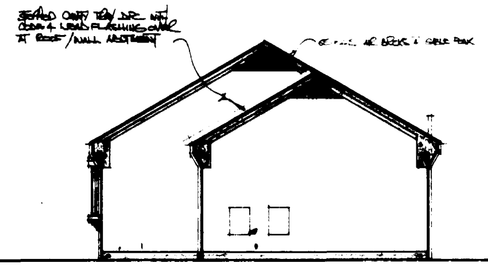
MEASUREMENT NOT LIKELY TO EXCEED 5·6 M² TO BE MIN 1M FROM BOUNDARY



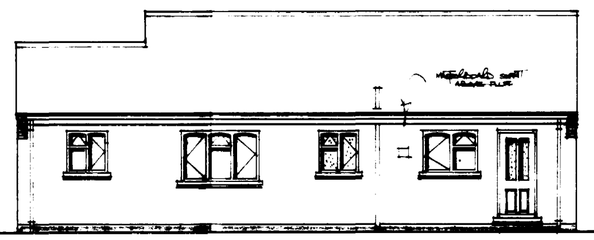
FRONT ELEVATION



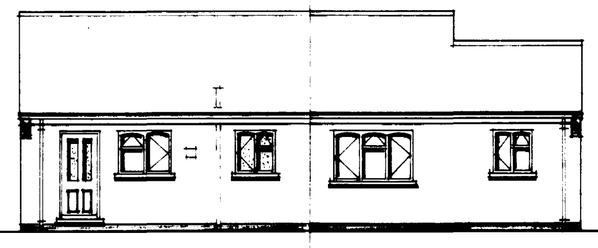
SIDE ELEVATION



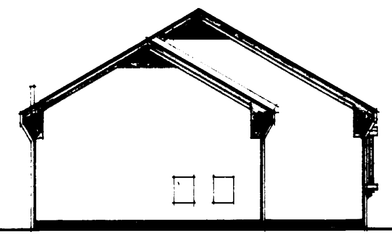
SIDE ELEVATION



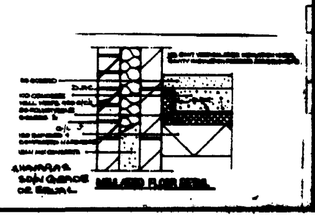
REAR ELEVATION



REAR ELEVATION

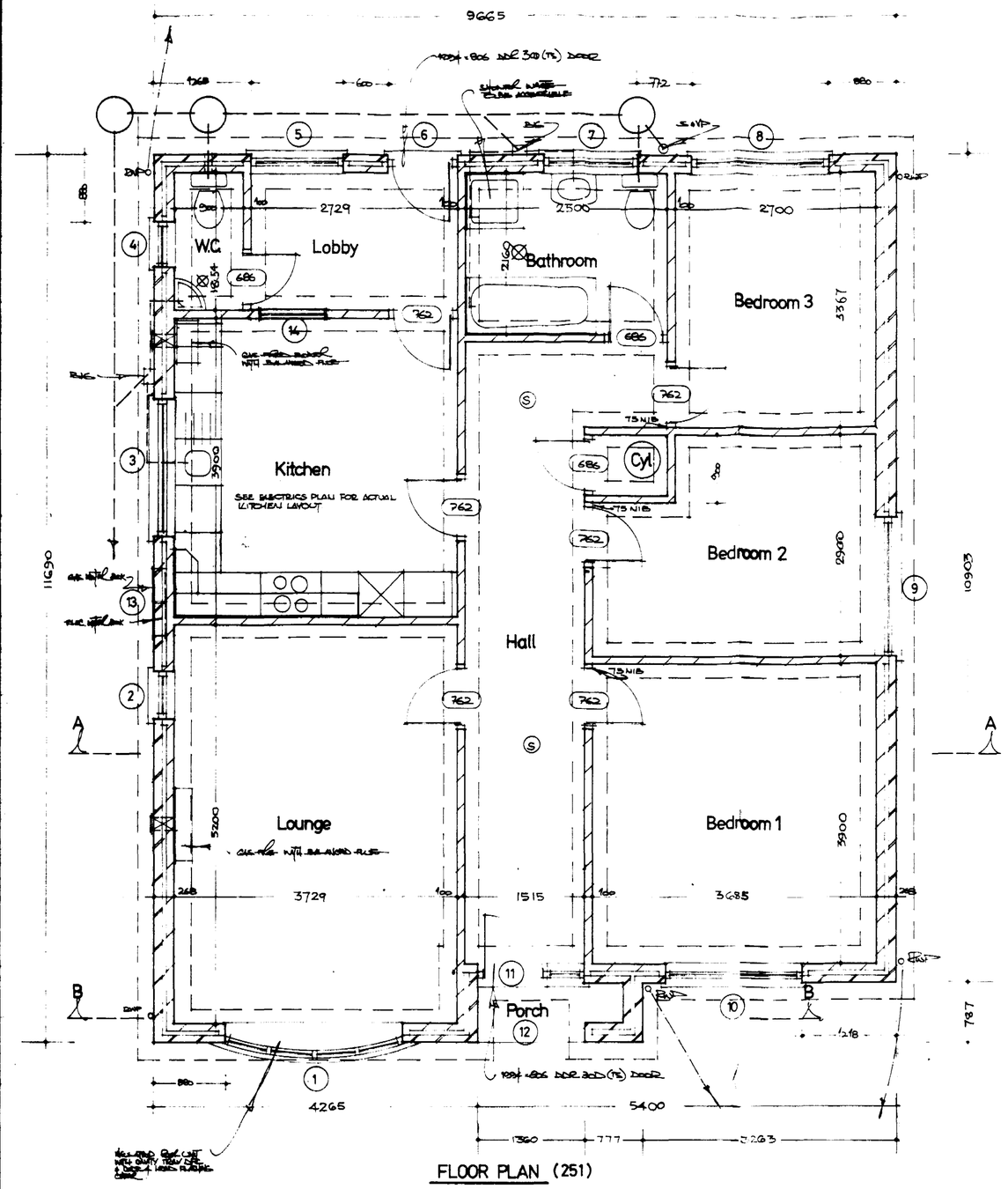


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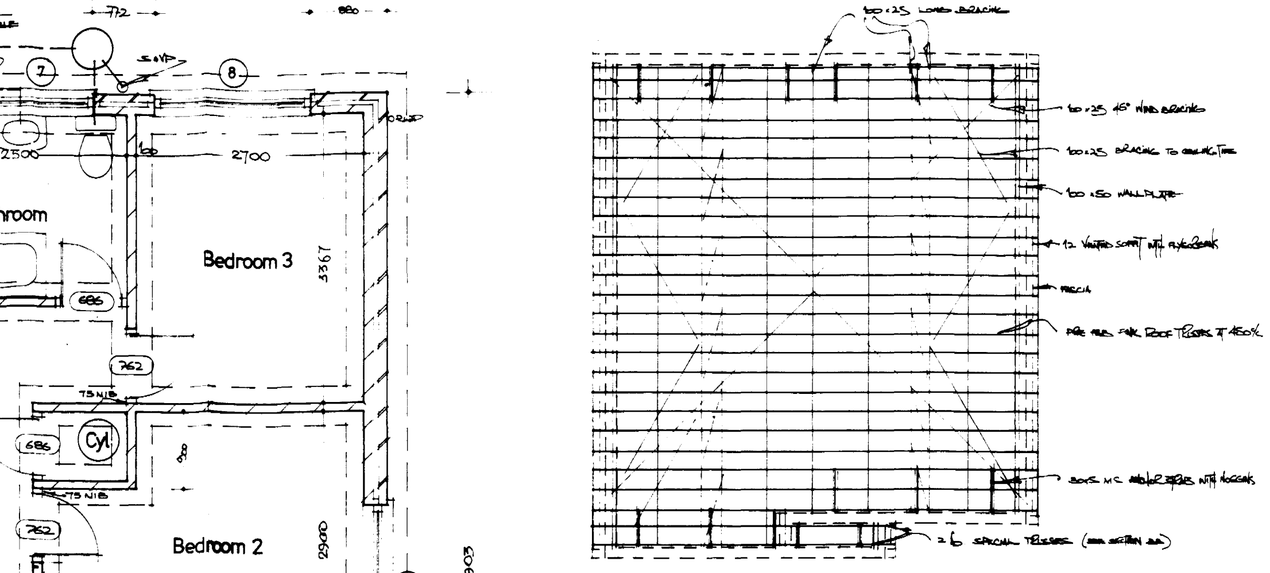


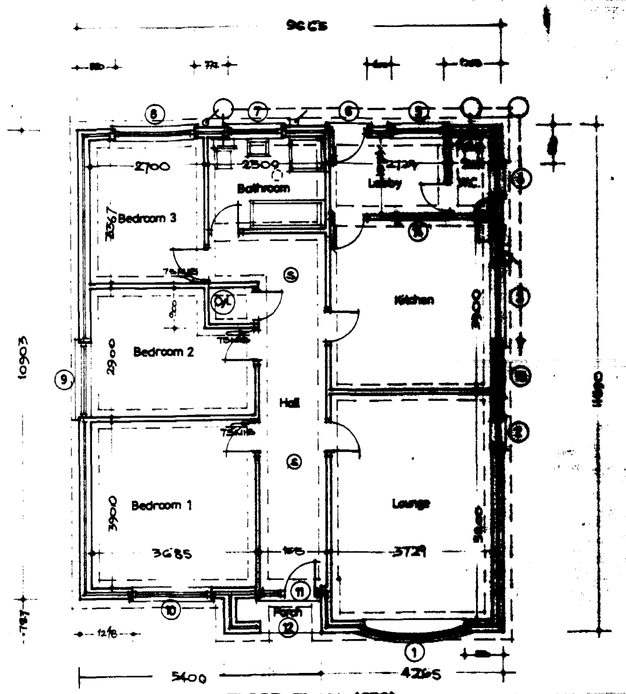
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE
HIGH ROAD, WHALEY
PROJECT:
LUCOLLY TYPE BUILDINGS
DRAWING:
STATION ROAD
Plots: AS Schedule
SCALE: 1:50 & 1:100
DATE:

SCHEDULE
HOUSING & PLANNING
12 OCT 1995
Ref: 0617/95




FLOOR PLAN (251)




FLOOR PLAN (250)

FOR DETAILS OF ROOF ABOVE & ROOF TIMBERS REFER TO SITE PLAN

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 105 FACING BRICKS, CAVITY INSULATED WITH 65 SHELL POLYSTYRENE BONDED BEAD OR, WHERE, LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TO CONTINENTALLY WALLTIES TO COMPLY WITH B.S. 1243: 1978 WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY & EVERY 555 AT JAMBS. ALL DOMAIN LOAD UNITS IS INSULATED. ALL BLOCKS UPTO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SAME FINISH. D.P.Cs, TRADITIONAL 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. LINE INSULATED CAVITY CLOSERS AT REVEALS & ASBESTOS CEMENT STRIP AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICK BELOW D.P.C. TO BE "A" ENGINEERING

**ROOF** MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAPPED MIN 150 LAP IN EACH DIRECTION. 2.5° PITCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX 1800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS, 100 X 50 WALL PLATES. 100 X 38 FASCIA & PLASTIC SOFFIT ALL AS DOMAIN. CONSTRUCTED TO B.S. 5268: PT 3: 1985. U.P.V.C. RAINWATER GOODS TO BE EQUIVALENT TO 100 U.P.V.C. GUTTERS & 65 DIAM. DOWNPIPE.

**FOUNDS** STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 PAVIOURS 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.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 RAMMED & 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 1/300 FR REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP UNLESS VENTILATING SOFFIT BOARDS & THROUGH EAVES VENTS. CHIMNEY OPENINGS LIMITED TO BE LINED WITH 2 LAYERS OF G/B MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

**JOINERY** WINDOWS TO BE PRESTIGE B & P STANDARD RANGE. ALL TO HAVE MIN 400 OPEN LIGHT VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) INTERNAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. PLUS 'A' GLASS TO ALL D/G WINDOWS.

**HEATING** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED - HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BED 1.1, SEC. 3. ALL FLUES TO HAVE EXTERNAL DIAMETER TERMINATIONS & TERMINATE TO BS 5440 PT 1 & NOT WITHIN 600 OF OPENABLE WINDOWS, MECH. VENT., REG. 12, REG. 2.

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BONDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PRODUCED WHERE WASTE VELOCITIES EXCEED 3000 (40 WASTES) & 1200 (20 WASTES) 100 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN 900 ABOVE & WINDOW HEADS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN A JOINT APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (MIN. 1 IN 40 & 1 IN 100). RADIUS PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 C.I. LINTEL CIRCLE TO BE SUITABLY PROTECTED BY A RIGID CONCRETE SURROUND (MIN 100 RING). ALL PIPES OVER USUALLY TO HAVE 150 CONCRETE GRANULAR BED & SURROUND. WATER MAINS LAID A DRAWING LESS THAN 900 COVER ARE TO BE PROTECTED BY RIGID SLABS PLACED ABOVE NOT LESS THAN 25 PEA GRAVEL. WASTE UNDERGROUND & UNANCHORED THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BRIDGE ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BEDDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE TRAPPED. MAINS TO BE OF ALL CLAY PIPES, MANHOLES, PRECAST CONCRETE RINGS.

**I.Cs** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. ORANGE 'C' COVERS USED GENERALLY & ORANGE 'D' GULLEYS IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

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

**DRIVEWAY** 50 (MIN CLINE) 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** RATED VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN. 15 LITRES/SEC) & TO KITCHENS - BY DOUBLE 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 & GLAZING** PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED + MAINS OPERATED WITH SEPARATE FUSE. TO B.S. 5446 PT 1 + TO APPROVED DOCUMENT B1. ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED ARIAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 PB.

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

| No | Joinery | 251 | 250 | Lintel | Weight |
|---|---|---|---|---|---|
| 1 | C2424 B/W | — | — | GL2 | 23kg |
| 2 | 1424 V (2L) | — | — | GL2 | 16kg |
| 3 | 2424 C (2L) | — | — | GL2 | 29kg |
| 4 | 1624 V (2L) | — | — | GL2 | 16kg |
| 5 | 2400 (2L) | OPP | CAT | UL2 | 41kg |
| 6 | PFL | — | — | GL2 | 13kg |
| 7 | 2400 (2L) | OPP | CAT | UL2 | 41kg |
| 8 | B2424 (2L) | — | — | GL2 | 23kg |
| 9 | " | — | — | GL2 | " |
| 10 | 3624 C (2L) | — | — | GL2 | " |
| 11 | PFD 1626 F | OPP | CAT | UL2 | 46kg |
| 12 | — | — | — | UL2 | " |
| 13 | — | — | — | M.B.L. | 16kg |
| 14 | SPECIAL | — | — | D100 | 1200 |

GALVD DOOR SET ON 150 CONC. PLINTH / 1930 (2L) / 1524 V (2L) / 1524 C (2L)

ALL LINTELS RESTRAINED TO MASONRY BY STRAPS (Unless otherwise noted)

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
12 OCT 1995
Ref: 0617/93

APPROVED PLANS
Ref. A5

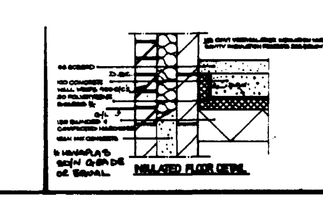
**P. L. ELY (CONTRACTORS) LTD**
**BUILDERS & ESTATE DEVELOPERS**
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

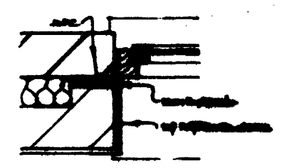
PROJECT: STRATFORD TYPE BUNGALOW

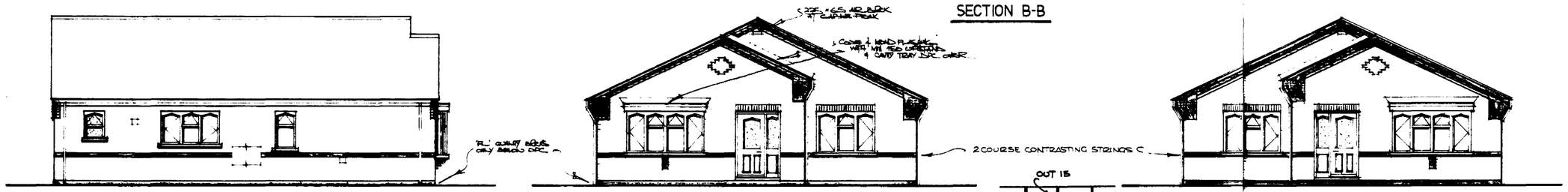
DRAWING: STATION ROAD (WEST), LONG SUTTON
Plots: As Schedule

SCALES: 1:50 & 1:100

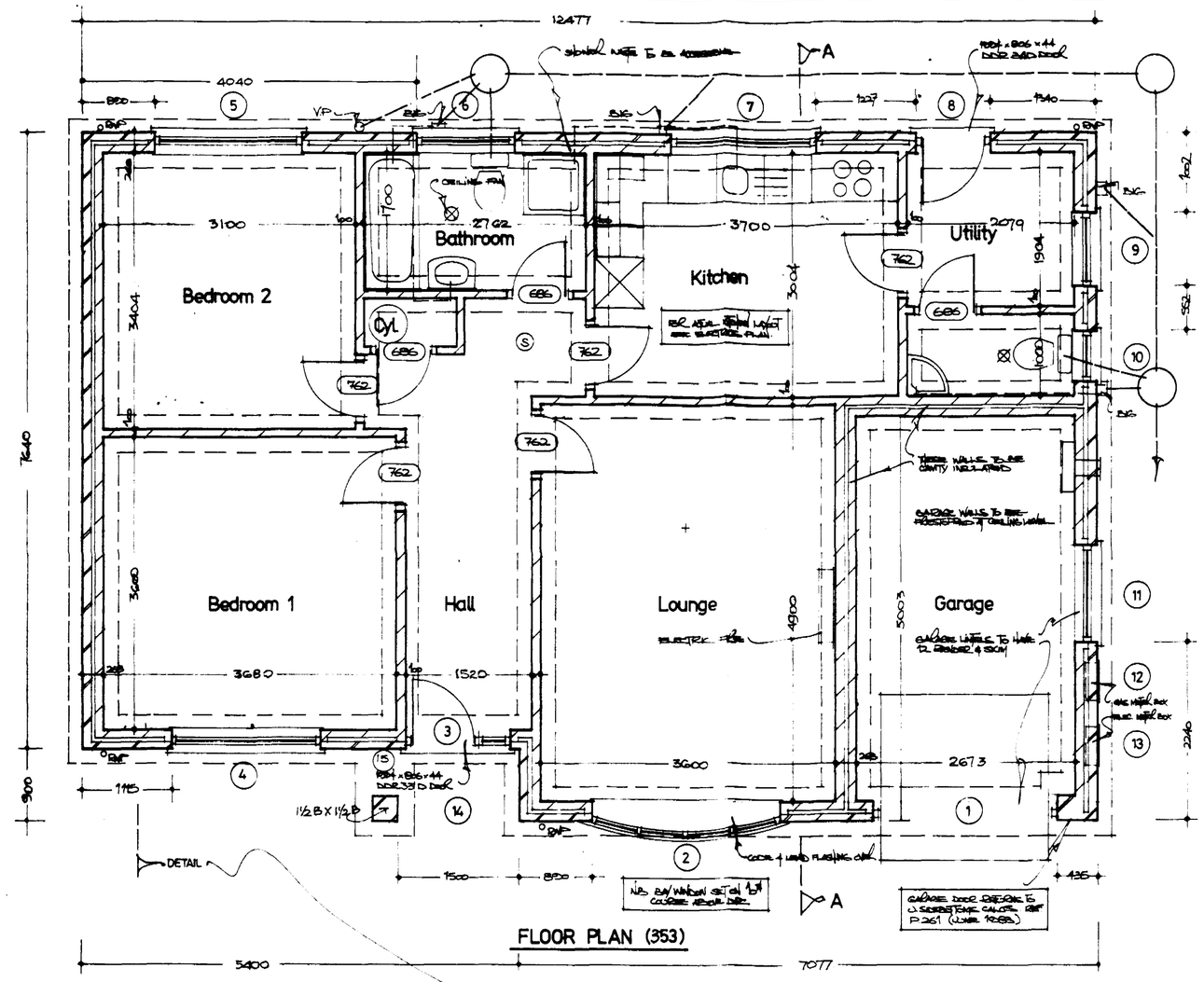
DATE: July '94



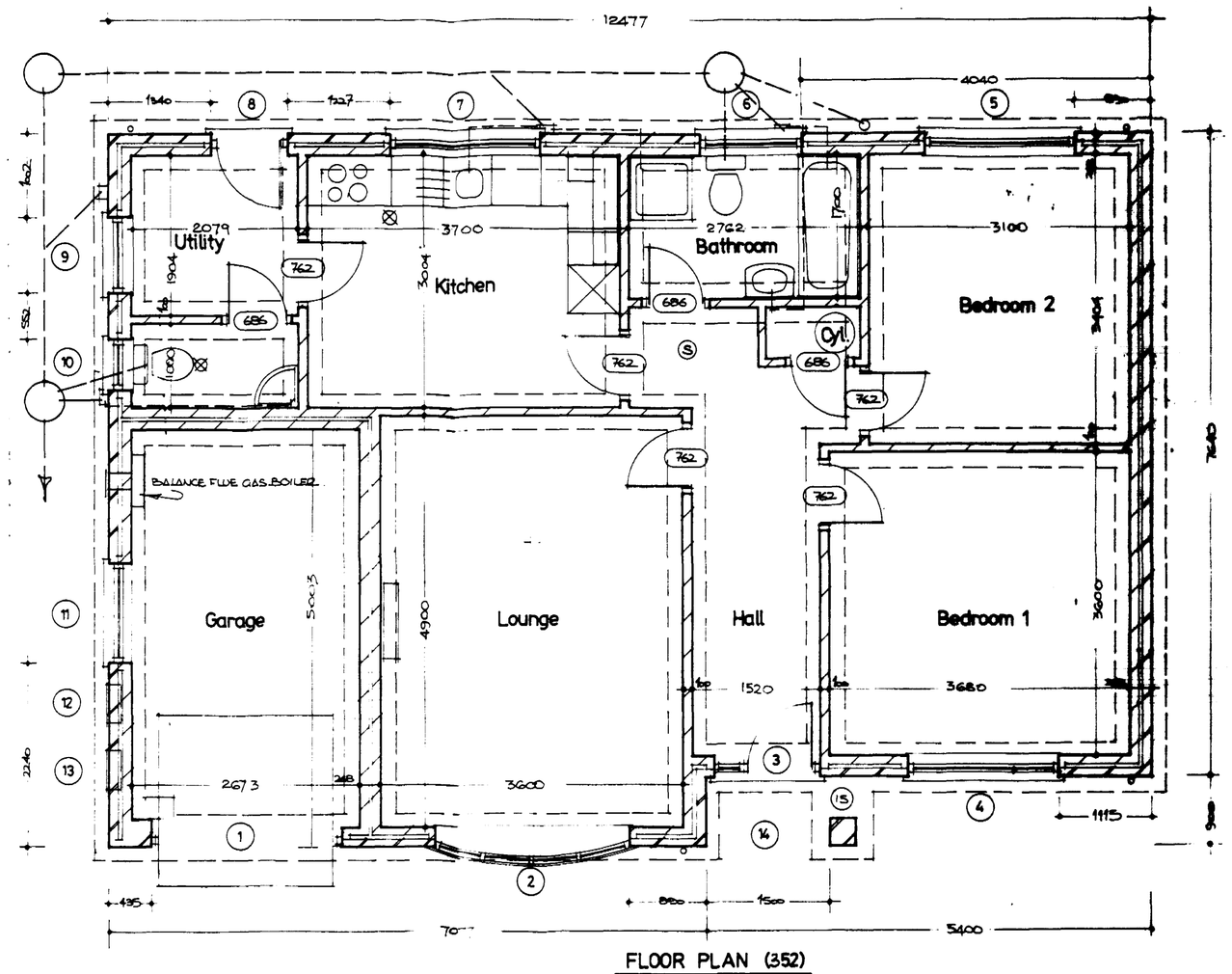






FLOOR PLAN (353)




FLOOR PLAN (352)

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH C.I. SHELL ROCKMASTER BONDED BACK OF BRICK LEAF TO BE 100 LYTAG THERMAL BLOCKS, BLACKBOND TIED AND VERTICALLY TRUE TO COURSING WITH B.S. 1243: 1978 WITH MAX STAGGERS 500 HORIZONTALLY, 650 VERTICALLY. CAVITY 125 AT 2.5MM. ALL DOMINA LOWS UNLESS INSULATED. ALL BLOCKS UPTO 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.Cs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS ON SUSPENDED GROUND FLOORS. CAVITY CLOSURES AT EAVES & VERGES. CAVITY CLOSURES AT CHANGES OF CONSTRUCTION TO BE AT EAVES LEVEL TO AVOID THERMAL BRIDGING. ALL BRICKS BELOW DPC TO BE WAT'R PROOF QUALITY.

**ROOF** VALLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 SIDELAP ON 25 X 125 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING 150 LAP IN EACH DIRECTION.
30° PITCH PRE-FABRICATED TRUSS ROOF TRUSSES AT 600 CENTRES STRAPPED AT VERGES & CEILING LEVEL AT FULL 600 CENTRES WITH JOISTS IN 5 ANCHOR STRAPS, 600 SPACING TYPE 30 GALVANISED PLATES. TO BS 5268 PT 3 TO RESIST A DESIGN WIND FORCE EQUIVALENT TO B.S. 6399-PT 3 / SIBSE. UPVC. RAINWATER GOODS TO BE BRANDED TO BS 4576. GUTTERS 125 DIAM. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF C20P CONCRETE (OR C30P 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.U.D.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 150 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 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 1:250 FOR EQUIVALENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT ROLL, TYPHLOC EAVES VENTS. GARAGE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 9.5 PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT.

**JOINERY** WINDOWS TO BE TIMBER B & P STANDARD CASEMENTS TO LINE WITH ACCOMM. NIGHT VENTS & SEALED DOUBLE GLAZING UNITS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
ALL WINDOWS DOUBLE GLAZED WITH 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 : 1977 SEE 5. ALL FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDERS, IN ACCORD WITH DRG L/ SECTION 2.

**WASTES** BATH, SINK & SEWER WASTES TO BE 40 BRASS BASINS TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE FITTED WHERE WASTE LENGTHS EXCEED 3000 AND WASTES 1.6 TO 32 WASTE.
100MM 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 GIVE CLEANING GIRLS EVERY POLL NO STEEP THAN 1:40. WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 2 NO LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE WATERTIGHT ALL PIPES LAID IN BELLY TO HAVE 150 CONCRETE PER CRADLE, BED & SURROUND WHERE NOT UNDER A DRIVE OR WHERE LESS THAN 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL SURFACE WHERE REQUIRED TO HAVE BOSSING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MAINTAIN 50 GAP ALL GROUND BAR PIPES. WHICH PASS THROUGH EXTERNAL WALLS.
INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. A PRECAST P.V.C. SET ON 150 THICK CONCRETE BASE. GRADE 'C' COLLEN USED. CHAMBERS AT 4 GRADE & 6 GRADE WITH BENCH SET ON 450 THICK CONCRETE PLINTH.

**I Cs** ALL SURFACE WATER DRAINS TO DISCHARGE INTO 450 DIA SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

**SOAKAWAYS**

**DRIVEWAY** 50/6 CLINKER GRANULAR 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 VENTILATORS/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.

**F&V DETAILS**

**SMOKE ALARMS** BATHROOM CAT 340 : W/C CAT 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

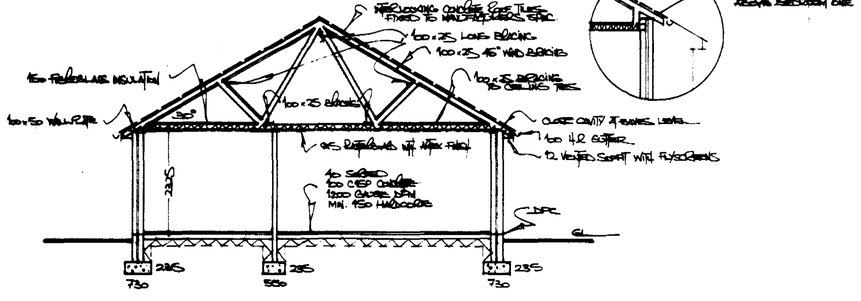
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

### SCHEDULE

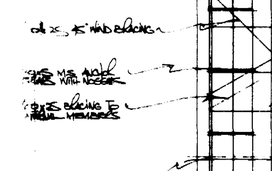
| No. | Quantity | 353 | 352 | Lintel | Length |
|---|---|---|---|---|---|
| 1 | UP 7666 HS | — | — | UL2 | 2700 |
| 2 | GB45 BAY | — | — | UL2 | 2700 |
| 3 | PR 127 FF | — | — | UL2 | 1650 |
| 4 | H 3132 CDA (SS) | — | — | UL2 | 2100 |
| 5 | H 3132 CDD (SS) | — | — | UL2 | 2100 |
| 6 | H 2150 D (SS) | OPP | CAT | UL2 | 1500 |
| 7 | H 3150 D (SS) | — | — | UL2 | 2100 |
| 8 | PR 25 | — | — | UL2 | 1200 |
| 9 | H 24 1 E D (SS) | — | — | UL2 | 1350 |
| 10 | H 415 D (SS) | — | — | UL2 | 1050 |
| 11 | H 2150 D (SS) | OPP | CAT | UL2 | 1500 |
| 12 | — | — | — | MBL | 750 |
| 13 | — | — | — | MBL | 750 |
| 14 | — | — | — | UL2 | 1200 |
| | | | | UL2A | 900 |

SHALLOW ORDINARY BAY TO BE GB45 (H 1130 (SS) / H 1140 (SS)) H 1150 (SS) H 1126 (SS)

ALL LINTELS INSTALLED TO MANUFACTURERS SPEC (INCL. PC AND BRACING)




SECTION A-A

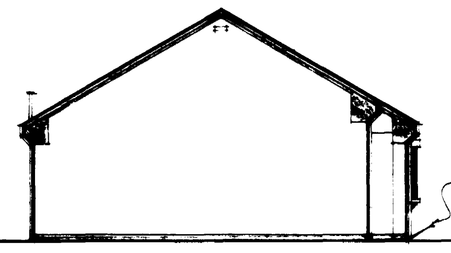



JAMB DETAIL 1/10

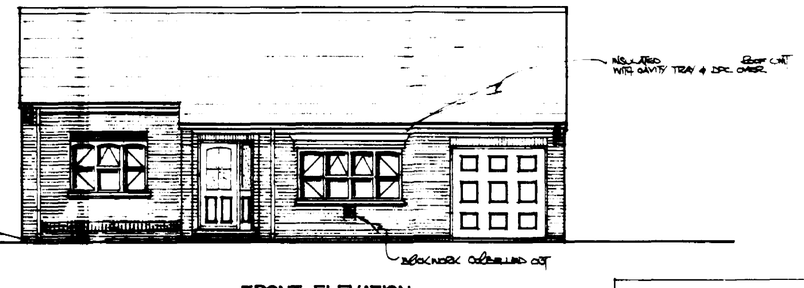



ROOF PLAN

ROOF CONSTRUCTION TO BE AS PREVIOUS APPROVED PLANS



SIDE ELEVATION

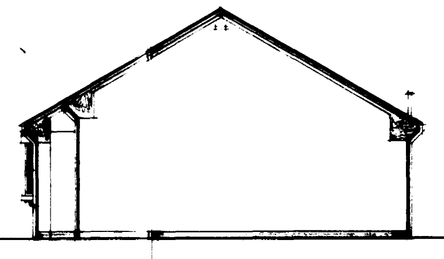



FRONT ELEVATION

ELEVATIONS WITH UNPROTECTED AREAS OF WINDOWS ETC TO BE MIN 1M FROM BOUNDARY



FRONT ELEVATION



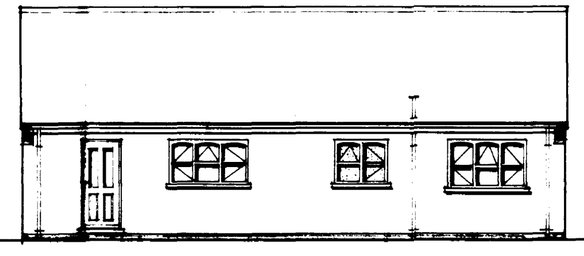
SIDE ELEVATION

SO: [illegible] HOUSING & PLANNING
12 OCT 1995
Ref: 0617/93

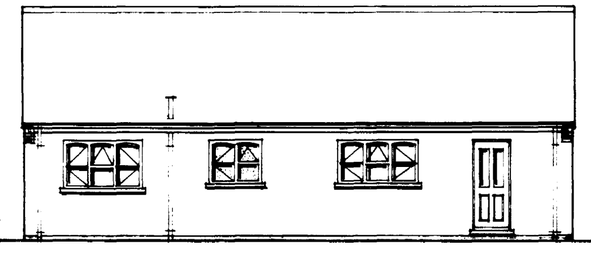
ALL DIMENSIONS IN MILLIMETRES



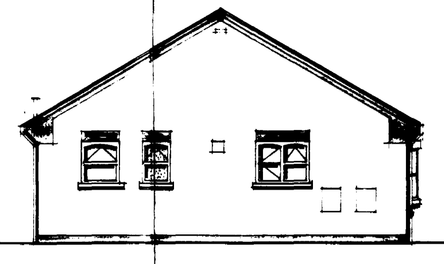

SIDE ELEVATION



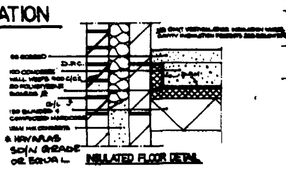
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION




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

PROJECT: SLEAFORD TYPE BUNGALOW

PLAN A/3

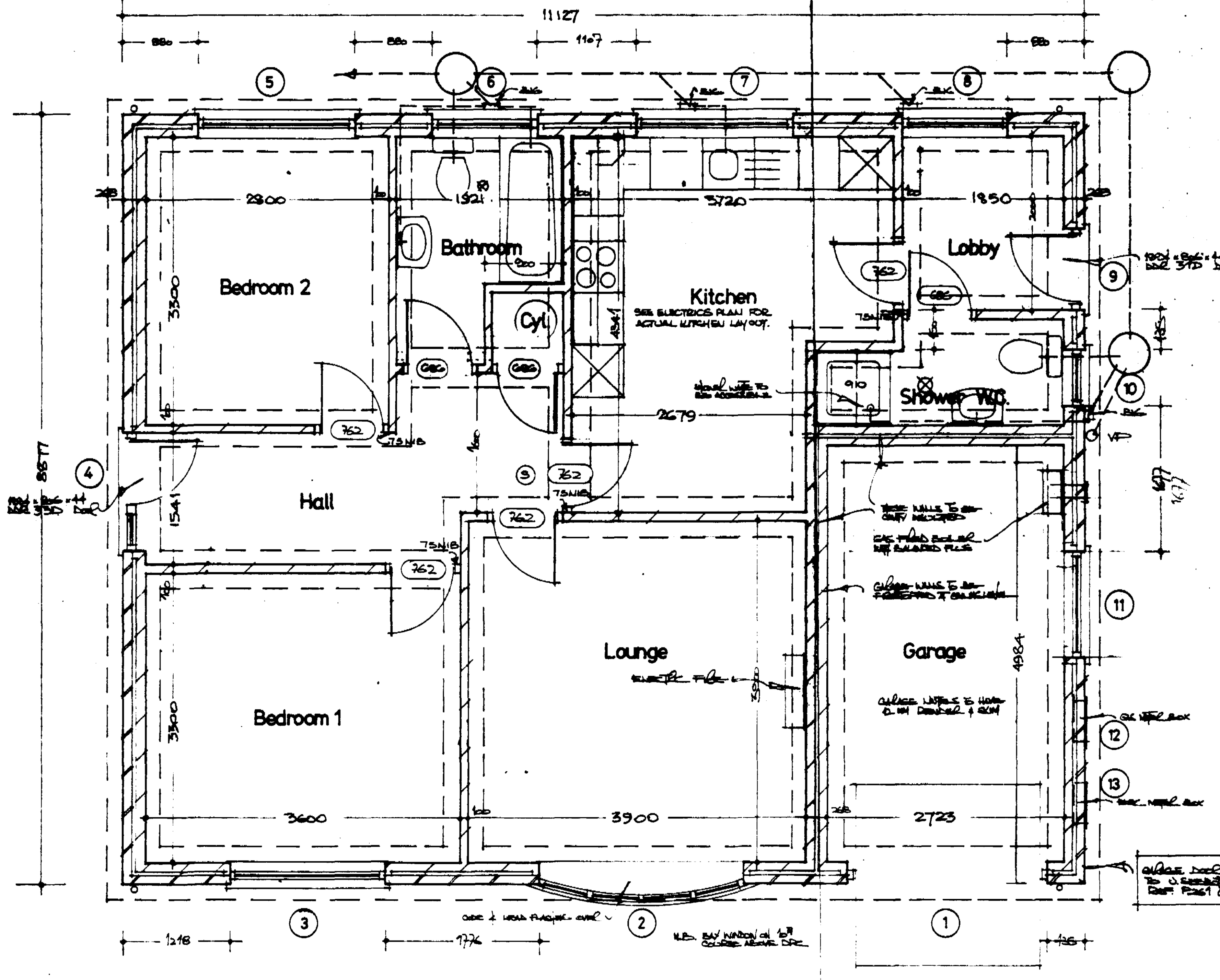
DRAWING: STATION ROAD (WEST), LONG SUTTON; Plots: AS Schedule

SCALES 1/50. 1/100.

