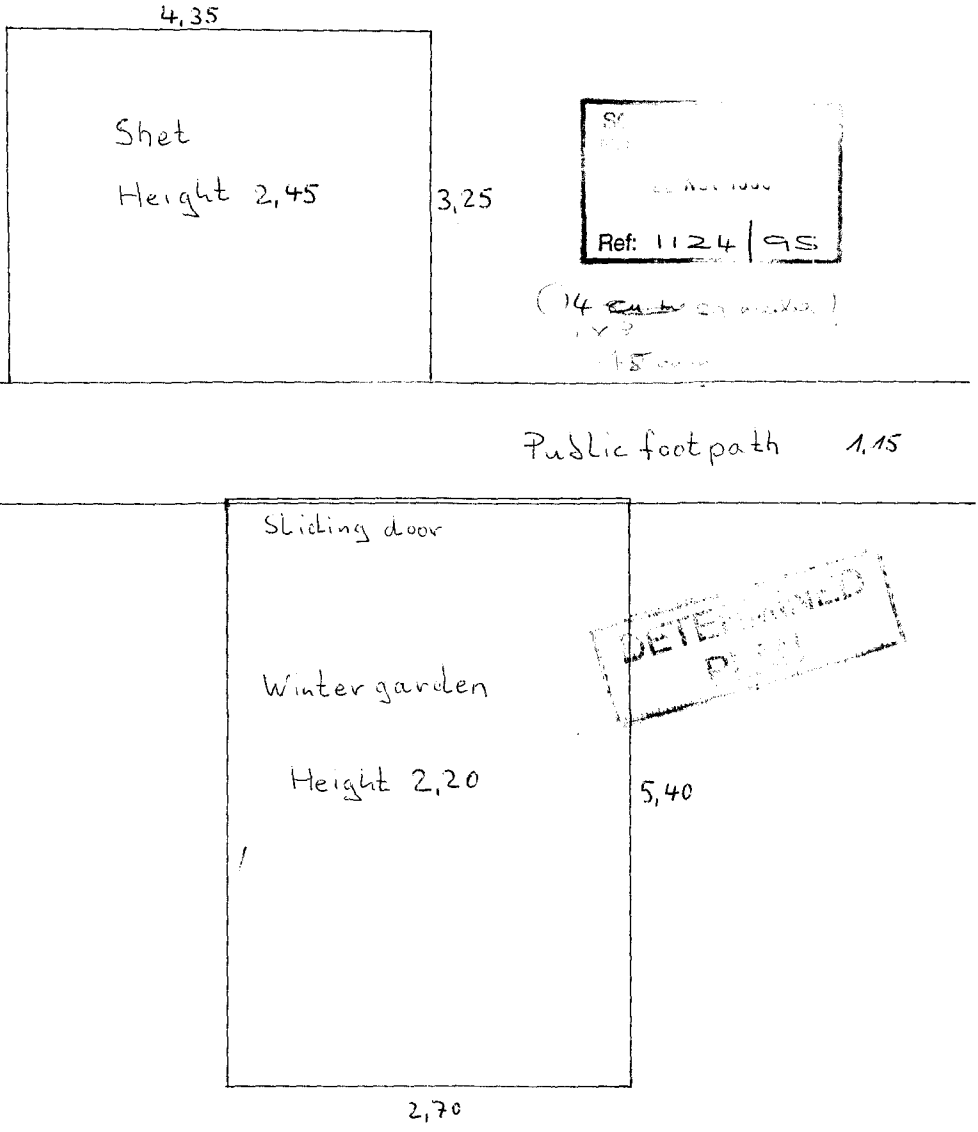
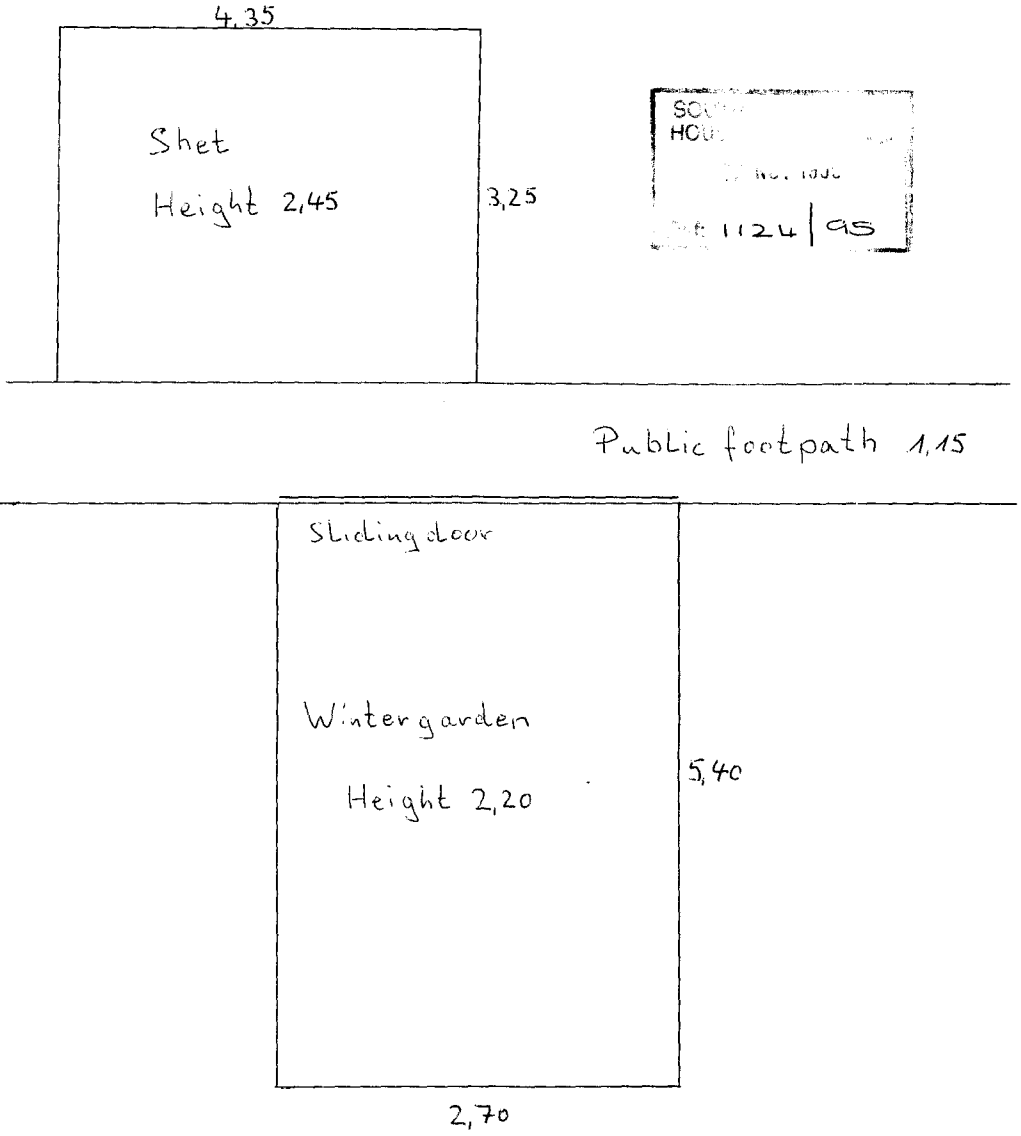


