

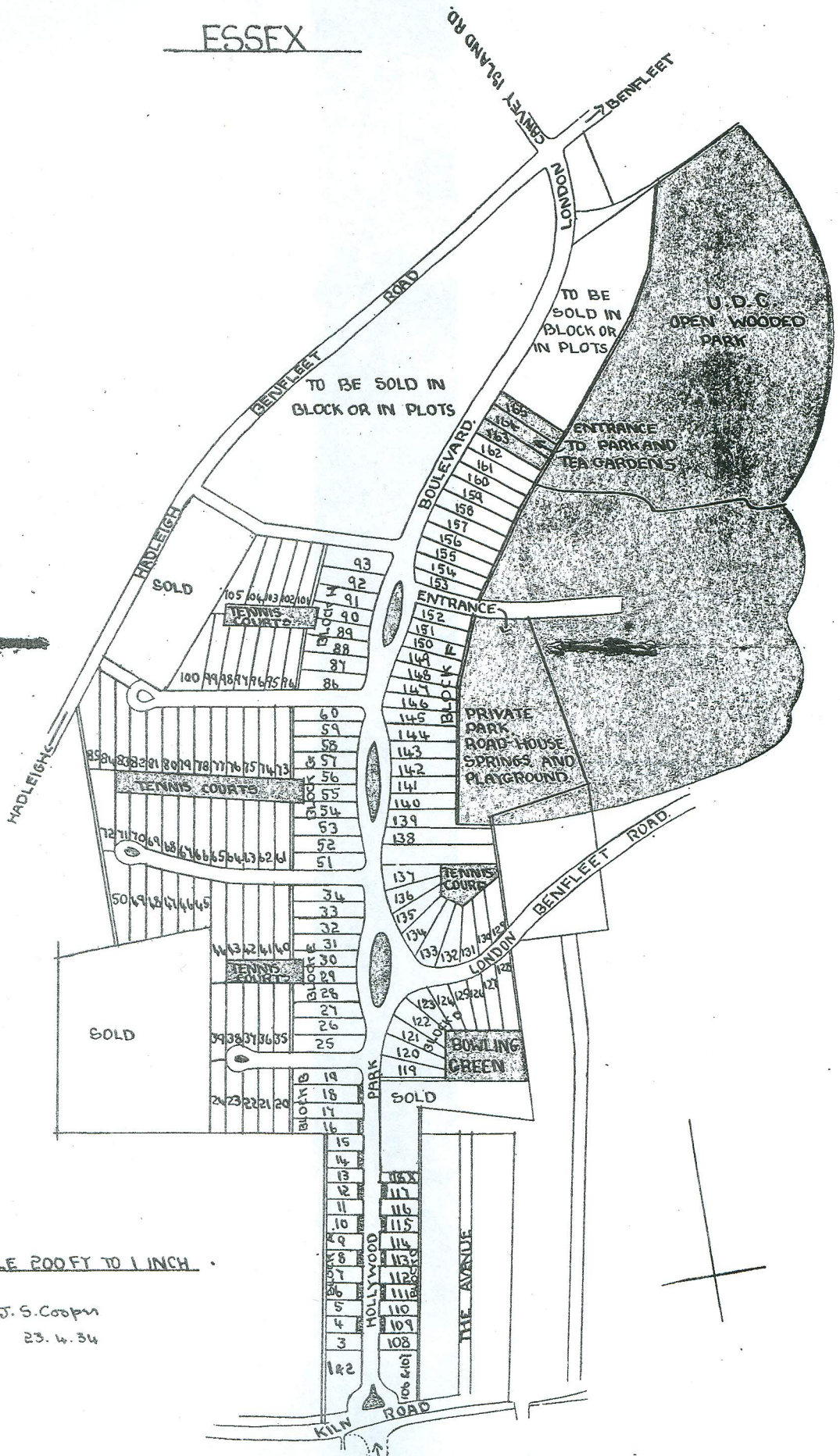
HOLLYWOOD ESTATE

HOLLYWOOD BOULEVARD

HADLEIGH

ESSEX

OPEN WOODED PARK	
PRIVATE PARK	
SOLD	
TENNIS COURTS AND VERGES	
BLOCK A PLOTS 80X90	
" B " 40X160	
" C " 80X98	
" D " 60X160	
" E " 40X160	
" F " 40X200	
" G " 40X160	
" H " 40X160	



SCALE 200 FT TO 1 INCH.