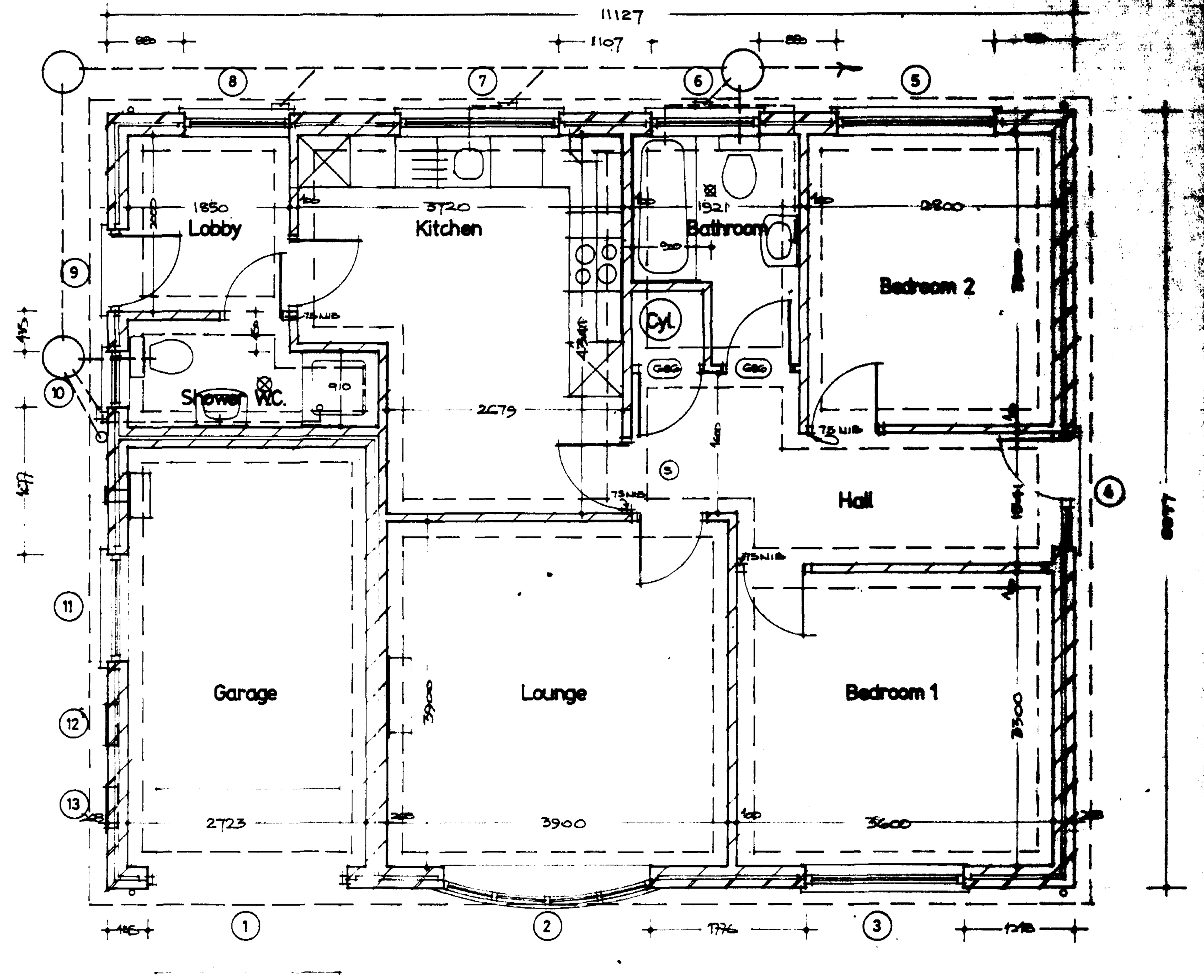
DESIGN/PLAN No. 352/3

DATE: July '94

DRAWN:




FLOOR PLAN (255)




FLOOR PLAN (254)

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

## CONSTRUCTIONAL DETAILS

**WALLS.** [illegible] ALL BRICKS BELOW DPC TO BE 'FL' QUALITY.

**ROOF.** [illegible]

**FOUNDS.** STRIP FOUNDATIONS OF C.I.P. CONCRETE [illegible] WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.H.D.C. BUILDING INSPECTOR.

**FLOORS.** [illegible]

**CEILINGS.** [illegible] GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BLDG. REG. REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP [illegible]

**JOINERY.** WINDOWS TO BE FROM THE B & P STANDARD RANGE. [illegible] DOUBLE GLAZING UNITS (EXCEPT GARAGE) [illegible]
PILKS 'K' GLASS TO ALL D/G WINDOWS.

**HEATING.** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS5 L1. SEC. 3. ALL FLUES TO HAVE EXTERNAL GUARDS. THERMOSTAT & TIME CONTROL TO BOILER & HOT WATER CYLINDER IN ACCORDANCE WITH REG. L1. SEC. 2.

**WASTES.** [illegible]

**DRAINS.** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 S.W. 1:100). [illegible] ALL GULLEYS TO BE RODDABLE [illegible]

**I.Cs.** INSPECTION CHAMBERS NOT EXCEEDING 600 DEEP TO BE 450 DIAM. APPROVED P.V.C. SET ON 150 THICK CONCRETE BASE. GRADE 'C' COVERS USED GENERALLY & GRADE 'B' [illegible] SET ON 150 THICK CONCRETE PLINTH.

**SOAKAWAYS.** ALL SURFACE WATER DRAINS TO DISCHARGE INTO [illegible] SOAKAWAYS SITED MIN. 5M. FROM ANY BUILDING.

**DRIVEWAY.** 50 (10 CLEAN) RAKED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

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

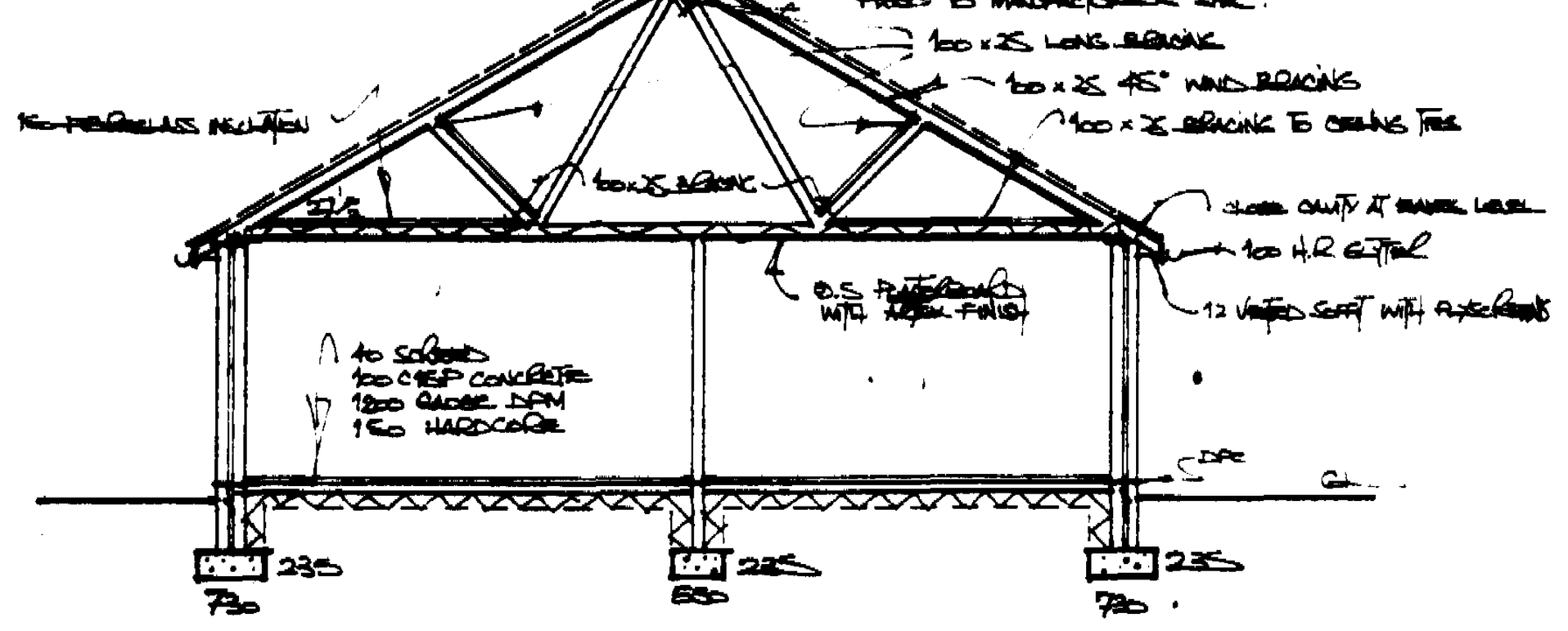
**MECH. VENT.** [illegible] EXTRACTOR FANS TO BE PROVIDED TO BATHROOM & SHOWER/WC (MIN. 15 LITRES/SEC) & TO KITCHENS OR COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC). DUCT IN LOFT SPACE TO BE INSULATED.

FAN DETAILS: KITCHEN CMF 270 BATHROOM CMF 240 SHOWER ROOM CMF 240.

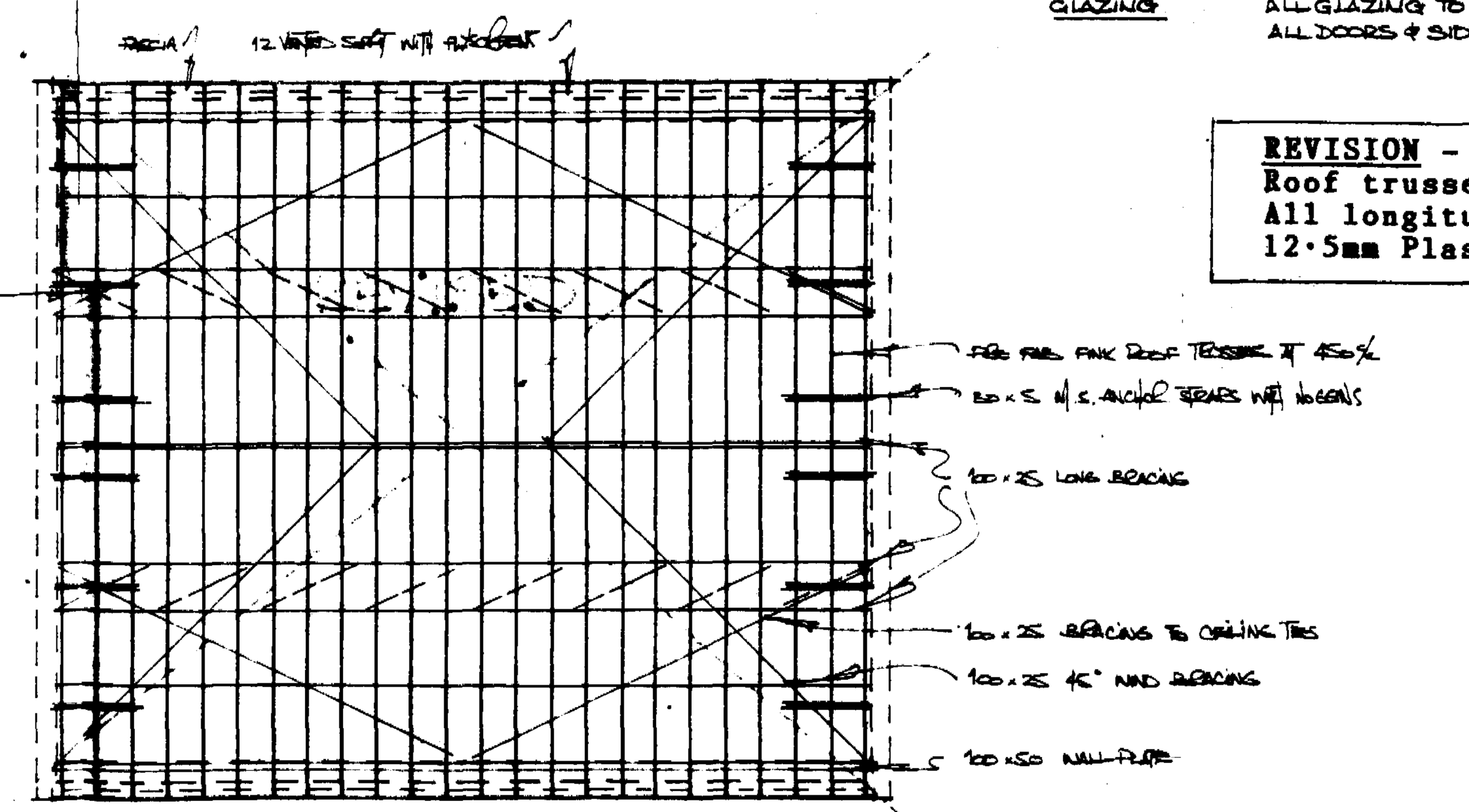
SMOKE ALARMS: PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.

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

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

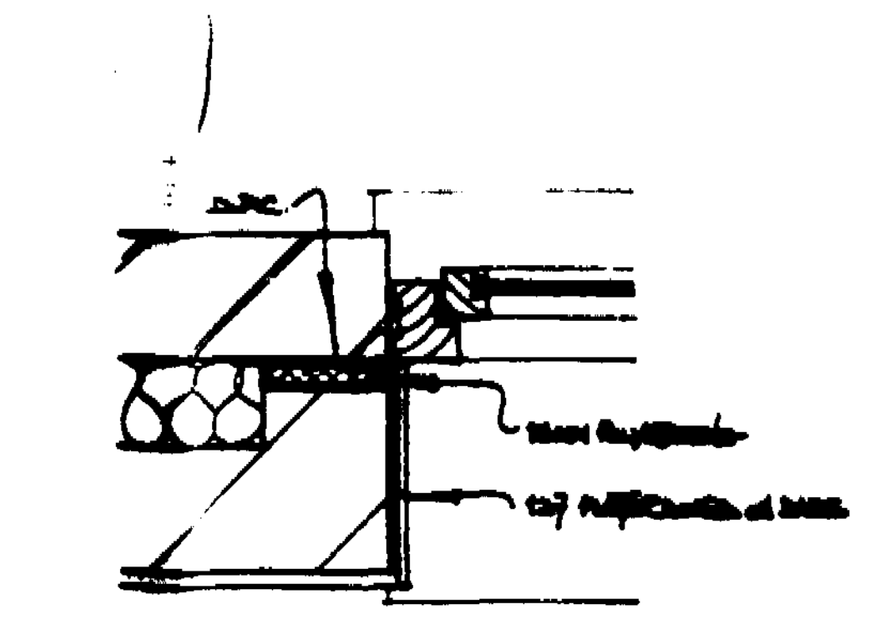


SECTION



ROOF PLAN

Roof constructed to BS 5268. Part 3. 1985

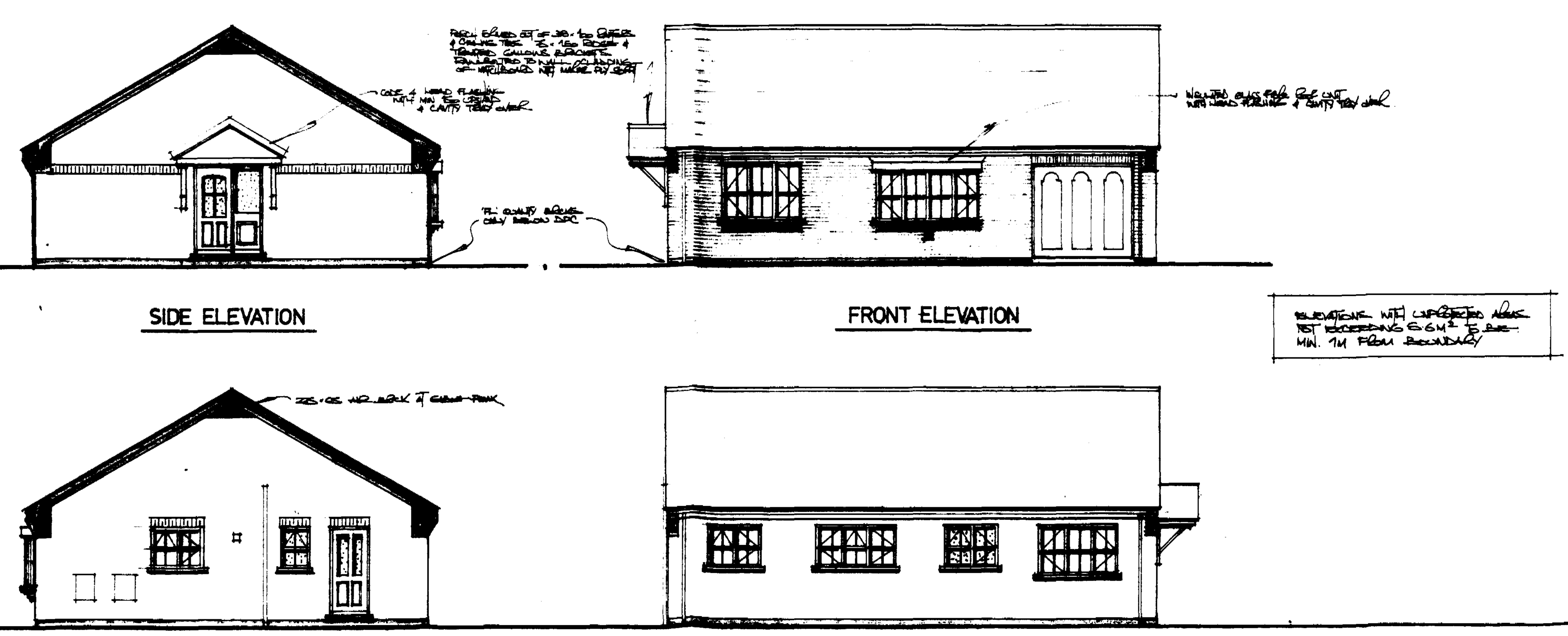


JAMB DETAIL

| No. | Joinery | 255 | 254 | Lintel | Length |
|---|---|---|---|---|---|
| 1 | [illegible] | — | — | UL2 | [illegible] |
| 2 | [illegible] | — | — | UL2 | [illegible] |
| 3 | [illegible] | — | — | UL2 | [illegible] |
| 4 | [illegible] 135 F | [illegible] | [illegible] | UL2 | [illegible] |
| 5 | [illegible] | — | — | UL2 | [illegible] |
| 6 | C210CD | [illegible] | [illegible] | UL2 | [illegible] |
| 7 | [illegible] | — | — | UL2 | [illegible] |
| 8 | C210CD | [illegible] | [illegible] | UL2 | [illegible] |
| 9 | [illegible] | — | — | UL2 | [illegible] |
| 10 | C110D | — | — | UL2 | [illegible] |
| 11 | C210CD | [illegible] | [illegible] | UL2 | [illegible] |
| 12 | — | — | — | NBL | [illegible] |
| 13 | — | — | — | NBL | [illegible] |

SHALLOW CIRCULAR BAY TO BE C2AC/ C112C / C112 (FIXED) / C112 (FIXED) / C112C

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



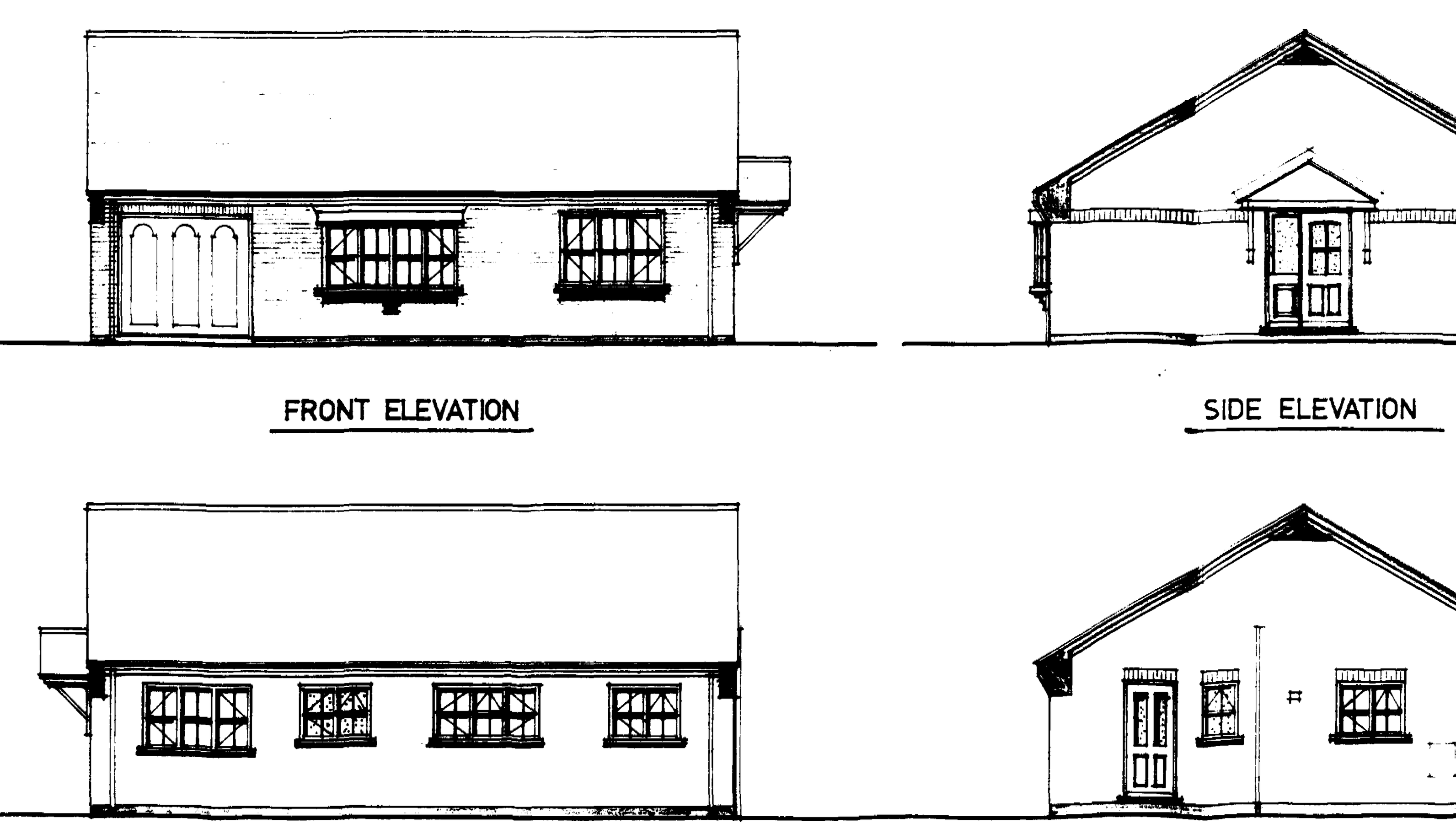
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

DESIGN No 255



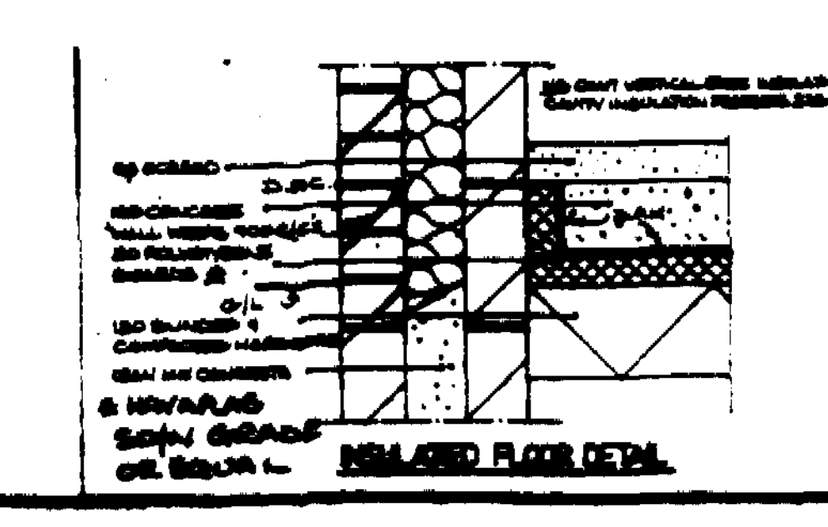
FRONT ELEVATION

SIDE ELEVATION

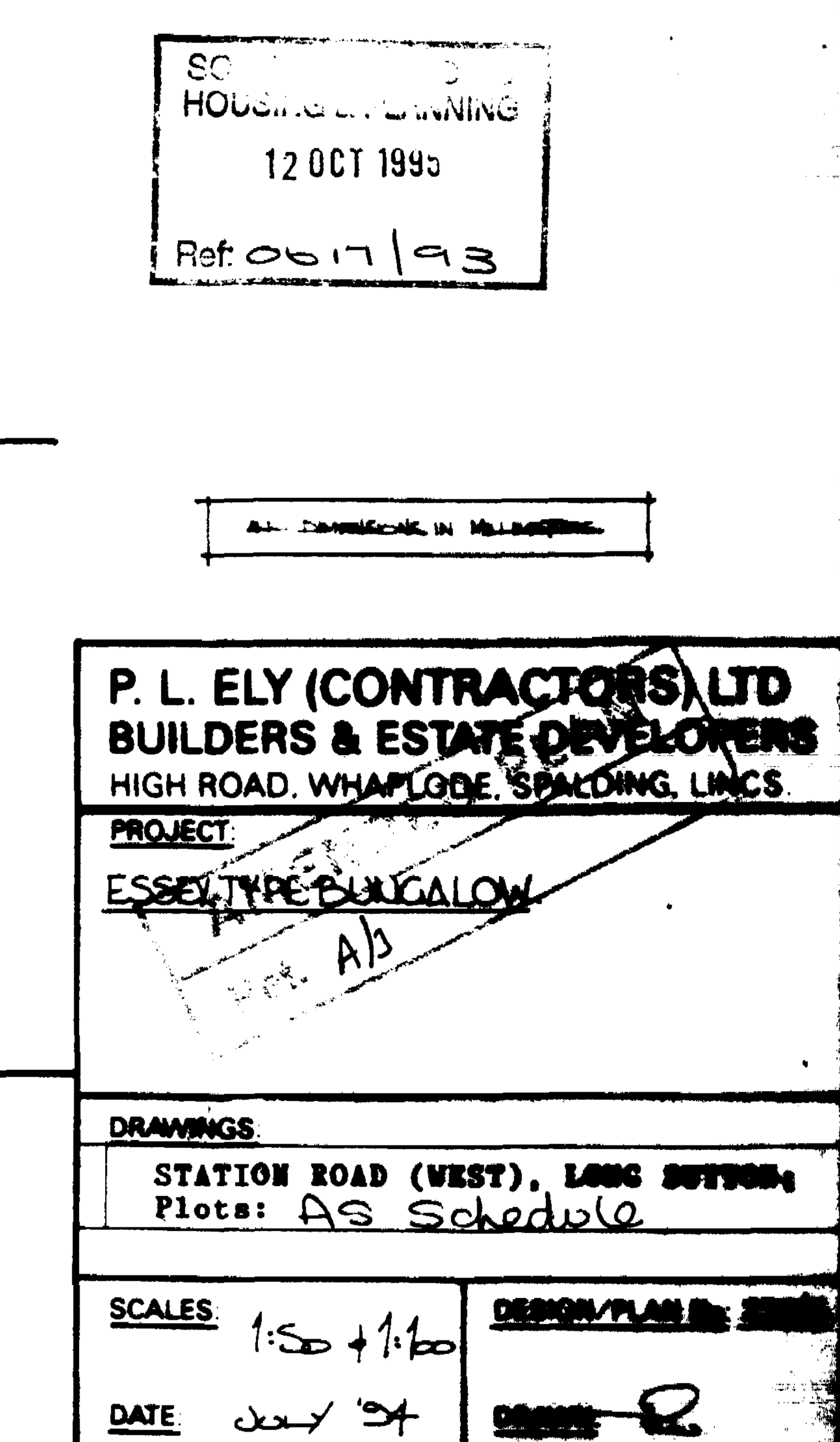
REAR ELEVATION

SIDE ELEVATION

DESIGN No 254



INSULATED FLOOR DETAIL



SC[illegible] HOUSING [illegible] PLANNING
12 OCT 1995
Ref: 0617/93

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

PROJECT:
ESSEX TYPE BUNGALOW

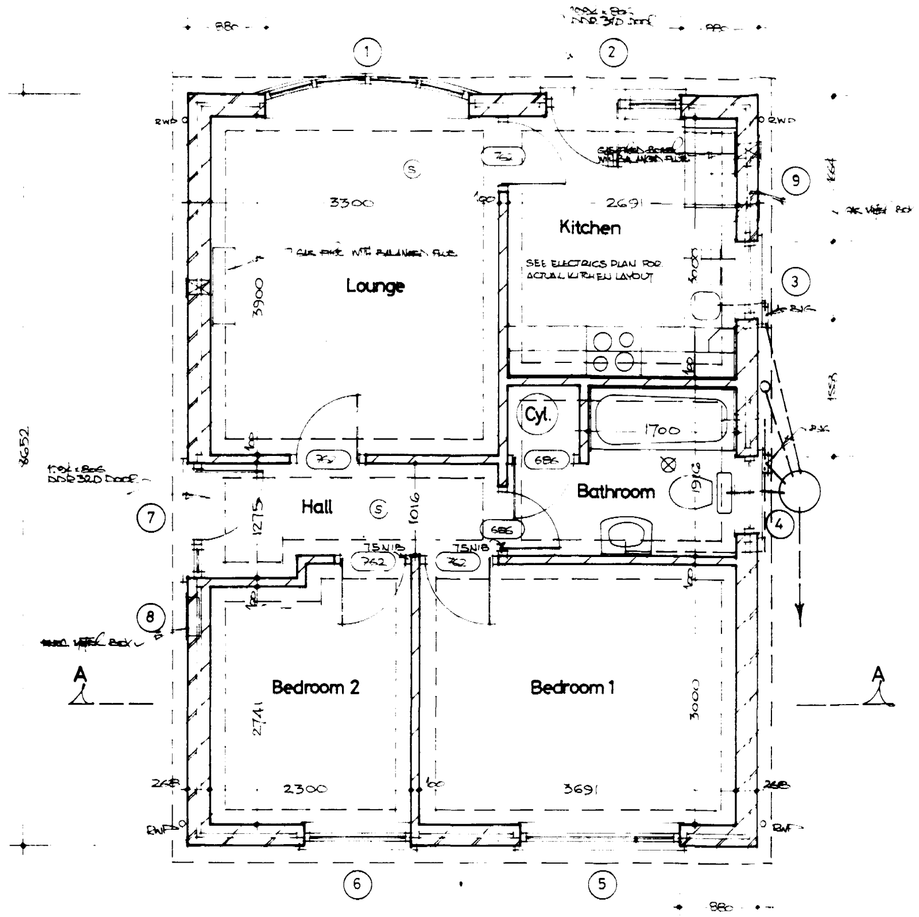
DRAWINGS:
STATION ROAD (WEST), LONG SUTTON.
Plots: As Schedule

SCALES: 1:50 + 1:100

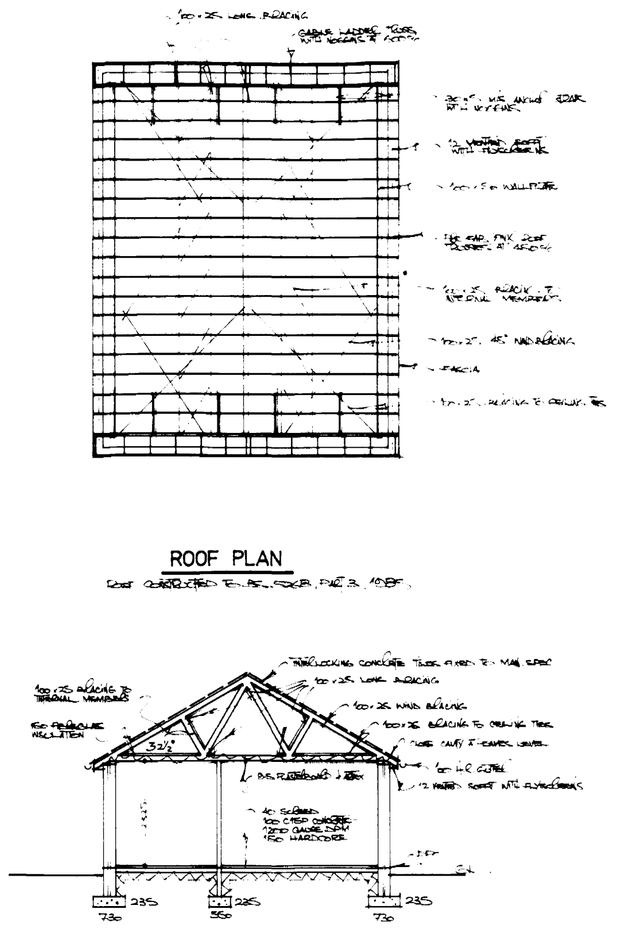
DATE: July '94

DESIGN/PLAN No: [illegible]

DRAWN: [illegible]




FLOOR PLAN (264)




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

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 103 FACING ENGICAS CAVITY INSULATED WITH 65 SUCEL POLYSTYRENE BONDED BEADS INNER LEAF TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COATS INTERNALLY WALL TIES TO COMPLY WITH B.S 1243 1978 WITH MAX SPACINGS 900 HORIZONTALLY 450 VERTICALLY & EVERY 225 AT JAMBS. ALL DOORWAY LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 12MM FINISH. D.P.Cs TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEHIND 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, BLOCKS ETC. TO BE OF 1ST QUALITY.

