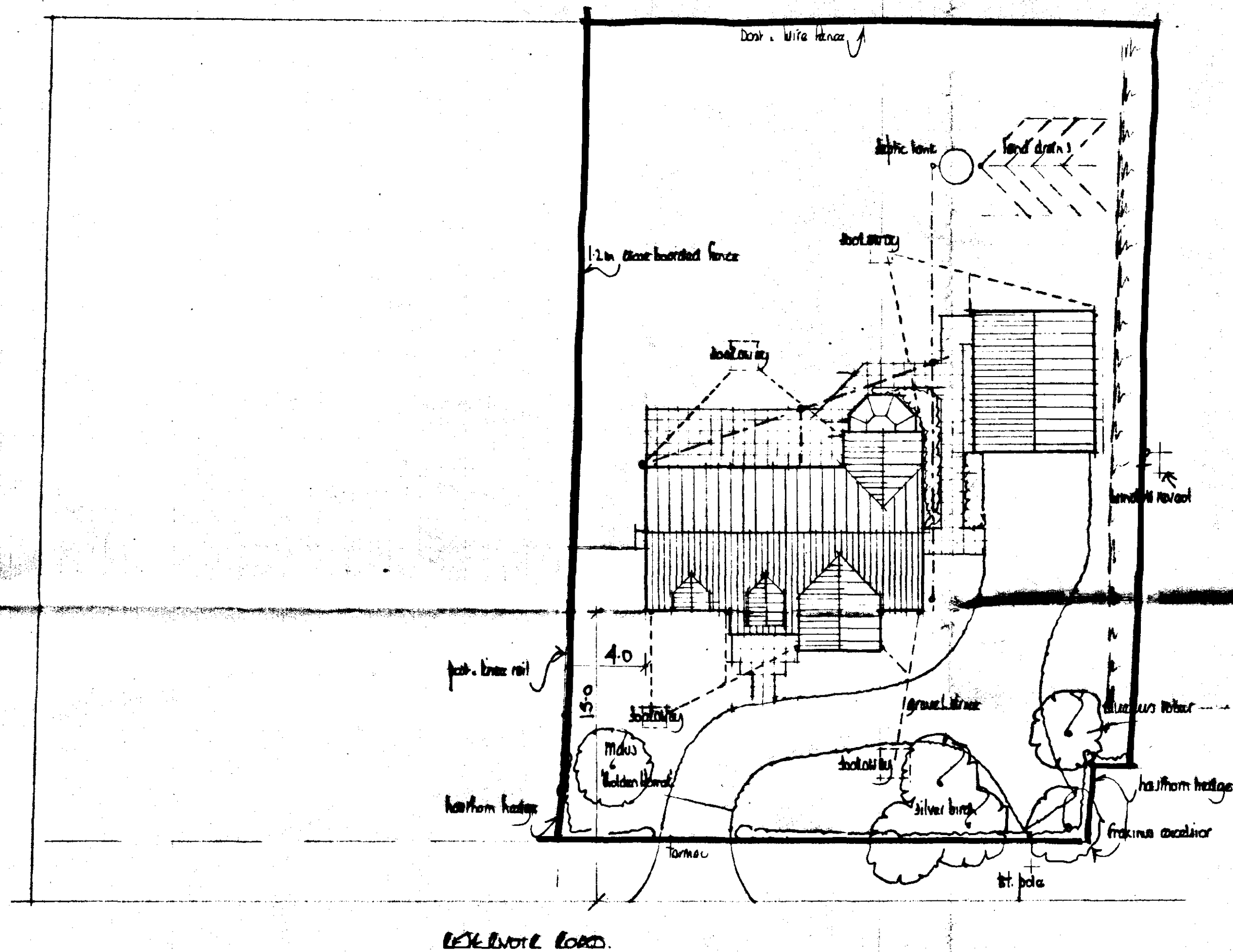




Cley Developments Ltd

23 Cley Hall Drive, Spalding, Lines PE11 2EP

Tel: 01775 724737 / 767968

5 bed house - 2 levels at
Letchworth Road
Subject to 200 sq
m

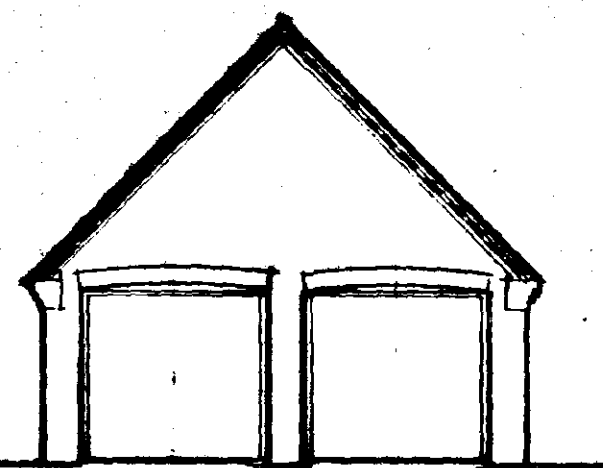
Price \$100

1.200

