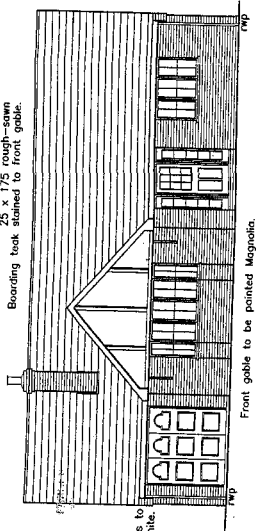
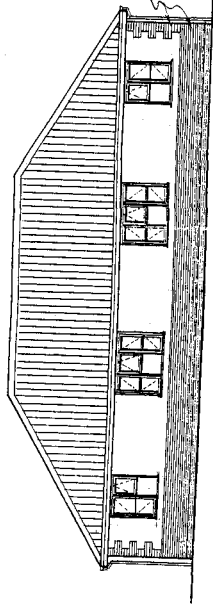


25 x 175 rough-sawn
Boarding look stained to front gable.



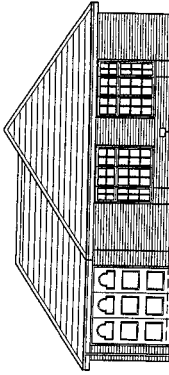
Front gable to be painted Magnolia.

PLOT 23



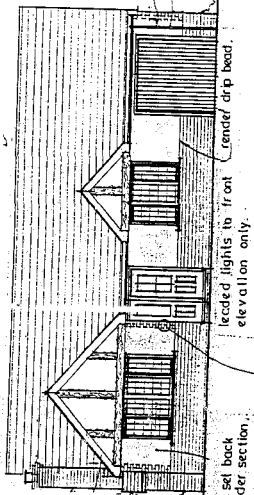
CONTRASTING BRICK
TO QUINN & FLOON

PLOTS 24, 25, 26 & 27



150x215 emblem brick

PLOT 28



• 25 x 175
SAWN
BOARDING TO FRONT
GABLES - TEAK
STAINED.

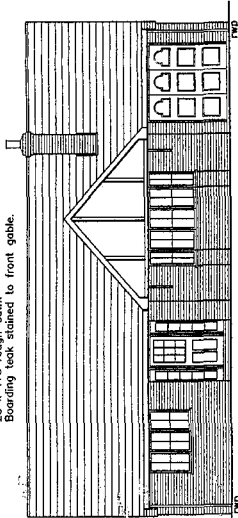
blockwork set back
15mm to render section

leaded lights to front
elevation only.

render stop
render
to elevations indicated

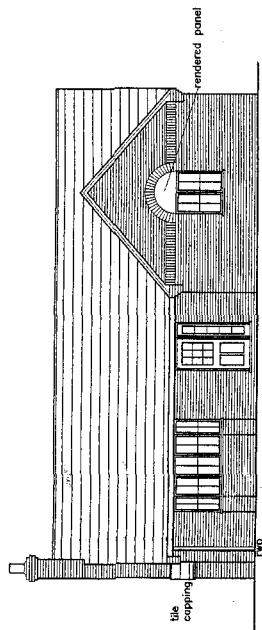
PLOT 29

25 x 175 rough-sawn
Boarding look stained to front gable.

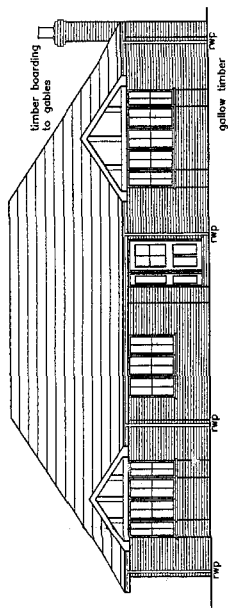


Front gable to be painted Magnolia.

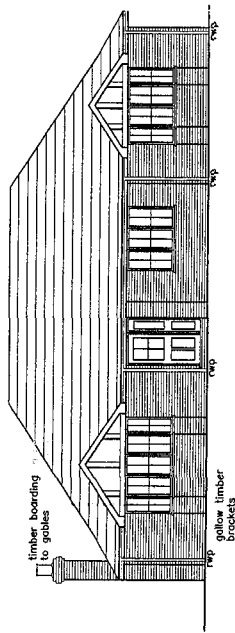
PLOTS 30 & 35



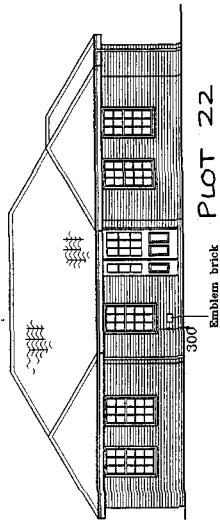
PLOTS 32, 36 & 41



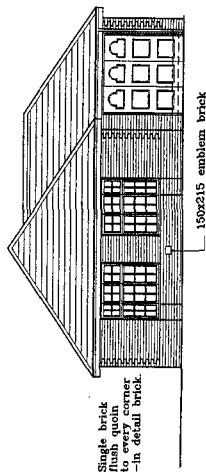
PLOT 31



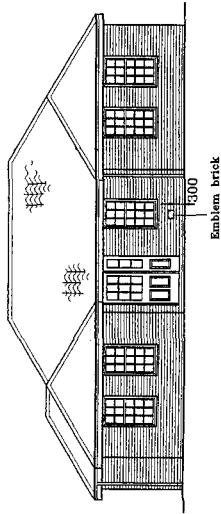
PLOT 33



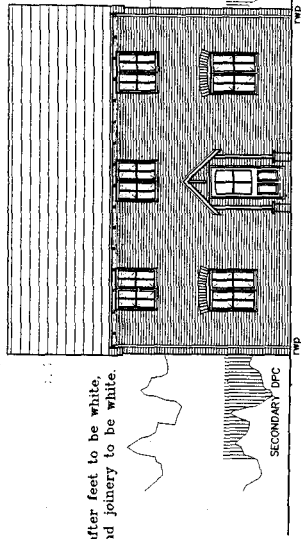
PLOT 22



PLOT 53
AMENDED



PLOT 34

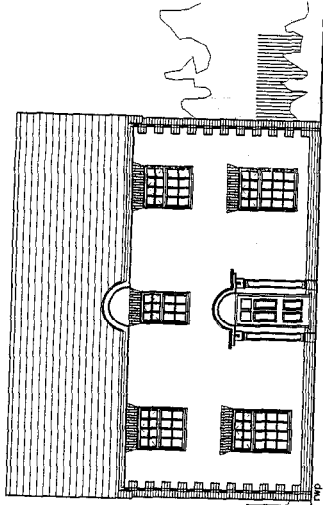


FRONT ELEVATION

PLOT 52

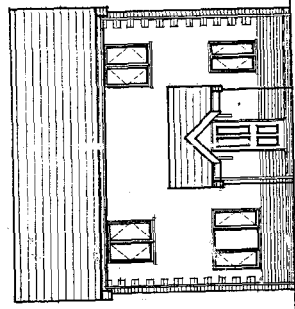
Secondary CPC

215mm soldier arches to elevations indicated.



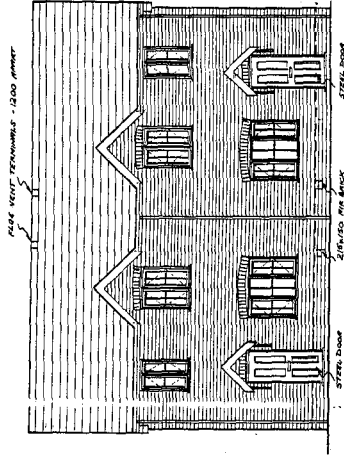
FRONT ELEVATION PLOTS 40 & 44

render inset panel to front elevation



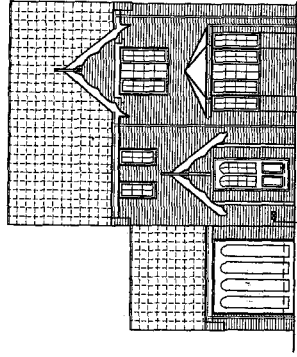
FRONT ELEVATION

PLOT 49



FRONT ELEVATION

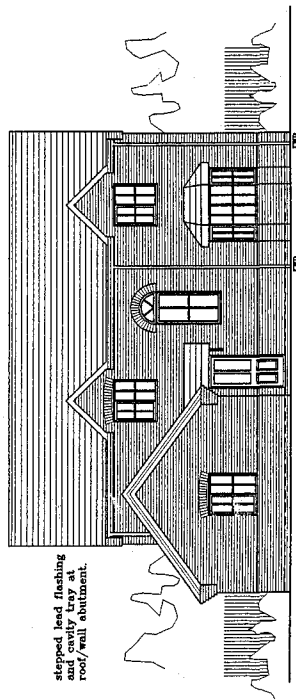
PLOTS 47, 48, 50 & 51



FRONT ELEVATION

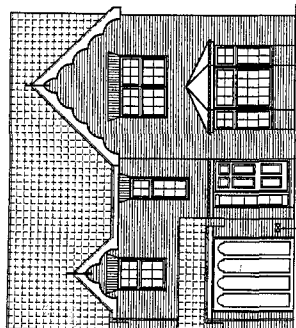
PLOT 46

1400x1000 masonry brick



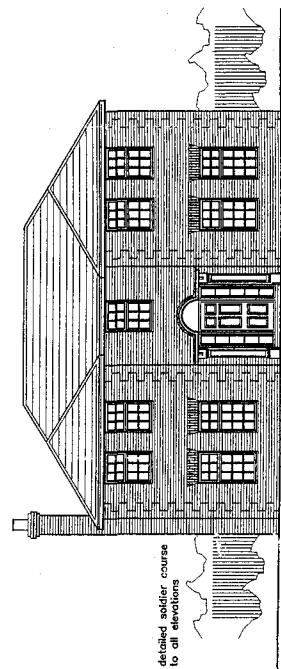
stepped lead flashing
and cavity tray at
roof/wall abutment.

PLOT 45



150x215 emblem brick

PLOT 43

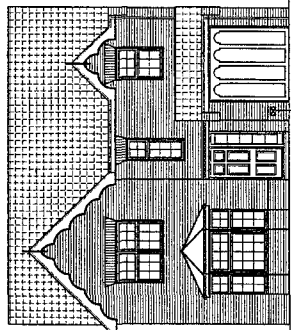


detailed soldier course
to all elevations

150x215 emblem brick

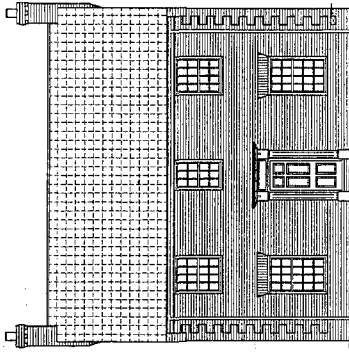
bulbous brick cells in
cornices and above door
to windows on front only.

PLOTS 39 & 42



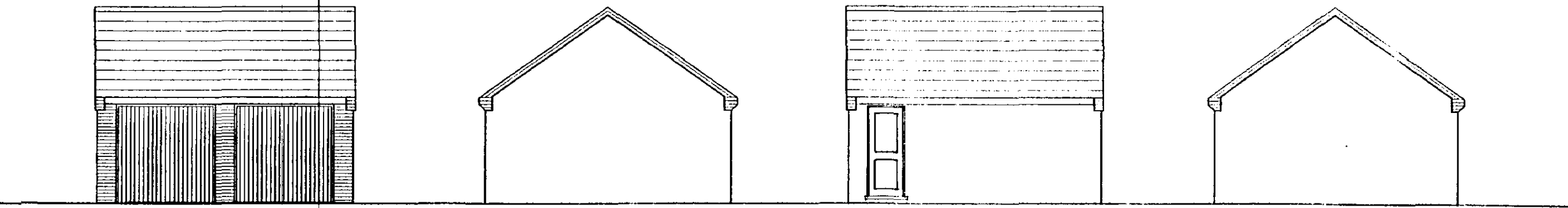
150x215 emblem brick

PLOT 37

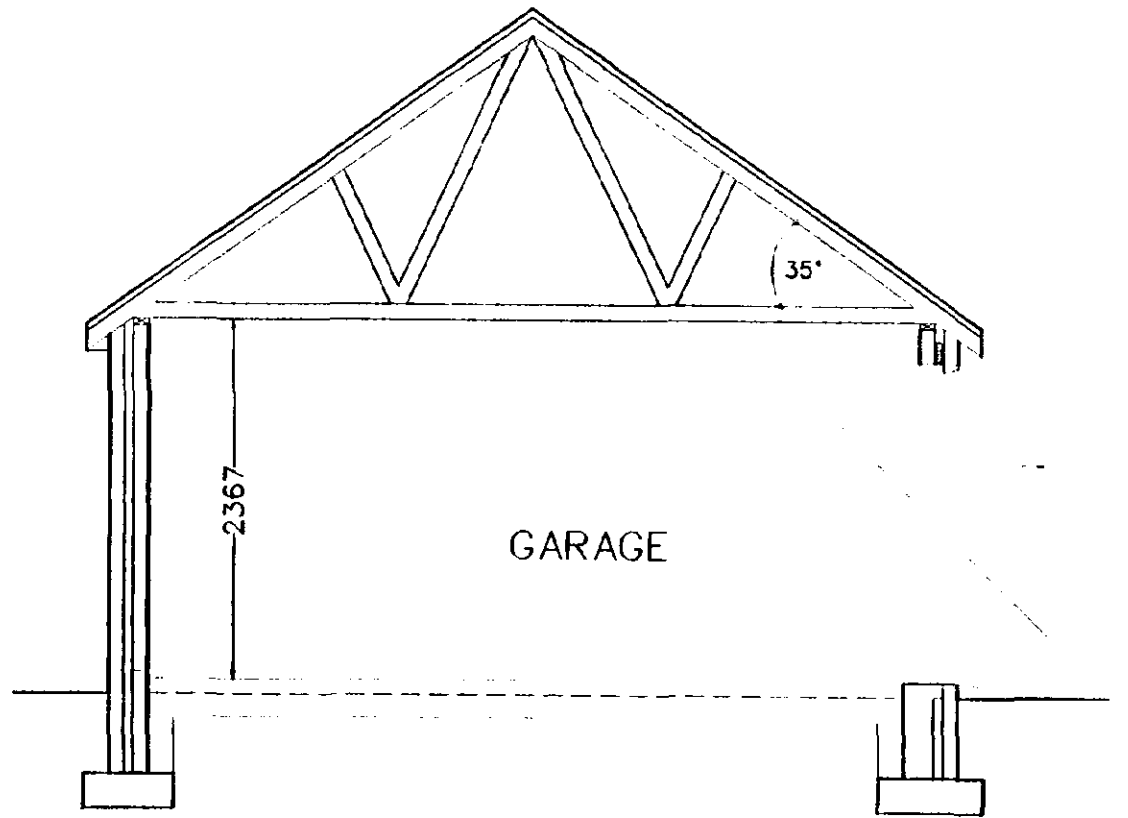


PLOT 38

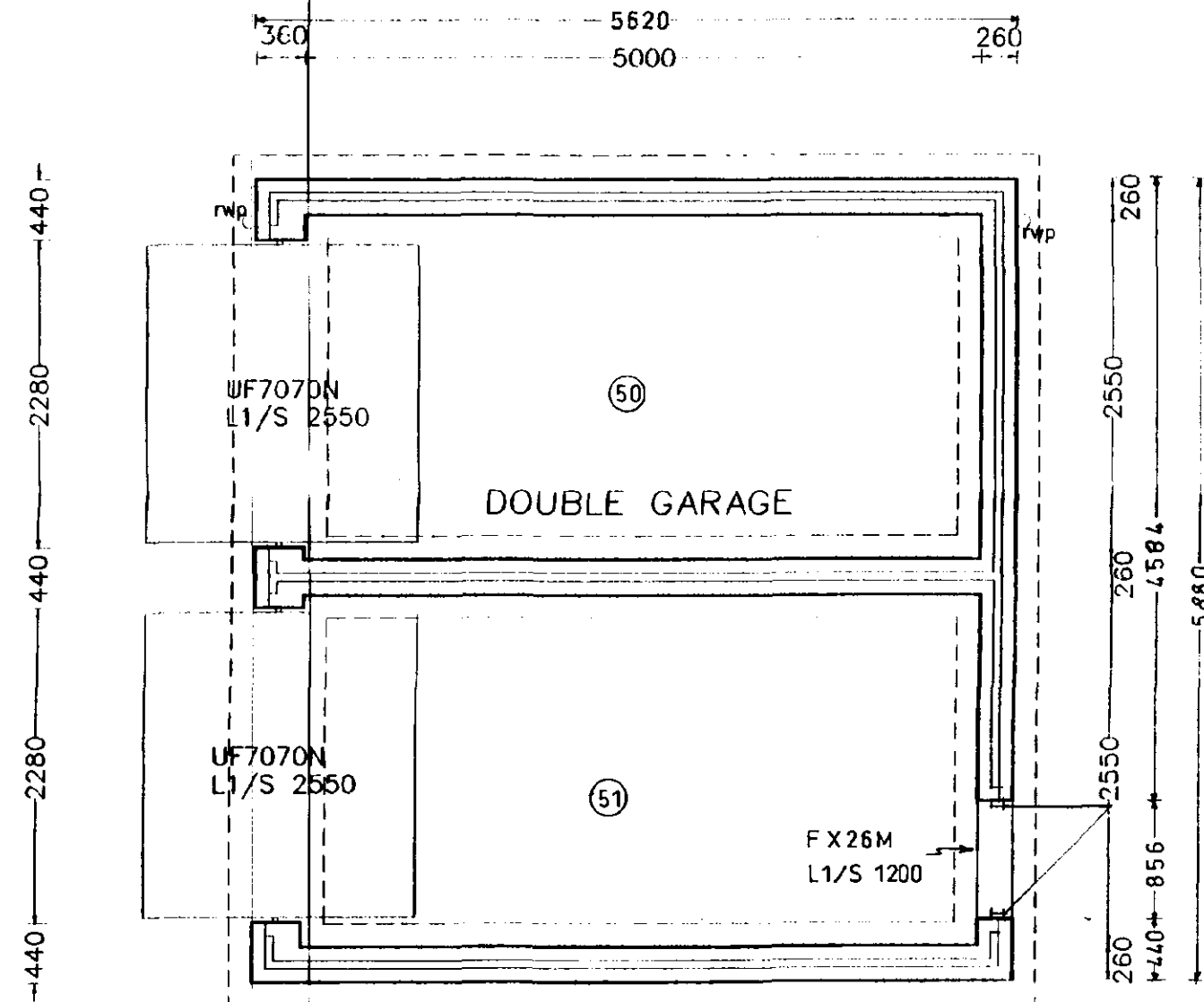
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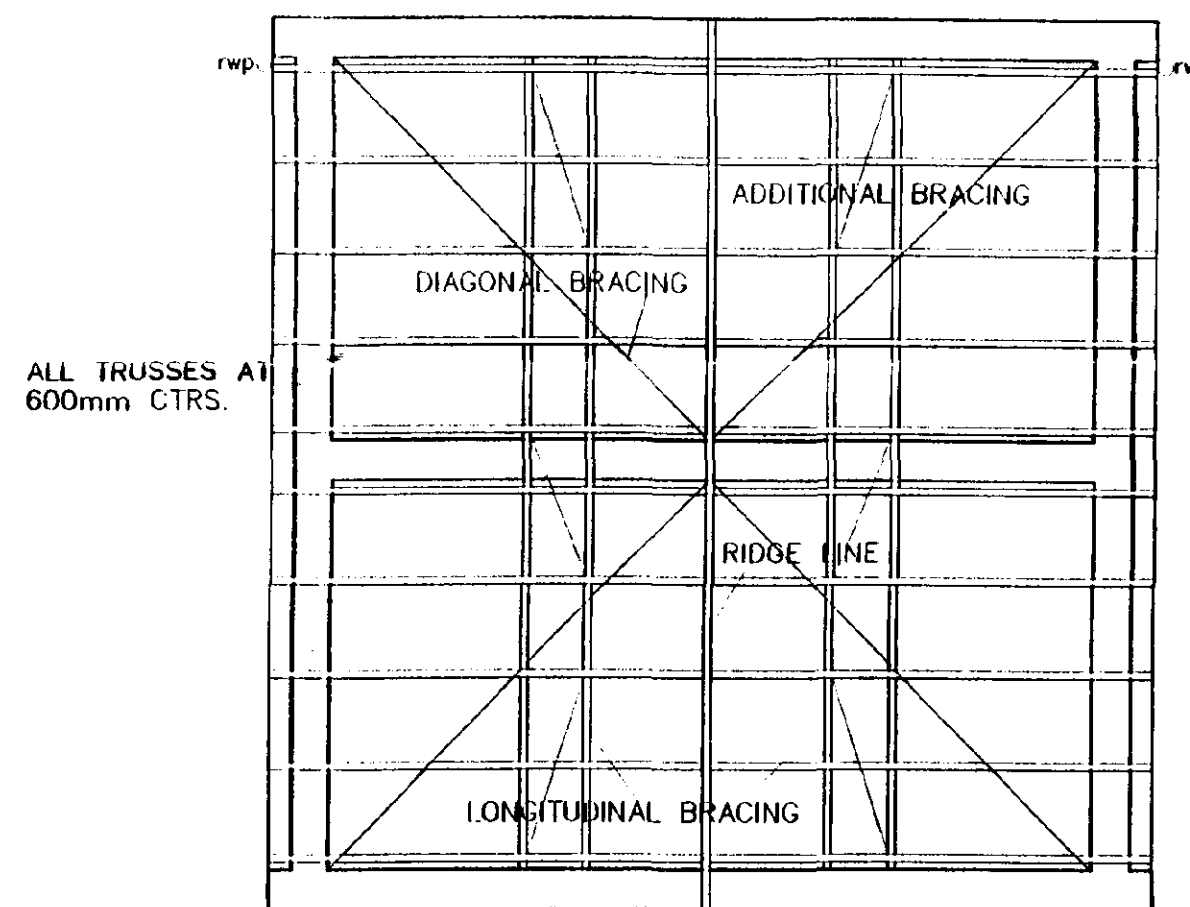
SIDE



SECTION



FLOOR PLAN



ROOF PLAN

SOUTH AFRICA AND DC
HOUSING & PLANNING
28 OCT 2000
Ref. 1027/00

AMENDED PLAN

Ref. A3



Broadgate Homes Limited

Broadgate House, Weston Mills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

GARAGE OF STANDARD HOUSE

Plots 50, 51 . Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE.

[illegible]

SCALE

1:50 1:100

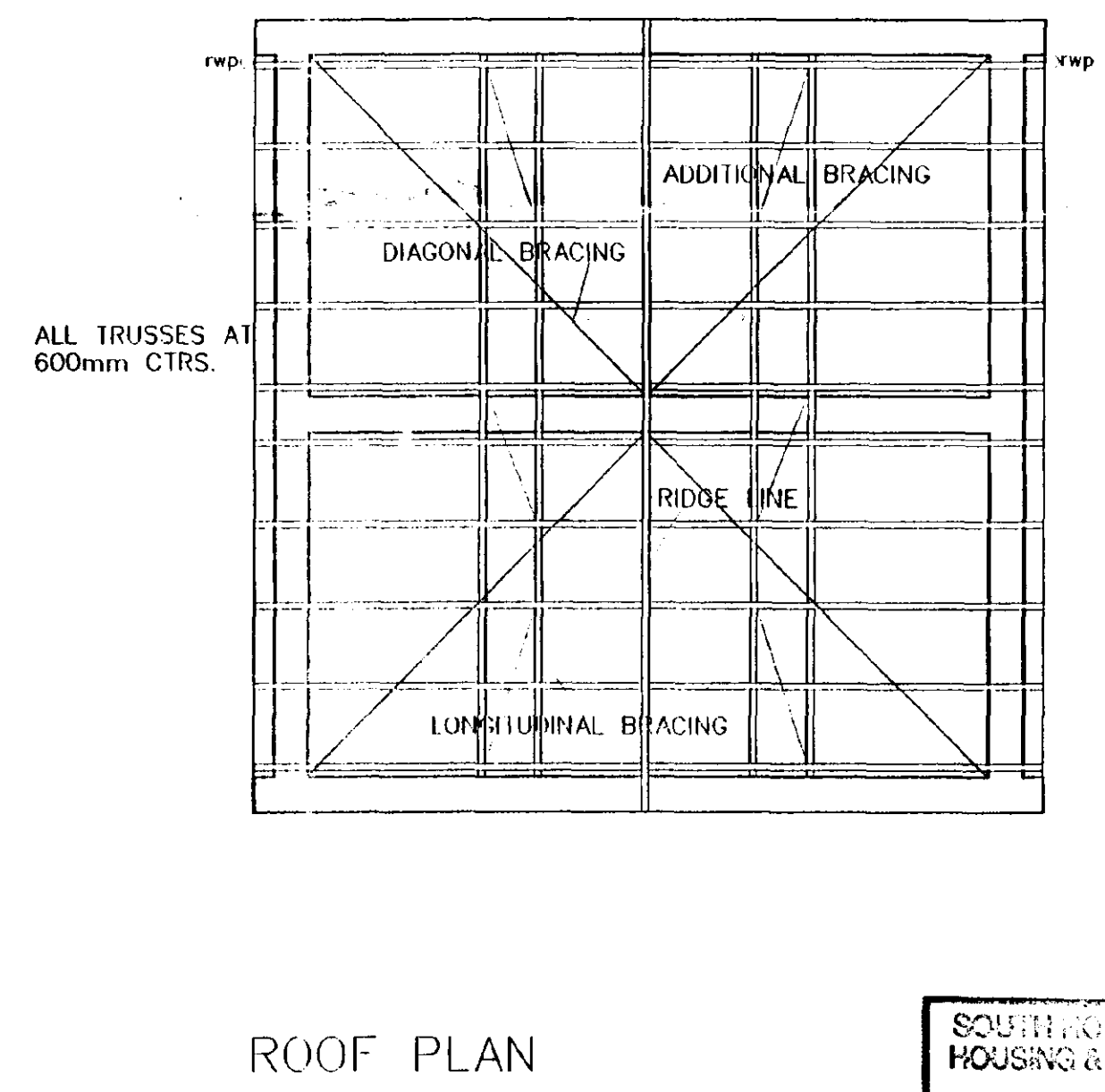
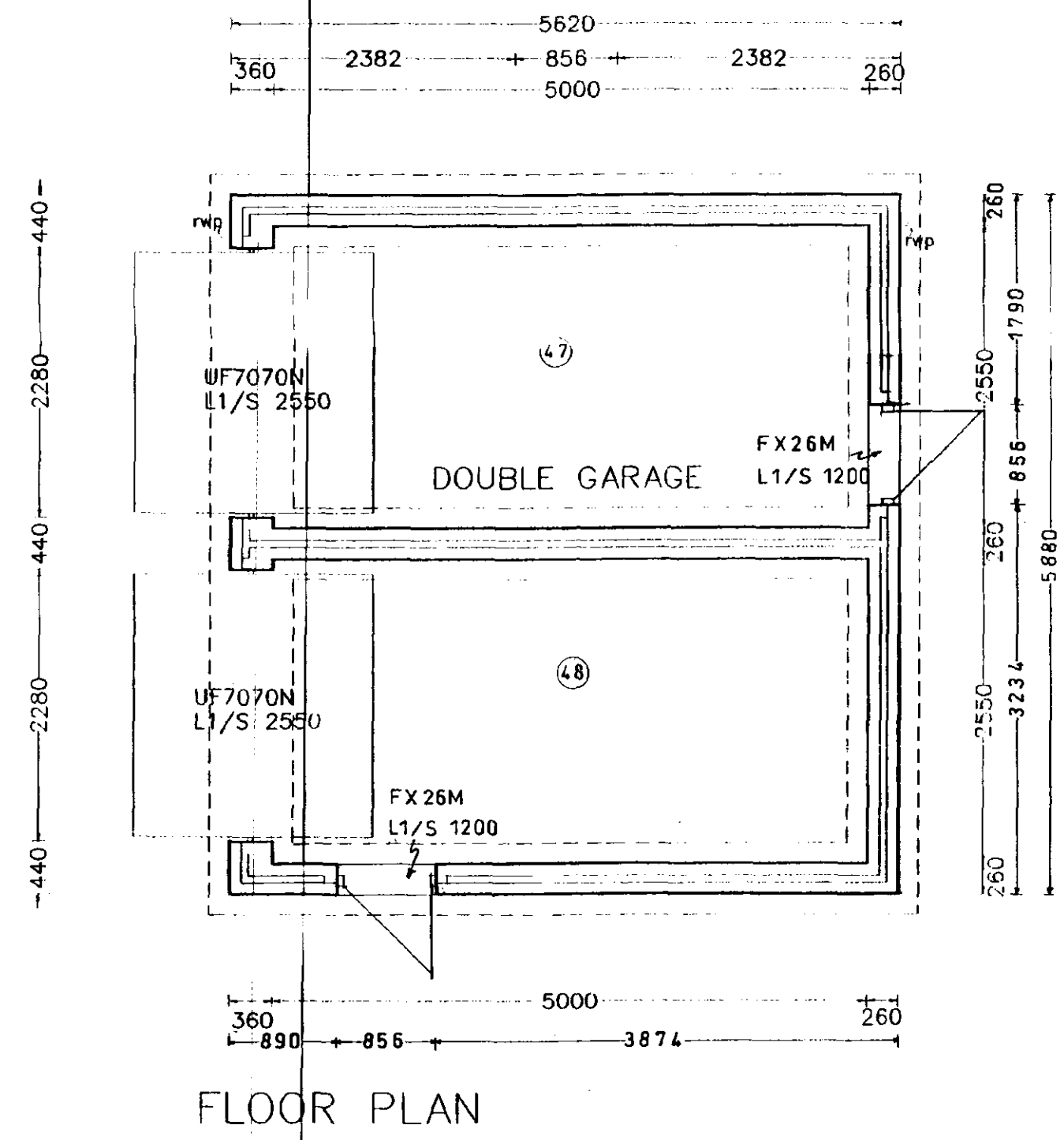
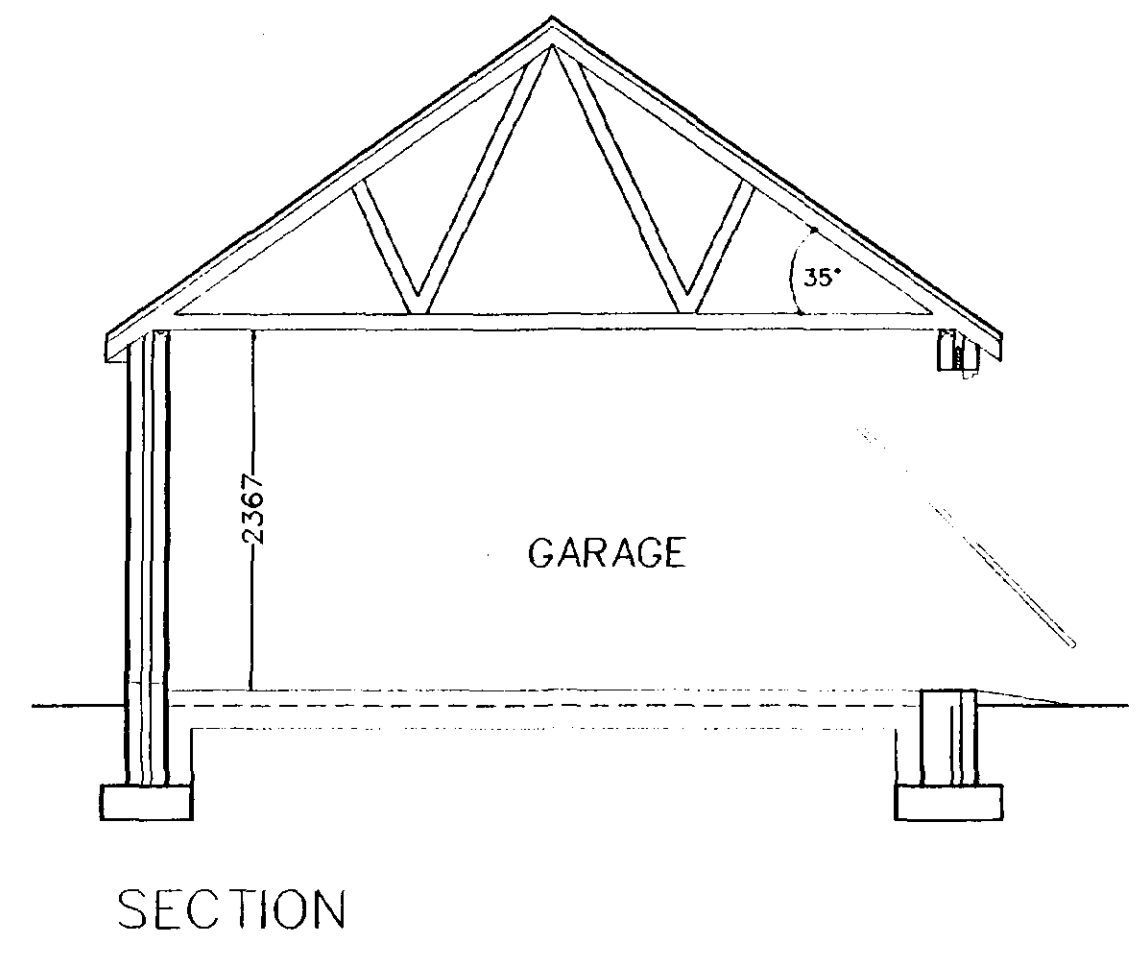
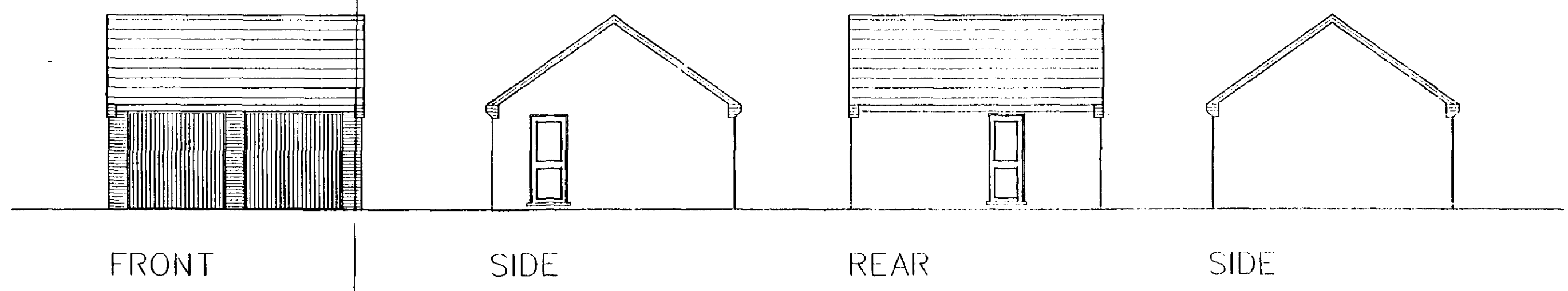
DATE
SEPT 2000

DRAWN

DRAWING No.

98022/50,51 -- 03

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Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE
GARAGE OF STANDARD HOUSE
Plots 47, 48. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE.

REV	DESCRIPTION	DATE	BY

SOUTH HOLLAND
HOUSING & PLANNING
26 OCT 2000
Ref: 1027/00

AMENDED PLAN
Ref. A3

SCALE 1:50 1:100
DATE SEPT 2000
DRAWING No. 98022/47,48-03
DRAWN



PROJECT TITLE

GARAGE

PLOT 49. PHASE 3.
OFF BACKGATE, COWBIT,
LINCOLNSHIRE.

DRAWING



NOTE: 600mm wide foundations to 260mm wide walls.

TRUSSES AT 600mm c/c max.

SOUTH
HOUSING
26 OCT 2000
Ref: 1027/00

AMENDED PLAN
Ref. A3

[illegible]

scale
1:50 , 1:100

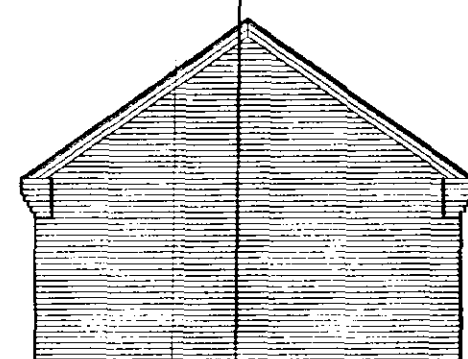
drawn	JV.
-------	-----

date
OCT. 2000

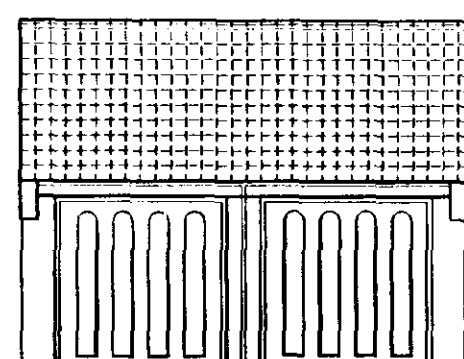
drawing number	98022 / 49 - 3.
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MASTER COPY.

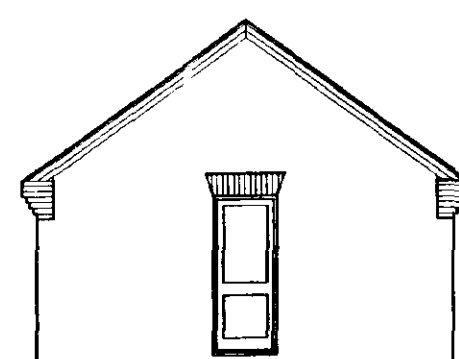
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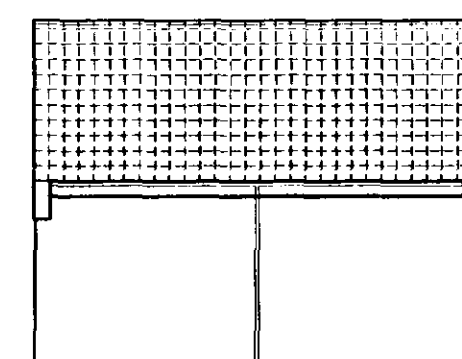
FRONT ELEVATION



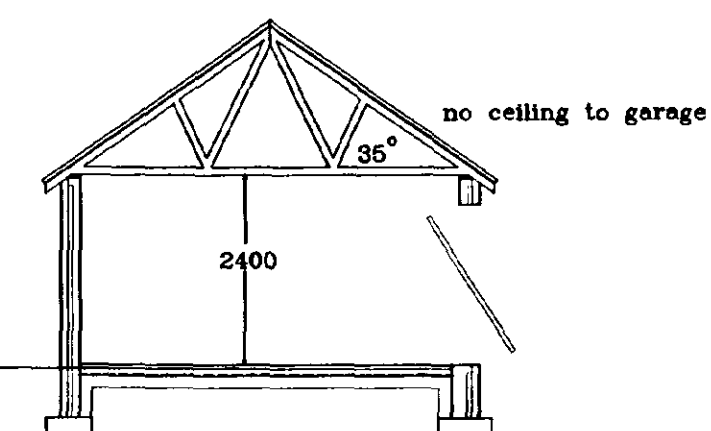
SIDE ELEVATION



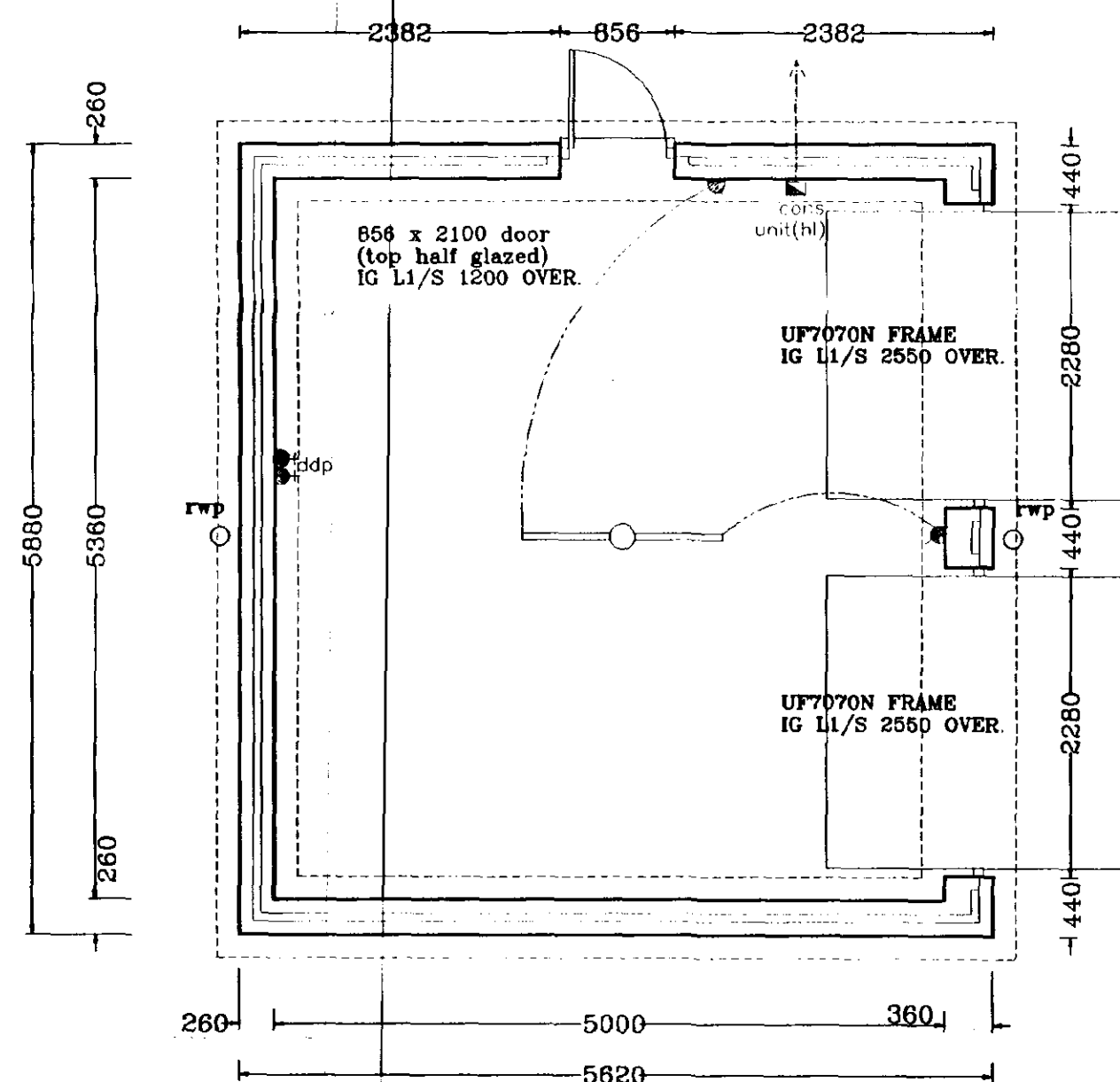
REAR ELEVATION



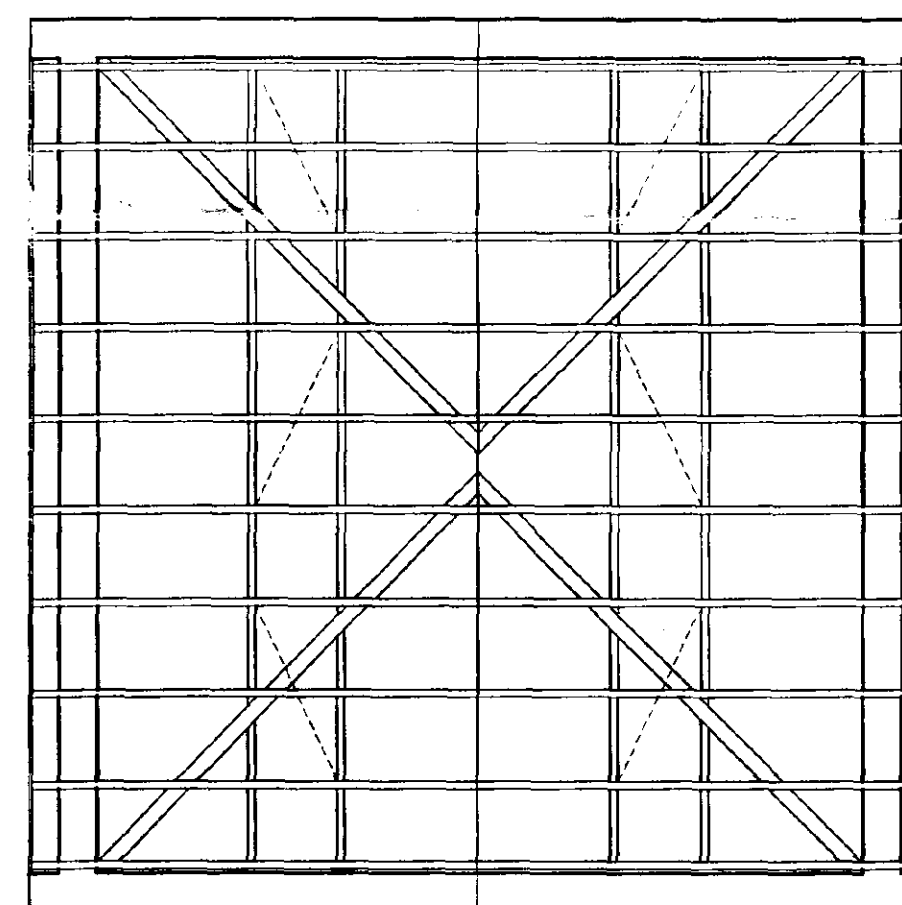
SIDE ELEVATION



SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

DETERMINED PLAN

PROJECT TITLE

Plot 40, 44. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

REV	DESCRIPTION	DATE	BY

SCALE
1:50 1:100

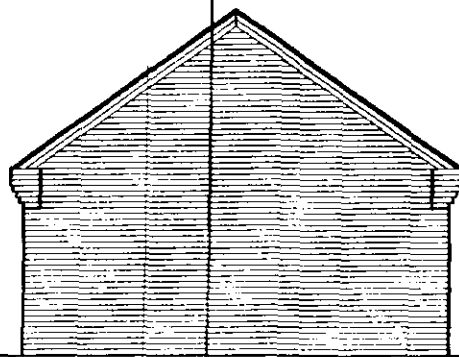
DRAWN
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DATE
Dec 1999