J. S. Cooper

23.4.34

YOUNG TOWN OF COLOUR AND GREENERY

TWO parks, bathing pools, an up-to-date roadhouse, a children's playground, a bowling green, tennis courts, bungalows, tea-room, etc., are all planned as attractions to a new Hadleigh estate—known as the Hollywood Boulevard—which is to be built on some 98 acres of land along Hollywood Park Drive, the new road planned by the Benfleet Urban District Council to extend straight through from the main Arterial Road to Canvey Island. The estate itself will extend from Kiln Road to the Hadleigh-Benfleet Road and, in consequence, will be partly in South Benfleet and partly in Hadleigh. All the roads are to be constructed of concrete and on the estate, one-way traffic will be instituted by means of a boulevard and six large island shrubberies. Several other cul-de-sac roads will traverse the estate and one is to proceed to Benfleet. Part of Shipright Wood will be a public beauty spot, it having been taken over by the Benfleet Urban District Council and will be converted into a natural park, the only Hadleigh entrance to which will be through the estate. Adjoining the wood, Mr. J. S. Cooper, constructional engineer and originator of the scheme, proposes to construct an ornamental park comprising eight acres of oak trees and natural springs. These latter will be turned to use as swimming pools and also for forming miniature cascades down the natural banks and into tiny hollows. At present the site is the abode of innumerable foxes—their lairs are everywhere in the clay banks—rabbits, pheasants and even a family or so of badgers. These wild denizens Mr. Cooper hopes to trap by means of a high wire fence and to keep as added attractions to his park. At the entrance to this latter Mr. Cooper has laid out a children's playground and the small residents of the estate may have somewhere to play cricket or football. For their elders he has mapped out no fewer than twelve tennis courts and a large bowling green and is to build at the entrance of his park a picturesque roadhouse on the most up-to-date lines. This latter is to be erected on a high level mound and will look down on the sunken garden, cascades and pools below, and beyond to the shady environs of Shipright Wood—at the entrance to which a modern bungalow tea room for dancing, etc., is in the course of erection.



HOLLYWOOD ESTATE, HADLEIGH, ESSEX

THIS ESTATE will consist of 170 or more **DETACHED BUNGALOWS** and **SEMI-BUNGALOWS**, each one of which will differ in appearance to such an extent that there will not be two buildings alike on the estate, thus giving the whole estate a very distinguished effect.

The construction and design of all the buildings will have a pleasing individual appearance as all the roofs over-hang the walls 18 ins.—which is required to obtain the real “Bungalow effect.”

Two-thirds of the roof space is utilized, but all the rooms have full ceilings; this reduces the cost of construction to the minimum whilst achieving the best results. These effects are the result of several years' practical experience in all leading parts of the world.

Each building is carefully designed to suit the requirements of the purchaser.

All materials used are the best obtainable.

Excellent workmanship is guaranteed as all work is done by direct labour and is under the direct personal supervision of the Builder, which saves the purchaser approximately one-fifth on the purchase price, and at the same time assures absolute control over all branches of the trade.

EXCAVATING.

All the footings excavated to good hard soil irrespective of the depth—this assures against all possible cracks in the walls and ceilings.

FOUNDATIONS

All the foundations are in concrete—well mixed and carefully put in position—composed of one part Portland Cement to six parts clean sharp balast.

DAMP COURSES.

All damp courses are of two thicknesses of slates bedded in cement mortar.

AIRING.

All the sections of the foundations are provided with air bricks placed in opposite directions which causes a continual change of air.

BRICK WALLS.

All the outer walls are built of the best **FACE BRICKS** to the height of the window covers of the first floor; the remaining walls being of ordinary bricks covered with two coats of cement mortar and thickly-coated with $\frac{1}{4}$ in. shingle. All the inner walls and partitions are of good ordinary bricks. All bricks are bedded in cement mortar composed of one part cement and three parts sharp sand.

WINDOW SILLS.

All window sills are of artificial stone with 6 ins. overlap and water fall.