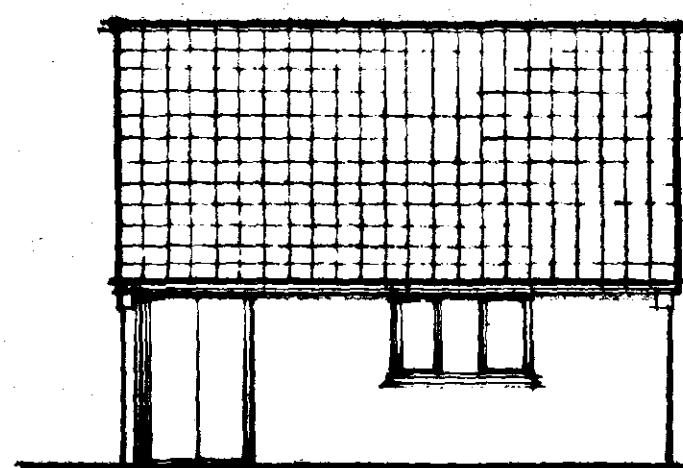
July 99

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 AUG 1999
Ref: 0801/99

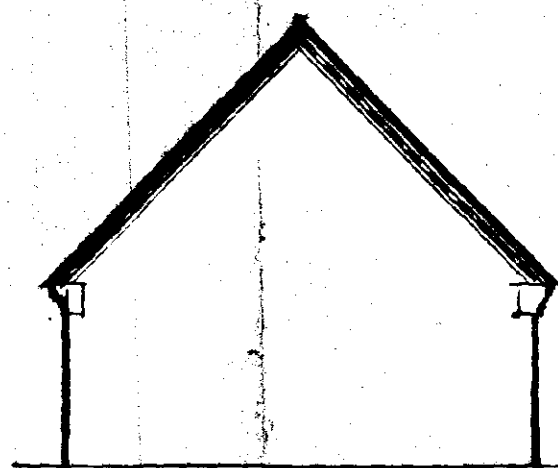
DETERMINED
PLAN



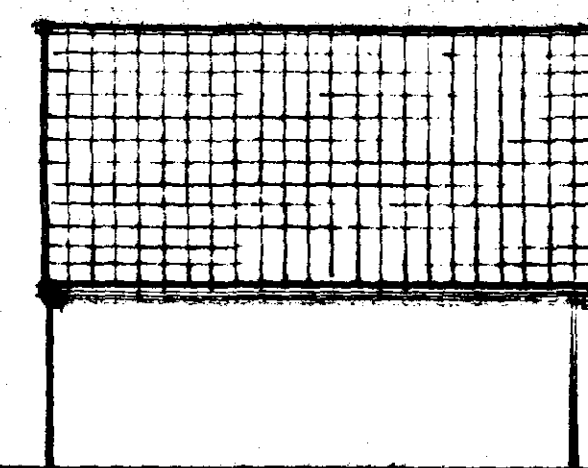
SOUTH



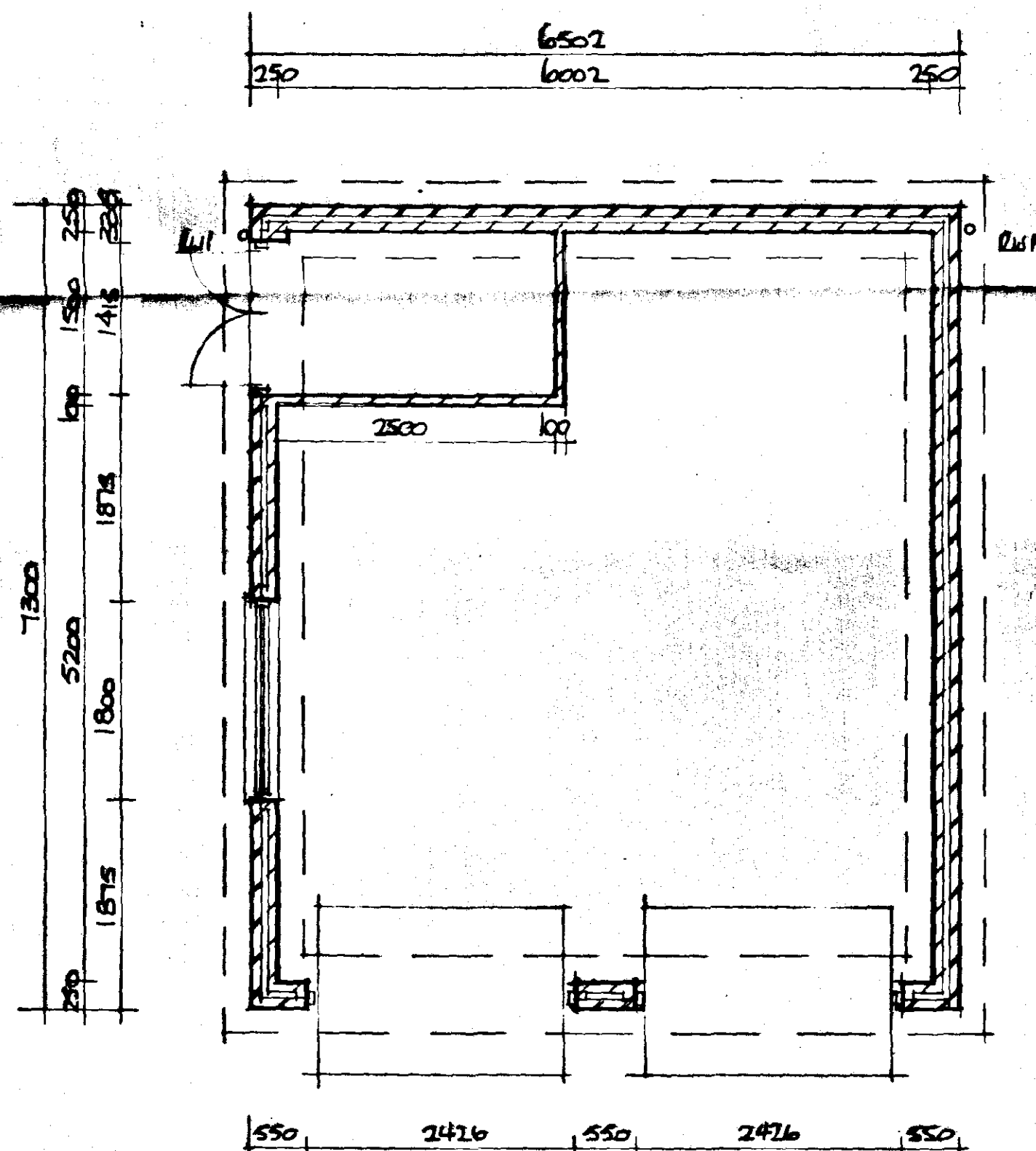