**ROOF** MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 38 X 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAYING ISO LAP IN EACH DIRECTION
35½° PITCH PEF - FABRICATED PINK ROOF TRUSSES AT 450 CENTERS STRAPPED AT VERGES, CEILING LEVEL AT MAX 800 CENTRES WITH 30 X 5 M.S. ANCHOR STRAPS. 100 X 50 WALL PLATES. 100 X 25 BEARINGS ON PORCH ROOF ALL AS DRAWN CONSTRUCTED TO B.S. 5268 PT 3 1985
U.P.V.C. RAINWATER GOODS TO BE EQUIVALENT TO 100 U.R. GUTTERING & 65 DIAM. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF CLASP CONCRETE (OR CONCRETE 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. OR O.C. BUILDING INSPECTOR.

**FLOORS** GROUND FLOOR TO BE 40 SANDLEMENT SCREED ON 100 CLASP CONCRETE SUB-FLOOR (OR CROP WHERE BEARING ICED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

**CEILINGS** CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES - ROOF SPACE VENTILATED TO EQUIVALENT OF 2000 MM² PER LINEAL METRE OF EAVES. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TYMLOC EAVES VENTS. GARAGE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 12.5 MM PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

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

**HEATING** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS 1566 PT 1 & PT 2 RESPECTIVELY. EXPOSED HOT WATER PIPES TO BE INSULATED TO BS 5422 1977 TABLE 3 THICKNESS. THE CONTROLS TO INCLUDE A HOT WATER CYLINDER THERMOSTAT & ROOM THERMOSTAT WITH TIME CONTROL TO BOTH IN ACCORDANCE WITH REG. 44 SCHEDULE 2.

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40 WASH BASIN WASTES 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 (40 WASTES) & 1700 (32 WASTES) FROM CROWN TRAP. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE WINDOW HEADS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN VITRIFIED CLAY PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 IN 60 S.W. 1 IN 100). WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID SLEEVE MIN 150 OR MAKE A FLEXIBLE JOINT WITHIN 150 OF FACE. ALL PIPES OVERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND WHERE NOT UNDER A DRIVE & LAYING LESS THAN 900 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & LAYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BEDDED ABOVE NOT LESS THAN 75 PEA GRAVEL.
SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MINIMUM 150 GAP ALL ROUND EXCEPT WHERE PASSING THROUGH WALLS.

**I Cs** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC SET ON 150 THICK CONCRETE BASE GRADE C. COVERS USED GENERALLY A GRADE B 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 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 KITCHEN BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTS IN LOFT SPACE TO BE INSULATED
BATHROOM CMT 240

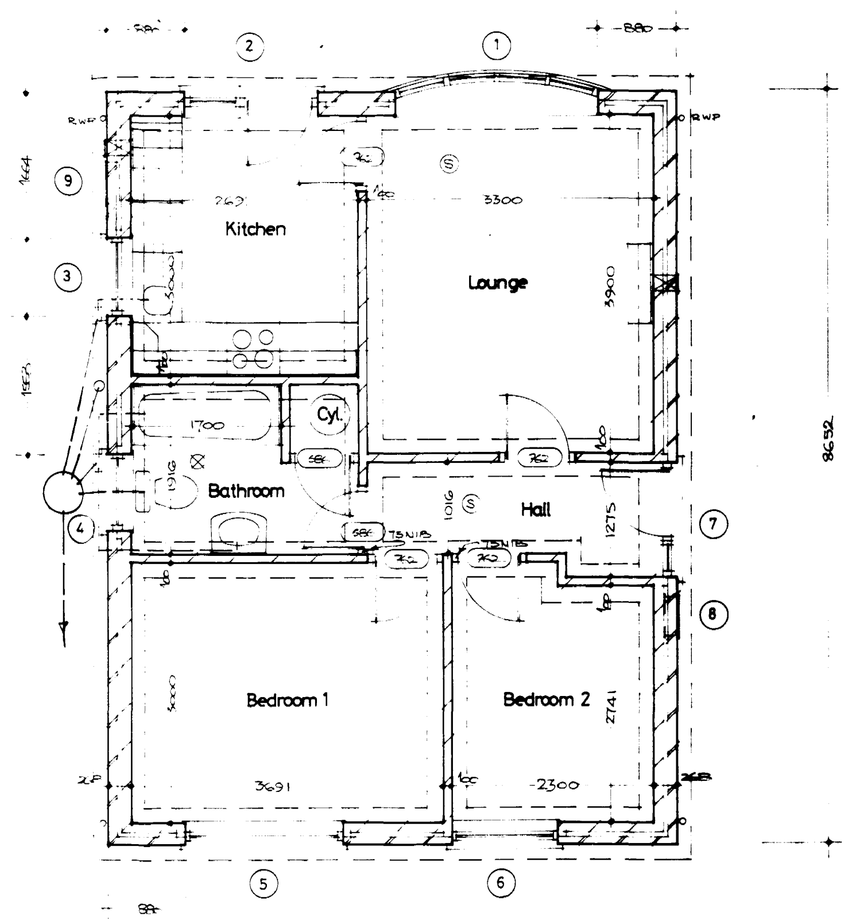
**FAN DETAILS** :

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

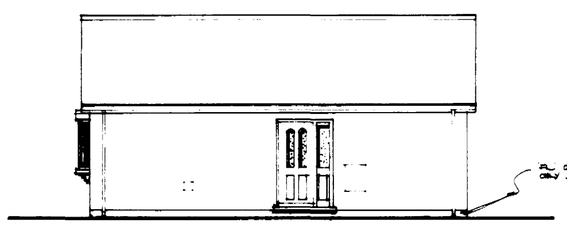
**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT 'N'. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981.



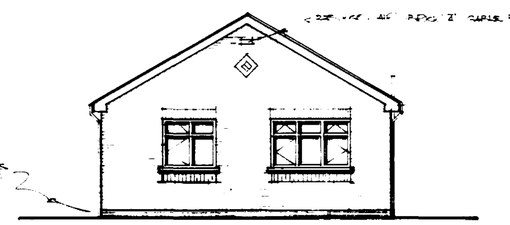

| No. | JOINERY | 264 | 265 | LINTEL | LENGTH |
|---|---|---|---|---|---|
| 1 | CLOAK DOOR | — | — | UL2 | 2700 |
| 2 | MW 4BOT | OPP | OPP | UL2 | 1800 |
| 3 | 2W 90W | — | — | UL2 | 1200 |
| 4 | 2W 90 CH | OPP | OPP | UL2 | * |
| 5 | 3BSTT | — | — | UL2 | 2400 |
| 6 | 2W3W | OPP | OPP | UL2 | 1500 |
| 7 | FD 1S7C | OPP | OPP | UL2 | 1650 |
| 8 | — | — | — | MBL | 760 |
| 9 | — | — | — | MBL | * |



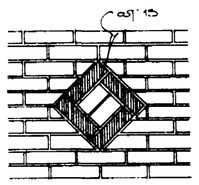

FLOOR PLAN (265)



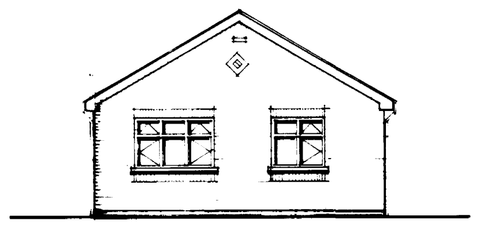
SIDE ELEVATION



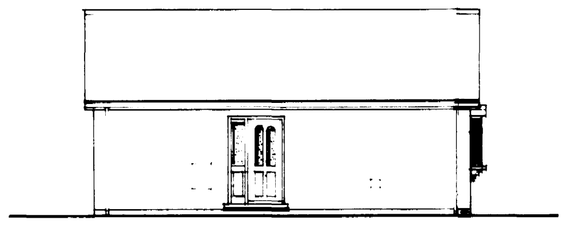
FRONT ELEVATION



DIAMOND FEATURE

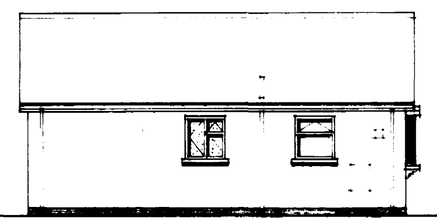


FRONT ELEVATION

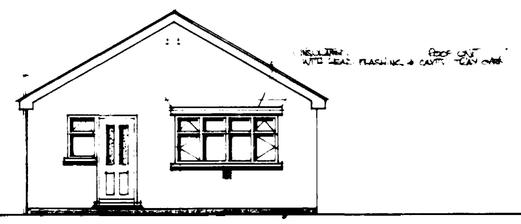


SIDE ELEVATION

ALL DIMENSIONS IN MILLIMETRES



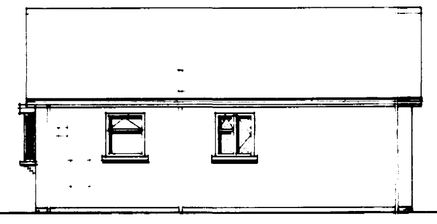
SIDE ELEVATION



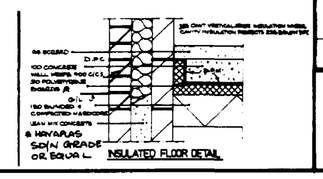
REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION




**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

12 OCT 1995

Ref: 0617/93

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

PROJECT
HUMBER TYPE BUNGALOW.

A/3

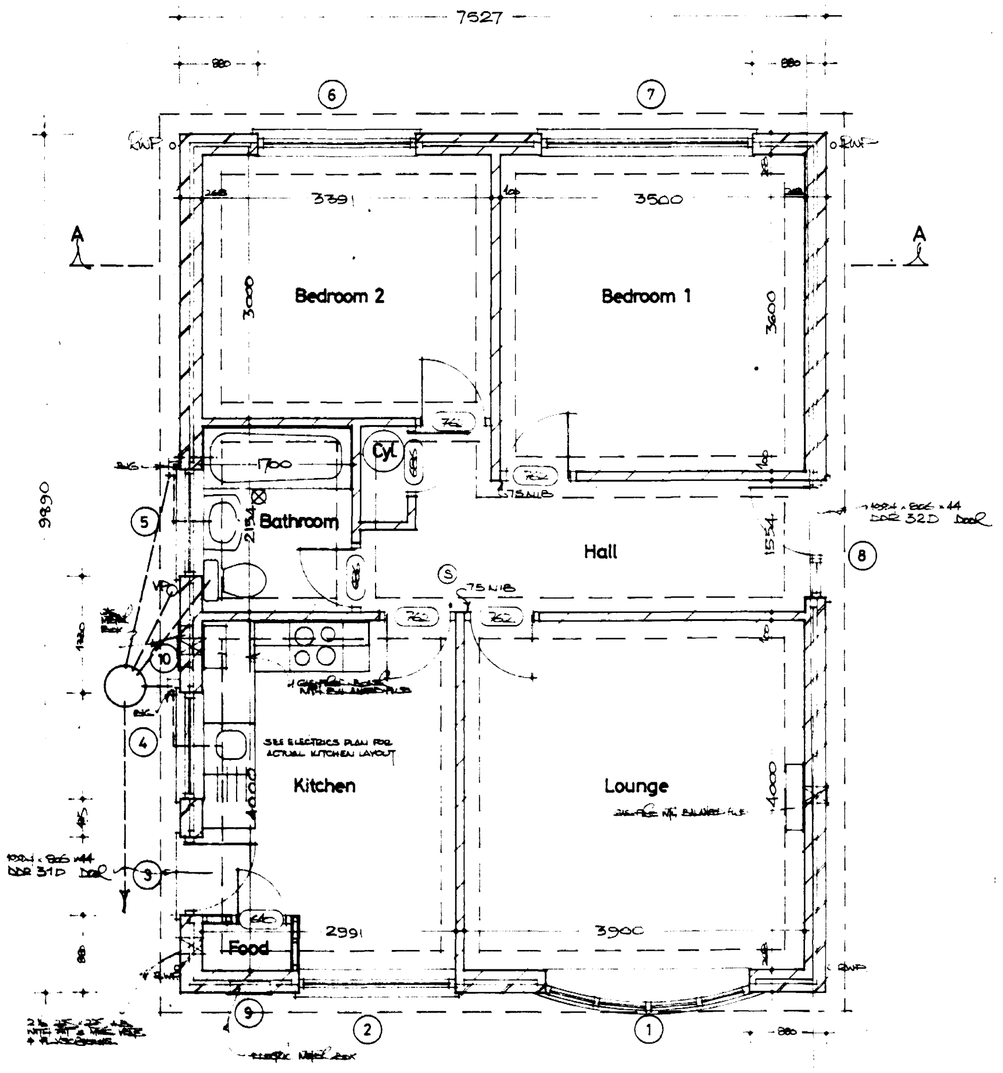
DRAWINGS
STATION ROAD (WEST), LONG SUTTON;
Plots: AS Schedule

SCALES: 1:50 & 1:100

DESIGN/PLAN No: 264/5

DATE: July '94

DRAWN:




FLOOR PLAN (257)

RE INTERNAL & FRONT ELEVS & ROOF TRUSS LAYOUT TO 1:50 PLAN

## CONSTRUCTIONAL DETAILS

**WALLS** EXTERNAL WALLS OF 100 FACING BRICKS CAVITY INSULATED WITH 65 SHELL ROCKWOOL DUO DENSITY SLAB OR EQUAL LEAF TO BE 100 LIGHT WEIGHT THERMAL BLOCKS PLASTERED ON INTERNALLY WALLS NOT LOADBEARING WERE B.S. 5390 1976 WITH MAX SLENDERNESS RATIO CONSIDERATION. ALSO VERTICALLY & EVERY 6585 AT 7.5MM G.L. ALL COMMON LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTHE THERMAL BLOCKS PLASTERED TWO COATS OR 75 STUD PARTITION WITH 5MM PLYWOOD. D.P.Cs. TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. SIDING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. LINE INSULATED CAVITY CLOSURES AT GENERALLY & ADDRESS CEMENT STEP PAT 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 125 TREATED S.W. BATTENS ON TYPE 1F1 ROOFING FELT HAVING 150 LAP IN EACH DIRECTION
30° PITCH PRE-FABRICATED TIMBER TRUSSES AT 450 CENTRES STRAPPED AT VERGES, CEILING LEVEL AT MAX 1500 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS, 100 x 50 WALL PLATES. 100 x 38 BARGING & FASCIA BOARD ALL TO BE PRIMED. CONSTRUCTED TO B.S. 5534 PT 3 : 1985
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 H.E. GUTTER & 65 DIAM. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF C.B.P. CONCRETE (OR COMPARABLE REINFORCEMENT USED) 700 x 265 UNDER CAVITY WALLS & 560 x 235 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.W.O.'S BUILDING INSPECTOR.

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

**CEILINGS** CEILINGS LINED WITH 9·5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO LOFT SPACE. MIN 25 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 2000 SQ. MM. REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & THICK EAVES VENTS. GABLE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 9 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

**JOINERY** WINDOWS TO BE FROM THE B & 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.
ALL GLAZED WINDOWS IN 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 1566 PT 1 SEC. 2. ALL FLUES TO HAVE EXTERNAL CLIMATE PROTECTION. & THE CHOICE TO BE ROCKWOOL OR MINERAL WOOL IN ACCORDANCE WITH BS 5410 PT 1 SEC. 2.

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40 · BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING TO BE AT EACH CHANGE OF DIRECTION ARE ADMITTANCE VALUES TO BE PROVIDED WHERE THESE VENTURIS EXCEED 3000 (40 WASTES) OR (700 32 WASTES) 100 DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASE & DUBBLE CAGES AT TERMINALS MIN 900 ABOVE WINDOWS

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (MIN 1:60 S.W. 1:100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A RIGID 2 PART MORTAR OR CEMENT & SAND RING. ALL PIPES DEVIATE GRADUALLY TO HAVE 150 RUNS PER OBSTRUCTION. BEDDING & SURROUND WHERE NOT UNDER A DRIVE OR WHERE LESS THAN 900 COVER TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PCN CONCRETE. WHERE UNDERDRIVE & WHERE LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND NOT LESS THAN 75 PCN CONCRETE. SURFACE WATER DRAINS TO HAVE BACKDROP PIPES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE ACCESSIBLE. MAINTAIN TRAP ON ALL TRADE PIPES. RODDING EYES AT HEAD OF ALL RUNS.

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

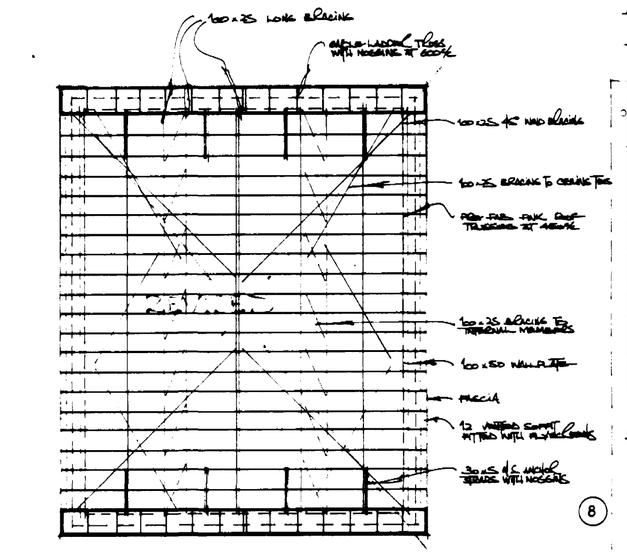
**SOAKAWAYS** ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1m³ BRICK BUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDING

**DRIVEWAY** SQUEEGIE/WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

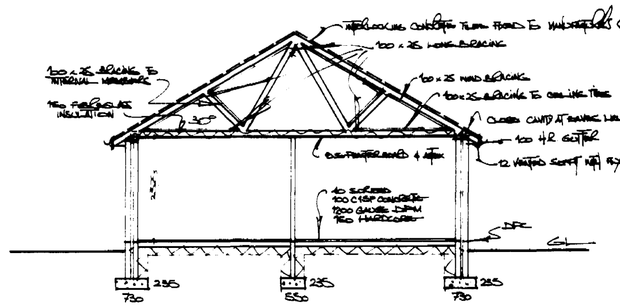
**FOOTPATHS** SO CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

**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

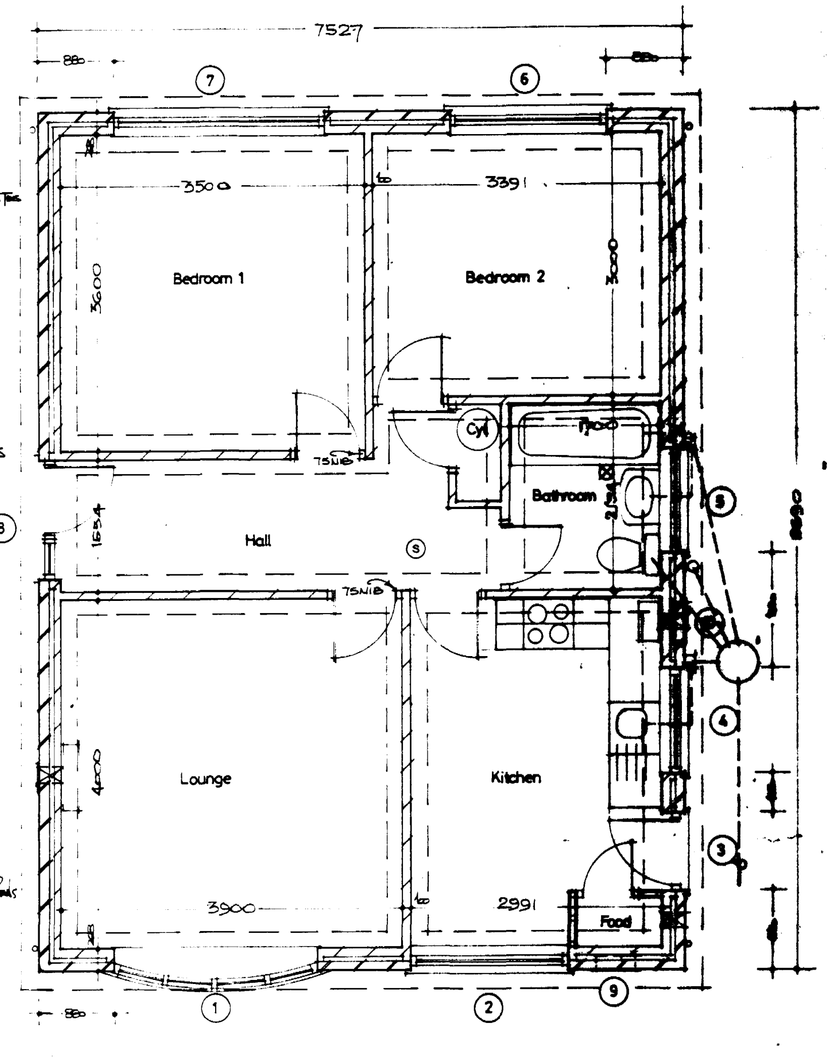
FAN DETAILS : BATHROOM CAFE 240.
SMOKE ALARMS : PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPPERATED WITH SEPERATE FUSE TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1.
GLAZING : ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL. ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981




ROOF PLAN

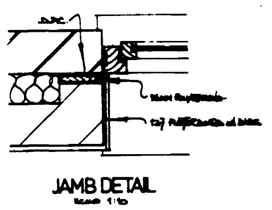



SECTION A-A



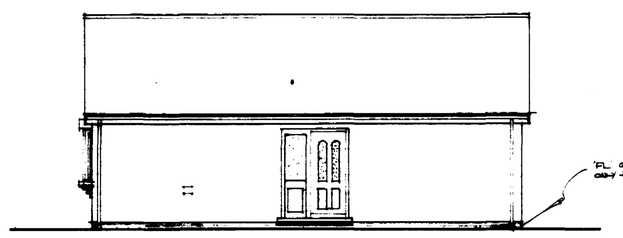

FLOOR PLAN (256)

**REVISION** – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

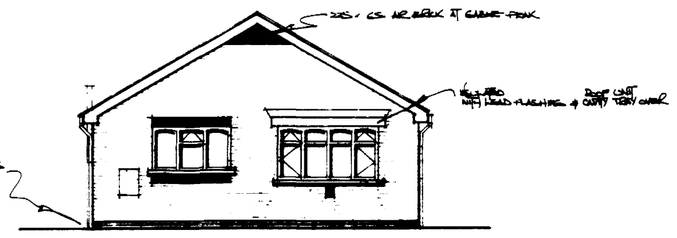


JAMB DETAIL

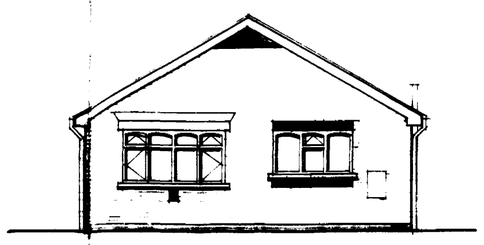
| No | Schedule/ | 257 | 256 | Cases | Lintels |
|---|---|---|---|---|---|
| 1 | | — | — | | |
| 2 | | — | — | | |
| 3 | | — | — | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | — | — | | |
| 7 | | — | — | | |
| 8 | | | | | |
| 9 | | — | — | | |
| 10 | | — | — | | |



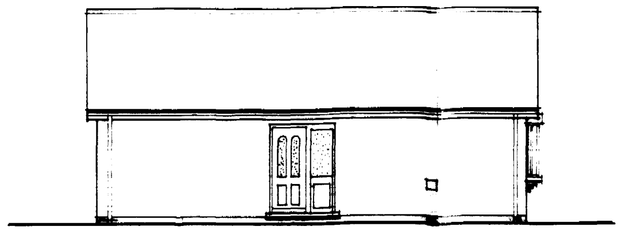
SIDE ELEVATION



FRONT ELEVATION

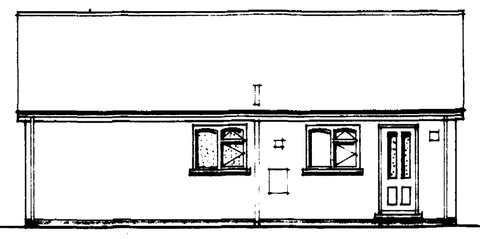


FRONT ELEVATION

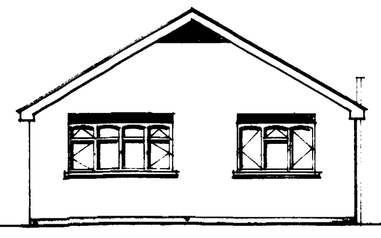


SIDE ELEVATION

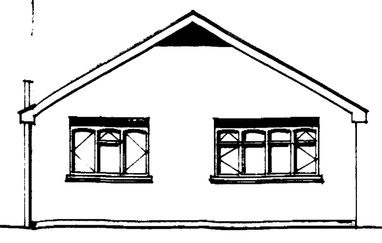
ELEVATIONS NOT LOCATED MORE THAN 2m FROM BOUNDARY & 5·6m² TO BE MIN. 1M FROM BOUNDARY



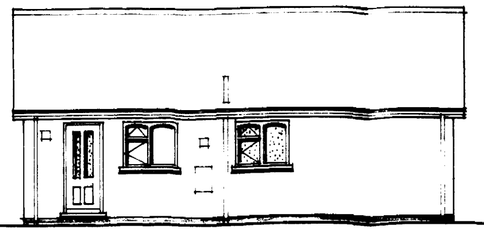
SIDE ELEVATION



REAR ELEVATION



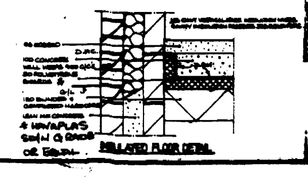
REAR ELEVATION



SIDE ELEVATION

DESIGN No. 257

DESIGN No. 256



RELAXED FLOOR DETAIL

SOUTH [illegible] HOUSING [illegible] PLANNING
12 OCT 1995
Ref: 0617/93

ALL DIMENSIONS IN MILLIMETRES

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

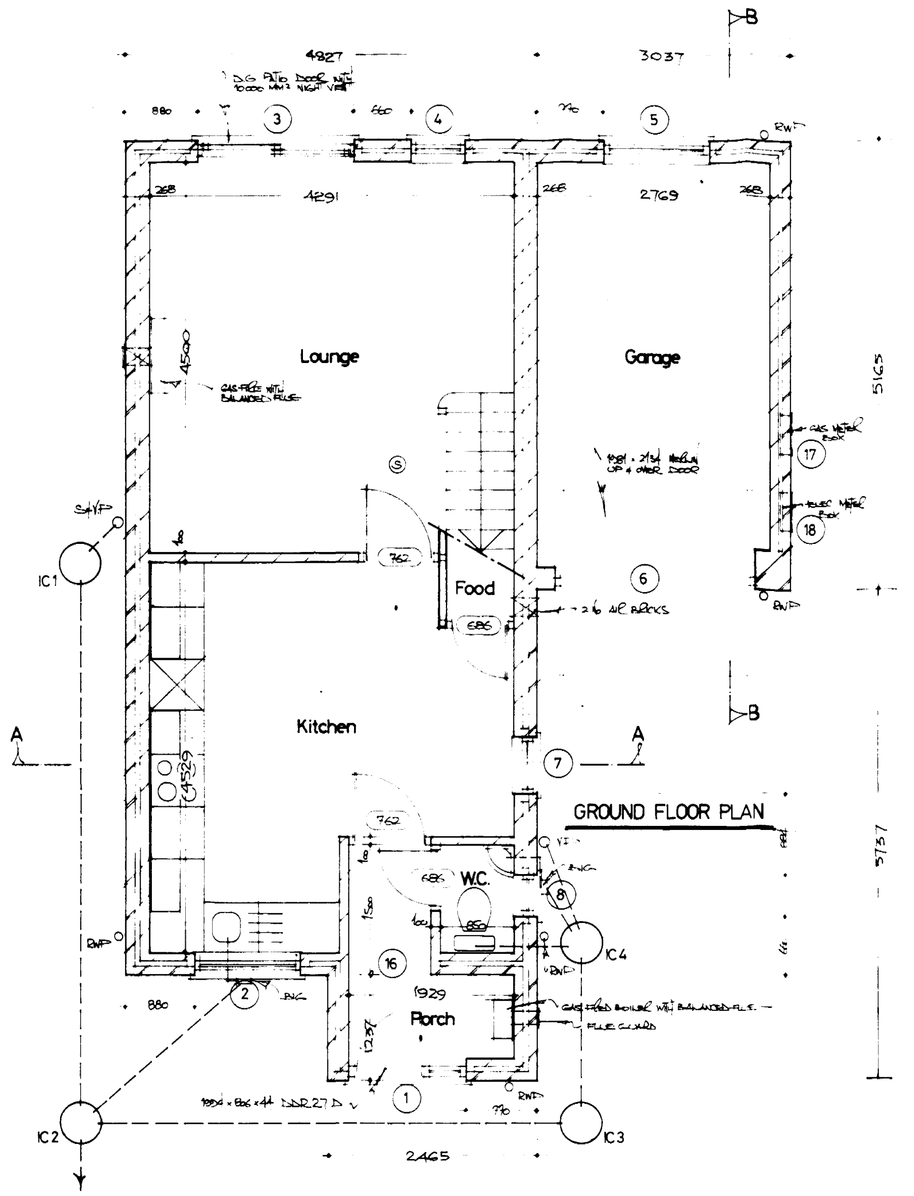
PROJECT: YORK TYPE BUNGALOW

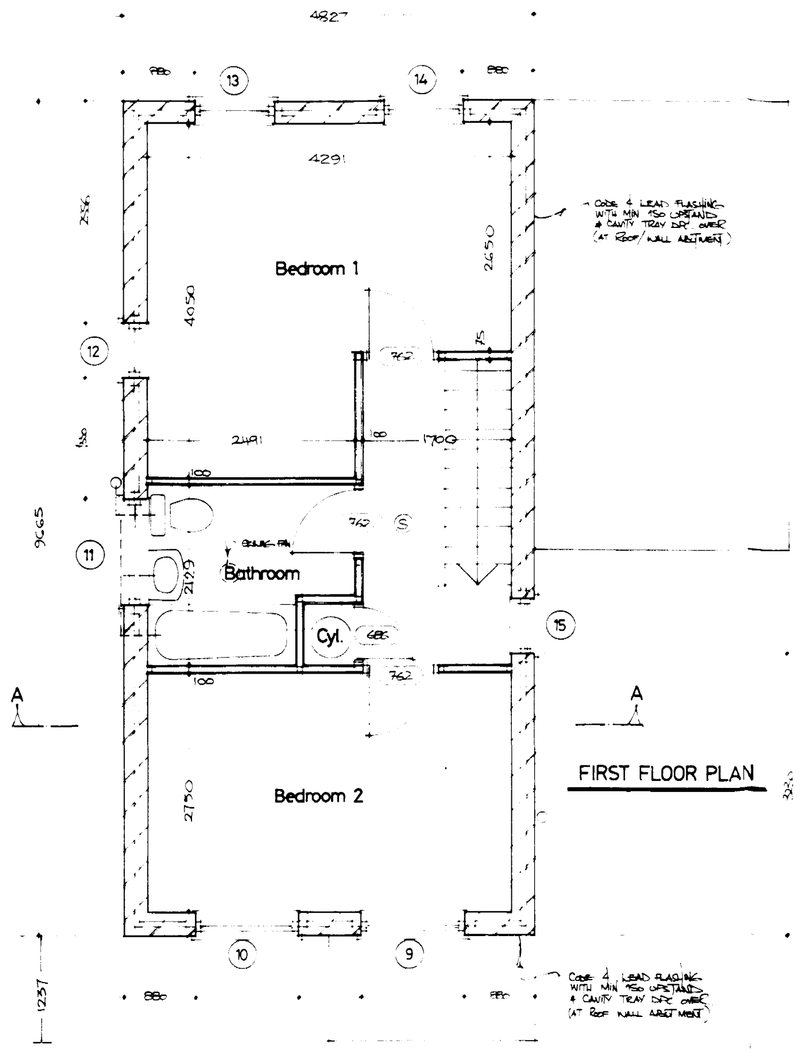
APPROVED PLANS A/3

DRAWING: STATION ROAD (WEST), LONG SUTTON
Plots: As Schedule

SCALES: 1:50 & 1:100

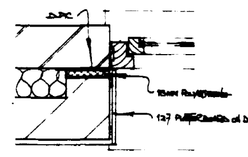
DATE: July 94




| No | Domain | LINTEL | LENGTH |
|---|---|---|---|
| 1 | RE 150 T (GRP) | UL2 | 1450 |
| 2 | H 2650 (GRP) | - | 1500 |
| 3 | FBLV 18 R | - | 2100 |
| 4 | H 1100 | - | 1050 |
| 5 | H 2100 (GRP) | UL2 | 1500 |
| 6 | UP 7066 NS | UL2 | 2700 |
| 7 | H 1100 | UL2 | 1050 |
| 8 | HN 1025 | - | 1000 |
| 9 | H 2700 (GRP) | - | 1500 |
| 10 | - | - | - |
| 11 | - | UL2 | - |
| 12 | H 1100 | UL2 | 1050 |
| 13 | H 2400 | UL2 | 1500 |
| 14 | - | - | - |
| 15 | H 1100 | UL2 | 1050 |
| 16 | —— | UL2 | 1500 |
| 17 | —— | MA | 990 |
| 18 | —— | MA | - |

ALL LINTELS TO BE FROM THE STANDARD RANGE & FULL GUIDE
ALL LINTELS TO BE DORMAN LONG, INSTALLED TO MANUFACTURERS SPEC. MIN 150 BEARING




RE BRICKS OF FACING BRICKS & ROOF TILES. REFER TO SITE PLAN

## CONSTRUCTION DETAILS

**WALLS** EXTERNAL WALLS OF 100 ASHLAR BLOCKS, CAVITY INSULATED WITH 50 SHELL ROCKTHERM BONDED BOARDS. INNER LEAF TO BE 100 LITE THERMAL BLOCKS PLASTERED TO COMPLY WITH BS 5492: 1990 WITH MIX STRENGTH OF 5.0 HORIZONTALLY, 4.0 VERTICALLY & GRADE 3.5 JOINTS. ALL DORMAN LONG LINTELS TO SUPERCHEM. ALL BLOCKS UP TO DPC TO BE DENSE CHANCEFIL. INTERNAL WALLS TO BE 100 LITE THERMAL BLOCKS PLASTERED TWO COAT, OR 75 PLASTERBOARD PARTITION WITH SKIM FINISH. DPC'S TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN. 150 ABOVE G.L., BRING CONTINUOUS INTO DPM. FILL CAVITY TO 150 BELOW DPC WITH LEAN MIX CONCRETE. ALL REVEALS BELOW DPC TO BE SOLID/F. USE INSULATED CAVITY CLOSERS AT DOORWAYS & WINDOWS/CHIMNEY BREAST TO MAINTAIN THERMAL INSULATION.