HOLLYWOOD ESTATE, HADLEIGH, ESSEX

DOOR COVERS.

All door openings are protected with re-inforced concrete lintels.

FLOOR JOISTS.

All floor joists are properly set in position and are spaced 16 ins. centre to centre.

Ground floor joists 2 ins. x 7 ins.

First floor joists 2 ins. x 9 ins.

First floor ceiling joists 2 ins. x 7 ins.

ROOF RAFTERS.

All roof rafters are of 2 ins. x 4 ins. spaced 16 ins. centre to centre and held in position by plates bedded in mortar and by collar ties and support braces.

CORNISHES.

All sections of the roof showing outside the walls will be covered with "V" joint ceiling. The ends of the rafters will be properly planed; the ends of the roof to be provided with 1½ ins. x 9 ins. planed facier boards finished with 5 ins. crown mould under edge of tiles.

ROOFING.

All roof space will be covered with feather-edge sheeting and small-size tiles laid 4 ins. to the weather; the ridges being protected by ridge tiles properly held in place.

LATHING.

All ceilings will be lathed with best-quality pine laths nailed to each joist with joints broken every 18 laths.

CEILING PLASTER.

All ceilings will receive one coat of lime and sand mortar re-inforced with hair and finished with one coat of slaked lime and Keen's cement mixed in equal quantities and surfaced off to a straight edge, with hard glass finish, all intersections to walls being rounded out.

WALL PLASTER.

All walls will receive one coat of lime and sand mortar finished off with one coat slaked lime and Keen's cement mixed in equal quantities and surfaced off to a straight edge with hard glass finish.

JOINERY—GROUND FLOOR.

All the joinery on the ground floor will be of bull-nosed finish in British Columbia Fir, hand-scraped ready to receive paste filler.

JOINERY—FIRST FLOOR.

All the joinery will be of white pine with bull-nosed finish and free from all defects.

HOLLYWOOD ESTATE, HADLEIGH, ESSEX

STAIRS.

The stairs will be built of British Columbia Fir—mission finish, hand-scraped ready to receive paste filler. The treads will be of 1½ ins. x 10 ins.; the rise to step will be 6 ins.

DINING ROOM.

The walls of the dining room will be panelled with ¾ ins. x 4 ins. stiles over Burlap panels to the height of 6 ft. and finished off with 4 ins. plate rail.

LOWER AND UPPER HALLS.

The walls will be covered with Burlap to the height of 3 ft. finished off with cap mould at the top.

BATHROOM.

The bathroom will be provided with one roll-rimmed 5 ft. enamelled bath, one porcelain basin and all the walls will be covered with white glazed tiles to a height of 5 ft. The balance of the walls, ceiling and all woodwork will be white Rippoline finish.

LAVATORY.

The lavatory will be provided with one double-covered pedestal W.C. and one porcelain pedestal Bidet. All the walls will be covered with white glazed tiles to a height of 4 ft. the rest of the walls, the ceiling and all woodwork being of white Rippoline finish.

KITCHEN.

The kitchen will be provided with one large deep sink, drip-board, gas cooker, large dresser with various drawers, shelves, baking board and complete set of kitchen provision containers, one gas-heated 40 gallon hot water tank to supply continuous supply of hot water for sink, bath, basin and bidet. All walls will be covered with white glazed tiles to a height of 5 ft.; the rest of the walls, ceiling and woodwork being of white Rippoline finish.

ALL OTHER ROOMS.

All other rooms will be fitted with open fireplaces and mantels and provided with picture moulding on all walls.

FLOORING.

All floors will be of best-quality edge-grained, tongued and grooved British Columbia Fir, well-drawn up and with concealed nailing.

WALLPAPERS.

All walls not painted or Burlapped will be covered with good quality wall-paper giving panned effect.

PAINTING EXTERIOR.

All woodwork will be painted with three coats lead and oil-paint. The decoration will be in accordance with purchaser's requirements.

PAINTING INTERIOR—FIRST FLOOR.

All the woodwork on the first floor excepting the bathroom, lavatory and stairs will receive two coats of flat and one coat of glass-finish paint.

HOLLYWOOD ESTATE, HADLEIGH, ESSEX

PAINTING INTERIOR—GROUND FLOOR.