WEST



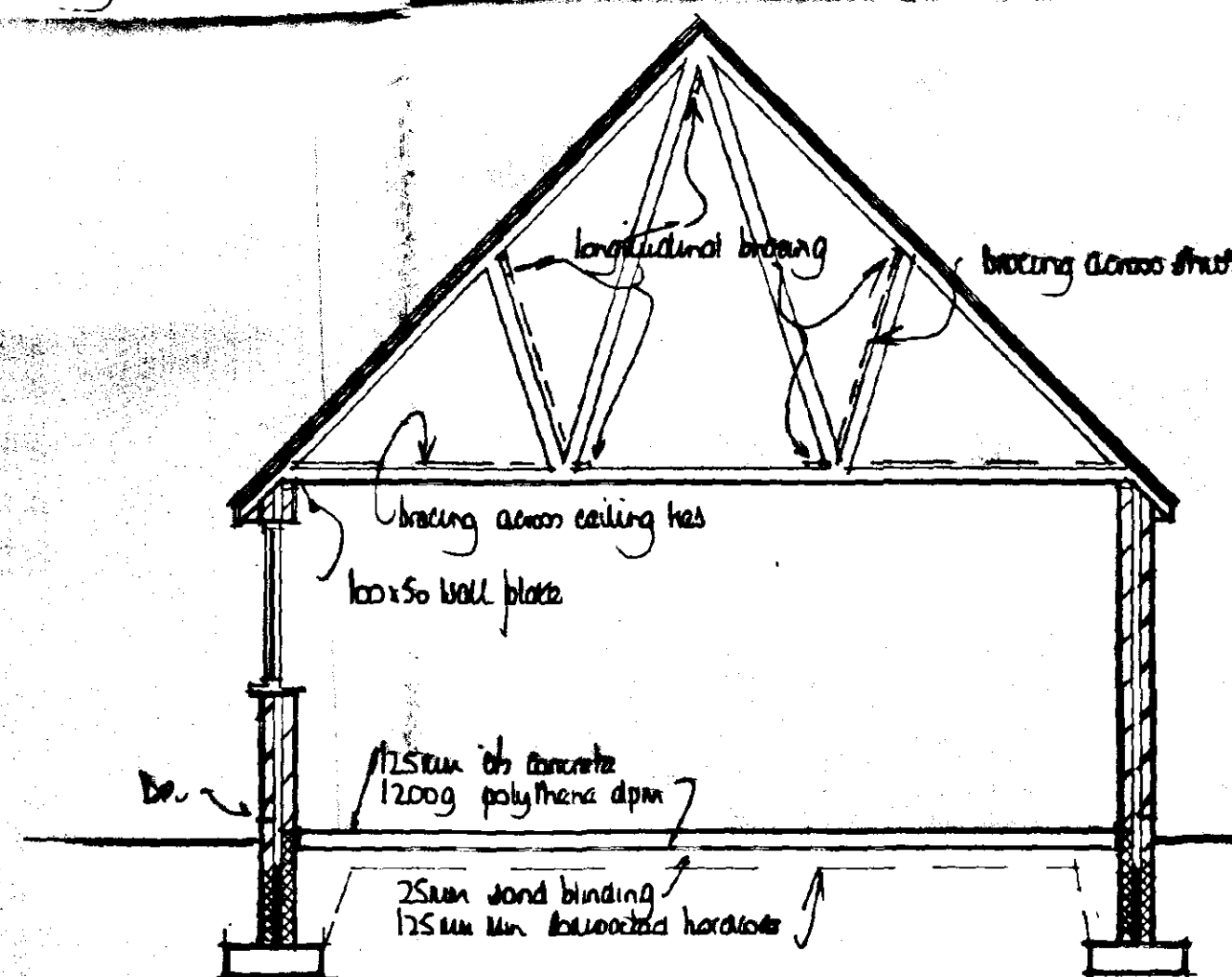
NORTH



EAST



Garage to be constructed as specified for dwelling excl. insulation etc.



**Cley
Developments
Ltd**

23 Cley Hall Drive, Spalding, Lincs PE11 2EB

Tel: 01775 724737 / 767968

Project

5 Bed House - Erection of
external work
subject to the
planning.

Contract Title

Plan, Section & Erection of
Erection

SOUTH HOLLAND DC
HOUSING & PLANNING
- 9 AUG 1999
Ref: 0801/99

SHDC
12 AUG 1999
**DETERMINED
PLAN**

Scale 1:50 & 1:100

Date July 99 Drawn DL

Sheet No.