**ROOF** MARLEY MENDIP OR PLAIN CELL ROOF TILING WITH MIN 75 VENTILATION. OR 38 x 25 TREATED S/W BATTENS ON 38MM FELT ROOFING FELT, LAPPING 150 LAPS & NAILED. 375 x 300MM FIRE RESISTANT 'FINK' ROOF TRUSSES AT 450 c/c. STRAPPING AT VERGES & CEILING LEVEL AT MAX 1800 c/c WITH 30 x 5 GALVANISED STRAPS. 100 x 50 WALLPLATES, 100 x 75 RIDGING & PURLIN ROOF ALL AS DRAWN. CONSTRUCTED TO BS 5268 PART 3. TRUSSES. LOAD CALCULATIONS TO BE TO 100 LB CENTRE & 56 lb DOWN PIPES.

**FOUNDS.** STRIP FOUNDATIONS OF C15P CONCRETE: 600 x 270 UNDER CAVITY WALLS. 640 x 270 UNDER PARTITION WALLS & 720 x 235 UNDER GABLE TO/FROM CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH 6.4 DC. BUILDING INSPECTOR.

**FLOORS** FIRST FLOOR TO BE 18 - 22 CHIPBOARD STORE CUPBOARDS (WHERE II/E HIGHER GRADE USED) ON 63 x 225 & 75 x 225 JOISTS SEE TIMBER. GROUND FLOOR TO BE 40 SAND CEMENT SCREED ON 100 C15P CONCRETE SLAB/FLOOR ON 100 GRADE 2PM ON MIN 150 BLINDED & COMPACTED HARDCORE.

**CEILINGS** GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD, FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD, ALL TO HAVE ARTEX FINISH MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION TO EAVES. ROOF SPACE VENTILATED TO COMPLY WITH BUILDING REGULATIONS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BLOCKS & TRADE EAVES VENTS. GARAGE CEILING & WALLS TO BE LINED WITH 2 LAYERS OF 9 PLASTERBOARD WITH STAGGERED JOINTS.

**JOINERY** WINDOWS TO BE FROM THE JOINT STANDARD RANGE. ALL TO HAVE MIN 4000 MM² NEUTRAL VENTS & STANDARD DOUBLE GLAZING UNITS. INTERNAL VENTILATION AREA OF JUNCTIONS TO BE NOT LESS THAN 150 FROM FLOOR AREA. ALL DOUBLE GLAZED WINDOWS TO PLEASING TO VIEW GLASS

**STAIRS** STRAIGHT FLIGHT STAIRS, TOTAL RISE 2600 IN 13 No RISERS. 2700 GOING IN 12 No TREADS. PITCH OF STAIRWAY NOT TO EXCEED 42°. 850 OVERALL WIDTH OF STAIRCASE. 12 TREADS 225 TREADS. PLYWOOD RISERS. BALUSTRADE (MIN 840 HIGH) & HANDRAIL (MIN 900 ABOVE NOSE) TO BE OF 50 x 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING HARDWOOD CAPPING HORIZONTAL TO BE CONTINUOUS TO ONE SIDE OF STAIRS TERMINATING IN A SCROLL.

**HEATING** SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER STORAGE TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL NON-INSULATED PIPES TO BE INSULATED TO 25mm LAGGING. ALL FLUES TO HAVE EXTERNAL GLAZING THERMOSTAT & TIME CONTROL TO BOILER & HOT WATER CYLINDER IN ACCORDANCE WITH PART L OF SAP 2.

**FOOD STORE** PROVIDE 2 No 225 x 225 MF BRICKS WITH HIT & MISS VENTS & PLASTICBIRDS TO VENTILATE FOOD CUPBOARDS IN KITCHEN. PROVIDE 13 AMP ELECTRICAL SOCKET FOR REFRIGERATOR. FULL FOOD STORAGE SPACE TO BE MIN 1.75 M³

**WASTES** MIN SINK & SHOWER WASTE 38, BE 40. BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BONDING WIRE AT EACH CHANGE OF DIRECTION. WC ALTERNATIVE OUTLETS TO BE PREVENTED WHERE WATER UNDERFLOW EXCEEDS 3000 (60 WASTES) & 7500 (150 WASTES). 100 DIAMETER 3 & V PIPES TO HAVE ACCESS PLATES 20 PLUGGED & SCREWED OVERALL AT TERMINALS. MIN 600 ABOVE OVERFLOW/WASTE WINDOW HEADS.

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAMETER APPROVED PVC PIPES, LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (EQUAL 1:70, 2.8 / 1 mm). WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 200 LINTEL OVER & 50 SPACE ALL ROUND PIPE. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER, PIPES TO BE PROTECTED BY PRECAST CONCRETE SLABS PLACED ABOVE NOT LESS THAN 75 MM CLEAR. WHERE UNDER A DRIVE & HAVING LESS THAN 600 COVER, PIPES TO BE PROTECTED BY REINFORCED CONCRETE SLABS ABOVE NOT LESS THAN 75 MM CLEAR. SURFACE WATER DRAINS TO HAVE BENDING RODS AT EACH CHANGE OF DIRECTION. ALL CLEANING TO BE ACCESSIBLE. PIPES PASSING THROUGH WALLS TO HAVE CLOSE FITTING MATERIAL OVERLAID GAP ON NARROW & CEMENT FACINGS.

**I.C.s** INSPECTION CHAMBERS NOT EXCEEDING 900 INVERT TO BE 450 x 450 APPROVED PVC SET ON 150 THICK CONCRETE BASE. GRADE 'C' CHANNEL CURED CENTRALLY & GRADE 'A' BENCH IN 1 DRIVE. SET ON 150 THICK CONCRETE PLINTH

**SOAKAWAYS** ALL SURFACE WATER DRAINS TO BE MIN 1 m³ BRICK RUBBLE SOAKAWAYS STATED MIN 5M FROM ANY BUILDING.

**DRIVEWAY** TO BE MIN CLEAR WIDTH GIVEN ON 100 COMPACTED HARDCORE 150 x 125 WIDE EDGING KERBSETS & HAUNCHED IN WEAK MIX CONCRETE.

**FOOTPATHS** TO WIDE NOT LESS THAN 600 FROM BUILDING & FORMED OUT OF 75 CONCRETE OR 50 PAVING SLABS ON 25 SAND BED.

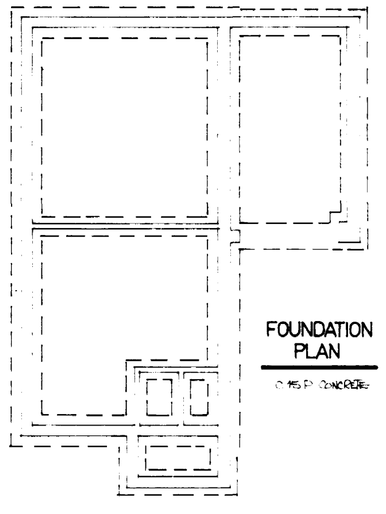
**MECH.VENT.** RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 60 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED

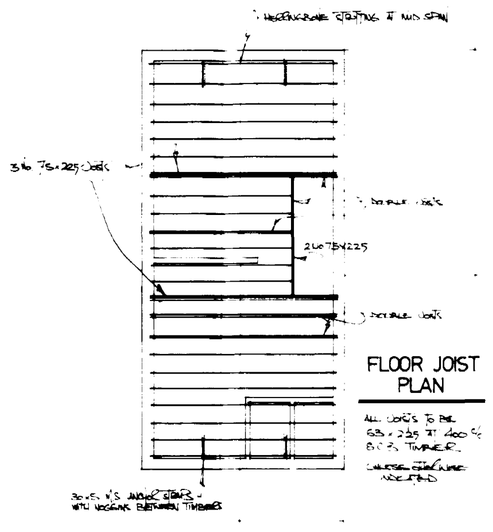
FAN DETAILS: - EXTRACTOR FAN TYPE 24C

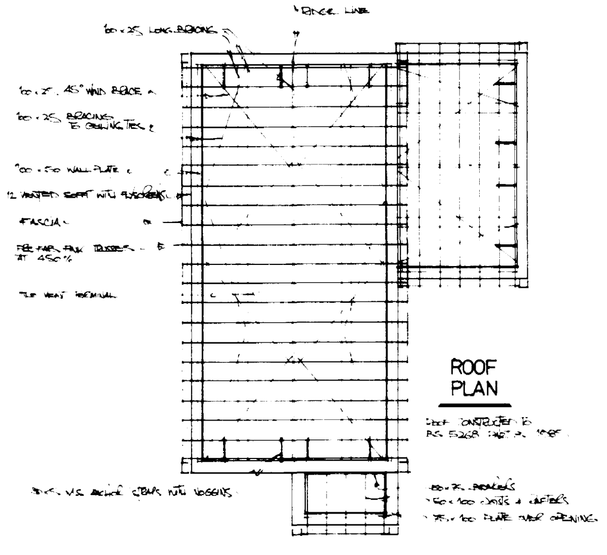
**SMOKE ALARMS** (S) PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPERATE FUSE TO BS 5446 PT 1, & TO APPROVED DOCUMENT B1.

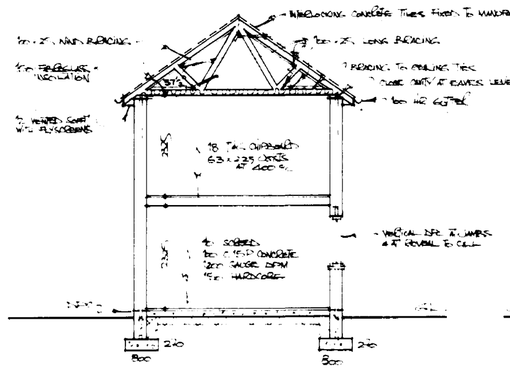
**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 (1981)

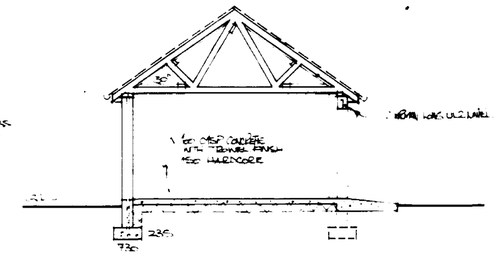
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

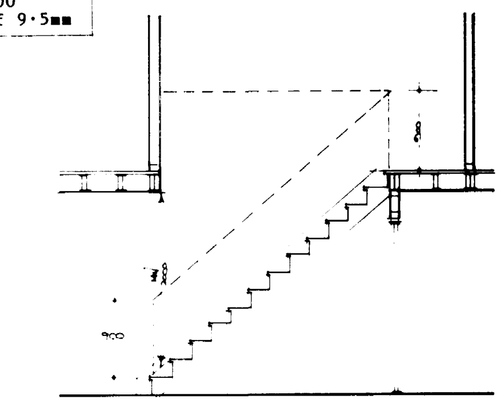


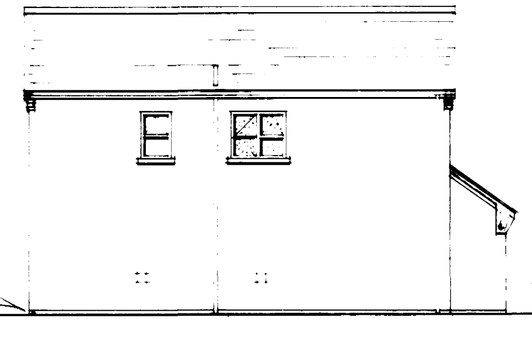



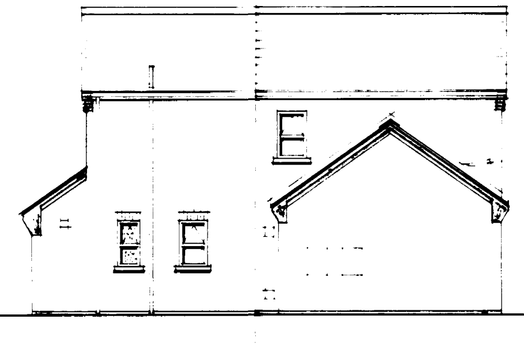



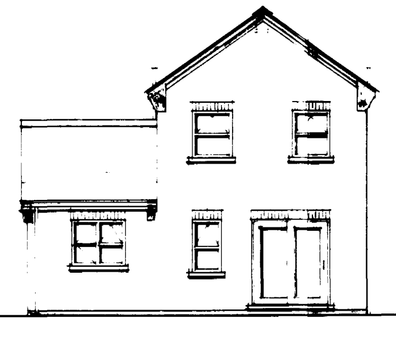





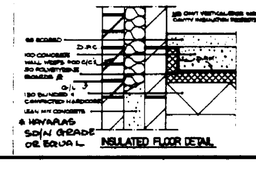





ELEVATIONS NOT UNDERLINED ARE TO BE FINISHED SMOOTH RENDER TO BASE MIN. 1m FROM PAVING/GROUND




HOUSE
12 OCT 1995
Ref: 0617/93

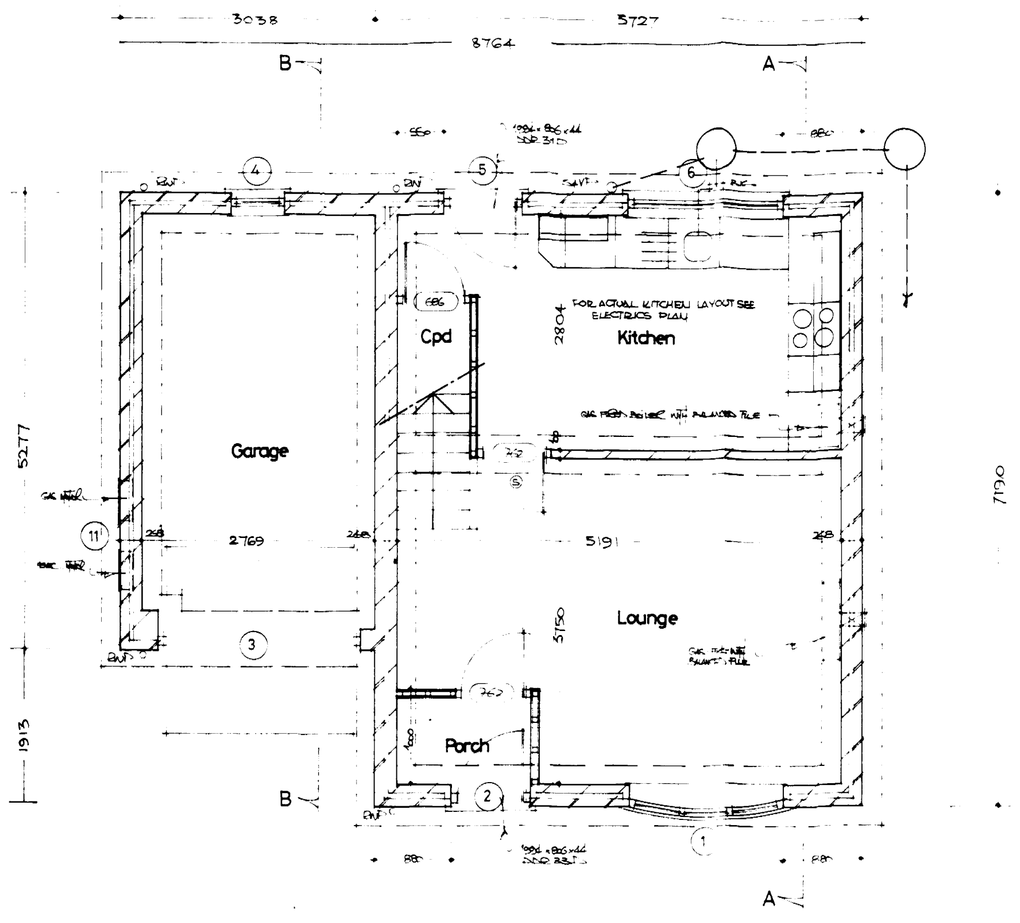
ALL DIMENSIONS IN MILLIMETRES

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

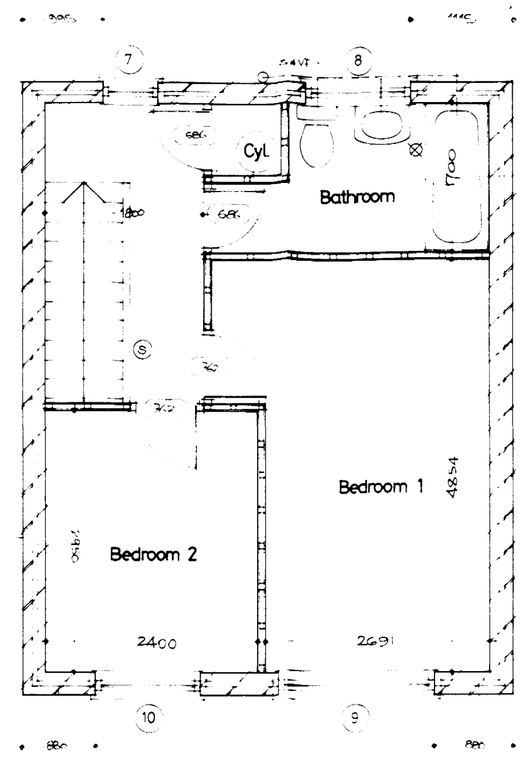
PROJECT
WENSUM TYPE HOUSE

DRAWINGS:
STATION ROAD (WEST), LONG SUTTON:
Plots: AS Schedule

SCALES: 1:50 & 1:100
DESIGN/PLAN No: 2/93
DATE: July '94
DRAWN: PE




GROUND FLOOR PLAN

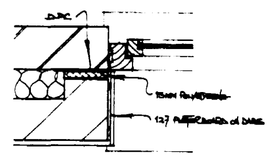



FIRST FLOOR PLAN

| No. | Country | Level | Length |
|---|---|---|---|
| 1 | Cavity Barrier | GL2 | 2400 |
| 2 | Ends | " | 1200 |
| 3 | Cavity Barrier | GL2 | 2400 |
| 4 | Front | GL2 | 1050 |
| 5 | Ends | GL2 | 1200 |
| 6 | Back Return | " | 2400 |
| 7 | Front | GL2 | 1050 |
| 8 | Cavity Barrier | " | 1200 |
| 9 | Back Return | " | 2400 |
| 10 | Front | " | 1050 |
| 11 | Ends | " | 1200 |
| 12 | Back Return | " | 2400 |
| 13 | — | Total | 21750 |

Building Regulations Part E Fire Stopping Requirements

All internal partitions to be plasterboard on timber frame




JAMB DETAIL

For details of facing bricks & roof tiles refer to site plan

## CONSTRUCTION DETAILS

**WALLS** External walls of 103 facing bricks, cavity insulated with CS Swell Poly Styrene bonded beads, where less to be 100 extra thick external blocks plastered two coat internally. Walls tied to comply with BS 5628 1978 with wire stainless non-corrosive, and vertically every 225mm. All doorway lintels insulated. All backs up to D.P.C. to be dense concrete external walls to be 100 thick external blocks plastered two coat or 75 stud partition with 9.5mm plaster. D.P.C. in 100mm cavity walls. Stone walls min 150 thick, being continuous with D.P.C. in full cavity to 150 below D.P.C. to be insulated cavity closers at reveals & abutments. Cement fillet at eaves level to avoid the wall bonding. All blocks, bricks, etc. to be min. 7N/mm² strength.

**ROOF** Marley concrete interlocking roof tiles with min 75 lap on 38 x 25 treated s.w. battens on 'Tyvek' roofing felt laying 150 lap in each direction.
27½ pitch. Pre-fabricated final roof trusses at 450 centres strapped at verge & at ceiling level, at max. 600 centres with 47½ x 147 sawcuts at 24 on 50 x 150 wall plates. 100 x 25 bracing. Porch roof all as drawn constructed to the same pitch and have gutters and pipework to be equivalent to half round guttering & 65 diam. downpipe.

**FOUNDS** Strip foundations of 15:2:4 concrete (or C20P where reinforcement used) 600 x 225 under cavity walls, 600 x 300 under partition walls. 750 x 225 under single storey cavity walls. Foundations to be taken down to suitable load-bearing strata determined on site by the B.C. Building Inspector.

**FLOORS** First floor to be 18" T&G flooring grade chipboard (type 4/11 where required) on 63mm timber joists as drawn. Ground floor to be 50 sand/cement screed on 100 C15P concrete surface (or C20P where required) on 1200 gauge polythene D.P.M. on min. 150 blinded compacted hardcore.

**CEILINGS** Ground floor ceilings to be 12" plasterboard. First floor ceilings to be 9.5 plasterboard. All to have 40kg/m² min 150 fibreglass insulation to roofspace. Min 50 ventilation gap above insulation at eaves. Roofspace ventilated to meet requirements. Eaves ventilation to be equivalent to a 10 continuous gap using ventilating system boarding, timber eaves trays. Garage ceiling & walls to be lined with 2 layers of 9.5 wallboard with staggered joints or equivalent.

**JOINERY** Windows to be from the B & P standard range. All to have min. 4000mm² night vents & sealed double glazing units (except garage). Natural ventilation area of windows to be not less than 1/20 of room floor area. Provide trickle vents to all glazed windows.

**STAIRS** Straight flight stairs. Total rise 2745 in 15 no. 183 risers, 2700 going in 12 no. treads. Pitch of stairway not to exceed 42°. 850 o/all width of stairs. 32 strings. 25 treads. Plywood risers. Balustrade (where required) as below (see plan lines). To be of 50 x 75 timber framing lined both sides with plasterboard & skimmed & having hardwood capping. Handrail to be continuous up over side of stairs terminating in a scroll.

**HEATING** Central heating & 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 BSE L1. Gas fire to all rooms as drawn. All flues to have approved terminals. Flues connected to manufacturers instructions. Gas supply to be taken from L.T. Gas Co.

**WASTES** Kitchen sink & sanitary wastes to be 40. Basin wastes to be 30. All to have 75 deep seal traps. Provide bedding eyes at each change of direction. Rod access plates at inside & outside of all bends. Min. 300 above upstream manhole level.

**DRAINS** All drains to be constructed in 100 diam. approved PVC pipes laid in straight lines to self cleaning gradients of 1:150 (1 in 100) where passing through external walls pipes to have a R.C. lintel over & to be suitably protected by a bed of sharp sand. All pipes generally to have 150 thick pea gravel bed & surround where not under a driveway less than 600 cover. Pipes to be protected by paving slabs placed above not less than 75 pea gravel. Where under a drive & having less than 900 cover, pipes to be protected by reinforced concrete haunch & arch not less than 75 pea gravel. Surface water drains to have bedding eyes at each change of direction. All gullies to be trapped. Maintain 150 gap all round pipes where passing through walls. Gas duct where shown. Take all roof & paved areas.

**I.C.s** Inspection chambers not exceeding 900 deep to be 450 diam. approved PVC set on 150 thick concrete base. Cover slabs used where duty & grade B where in a driveway 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** 75 (min clear) washed gravel on 100 compacted hardcore between concrete paving slabs on lean mix base.

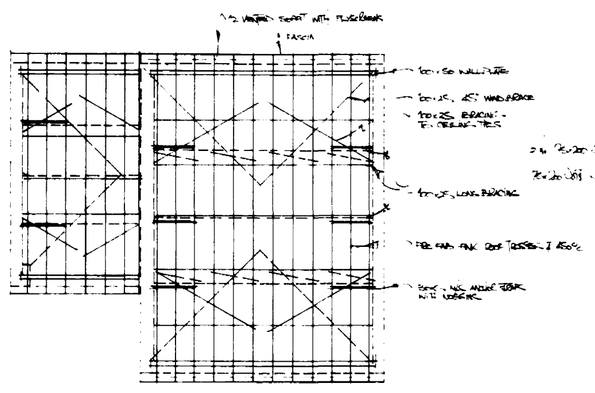
**FOOTPATHS** 50 concrete paving slabs set on hardcore & lean mix.

**METAL 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)). Duct in loft space to be insulated.
Bathroom cut 240

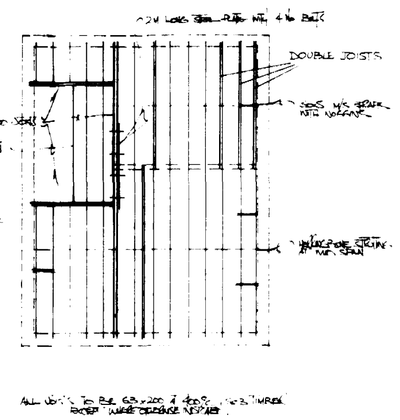
**SMOKE ALARMS** Provide as indicated, min one to each floor, all to be interconnected & mains operated with separate fuse to B.S. 5446 Pt 1 & to approved document B1.

**GLAZING** All glazing to be to approved document N. All glazed areas below 800 from floor level, doors & panels/lights to be in toughened glass to BS 6206 1981.

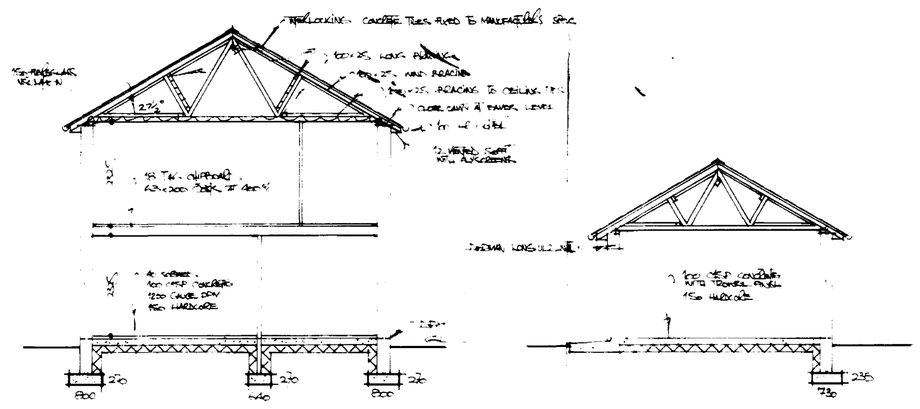
**REVISION** – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



ROOF PLAN



FIRST FLOOR PLAN

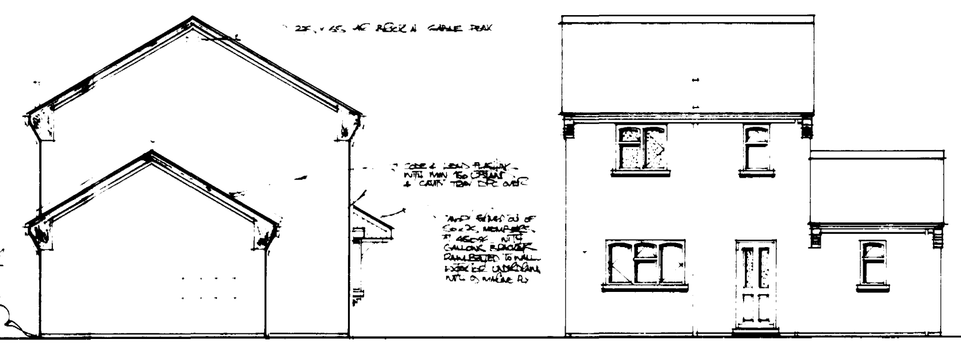



SECTION A·A

SECTION B B

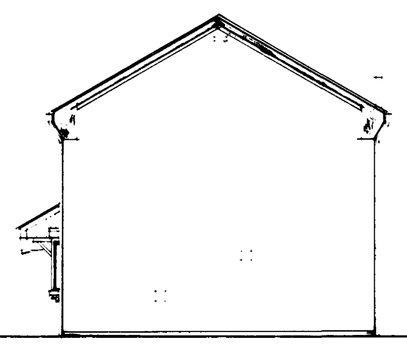


FRONT ELEVATION

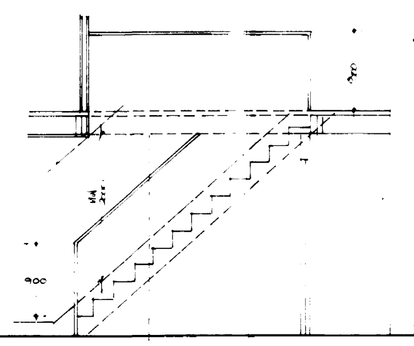


SIDE ELEVATION

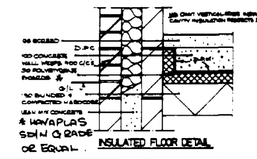
REAR ELEVATION



SIDE ELEVATION



STAIR DETAIL




INSULATED FLOOR DETAIL

Elevations not identical. Minimum distance of buildings 5.6m to and min 1m from boundary

12 OCT 1995
617/93

All dimensions in millimetres

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

PROJECT
OUSE TYPE HOUSE

A/3

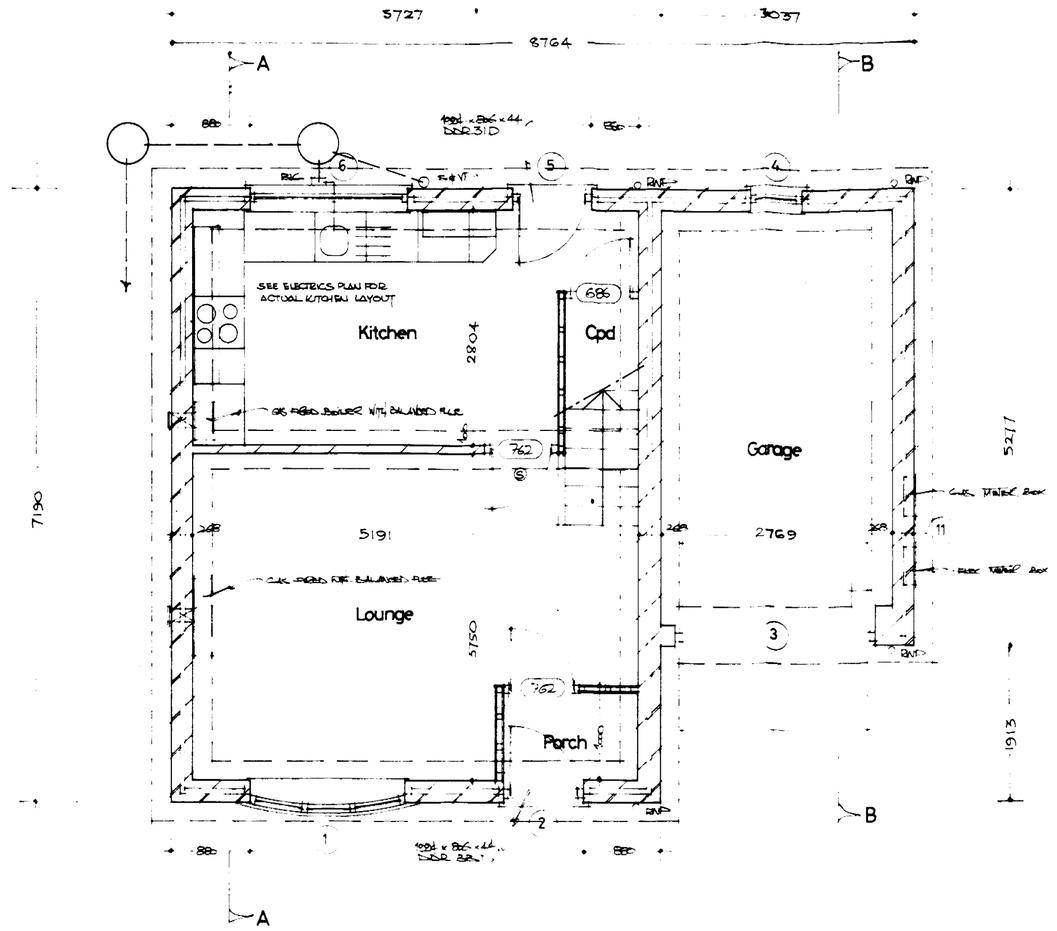
DRAWINGS
STATION ROAD (WEST), LONG SUTTON;
Plots: As Schedule