All the woodwork excepting the kitchen and larder will be well-rubbed down and will receive one coat of paste filler, well-rubbed off with coarse sacking, one coat of shellac and two coats of velvet-finish varnish.

CASEMENT FASTENERS.

All windows will be provided with Oxidized Steel fasteners on upper and lower sections.

LOCKS.

All doors will be provided with mortised lock sets.

GAS.

All rooms will be provided with one outlet for heating purposes concealed under the floors.

ELECTRIC POWER.

One power point will be provided for in the upper and lower halls and one for the kitchen.

ELECTRIC LIGHTING.

Two points will be provided in each bedroom, drawing, reception and dining rooms, and upper and lower halls, kitchen, bathroom, lavatory, larder and coat closet will be provided with one point in ceiling. All points will be controlled by "flush" switches; all base points to be provided with flush base plugs.

ELECTRIC BELL.

One "flush" push button will be provided for each outside door connected to bell in kitchen.

ELECTRIC POINTS FOR WIRELESS—CONCEALED AERIAL AND EARTH.

One point will be installed in dining, drawing and reception rooms.

TELEPHONE CONNECTIONS.

Connections will be installed in the lower and upper halls.

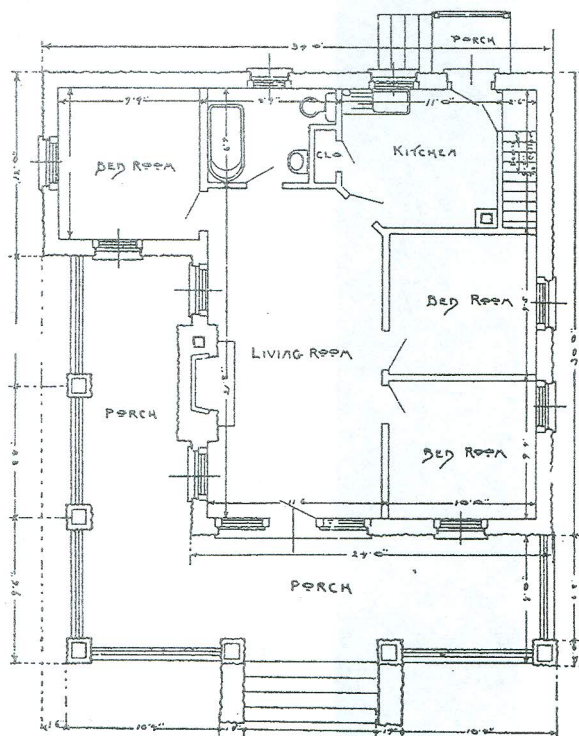
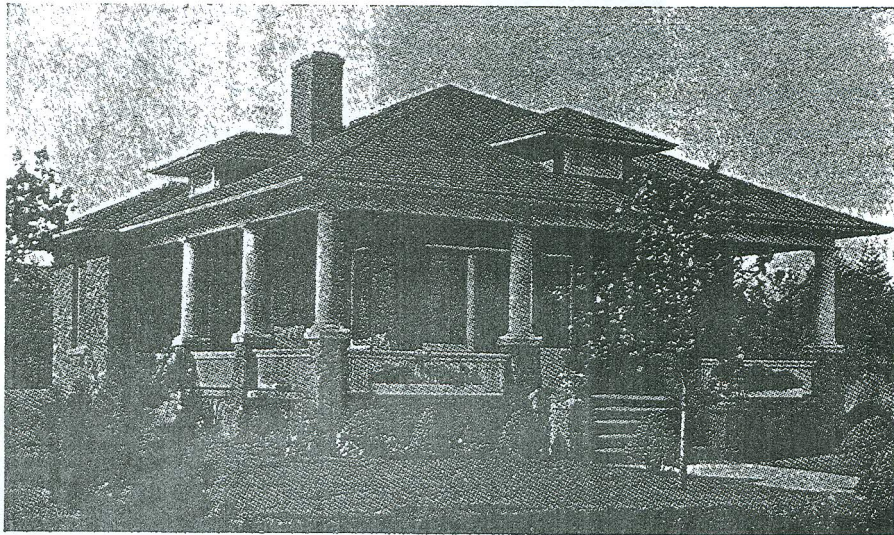
All materials throughout will be of the best quality and employed in a perfect workmanlike manner under the personal supervision of the Builder.