ALL measurements in metre. Kleylein, 31 Royce Rd.



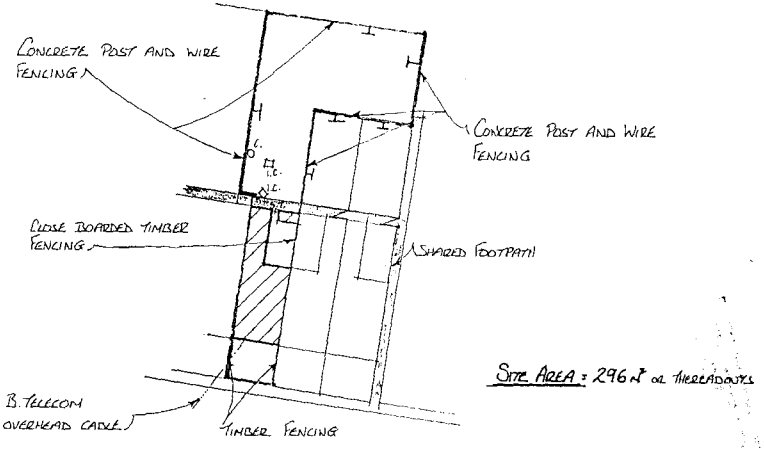
measurements in metre KLeylein, 31 Royce Rd.

AMENDED PLAN

Ref.