SCALES 1:50 & 1:100

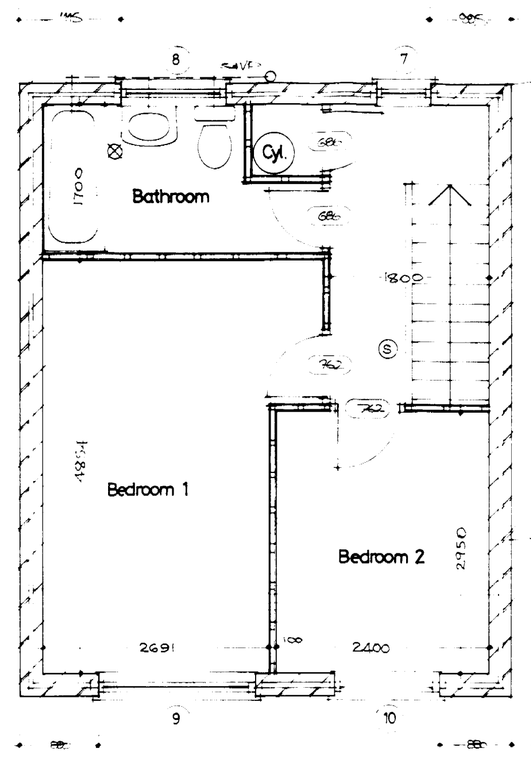
DESIGN/PLAN No. 246

DATE July '94

DRAWN: RD




GROUND FLOOR PLAN

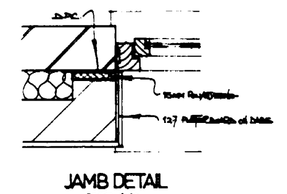



FIRST FLOOR PLAN

| No | COMMENTS | LABEL | U-VALUE |
|---|---|---|---|
| 1 | CAVITY WALLS | U1.2 | 2100 |
| 2 | PITCH | " | 1200 |
| 3 | CEILINGS | U1.2 | 2700 |
| 4 | WINDOWS | U1.2 | 1050 |
| 5 | PITCH | U1.2 | 1200 |
| 6 | DOORS | " | 2100 |
| 7 | WINDOWS | U1.2 | 1050 |
| 8 | DOORS (GLASS) | " | 1500 |
| 9 | DOORS (GLASS) | " | 2100 |
| 10 | DOORS (GLASS) | " | 1500 |
| 11 | — | WALL 2 | 1150 |

SHALLOW CIRCULAR BAY TO BE TREATED AS WINDOWS (GLASS)

ALL LINTELS INSULATED TO MAINTAIN CONTINUITY OF INSULATION FROM WALL TO ROOF




JAMB DETAIL

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

## CONSTRUCTION DETAILS

**WALLS** EXTERNAL WALLS OF F 73 FACING BRICKS, CAVITY INSULATED WITH CLS SUPALL POLYSTYRENE BONDED BOARD, 100mm AAC 7.3 N/mm² GRADE 4.0 N/mm² THERMAL BLOCKS PLUS TIED INTO CENTRE EQUALLY WALL TIES TO COMPLY WITH BS 5628 : PT3 WITH MIN. 5 TIES/m² STAGGERED VERTICALLY EVERY 225 / 337.5mm ALL DOORWAY LONG LINTELS INSULATED. ALL BASEMENT TO EXTERNAL WALLS TO BE 100 LYING THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH SOUND PANEL & P.C. 19.5 KG/m² TO ALL WALLS MIN 150 ABOVE GL BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. WIRE REINFORCED CAVITY CLOSERS AT 2000 c/c & BISECTS CEMENT STOP AT EAVES LEVEL TO AVOID THERMAL BRIDGING ALL BRICKWORK BELOW D.P.C. TO BE MIN. 'FAIL' QUALITY

**ROOF** MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 LIGGELAP ON 38 x 25 TREATED S.W. BATTENS ON 'TYPE 1' ROOFING FELT LAYING 150 LAP IN EACH DIRECTION 22½° PITCH. PRE-FABRICATED TYPE 2000 TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX. 1800 CENTRES WITH 30 x 5 M.S. ANGLE OR STRAPS 100 x 50 WALL PLATES 100 x 25 BEARING & PORCH ROOF ALL AS DETAILED CONSTRUCTED TO BS. 5268 : PT 3 : 1985 UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100mm ½ CUTTER & 65 DIAM DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF 1:5:P CONCRETE (OR C20P WHERE REINFORCEMENT USED) 600mm WIDE UNDER CAVITY WALLS, 640 x 250mm DEEP UNDER PARTITION WALLS & 730 x 225 UNDER SINGLE STOREY CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD-BEARING STRATA DETERMINED ON SITE WITH S.U.D.C. BUILDING INSPECTOR.

**FLOORS** FIRST FLOOR TO BE 19 T & G FLOORING GRADE CHIPBOARD (TYPE K/III WHERE REQUIRED) ON 63 x 200 SC3 TIMBER JOISTS @ 400mm CENTRES GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUBFLOOR (OR C20P WHERE REINFORCED) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 DUG DEEP & COMPACTED HARDCORE

**CEILINGS** GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH MIN 150 FIBREGLASS INSULATION TO ROOFSPACE MIN 50 VENTILATION GAP & ROOF INSULATION AT EAVES. ROOFSPACE VENTILATED TO BRS FIRE REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATED SOFFIT BOARDING. TIMBER EAVES VENTS. GARAGE CEILINGS & WALLS TO BE LINED WITH 2 LAYERS OF 9 MASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT

**JOINERY** WINDOWS TO BE FROM TILE'S 6 P STANDARD RANGE. ALL TO HAVE MIN. 4000mm² RIGHT VENT & SEALED DOUBLE GLAZED UNITS (EXCEPT GARAGE). NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. OBSCURE GLASS TO ALL D/GLAZED WINDOWS.

**STAIRS** STRAIGHT FLIGHT STAIRS TOTAL RISE 2548 IN 13 NO 195 RISERS, 2700 GOING IN 12 NO TREADS. PITCH OF STAIRWAY NOT TO EXCEED 40° 850 O.A.L. WIDTH OF STAIRS 32 STRINGS. 25 TREADS PLYWOOD 225 RISERS. BALUSTRADE (MIN 900 HIGH) TO BE OF 50 x 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & HAVING 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 INSULATION DETAILS TO BE AS SHOWN ON ELECTRICS PLAN. ALL FLUES TO HAVE TERMINAL GUARDS. THERMOSTATIC & MANUAL CONTROLS IN ACCORDANCE WITH BRS. L.P. PART 2.

**WASTES** BATH, SINK & SURFACE WASTES TO BE 40 DIAM. BASIN WASTES TO BE 30. ALL TO HAVE 75 DEEP SEAL TRAPS & BONDING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (40 WASTES) & 7000 (30 WASTES). 50 DIAM. SVP WITH 'B' LEAVE ACCESS PLATES AT BASE & DURABLE CAGE AT TERMINALS MIN 900 ABOVE UPPERMOST WINDOW HEADS

**DRAINAGE** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANING GRADIENTS (i.e. 1 IN 40 S.W. - 1 IN 100) WHERE PIPE RUNS THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER & DIAM. SUITABLY PROTECTED BY A BACKED SLEET MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND WHERE NOT UNDER A DRIVE & WHERE LESS THAN 600 COVER. PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE. BEDDING AREAS NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BACKING EYES AT EACH CHANGE OF DIRECTION. ALL GUTTERS TO BE CLEANABLE & MAINTAIN 1 in 600 ALL BACKED WITH MINIMUM CONCRETE THICKNESS WHERE NECESSARY OR BUNDLE CONCRETE

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

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

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

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

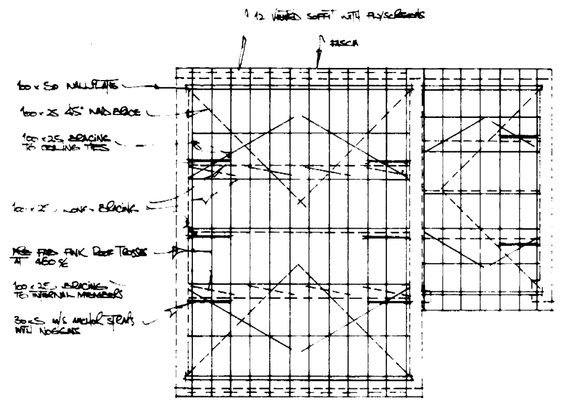
**MECH. VENT** RAPID VENTILATOR EXTRACTOR FANS TO BATHROOMS (MIN. 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED

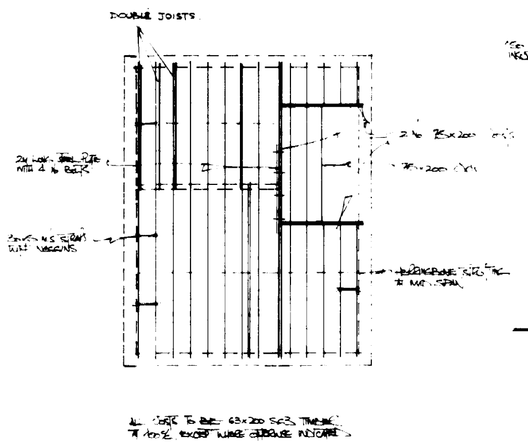
FAN DETAILS BATHROOM CAFE 240

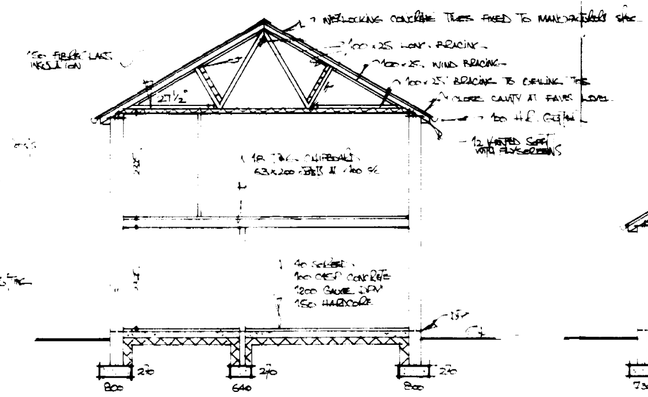
**SMOKE ALARMS** PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE, TO BS 5446 PT 1 & TO APPROVED DOCUMENT B1

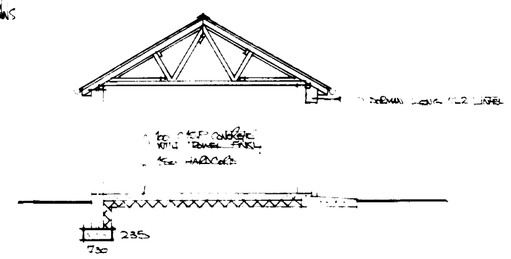
**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SINGLE LIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 1981

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



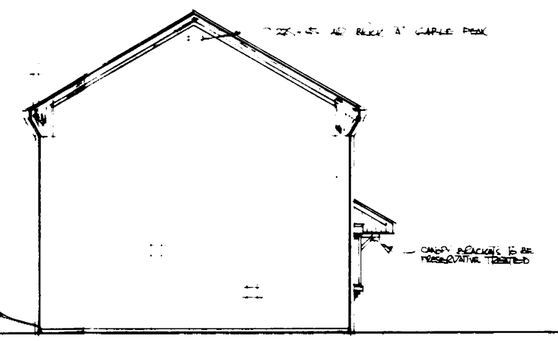



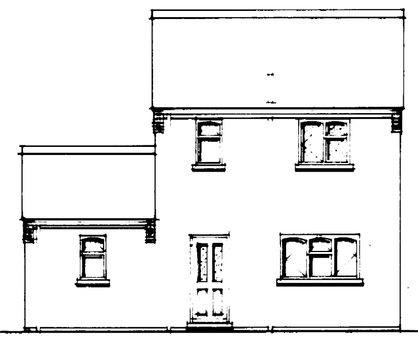



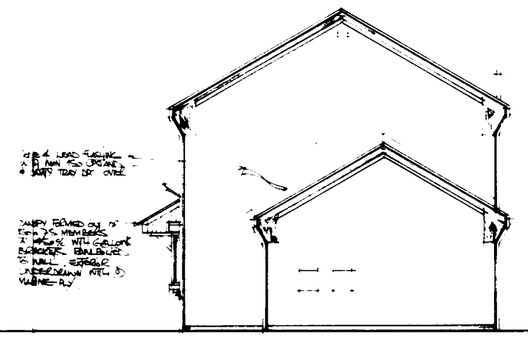



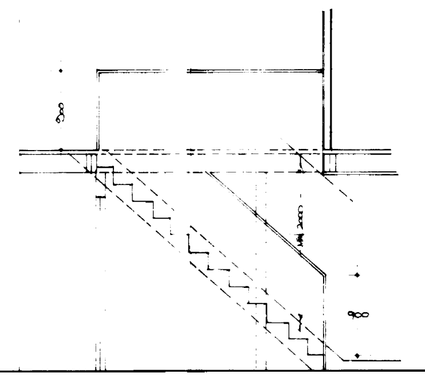




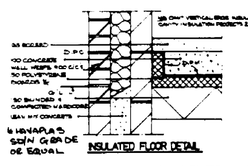



ELEVATIONS WITH LETTERED ARROWS TO ENGINEERING DRAWING TO BE READ IN CONJUNCTION THEREWITH




RECEIVED
12 OCT 1995
0617/95

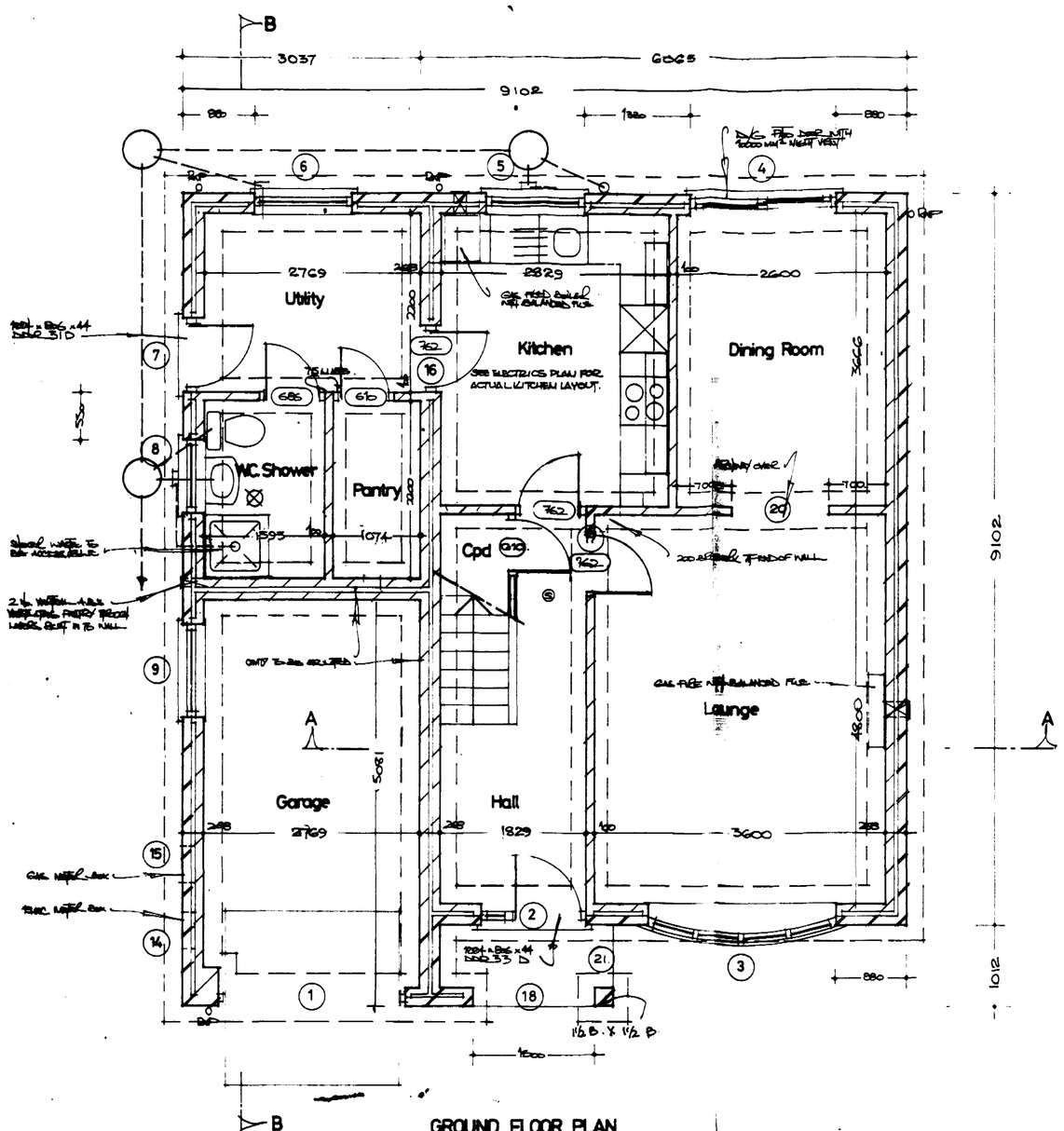
ALL DIMENSIONS IN MILLIMETRES

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

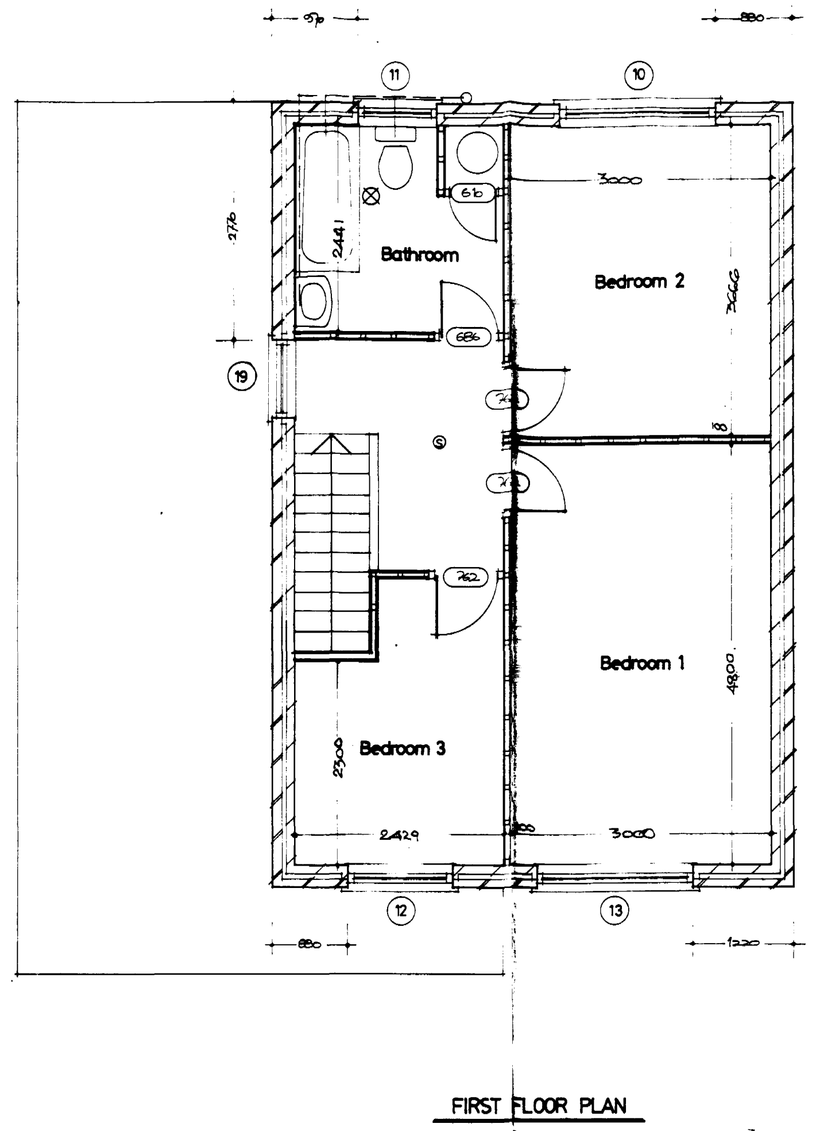
PROJECT
OUSE TYPE HOUSE

DRAWINGS
STATION ROAD (WEST), LONG SUTTON;
Plots: AS Schedule.

SCALES 1:50 & 1:100
DATE July '95
DESIGN/PLAN No. 247.
DRAWN: R.



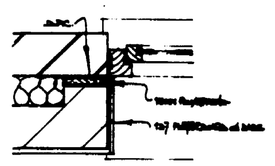

GROUND FLOOR PLAN




FIRST FLOOR PLAN

| No | Schedule | Lintel | Length |
|---|---|---|---|
| 1 | UF 7066 lib | UL2 | 2700 |
| 2 | FB137F (GA) | UL2 | 1650 |
| 3 | C146 GA | UL6 | 2700 |
| 4 | FB2V/182 | UL2 | 2700 |
| 5 | C2700D (GA) | " | 1500 |
| 6 | " " | UL2 | " |
| 7 | FB5 | UL2 | 1200 |
| 8 | C2N150 | " | " |
| 9 | C2150 CD (GA) | " | 1500 |
| 10 | C2150 DC | " | 2100 |
| 11 | C2N150 | " | 1200 |
| 12 | C2700D (GA) | " | 1500 |
| 13 | C2150 CDL | " | 2100 |
| 14 | —— | MBL | 750 |
| 15 | —— | " | 750 |
| 16 | —— | UL2 | 1200 |
| 17 | | BW1 | |
| 18 | —— | UL2 | 1800 |
| 19 | 2060 | UL2 | 1200 |

20 (ARCHWAY) BW1 1800
21 —— UL2 900




JAMB DETAIL

## CONSTRUCTION DETAILS

WALLS

ROOF

FOUNDS

FLOORS

CEILINGS

JOINERY

STAIRS

HEATING

WASTES

DRAINS

I. Cs

SOAKAWAYS

DRIVEWAY

FOOTPATHS

MECH. VENT.

SMOKE ALARMS

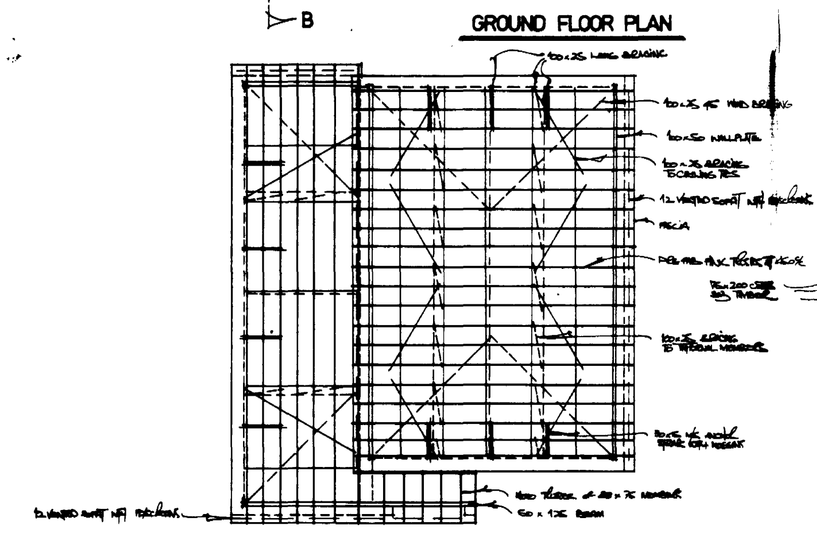
GLAZING

**REVISION** - 18th April 1995
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12·5mm Plasterboard ceilings in lieu of 9·5mm

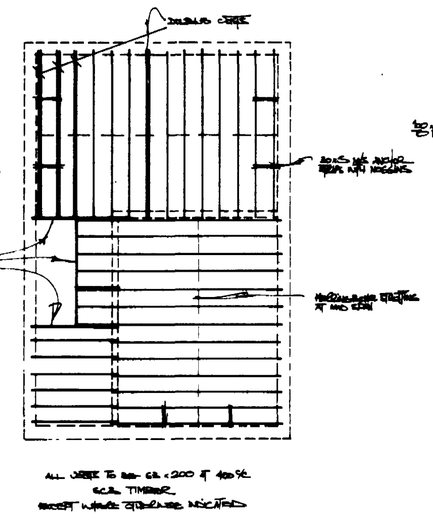
AMENDED PLAN
Ref. A13

12 OCT 1995

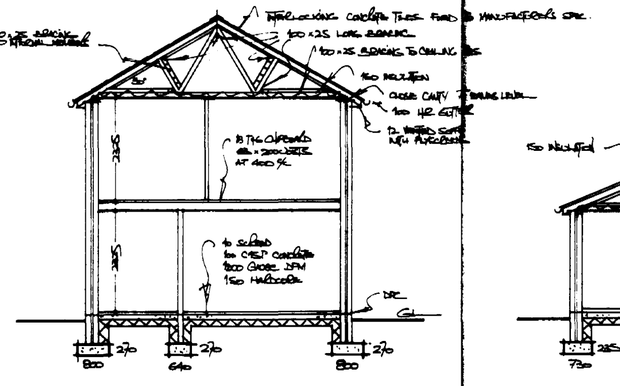
0017/93



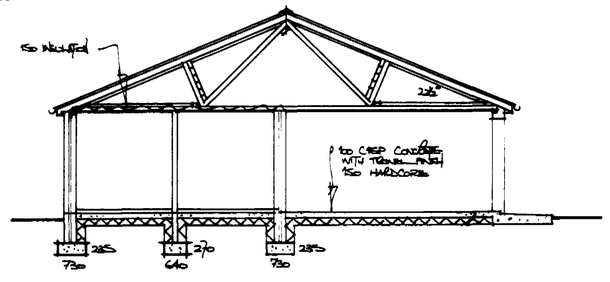

ROOF PLAN




FIRST FLOOR JOISTS



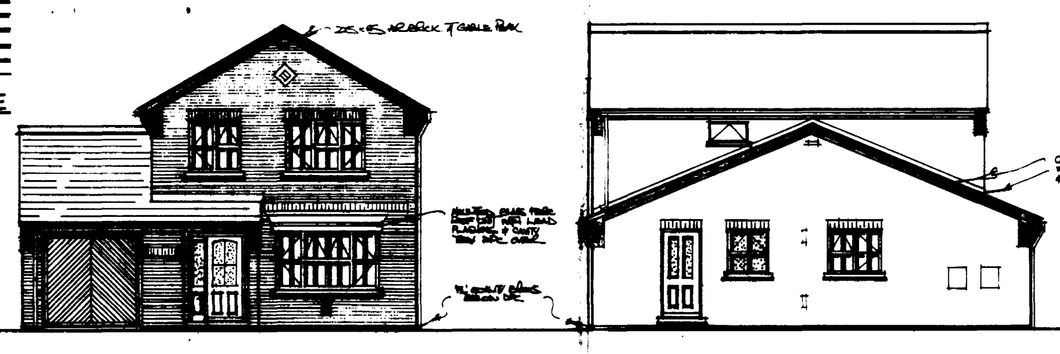

SECTION AA




SECTION B B



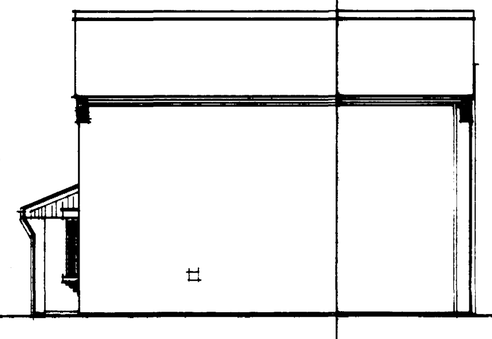
DIAMOND FEATURE




FRONT ELEVATION



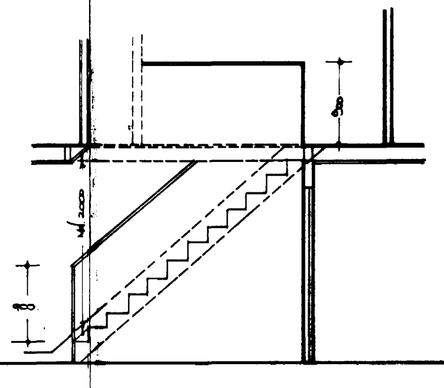

SIDE ELEVATION



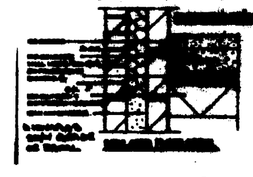
SIDE ELEVATION



REAR ELEVATION




STAIR DETAIL



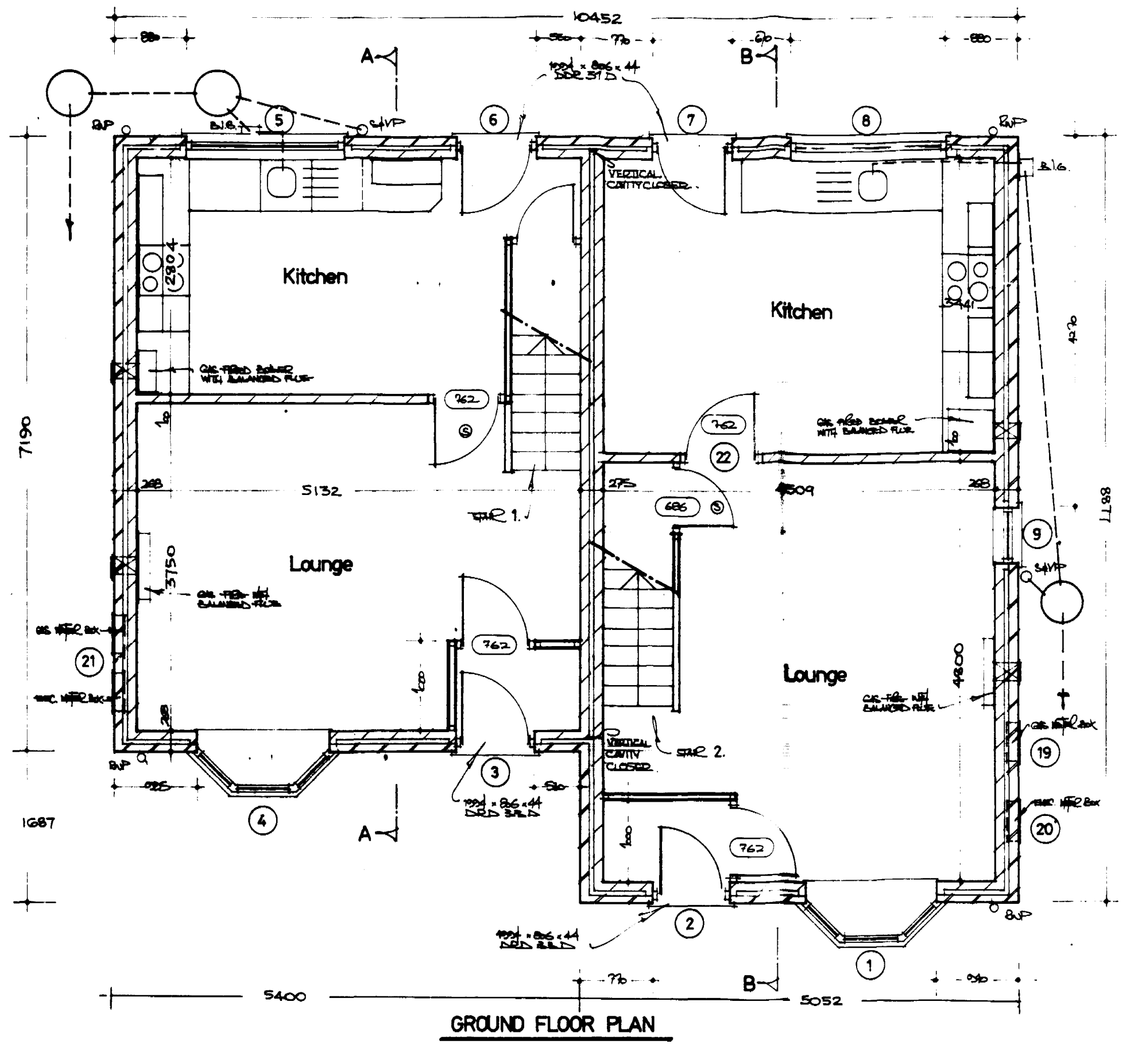
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE MANAGERS
HIGH ROAD, WARE, HERTS.