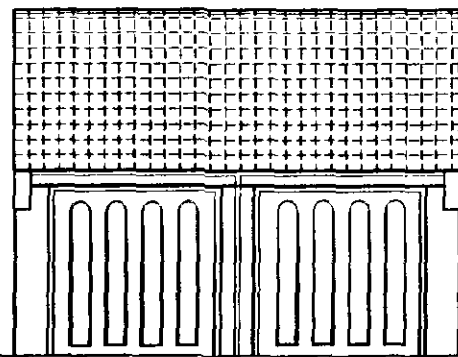
DRAWING No.
98022/40, 44 - 03

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
0027/00

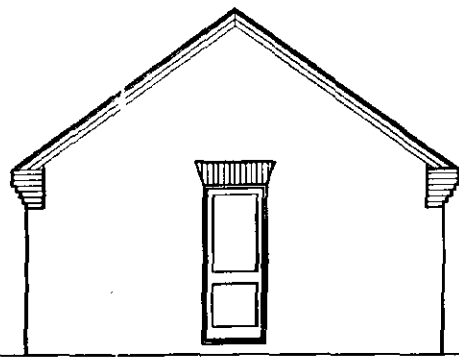
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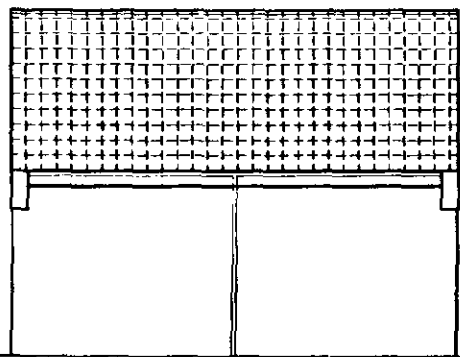
FRONT ELEVATION



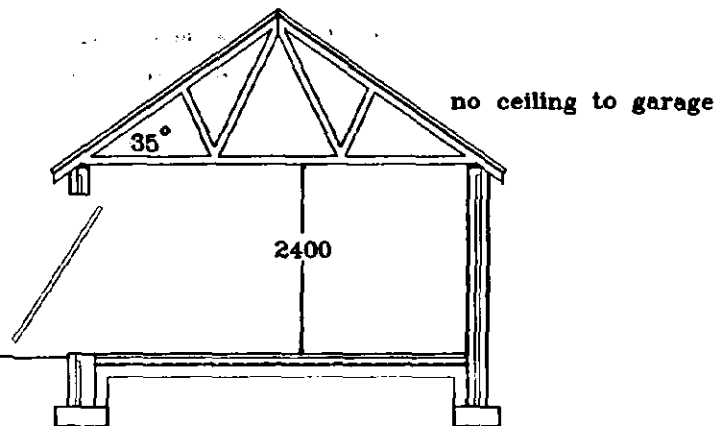
SIDE ELEVATION



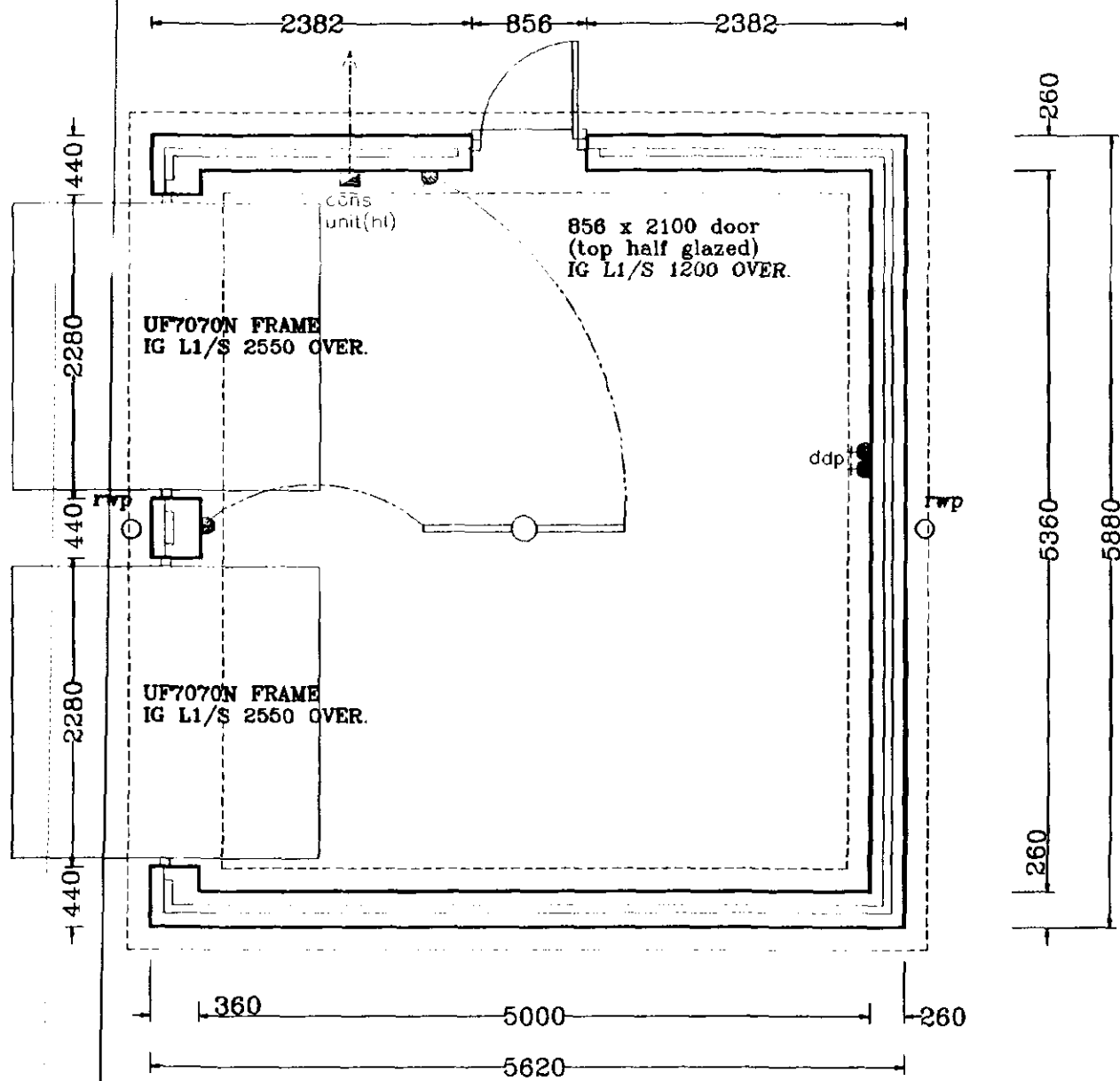
REAR ELEVATION



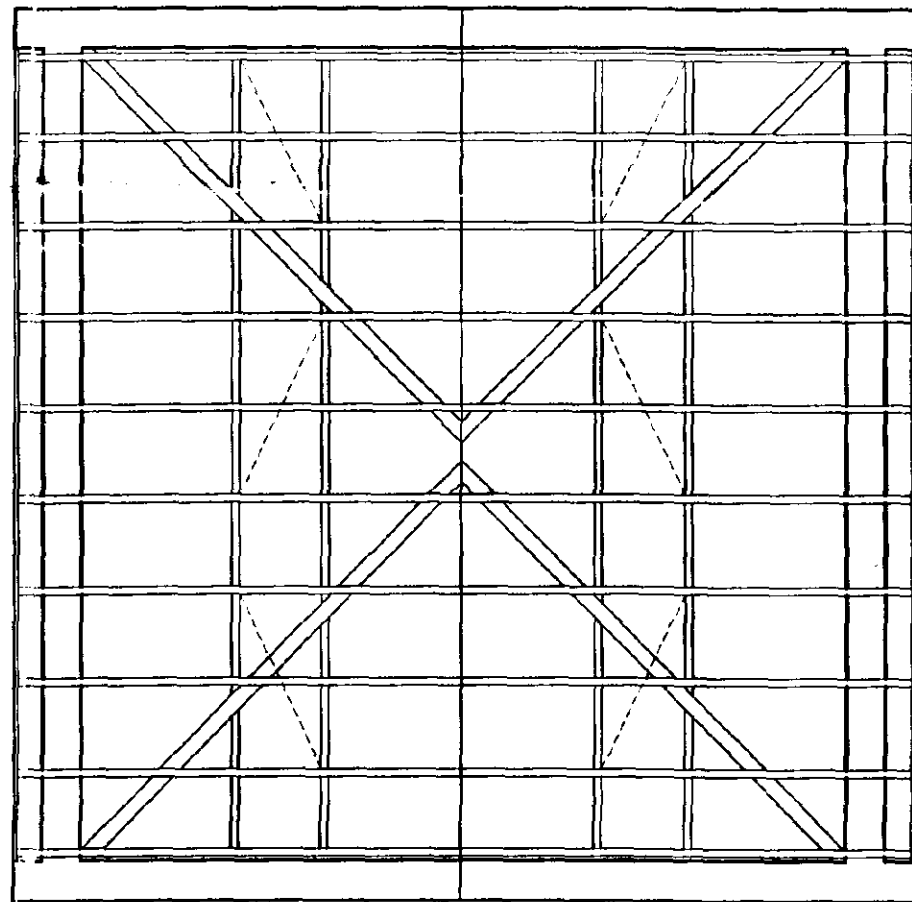
SIDE ELEVATION



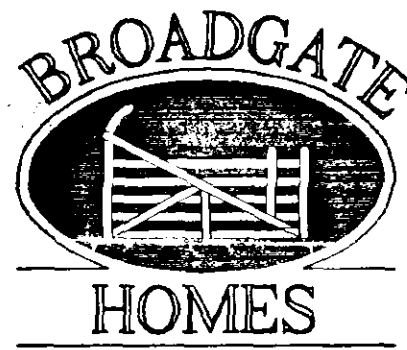
SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

Plot 38, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

REV	DESCRIPTION	DATE	BY

SCALE
1:50 1:100

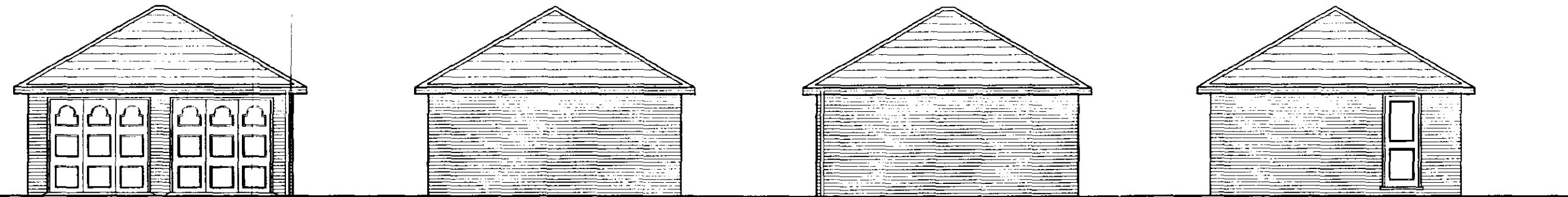
DRAWN
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DATE
Dec 1999

DRAWING No.
98022/38 - 03

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0021/00

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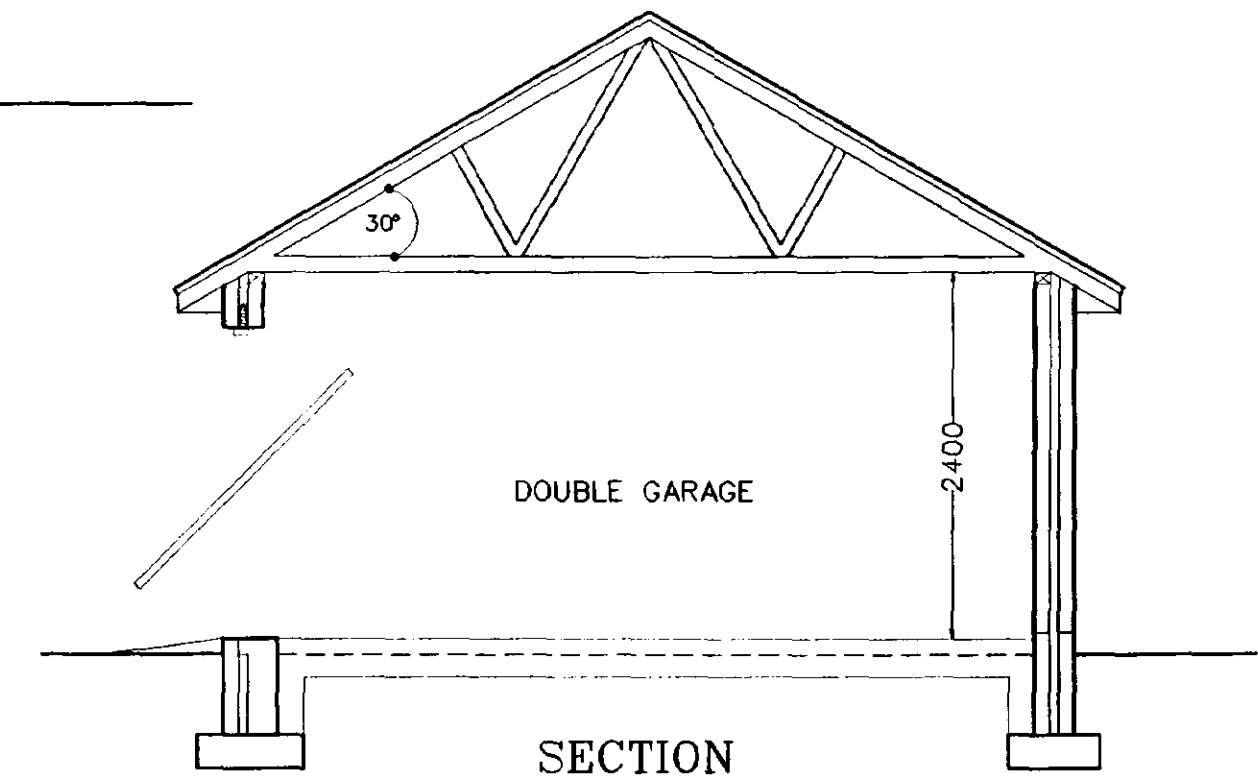


FRONT ELEVATION

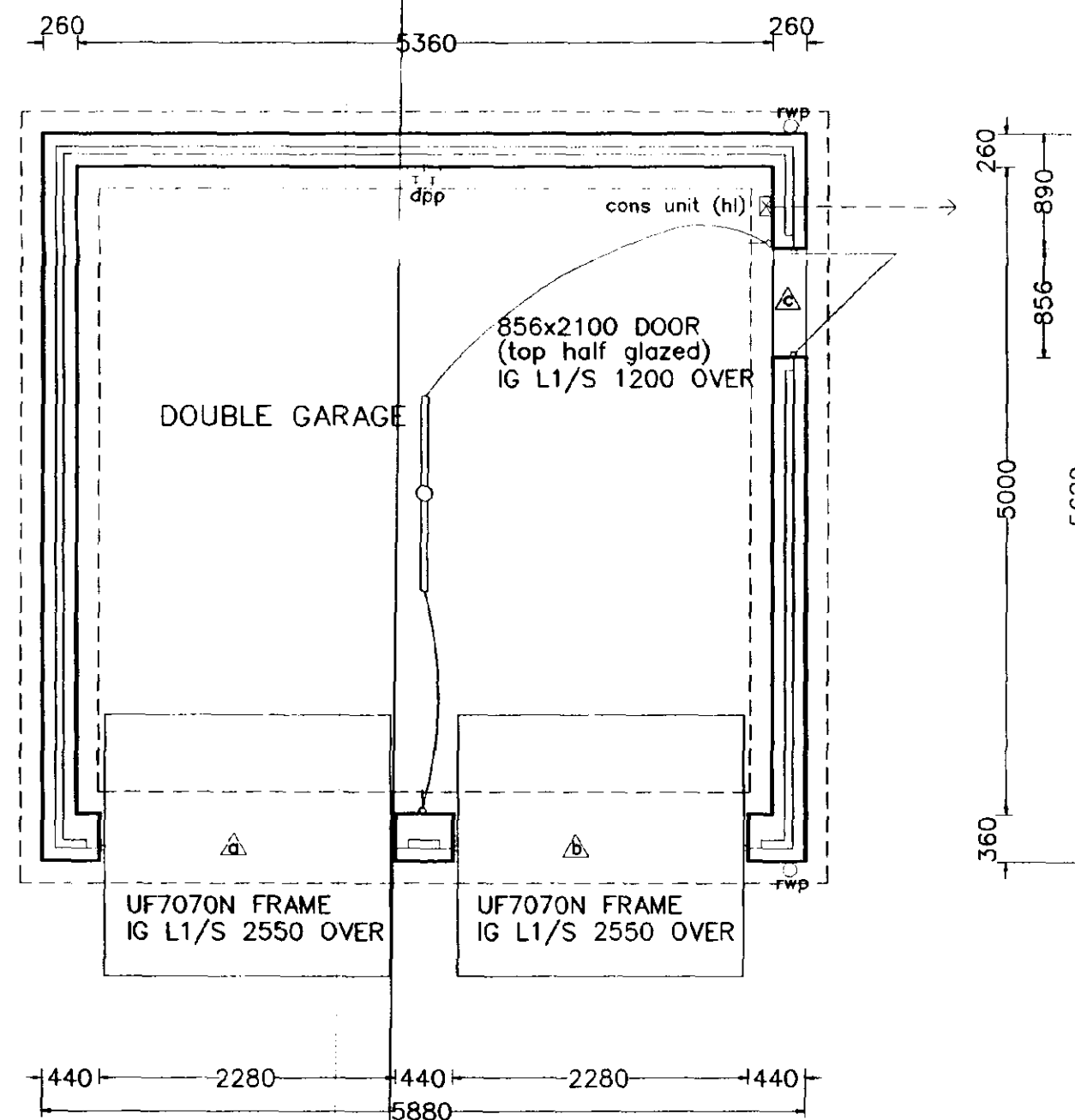
SIDE ELEVATION

REAR ELEVATION

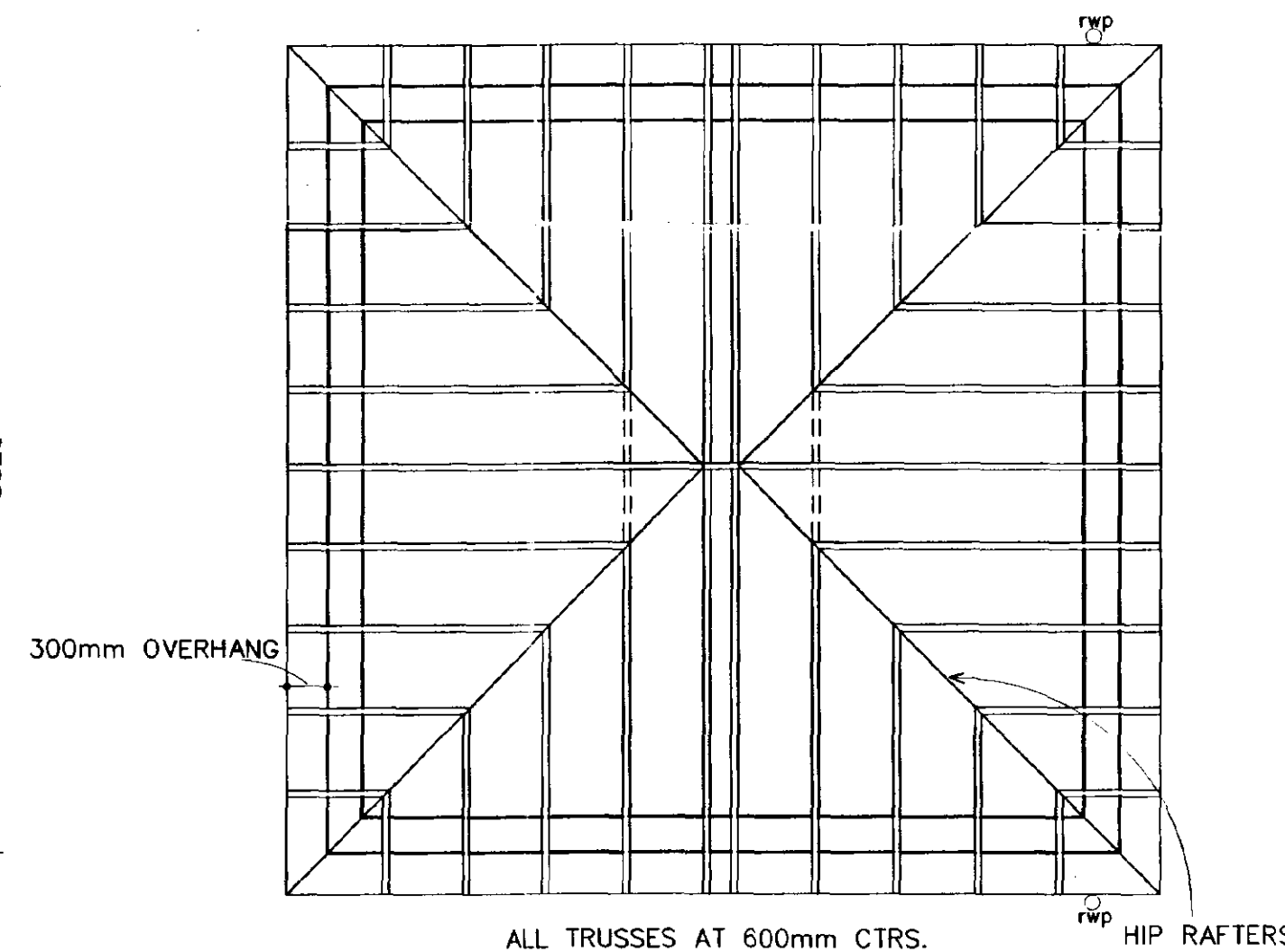
SIDE ELEVATION



SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

DETERMINED

PROJECT TITLE

Plot 22. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

REV	DESCRIPTION	DATE	BY

SCALE

1:50 1:100

DRAWN

MASTER COPY.

DATE

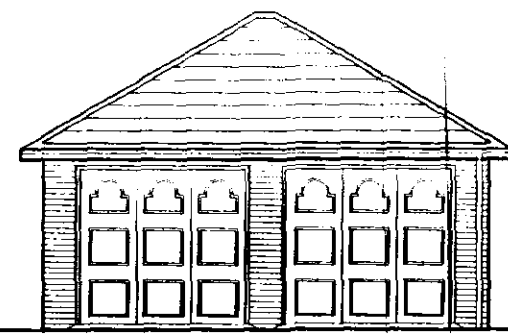
Dec 1999

DRAWING No.

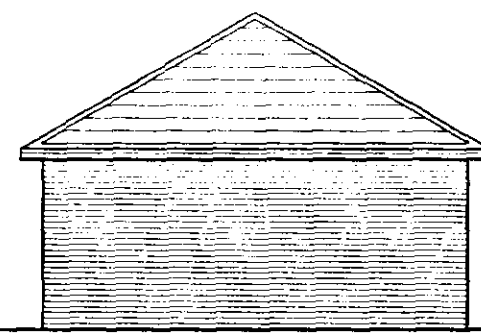
98022/22 - 03

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0027/00

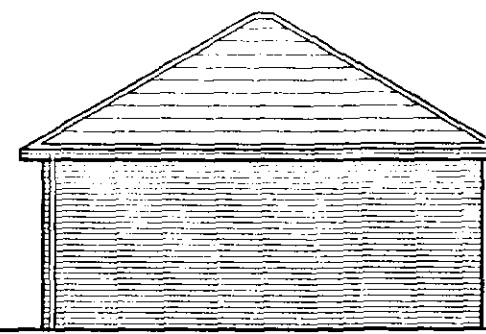
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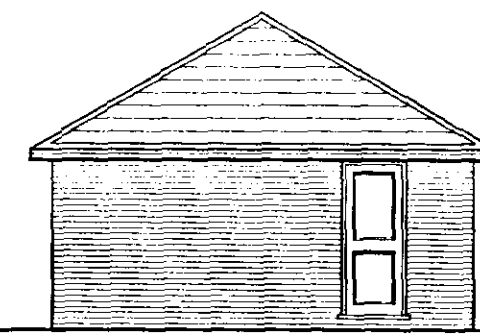
FRONT ELEVATION



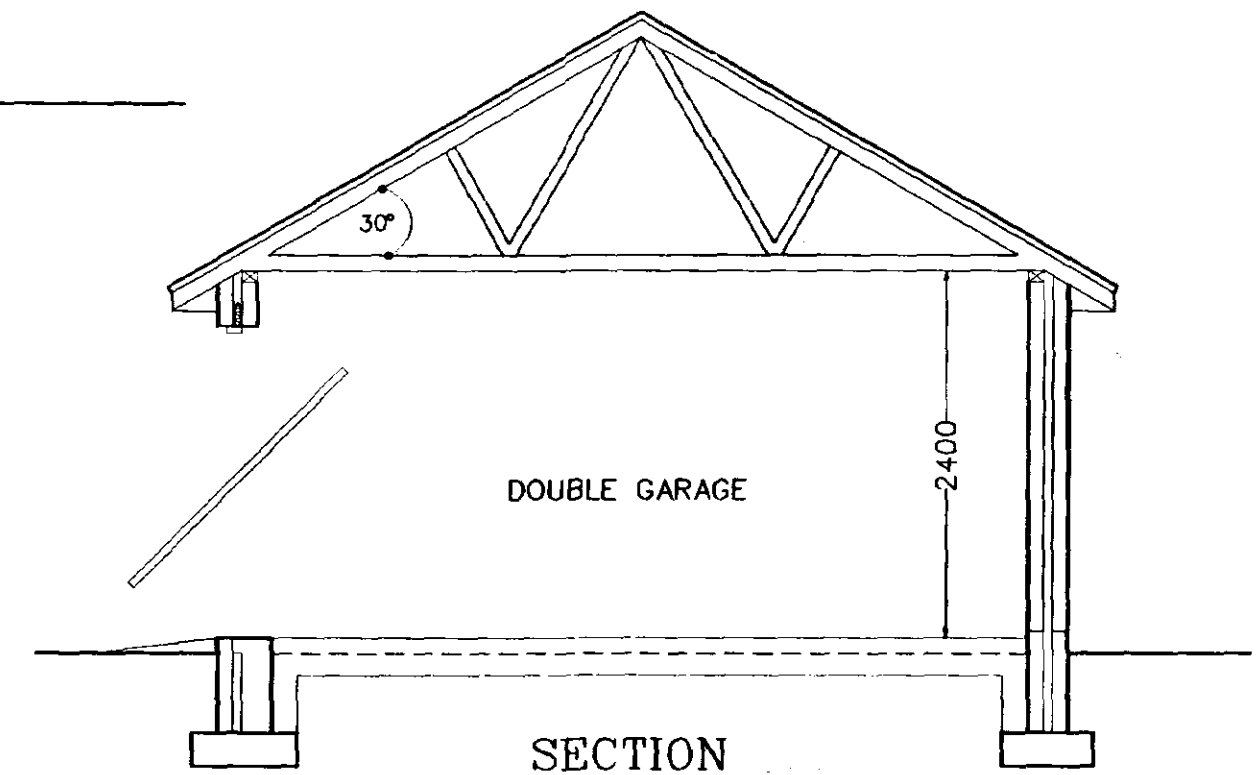
SIDE ELEVATION



REAR ELEVATION

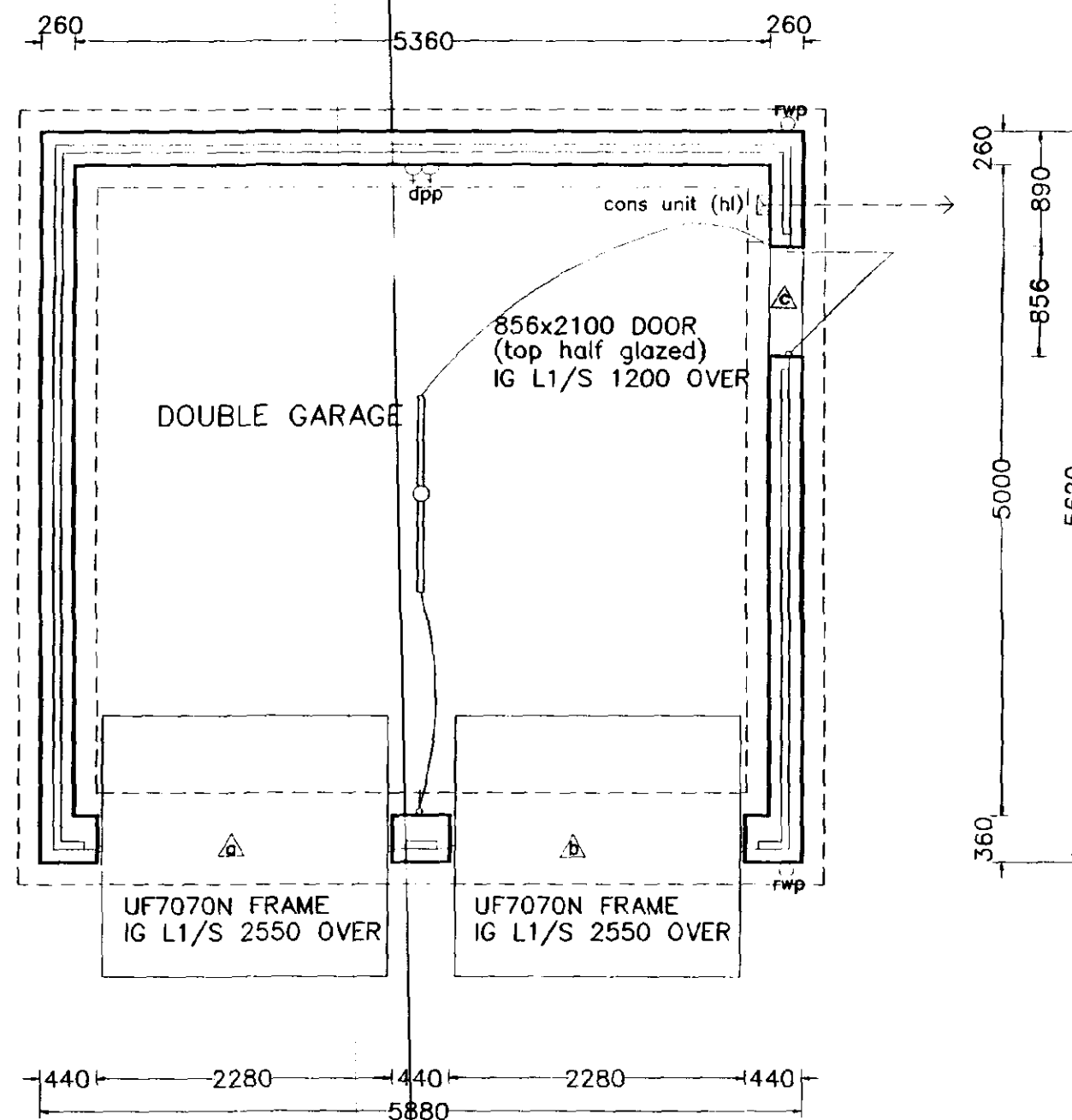


SIDE ELEVATION

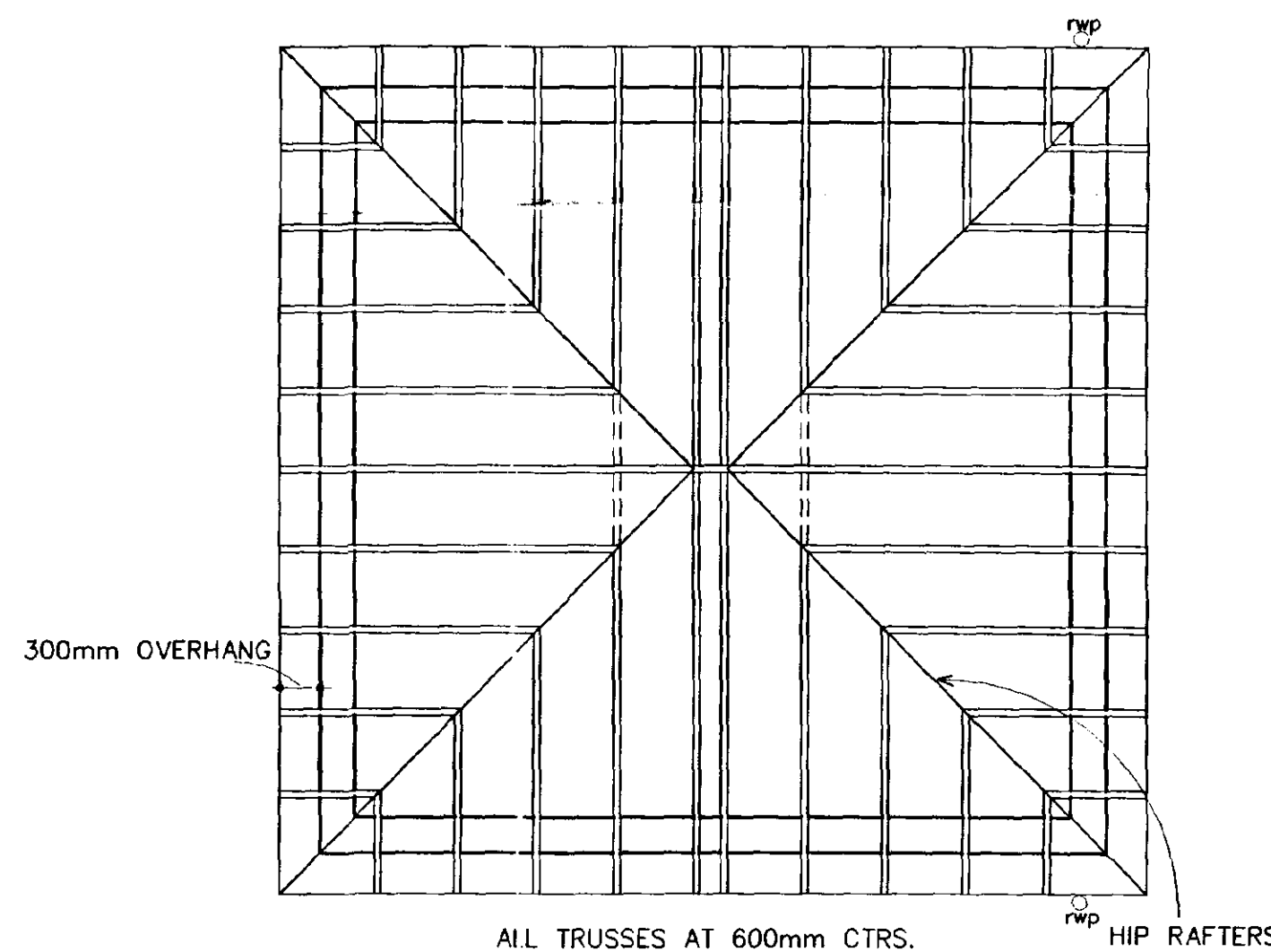


DOUBLE GARAGE

SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.

Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

Plot 34. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

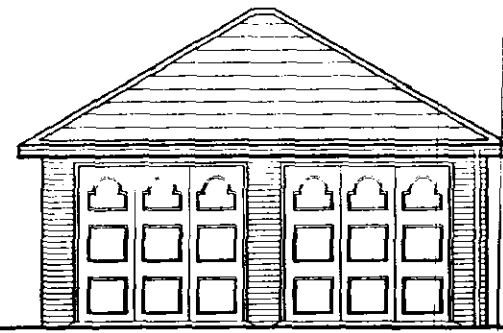
REV	DESCRIPTION	DATE	BY

SCALE	DRAWN
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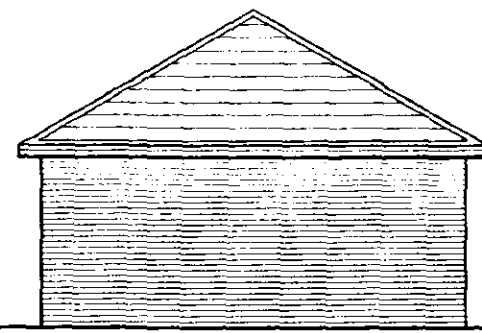
DATE	DRAWING No.
Dec 1999	98022/34 - 03

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0027/00

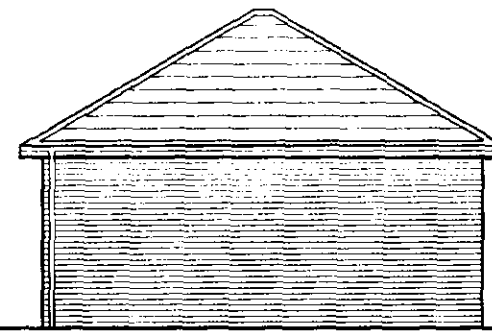
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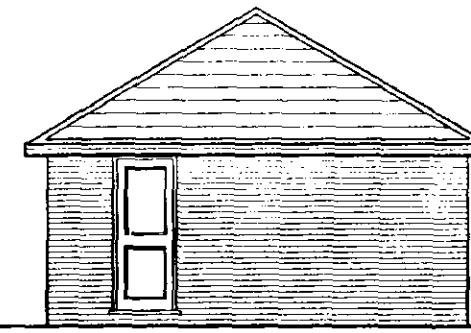
FRONT ELEVATION



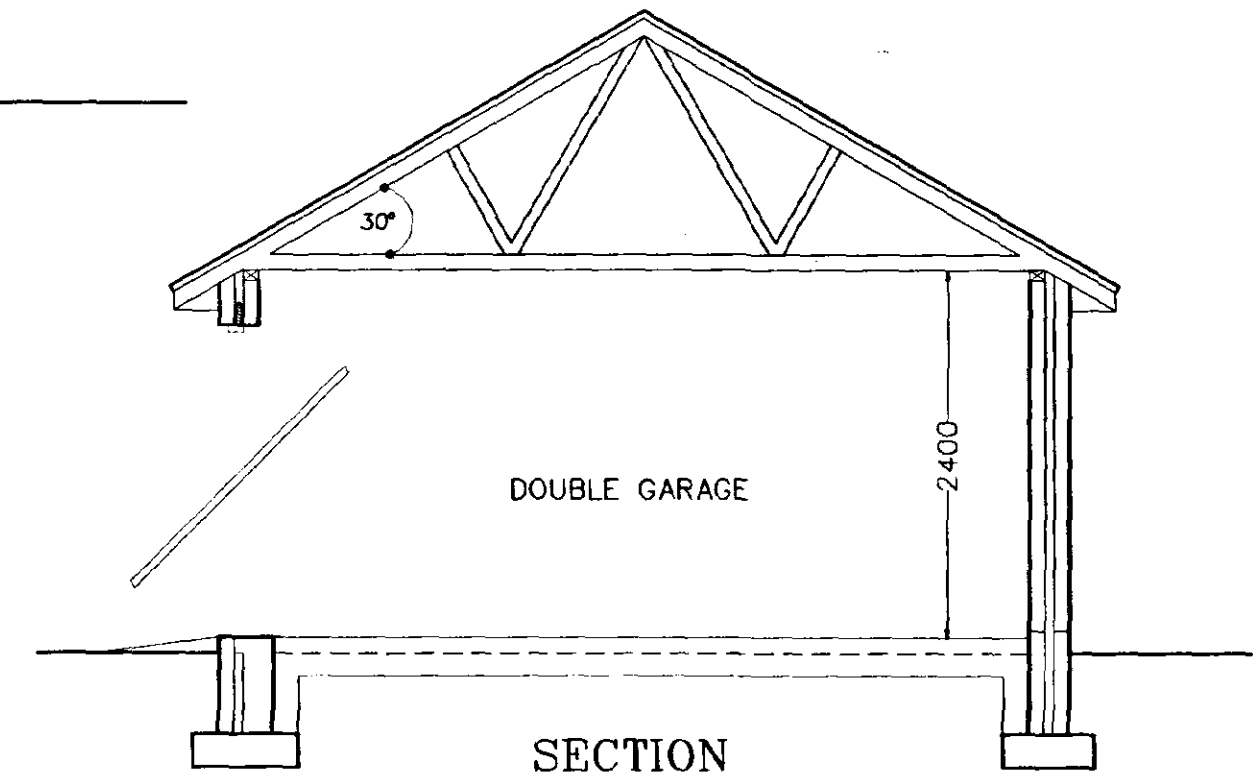
SIDE ELEVATION



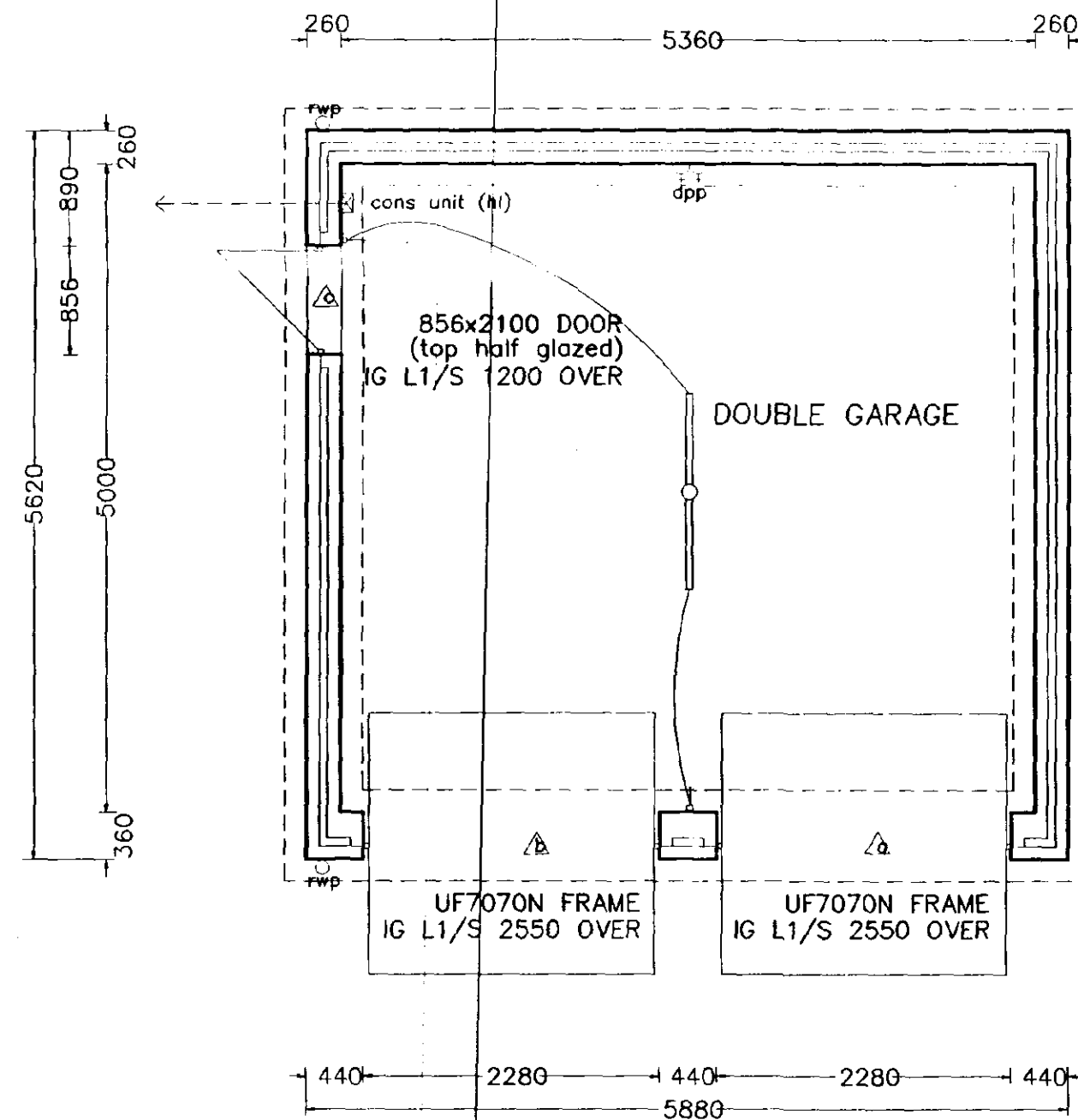
REAR ELEVATION



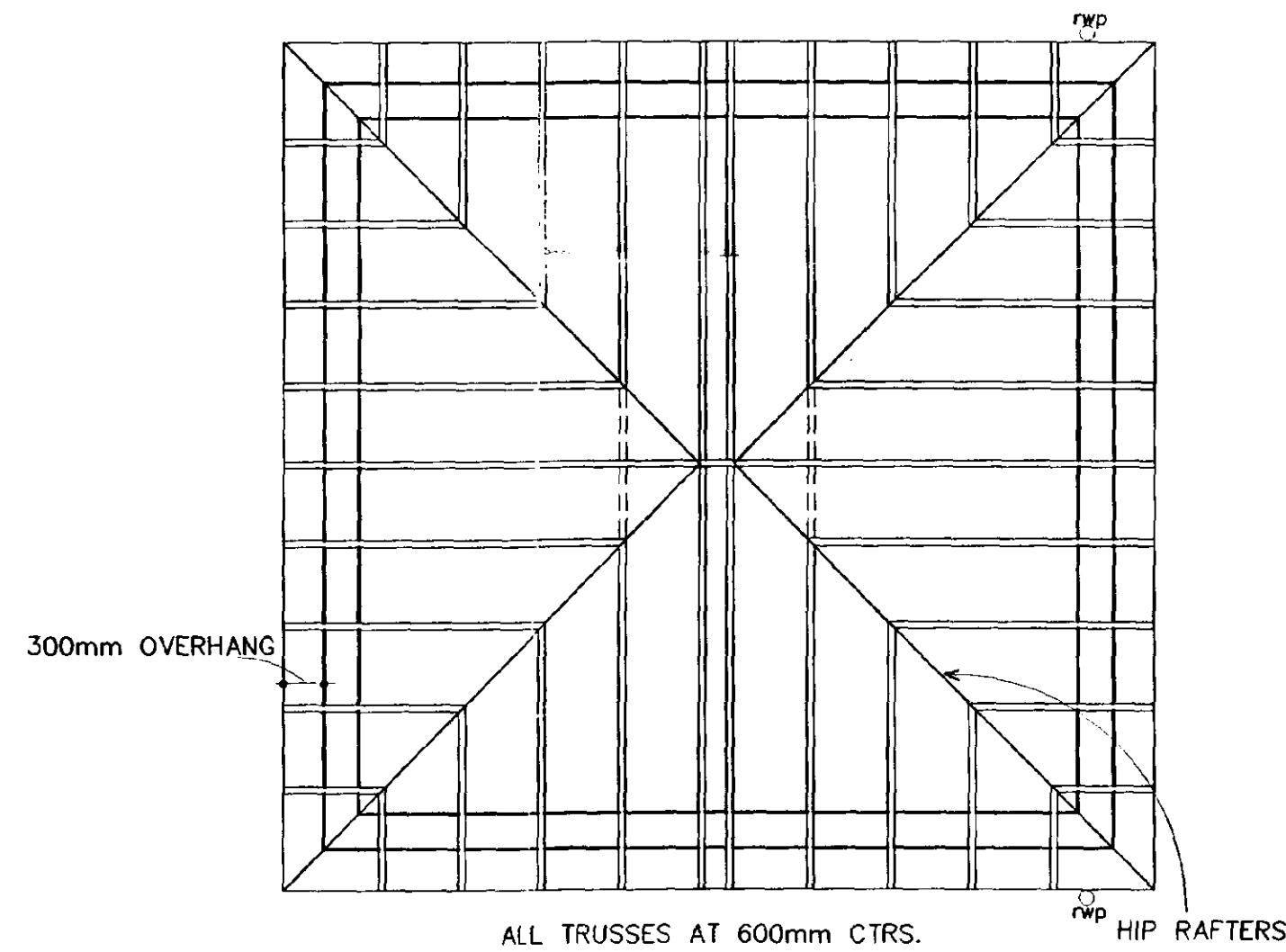
SIDE ELEVATION



SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

Plots 39, 42. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

REV	DESCRIPTION	DATE	BY

SCALE
1:50 1:100

DRAWN
MASTER COPY

DATE
Dec 1999

DRAWING No.
98022/39, 42 - 03



DIKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS

TREE SPECIFICATION
 ac = Acer Compestre (Field Maple)
 bp = Betula Pendula (Silver Birch)
 fs = Fagus Sylvatica (Common Beech)
 mg = Malus 'Golden Hornet' (Flowering Crab)
 rp = Robinia Pseudacacia 'Frisia' (False Acacia)

All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.