N

Block Plan : Scale 1:500



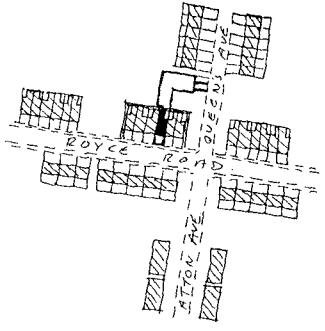
Site Area = 296 m² or thereabouts

Location Plan: Scale 1:2500

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Extract T.F. 2623 - 2723



SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES

MRS SALLY WALTHAM
BA (Hons) F.I.H.
Director of Housing and Property Services
Tel (0775) 761161

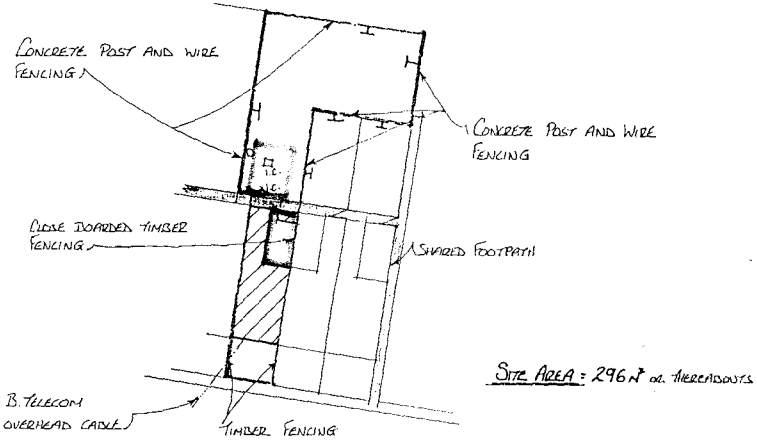
PROJECT	DATE	SCALE	JOB No.
Council House Conveyance Plan 31 Royce Road Spalding Mr. I.K. & Mrs. J.C. Wagner	March '95	1:500 & 1:2500	R.T.B. 604
	DRAWN	DRAWING No.	
	J. Hutchinson.		

AM ADMEL 920415

AMENDED PLAN

DATE:

Block Plan : Scale 1:500



Site Area = 296 m² ca. hereabouts

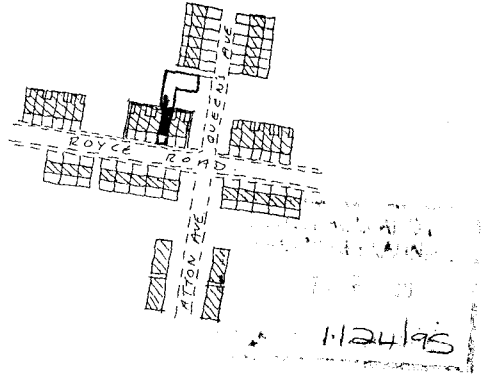
N

Location Plan: Scale 1:2500

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Extract T.F. 2623 - 2723



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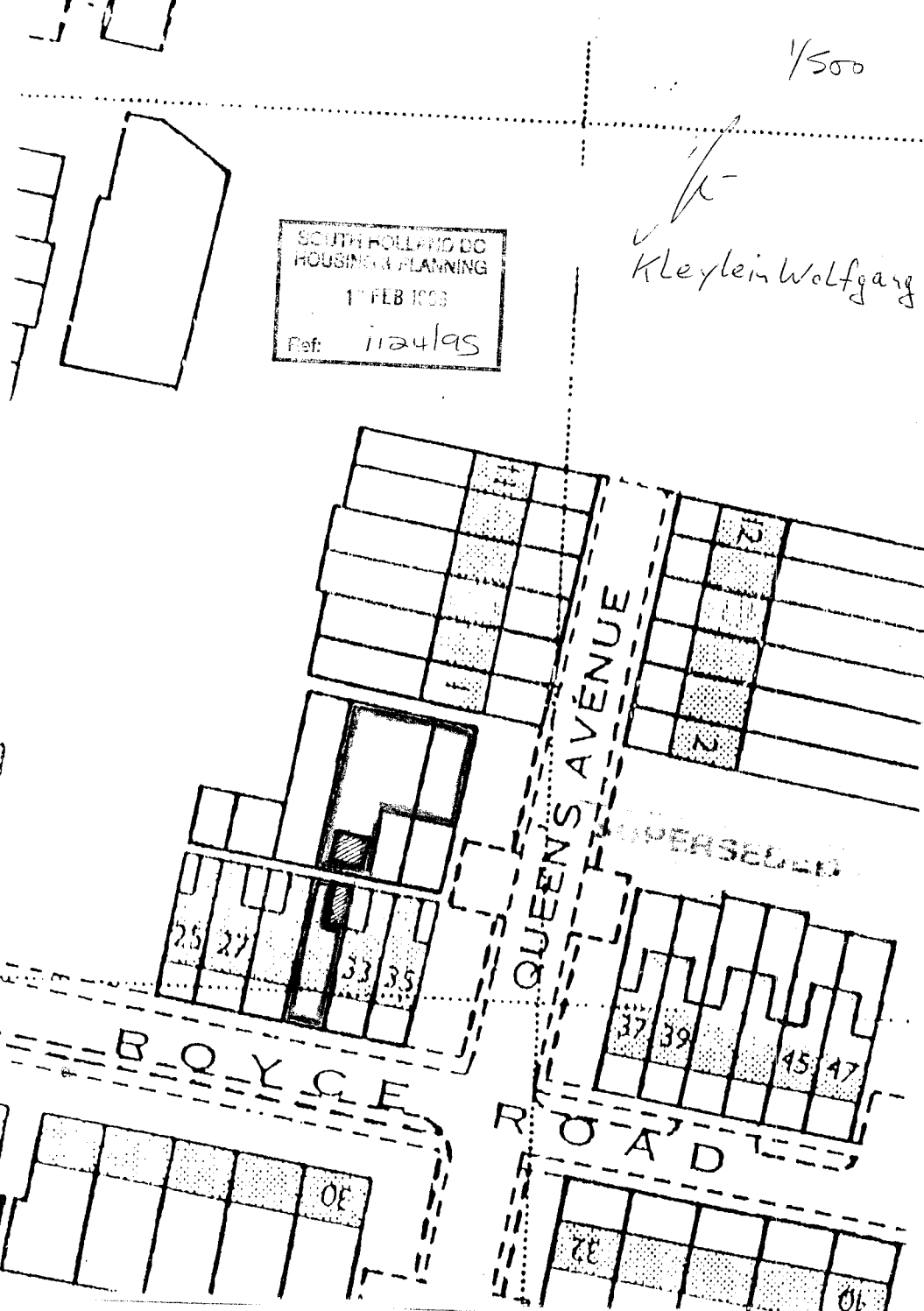
PROJECT	DATE	SCALE	JOB No.
Council House Conveyance Plan 31 Royce Road Spalding Mr. I.K. & Mrs. J.C. Warner	March '95	1:500 & 1:2500	R.T.D. 604
	DRAWN	DRAWING No.	
	J Hollingsworth		