HERTFORD TYPE HOUSE

STATION ROAD CHURCH
Plots: AS SCALE

SCALE: 1:50 & 1:100

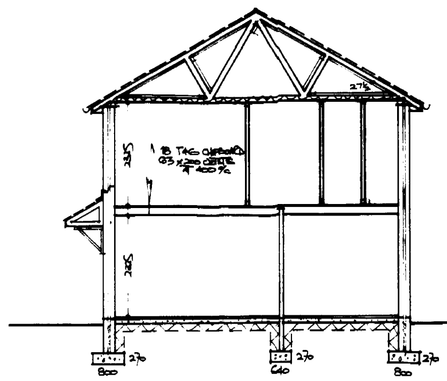
DATE: JULY '93



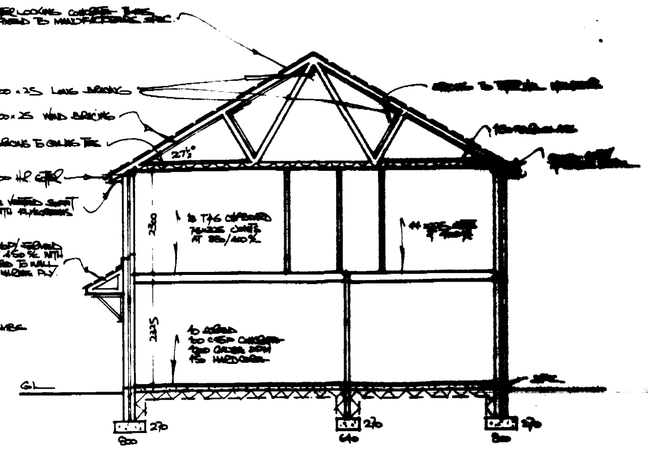

GROUND FLOOR PLAN

FIRST FLOOR PLAN

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



SECTION A-A



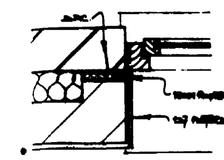
SECTION B-B

| No | Drawing | Until | Length |
|---|---|---|---|
| 1 | spur B&V | GL2 | 900 |
| 2 | FNS | - | 1200 |
| 3 | FNS | - | " |
| 4 | spur B&V | - | 1950 |
| 5 | 350 C.V.C. (SE) | - | 2100 |
| 6 | FNS | - | 1200 |
| 7 | FNS | - | " |
| 8 | 350 CVC (SE) | - | 2100 |
| 9 | 112 V (SE) | - | 1200 |
| 10 | 350 CVC (SE) | GL2 | 2100 |
| 11 | 2x 150 CV (SE) (SFP) | - | 1200 |
| 12 | 2x 150 CV (SE) (SAT) | - | 1200 |
| 13 | 350 CVC (SE) | - | 2100 |
| 14 | 2x 100 CV (SE) (SAT) | - | 1200 |
| 15 | " | - | " |
| 16 | 2x 150 CV (SE) (SFP) | - | " |
| 17 | 350 CVC (SE) | - | 2100 |
| 18 | 2x 150 CV (SE) (SAT) | GL2 | 1200 |
| 19 | —— | WBL | 750 |
| 20 | —— | WBL | " |
| 21 | —— | F/WBL | 2/ " |
| 22 | —— | BW1 | 1200 |

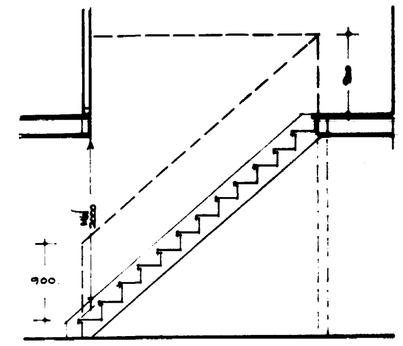
spur B&V to be 45mm / 112 C (SE) (SAT) / 112 V (SE) / 112 C (SE) (SFP)

ALL LOVERS TO BE FROM THE STANDARD RANGE OF P.L.E. LOVERS.

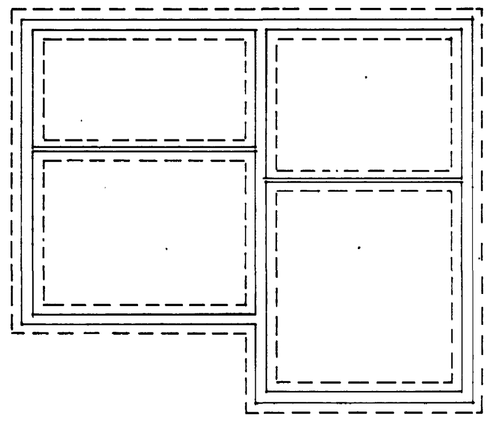
ALL LINTELS TO BE NORMAL CLOSE, REINFORCED TO MANUFACTURERS SPEC. WHERE REQUIRED.



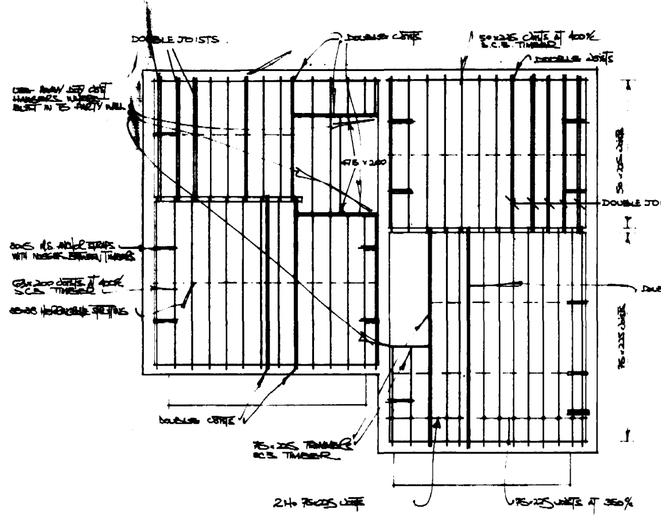
JAMB DETAIL



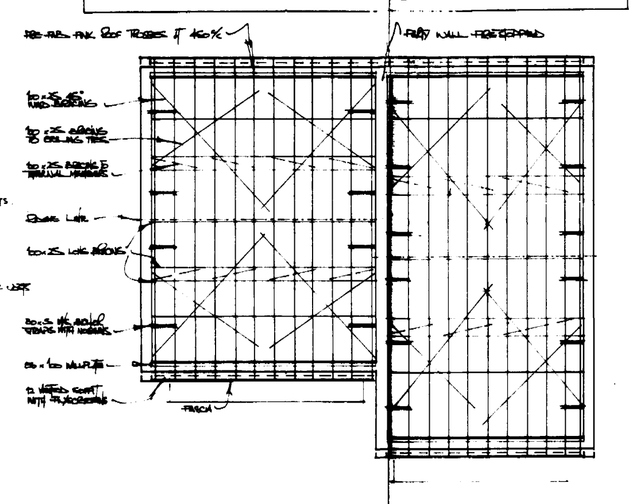
STAIR DETAIL



FOUNDATION PLAN
C15P CONCRETE



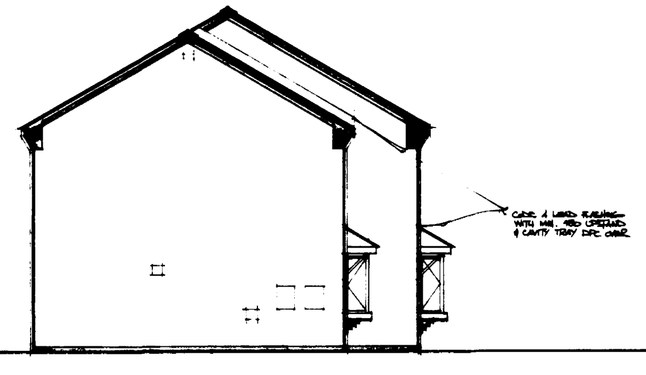
FIRST FLOOR PLAN
SC3 TIMBER



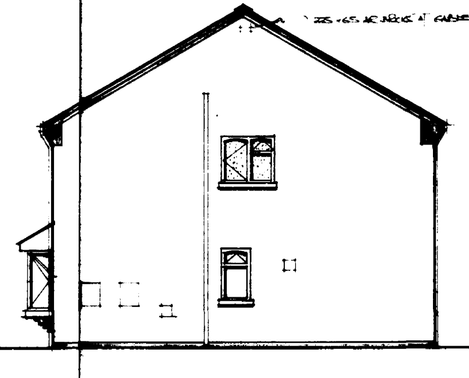
ROOF PLAN
ROOF CONSTRUCTED TO BS 5268, PART 3, 1985



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

**WALLS** EXTERNAL WALLS OF 100 FACING BRICKS, CAVITY INSULATED WITH 65 dia. RIGID POLYSTYRENE BOARD BEADS, INNER LEAF TO BE 100 LYTAG TERMINAL BLOCKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S. 1243 1978 WITH MAX. SPACINGS OF 900 HORIZONTALLY, 450 VERTICALLY & STAGGERED 225 AT JAMBS. ALL BRICKWORK LOWER COURSES & FOUNDATIONS ALL BLOCKWORK UP TO DPC. TO BE DENSE CONCRETE. PARTY WALLS TO BE 2 LEAVES OF 100 THICK LYTAG BLOCKS WITH MIN. 75 CAVITY, LINING BATTENED & VAPOUR WALL TILES & PLASTERED TO GIVE SMOOTH FINISH. (WEIGHT INCLUDING PLASTER TO BE MINIMUM 350 kg/m²). WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF & CHIMNEYPOTS. INTERNAL WALLS TO BE 100 LYTAG TERMINAL BLOCKS PLASTERED TWO COAT, OR 75 FRAMED PARTITION WITH 9MM FINISH. BOARDS & TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS, MIN. 900 ABOVE G.L., EXCEPT WITH DEPTH FILL CAVITY TO 1500 BELOW DPC WITH WEAK MIX CONCRETE. ALL BRICKS BELOW DPC TO BE MIN. 'FL' QUALITY USE RECLAIMED CAVITY CLOSURES AT DOORWAYS & WINDOWS/CONSERVATORY STEPS AT GARAGE DOORS. TO AVOID TEMPERATURE MOVEMENTS.

**ROOF** MARLEY EDGELOCKED CONCRETE ROOF TILES WITH MIN. 75 HEADLAP ON 38 x 25 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT, HAVING 150 LAP IN EAVES DIRECTION. 22½° PITCH FROM PRE-CUTTERS 'PINK' ROOF TRUSSES AT 450 c/c, STRAPPED AT HEELS & CEILING LEVEL AT MAX 1800 c/c WITH 30 x 5 M.S. ANCHOR STRAPS. 100 x 50 WALL PLATE & 100 x 225 BARGEBOARD, ALL AS DETAILED. CONSTRUCTED TO BS 5268 PART 3, 1985. UPVC RAINWATER GOODS TO BE 100 H.R. OGEE & 68 DOWNPIPES.

**FOUNDS.** STEP FOUNDATIONS OF C15P CONCRETE: 600 x 270 UNDER CAVITY WALLS & 450 x 270 UNDER PARTITION WALLS. REINFORCEMENT TO BE TAKEN DOWN TO BOTTOM & LOAD BEARING STRATA DETERMINED ON SITE WITH B.C.W.I.C. BUILDING INSPECTOR.

**FLOORS** FIRST FLOOR TO BE 18 TAG FLOORING GRADE CHIPBOARD (TYPE 1/6 MINIMUM GRADE) ON 63 x 200, 50 x 225 & 75 x 225 SC3 TIMBER JOISTS. GROUND FLOOR TO BE 10 SAND/CEMENT SCREED ON 100 C15P CONCRETE FLOOR ON 1200 GAUGED ROCK 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 MINERAL WOOL INSULATION TO ROOFSPACE & 400mm STRIP OF WINDOWS MIN. 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO BRE P2 GROUNDWATER. 4mm VAPOUR BARRIER TO BE EQUIVALENT TO A 10 CENTRAVOUE CAP USING TWINFOIL SARKIT BOARD & TWINLOC EAVES VENTS.

**JOINERY** WINDOWS TO BE FROM THE EASTERNDARD RANGE, ALL TO HAVE MIN. 6000mm² VENTILATOR & SEALED DOUBLE GLAZING UNITS. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20th OF ROOM AREA.
WINDOWS GLAZED IN POLYCARBONATE 'K' GLASS.

**STAIRS** STRAIGHT FLIGHT STAIRS: 1 RISE END 215 @ 13 @ 220, 220 GOING @ 13 @ TREADS. # 2 RISE END 250 @ 13 @ 220, 2750 GOING @ 13 @ TREADS. DEPTH OF TREADS NOT TO EXCEED 450. 800 OVERALL WIDTH OF STRINGS. 50 STRINGS. 225 TREADS. PLYWOOD RISERS. BALUSTRADE (MAINTENANCE) @ 900mm (MIN 800 HIGH) TO BE OF 50 x 75 TIMBER FIXINGS. LINED BOTH SIDES WITH PLASTERBOARD & 10mm FINISH & 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 FLUES. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO 50mm. LT.S.P.B.A. ALLOWS TO INSTALL ROOM THERMOSTAT & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORDANCE WITH PART L1, SECTION 2.

**WASTES** BATH & SINK WASTES TO BE 40, BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & REBODING ARMS AT 450 CHANGE OF DIRECTION. ANT SIPHONAGE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEEDED 3000 (40 WASTES) & 1700 (32 WASTES). 100 DIAMETER SVP RISE TO HAVE ACCESS PLATES AT BASES & DOUBLE CAPES AT TERMINALS, MIN 900 ABOVE HIGHEST WATER LEVEL.

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAMETER APPROVED PVC PIPES LAID IN STRAIGHT LINES TO GIVE CLEANSING GRADIENTS (ABOVE 1:70, S.W. 1:100). WHERE PASSING THROUGH WALLS, SPANS, PIPES TO HAVE R.C. LINTEL OVER & 50 SPACE ALL ROUND PIPE. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND, WHERE NOT UNDER A DRIVE & MINIMUM COVER OF 900, PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER, PIPES TO BE PROTECTED BY CONCRETE ENCASED ARCHES NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE RODDING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE TRAPPED. FOUL DRAINS TO HAVE 600 DIAMETER MANHOLES CONSTRUCTED OUT OF BRICK & CONCRETE RINGS.

**I.C.s** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO HAVE 450 x APPROVED SPEC. BOTTOM TROUGH CONSTRUCTED IN 150 THICK CONCRETE BENCH. CHANNELS 'C' CURVES USED GENERALLY & 45mm 'A' BENDS & 22½ BENDS ON 150 THICK CONCRETE PLINTH.

**SOAKAWAYS** ALL SURFACE WATER DRAINS TO DISCHARGE TO BE MIN. 1 m³ BRICK RUBBLE SOAKAWAYS SITED MIN 5 m FROM ANY BUILDING

**DRIVEWAY** 50 (10 CLINKER) MACHINE GRAVEL w/ 100 COMPACTED HARDCORE. 50 x 125 KERB EDGING BEDDED & HAUNCHED IN NOMINAL MIX CONCRETE.

**FOOTPATHS** 100 KERBS WITH 25 FALL AWAY FROM DWELLINGS & BEDDED 38 OF 75 CONCRETE ON 75 PAVING SLABS ON 75 HARDCORE.

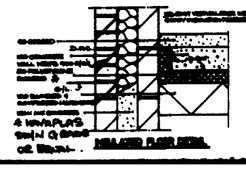
**MECH. VENT.** RAPID VENTILATOR EXTRACTOR FANS TO BATH ROOMS (MIN. 15 LITRES/SEC) & TO KITCHENS BY COOKER HOOD VENTILATED TO OUTSIDE (MIN 30 LITRES/SEC) DUCTWORK TO BE INSULATED.
BATHROOMS C.M.F. 240

**F&U DETAILS** SMOKE ALARMS (S) PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE TO BS 5446 PT1 & TO APPROVED DOCUMENT B4.

**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR, LB/EL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 PART 2.

MATERIAL WITH CONTRACTORS ADMIN. AT ENTRANCE 6·6 M² TO BE MIN. 1M FROM BOUNDARY

FOR DETAILS OF TRUSS BRACES & ROOF TIMBERS REFER TO SITE PLAN



4 WAYS PLATE and a BRACE OR BRICK... INCLUDED FLOOR AREA

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

PROJECT: OUSE/WITHAM HOUSES


SOUTH ... AND DC HOUSING ... PLANNING 12 OCT 1995 Ref: 0617/93

DRAWING: STATION ROAD (WEST), LONG ... Plots: AS Schedule

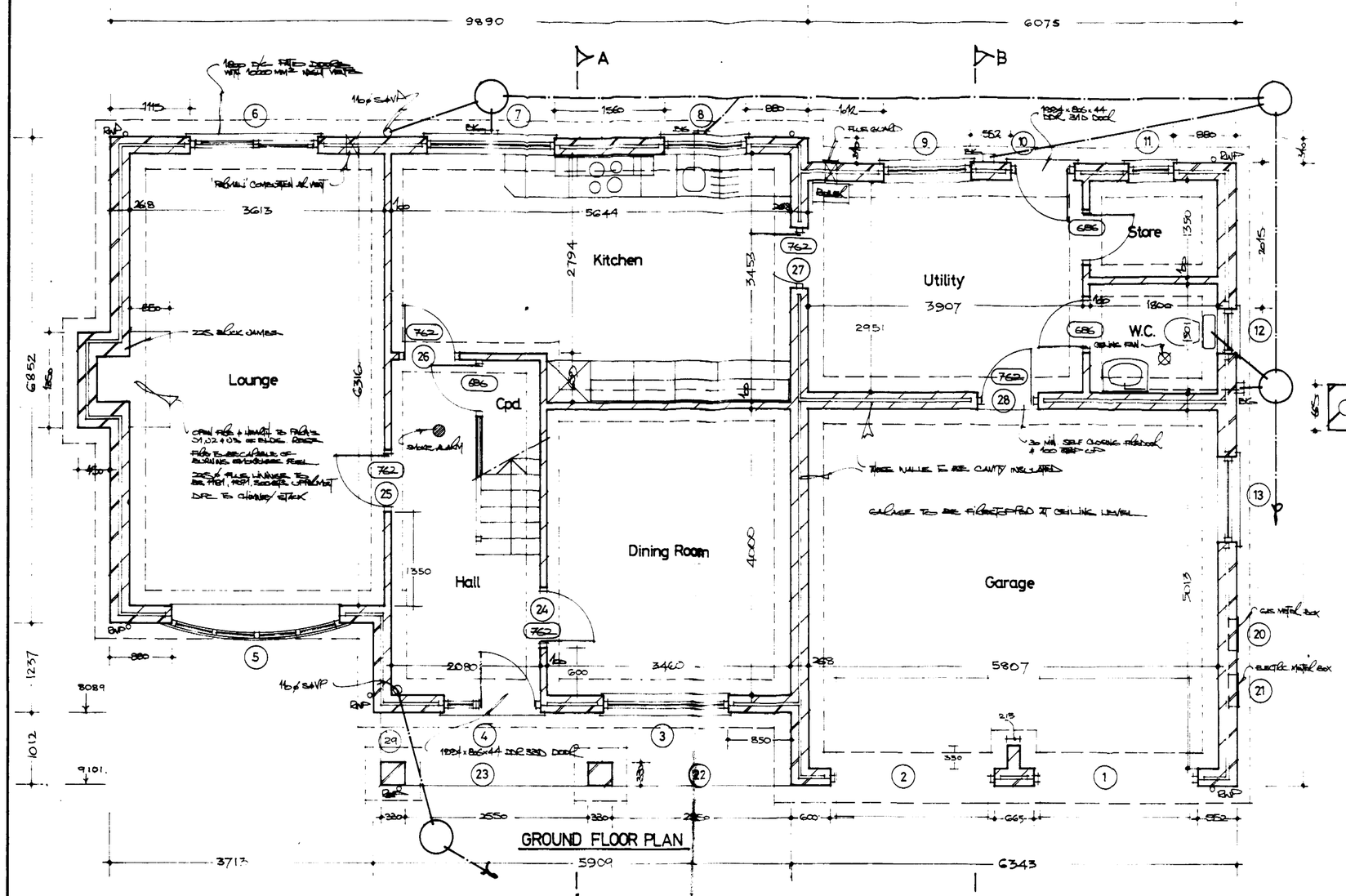
SCALES: 1:50 & 1:100

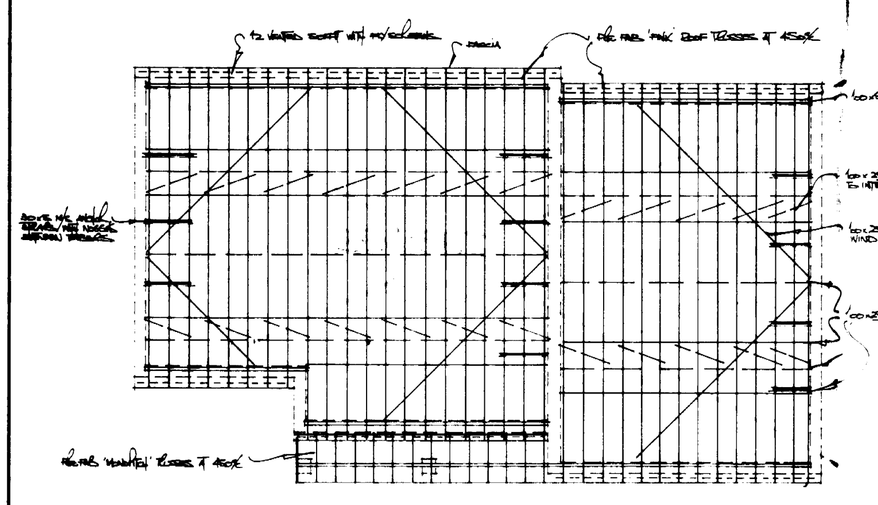
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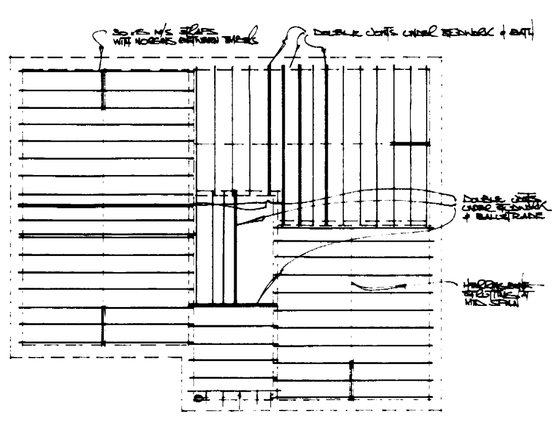
Ref. A1

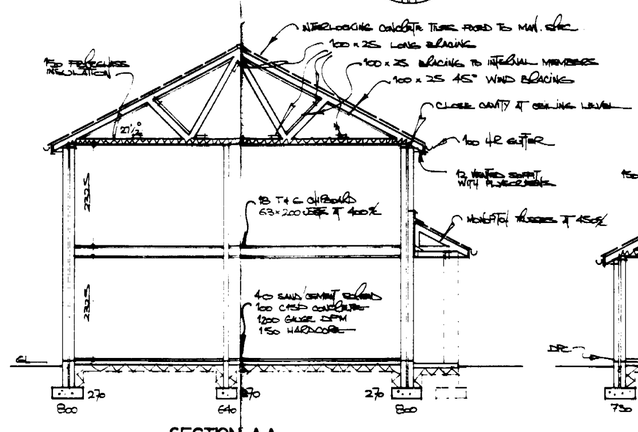


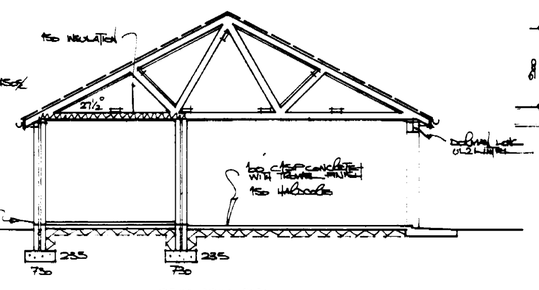
CONSTRUCTION DETAILS
WALLS
ROOF
FOUNDS
FLOORS
CEILINGS
JOINERY
STAIRS
HEATING
WASTES
DRAINS
I. Cs
SOAKAWAYS
DRIVEWAY
FOOTPATHS
MECH VENT
GLAZING
ALL D/GLAZED WINDOWS IN PILKINGTONS 'K' GLASS.
50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX
ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW
ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO BS6206 1981.
Lounge
Dining Room
Kitchen
Cpd.
Hall
Utility
Porch
W.C.
Garage
NB JUNE 1994 – PERIMETER WALLS TO BE OF CAVITY CONSTRUCTION
GROUND FLOOR PLAN
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
En suite
Linen
Cyl
FIRST FLOOR PLAN
ROOF PLAN
FIRST FLOOR JOISTS
STAIR DETAIL
SECTION A A
SECTION B B
JAMB DETAIL
FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
SIDE ELEVATION
REVISION - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 30 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm
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Ref. 0617/93
AMENDED PLAN
Ref.
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS.
PROJECT:
DRAWINGS:
STATION ROAD (WEST), LONG SUTTON.
Plots: AS Schedule.
SCALES: 1:50 & 1:100
DATE:

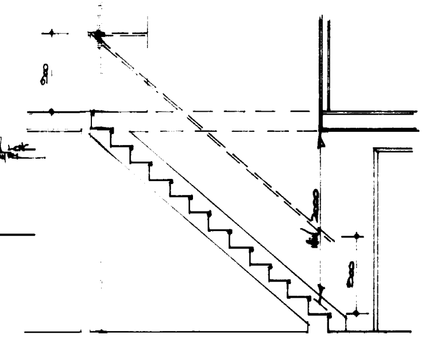


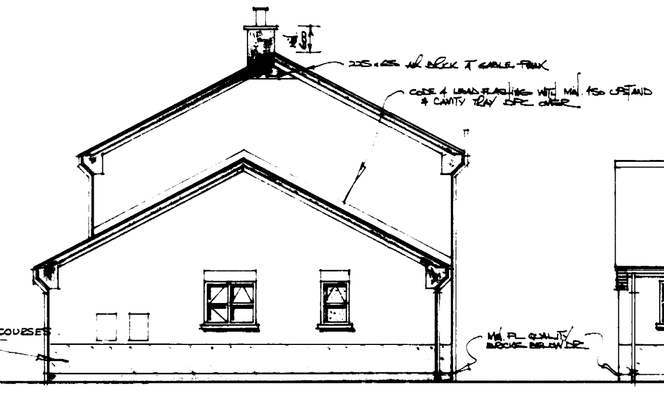



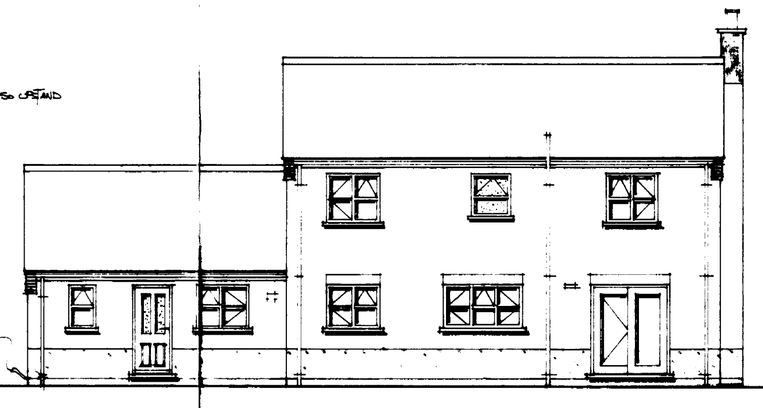



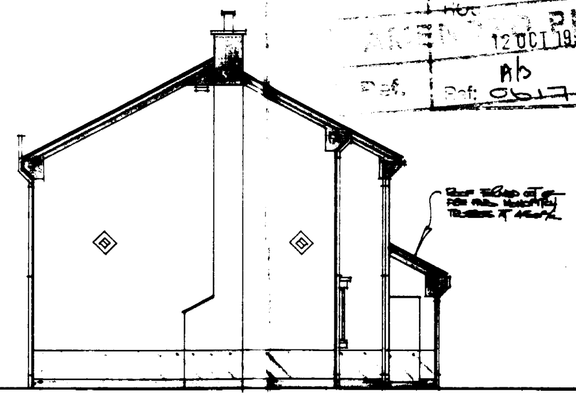













ELEVATIONS WITH UNPROTECTED AREAS OF OPENINGS LESS THAN 2.5 M² TO BE MIN 1 M FROM BOUNDARY

## CONSTRUCTION DETAILS

**WALLS** EXTERNAL WALLS OF [illegible] FACING BRICKS, CAVITY INSULATED WITH [illegible]. THE INTERNAL BLOCKS PLASTERED TWO COAT WHITE FINISH. WALL TIES TO CONFORM WITH BS. [illegible]. WEEP GULLYS EVERY 3 RUNS AT 2M CRS. ALL OPENING LOAD LINTELS REINFORCED. [illegible]. WALLS TO BE 100 LYTAG TO CEMENT MORTAR MIX (1:3) TO BE PLASTERED TWO COAT TO BE PLASTERED. [illegible]. & TO ALL WALLS MIN 150 THICK BLOCK REINFORCED WITH D.P.C. FULL CAVITY TO BE INSULATED [illegible]. CAVITY CLOSERS AT EACH SIDE OF DOOR & WINDOW OPENINGS. [illegible]. ALL BRICKS BELOW D.P.C. TO BE MINIMUM CLASS B QUALITY

**ROOF** MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN. 75 MM LAP ON 25 X 38 TREATED C.16 SOFTWOOD BATTENS LAYING TO A LAP IN EACH DIRECTION. 22½° PITCH PRE-FABRICATED PINE ROOF TRUSSES AT 450 CENTRES SUPPORTED BY [illegible]. 30 X 5 M.S. ANGLE STRAPS 1000 LONG TO WALL PLATES 1000 LONG AT 2 M CENTRES. [illegible]. UPVC RAINWATER GOODS TO BE BRITANNIA OR EQUIVALENT TO 100 MM DIA. GUTTERS & 65 MM DIA. DOWNPIPE

**FOUNDS** STRIP FOUNDATIONS OF C15P CONCRETE (OR C20 PAVIOR REINFORCEMENT USED) [illegible]. PROJECTION OF WALLS. 75 mm > 2 BRICKS OR SINGLE STOREY CAVITY WALLS. FOUNDATIONS TO BE [illegible]. DETERMINED ON SITE WITH S.W.D.C. BUILDING INSPECTOR. 600 x 225 POUNDS UNLESS [illegible].

**FLOORS** FIRST FLOOR TO BE 18 T.G. FLOORING GRADE CHIPBOARD (TYPE [illegible]) ON [illegible]. GROUND FLOOR TO BE 40 S/N CEMENT SCREED OR 100 C8P CONCRETE SURFACING OR C8P [illegible]. D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE

**CEILINGS** GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE [illegible]. MIN 150 FIBREGLASS INSULATION TO ENSURE MIN 100 VENTILATION GAP ABOVE INSULATION. REGULATIONS. 'ENABLE VENTILATION' TO BE FOLLOWED TO A 10 CONTINUOUS GAP [illegible]. GARAGE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 9.5 MM PLASTERBOARD WITH [illegible]

**JOINERY** WINDOWS TO BE FROM 'TILE D & P STANDARD RANGE. ALL [illegible] (EXCEPT GARAGE). NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN [illegible]. ALL WINDOWS TO DOUBLE GLAZED WITH PILKINGTON GLASS.

**STAIRS** STRAIGHT FLIGHT STAIR TOTAL RISE 2540 mm. [illegible]. 250 O'ALL WIDTH OF STRING. 35 STRINGS. [illegible]. TO BE OF 30 X 175 TIMBER. FRAMING LINED 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 [illegible]. CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO SEC L1 SECTION 3. ALL FLUES TO [illegible]. THERMOSTATIC +TIME CONTROLS TO BOILER & HOT WATER CYLINDER. IN ACCORDANCE [illegible].

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40 DIAM. BASIN WASTES TO BE 30. ALL TO [illegible]. CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE [illegible]. 100 DIAM. S.V.P. PIPES TO HAVE ACCESS PLATES AT BASE. [illegible]

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. APPROVED PVC PIPES LAID IN STRAIGHT LINES TO [illegible]. S.W.I. 1001) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE R.C. LINTEL OVER. TO BE SOCKET MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDS & SURROUND. WHERE LESS THAN 600 COVER, PIPES TO BE PROTECTED BY PAVING SLABS PLACED EDGE TO EDGE OVER TRENCH. LAYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE. [illegible]. SURFACE WATER DRAINS TO HAVE BEDDING EVEN AT EACH CHANGE OF DIRECTION. ALL GULLEYS MAINTAIN 300 ALL AROUND TO [illegible]. WHERE PASSING THROUGH EXTERNAL WALLS TO COVER. CAP ON INNER & OUTER FACES.