GENERAL
 All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width)
 Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.
 # lb - lighting bollards
 All front gardens to be turfed.

to be block-paved areas using Marshalls Keyblok in Bracken with Buff edging kerbs.

WALL AND FENCING SPECIFICATION

w = 1.8m high brick wall (type to match house) with square-edged coping stone on top (ref sc20) in recon. stone - ancastley
 440mm square brick piers (type to match house) with square-edged pier caps on top in recon. stone - ancastley
 x = 1.8m high vertical panel fence.
 y = 900mm high palisade fence.
 z = 1.2m high post and rail.
 g = 900mm wide personnel gate.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.

Note: No trees to be planted within 5.0m of foul sewer.
 No buildings to be built within 3.0m of foul sewer.

hatched area denotes new dykes to be excavated and piped as detail below.

PLOTS 7-21 PHASE 21
 CURRENTLY UNDER CONSTRUCTION
 AS APPROVED UNDER
 REF: H01-0977-97

PLOTS 1-6 PHASE 1
 COMPLETE AS APPROVED
 UNDER REF: H01-0913-96

LOCATION PLAN



Broadgate Homes Limited
 Broadgate House, Weston Hills,
 Spalding, Lincolnshire, PE12 8DB.
 Telephone: 01406 380532 Fax: 01406 380014

AMENDED PLAN
 Ref. AS

PROJECT TITLE
**Proposed Residential Development
 Plots 22-53. Phase 3.
 Off Backgate, Cowbit, Lincs.**

DRAWING

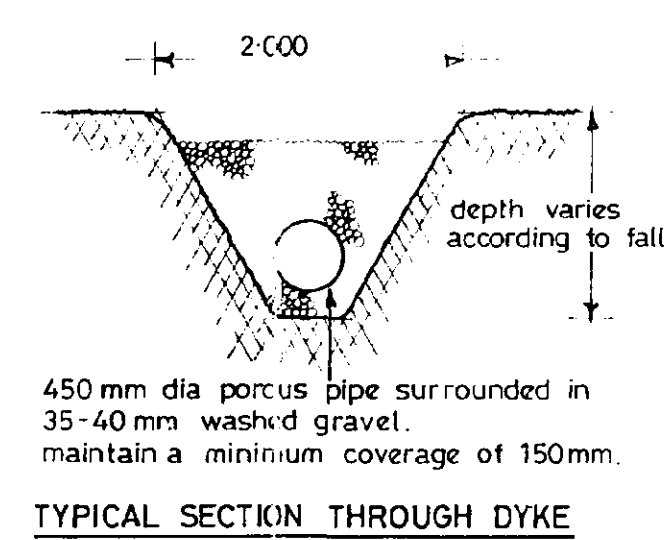
- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT

REV	DESCRIPTION	DATE	BY
1	1) CHANGE PLANNING TO PLOTS 46-51.	23.10.99	SL
2	a. i) PLOT 53 CHANGED TO PINEVILLE.	25.2.00	CL
3	ii) AMENDMENTS TO SHARED SURFACE ROAD - LCC.		
4	iii) LOCKABLE BOLLARD TO EMERGENCY LINK - LCC.		
5	iv) LIGHTING BOLLARDS TO PRIVATE DRIVES.		
6	b. FENCE ADDED TO ENCLOSE GARDENS PLOTS 22-24.	5.3.00	MR
7	c. MINOR AMENDMENTS TO PLOTS 23, 30, 35, 38, 39 & 40.	14.8.00	SL
8	d. STREET LIGHTING ADDED.	11.9.00	SL
9	e. Plot 32 Rear Boundary Repositioned.	18.9.00	SL
10	f. Lighting bollards & bollards repositioned.	21.9.00	SL
11	g. Plot 38 & 39 boundary on 24 & 25.	26.9.00	SL
12	h. Boundary Plot 40/41 altered to correspond to Phase 2.	16/10/00	SL

SCALE 1:500, 1:2500

DATE DECEMBER 1999 DRAWING No. 98022 / SL

SITE LAYOUT



MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDOFF AS APPROVED UNDER REF: H01-0863-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT



Brick chills to windows n° 2 & 4 (to front elevation only)

FRONT ELEVATION

DOOR, WINDOW AND LINTEL SCHEDULE

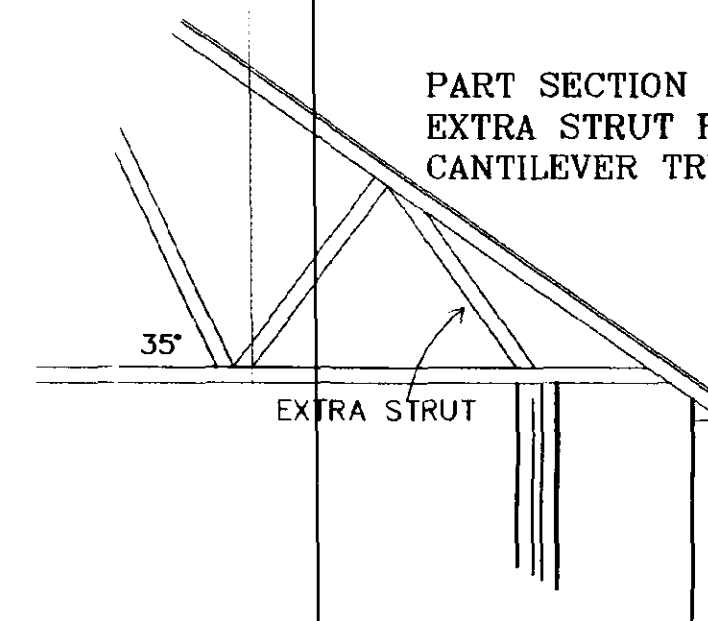
1. Garage Door	2280 x 2100	L1/S	2700
2. Bay Window	2646 x 1350	L1/S	3000
3. Ent. Frame	1800 x 2100	L1/S	2100
4. Window	1770 x 1200	L1/S	2100
5. Window	1200 x 1050	L1/S	1500
6. Window	1770 x 1200	L1/S	2100
7. Window	630 x 1050	L1/S	1050
8. Window	1200 x 1200	L1/S	1500
9. Feature Window	in PVC-U with reinforced corners and wall plate.		
10. Door	856 x 2100	L1/S	1200
11. Window	630 x 1050	L1/S	900

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

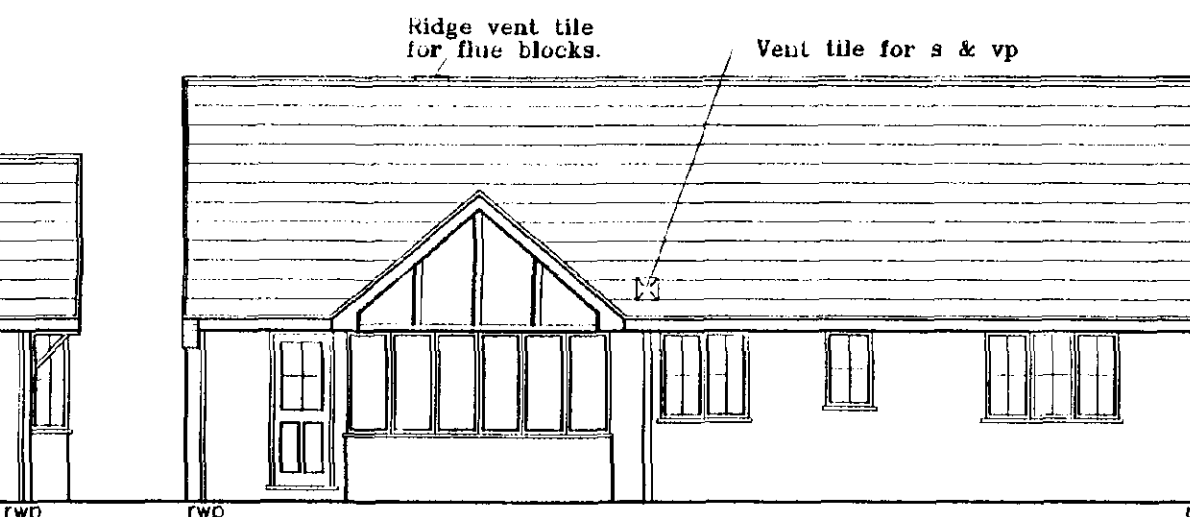
NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Decoration to front and rear gables:
- 25 x 175 planed timber boarding to be teak stain.
- Fascia & barge boards to be painted white.
- Gable inset to be painted Magnolia.

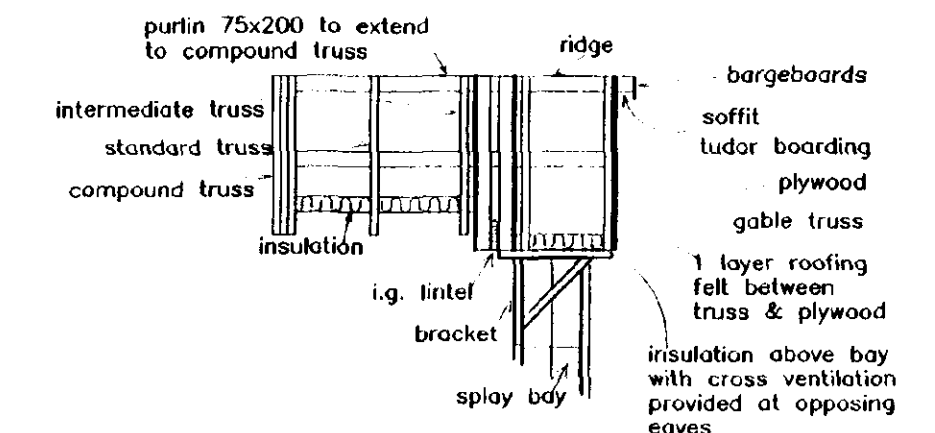
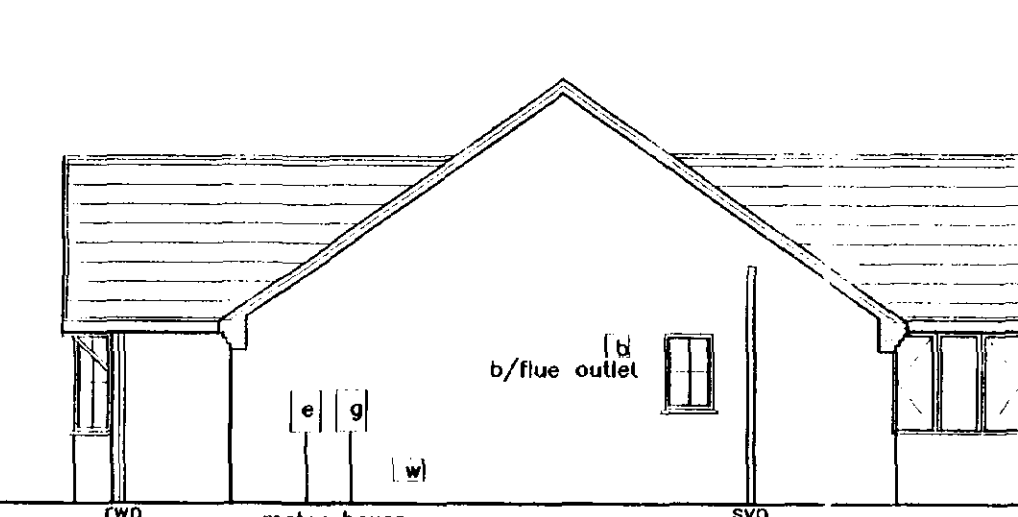
SIDE ELEVATION



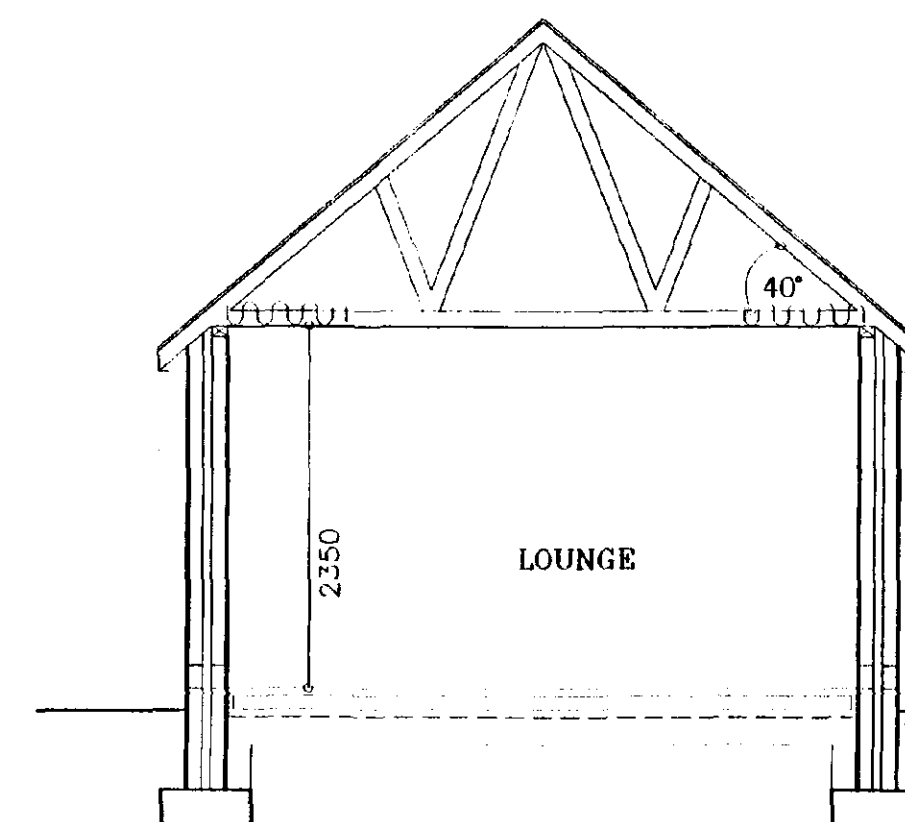
REAR ELEVATION



SIDE ELEVATION

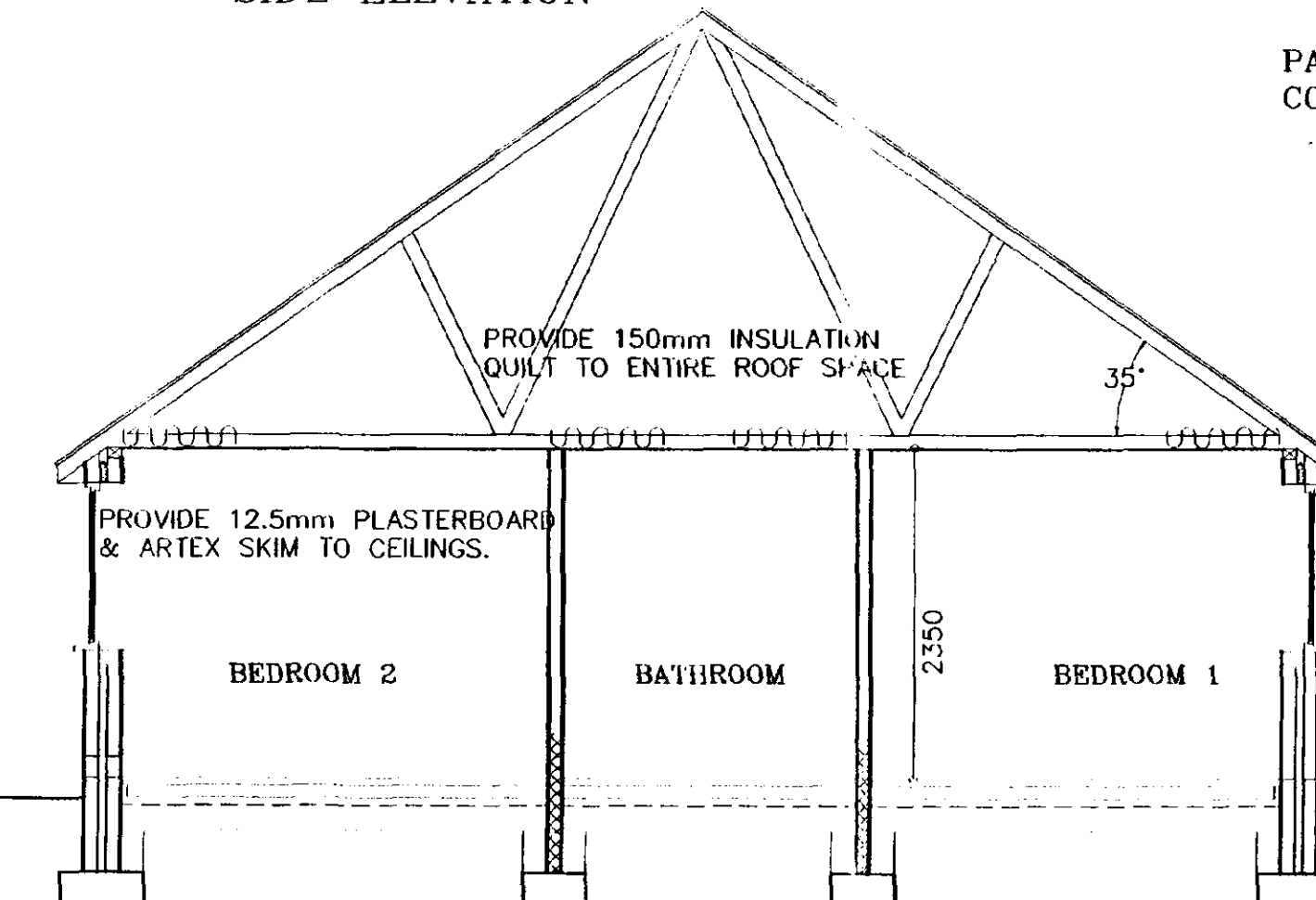


PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY



SECTION B-B

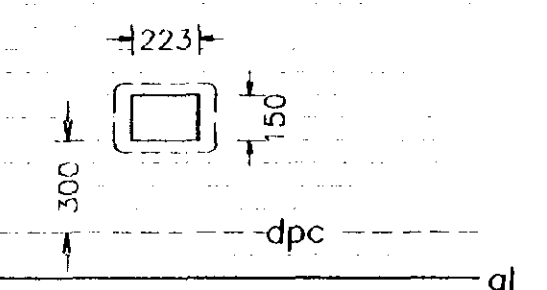
NOTE: 600mm FOOTINGS TO BUNGALOW



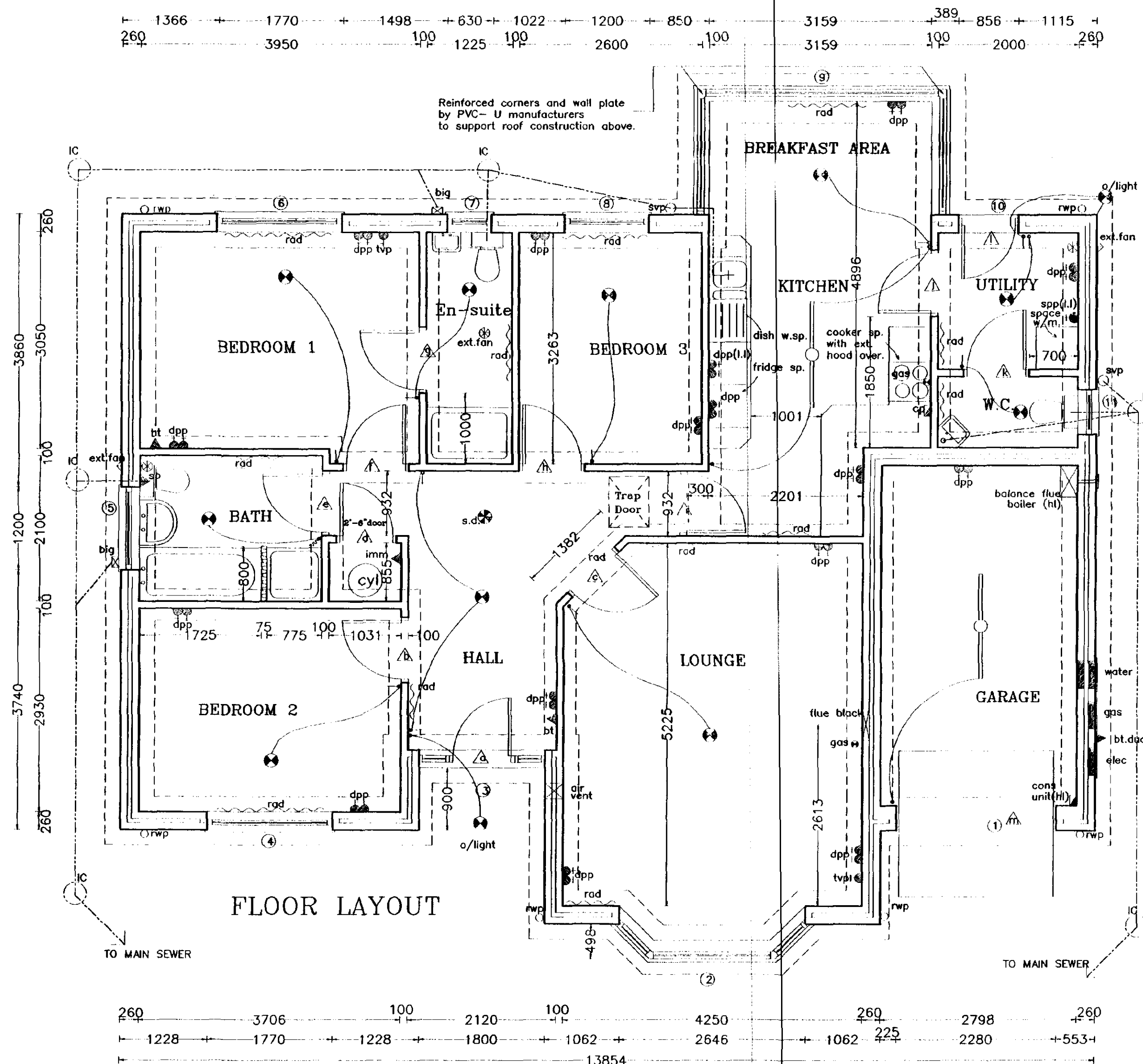
SECTION A-A

FLOOR CONSTRUCTION TO INCORPORATE 50mm JABLITE FLOORING GRADE SD INSULATION (below oversite).

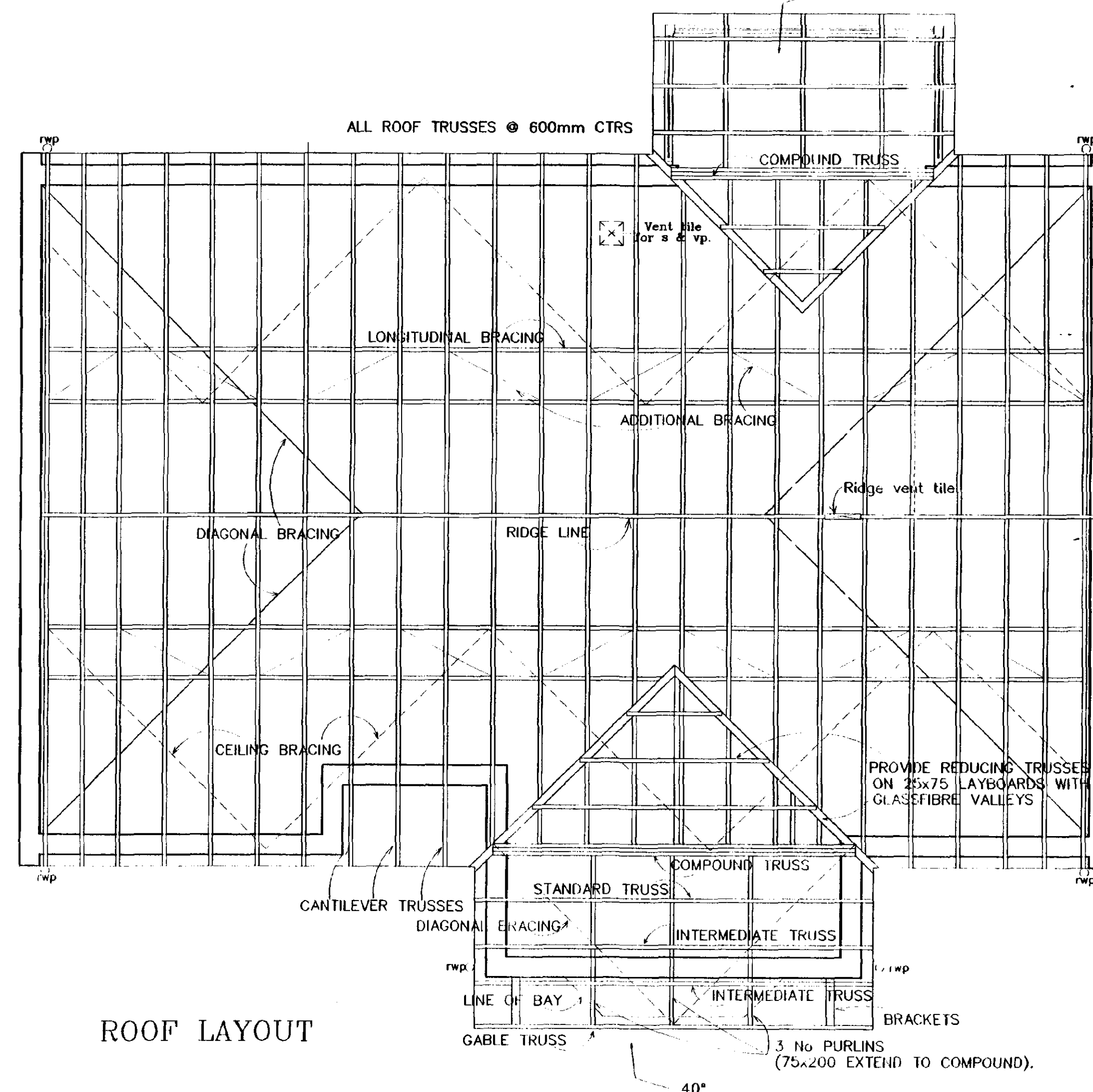
SOFFIT TO SIT LEVEL WITH TOP OF WINDOW HEAD



ELEVATION OF WATER INTEX BOX



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB. Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE -HAMPTON-

Plot 26, Phase 3, OFF BACKGATE, COMBINE, LINCOLNSHIRE.

SCHEMATIC DRAWING NO. 10 HOUSING & PLANNING

7 SEP 2000

Ref: 067/00

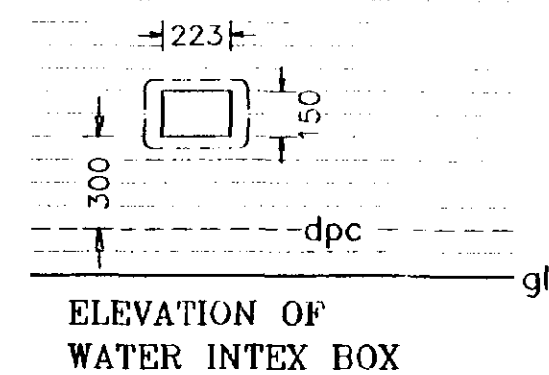
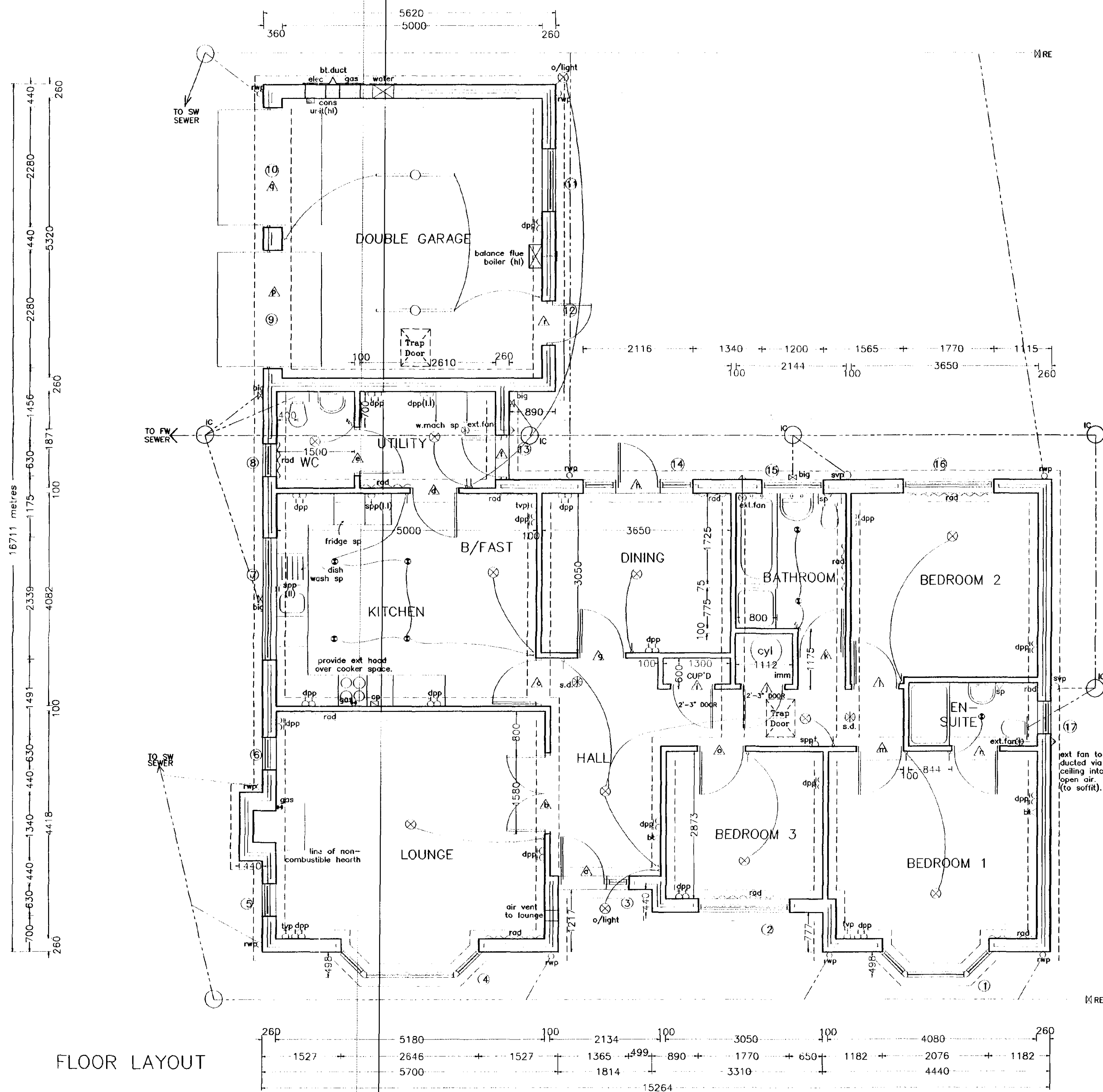
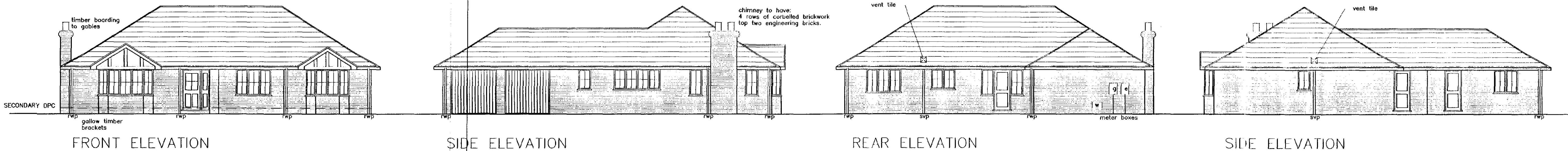
TECHNICAL DRAWINGS

REV	DESCRIPTION	DATE	BY
a)	Opening lintel increased to 2700 in Garage.	31.07.00	A.S.Z.

SCALE	1:25	1:50	1:100
DATE	Sep 2000	DRAWING No.	98022/26-01

MASTER COPY

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NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom
& En-suite.

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1.	Bay Window	2076 x 1350	L1-HD	2400
2.	Window	1770 x 1350	L1-S	2100
3.	Door-Premdor	1365 x 2100	L1-HD	1800
4.	Bay Window	2846 x 1350	L1-HD	3000
5.	Window	830 x 1350	L1-S	900
6.	Window	830 x 1350	L1-S	900
7.	Window	2339 x 1050	L1-S	2700
8.	Window	830 x 1050	L1-S	900
9.	Garage Door	2280 x 2100	L1-S	2550
10.	Garage Door	2280 x 2100	L1-HD	2550
11.	Window	1200 x 1200	L1-HD	1600
12.	Door	856 x 2100	L1-S	1200
13.	Door-Premdor	856 x 2100	L1-S	1200
14.	Window/Door/Window	2116 x 2100	L1-HD	2400
15.	Window	1200 x 1050	L1-S	1500
16.	Window	1770 x 1200	L1-HD	2100
17.	Window	630 x 1050	L1-S	900

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1900mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS: BOULTON & PAUL
EXCEPT 3 & 13 BY PREMDOR
ALL WINDOWS TO BE DOUBLE GLAZED



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DR.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-

Plot 24. Phase 3.
OFF BACKGATE, COWBIT
LINCOLNSHIRE.

AMENDED PLAN

Ref. A/L

FLOOR LAYOUTS
&
ELEVATIONS

REV	REV	DATE	BY
a)	Kitchen, Utility, layout amended.	23.05.97	C.N
b)	Garage now 2280 mm.	07.12.98	S.L
c)	Ext. fan in Utility.	02.02.99	M.R
d)	Front & back door altered.	17.05.99	S.L
e)	Window to Utility removed.		
f)	Front entrance width altered.	10.01.00	A.Z
g)	Secondary DPC added to elevations.		J.V
h)	Utility/Kitchen door swing amended.	20.06.00	A.Z
	Lighting amendments.		

SCALE
1:25 1:50 1:100

DATE
Sep 2000

DRAWING No.
98022/24-01

MASTER COPY.

DYKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS

TREE SPECIFICATION

- .ac = Acer Campestre (Field Maple)
- .bp = Betula Pendula (Silver Birch)
- .fs = Fagus Sylvatica (Common Beech)
- .mg = Malus 'Golden Hornet' (Flowering Crab)
- .rp = Robinia Pseudacacia 'Frisia' (False Acacia)

All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.

GENERAL

All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width).
Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

.lb - lighting bollards

All front gardens to be turfed.

[Symbol] = to be block-paved areas using Marshalls Keyblok in Bracken with Buff edging kerbs.

WALL AND FENCING SPECIFICATION

.w = 1.8m high brick wall (type to match house) with square-edged coping stone on top (ref sc20) in recon. stone - excavated 440mm square brick piers (type to match house) with square-edged pier caps on top in recon. stone - excavated

.x = 1.8m high vertical panel fence.

.y = 900mm high palisade fence.

.z = 1.2m high post and rail.

.g = 900mm wide personnel gate.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.

Note: No trees to be planted within 5.0m of foul sewer.
No buildings to be built within 3.0m of foul sewer.

hatched area denotes new dykes to be excavated and piped as detail below.

PLOTS 7-21 PHASE 21
CURRENTLY UNDER CONSTRUCTION
AS APPROVED UNDER
REF: H01-0977-97

PLOTS 1-6 PHASE 1
COMPLETE AS APPROVED
UNDER REF: H01-0913-96

SITE LAYOUT

LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 SEP 2000
Ref: 067/00



Broadgate Homes Limited

Broadgate House, Woston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

**Proposed Residential Development
Plots 22- 53. Phase 3.
Off Backgate, Cowbit, Lincs.**

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT

REV	DESCRIPTION	DATE	BY
a. i)	PLOT 53 CHANGED TO PINEVILLE.	25.2.00	CL
ii)	AMENDMENTS TO SHARED SURFACE ROAD - LCC.		
iii)	LOCKABLE BOLLARD TO EMERGENCY LINK - LCC.		
iv)	LIGHTING BOLLARDS TO PRIVATE DRIVES.		
b.	FENCE ADDED TO ENCLOSE GARDENS PL 23, 24, 25.	9.3.00	MR
c.	MINOR AMENDMENTS TO PLOTS 23, 30, 35, 38, 39, 40.	9.4.00	
d.	PLOT SUBSTITUTIONS - PLOTS 24 & 26.	6.9.00	3V

SCALE

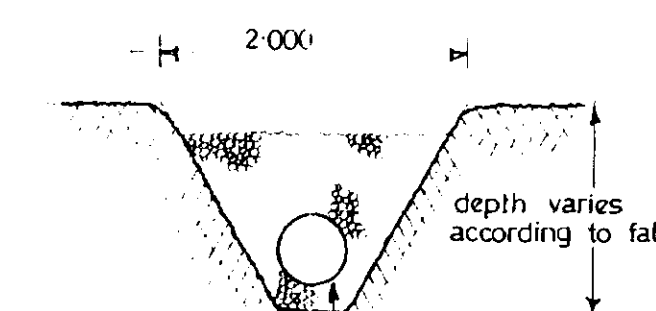
1 : 500, 1 : 2500

DATE

DECEMBER 1999

DRAWING No.

98022 / SL



450 mm dia porous pipe surrounded in 35-40 mm washed gravel. maintain a minimum coverage of 150mm.

TYPICAL SECTION THROUGH DYKE

MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDBOUT AS APPROVED UNDER REF: H01-0883-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT

DYKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS

TREE SPECIFICATION
 .ac = Acer Campestre (Field Maple)
 .bp = Betula Pendula (Silver Birch)
 .fs = Fagus Sylvatica (Common Beech)
 .mg = Malus 'Golden Hornet' (Flowering Crab)
 .rp = Robinia Pseudoacacia 'Frisia' (False Acacia)

All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.

GENERAL

All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width).
 Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

All front gardens to be turfed.

 = to be block-paved areas using Marshalls Keyblok in Bracken with Buff edging kerbs.

WALL AND FENCING SPECIFICATION

.w = 1.8m high brick wall (type to match house) with square-edged coping stone on top (ref sc20) in recon. stone - excavated 440mm square brick piers (type to match house) with square-edged pier caps on top in recon. stone - excavated

.x = 1.8m high vertical panel fence.

.y = 900mm high palisade fence.

.z = 1.2m high post and rail.

.g = 900mm wide personnel gate.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.

Note: No trees to be planted within 5.0m of foul sewer.
 No buildings to be built within 3.0m of foul sewer.

hatched area denotes new dykes to be excavated and piped as detail below.

dyke piped and filled as detail below

post and rail

FOOTPATH

900mm wide pedestrian footpath

3.0m wide vehicular driveway

brick barn

existing foul sewer

remove concrete hardstanding and low level block wall

existing foul sewer

ROSEVILLE

ELDERGATE

ROCHESTER

WOODBURY

SYCAMORE

ROCHESTER

ROCHESTER

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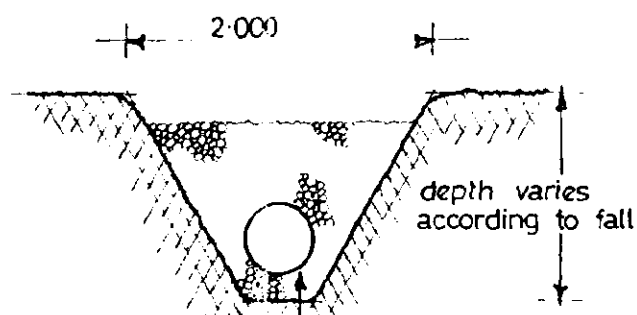
ROCHESTER

SITE LAYOUT

PLOTS 1-6 PHASE 1
 COMPLETE AS APPROVED
 UNDER REF: H01-0913-96

PLOTS 7-21 PHASE 2
 CURRENTLY UNDER CONSTRUCTION
 AS APPROVED UNDER
 REF: H01-0977-97

temporary dyke
 link now to be
 back-filled



450mm dia porous pipe surrounded in 35-40mm washed gravel. maintain a minimum coverage of 150mm.

TYPICAL SECTION THROUGH DYKE

MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDBOAT AS APPROVED UNDER REF: H01-0883-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT

LOCATION PLAN



Broadgate Homes Limited

Broadgate House, Weston Hills,

Spalding, Lincolnshire, PE12 6DB.

Telephone: 01406 380532 Fax: 01406 380014

SOUTH HOLLAND DC
 HOUSING & PLANNING
 17 FEB 2000

Ref:

PROJECT TITLE

Proposed Residential Development
 Plots 22-53. Phase 3.
 Off Backgate, Cowbit, Lincs.