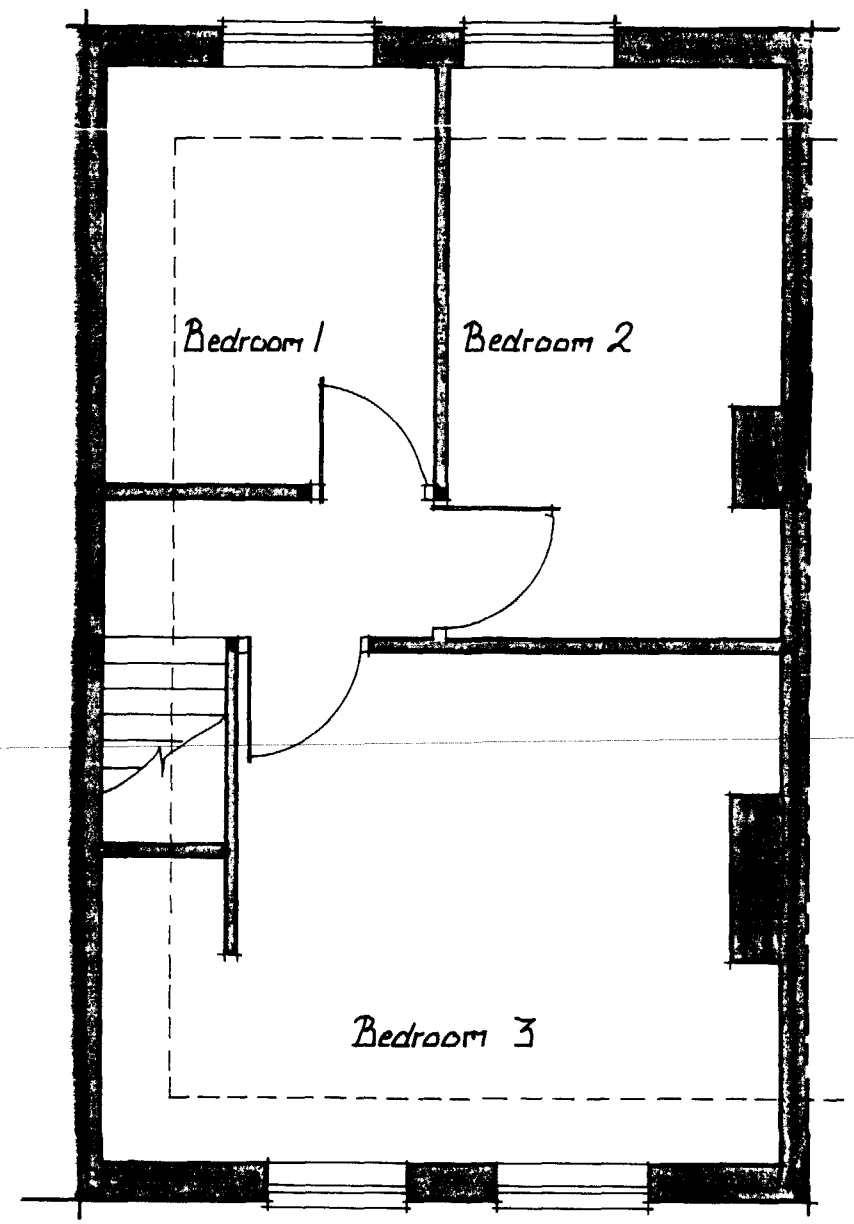
AM ADMEL 920415

1/500

Kleylein Wolfgang

SOUTH HOLLAND DC
HOUSING & PLANNING
1 FEB 1995
Ref: 1124/95





Existing first floor plan

Drainage pipework

To be 100mm diameter G.V.C. with flexible joints SUPERSLEVE with 100mm pea gravel bed & surround. Where drains pass through external walls support brickwork with 'Spanlite' prestressed concrete lintols. Where pipes have less than 0·6m cover they should have concrete paving slabs laid over as bridging above the pipes on at least 75mm granular fill or surrounded in concrete with a thickness of 150mm with a movement joint of 13mm thick compressible board every 5metres. Pipework to be laid to a minimum fall of 1:80.