**I. Cs** INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM. APPROVED PVC. SET [illegible]. C. COVERS USED GENERALLY A GRADE 'B' WHERE IN A DRIVE SET OR HEAVY DUTY COVERS WHERE

**SOAKAWAYS** ALL SURFACE WATER DRAIN TO DISCHARGE INTO MIN. 1 M³ BRICK BUBBLE SOAKAWAY SITED [illegible]

**DRIVEWAY** 50 (19 CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING [illegible]

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

**MECH. VENT** RAPID VENTILATORS, EXTRACTOR FANS TO BE PROVIDED TO BATHROOM [illegible]. BY COOKER HOOD VENTILATED TO OUTSIDE (MIN. 30 LITRES/SEC.). DUCTS IN [illegible]

**GLAZING** ALL GLAZING TO BE TO APPROVED DOCUMENT PART N. ALL GLAZED AREAS [illegible]. LEVEL. ALL DOORS + SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 [illegible]

**SERVICES** [illegible]. PROVIDED ARE INDICATED. MINIMUM ONE TO EVERY FLOOR. ALL TO BE MAINS-OPERATED + INTERCONNECTED, COMPLYING TO BS 5446, PART 1. TO [illegible]

**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

| No. | [illegible] | [illegible] | [illegible] |
|---|---|---|---|
| 1 | [illegible] | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] | [illegible] |
| 3 | [illegible] | [illegible] | [illegible] |
| 4 | [illegible] | [illegible] | [illegible] |
| 5 | [illegible] | [illegible] | [illegible] |
| 6 | [illegible] | [illegible] | [illegible] |
| 7 | [illegible] | [illegible] | [illegible] |
| 8 | [illegible] | [illegible] | [illegible] |
| 9 | [illegible] | [illegible] | [illegible] |
| 10 | [illegible] | [illegible] | [illegible] |
| 11 | [illegible] | [illegible] | [illegible] |
| 12 | [illegible] | [illegible] | [illegible] |
| 13 | [illegible] | [illegible] | [illegible] |
| 14 | [illegible] | [illegible] | [illegible] |
| 15 | [illegible] | [illegible] | [illegible] |
| 16 | [illegible] | [illegible] | [illegible] |
| 17 | [illegible] | [illegible] | [illegible] |
| 18 | [illegible] | [illegible] | [illegible] |
| 19 | [illegible] | [illegible] | [illegible] |
| 20 | [illegible] | [illegible] | [illegible] |
| 21 | [illegible] | [illegible] | [illegible] |
| 22 | [illegible] | [illegible] | [illegible] |
| 23 | [illegible] | [illegible] | [illegible] |
| 24 | [illegible] | [illegible] | [illegible] |
| 25 | [illegible] | [illegible] | [illegible] |
| 26 | [illegible] | [illegible] | [illegible] |
| 27 | [illegible] | [illegible] | [illegible] |
| 28 | [illegible] | [illegible] | [illegible] |
| 29 | [illegible] | [illegible] | [illegible] |

[illegible] PLAN
12 OCT 1995
AB
Ref: 0617/03

**P. L. ELY (CONTRACTORS) LTD**
**BUILDERS & ESTATE [illegible]**
HIGH ROAD, WHAPLODE, [illegible]

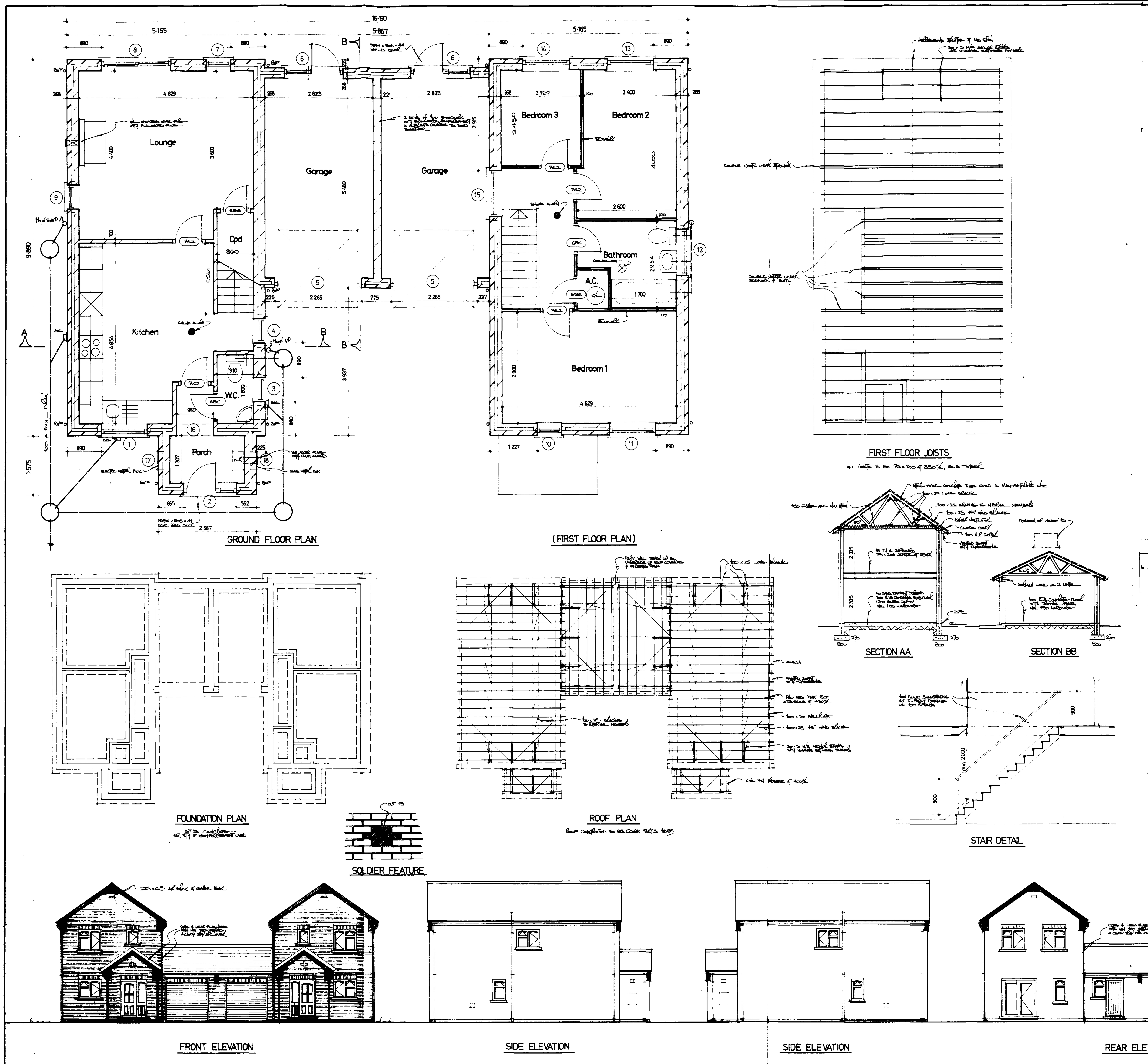
PROJECT: OXFORD [illegible]

STATION ROAD (WEST), [illegible]
Plots: As Schedule

DRAWINGS: [illegible]

SCALES: 1:50, 1:100 & 1:1250
DATE: July '94

DRAWING No. 2




## HOUSE CONSTRUCTION DETAILS

[redacted]

WALLS. [redacted]

ROOF. [redacted]

FOUNDS. [redacted]

FLOORS. [redacted]

CEILINGS. [redacted]

JOINERY. [redacted]

STAIRS. [redacted]

HEATING. [redacted]

WASTES. [redacted]

DRAINS. [redacted]

I.Cs. [redacted]

SOAKAWAYS. [redacted]

DRIVEWAY. [redacted]

FOOTPATHS. [redacted]

HIGH VENT. [redacted]

SMOKE ALARMS. [redacted]

GLAZING. [redacted]

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

REVISION - 18th April 1995
- Roof trusses at max 600 centres
- All longitudinal ceiling braces 50 x 100
- 12.5mm Plasterboard ceilings in lieu of 9.5mm

12 OCT 1993

6517/93

APPROVED PLAN

Ref. A/3

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

PROJECT:
STATION ROAD (WEST), LONG SUTTON.
Plots: As Schedule

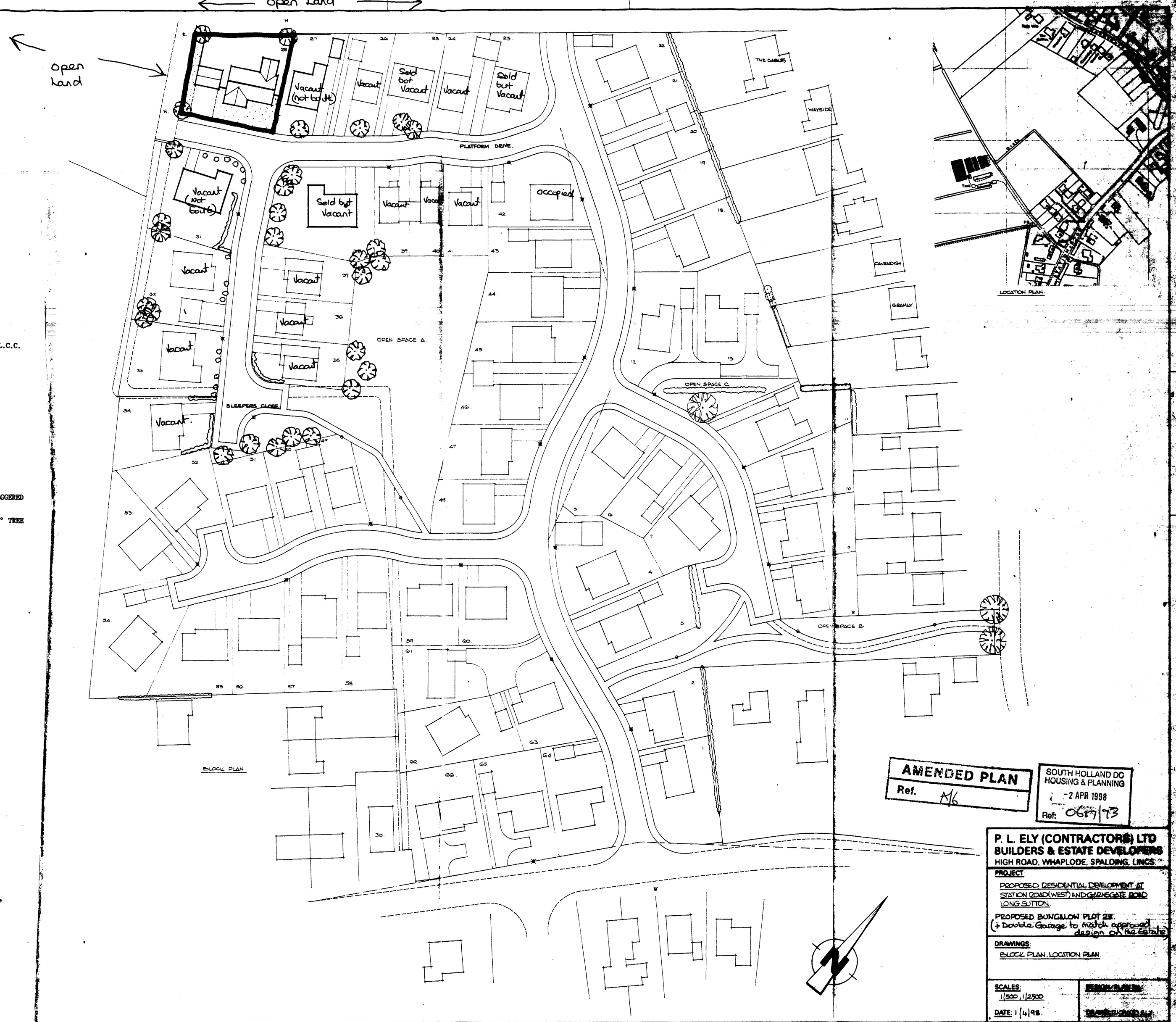
DRAWINGS: LINKED 'WELLAND' HOUSES

SCALES: 1:50 , 1:100

DATE: July '94

DESIGN/PLAN No: [illegible]

DRAWN: [illegible]




**GENERAL**

OPEN SPACES TO THE APPROVAL OF S.H.D.C.'S PARKS DEPT
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING & SURFACE WATER DRAINS TO L.C.C. APPROVAL

ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION
ALL SURFACE WATER FROM ROOFS TO SOAKWAYS MIN 5m FROM BUILDINGS

STREET LIGHT TO L.C.C. SPECIFICATION 5/35/C/93 ✖
STREET LIGHT TO L.C.C. SPECIFICATION 5/35/RL/93 ●
ALL COLUMNS TO HAVE R.E.C. SUPPLIES

**LANDSCAPING DETAILS**

——— 1.5m HIGH VERTICAL CLOSE BOARD FENCES TO B.S.1722 & B.S.3470

FRONT GARDENS SEEDED OR TURFED
NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS, 200mm BETWEEN ROWS & 450mm BETWEEN PLANTS

NEW TREES TO BE STANDARDS & SECURED TO TREATED STAKES WITH 2N° TREE TIES

| | | |
|---|---|---|
| A | FIELD MAPLE | : ACER CAMPESTRE |
| B | PAPERBARK MAPLE | : ACER GRISEUM |
| C | SWEDISH WHITEBEAM | : SORBUS ARIA |
| D | WHITE WILLOW | : SALIX ALBA |
| E | FLOWERING RED HAWTHORN | : CRATAEGUS OXYCANTHA |
| F | SILVER BIRCH | : BETULA ALBA |
| G | WHITE BIRCH | : BETULA PENDULA VERRUCOSA |
| H | WILD CHERRY | : PRUNUS AVIUM |
| I | GOLDEN HORNET | : MALUS |

| PLOT | DES N° | MATS |
|---|---|---|
| 1 | 260 | C1 |
| 2 | 352 | A1 |
| 3 | 251 | B1 |
| 4 | 251 | A1 |
| 5 | 254 | D3 |
| 6 | 256 | E3 |
| 7 | 353 | E3 |
| 8 | 352 | E3 |
| 9 | 464 | E3 |
| 10 | 235 | E3 |
| 11 | 461 | A3 |
| 12 | 461 | E3 |
| 13 | 460 | E3 |
| 14 ) | | |
| 15 ) | OBSOLETE | |
| 16 ) | | |
| 17 ) | | |
| 18 | 352 | E3 |
| 19 | 254 | E3 |
| 20 | 256 | C3 |
| 21 | 257 | C3 |
| 22 | 251 | D3 |
| 23 | 251 | C3 |
| 24 | 257 | C3 |
| 25 | 254 | D3 |
| 26 | 265 | C3 |
| 27 | 464 | E3 |
| 28 | HOUSE & GARAGE | |
| 29 | W/A | |
| 30 | Obsolete | |
| 31 | 465 | B3 |
| 32 | 251 | E3 |
| 33 | 465 | A3 |
| 34 | 353 | B3 |
| 35 | 270 | E3 |
| 36 | 246 | D3 |
| 37 | 270 | C3 |
| 38 | 464 | D3 |
| 39 | 549 | C3 |
| 40 | 549 | C3 |
| 41 | 270 | B3 |
| 42 | 251 | E3 |
| 43 | 257 | D3 |
| 44 | 255 | D3 |
| 45 | 251 | C3 |
| 46 | 250 | C3 |
| 47 | 353 | D3 |
| 48 | 255 | E3 |
| 49 | 256 | C3 |
| 50 | 257 | C3 |
| 51 | 255 | E3 |
| 52 | 352 | E3 |
| 53 | 255 | C3 |
| 54 | 250 | A3 |
| 55 | 352 | D3 |
| 56 | 255 | E3 |
| 57 | 250 | E3 |
| 58 | 257 | B1 |
| 59 | 352 | A1 |
| 60 | 255 | A1 |
| 61 | 261 | C1 |
| 62 | 251 | B1 |
| 63 | 261 | B1 |
| 64 | 258 | C1 |
| 65 | 259 | B1 |
| 66 | 262 | A1 |

| General Wellum Bricks | Brickwork Features | Roof Tiles |
|---|---|---|
| A3 Kirton Old English Rose | Tuscan Red Multi | Mosborough Red |
| B3 Tuscan Red Multi | Ashby Light Buff | Mosborough Red |
| C3 Ashby Light Buff | Tuscan Red Multi | Smooth Brown |
| D3 Kirton Old English Rose | Tuscan Red Multi | Old English Dark Red |
| E3 Ashby Light Buff | Tuscan Red Multi | Old English Dark Red |

All dwellings to have minimum 2 courses F.L. Quality Tarmac Richmond Bronze below D.P.C.

All tiles are smooth Marley Mendip.

**Original Planning Approval:**

| | Bricks | Tiles |
|---|---|---|
| A1 | Belton Cavendish Purple Multi | : Old English Dark Red |
| B1 | Belton Cavendish Golden Brown | : Smooth Brown |
| C1 | Belton Cavendish Antique Brown | : Mosborough Red |

AMENDED PLAN
Ref. M6

SOUTH HOLLAND DC
HOUSING & PLANNING
- 2 APR 1998
Ref: 0687/73

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

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD (WEST) AND GARNSGATE ROAD LONG SUTTON.

PROPOSED BUNGALOW PLOT 28.
(+ Double Garage to match approved design on the estate)

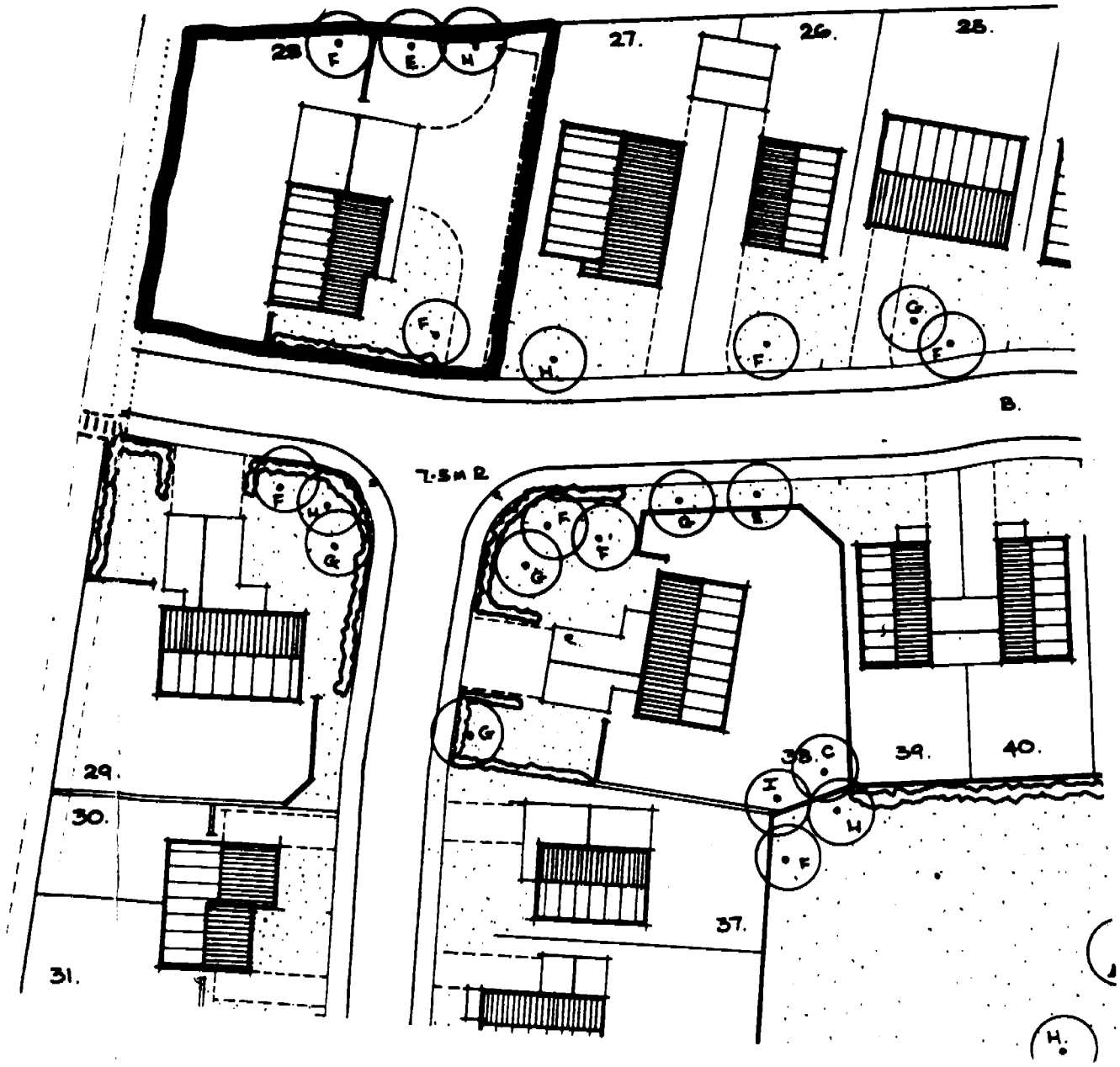
DRAWINGS:
BLOCK PLAN, LOCATION PLAN.

SCALES: 1/500, 1/2500

DATE: 1/4/98.

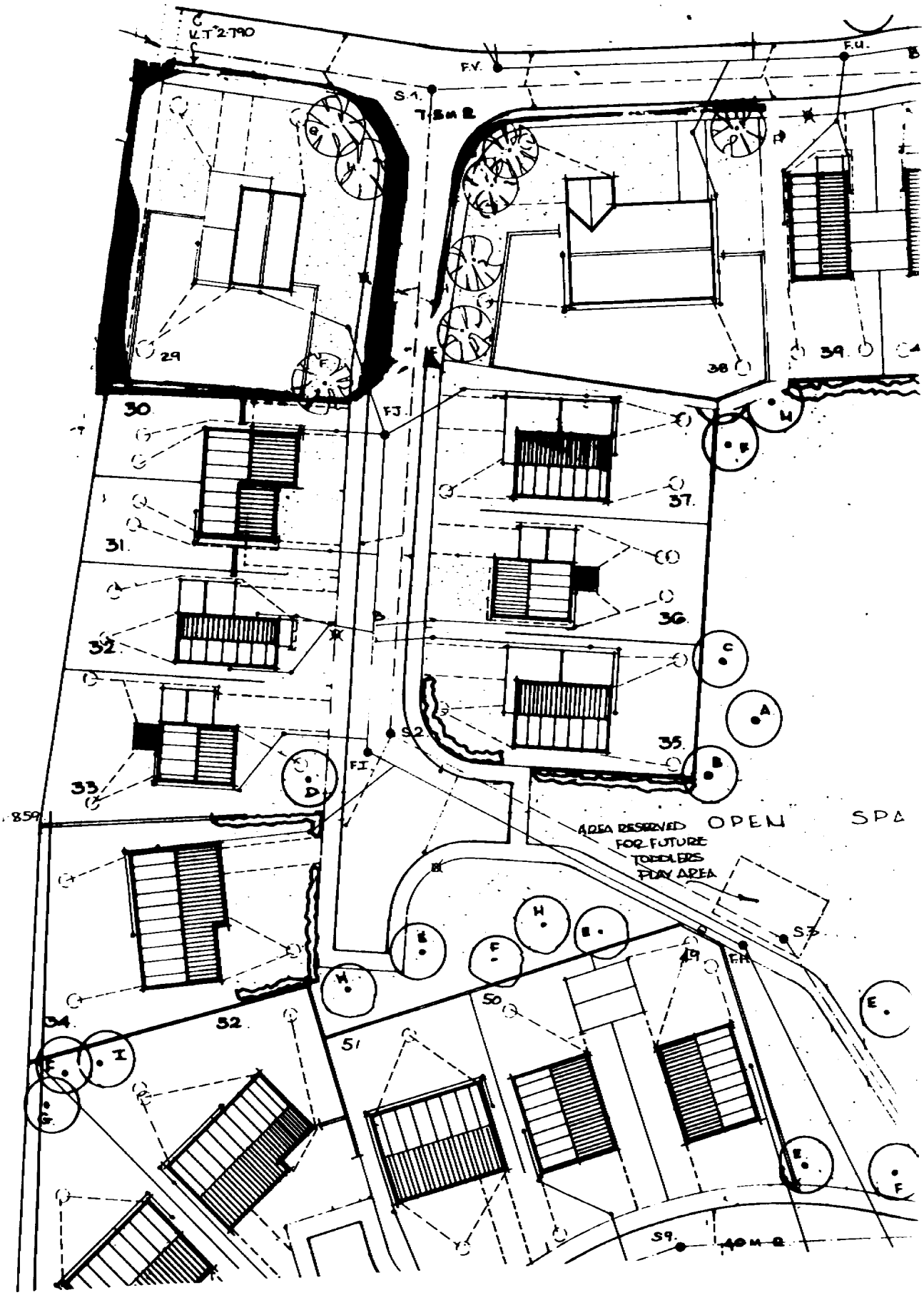
SESSION/PLAN No.

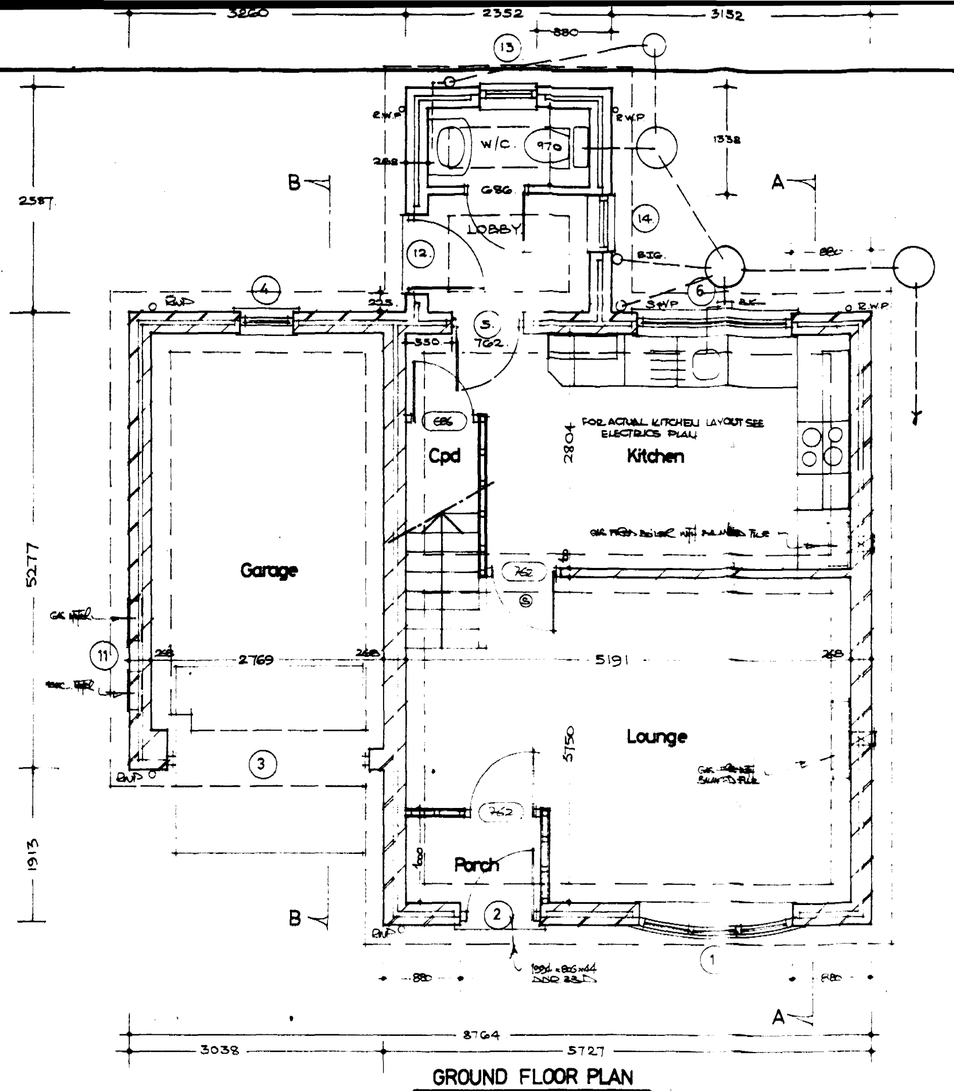
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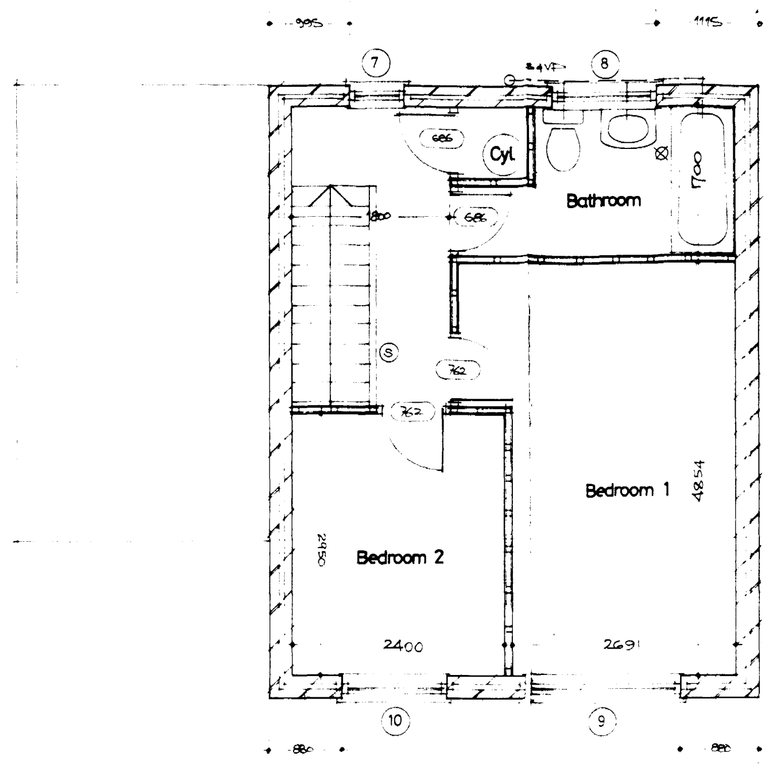

Extract
From
original
Approval.

Plot 28
= Oxford D|G
4 Bed House.


L.T. 2·790
F.V.
F.U.
S.1.
7·5m R.
29
30
31.
32.
33.
34.
38
39.
37.
36.
35.
FJ.
FI.
S2.
S3.
S9.
40 M R
AREA RESERVED FOR FUTURE TODDLERS PLAY AREA
OPEN SPA
50
51
52



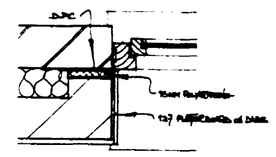

GROUND FLOOR PLAN




FIRST FLOOR PLAN

| No | Comment | Wattage | Lumens |
|---|---|---|---|
| 1 | CFBAS BAY/BC | UL2 | 2400 |
| 2 | FINS | " | 1200 |
| 3 | GP 7666 BS | UL2 | 2700 |
| 4 | 110V (BC) | UL2 | 1050 |
| 5 | — | UL2 | 1200 |
| 6 | 240V/BC | " | 2400 |
| 7 | 110V/BC | UL2 | 1050 |
| 8 | 240V (BC/ES) | " | 1650 |
| 9 | 240V/BC/ES | " | 2400 |
| 10 | 240V (BC/ES) | " | 1650 |
| 11 | — | MBK | 2/750 |

| | | | |
|---|---|---|---|
| 12 | F.N.S | UL2 | 1200 |
| 13 | 110V (B.S) | " | 1050 |
| 14 | 110V (B.S) | " | 1050 |



JAMB DETAIL

## CONSTRUCTION DETAILS

WALLS

EXTERNAL WALLS OF [illegible] FACING BRICKS, CAVITY INSULATED WITH [illegible] INTERNAL BLOCKS PLASTERED [illegible] WITH CEMENT/LIME/SAND MIX [illegible] WITH CLOSURES EVERY 12TH COURSE. ALL EXPOSED LOAD BEARING LINTELS [illegible] WALLS TO BE 100 LYING BRICKWORK [illegible] ALL WALLS MIN 150 & BRICK/BLOCK [illegible] CAVITY CLOSERS AT REVEALS & JAMBS TO [illegible] ALL BRICK BUILDING [illegible]

ROOF

MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 [illegible] LAYING 150 LAP IN EACH DIRECTION. 22½° PITCH PER [illegible] 100 TEMPERSAT 650 CENTRES [illegible] 9/12.5 M.S BARGE TIMBS 150 X 50 WALLPLATES 100 X 50 [illegible] PVC RAINWATER GOODS TO BE EQUIVALENT TO IDEAL GUTTERS & DOWN SPOUTS

FOUNDS

STRIP FOUNDATIONS OF [illegible] CONCRETE [illegible] PUGETT OR WELLS & 700 x 250 UNDER SINGLE SKIRT CAVITY WALLS. [illegible] DETERMINED ON SITE WITH S.H.B.D.C BUILDING INSPECTOR.

FLOORS

FIRST FLOOR TO BE 19.1 S.G. FLOORING GRADE CHIPBOARD [illegible] GROUND FLOOR TO BE 150 SAND/CEMENT SCREED ON 100 CHIP [illegible] D.P.M. ON MIN 150 BLIN DED & COMPACTED HARDCORE

CEILINGS

GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE [illegible] MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GRID ABOVE [illegible] REQUIREMENTS. EAVES VENTILATION TO BE PROVIDED TO A 10 [illegible] GARAGE CEILING & LINTEL S TO BE LINED WITH 2 LAYERS OF 6 MM [illegible]

JOINERY

WINDOWS TO BE FROM TAS B & P STANDARD RANGE. ALL TO HAVE MIN 4000mm² [illegible] GARAGE. NATURAL VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. PRODUCTIONS 'G' GLASS TO ALL DESIGNATED WINDOWS.

STAIRS

STRAIGHT FLIGHT STAIRS TOTAL RISE 2768 IN 15 NO RISERS, 2700 GOING IN 14 NO TREADS. [illegible] 850 O/ALL WIDTH OF STAIRS. 32 STRINGS. 28 TREADS. PLYWOOD RISERS. [illegible] TO BE OF 50 X 75 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD [illegible] CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING

[illegible] & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED [illegible] CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO [illegible] THERMOSTATS & TIME CONTROLS TO [illegible]

WASTES

[illegible] SINKS & SUCKING WASTES TO BE 40 BASIN WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS [illegible] CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED [illegible] [illegible] 5 & V PIPES IN 100 ACCESS PLATES AT BASE & DURABLE CHROME TERMINALS FOR [illegible]

DRAINS

ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO HAVE [illegible] S.W. 1:100) WHERE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE [illegible] SHEET MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDS SURROUND. [illegible] THAN 600 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 MM GREEN. [illegible] LAYING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE. [illegible] SURFACE WASTE DRAINS TO HAVE BEDDING EVEN AT EACH CHANGE OF DIRECTION. ALL [illegible] MINIMUM 150 DIAM ALL ROUND PIPES. [illegible] THICK [illegible]

INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON [illegible] COVERS USED GENERALLY A GRADE B WHERE IN A DRIVE SET ON PRECAST CONCRETE PLATES

SOAKAWAYS

ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1 M³ BRACE BUBBLE SOAKAWAYS SITED MIN [illegible]

DRIVEWAY

[illegible] (NO FINES CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS OR HERRING BONE

PATIO/PATHS

[illegible] CONCRETE PAVING SLABS SET ON HARDCORE & WEAK MIX

MECH. VENT.