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT

REV	DESCRIPTION	DATE	BY

SCALE 1:500, 1:2500

DATE DECEMBER 1999

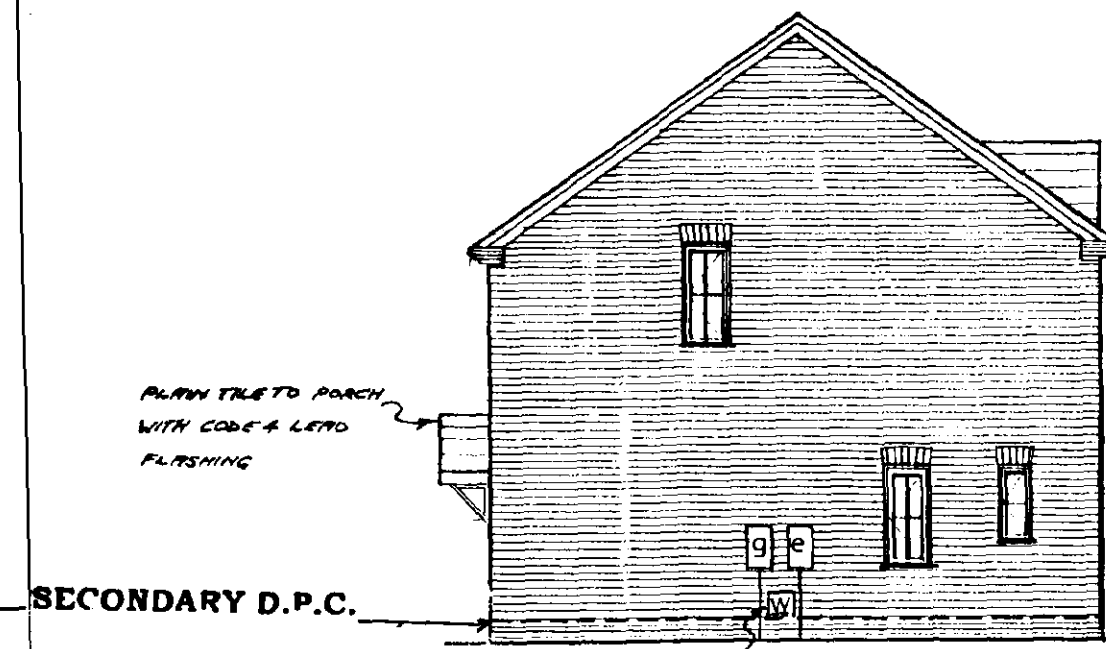
DRAWING No. 98

SOUTH HOLLAND DC
 HOUSING & PLANNING
 17 FEB 2000

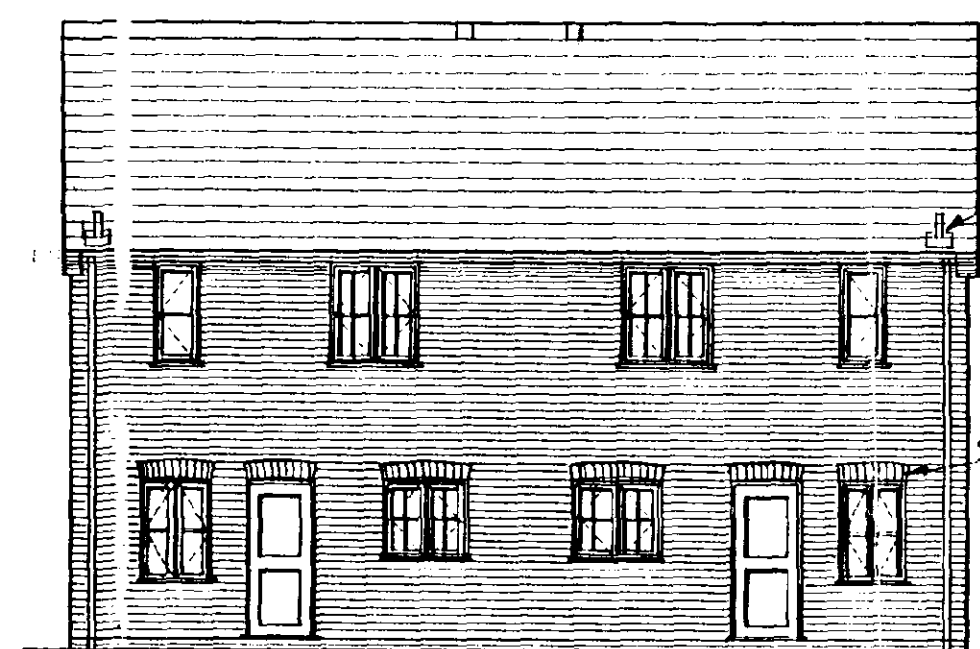
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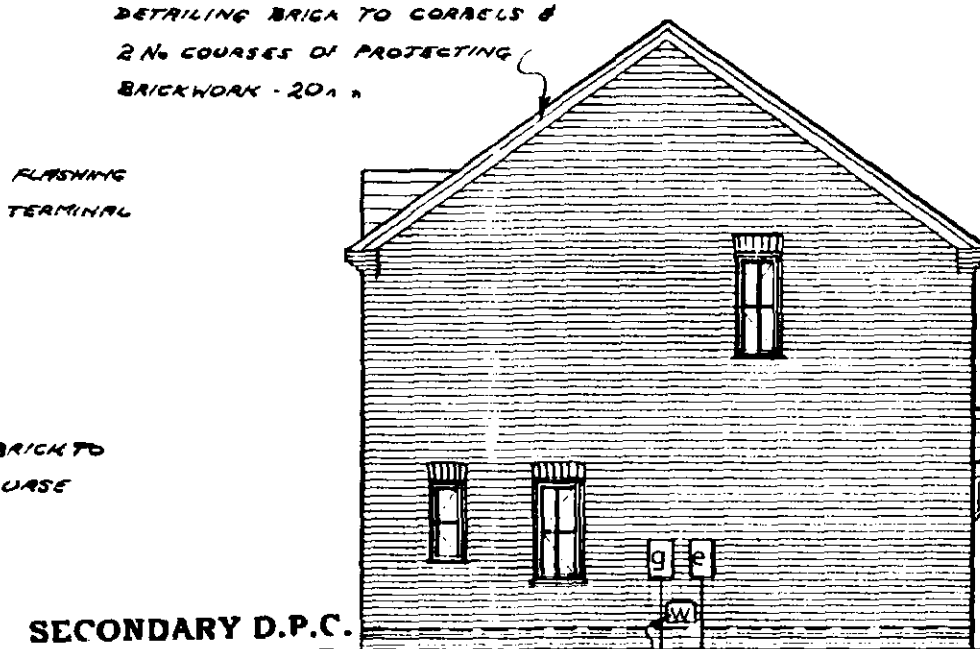
FRONT ELEVATION



SIDE ELEVATION



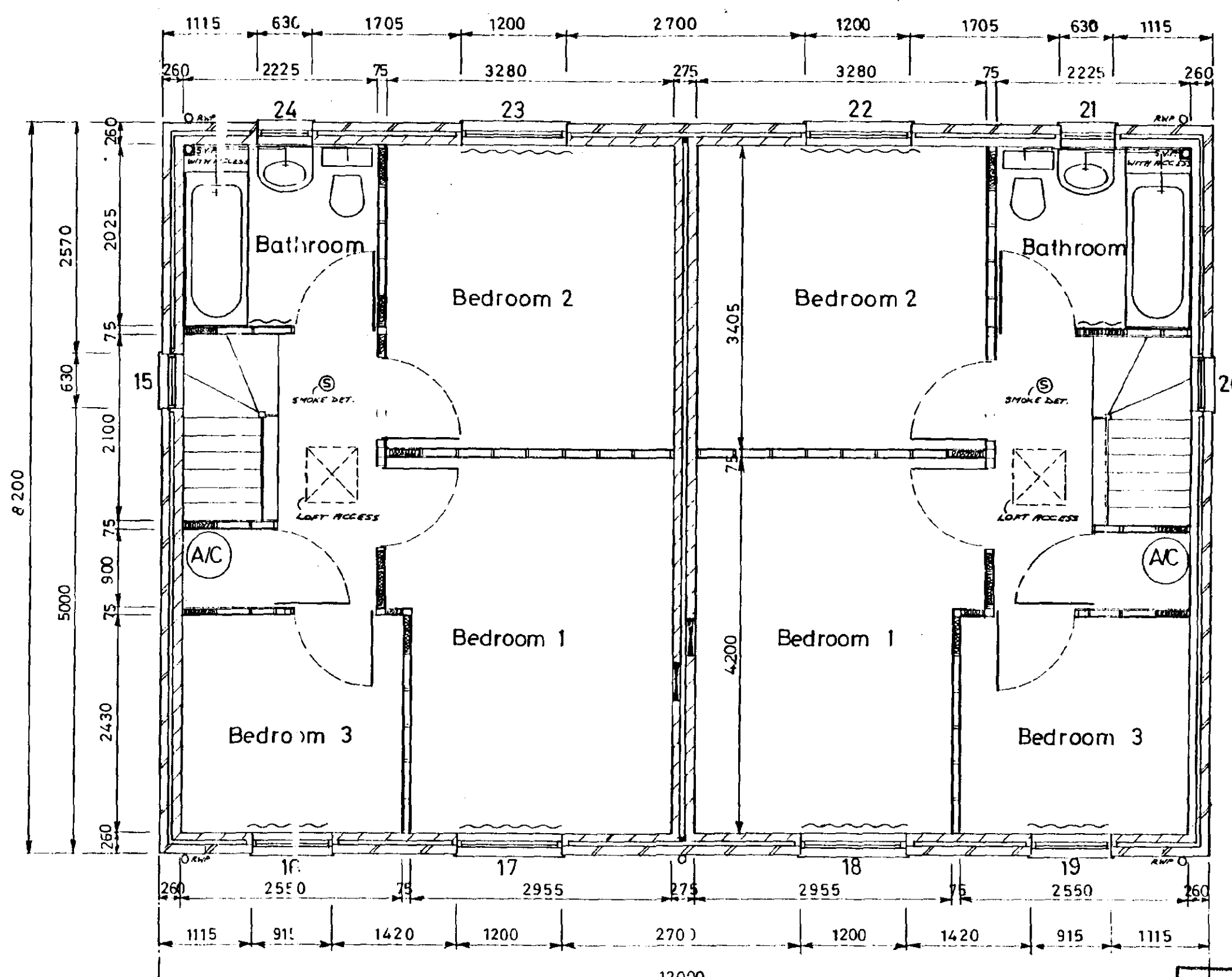
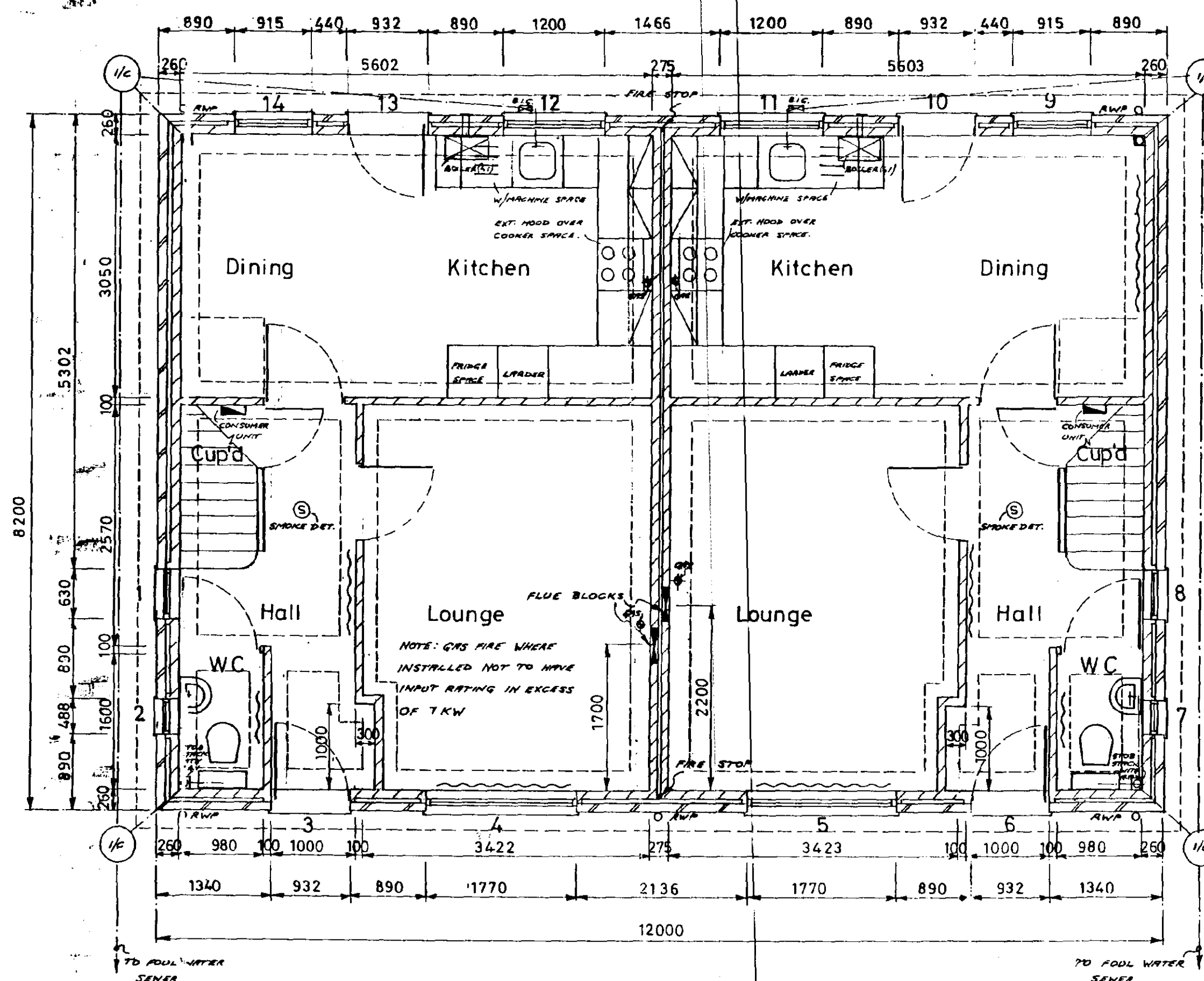
REAR ELEVATION



SIDE ELEVATION

No	Type	Ref	Lintel
1	WINDOW	HN10 C	L1/HD 900
2	WINDOW	C113 C	L1/HD 1050
3	DOOR	CHELSEA (steel)	L1/HD 1350
4	WINDOW	C313CC	L1/S 2100
5	WINDOW	C313CC	L1/S 2100
6	DOOR	CHELSEA (steel)	L1/HD 1350
7	WINDOW	HN10C	L1/HD 900
8	WINDOW	C113C	L1/HD 1050
9	WINDOW	H2N10CC	L1/HD 1350
10	DOOR	F29 & DR8M 29	L1/HD 1350
11	WINDOW	C210CC	L1/S 1500
12	WINDOW	C210CC	L1/S 1500
13	DOOR	29 & DR8M 29	L1/HD 1350
14	WINDOW	I2N10CC	L1/HD 1350
15	WINDOW	C113C	L1/S 1050
16	WINDOW	H2N13CC	L1/S 1350
17	WINDOW	C213CC	L1/S 1500
18	WINDOW	C213CC	L1/S 1500
19	WINDOW	H2N13CC	L1/S 1350
20	WINDOW	C113C	L1/S 1050
21	WINDOW	C113C	L1/S 1050
22	WINDOW	C213CC	L1/S 1500
23	WINDOW	C213CC	L1/S 1500
24	WINDOW	C113C	L1/S 1050

Internal type lintels by I.G. 1200 mm long or 75 mm box lintel where indicated. All lintel refs by I.G. Lintels. All window refs by Rugby joinery. Steel doors by Premdor. All windows to be double glazed with key operated lockable stays and restrictors with overrides.



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

Plots 47-48 & 50-51
Phase 3. Off Backgate,
Cowbit, Linc's.

DRAWING

FLOOR PLANS & ELEVATIONS
3 BED SEMI DETACHED 86 m²

REV	DESCRIPTION	DATE	BY
1	INTERNAL DOORS SET & KITCHEN FLT.	SEPT 99	MR
2	SECONDARY D.P.C. ADDED TO ELEVATIONS.	2000	MR

DEVELOPING PLAN

SCOTT HOLLAND DC
HOUSING PLANNING
11/01/2000
F 0021/00

SCALE	1:100 & 1:50	DRAWN	Mark Rogers
DATE	MAY 99	DRAWING No.	98022/47-51/01



DOOR, WINDOW & LINTEL SCHEDULE

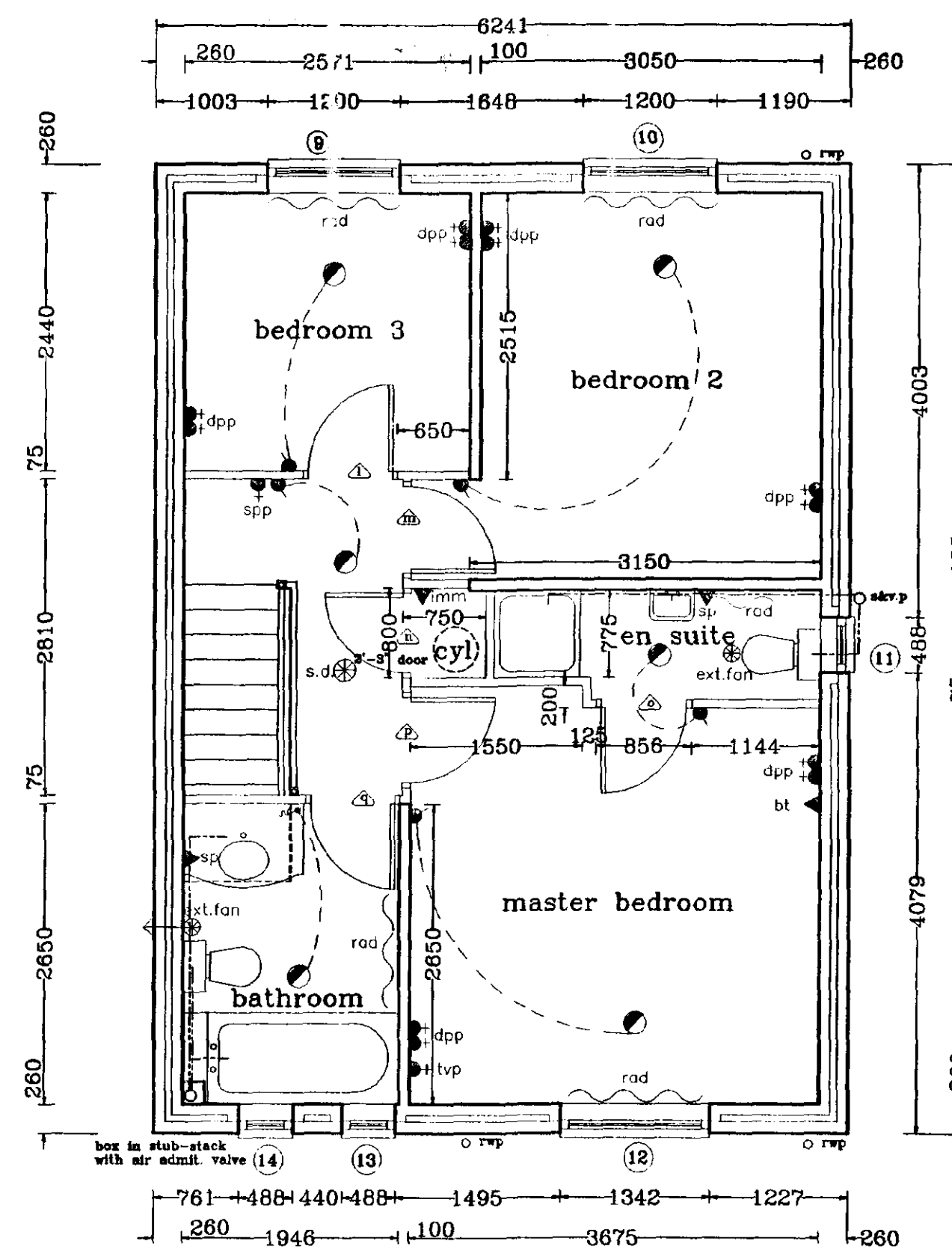
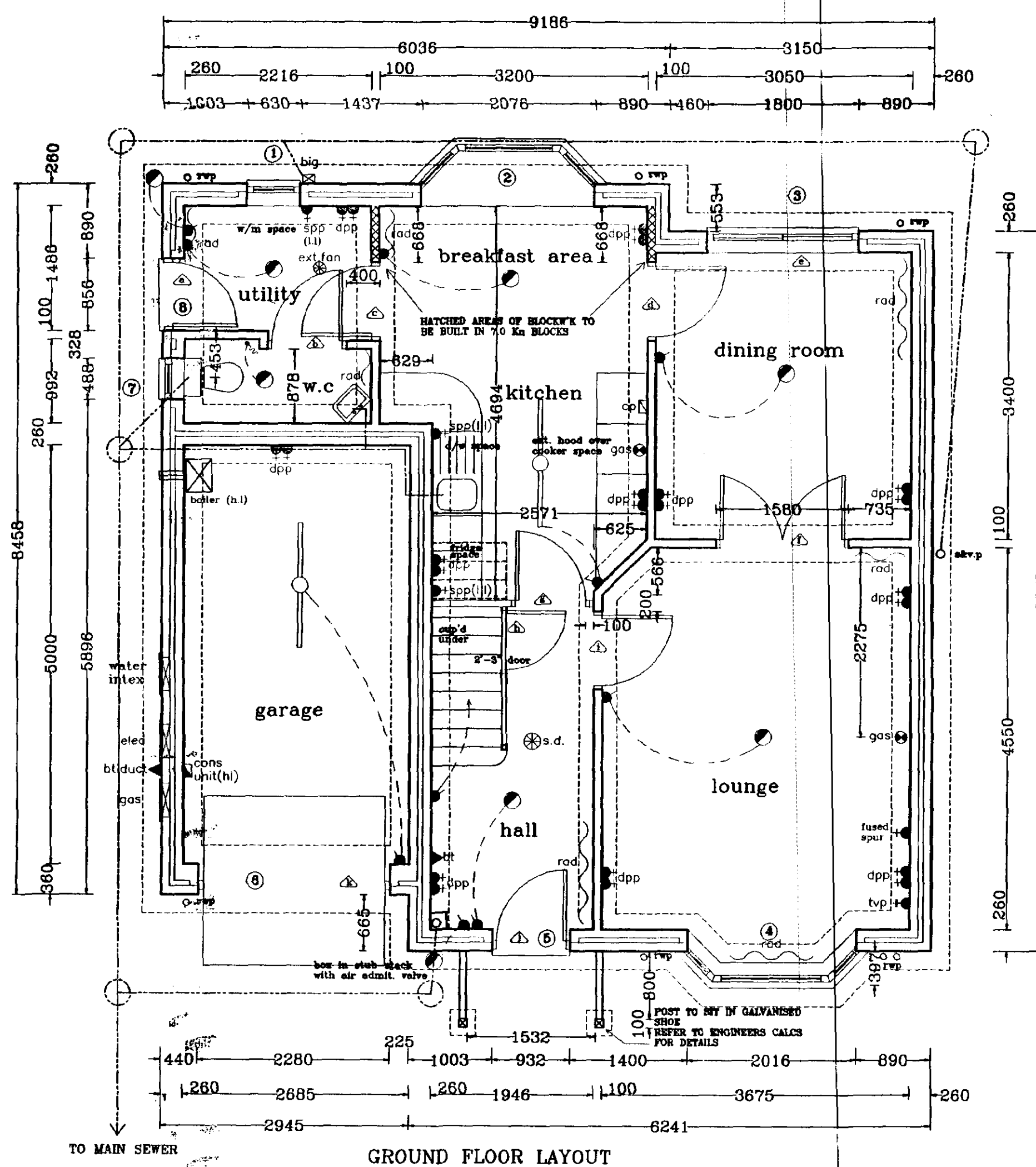
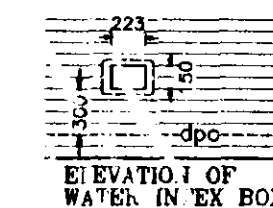
No.	Type	Width x Depth	Lintel type / Length
1.	Window	630 x 1050	L1-S 900
2.	Bay Window	2076 x 1350	L1-S 2400
3.	Patio Doors	1800 x 2100	L1-S 2250
4.	Bay Window	2016 x 1350	L1-HD 2400
5.	Door-PREMDOR	932 x 2100	L1-S 1350
6.	Garage Door	2280 x 2100	L1-HD 2700
7.	Window	488 x 900	L1-S 900
8.	Door-PREMDOR	856 x 2100	L1-S 1200
9.	Window	1200 x 1200	L1-S 1500
10.	Window	1200 x 1200	L1-S 1500
11.	Window	488 x 900	L1-S 900
12.	Window	1342 x 1350	L1-S 1650
13.	Window	488 x 1050	L1-S 900
14.	Window	488 x 1050	L1-S 900

NOTE: For opening No's 4, 12, 13, 14 allow for brick cills.

INTERNAL LINTEL TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF D, I, b & 75 1200mm LONG
F. BOX 1.0 1950mm LONG

ALL LINTEL REFS BY IG (T.O.)
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD HOUSE TYPE
-ROSEVILLE-

PLOT 46, PHASE 3,
OFF BACKGATE, COWBIT,
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

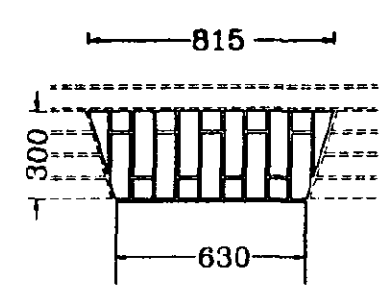
REV	DESCRIPTION	DATE	BY
1	Ref 4 & 6 revised to HD LINTEL	18/3/99	M.D.
2	Amendments in compliance with new part m.	1/7/99	A.Z.

DEFINITIVE
PLAN

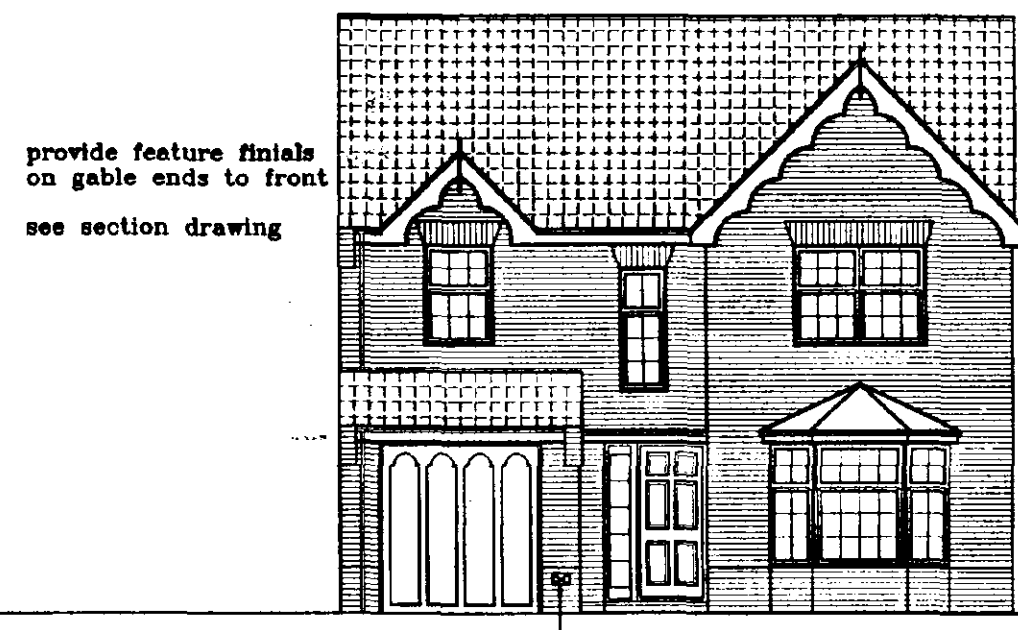
SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref 0021/00

SCALE	DRAWN	DATE	DRAWING No.
1:50 1:100	MD	Jan 2000	98022/46-01

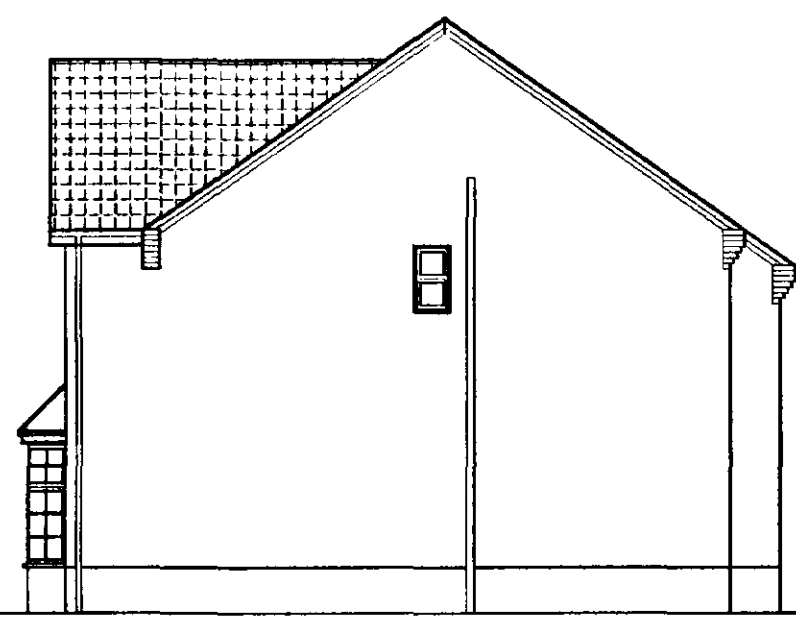
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DETAIL OF SOLDIER COURSE ABOVE FIRST FLOOR WINDOWS TO FRONT ELEVATION ONLY
EXAMPLE: LANDING WINDOW



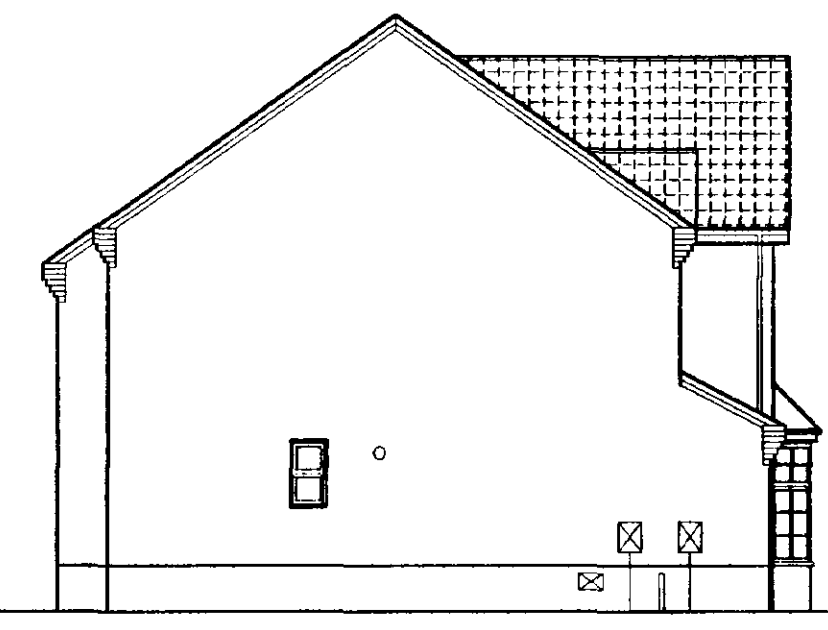
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

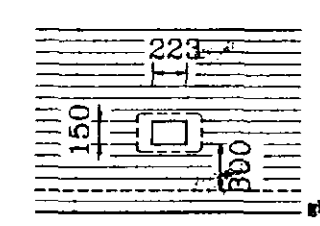


SIDE ELEVATION

DOOR, WINDOWS & LINTEL SCHEDULE					
No.	Type	Width x Depth	Manufact/Style	Lintel type / Length	
1.	Window	1770 x 1650	Regency Vertical Bar	IG L1-S	2100
2.	French doors with top opening sidelights	2400 x 2100	As plan	IG L1-HD	2700
3.	Door (PREMDOR)	856 x 2100	As plan	IG L1-S	1200
4.	Window	488 x 900	Regency Narrow Module	IG L1-S	900
5.	Garage Door	2280 x 2100	As plan	IG L1-HD	2700
6.	2'-9" door (PREMDOR) & sidelight	1365 x 2100	As plan	L1/HD	1800
7.	Bay window	2076 x 1650	Regency All Bar	IG L1-HD	2400
8.	Window	915 x 1350	Regency Vertical Bar	IG L1-S	1350
9.	Window	915 x 750	Regency Vertical Bar	IG L1-S	1350
10.	Window	915 x 1350	Regency Vertical Bar	IG L1-S	1350
11.	Window	915 x 1350	Regency All Bar	IG L1-S	1350
12.	Window	630 x 1650	Regency All Bar	IG L1-S	1050
13.	Window	1770 x 1350	Regency All Bar	IG L1-S	2100
14.	Window	488 x 900	Regency Narrow Bar	IG L1-S	900

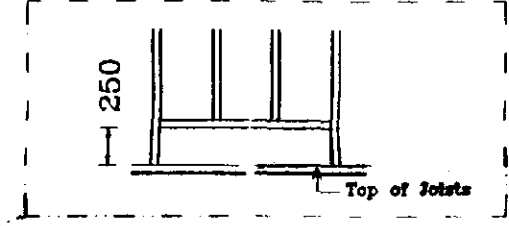
NOTE: For opening No's 7,11,12,13 allows for brick cills.

Internal Lintel Schedule	
a.	IG 100 heavy duty box 1200
b.	IG 100 box beam 1200
f.	IG 100 box beam 1200
h.	IG 100 box beam 1200
j.	IG internal type 1200
o.	IG internal type 1200
r.	IG L-5 2850

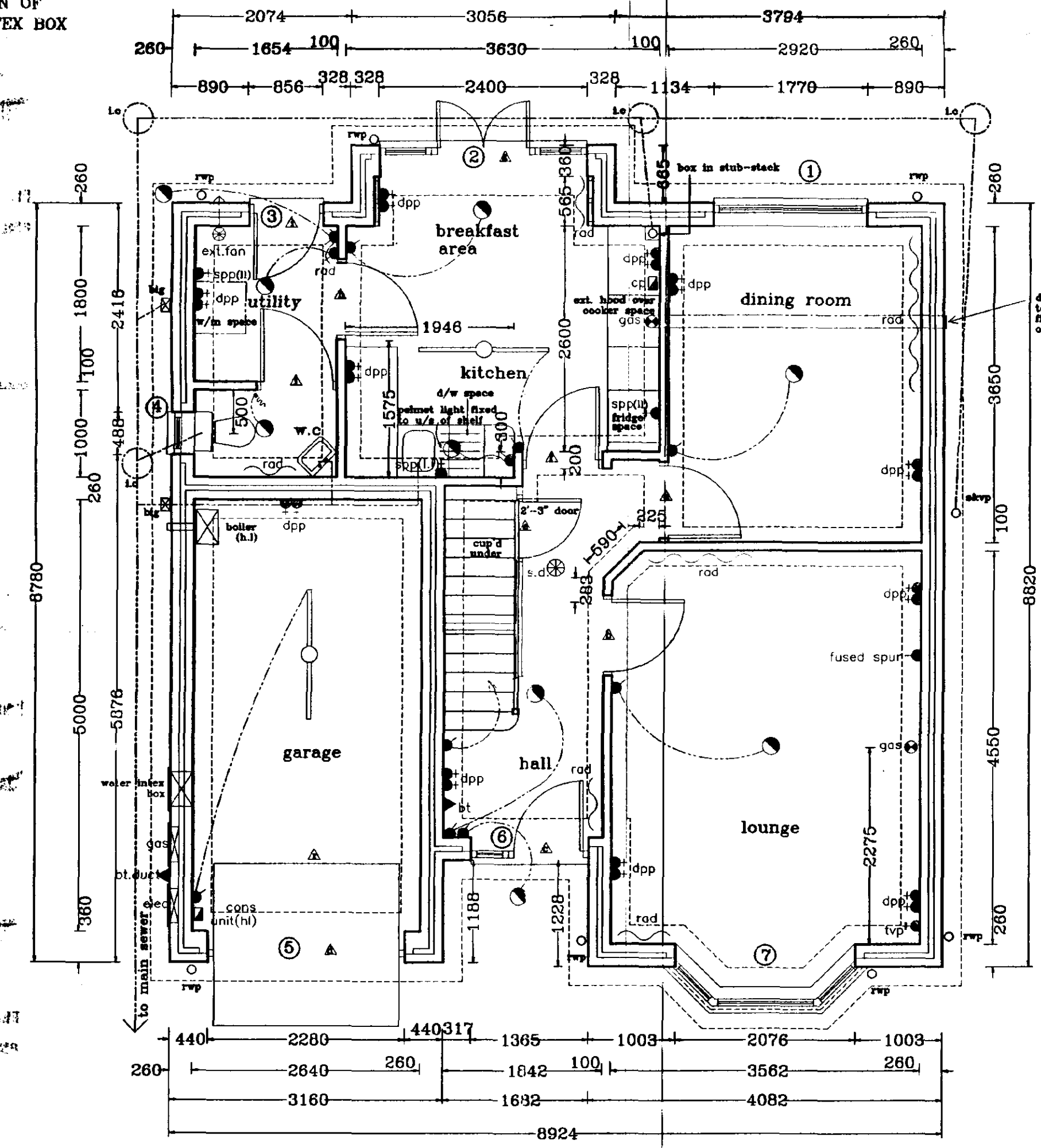


ELEVATION OF WATER INDEX BOX

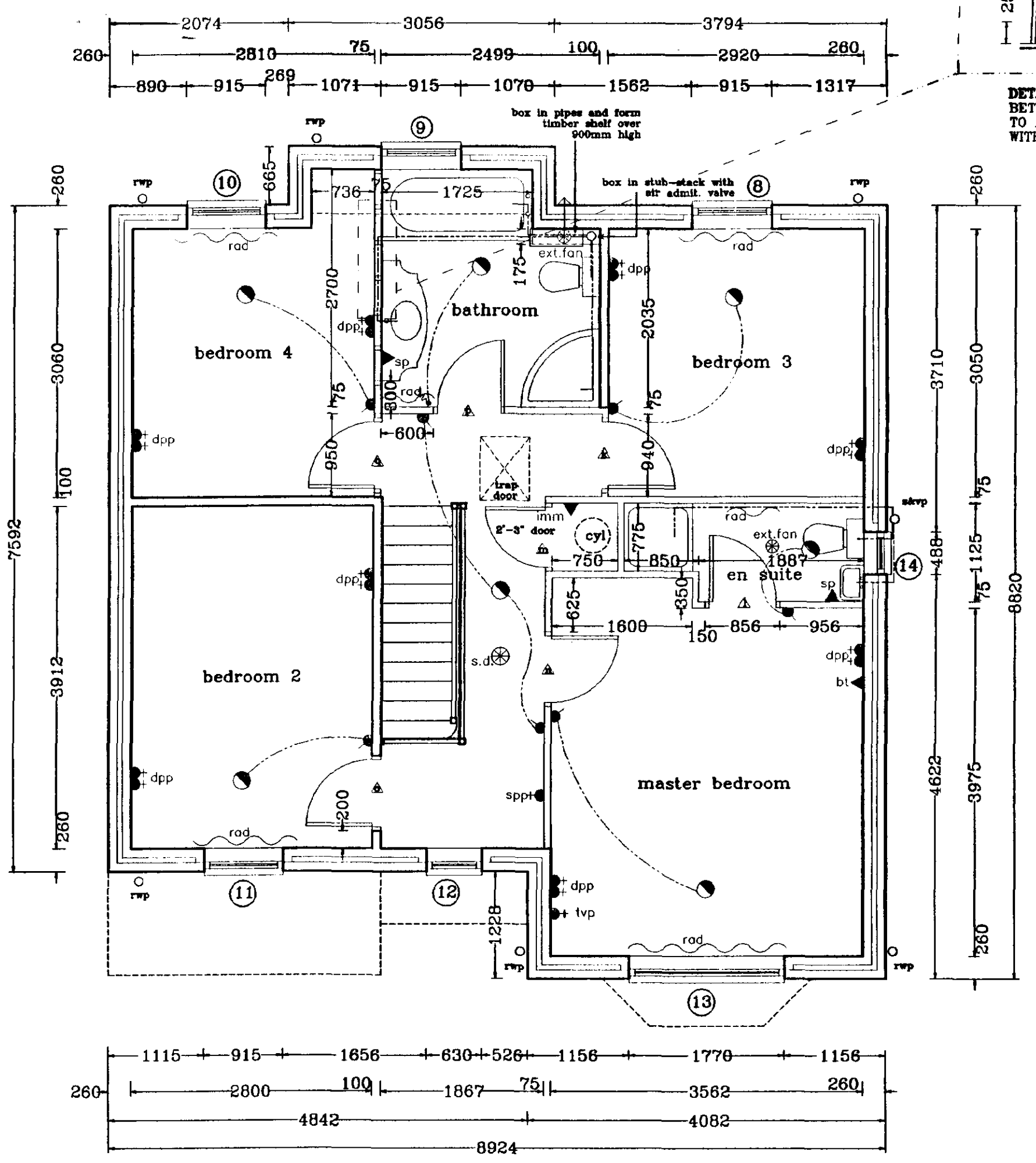
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)



DETAIL OF STUD PARTITION BETWEEN BATH & VANITY UNIT TO ALLOW PIPES TO PASS WITHIN PARTITION



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE
**STANDARD HOUSE TYPE
-WOODBURY-**
Plot 43, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING
**FLOOR LAYOUTS
&
ELEVATIONS**

SOUTH & HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0021/00

REV	DESCRIPTION	DATE	BY
a)	Amendments in compliance with new part m.	1/7/99	A.Z

SCALE	1:25	1:50	1:100	DRAWN	MASTER COPY.
DATE	Dec 1999	DRAWING NO.	98022/43 - 01		

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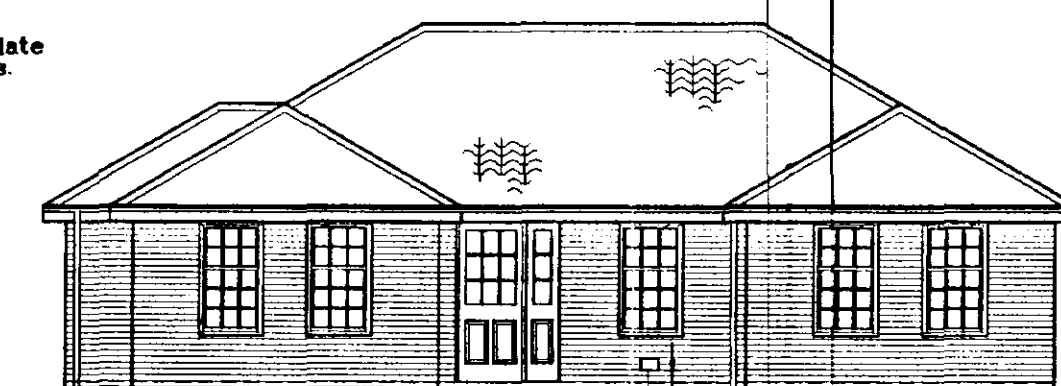
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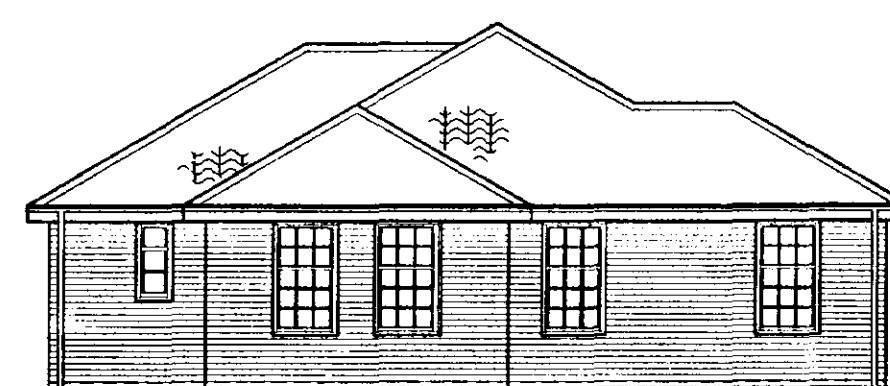
WING

980

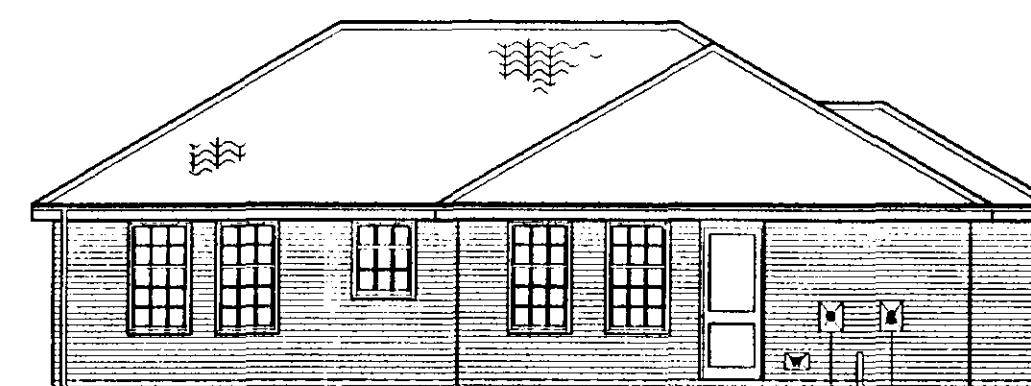
Redland Stonewall Slate
Grey with Red Ridges.
Fascia, Soffit
painted white.
Rainwater goods
to be white



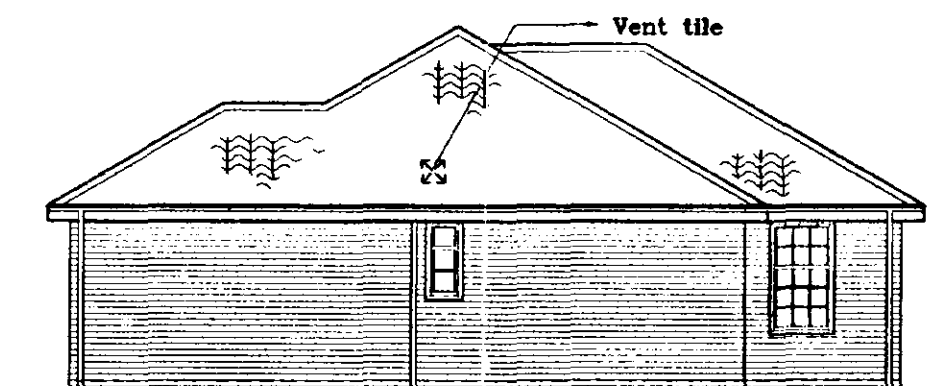
FLOOR ELEVATION



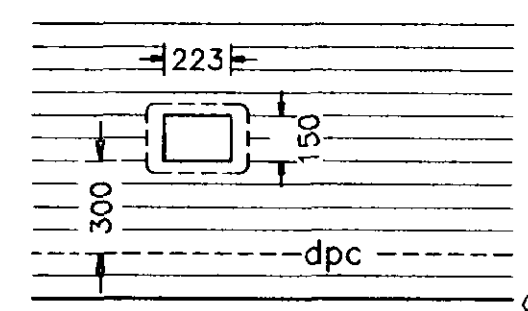
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



ELEVATION OF
WATER INLET BOX

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-0" WIDE (UNLESS STATED OTHERWISE)

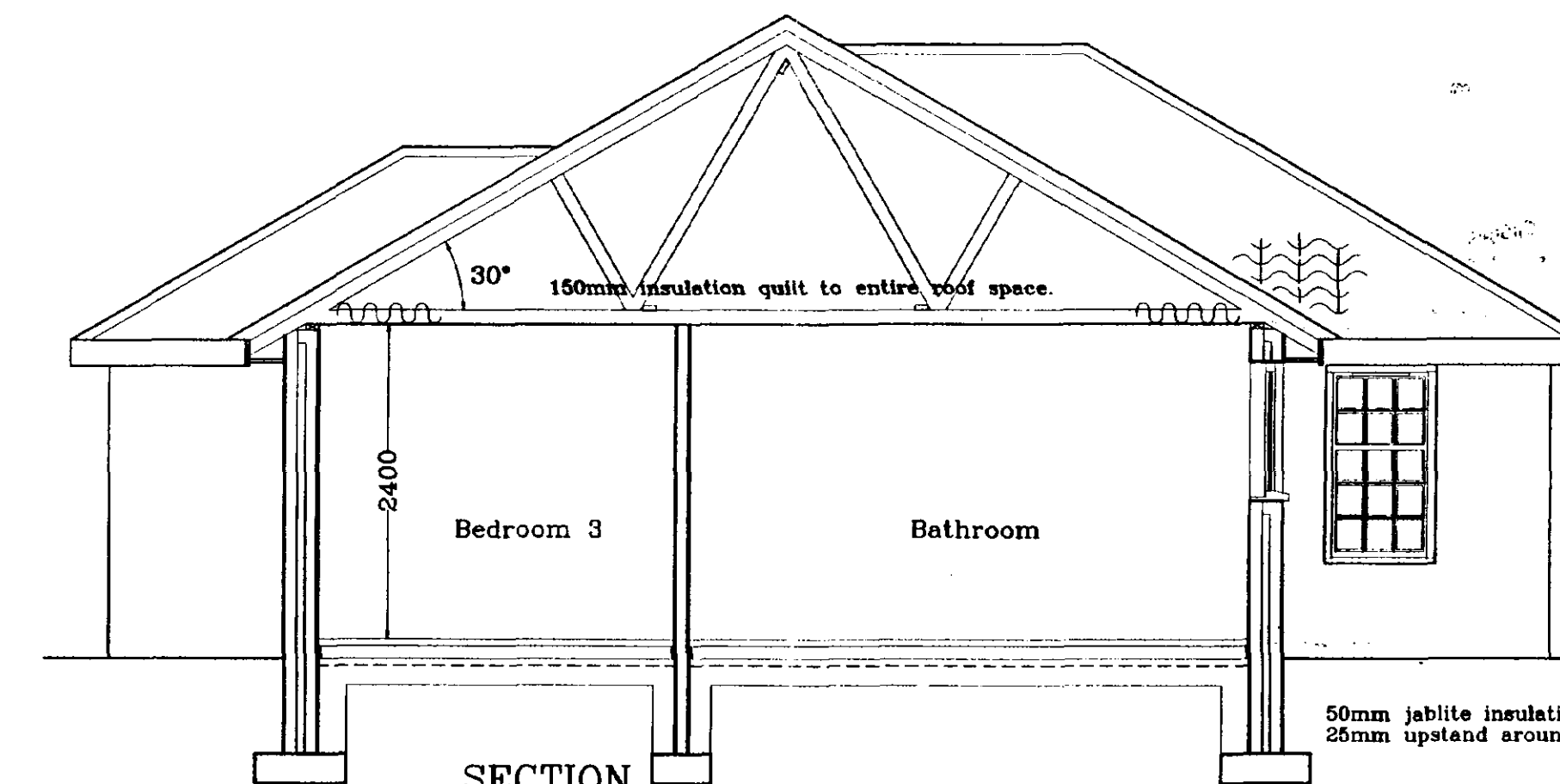
NOTE: For opening No's 1, 2, 4, 5, 8, 15, 16, 17, 18, 19
allow or brick cills.