Inspection chamber

To be one brick thick wall in manhole bond in cement mortar (1:3) using Class B engineering bricks flush point internally on 100 mm thick concrete slab base (1:2:4) Fine concrete benching trowelled smooth & hard down to channel.
Provide & fix cast iron cover & frame light duty.

Soil & vent pipe (U.P.V.C.)

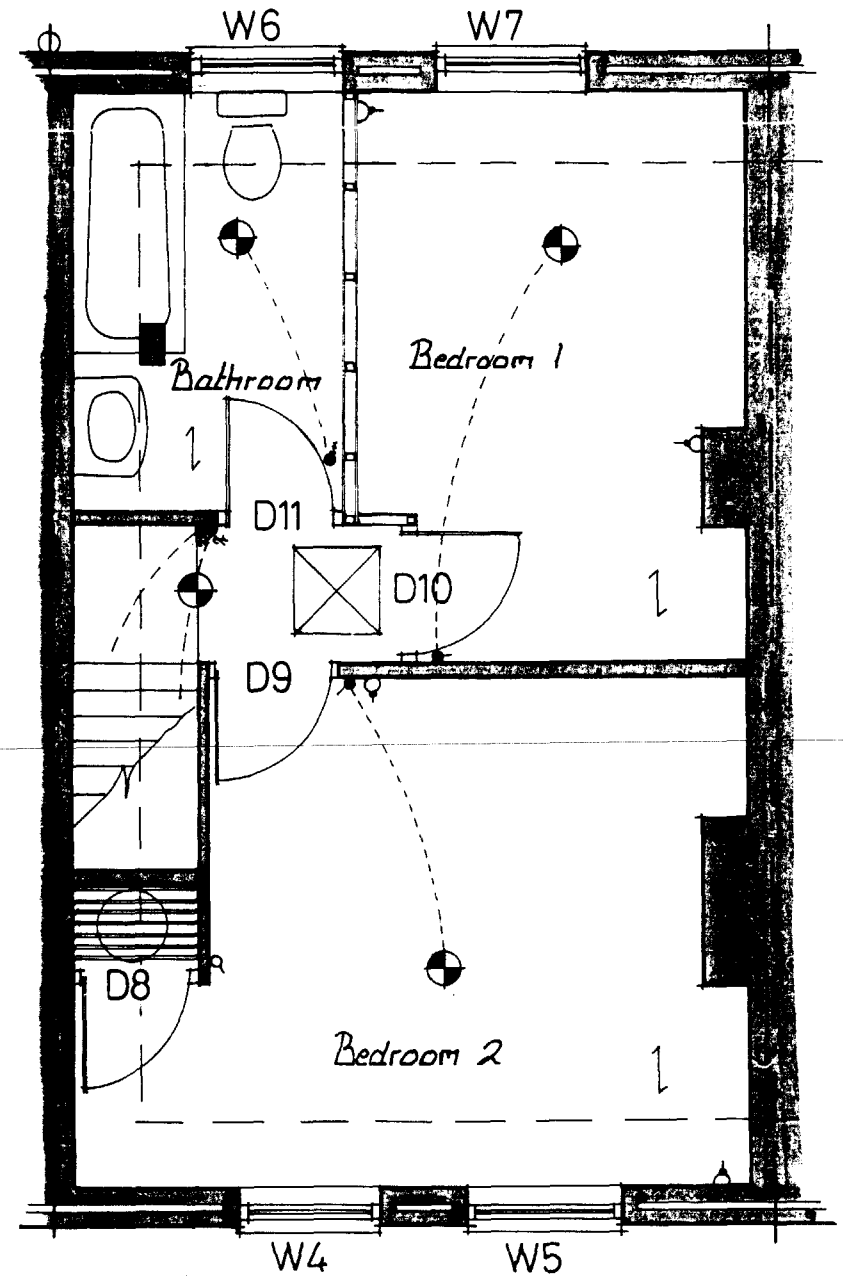
Provide & fix in position shown & connect to G.V.C. pipe. Soil & vent pipe to have rodding access plate at base & to terminate 900mm above adjacent window head. & to have balloon cage.