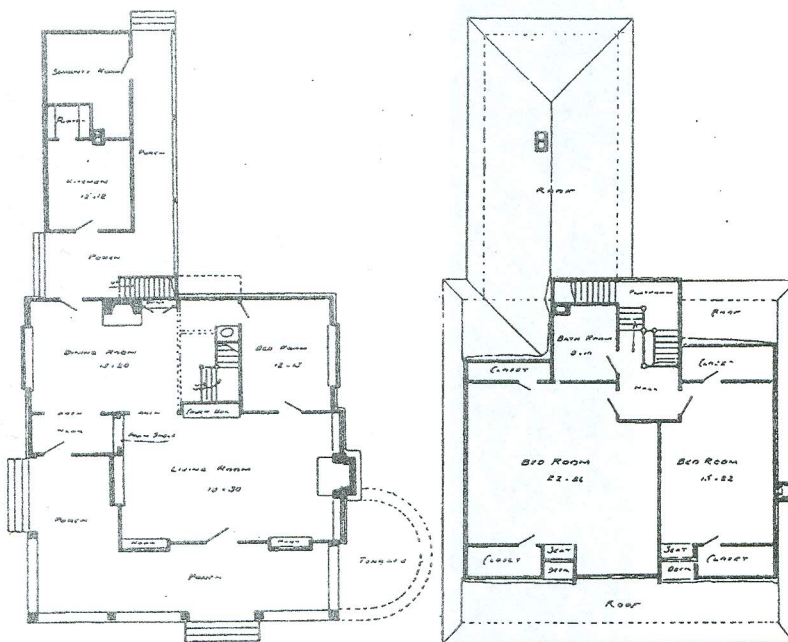
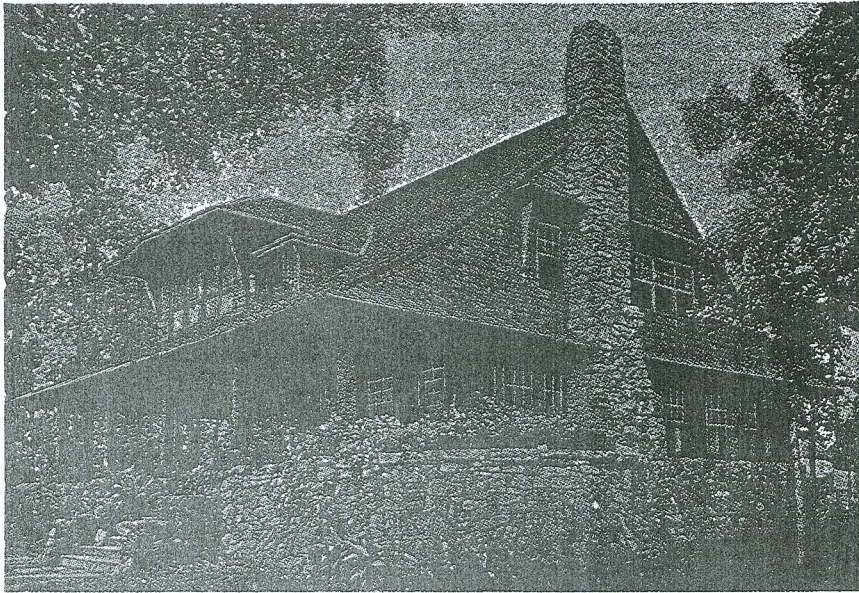
Specifications will be altered to particular requirements of purchaser.

All constructions will be open to the closest inspection.