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF: B, BOX BEAM 1950 mm LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

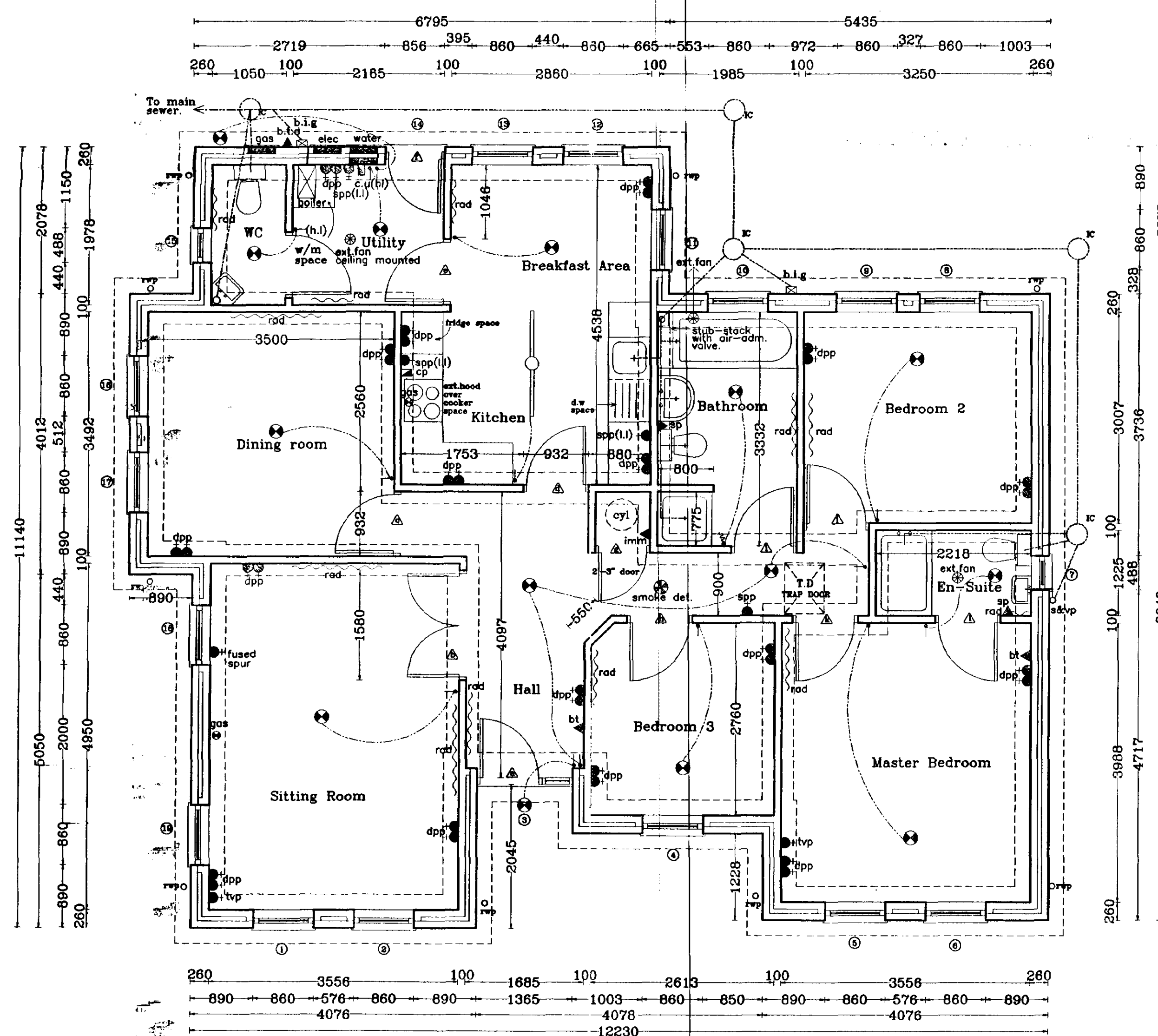
DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Window	860 x 1500	L1-S 1200
2.	Window	860 x 1500	L1-S 1200
3.	Door-Premdor	1365 x 2100	L1-S 1650
4.	Window	860 x 1500	L1-S 1200
5.	Window	860 x 1500	L1-S 1200
6.	Window	860 x 1500	L1-S 1200
7.	Window	488 x 1050	L1-S 900
8.	Window	860 x 1500	L1-S 1200
9.	Window	860 x 1500	L1-S 1200
10.	Window	860 x 1050	L1-S 1200
11.	Window	860 x 1500	L1-S 1200
12.	Window	860 x 1500	L1-S 1200
13.	Window	860 x 1500	L1-S 1200
14.	Door-Premdor	656 x 2100	L1-S 1200
15.	Window	488 x 1050	L1-S 900
16.	Window	860 x 1500	L1-S 1200
17.	Window	860 x 1500	L1-S 1200
18.	Window	860 x 1500	L1-S 1200
19.	Window	860 x 1500	L1-S 1200

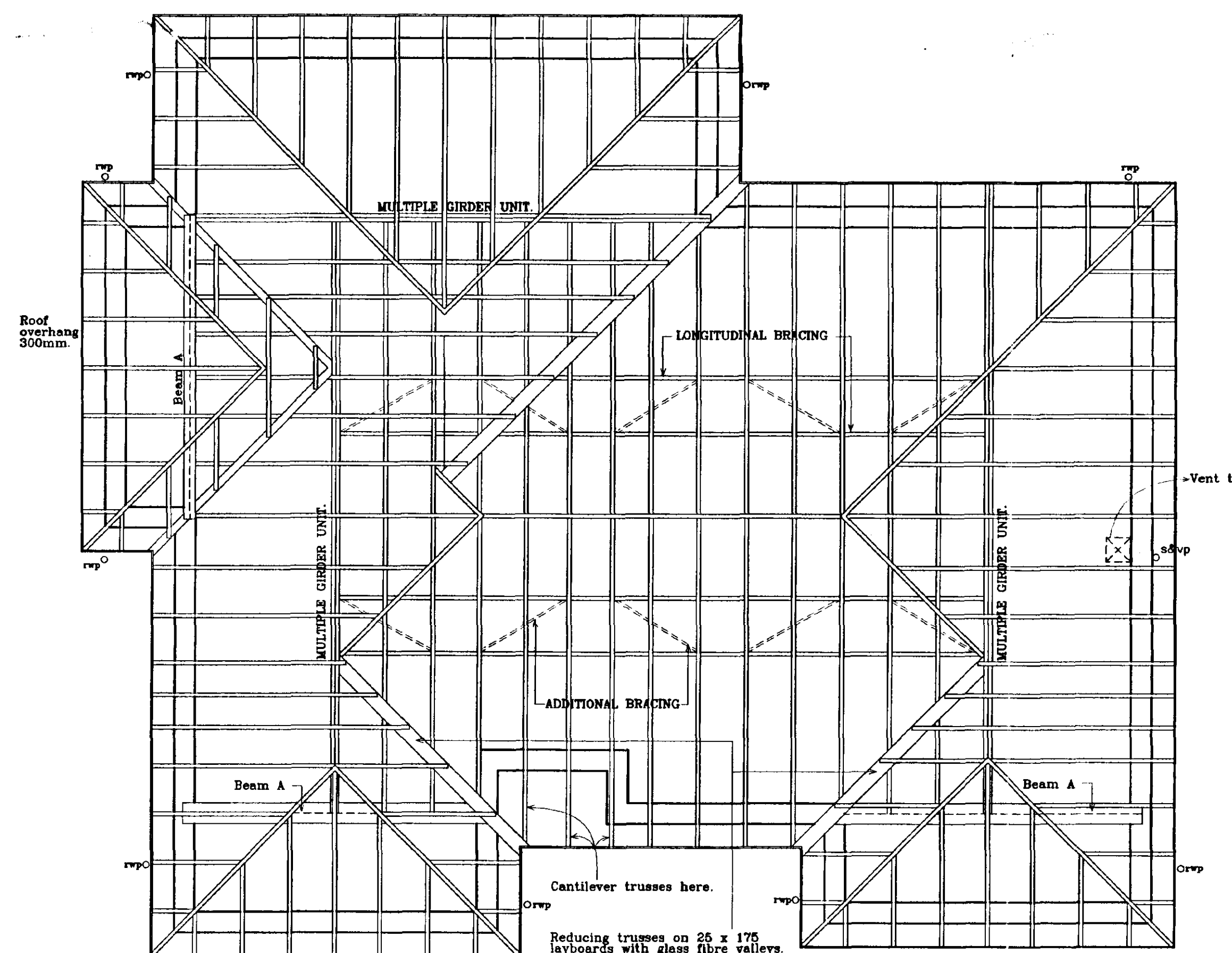


SECTION

50mm jable insulation within floor construction.
25mm upstand around perimeter.



FLOOR LAYOUT



ROOF LAYOUT

Beam A
180 x 90 parallel Flange Channel to bear onto
440 x 100 x 215 thick eng. brick padstones.
Trusses to be notched into bottom Flange of Channel.
Top of channel to be chamfered to miss roof slope.

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0021/00



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-MAPLEWOOD-

Plot 34, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

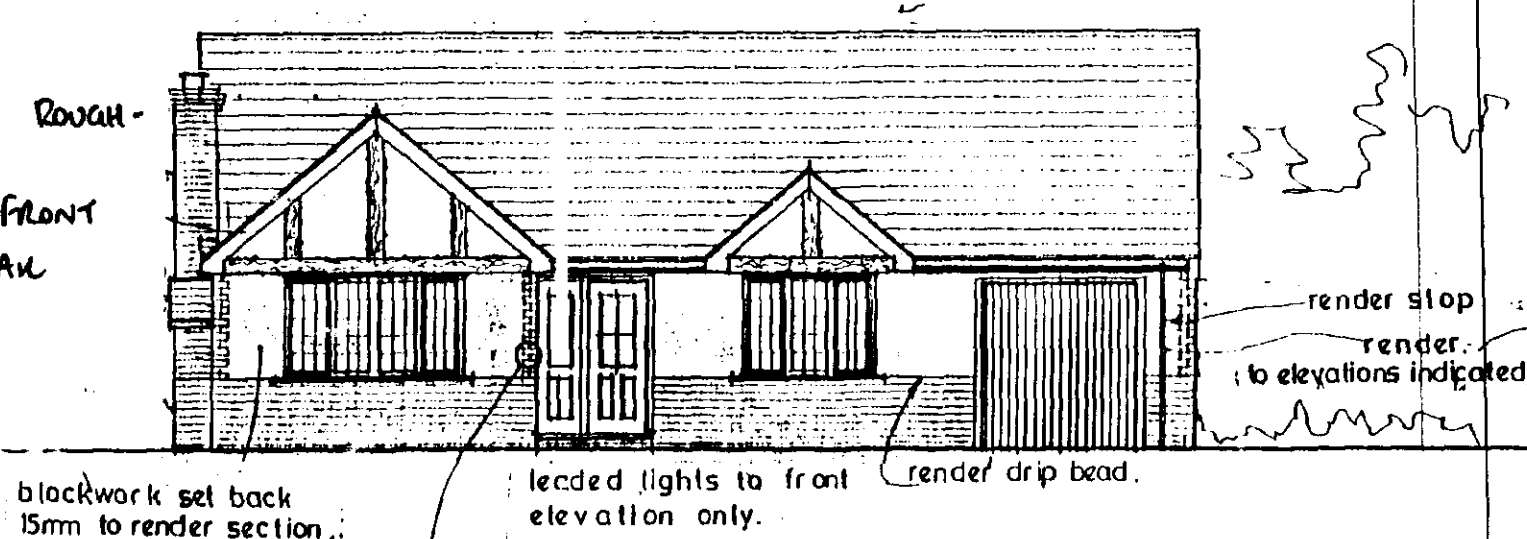
TECHNICAL DRAWING

REV	DESCRIPTION	DATE	BY
a)	Amendment in compliance with new part M.	30.09.99	A.S.Z.
SCALE			
1:50		1:100	
DATE		DRAWING No.	
Dec 1999		98022/34 - 01	
DRAWN		MASTER COPY.	

- REDLAND STONEWALL SLATE GREY ROOF-TILES WITH RED RIDGES.
- IBSTOCK GROSVENOR LIGHT RED MULTI STICK BRICK.

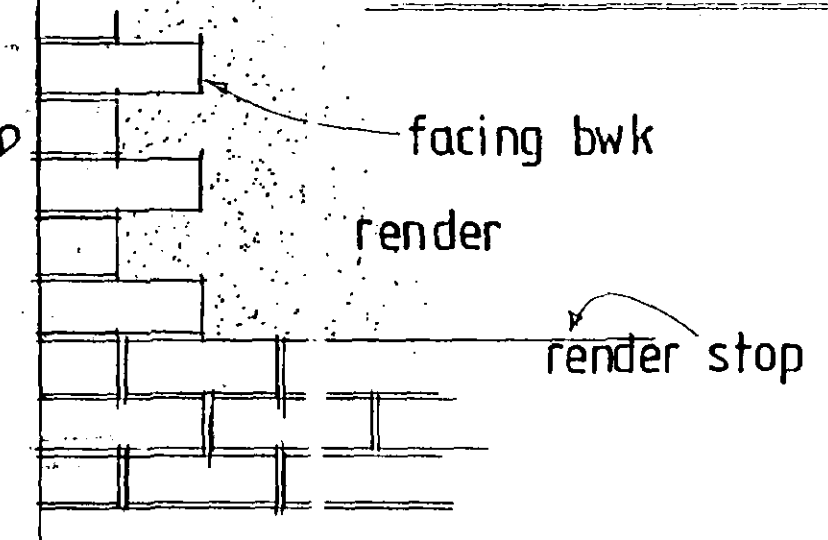
- 25x175 SAWN BOARDING TO FRONT GABLES - TEAK STAINED.

- RENDER & FRONT GABLE INSERTS TO BE PAINTED MAGNOLIA.
- FASCIA & BARGE BOARDS TO FRONT GABLES TO BE PAINTED WHITE.
- BROWN WINDOWS & DOORS.

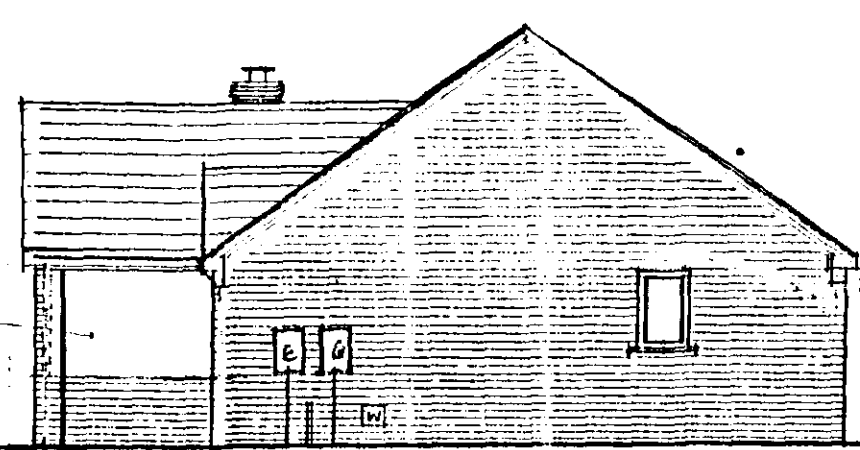


Front elevation

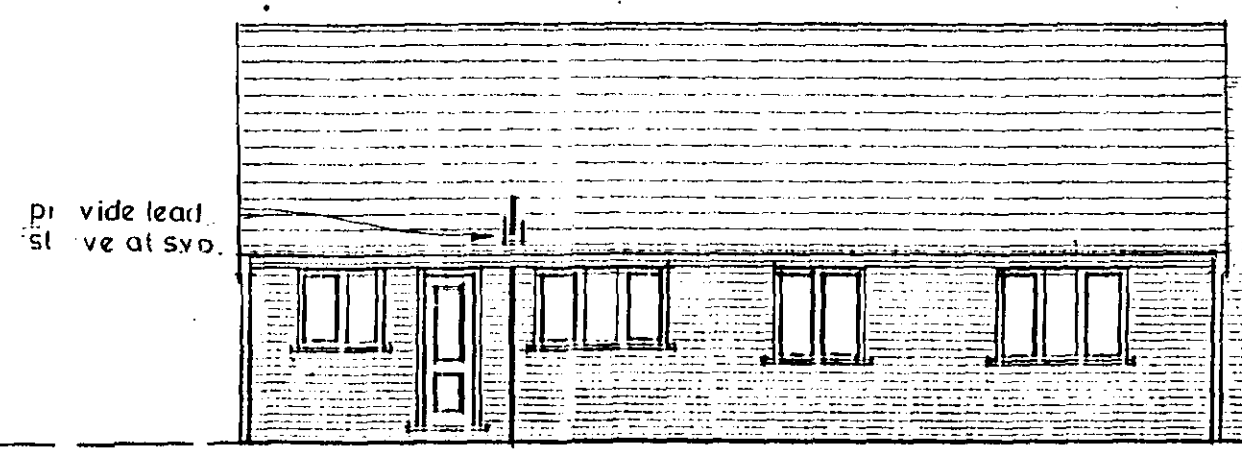
Detail at corners (indicated)



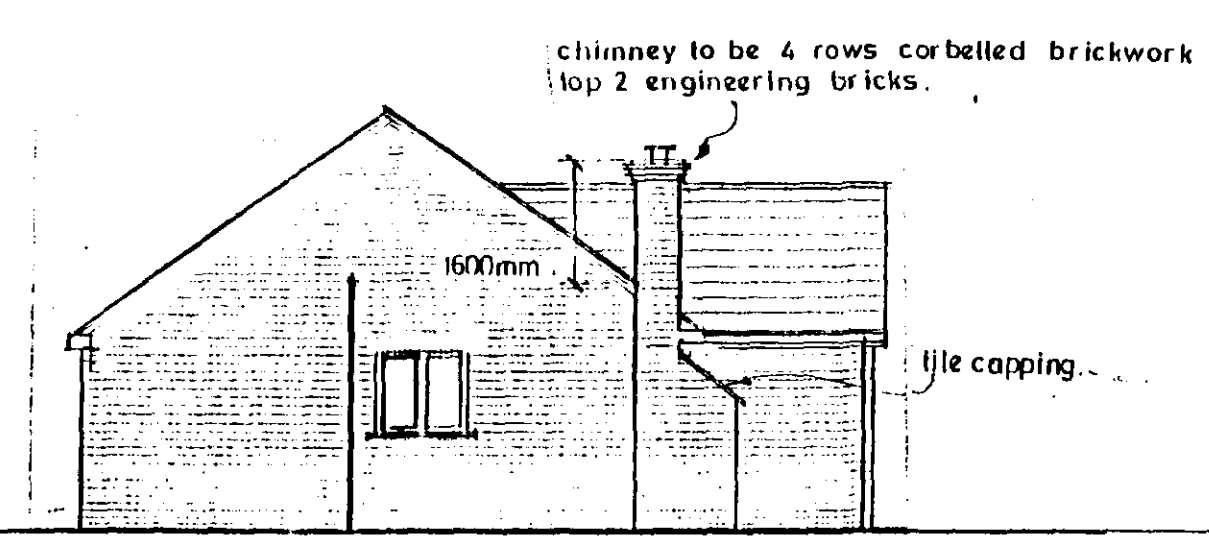
1227 1770 1766 1200 1350 1770
260 3650 100 2600 100 3050



Side



Rear



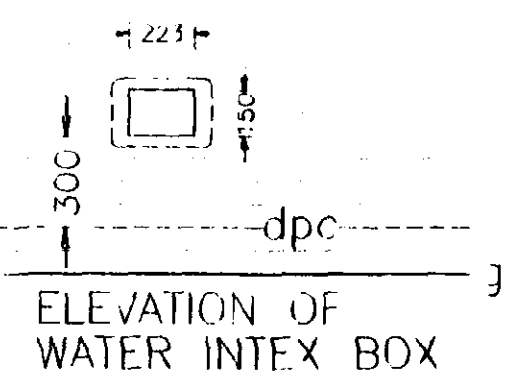
Side

ELMGATE DOOR, WINDOW & LINTEL SCHEDULE

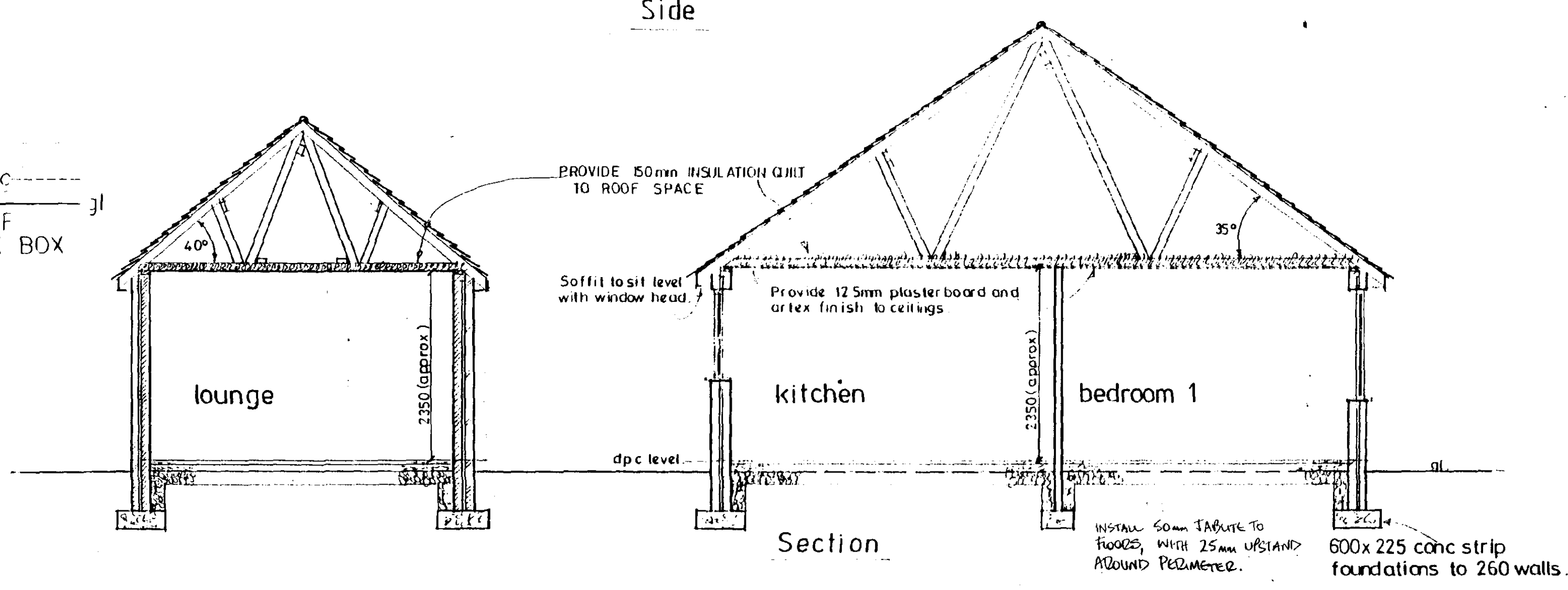
NO.	TYPE	JOINERY REF.	UNIT	QTY	PRICE
1	GARAGE DOOR	U170/0N	1.1/5	2550	
2	WINDOW	313CC	1.1/5	2100	
3	INT. FRAME	H1529Ropp	1.1/5	1800	
4	WINDOW	113CMC	1.1/5	2700	
5	WINDOW	210C	1.1/5	1500	
6	WINDOW	312CC	1.1/5	2100	
7	WINDOW	212C	1.1/5	1500	
8	WINDOW	310CC	1.1/5	2100	
9	DOOR	FN26M	1.1/5	1200	
10	WINDOW	210C	1.1/5	1500	
11	WINDOW	110C	1.1/5	900	

ALL INTERNAL LINTELS TO BE: I.G. INTERNAL TYPE 1100mm LONG

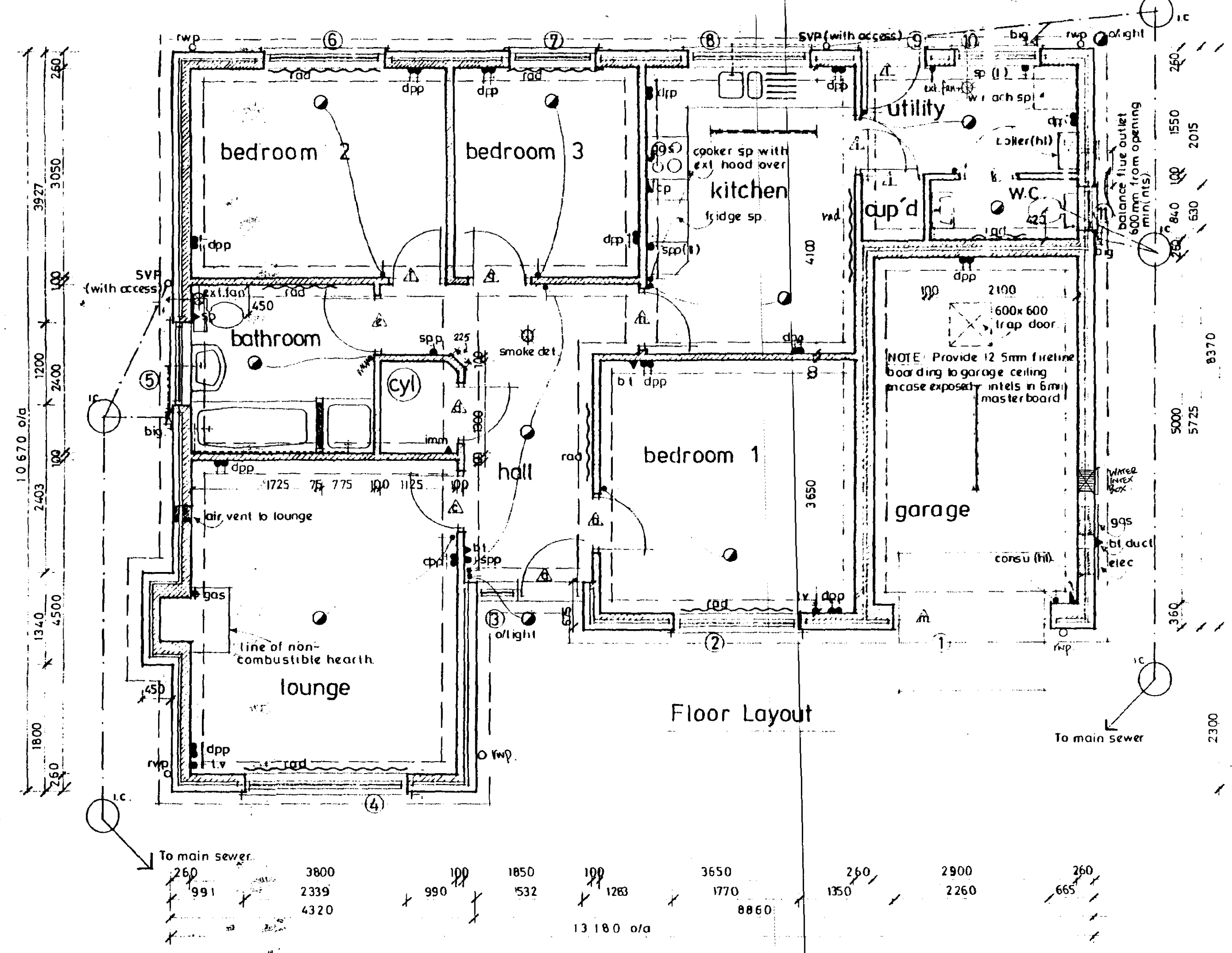
ALL LINTEL RISES: I.G. LINTELS
ALL JOINERY RISES: BOUTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED



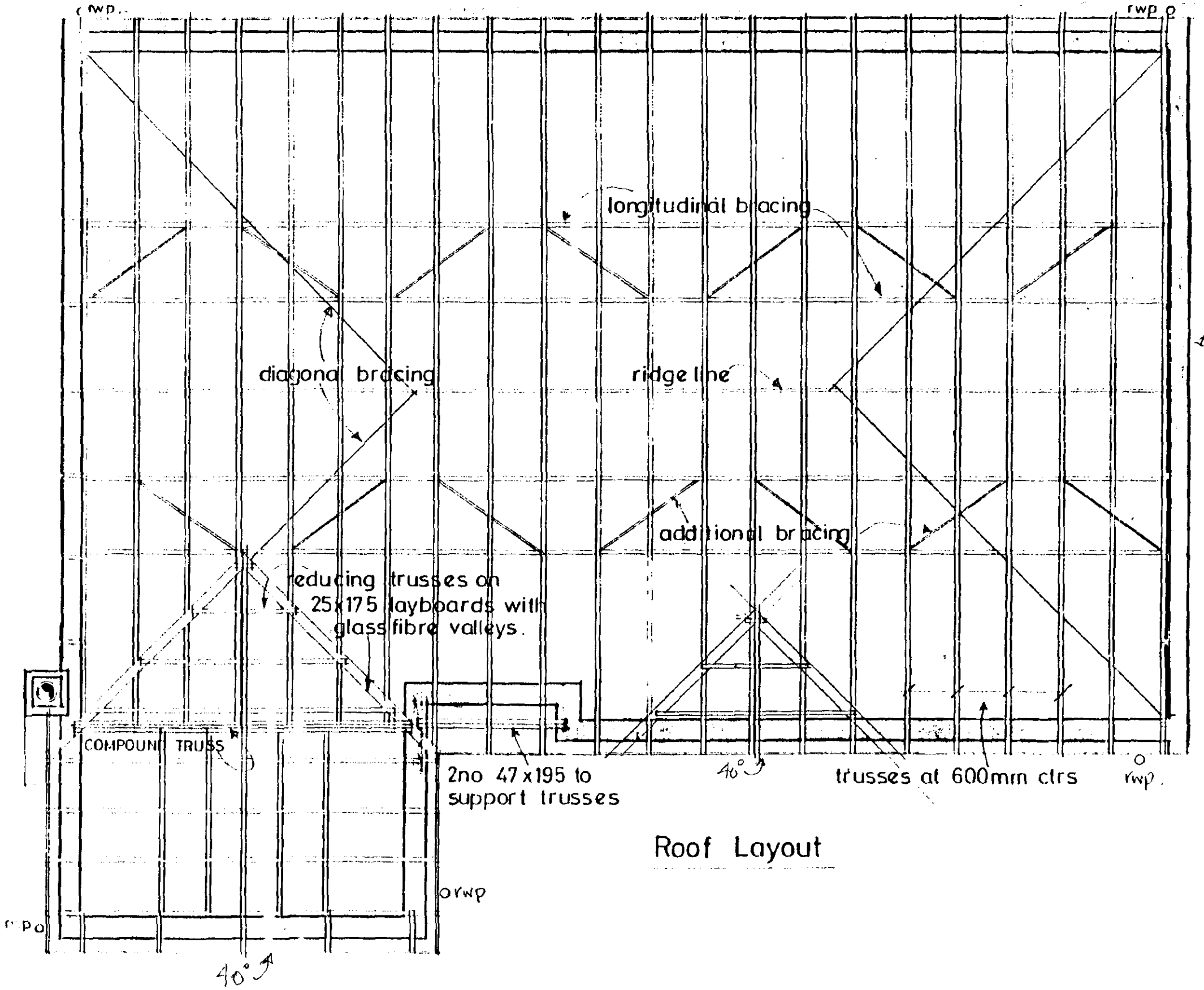
ELEVATION OF WATER INLET BOX



Section



Floor Layout



Roof Layout

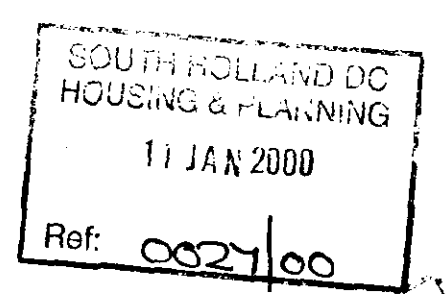


Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 8DB.
Telephone: (0408) 380532 Fax: (0408) 380014

PROJECT TITLE
Standard Dwelling Type

ELMGATE
Plot 29. Phase 3.
Off Backgate,
Cowbit, Linc's.

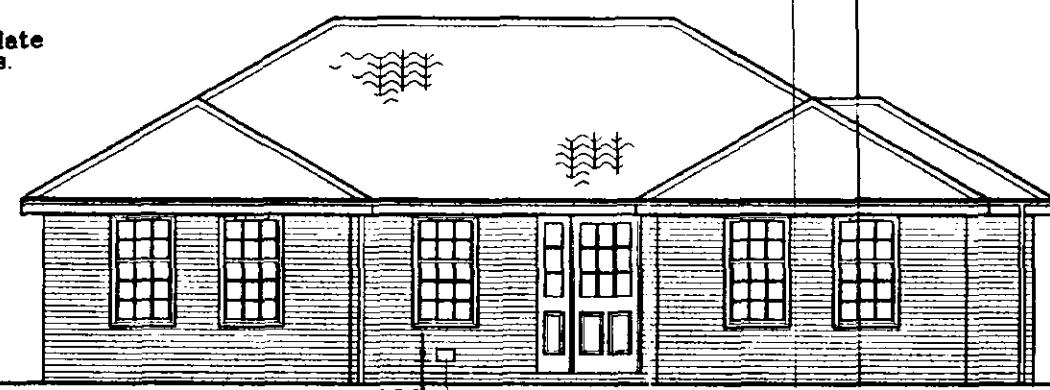
DRAWING
floor plan
elevations
roof plan
section



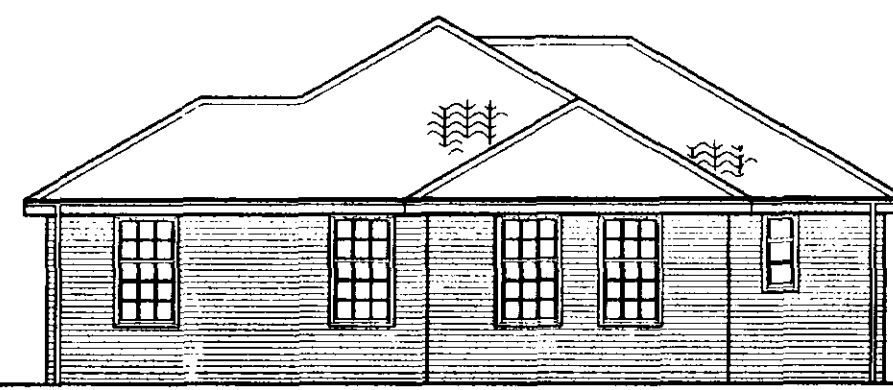
REV	DESCRIPTION	DATE	BY
1	25x175 Sawn Boarding to front gables	2-9-8	J

SCALE
1:100, 1:50
DRAWN
master copy
DATE
JAN / 1995
DRAWING NO
96027 - 8 / 1

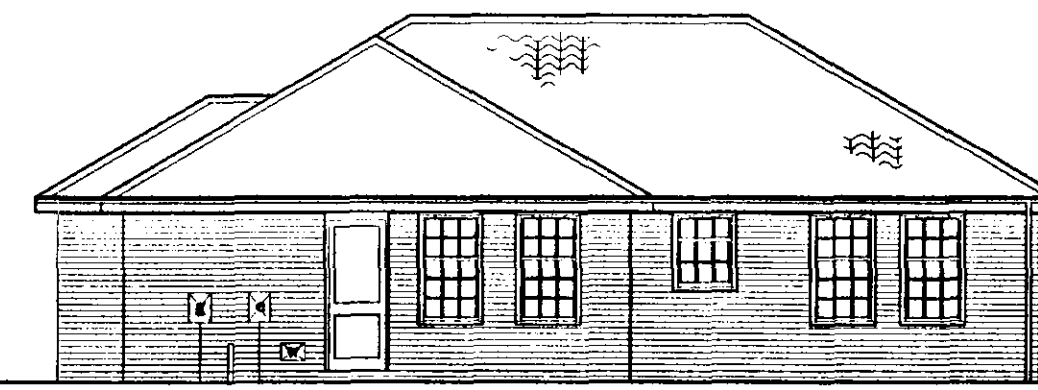
Redland Stonewold Slate
Grey with Red Ridges.
Fascia, Soffit
painted white.
Rainwater goods
to be white



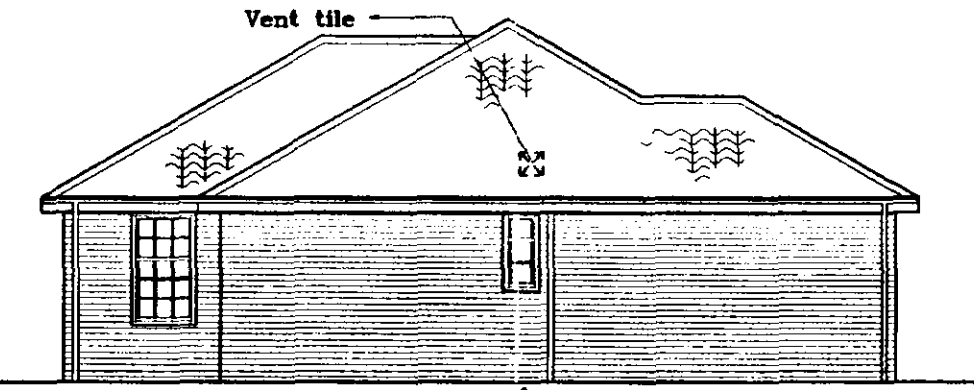
FLOOR ELEVATION



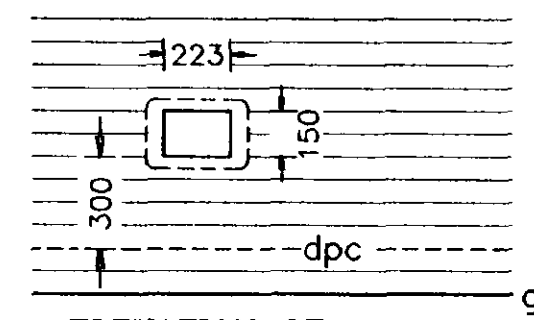
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



ELEVATION OF
WATER INDEX BOX

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

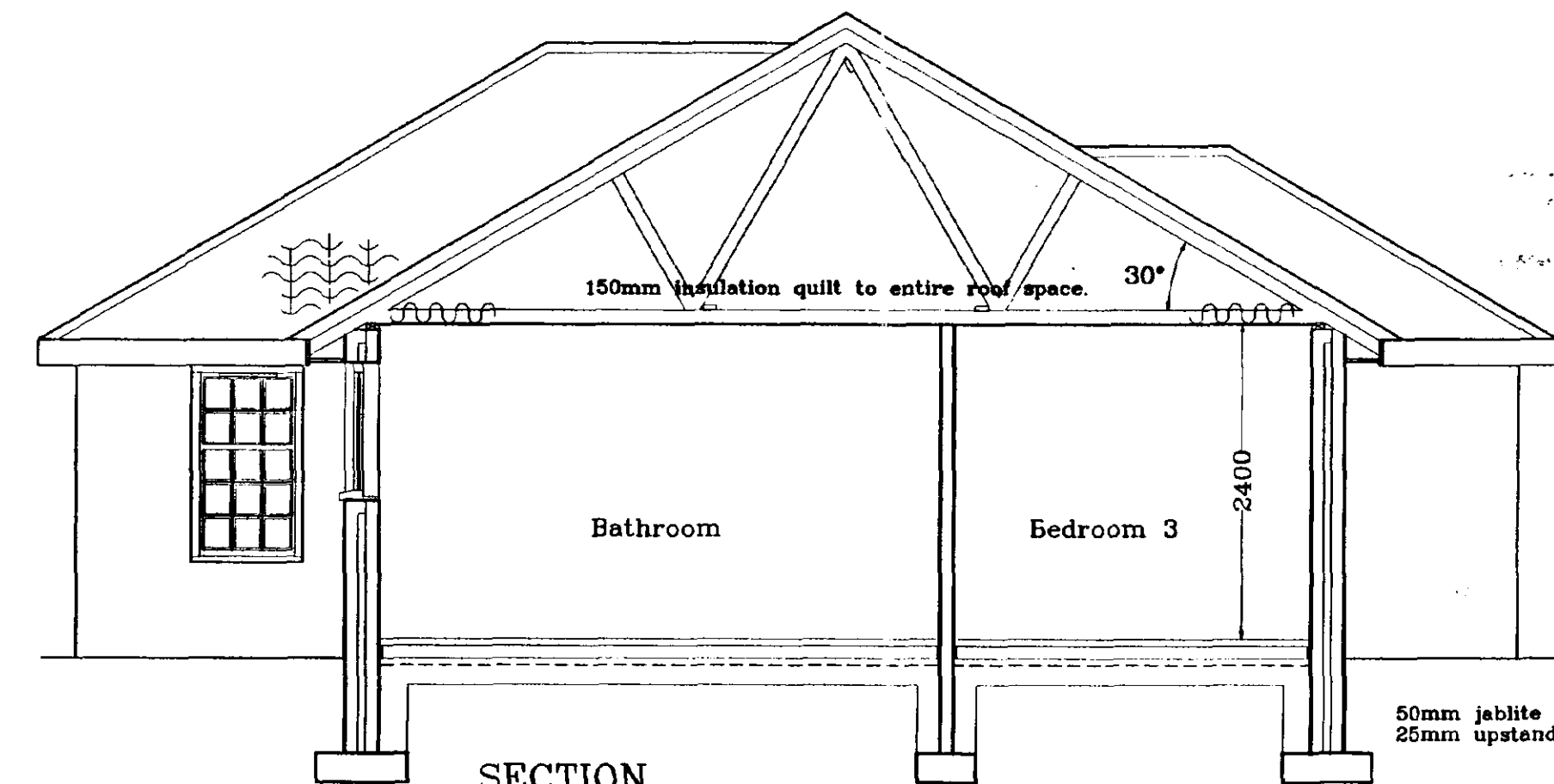
NOTE: For opening No's 1, 2, 4, 5, 6, 15, 16, 17, 18, 19
allow or brick cills.