Sanitary pipework

Trap seal depths to be a minimum of 75mm
Minimum waste pipe diameters :
Washbasin – 32mm
W.C. - 75mm
Bath & sink - 40mm

Electric Service

Strip out existing meter box consumer unit & all existing wiring. Build in new meter box in approved



Proposed first floor plan





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100mm site
Armstrong

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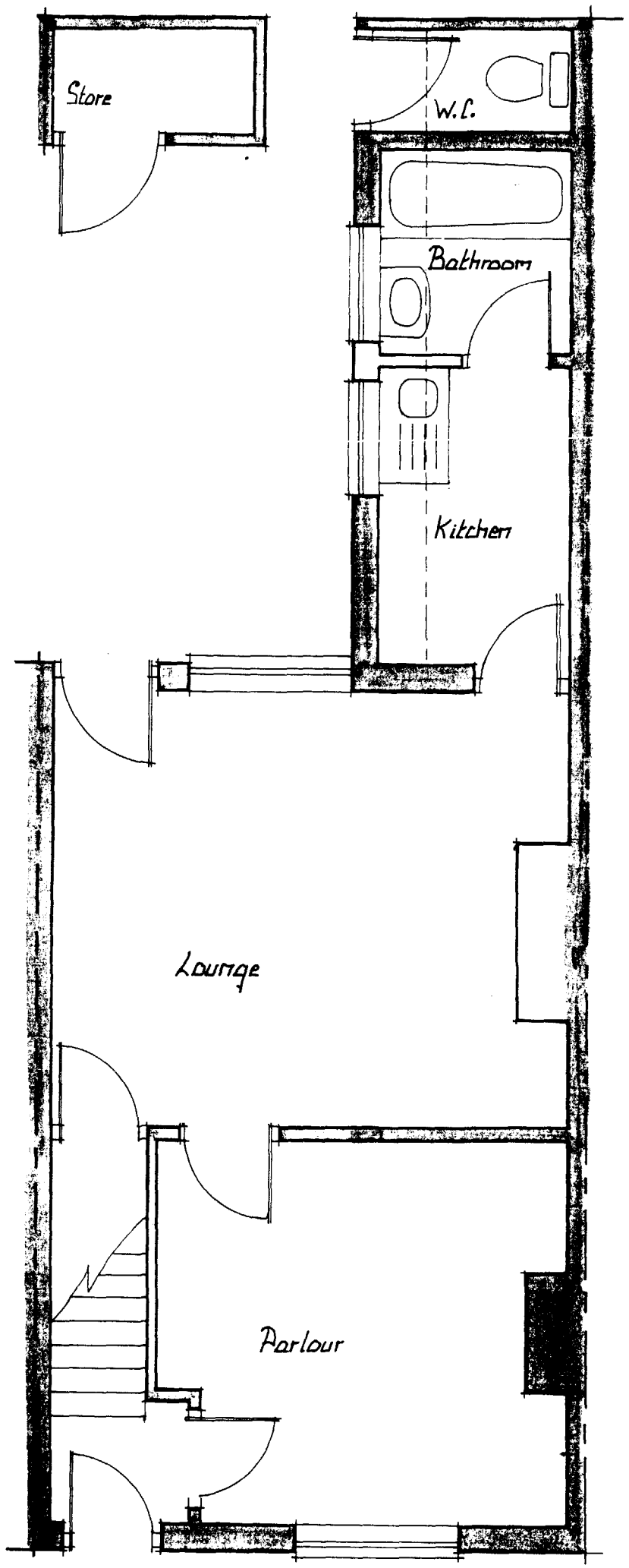
ntilation grill where
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as vent

SP/37/14A.