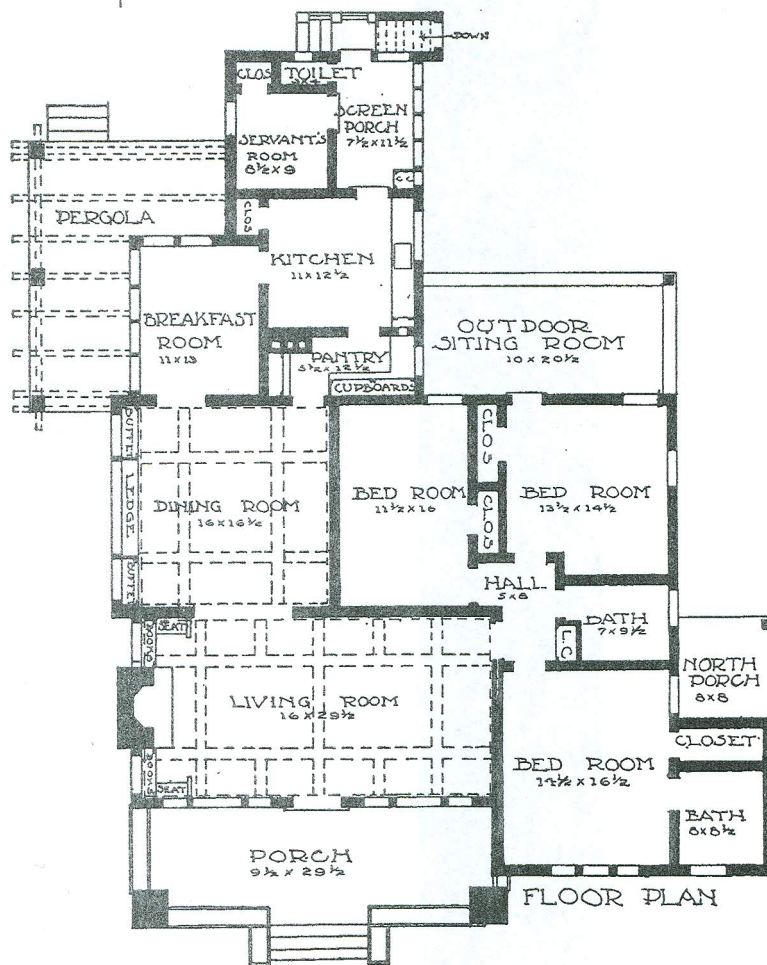
The office will be open every day from 10.0 a.m. to 12.30 p.m. and from 2.0 to 5.0 p.m. including Saturdays, Sundays and all holidays.

There will be a free car service (by appointment) from Southend, Westcliff and Leigh-on-Sea Stations or any part of these towns. Write the Estate Office or telephone and make an appointment when a car will pick you up free of charge and without any engagement on your part at any hour any day.

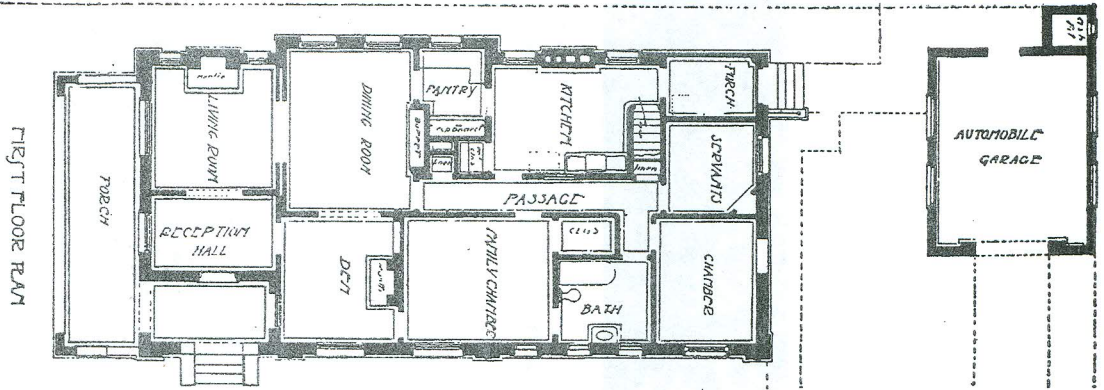
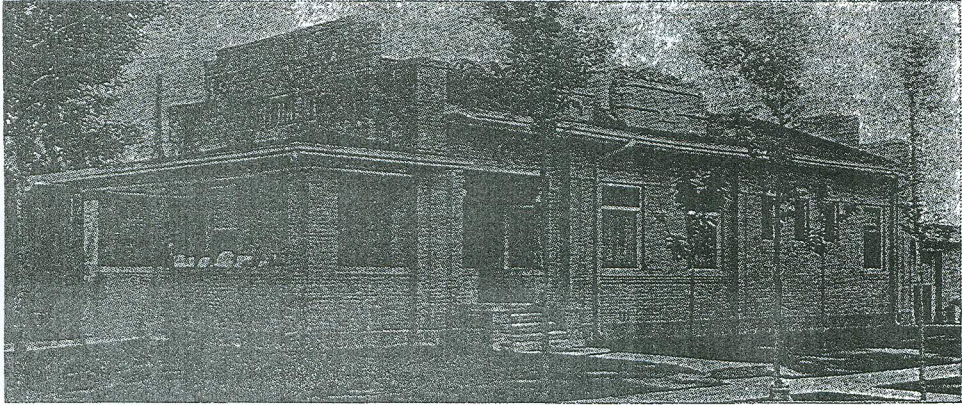