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF: B, BOX BEAM 1950 mm LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

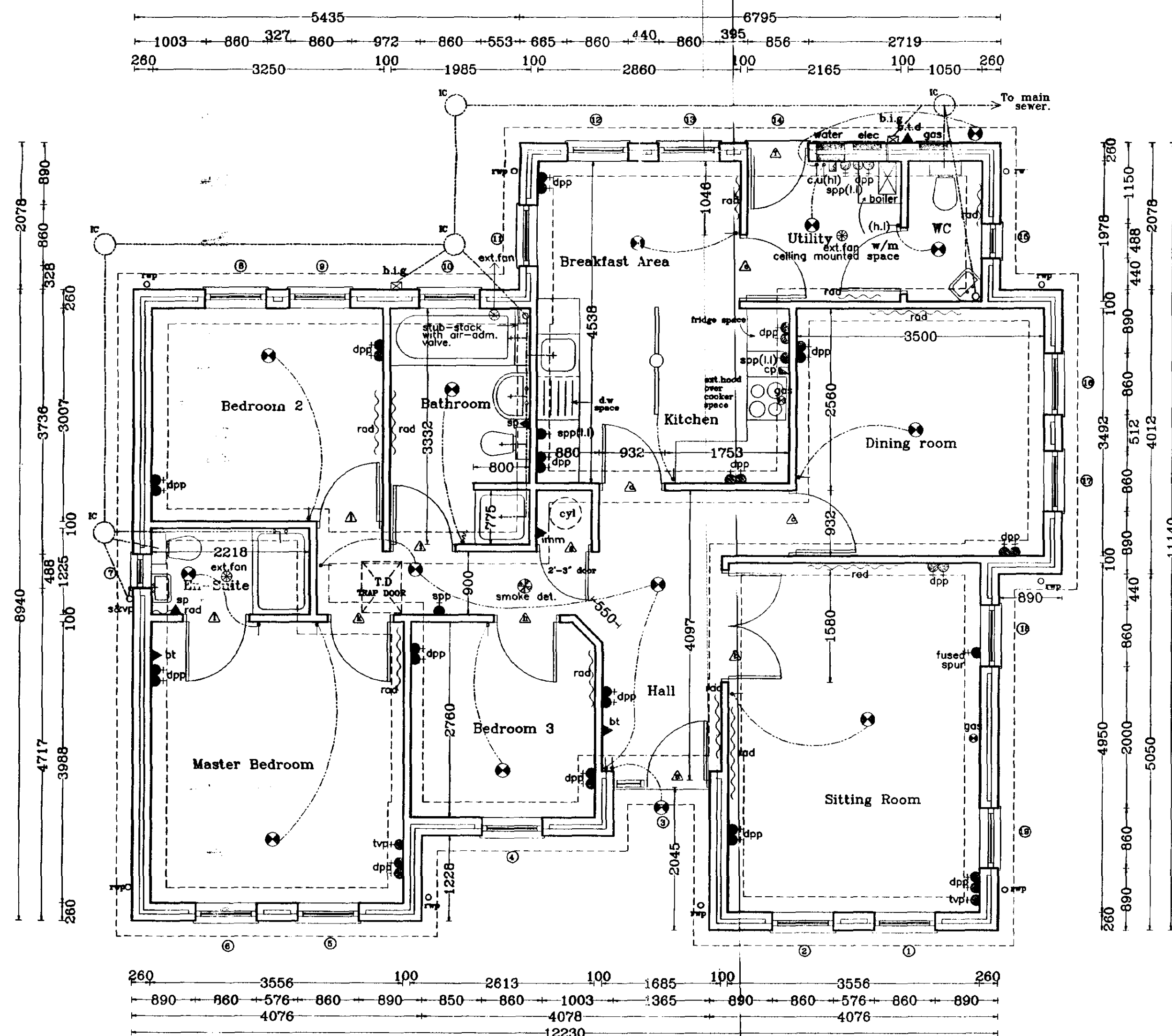
DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Window	880 x 1500	L1-S 1200
2.	Window	880 x 1500	L1-S 1200
3.	Door-Premdor	1365 x 2100	L1-S 1650
4.	Window	880 x 1500	L1-S 1200
5.	Window	880 x 1500	L1-S 1200
6.	Window	880 x 1500	L1-S 1200
7.	Window	488 x 1050	L1-S 900
8.	Window	880 x 1500	L1-S 1200
9.	Window	880 x 1500	L-5 1200
10.	Window	880 x 1050	L1-S 1200
11.	Window	880 x 1500	L1-S 1200
12.	Window	880 x 1500	L1-S 1200
13.	Window	880 x 1500	L1-S 1200
14.	Door-Premdor	856 x 2100	L1-S 1200
15.	Window	488 x 1050	L1-S 900
16.	Window	880 x 1500	L1-S 1200
17.	Window	880 x 1500	L1-S 1200
18.	Window	880 x 1500	L1-S 1200
19.	Window	880 x 1500	L-5 1200

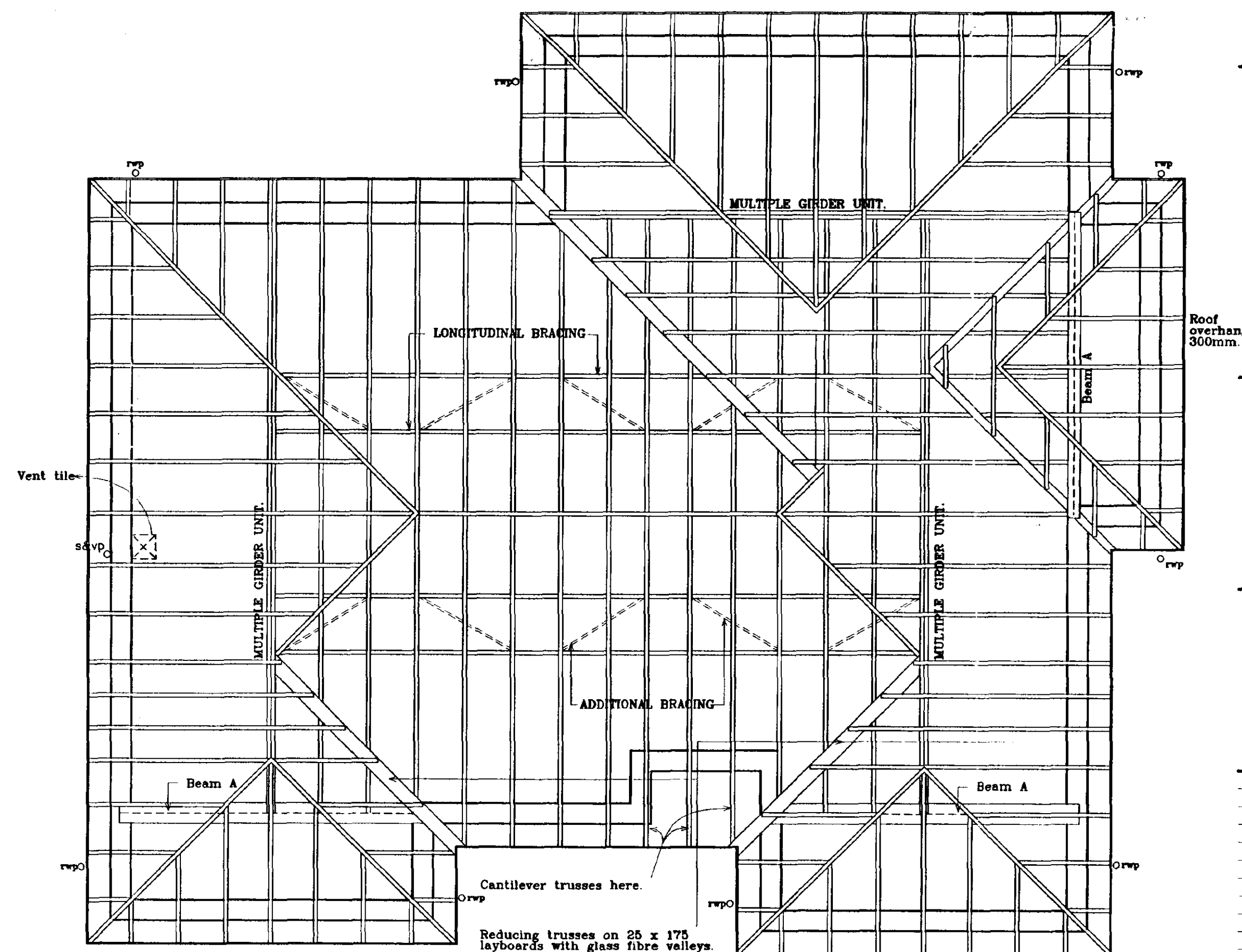


SECTION

50mm jable insulation within floor construction.
25mm upstand around perimeter.



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-MAPLEWOOD-

Plot 22, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

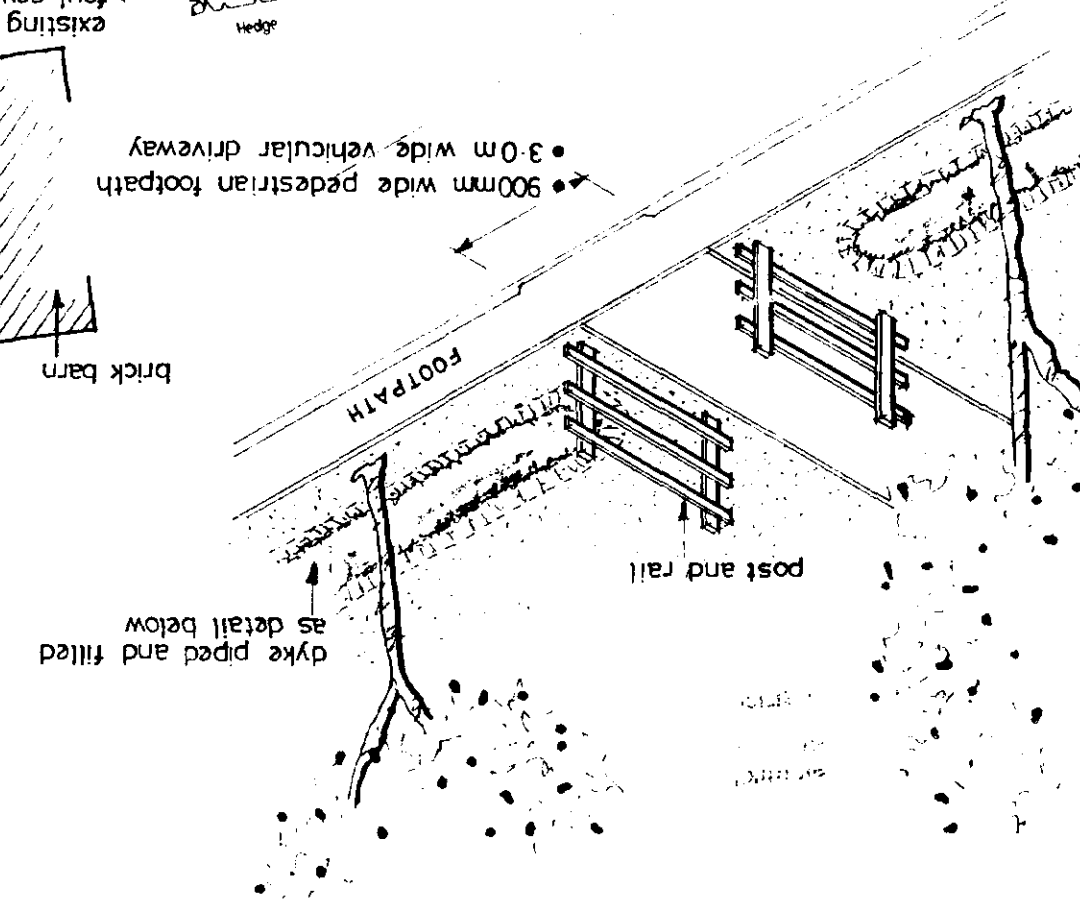
DRAWING

TECHNICAL DRAWING

REV	DESCRIPTION	DATE	BY
01	Amendment in compliance with new part M.	30.09.99	A.S.Z.

SCALE	1:50 1:100	DRAWN	MASTER COPY.
DATE	Dec 1999.	DRAWING No.	98022/22 - 01

DYKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS



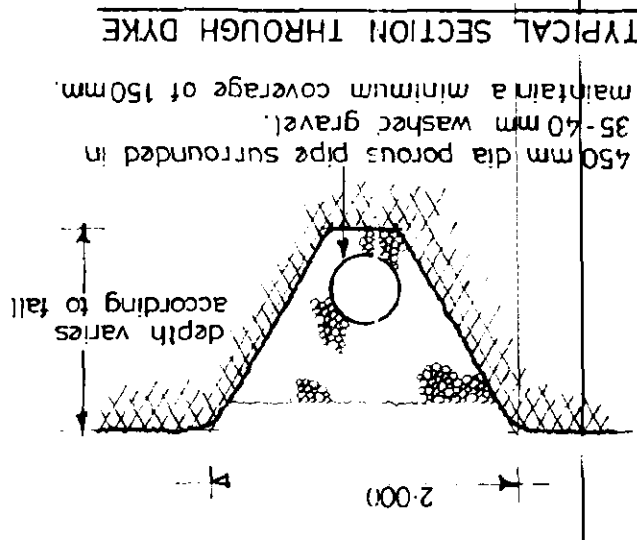
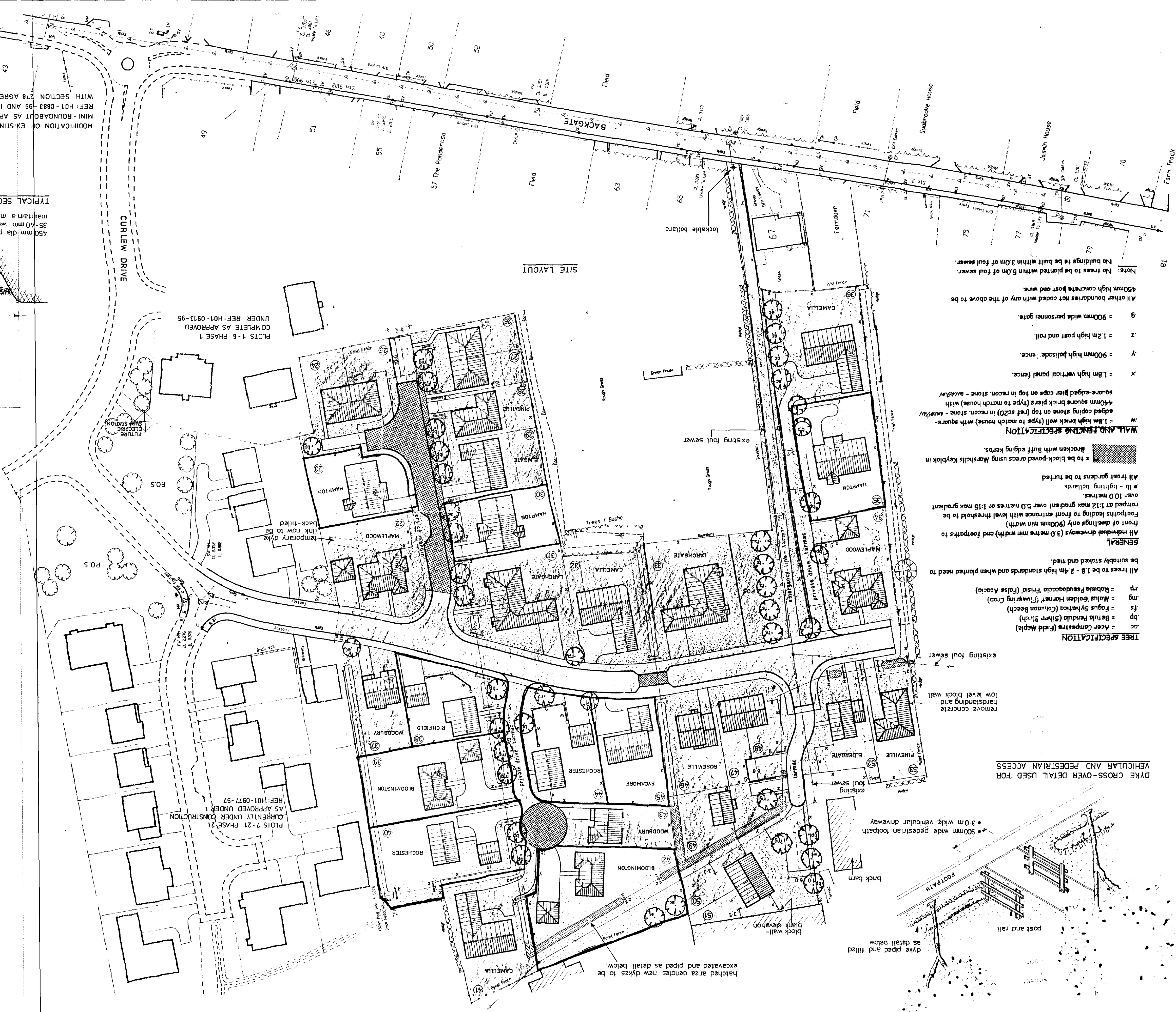
- TREE SPECIFICATION**
- ac = Acer Compestre (Field Maple)
 - bp = Betula Pendula (Silver Birch)
 - fs = Fagus Sylvatica (Common Beech)
 - mg = Malus Golden Hornet (Flowering Crab)
 - rp = Robinia Pseudacacia Frisid (False Acacia)
- All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.
- GENERAL**
- All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width)
 - Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.
 - # 1b - lighting bollards
 - All front gardens to be turf.

to be black-paved areas using Marshalls Keyblock in broken with buff edging kerbs.

1.8m high brick wall (Type to match house) with square-edged coping stone on top (ref sec20) in recon. stone - ashlar.

- WALL AND FENCING SPECIFICATION**
- x = 1.8m high vertical panel fence.
 - y = 900mm high palisade fence.
 - z = 1.2m high post and rail.
 - g = 900mm wide personnel gate.
- All other boundaries not coded with any of the above to be 450mm high concrete post and wire.
- Note: No trees to be planted within 5.0m of foul sewer. No buildings to be built within 3.0m of foul sewer.

SITE LAYOUT



MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDBOY AS APPROVED UNDER REF: H01-0883-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT

REV	DATE	BY	DESCRIPTION
a	25-2-00	AL	1) PLOT 53 CHANGED TO PINEVILLE.
b	9-3-00	MR	2) AMENDMENTS TO SHARED SURFACE ROAD - LOC.
c	23-10-99	AL	3) LOCKABLE BOLLARD TO EMERGENCY LINK - LOC.
d	23-10-99	AL	4) LIGHTING BOLLARDS TO PRIVATE DRIVES.
e	23-10-99	AL	5) FENCE ADDED TO ENCLOSE GARDENS.
f	23-10-99	AL	6) MINOR AMENDMENTS TO PLOTS.

SCALE 1:500, 1:2500

DRAWN

DRAWING NO. 98022/SL

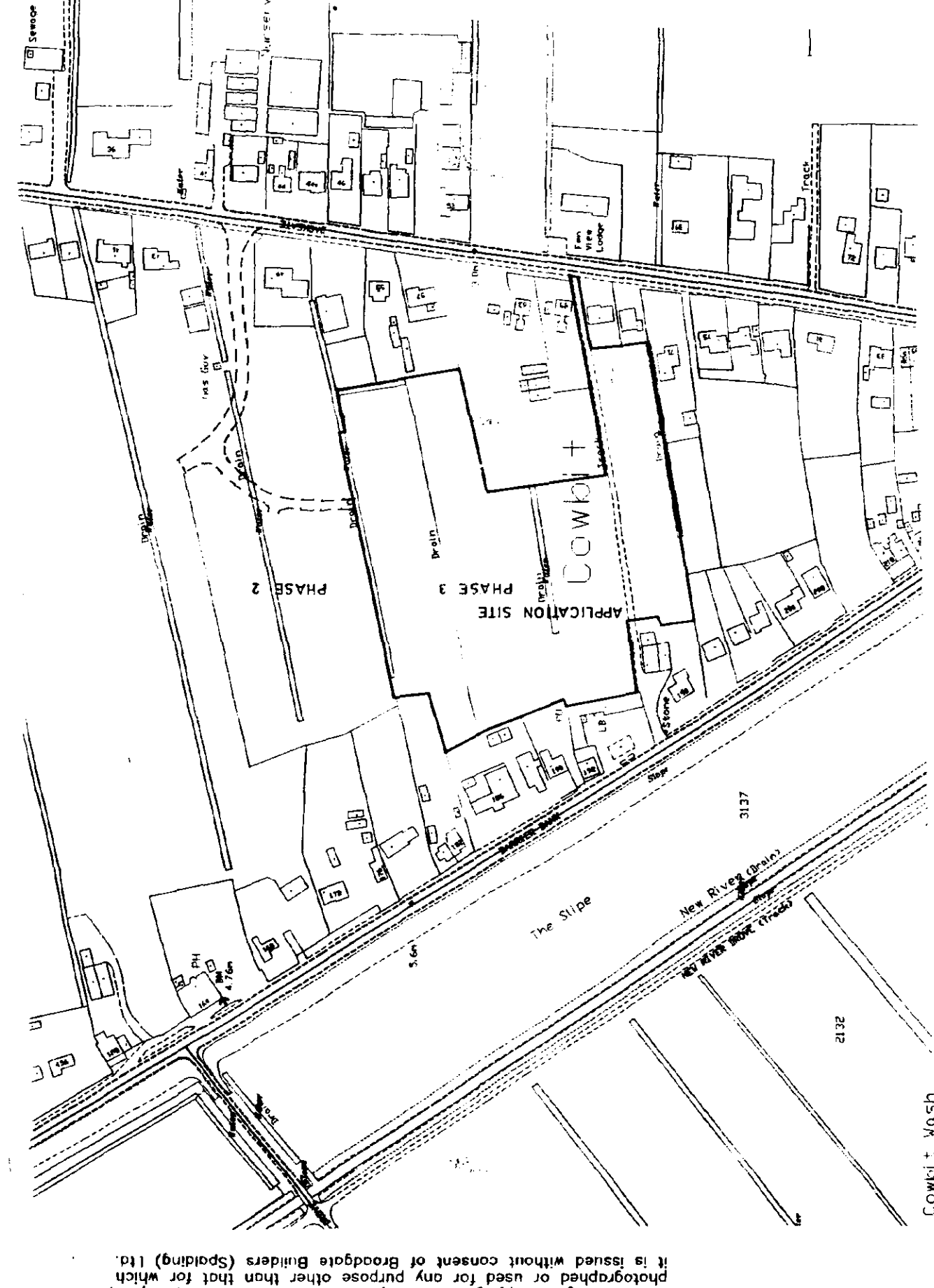
DATE DECEMBER 1999

- PROJECT TITLE**
- Proposed Residential Development
Plots 22-53, Phase 3
Off Backgate, Cowbit, Lincs.
- DRAWING**
- SITE LAYOUT
 - LOCATION PLAN
 - LANDSCAPING SCHEME
 - FENCING LAYOUT
- Ref: 0027100
- 2000



Broadgate Homes Limited
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

LOCATION PLAN



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DYKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS

TREE SPECIFICATION
ac = Acer Campestre (Field Maple)
bp = Betula Pendula (Silver Birch)
fs = Fagus Sylvatica (Common Beech)
mg = Malus 'Golden Hornet' (Flowering Crab)
rp = Robinia Pseudacacia 'Frisia' (False Acacia)

All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.

GENERAL
All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width) finished in Tarmacadam. Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

All front gardens to be turfed.

 = to be block-paved areas using Marshalls Keyblok in Bracken with Buff edging kerbs.

WALL AND FENCING SPECIFICATION
.w = 1.8m high brick wall (type to match house) with square-edged coping stone on top (ref sc20) in recon. stone -Bath. 440mm square brick piers (type to match house) with square-edged pier caps on top in recon. stone -Bath.

.x = 1.8m high vertical panel fence.

.y = 900mm high palisade fence.

.z = 1.2m high post and rail.

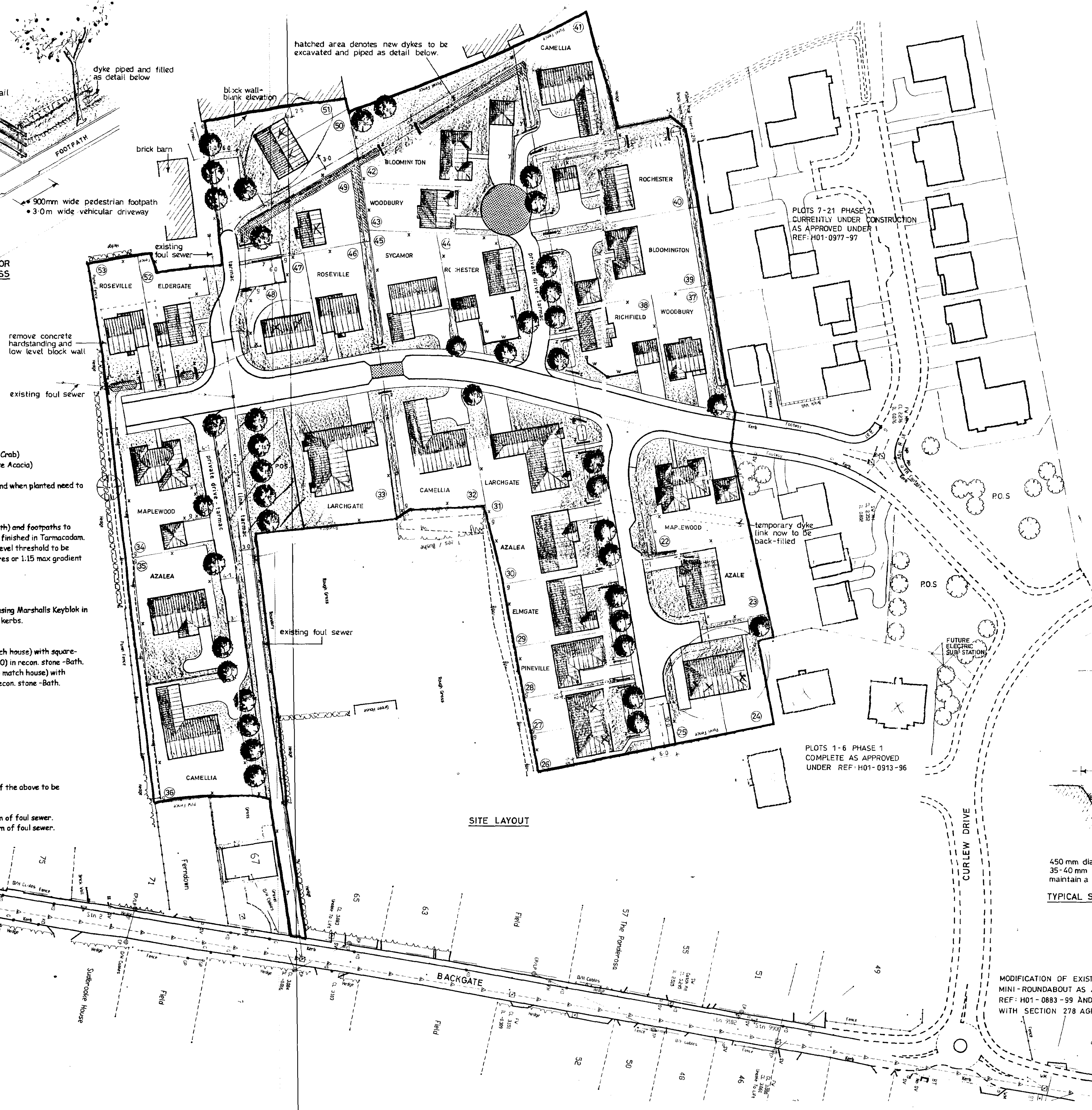
.g = 900mm wide personnel gate.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.

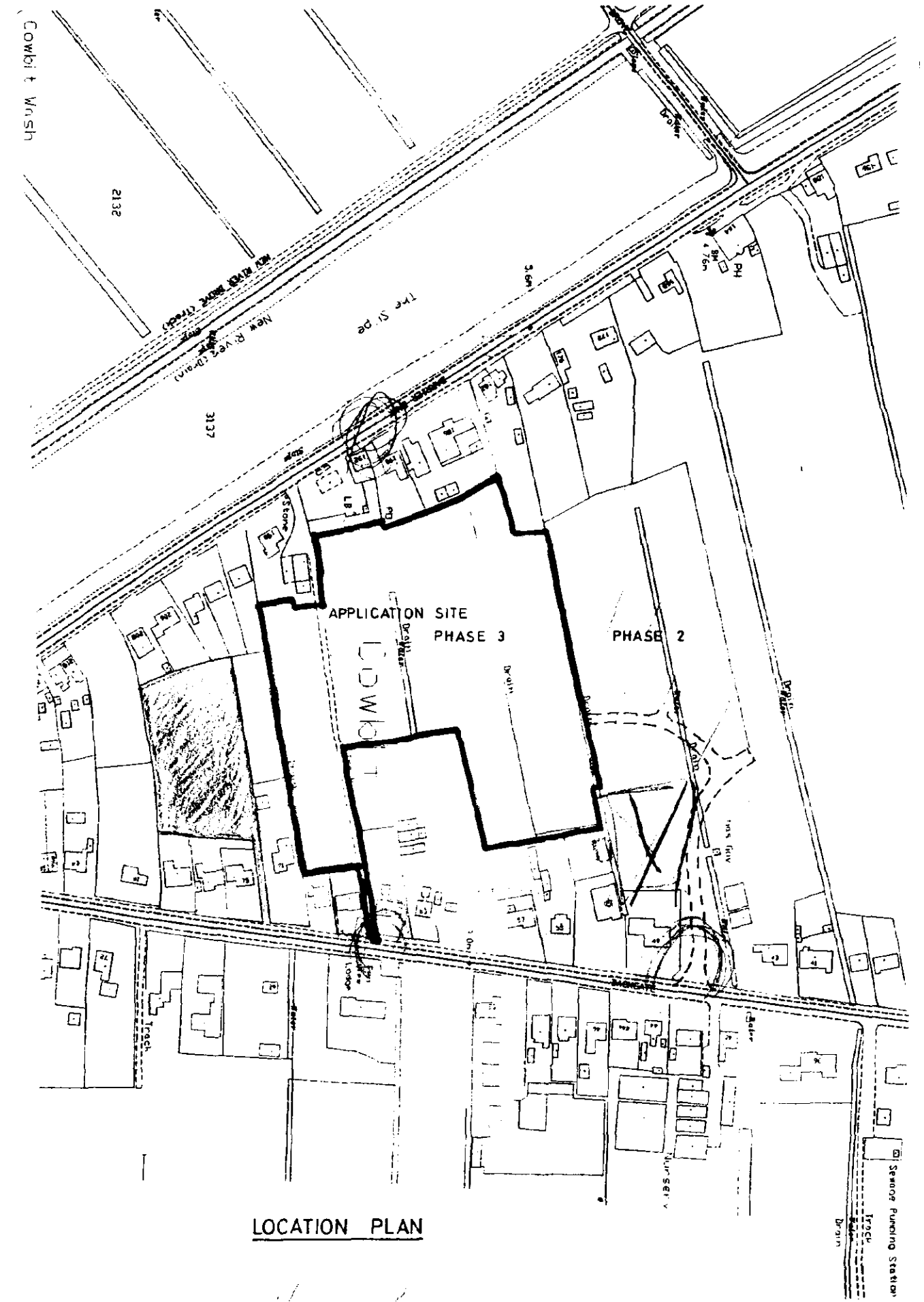
Note: No trees to be planted within 5.0m of foul sewer.
No buildings to be built within 3.0m of foul sewer.

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SITE LAYOUT



LOCATION PLAN



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

**Proposed Residential Development
Plots 22 - 53. Phase 3.
Off Backgate, Cowbit, Lincs.**

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT

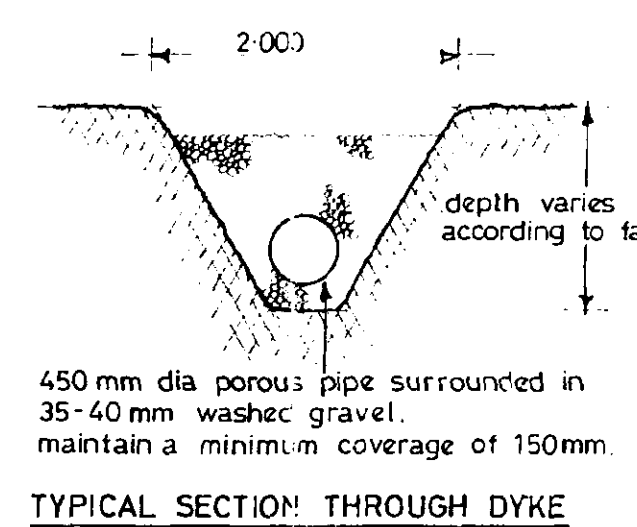
**SOUTH MOLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0027/00**

REV	DESCRIPTION	DATE	BY
1	As Issued	11 JAN 2000	0027/00
2	As Issued	11 JAN 2000	0027/00
3	As Issued	11 JAN 2000	0027/00
4	As Issued	11 JAN 2000	0027/00
5	As Issued	11 JAN 2000	0027/00
6	As Issued	11 JAN 2000	0027/00
7	As Issued	11 JAN 2000	0027/00
8	As Issued	11 JAN 2000	0027/00
9	As Issued	11 JAN 2000	0027/00
10	As Issued	11 JAN 2000	0027/00
11	As Issued	11 JAN 2000	0027/00
12	As Issued	11 JAN 2000	0027/00
13	As Issued	11 JAN 2000	0027/00
14	As Issued	11 JAN 2000	0027/00
15	As Issued	11 JAN 2000	0027/00
16	As Issued	11 JAN 2000	0027/00
17	As Issued	11 JAN 2000	0027/00
18	As Issued	11 JAN 2000	0027/00
19	As Issued	11 JAN 2000	0027/00
20	As Issued	11 JAN 2000	0027/00
21	As Issued	11 JAN 2000	0027/00
22	As Issued	11 JAN 2000	0027/00
23	As Issued	11 JAN 2000	0027/00
24	As Issued	11 JAN 2000	0027/00
25	As Issued	11 JAN 2000	0027/00
26	As Issued	11 JAN 2000	0027/00
27	As Issued	11 JAN 2000	0027/00
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29	As Issued	11 JAN 2000	0027/00
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31	As Issued	11 JAN 2000	0027/00
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35	As Issued	11 JAN 2000	0027/00
36	As Issued	11 JAN 2000	0027/00
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39	As Issued	11 JAN 2000	0027/00
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43	As Issued	11 JAN 2000	0027/00
44	As Issued	11 JAN 2000	0027/00
45	As Issued	11 JAN 2000	0027/00
46	As Issued	11 JAN 2000	0027/00
47	As Issued	11 JAN 2000	0027/00
48	As Issued	11 JAN 2000	0027/00
49	As Issued	11 JAN 2000	0027/00
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56	As Issued	11 JAN 2000	0027/00
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79	As Issued	11 JAN 2000	0027/00
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81	As Issued	11 JAN 2000	0027/00
82	As Issued	11 JAN 2000	0027/00
83	As Issued	11 JAN 2000	0027/00
84	As Issued	11 JAN 2000	0027/00
85	As Issued	11 JAN 2000	0027/00
86	As Issued	11 JAN 2000	0027/00
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91	As Issued	11 JAN 2000	0027/00
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93	As Issued	11 JAN 2000	0027/00
94	As Issued	11 JAN 2000	0027/00
95	As Issued	11 JAN 2000	0027/00
96	As Issued	11 JAN 2000	0027/00
97	As Issued	11 JAN 2000	0027/00
98	As Issued	11 JAN 2000	0027/00
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100	As Issued	11 JAN 2000	0027/00

SCALE 1:500, 1:2500

DATE DECEMBER 1999

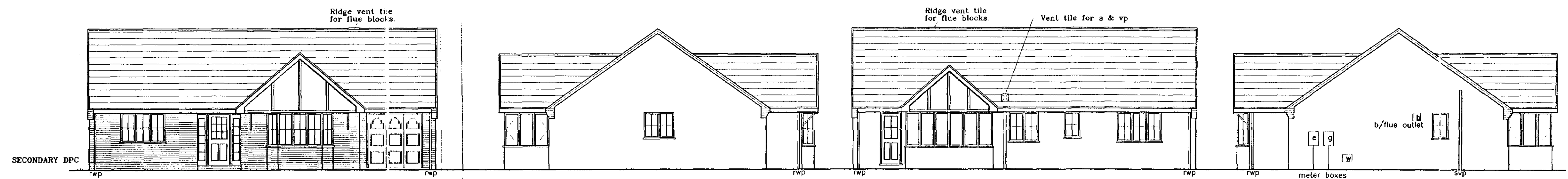
DRAWING No. 98022 / SL



TYPICAL SECTION THROUGH DYKE

MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDBOUT AS APPROVED UNDER REF: H01-0883-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT

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Brick chills to windows n° 2 & 4 (to Front elevation only)

FRONT ELEVATION

Decoration to front and rear gables:

- 25 x 175 planed timber boarding to be teak stain.
- Fascia & barge boards to be painted White.
- Gable inset to be painted Magnolia.

DOOR, WINDOW AND LINTEL SCHEDULE

1. Garage Door	2280 x 2100	LI/S	2550
2. Bay Window	2848 x 1350	LI/S	3000
3. Ext. Frame	1800 x 2100	LI/S	2100
4. Window	1770 x 1200	LI/S	2100
5. Window	1200 x 1050	LI/S	1500
6. Window	1770 x 1200	LI/S	2100
7. Window	630 x 1050	LI/S	1050
8. Window	1200 x 1200	LI/S	1500
9. Feature Window	in PVC-U with reinforced corners and wall plate.		
10. Door	856 x 2100	LI/S	1200
11. Window	630 x 1050	LI/S	900

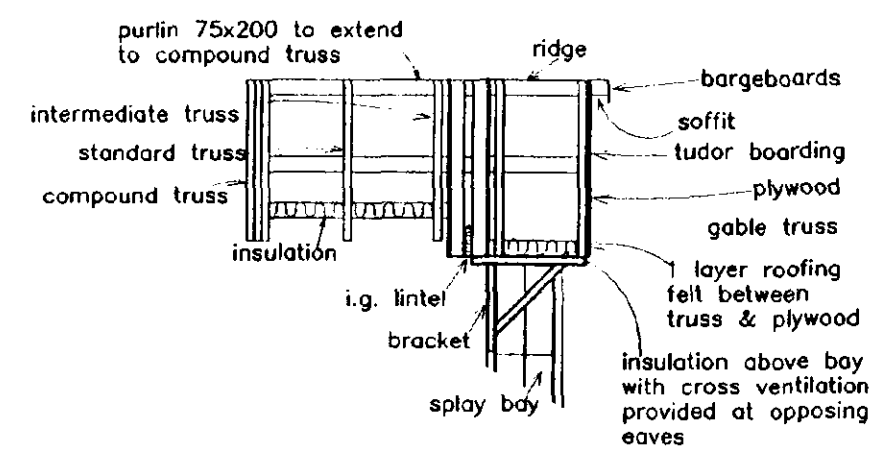
ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

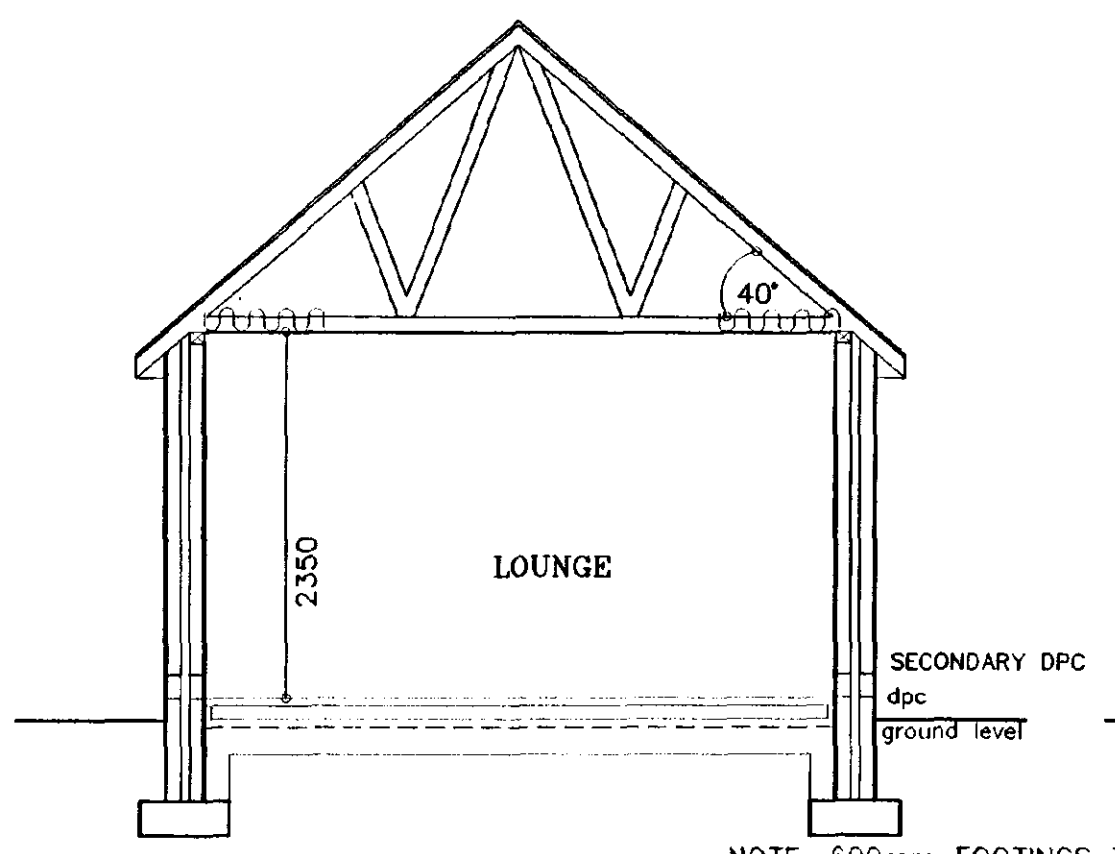
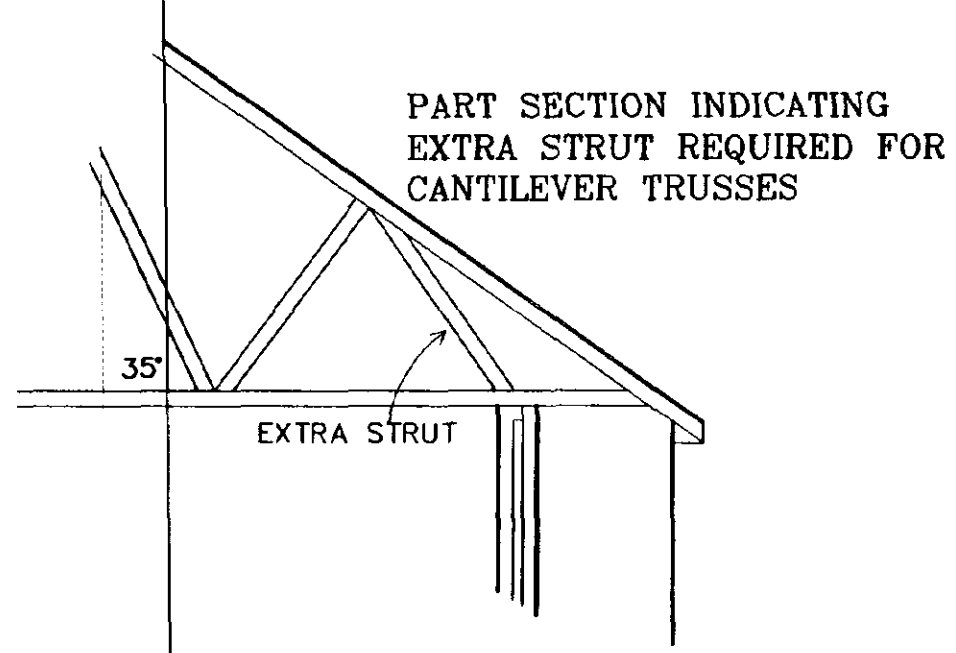
SIDE ELEVATION

REAR ELEVATION

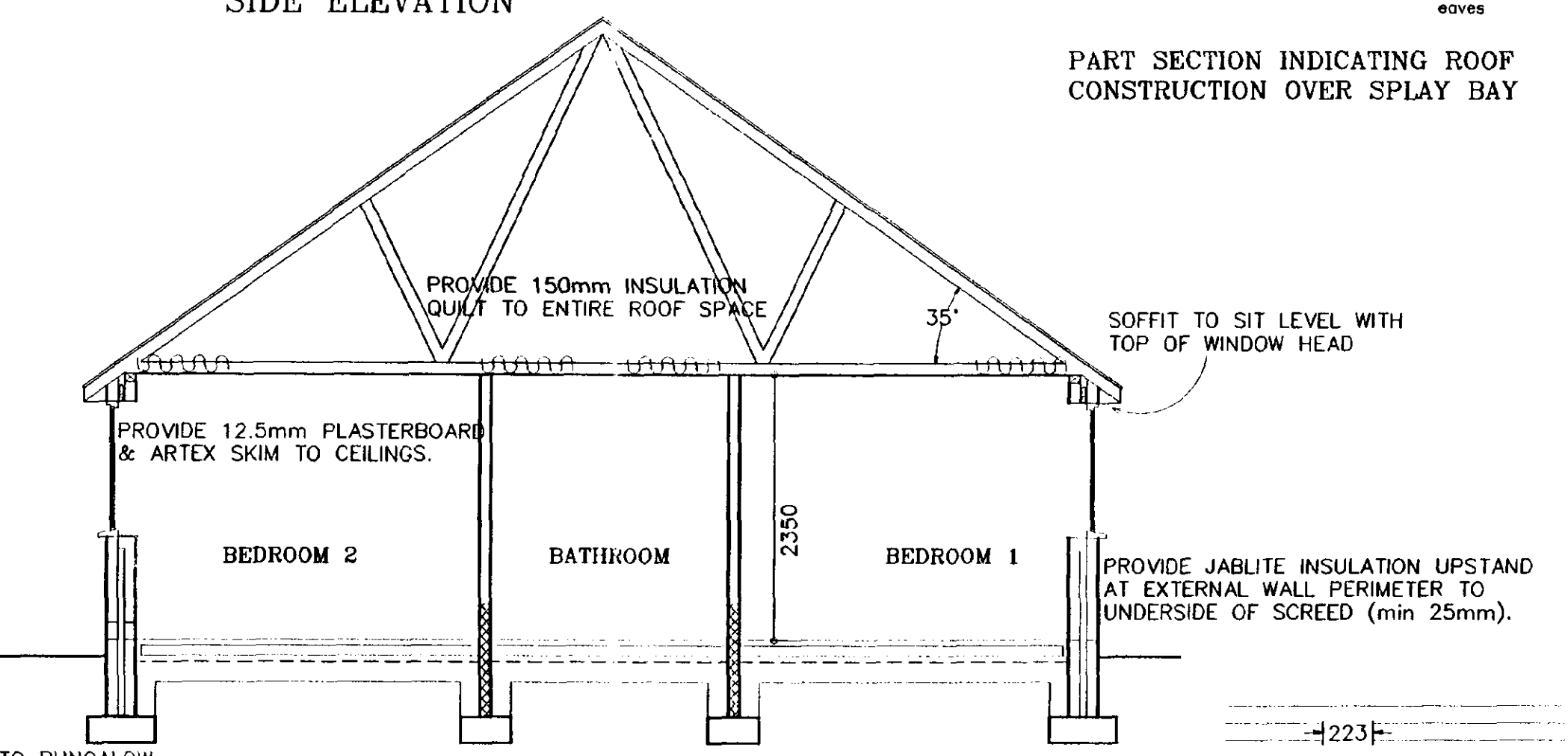
SIDE ELEVATION



PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY

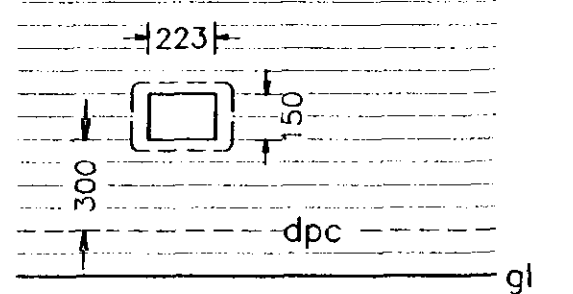


SECTION B-B

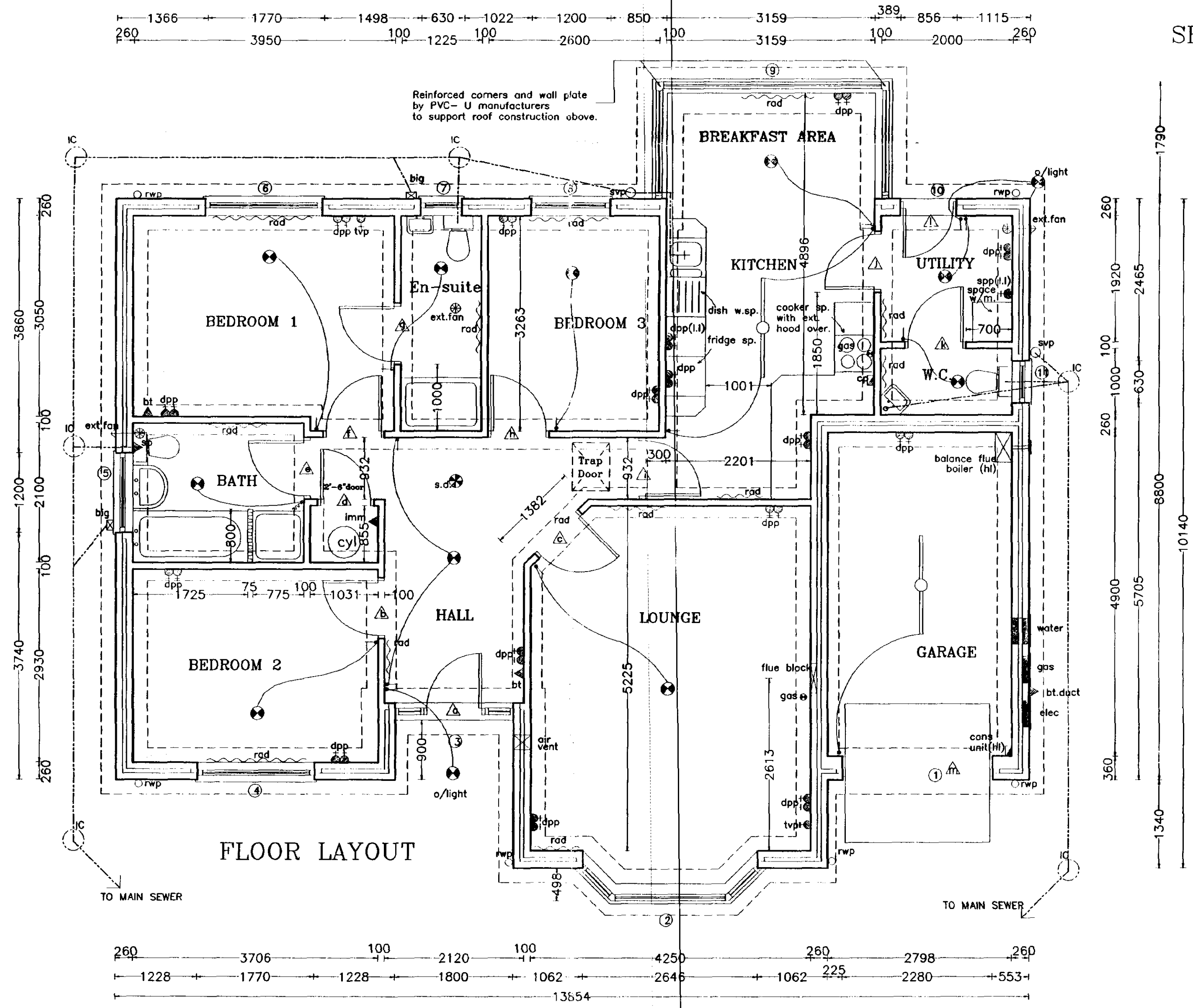


NOTE: 600mm FOOTINGS TO BUNGALOW

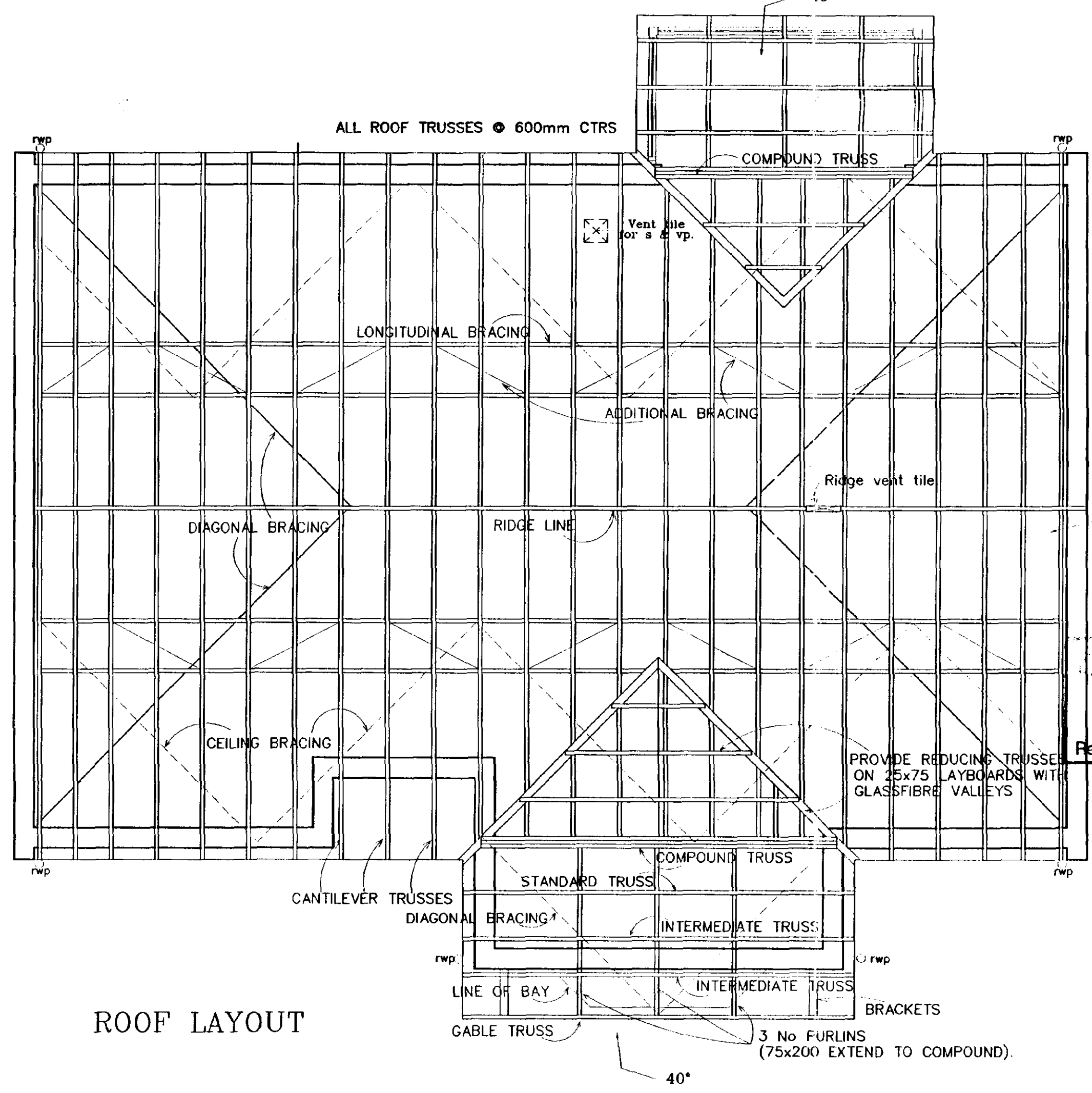
FLOOR CONSTRUCTION TO INCORPORATE 50mm JABLITE FLOORING GRADE SD INSULATION (below oversite).