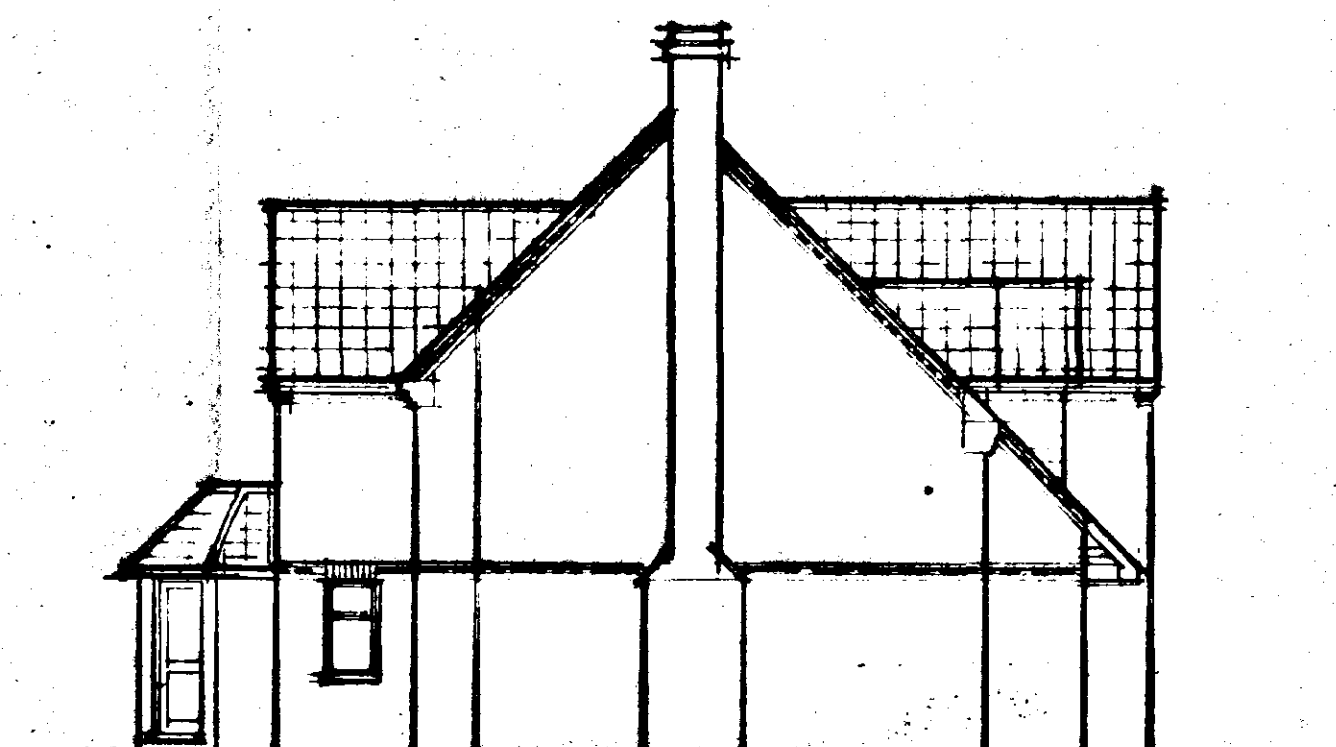
SOUTH



EAST



NORTH



WEST

FOUNDATIONS

Foundations to be 874 grade concrete
For 285mm walls foundations to be 700 x 230mm
For 100mm " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
85mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
80mm Jablete SD floor insulation ($k = 0.037 \text{ W/m}^2\text{K}$)
Proprietary beam and block floor system installed in strict accord with manuf. instructions. Full details and calculations of the floor system are to be forwarded to the Local Authority Building Control Dept for approval prior to installation.
Beams and blocks to be bedded on dpc on supporting walls.
The void beneath the floor, min 150mm from u/s of floor beams to ground, is to be ventilated by the use of proprietary 'periscope' vents positioned at centres along the perimeter wall to provide ventilation of at least the equivalent to 1500mm² per linear metre of wall.

First
18mm Weyluc floor panels
200 x 50mm SC3 grade laminated timber joists at 400mm cts with min. 1 row herringbone strutting midspan - 200 x 75mm SC3 joists at 400mm cts over lounge.
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord with clients instructions.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CMT02 lintels unless specified otherwise.

Lintels to be protected with min. 10mm gypsum plaster skim finish to give a min. half hour fire protection.

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of 3 min. 30s. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/shower rooms.