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plasterboard
uvre vents in

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3 rows of



Existing ground floor plan

Strip out existing meter box consumer unit & all existing wiring. Build in new meter box in approved position. Rewire house complete in accordance with current I.E.E. regulations. Provide & install all fittings / accessories as shown in schedule leave all in working order on completion

Gas Service

Break out in approved position for & provide & build in new gas meter box. Provide all ducting for 15mm & 22mm gas distribution system to feed boiler & cooker. Allow for cutting all chases, lifting boards etc. Leave all in working order on completion. Installation to be in accordance with the gas safety regulations 1983 & 1984

Gas Fire

Within existing fire opening build in Glow Worm radiant gas fire & back boiler. Flame to be a min. 225mm above floor level. Insert a Kopex s/s flue liner for gas fire 127mm diameter.
Boiler to be 45.000 B.T.U's.

Boiler Ventilation

Break out in brickwork external wall for & provide & build in Rytons telescopic ventilation unit comprised of terracota air brick ref: RM61C telescopic cavity liner ref: R177 louvre vent with flyscreen ref: R21F.

Water Service

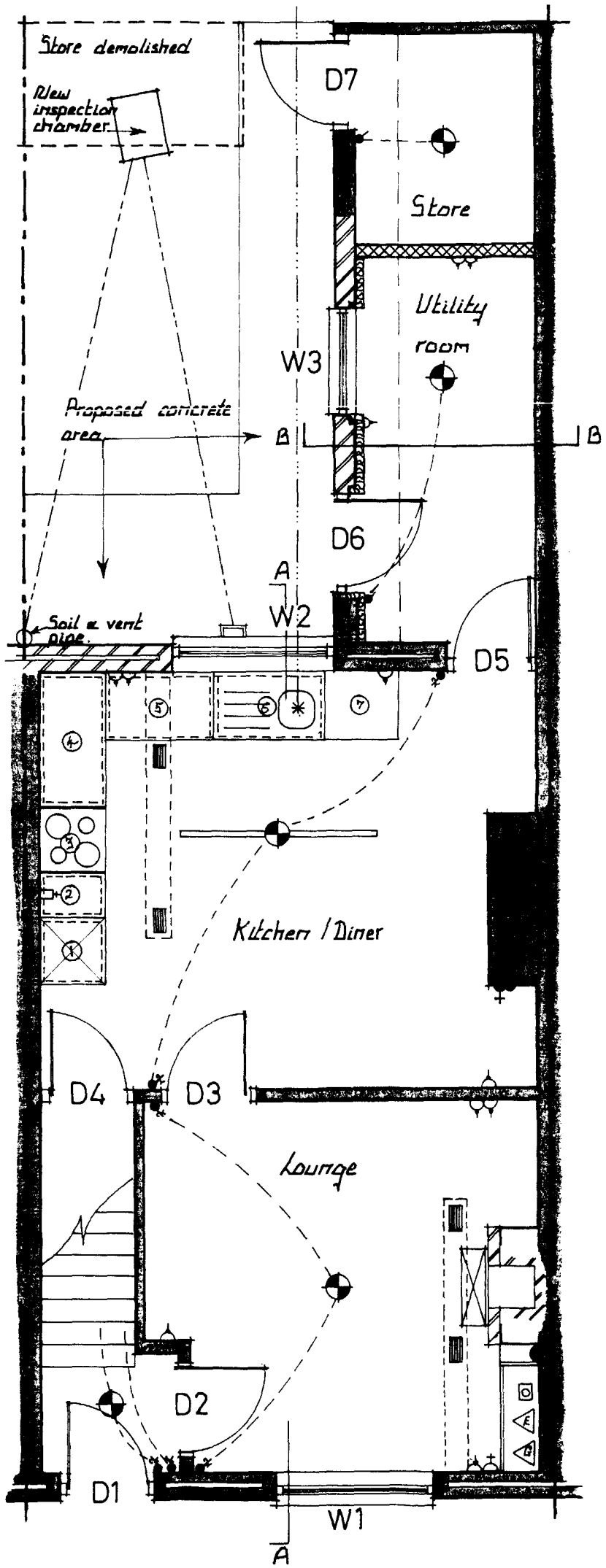
From A.W. Stop tap excavate for & provide & lay new water service of high density Class 'C' polythene tubing to new stop cock & draw off to rise within kitchen.
Pipe to enter dwelling min. 760mm below ground & from any external wall.
Complete water service to be to the satisfaction & in strict accordance with A.W. Regulations.