RAPID VENTILATORS. EXTRACTOR FANS TO BE PROVIDED TO BATHROOMS (MIN 15 LITRES/SEC) & SHOWER ROOMS (MIN 30 LITRES/SEC). BOTH IN NON-PURPOSE PLACE INSULATED BATHROOM CAPE 2400

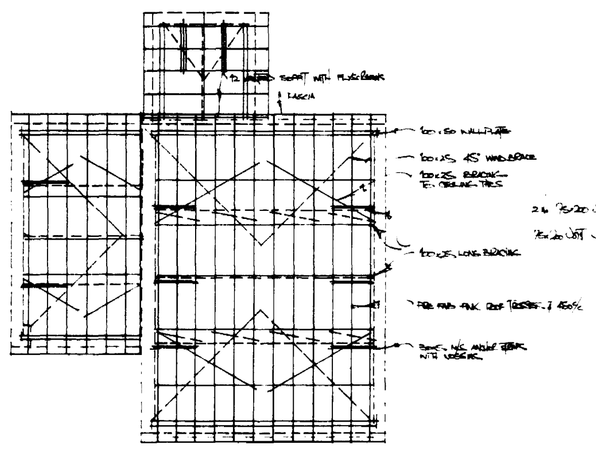
SMOKE ALARMS

PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE TO B.S 5446 PT 1 & TO APPROVED DOCUMENT B1

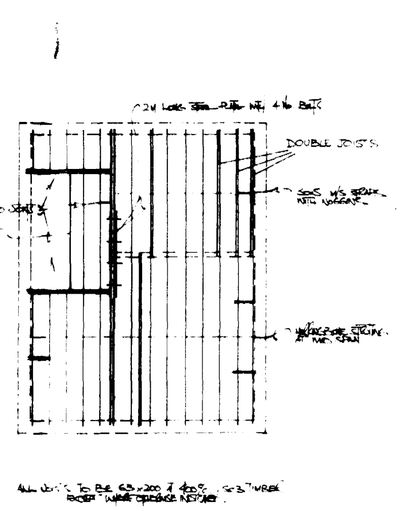
GLAZING

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

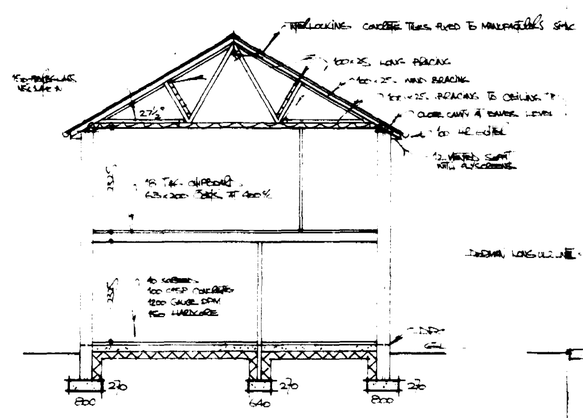
**REVISION** - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm



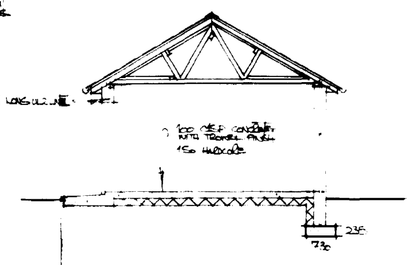
ROOF PLAN



FIRST FLOOR PLAN



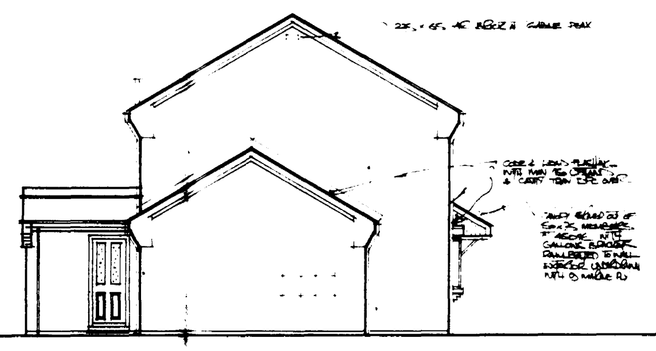
SECTION A·A



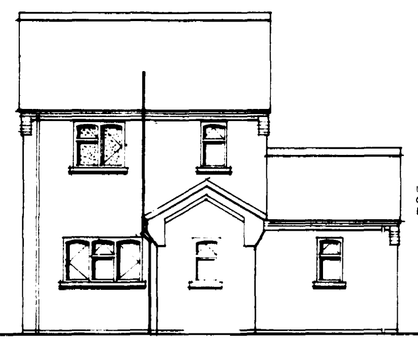
SECTION B B



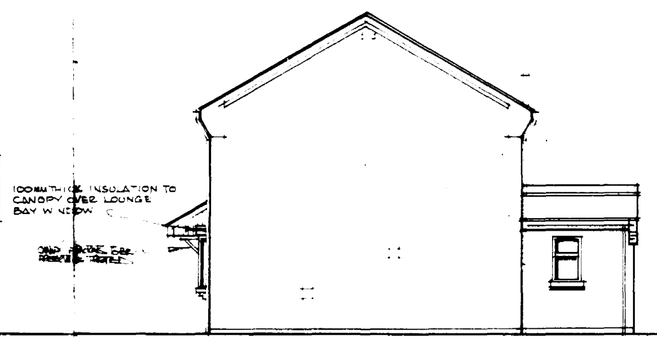
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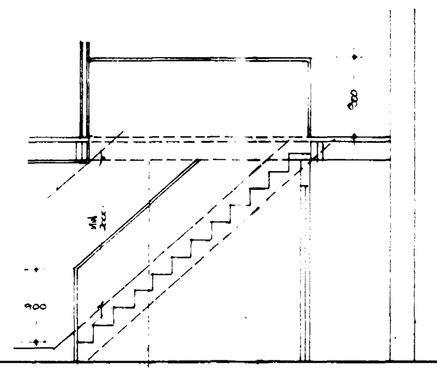
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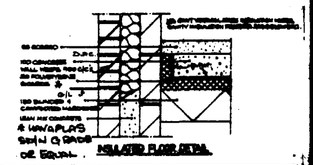
REAR ELEVATION



SIDE ELEVATION



STAIR DETAIL



AMENDED PLAN
Plan No. A5
SOUTH HOLLAND DC
HOUSING & PLANNING
20 NOV 1997
Ref: 0617/97

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

PROJECT:
OUSE TYPE HOUSE:
NB Corbels & boarsails in contrasting brickes as previously.

DRAWINGS:
STATION ROAD (WEST) [illegible]
Plots: 35 & 36

SCALES: 1:50 & 1:20

DATE: July '94

| PLOT | DES N° | MATS | PLOT | DES N° | MATS | PLOT | DES N° | MATS |
|---|---|---|---|---|---|---|---|---|
| 1 | 260 | C | 23 | 251 | A | 45 | 251 | A |
| 2 | 352 | A | 24 | 257 | A | 46 | 250 | A |
| 3 | 251 | B | 25 | 254 | C | 47 | 353 | C |
| 4 | 251 | A | 26 | 265 | A | 48 | 255 | B |
| 5 | 254 | C | 27 | 250 | A | 49 | 256 | B |
| 6 | 256 | B | 28 | 363 | B | 50 | 257 | C |
| 7 | 353 | B | 29 | 271 | A | 51 | 255 | C |
| 8 | 246 | B | 30 | 269 | B | 52 | 253 | B |
| 9 | 269 | C | 31 | 269 | B | 53 | 255 | A |
| 10 | 269 | C | 32 | 243 | A | 54 | 250 | C |
| 11 | 549 | A | 33 | 247 | C | 55 | 352 | C |
| 12 | 549 | A | 34 | 353 | A | 56 | 255 | B |
| 13 | 242 | C | 35 | 270 | B | 57 | 250 | C |
| 14 | 269 | A | 36 | 246 | C | 58 | 257 | B |
| 15 | 269 | A | 37 | 270 | A | 59 | 353 | A |
| 16 | 269 | B | 38 | 273 | C | 60 | 255 | A |
| 17 | 269 | B | 39 | 549 | A | 61 | 261 | C |
| 18 | 352 | C | 40 | 549 | A | 62 | 251 | B |
| 19 | 254 | B | 41 | 270 | B | 63 | 261 | B |
| 20 | 256 | A | 42 | 251 | B | 64 | 258 | C |
| 21 | 257 | A | 43 | 257 | C | 65 | 259 | B |
| 22 | 251 | C | 44 | 255 | C | 66 | 262 | A |

A = BELTON CAVENDISH PURPLE MULTI: OLD ENGLISH DARK RED
B = BELTON CAVENDISH GOLDEN BROWN: SMOOTH BROWN
C = BELTON CAVENDISH ANTIQUE BROWN: MOSBOROUGH RED

ALL TILES ARE SMOOTH MARLEY MENDIPS

GENERAL

OPEN SPACES TO THE APPROVAL OF S.H.D.C.'S PARKS DEPT
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING & SURFACE WATER DRAINS TO L.C.C. APPROVAL

ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION
ALL SURFACE WATER FROM ROOFS TO SOAKWAYS MIN 5m FROM BUILDINGS

STREET LIGHT TO L.C.C. SPECIFICATION 5/35/C/93 ✱
STREET LIGHT TO L.C.C. SPECIFICATION 5/35/RL/93 ●
ALL COLUMNS TO HAVE R.E.C. SUPPLIES

LANDSCAPING DETAILS

——— 1.5m HIGH VERTICAL CLOSE BOARD FENCES TO B.S.1722 & B.S.3470

FRONT GARDENS SEEDED OR TURFED
NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN ROWS & 450mm BETWEEN PLANTS

NEW TREES TO BE STANDARDS & SECURED TO TREATED STAKES WITH 2N° TREE TIES

A FIELD MAPLE : ACER CAMPESTRE
B PAPERBARK MAPLE : ACER GRISEUM
C SWEDISH WHITEBEAM: SORBUS ARIA
D WHITE WILLOW : SALIX ALBA
E FLOWERING RED HAWTHORN: CRATAEGUS OXYCANTHA
F SILVER BIRCH : BETULA ALBA
G WHITE BIRCH : BETULA PENDULA VERRUCOSA
H WILD CHERRY : PRUNUS AVIUM
I GOLDEN HORNET : MALUS




SOUTH HOLLAND DC
HOUSING & PLANNING
10 MAY 1995
Ref: 0617/98

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

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD(WEST) AND GARNSGATE ROAD LONG SUTTON.

DRAWINGS:
BLOCK PLAN, LOCATION PLAN.

SCALES: 1/500, 1/2500
DATE: JANUARY 1995

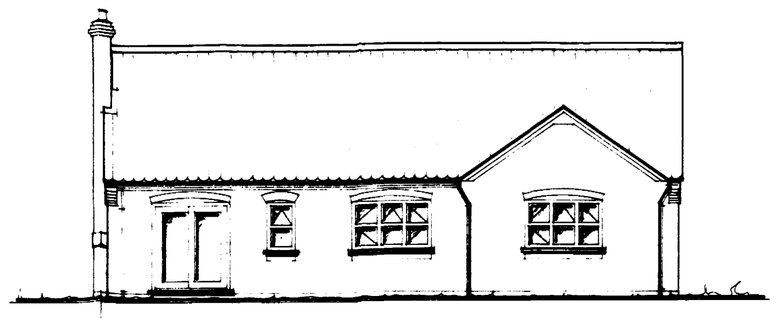
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DRAWN: RICHARD ELY.



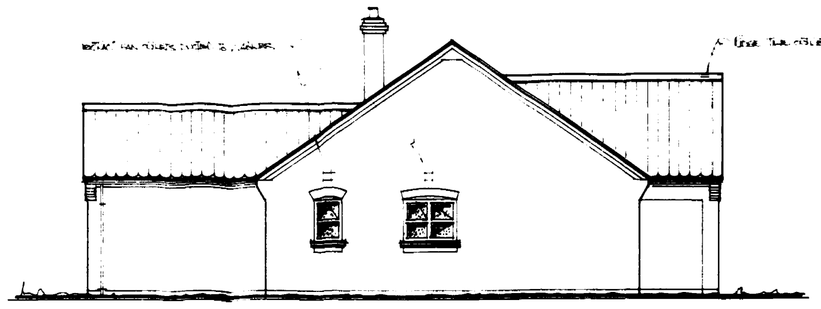
FRONT ELEVATION



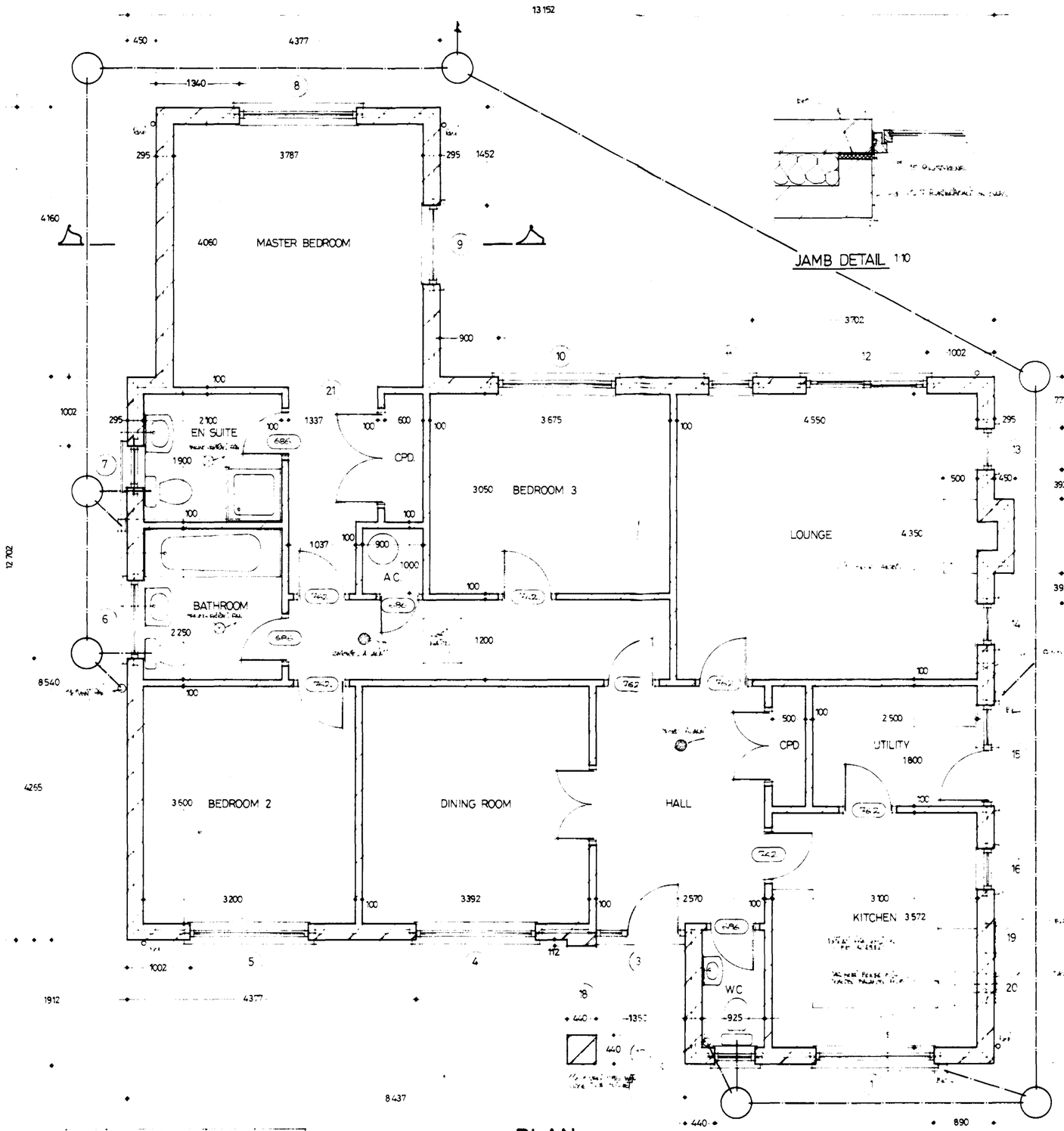
SIDE ELEVATION



REAR ELEVATION



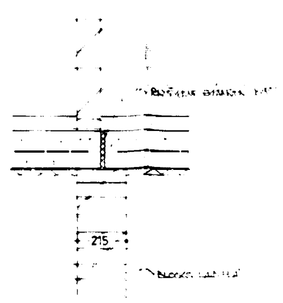
SIDE ELEVATION



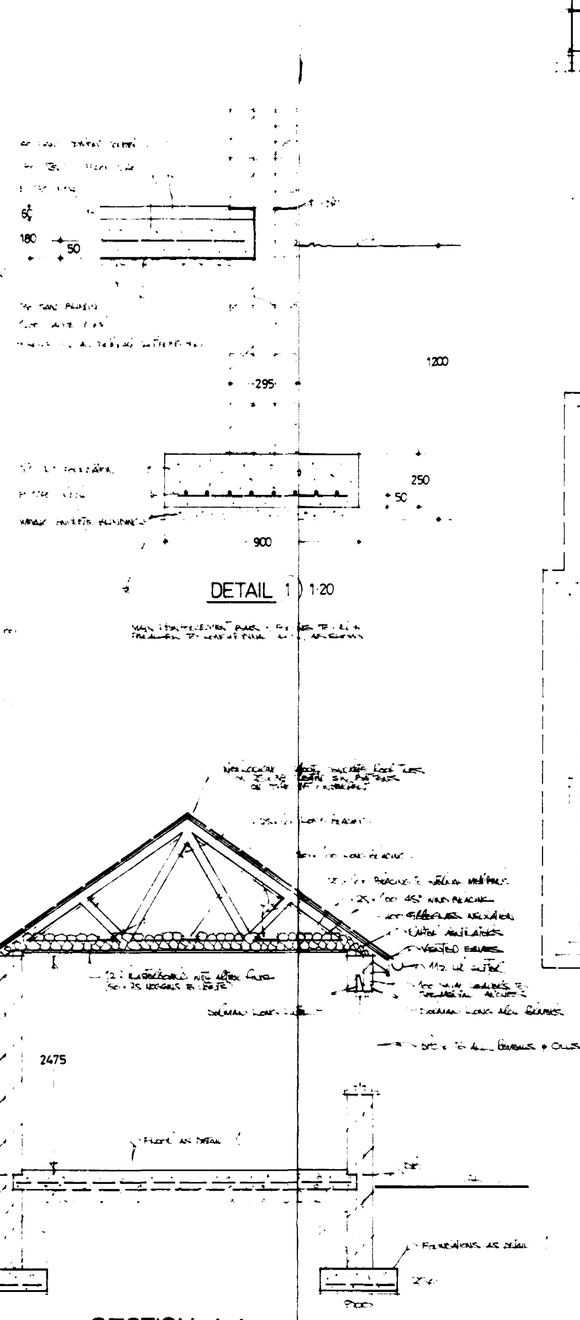

PLAN 1:50



JAMB DETAIL 1:10



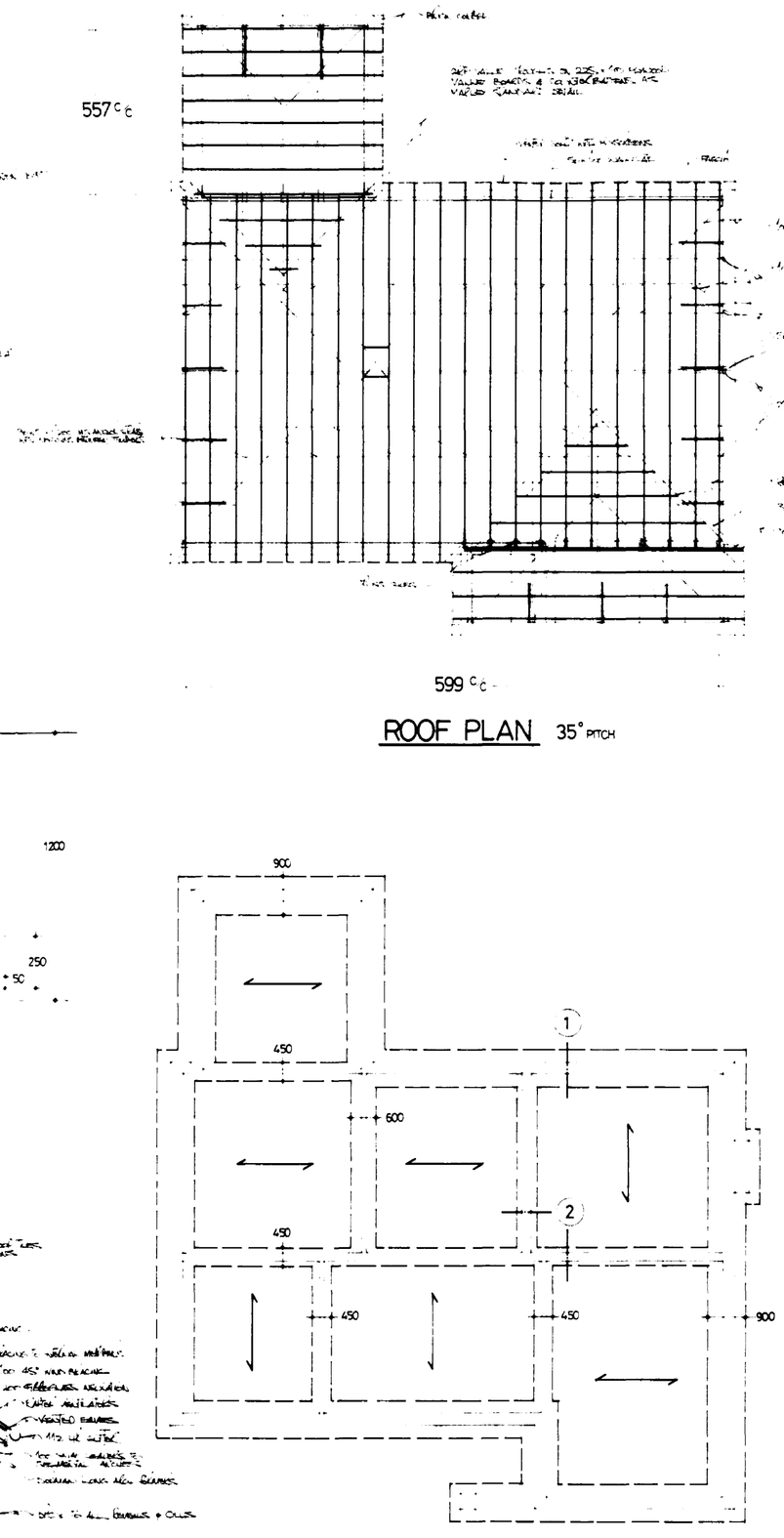

DETAIL 2 ) 1:20




DETAIL 1 ) 1:20




SECTION A-A




ROOF PLAN 35° PITCH

FOUNDATION PLAN

250 THICK ; ST5 CONCRETE ; B785 MESH

FOUNDATIONS & GROUND FLOOR SLABS AS ADVISED & DESIGNED BY S.R.C. LTD.

| NO | JOINERY | UNTIL | LENGTH |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
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| 22 | | | |

**PREAMBLE** WHERE THESE CONSTRUCTION NOTES REFER TO B.S. 8206 OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITH UN-PROTECTED AREAS NOT OVER 5·5M² TO BE MIN 1·0M FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

**WALLS** EXTERNAL WALLS OF 103 FACING BRICK ex. 50 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING DENSE CONCRETE THERMAL BLOCKS (0·12, 50 dia.) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, MTS. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED SOFFIT MIN 150 END BEARING. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. ALL BLOCKS BELOW D.P.C. TO BE MIN. F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKWORK FINISHED PLASTERED TWO COAT; OR 75 STUD PARTITIONS WITH SKIM FINISH. D.P.C.'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. 12·7 UREA MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

**ROOF** SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 76 HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTERS WITH GALV. 30 x 5 RESTRAINING STRAPS ON NOGGINS TO ALL RAFTERS. & CEILING TIES AT GABLES MAX 1800 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL, LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 : PT 3 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. 2 W.D. DOWNPIPES.

**FOUNDS.** STRIP FOUNDATIONS OF STS CONCRETE TO S.E.S. SHOWN ON SECTIONS. B.S. 8.5 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN. 75 UNDERCOVER & 300 GRID END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION. LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS. TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE NEED UPGRADING.

**FLOORS** GROUND FLOOR TO BE 50 SAND CEMENT SCREED on 150 STS CONCRETE SLAB on 250 CONCRETE FLOOR REINFORCED WITH A 785 MESH, 1200 GAUGE POLYTHENE DPM TURNED UP TO COVER SLAB AT PERIMETER & LAPPED WITH DPC, ALL on 50 SAND BLINDING ON CLEANED & PEGGED CONCRETE AC DETAIL 1

**CEILINGS** ALL CEILINGS TO DWELLINGS LINED WITH 12·7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN. 200 FIBREGLASS TO ROOF SPACE. EAVES VENTED TO B. 8256 REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12·7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE CEILINGED OVER & PLATES COVERED WITH 6 MM MASTERBOARD STRIPS.

**JOINERY** WINDOWS, DOORS & FRAMES TO BE AS BOULTON & PAULS CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² FREE AREA) & SEALED DOUBLE GLAZED UNITS WITH 6MM AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PLUMINTONS 'U' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT. N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981.

**HEATING** SPACE & WATER HEATING TO BE AS SHOWN BELOW :- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.

HOT WATER SYSTEM TO BE VENTED TO C.S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. 5422 : L.I. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH. B. 5422 : L.I. SECT 2.

**CHIMNEYS** TO BE LINED WITH FLUES OF MIN C.S. AREA OF 31,420 mm² (15,200 DIAM) IF SQUARE FLUES USED MIN 34225 mm² C.S.A (IE 185 x 185) ALL WITH SOCKETS UP TO B.S. 1181 : 1971 & 1977. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B. 2626 : PT. 3 & 4.

**SOAKAWAYS** SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M³ BRICK RUBBLE SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS.

**WASTES** BATH, SINK & SHOWER WASTES TO BE 40 DIAM. BASIN WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & EQUIDISTANT EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 2000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURABLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

**DRAINS** ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 : 40, S.W. 1 : 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH END) & TO BE SURROUNDED BY A RIGID SHEET MATERIAL MIN. 75 AROUND PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND UNDER PAVED AREAS & WHERE LESS THAN 600 COVER, MIN 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A RODDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE DEMOUNTABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.R. CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE B IN DRIVES ALL ON 150 CONCRETE PLYNTH.

**FOOTPATHS** 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE BED.

**DRIVES** SEE BLOCK PLAN.

**SMOKE ALARMS** INSTALL WHERE INDICATED (S), ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & BATTERY TO BS 5446 PT.1 & TO APPROVED DOCT. B.1.

**MECH. VENT** RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC.) KITCHEN/FOOD (30 WHERE COOKER, EXTRACT HOODS FITTED) BATH 20 OM : 15, W.C. 15, SHOWER 20 OM (WO 30 UTILITY OR WASH 20 OM 15 ALL OUTLETS TO BE INCLUDED.

**REVISIONS:**


SOUTH HOLLAND DC
HOUSING & PLANNING
-2 APR 1998
Ref: -0647/93

APPROVED PLAN
Ref. A/6


Proposed Bungalow, Plot 28
The Sidings, in lieu of
approved 4 Bedroom
House. (opposite)

PLELY (CONTRACTORS) LTD.

ROGER WRIGHT architect

# LANDSCAPING

+C Ornamental cherry

+M Rowan/mountain ash sorbus aucuparia

+F Beech - Fagus Sylvatica

+L LIME - Tilia cordata - small leaved

+B Silver Birch - Betula Pendula

+A Ash - Fraxinus oxycarpa

C + Maple field - Acer campestre

ALL TREES SHALL BE PIT PLANTED, STAKED AND TIED AND A HALF A BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST INCORPORATED INTO THE BACKFILL FOR EACH TREE HOLE
THE ROOTS OF ALL TREES AND SHRUBS SHALL BE KEPT MOIST AT ALL TIMES DURING HANDLING AND PLANTING AND WELL WATERED AFTER PLANTING IN. A TOP DRESSING OF ENMAG FERTILIZER SHOULD BE APPLIED TO ALL LANDSCAPED AREAS INCLUDING AN APPLICATION OF A SUITABLE GRAMINAR HERBICIDE

HAWTHORN HEDGING, PLANTS AT 300 MM CTRS, DOUBLE STAGGERED ROW

GARNSGATE ROAD

2.4 x 70.0m JUNCTION VISIBILITY

existing access to be stopped up permanently

existing access

existing bungalow

low bwk wall

existing 1.2m high beech hedge

GRASSED AREA

50m WIDE PRIVATE BLOCK PAVED ROAD

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

1.5 M HIGH BWK WALL

drive

existing privet hedging

existing house

grass verge 2.4x70 junction visibility

# SITE PLAN 1:250

SOUTH HOLLAND DC PLANNING 24 FEB 1999 Ref. S1SO/PA

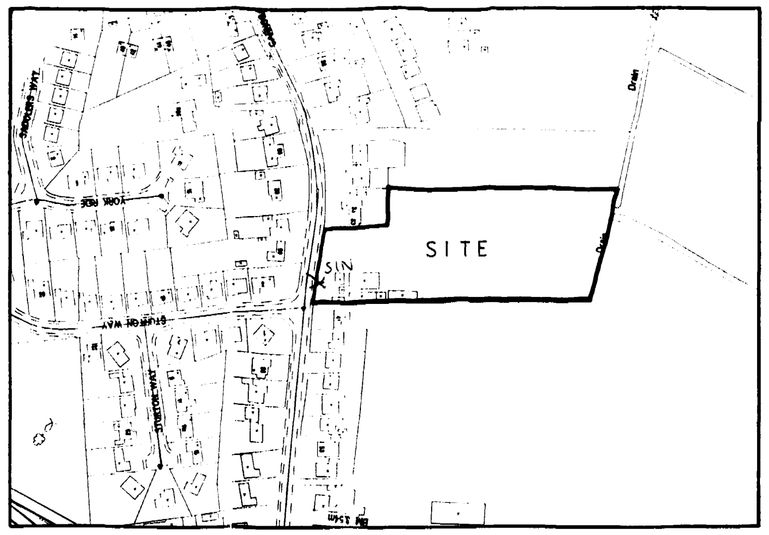
**PODDINGTONS**
Architectural Design Consultants

44 Double Street, Spalding, Lincs. PE11 2AA
Tel. (01775) 761856 & 768296 Fax. (01775) 710218

Project.
**RESIDENTIAL DEVELOPMENT.**
LAND OFF - GARNSGATE ROAD,
LONG SUTTON, LINCOLNSHIRE.
**LANDSCAPING.**

Client.
**S & S DEVELOPMENTS LTD.**

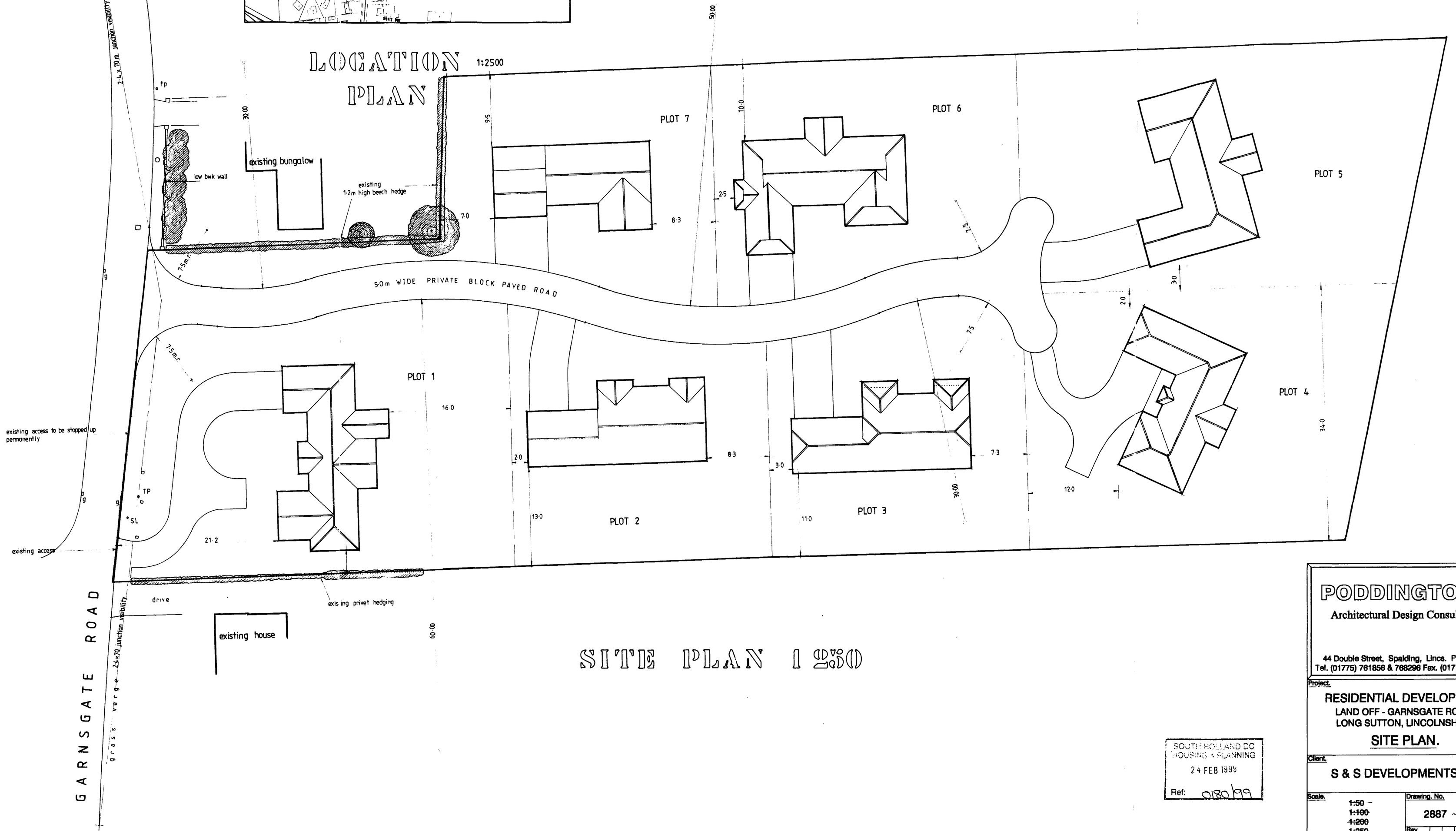
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|---|---|
| ~~1:50~~ ~~1:100~~ ~~1:200~~ 1:250 | 2887 ~ 1 |
| Date. FEB. 1999 | Rev. / Drawn. / Checked. |







# LOCATION PLAN 1:2500




# SITE PLAN 1 250

SOUTH HOLLAND DC
HOUSING & PLANNING
24 FEB 1999
Ref: S180/99

**PODDINGTONS**
Architectural Design Consultants

44 Double Street, Spalding, Lincs. PE11 2AA
Tel. (01775) 761856 & 768298 Fax. (01775) 710218

Project.
**RESIDENTIAL DEVELOPMENT.**
LAND OFF - GARNSGATE ROAD,
LONG SUTTON, LINCOLNSHIRE.
**SITE PLAN.**

Client.
**S & S DEVELOPMENTS LTD.**

| Scale. | Drawing. No. |
|---|---|
| ~~1:50~~ – ~~1:100~~ ~~1:200~~ 1:250 | 2887 ~ 2 |
| Date. FEB. 1999 | Rev. / Drawn. / Checked. |