ELEVATION OF WATER INTEX BOX



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 8DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

**STANDARD DWELLING TYPE
-HAMPTON-**

Plot 30, 35, Phase 3.
OFF BACKGATE, COWBIT.

DRAWING

TECHNICAL DRAWINGS

- 4 MAY 2000

Ref: 0027/00

REV	DESCRIPTION	DATE	BY

SCALE

1:25 1:50 1:100

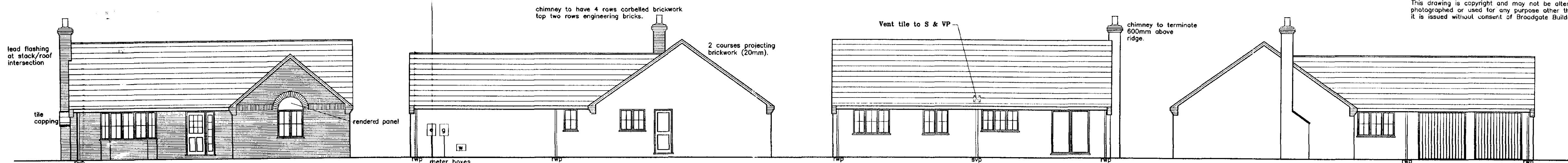
DATE

April 2000

DRAWN

DRAWING No.

98022/30, 35

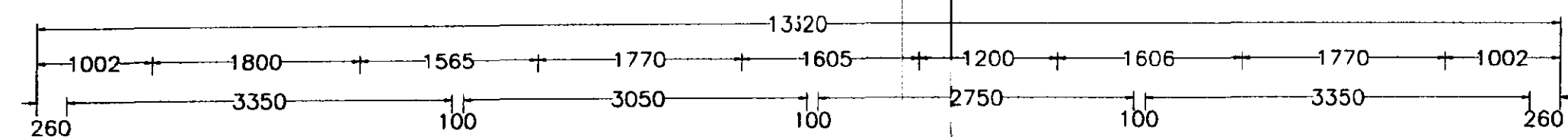


FRONT ELEVATION

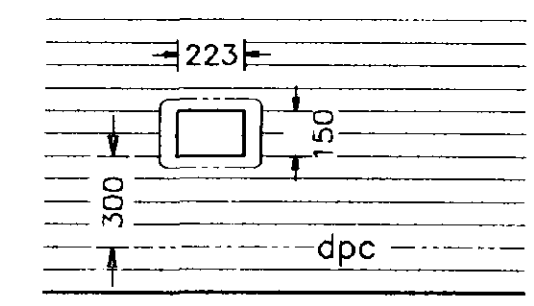
SIDE ELEVATION

REAR ELEVATION

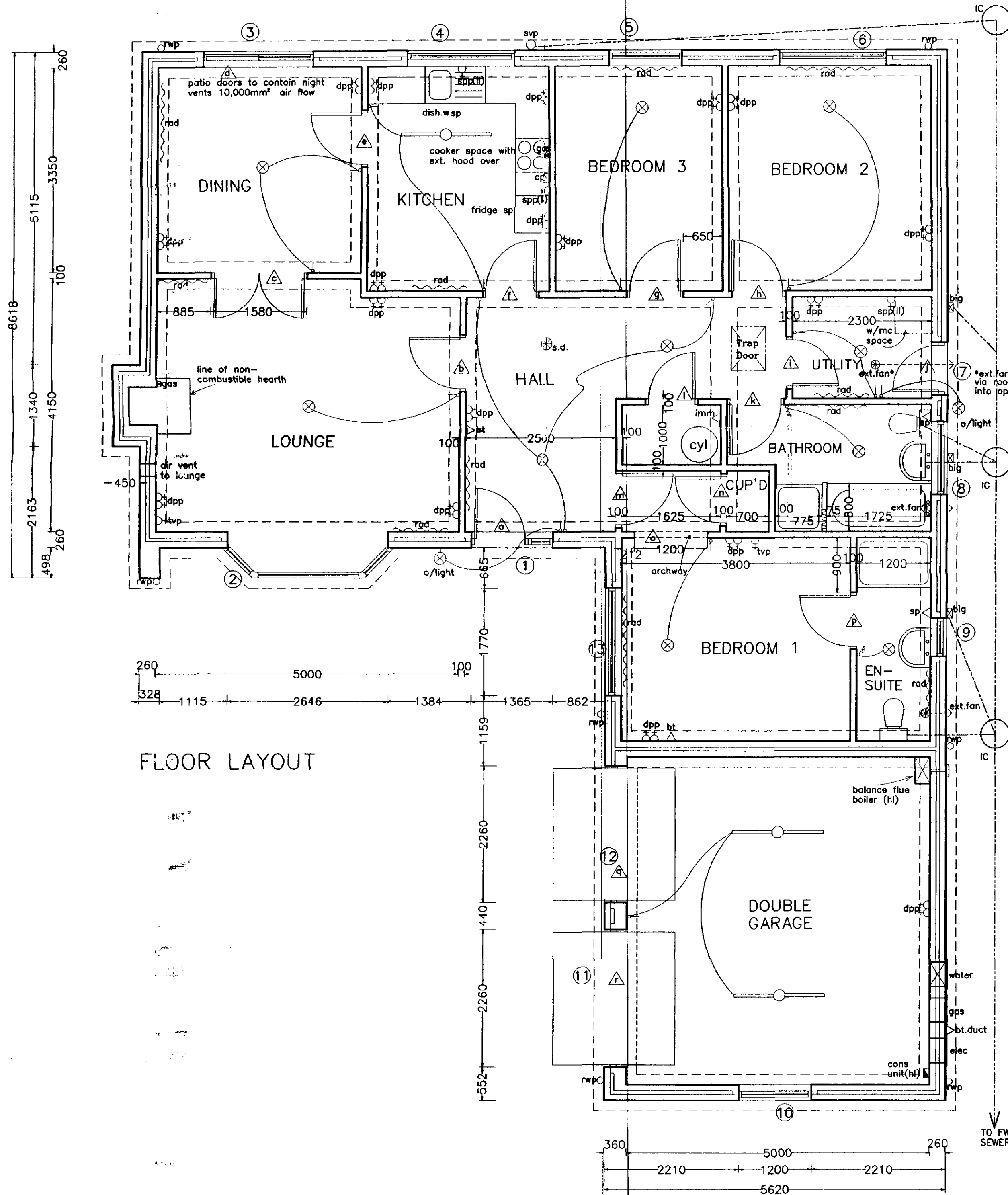
SIDE ELEVATION



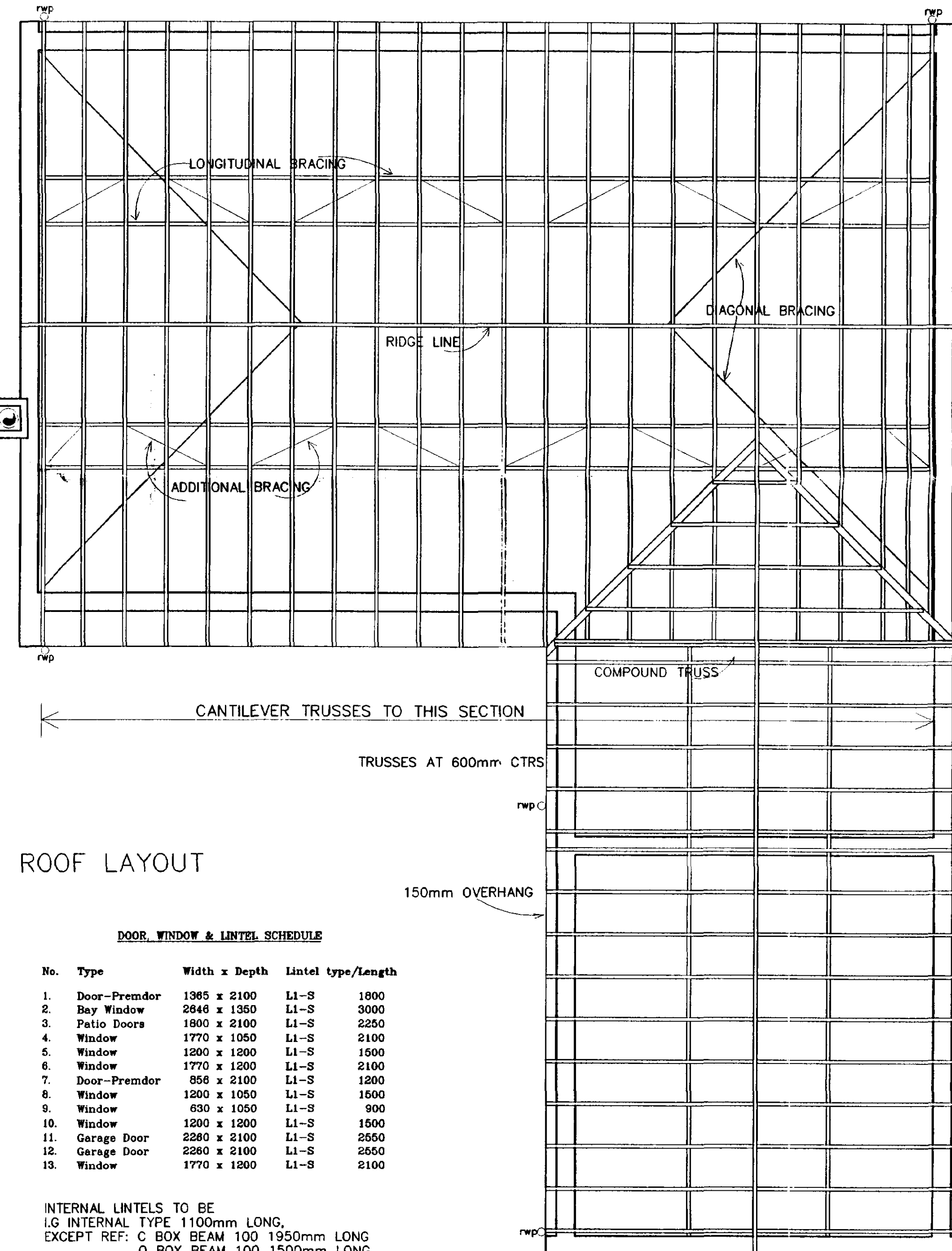
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).



ELEVATION OF WATER INTEX BOX



FLOOR LAYOUT



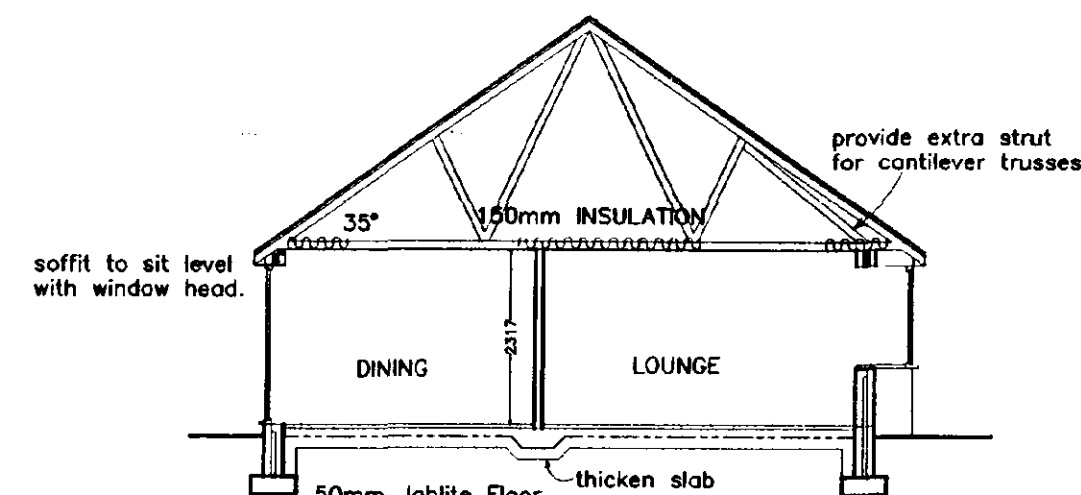
ROOF LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE

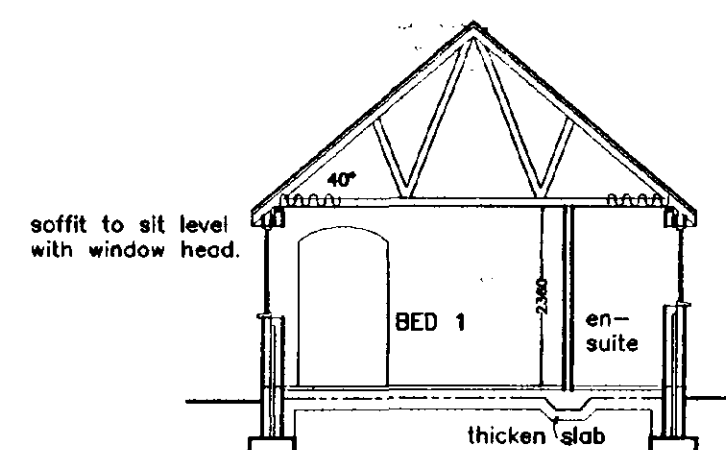
No.	Type	Width x Depth	Lintel type/Length
1.	Door-Premdor	1365 x 2100	L1-S 1800
2.	Bay Window	2846 x 1350	L1-S 3000
3.	Patio Doors	1800 x 2100	L1-S 2250
4.	Window	1770 x 1050	L1-S 2100
5.	Window	1200 x 1200	L1-S 1500
6.	Window	1770 x 1200	L1-S 2100
7.	Door-Premdor	856 x 2100	L1-S 1200
8.	Window	1200 x 1050	L1-S 1500
9.	Window	630 x 1050	L1-S 900
10.	Window	1200 x 1200	L1-S 1500
11.	Garage Door	2280 x 2100	L1-S 2550
12.	Garage Door	2280 x 2100	L1-S 2550
13.	Window	1770 x 1200	L1-S 2100

INTERNAL LINTELS TO BE I.G. INTERNAL TYPE 1100mm LONG. EXCEPT REF: C BOX BEAM 100 1950mm LONG O BOX BEAM 100 1500mm LONG

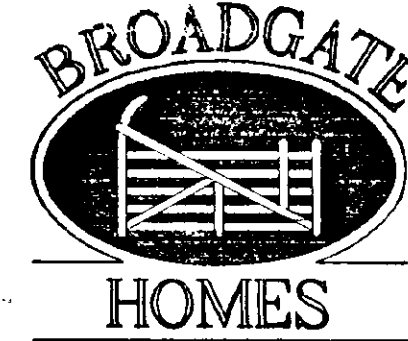
LINTEL REFS BY I.G. LINTELS LTD. ALL WINDOWS TO BE DOUBLE GLAZED.



SECTION A-A



SECTION B-B



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-CAMELLIA-

Plots 32, 36 & 41. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

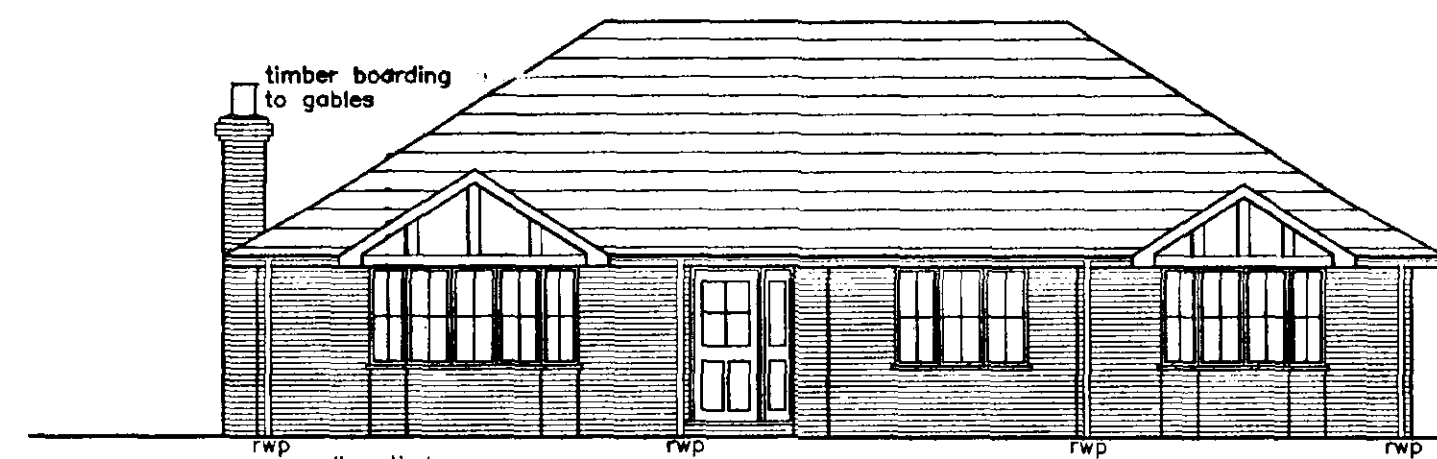
DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

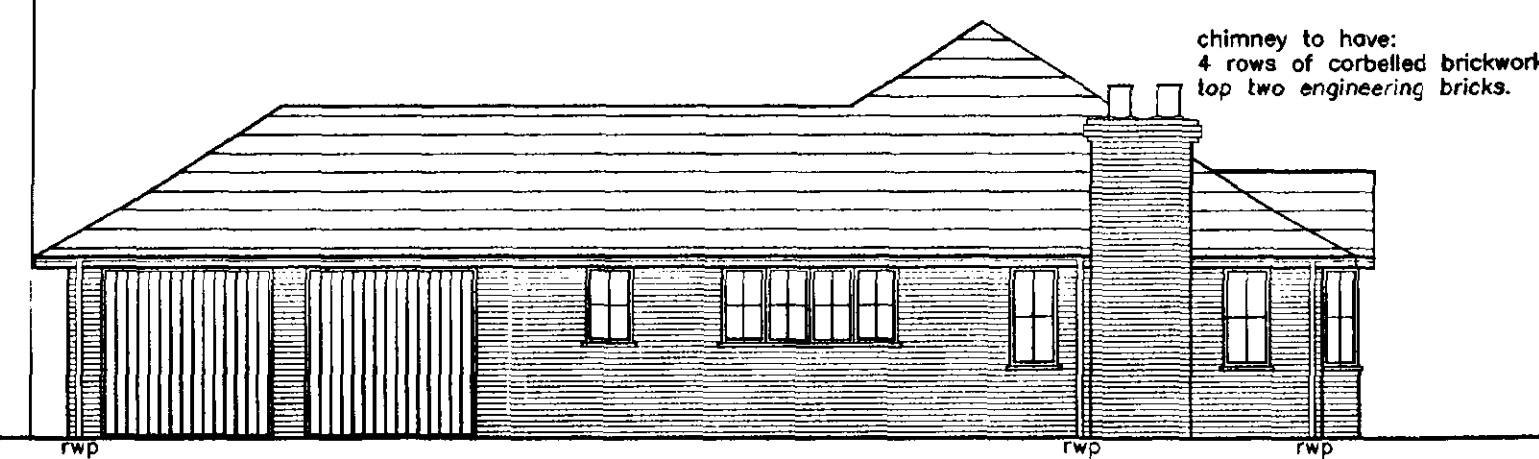
REV	DESCRIPTION	DATE	BY
a)	Front & rear door changed to PREMDOOR. UTILITY window omitted.	11.08.99	S.L.
b)	Amendments with new part M.	11.08.99	S.L.

SCALE	1:25	1:50	1:100	MASTER COPY.
DATE	Dec 1999			
DRAWING No.	98022/32, 36, 41 - 01			

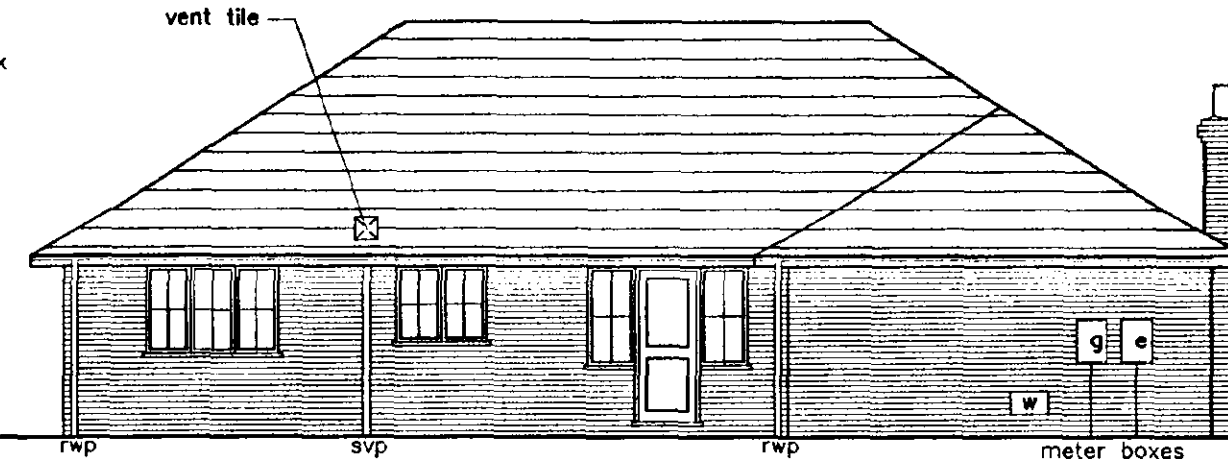
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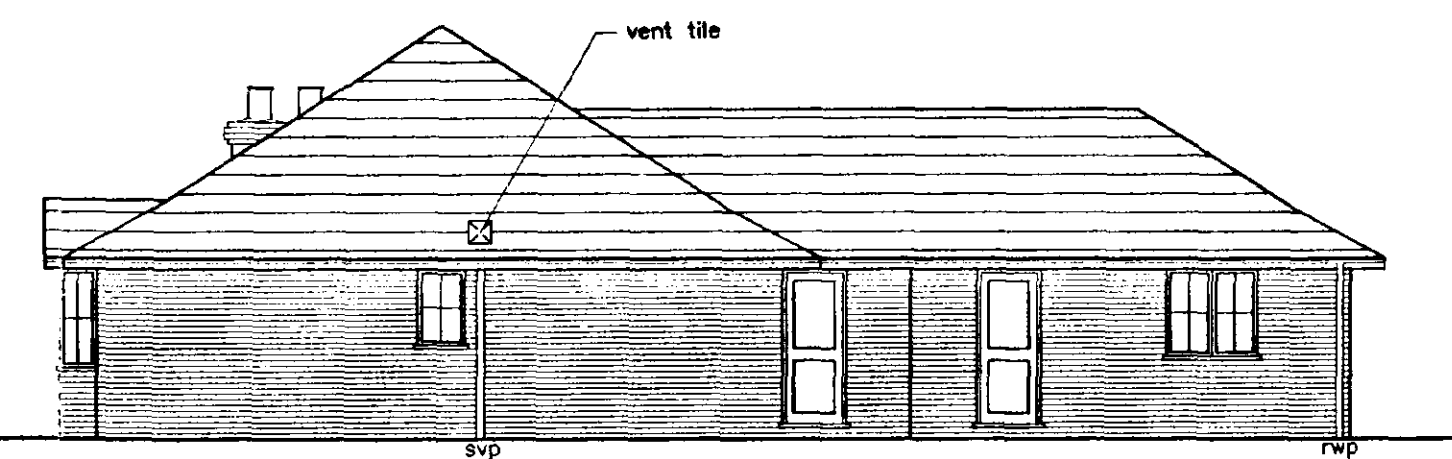
FRONT ELEVATION



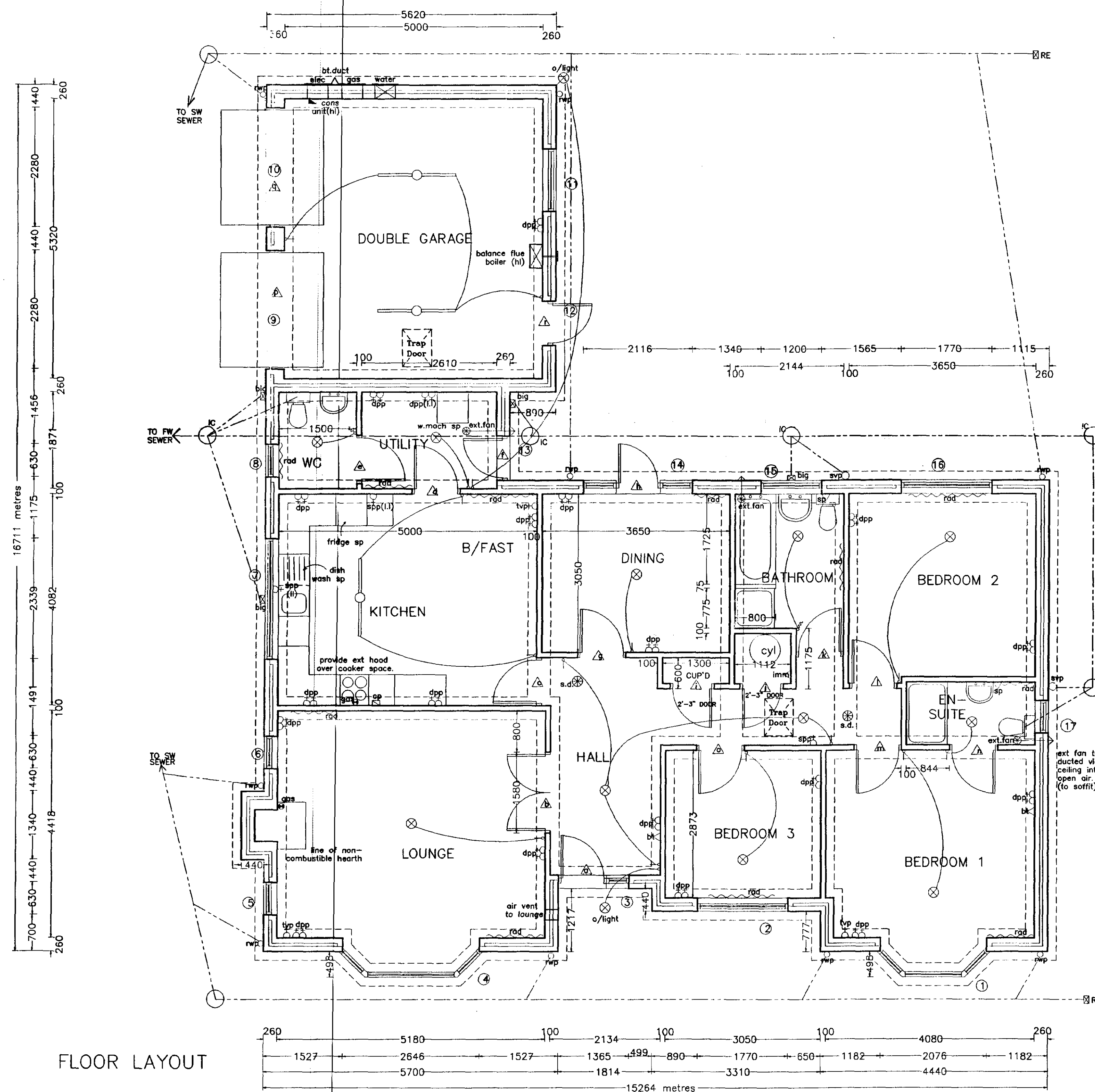
SIDE ELEVATION



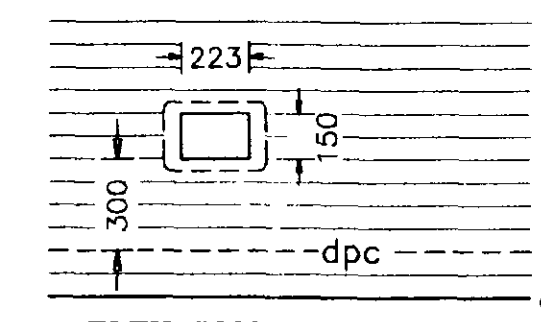
REAR ELEVATION



SIDE ELEVATION



FLOOR LAYOUT



ELEVATION OF WATER INDEX BOX

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1.	Bay Window	2075 x 1350	L1-HD	2400
2.	Window	1770 x 1350	L1-S	2100
3.	Door-Premdor	1365 x 2100	L1-HD	1800
4.	Bay Window	2846 x 1350	L1-HD	3000
5.	Window	630 x 1350	L1-S	900
6.	Window	630 x 1350	L1-S	900
7.	Window	2339 x 1050	L1-S	2700
8.	Window	630 x 1050	L1-S	900
9.	Garage Door	2280 x 2100	L1-S	2550
10.	Garage Door	2280 x 2100	L1-HD	2550
11.	Window	1200 x 1200	L1-HD	1500
12.	Door	856 x 2100	L1-S	1200
13.	Door-Premdor	856 x 2100	L1-S	1200
14.	Window/Door/Window	2116 x 2100	L1-HD	2400
15.	Window	1200 x 1050	L1-S	1500
16.	Window	1770 x 1200	L1-HD	2100
17.	Window	630 x 1050	L1-S	900

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1900mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS: BOULTON & PAUL
EXCEPT 3 & 13 BY PREMADOR
ALL WINDOWS TO BE DOUBLE GLAZED



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-

Plot 33, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	REV	DATE	BY
a)	Electrics amended.	28.02.99	M.D
b)	Windows altered + door styles	06.03.99	S.L
c)	En-suite increased to 1225 mm wide.	24.11.99	M.D
d)	Schedule amended.	21.03.97	C.N
e)	Kitchen, Utility, layout amended.		
f)	Garage now 2280 mm.	23.05.97	C.N
g)	Ext. fan in Utility.	07.12.98	S.L
h)	Front & back door altered.	02.02.99	M.R
i)	Window to Utility removed.	17.05.99	S.L
j)	Front entrance width altered.		

SCALE

1:25 1:50 1:100 DRAWN MASTER COPY.

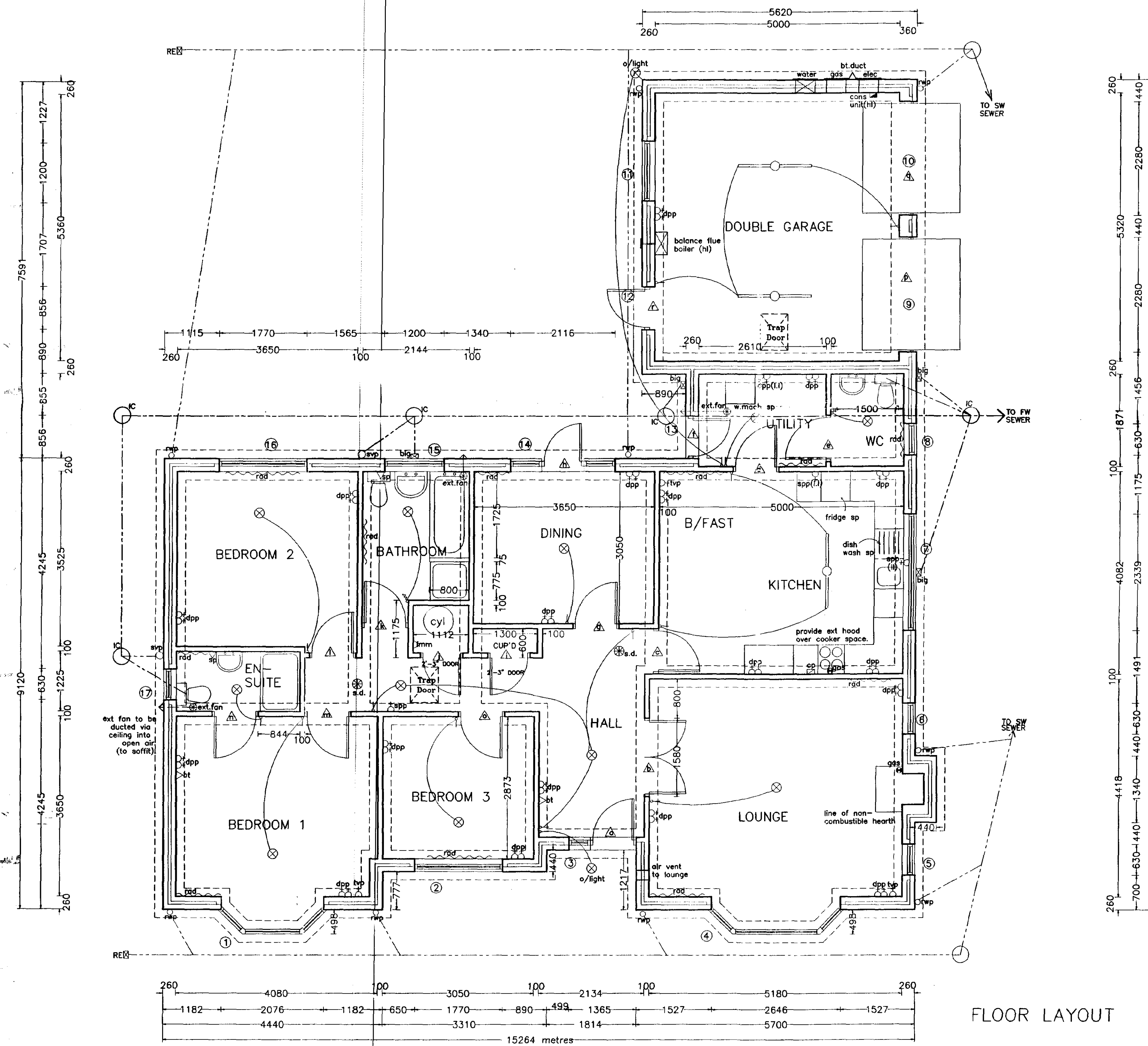
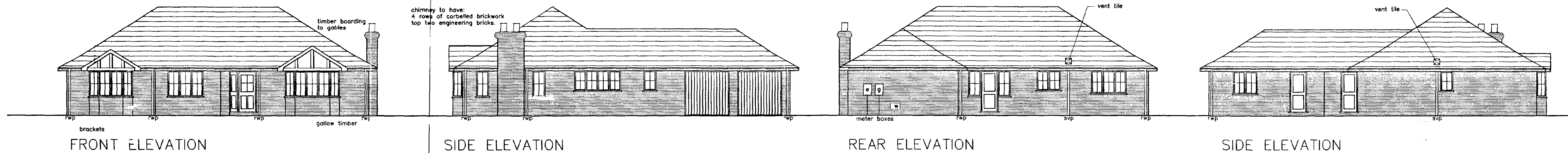
DATE

Dec 1999

DRAWING No.

98022/33 - 01

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DOOR, WINDOW & LINTEL SCHEDULE				
No.	Type	Width x Depth	Lintel type / Length	
1.	Bay Window	2076 x 1350	L1-HD	2400
2.	Window	1770 x 1350	L1-S	2100
3.	Door-Premdor	1385 x 2100	L1-HD	1800
4.	Bay Window	2646 x 1350	L1-HD	3000
5.	Window	630 x 1350	L1-S	900
6.	Window	630 x 1350	L1-S	900
7.	Window	2339 x 1050	L1-S	2700
8.	Window	630 x 1050	L1-S	900
9.	Garage Door	2280 x 2100	L1-S	2550
10.	Garage Door	2280 x 2100	L1-HD	2550
11.	Window	1200 x 1200	L1-HD	1500
12.	Door	858 x 2100	L1-S	1200
13.	Door-Premdor	858 x 2100	L1-S	1200
14.	Window/Door/Window	2116 x 2100	L1-HD	2400
15.	Window	1200 x 1050	L1-S	1500
16.	Window	1770 x 1200	L1-HD	2100
17.	Window	630 x 1050	L1-S	900

INTERNAL LINTELS TO BE 10 INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1900mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS: BOULTON & PAUL
EXCEPT 3 & 13 BY PREMDOR
ALL WINDOWS TO BE DOUBLE GLAZED



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-
Plot 31, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	REV	DATE	BY
a)	Electricians amended.	28.02.95	M.D.
b)	Windows altered + door styles	06.03.95	S.L.
c)	En-suite increased to 1225 mm wide.	24.11.95	M.D.
d)	Schedule amended.	21.03.97	C.N.
e)	Kitchen, Utility, layout amended.		
f)	Garage now 2280 mm.	23.05.97	C.N.
g)	Ext. fan in Utility.	07.12.98	S.L.
h)	Front & back door altered	02.02.99	M.R.
i)	Window to Utility removed	17.05.99	S.L.
j)	Front entrance width altered		

SCALE

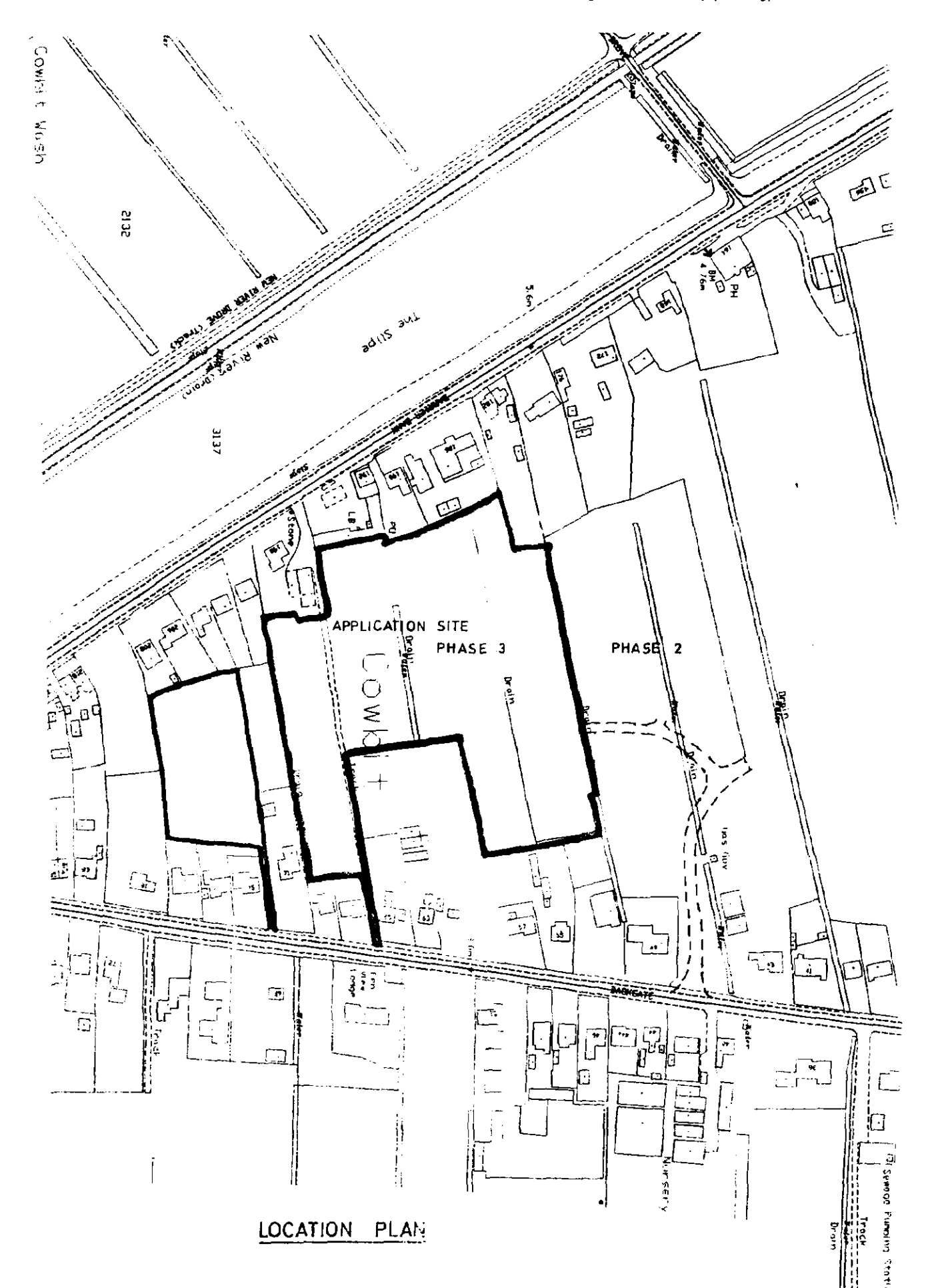
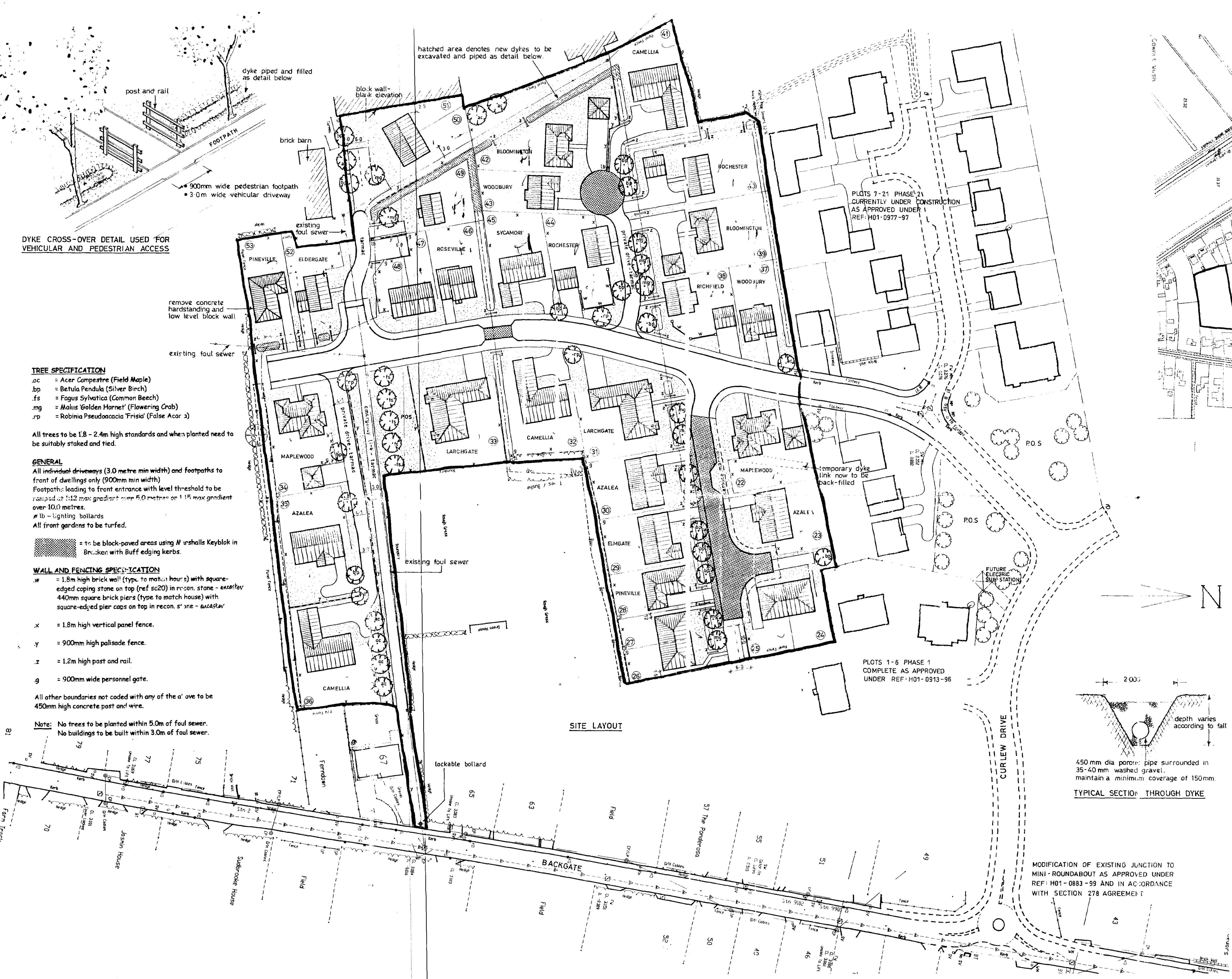
1:25 1:50 1:100 MASTER COPY.