Kitchen units

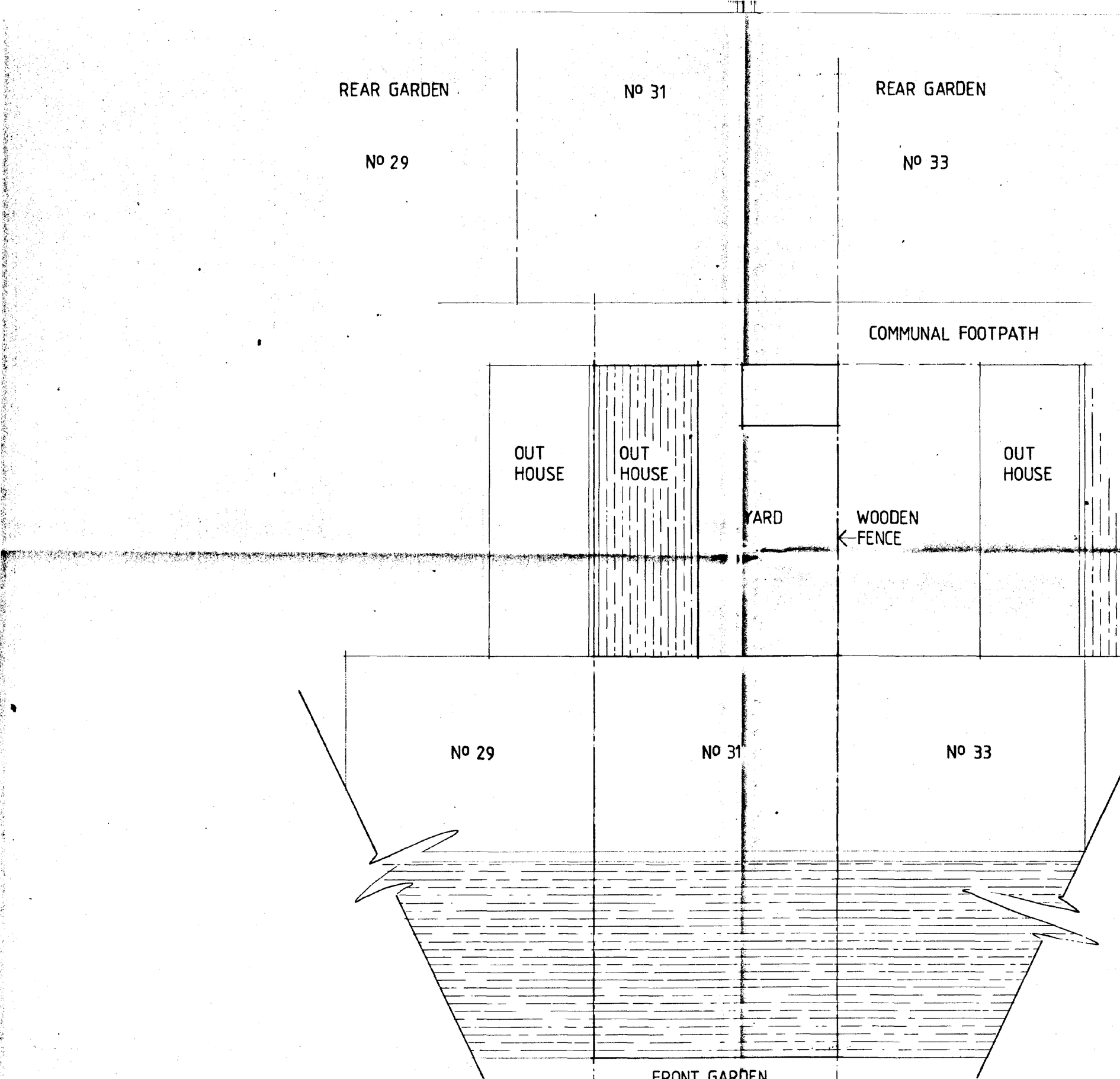
To be Boulton & Paul 'Langley' range, as follows:

① 600 x 600mm store unit ref: K166
② 400 x 600mm base unit ref: KB64D
③ 600mm wide cooker space.
④ 1200 x 600mm corner base unit ref: KC612D
⑤ 1000 x 600mm base unit ref: KB610D
⑥ 1000 x 600mm sink unit ref: KS610D
⑦ 700mm wide space with worktop over for fridge plus chrome support leg.

Allow for plumbing in automatic washing machine in new utility room.



Proposed ground floor plan



BLOCK PLAN SCALE 1:50

HOUSING AND PROPERTY SERVICES
MRS SALLY WALTHAM
BA(Hons) F I H
Director of Housing and Property Services
Council Offices, Priory Road
Spalding, Lincolnshire PE11 2XE
Telephone (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

PROJECT
COUNCIL HOUSE CONVEYANCE PLAN Nº 31 ROYCE ROAD, SPALDING

DATE	No	AMENDMENTS
12.11.36	1	ORIGINAL.
1.4.87	2	LARGER REAR GARDEN
3.95	3	REAR GARDEN REALIGNMENT.

DATE	SCALE
8TH JANUARY 1997.	1:50

DRAWN	JOB No.	DRAWING No.
M.W. Rogers.		R.R.1