WINDOWS & DOORS

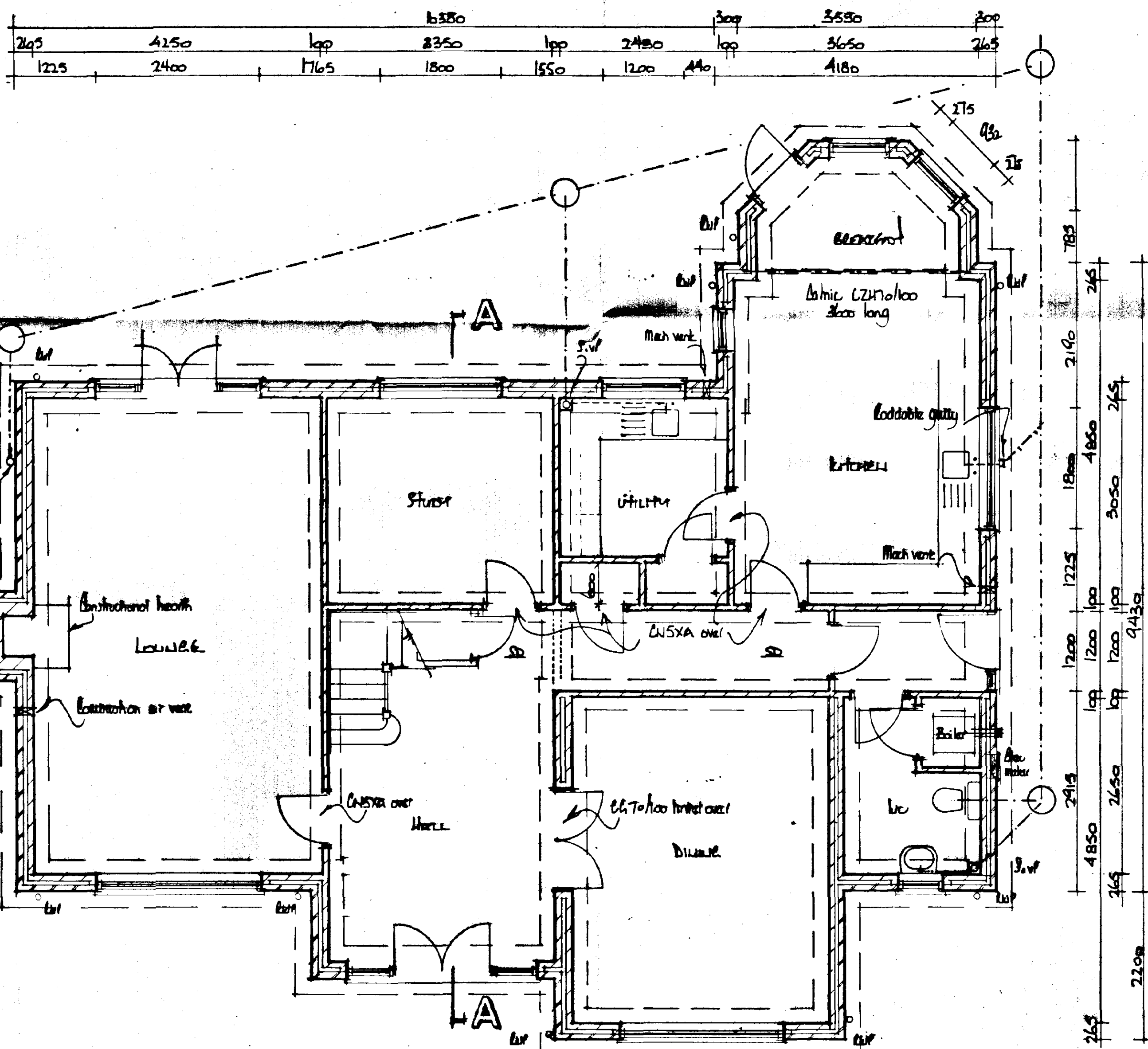
Windows and doors to be purpose-made UPVC or similar and approved, double glazed with 20mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², for non habitable rooms.

Glazing to windows less than 800mm and doors (include sideights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 1981.