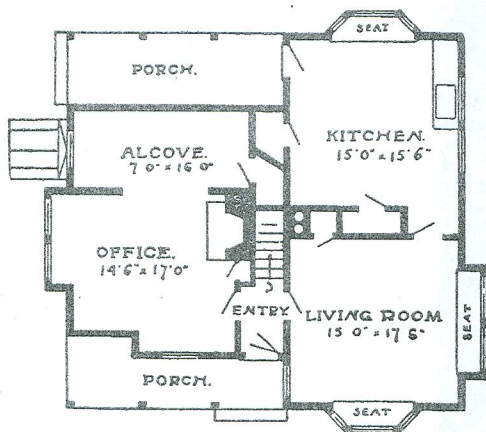


FIRST FLOOR PLAN

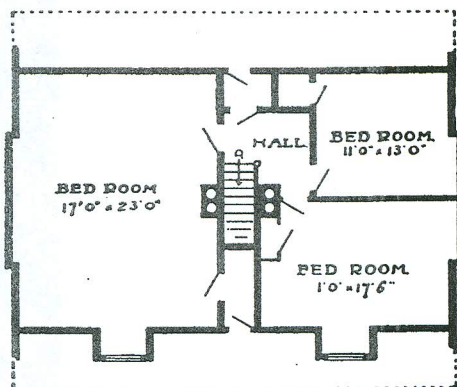


FLOOR PLAN





FIRST FLOOR PLAN.

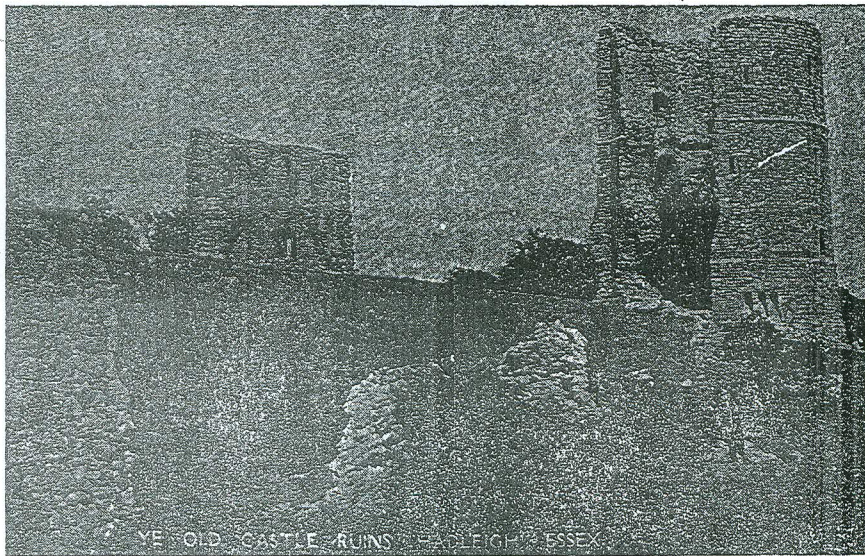


SECOND FLOOR PLAN.

With the Compliments of . . .

HOLLYWOOD ESTATE

J. S. COOPER



YE OLD CASTLE RUINS HADLEIGH, ESSEX

(F. W. WARD, Photographer, Hadleigh)

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By Bus 55 minutes

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