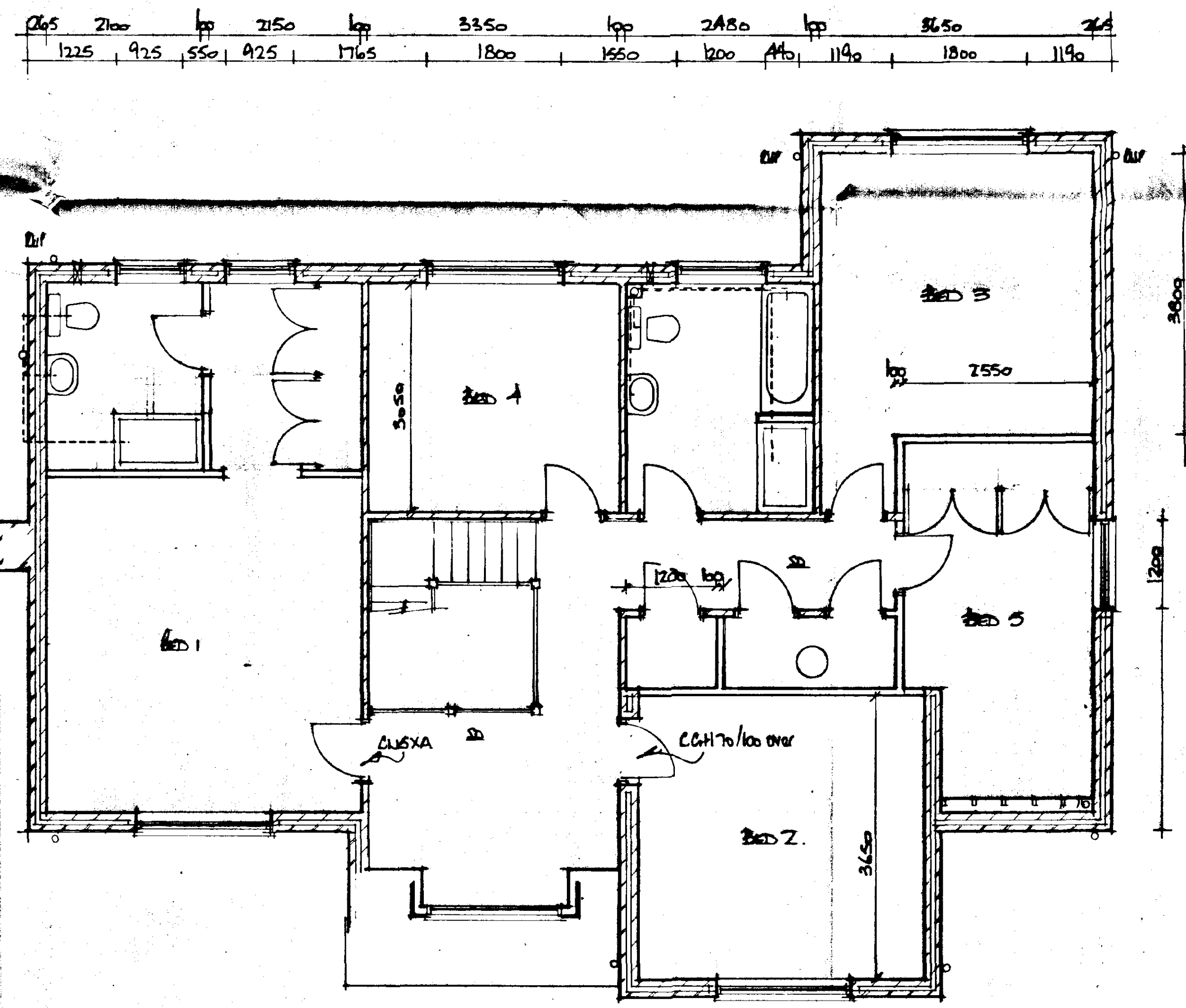
WINDOW/DOOR & LINTEL SCHEDULE

Location	width x depth	lintel ref.	length
1	2400 x 1350	CG70/100	2700
2	2400 x 2100	"	2700
3	1800 x 1200	"	2100
4	1200 x 1050	"	1900
5	830 x 1350	"	900
6	832 x 2100	"	1200
7	832 x 2100	"	1200
8	832 x 2100	"	1200
9	1800 x 1050	"	2100
10	1200 x 2100	"	1900
11	885 x 1050	"	1950
12	2400 x 1350	"	2700
13	2780 x 2100	"	3150
14	1800 x 1200	"	1200
15	825 x 1050	"	1200
16	825 x 1050	"	1200
17	1800 x 1200	"	2100
18	1200 x 1050	"	1900
19	1800 x 1200	"	2100
20	1200 x 1200	"	1500
21	1800 x 1200	"	2100
22	1800 x 1200	"	2100



1225	2400	1715	650	2780	285	945	2400	945	785	645	785
245	4150	100	3350	265	3800	245	2000	245	2000	245	245
	4350		3615		4330		2265				
14560											

GROUND FLOOR



1800	1800	1265	1800	1265
------	------	------	------	------

FIRST FLOOR

SOUTH HOLLAND DC
HOUSING & PLANNING
9 AUG 1999
Ref: C80/99

Cley
Developments
Ltd

23 Cley Hall Drive, Spalding, Lines PE11 2EB

Tel: 01775 724737 / 767968

5 bed house - 4000 sq ft
at Cley Hall Farm
between two 100
acres

Plans - 1/200

DETERMINED
PLAN