DATE

Dec 1999

DRAWING No.

98022/31 - 01



LOCATION PLAN



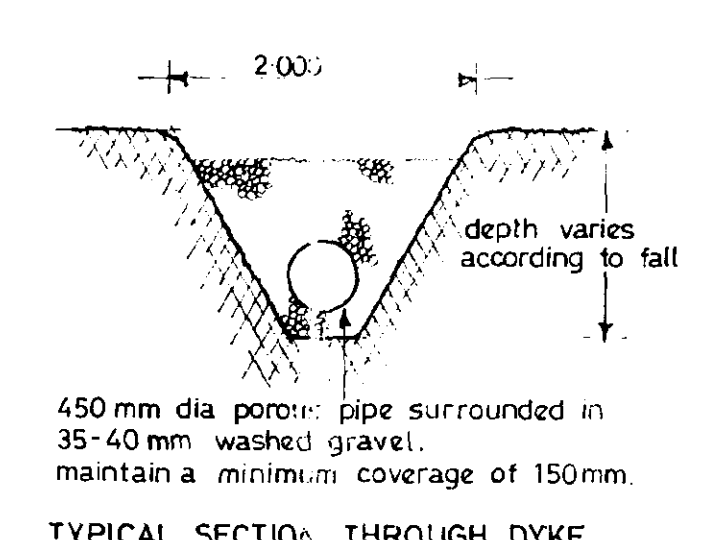
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE
**Proposed Residential Development
Plots 22-53, Phase 3.
Off Backgate, Cowbit, Lincs.**

DATE: 25 FEB 2000
Ref: 0027/00

REV	DESCRIPTION	DATE	BY
a. i)	Plot 53 changed to Pineville.	25.2.00	CL
ii)	Amendments to Shared Surface Road - LCC.		
iii)	Lockable bollard to emergency link - LCC.		
iv)	Lighting bollards to private drives.		

SCALE: 1:500, 1:2500
DATE: DECEMBER 1999
DRAWING No. 98022/SL



TYPICAL SECTION THROUGH DYKE

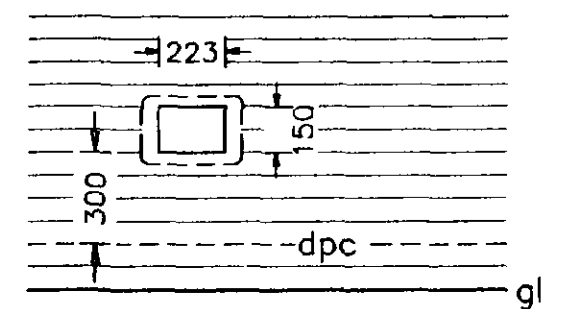
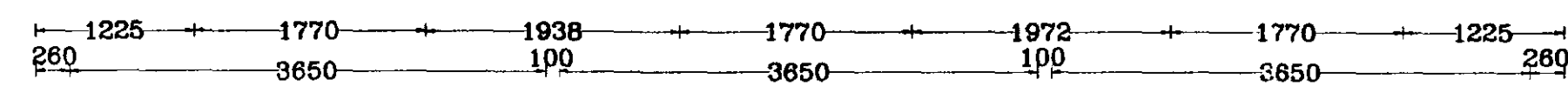
MODIFICATION OF EXISTING JUNCTION TO
MINI-ROUNDBOUT AS APPROVED UNDER
REF: H01-0883-99 AND IN ACCORDANCE
WITH SECTION 278 AGREEMENT

2 stretcher courses
up gable end.

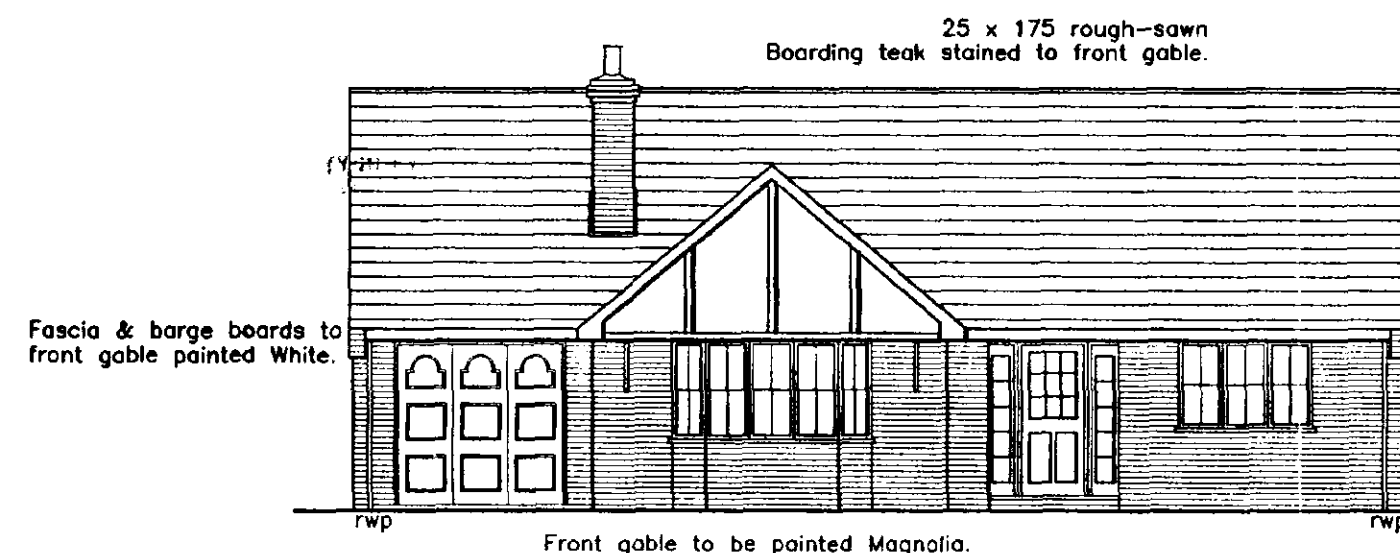
projecting brickwork
(20 mm).

Timeline of the 19th century (1800-1900):

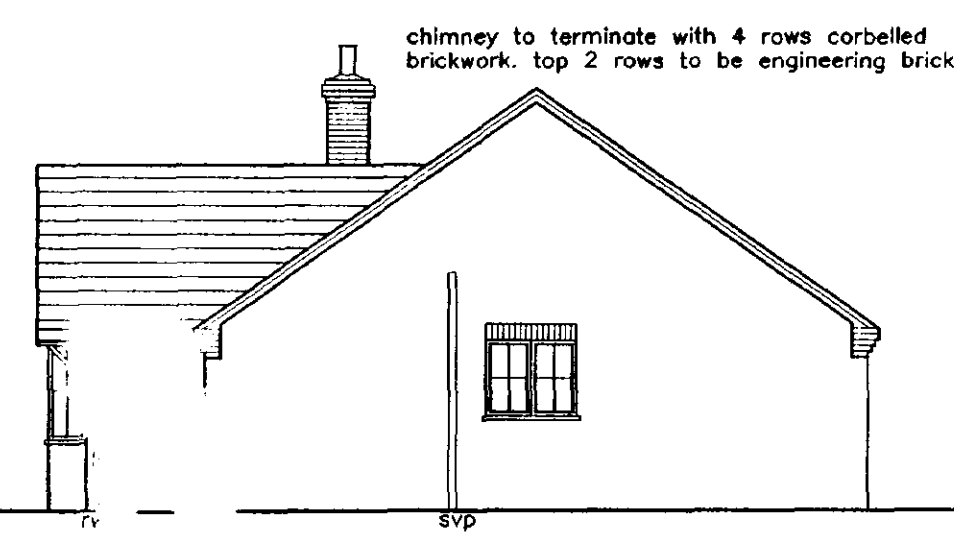
Period	Value
1800-1825	280
1825-1850	3650
1850-1875	100
1875-1900	280
Total	11670



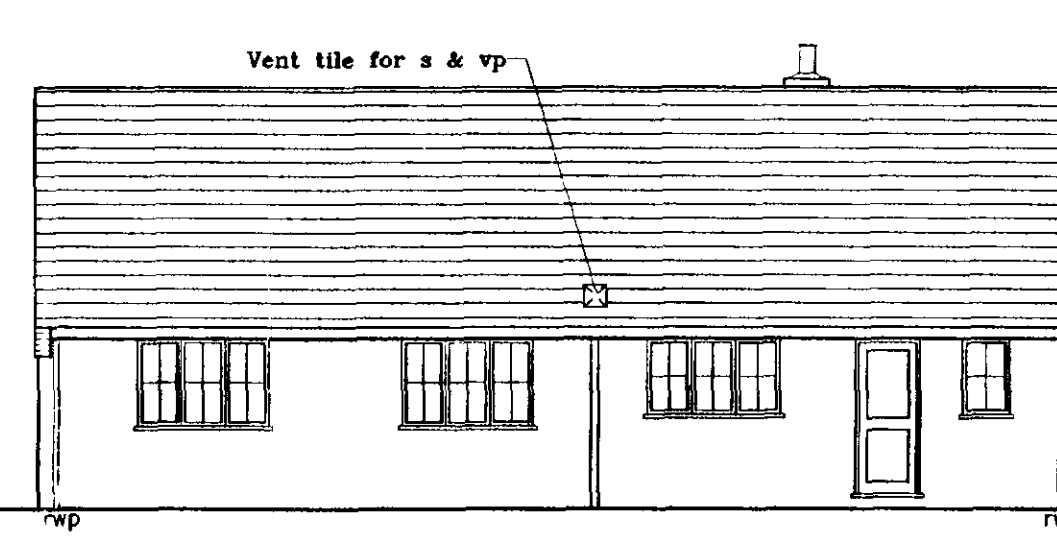
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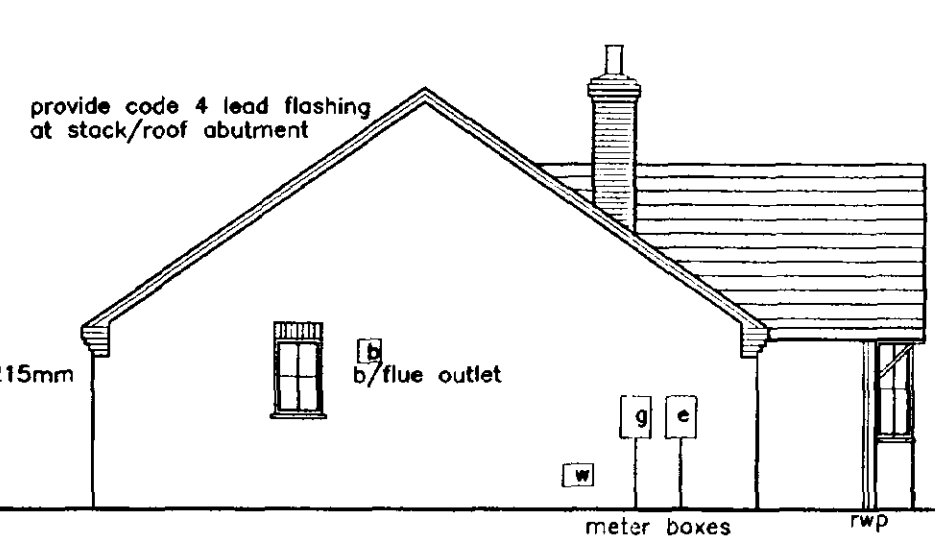
FRONT ELEVATION



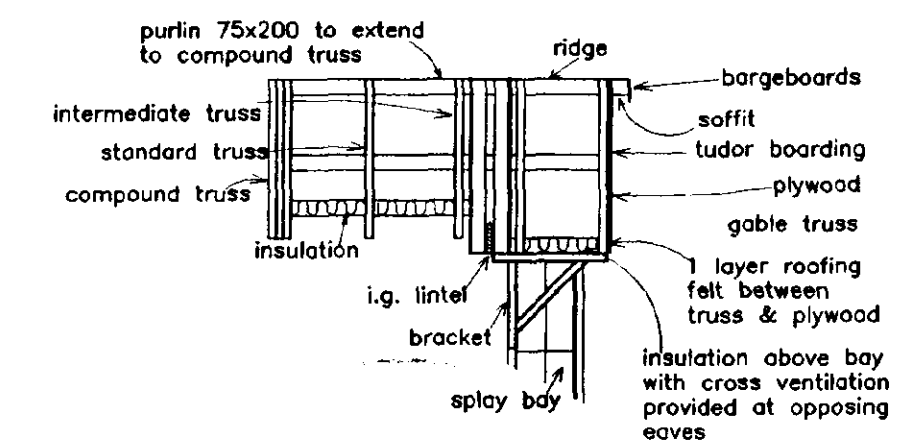
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



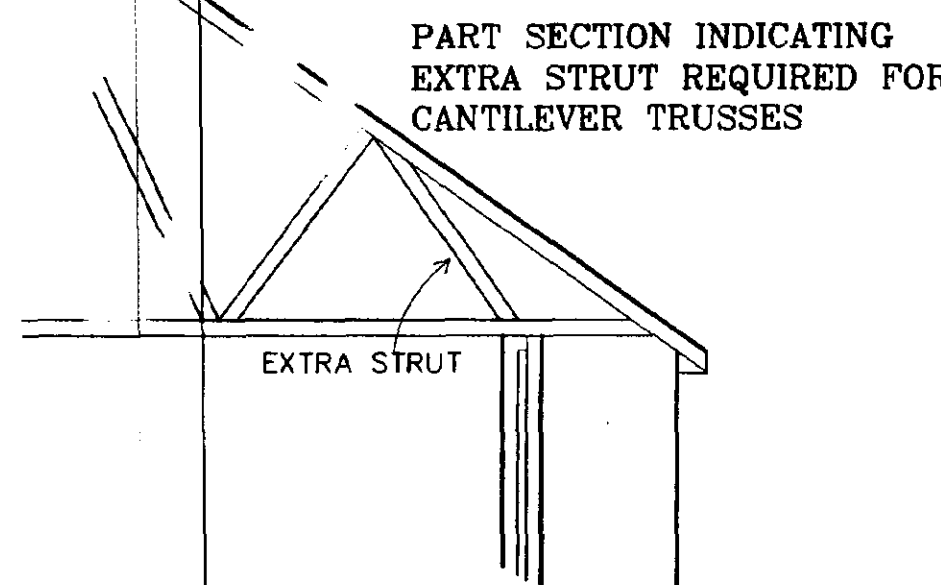
PART SECTION INDICATING ROOF CONSTRUCTION OVER SPPLAY BAY

DOOR, WINDOW AND LINTEL SCHEDULE

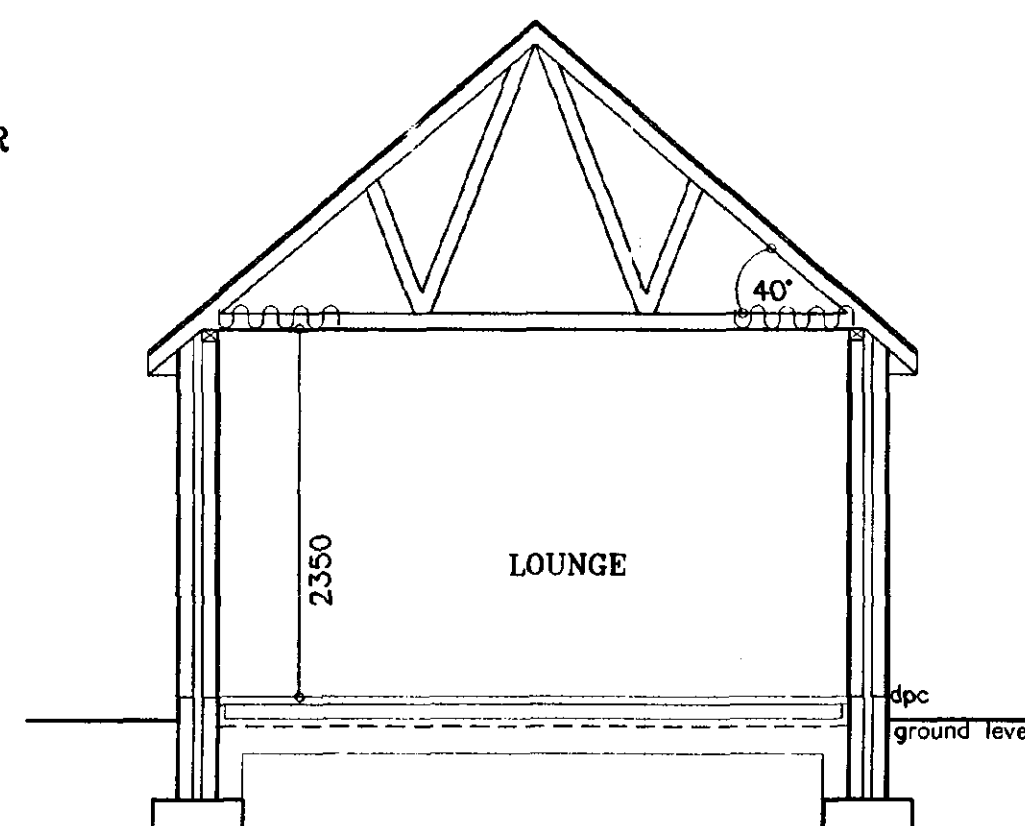
1. Garage Door	2280 x 2100	L1/S	2550
2. Bay Window	2646 x 1350	L1/S	3000
3. Ent. Frame PREMDOR	1800 x 2100	L1/S	2250
4. Window	1770 x 1200	L1/S	2100
5. Window	1200 x 1050	L1/S	1500
6. Window	1770 x 1200	L1/S	2100
7. Window	1770 x 1200	L1/S	2100
8. Window	1770 x 1050	L1/S	2100
9. Door PREMDOR	856 x 2100	L1/S	1200
10. Window	630 x 1050	L1/S	900
11. Window	630 x 1050	L1/S	900

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

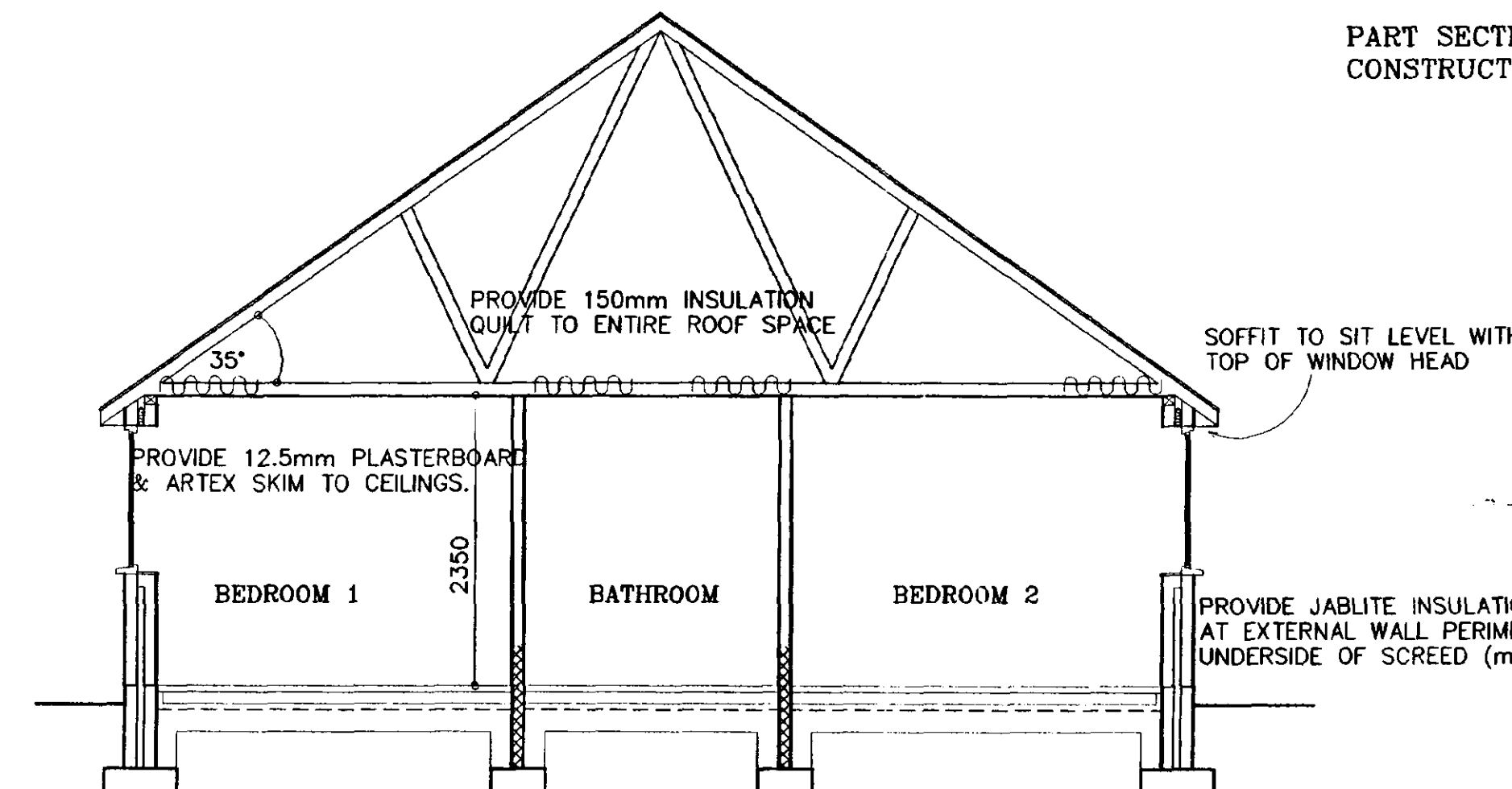


PART SECTION INDICATING EXTRA STRUT REQUIRED FOR CANTILEVER TRUSSES



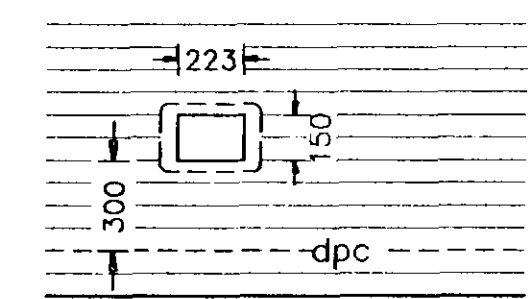
SECTION B-B

NOTE: 600mm FOOTINGS TO BUNGALOW

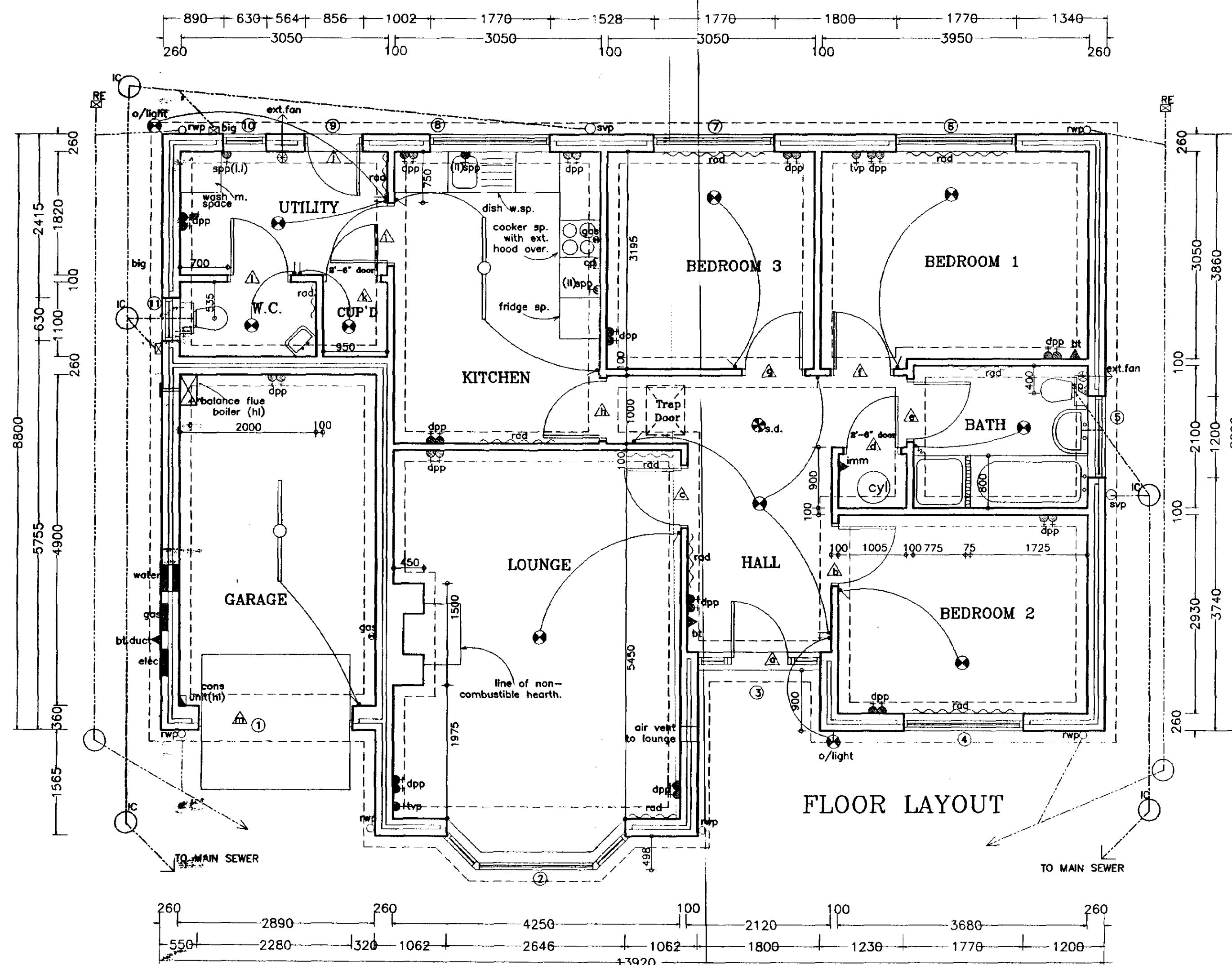


SECTION A-A

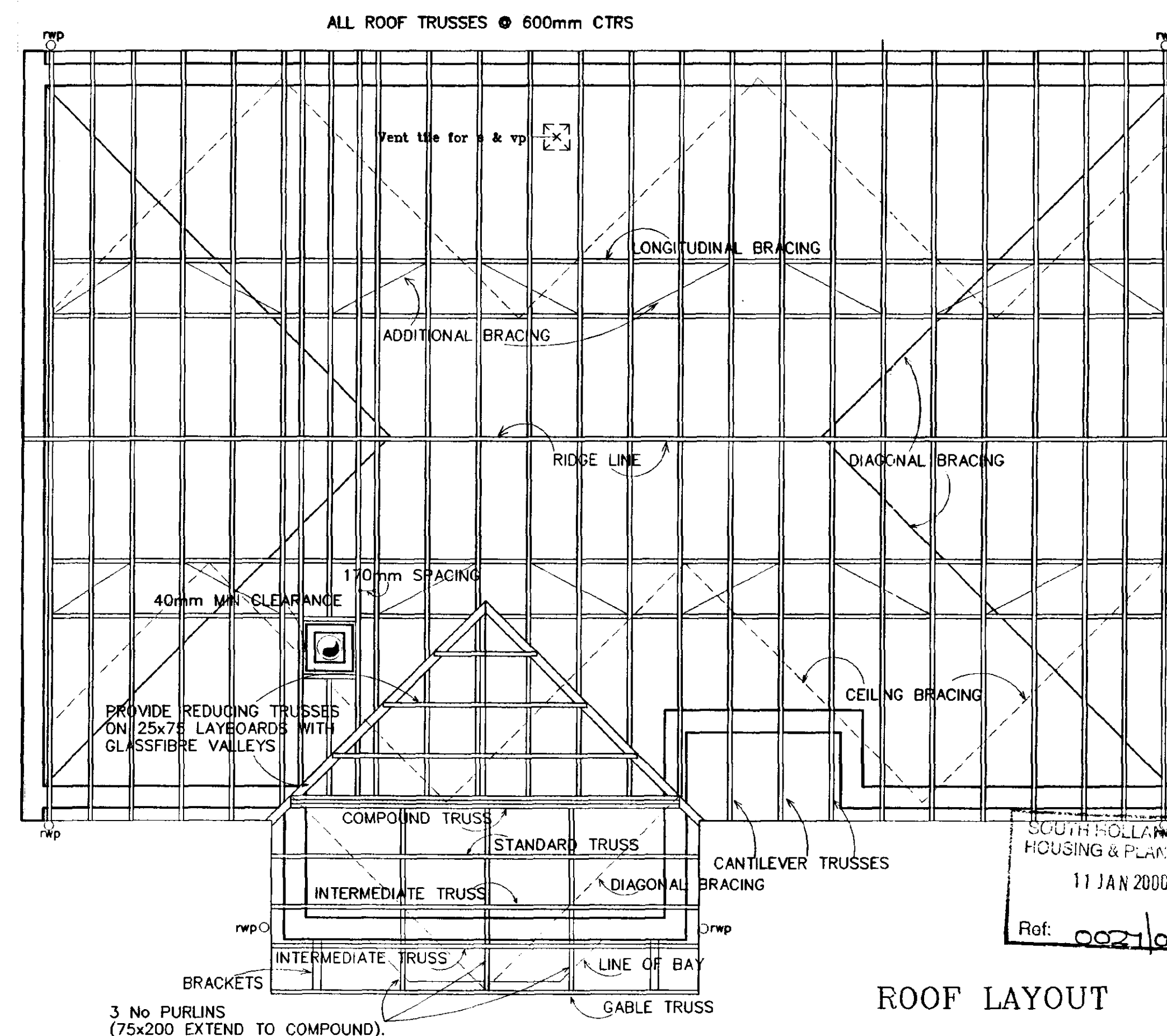
FLOOR CONSTRUCTION TO INCORPORATE 50mm JABUTE FLOORING GRADE SD INSULATION (below oversite).



ELEVATION OF WATER INDEX BOX



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-AZALEA-

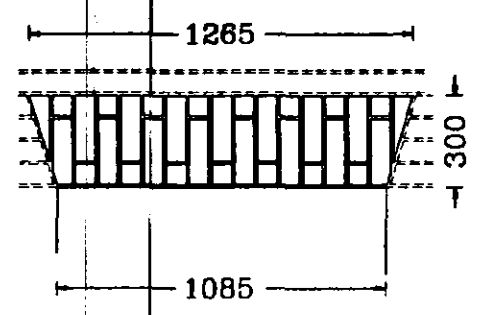
Plot 23, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

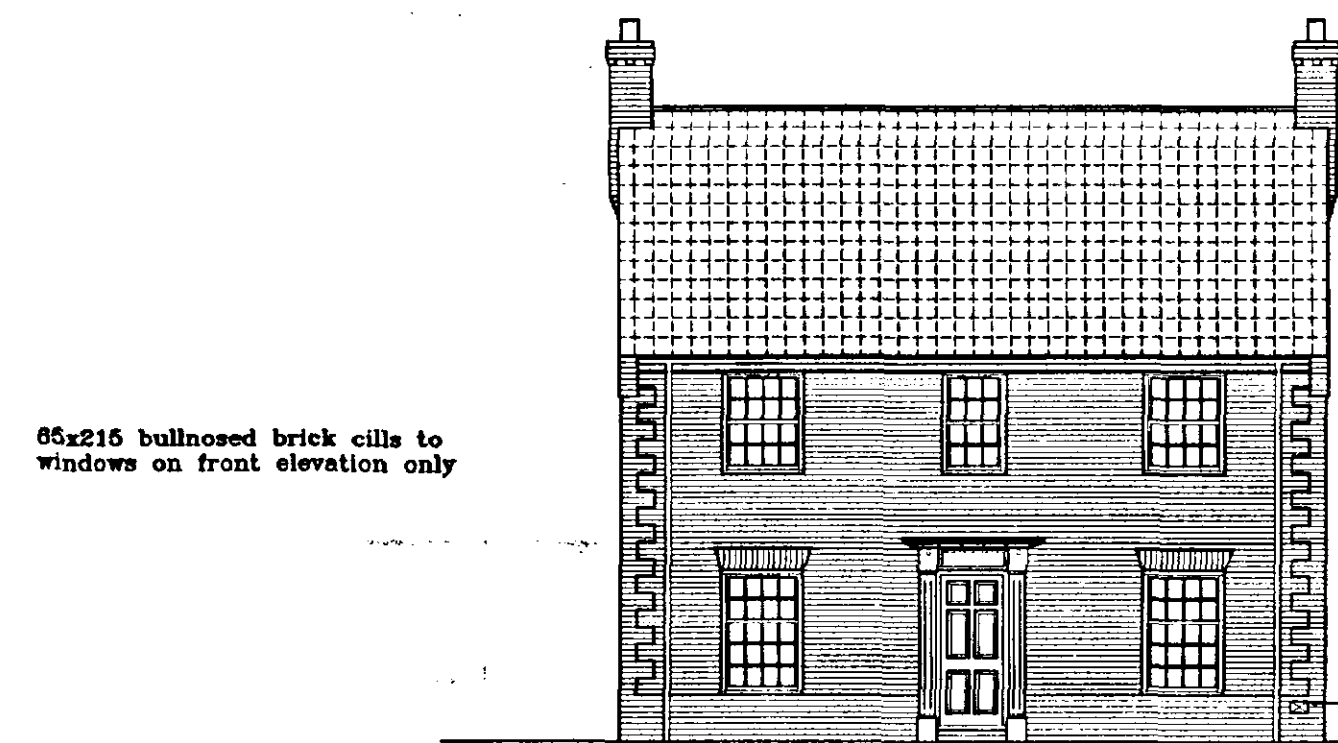
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Ext. fan in Utility.	20.12.99	S.L.
b)	Front, back door & Utility window altered.	20.01.99	M.R.
c)	Front entrance width altered.	17.05.99	S.L.
d)	Water Index Box added.	13.08.99	S.L.
e)	Amendments in compliance with new Part M.	28.09.99	A.S.Z.

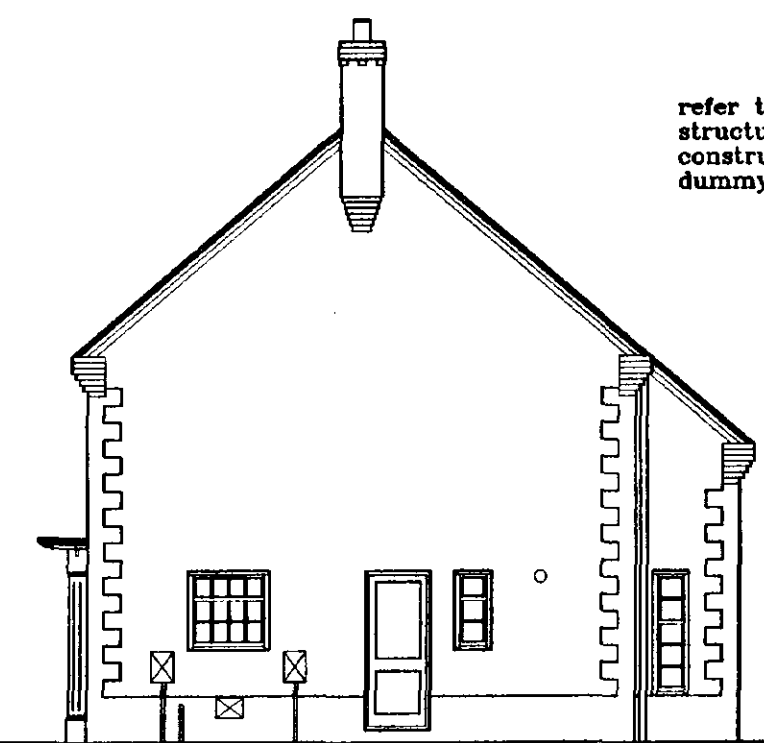
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DATE	Dec 1999			DRAWING No.	98022/23 - 01



DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY



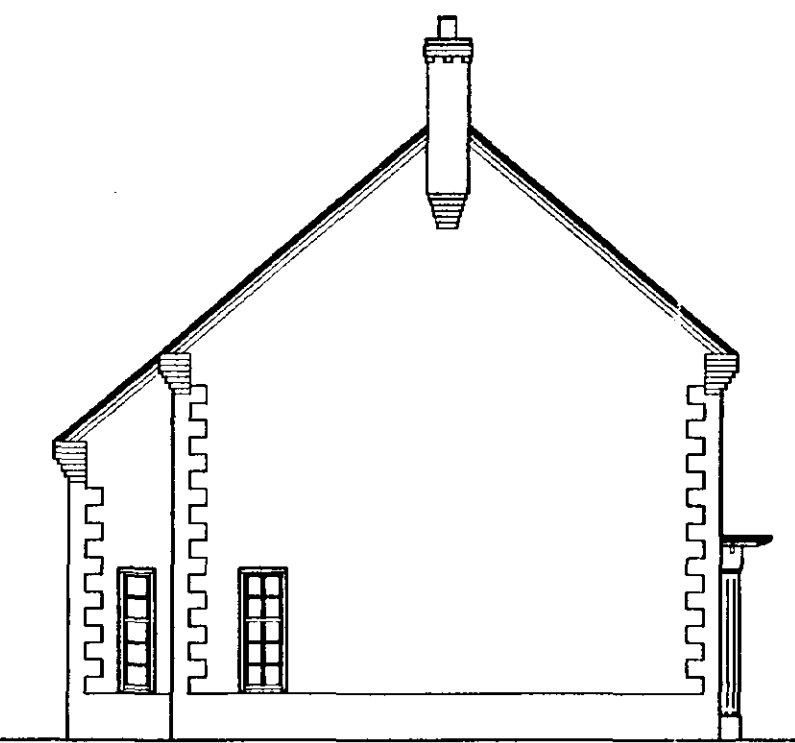
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DOOR, WINDOWS & LINTEL SCHEDULE				
No.	Type	Width x Depth	Lintel type / Length	
1.	Window	630 x 1850	L1-HD	1050
2.	French doors with top opening sidelights	2400 x 2100	L1-HD	2700
3.	Window	488 x 1850	L1-S	900
4.	Window	1770 x 1850	L1-HD	2100
5.	Window	488 x 1850	L1-S	900
6.	Window	488 x 900	L1-S	900
7.	Window	488 x 1050	L1-S	900
8.	Door - PREMDOR	856 x 2100	L1-HD	1200
9.	Window	1085 x 1050	L1-S	1500
10.	Window	1085 x 1850	L1-S	1500
11.	Door - PREMDOR	932 x 2100	L1-HD	1350
	Fan light - Workshop	932 x 300	-	-
12.	Window	1085 x 1850	L1-S	1500
13.	Window	915 x 1350	L1-S	1350
14.	Roof light	Valux GGL 104	-	-
15.	Window	915 x 1350	L1-S	1350
16.	Window	1085 x 1350	L1-S	1500
17.	Window	880 x 1350	L1-S	1200
18.	Window	1085 x 1350	L1-S	1500

NOTE: For opening No's 10, 12, 16, 17, 18 allow for brick chills.

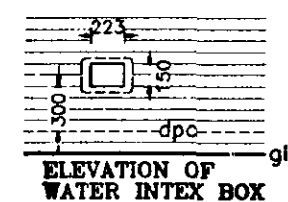
ALL LINTEL REFS BY IG LTD

ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

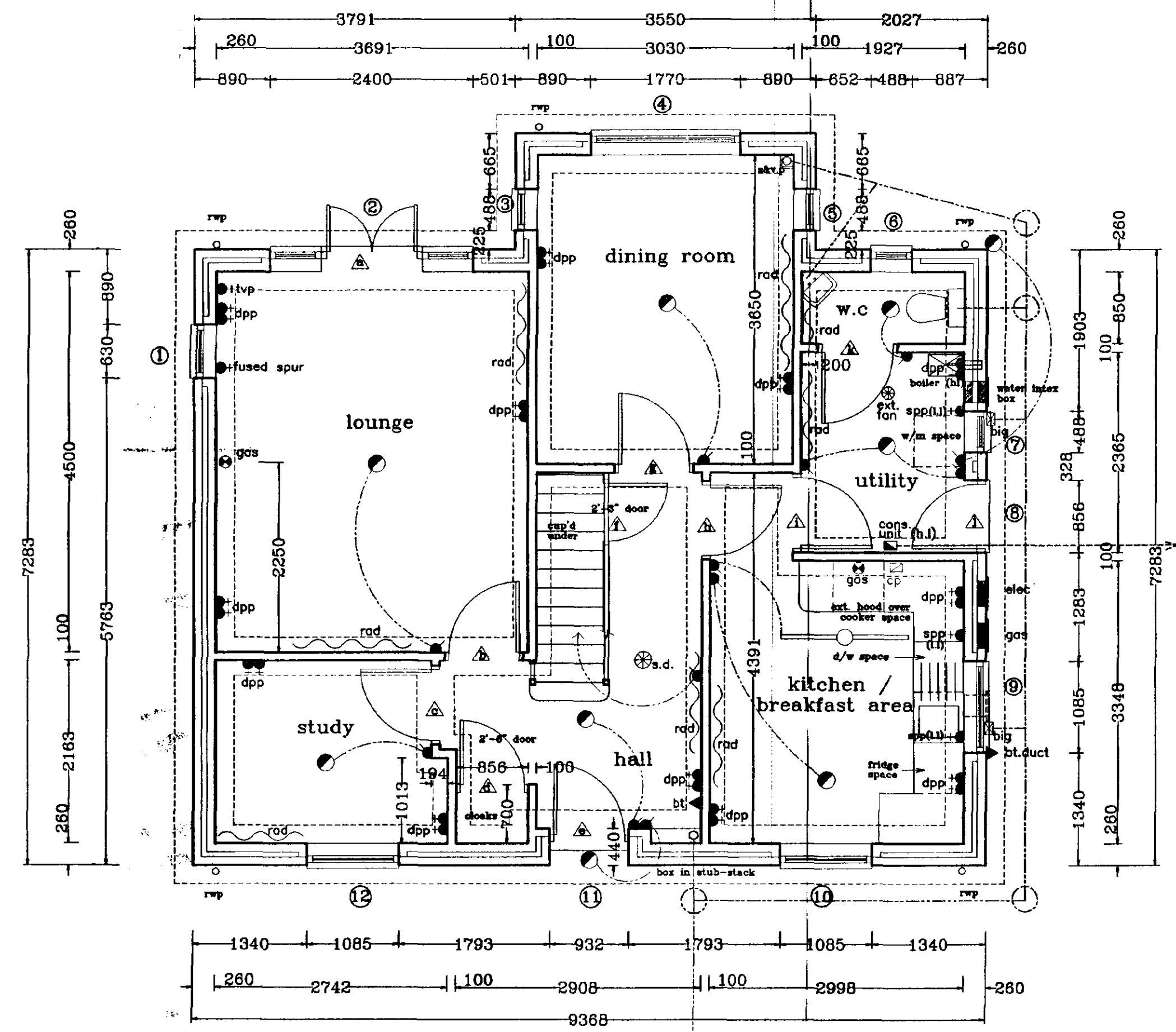
INTERNAL LINTEL SCHEDULE

b.-	IG 100 box beam	1200
c.-	IG 100 box beam	1200
d.-	IG internal type	1200
g.-	IG 100 box beam	1200
h.-	IG 100 box beam	1200
i.-	IG internal type	1200
j.-	IG internal type	1200

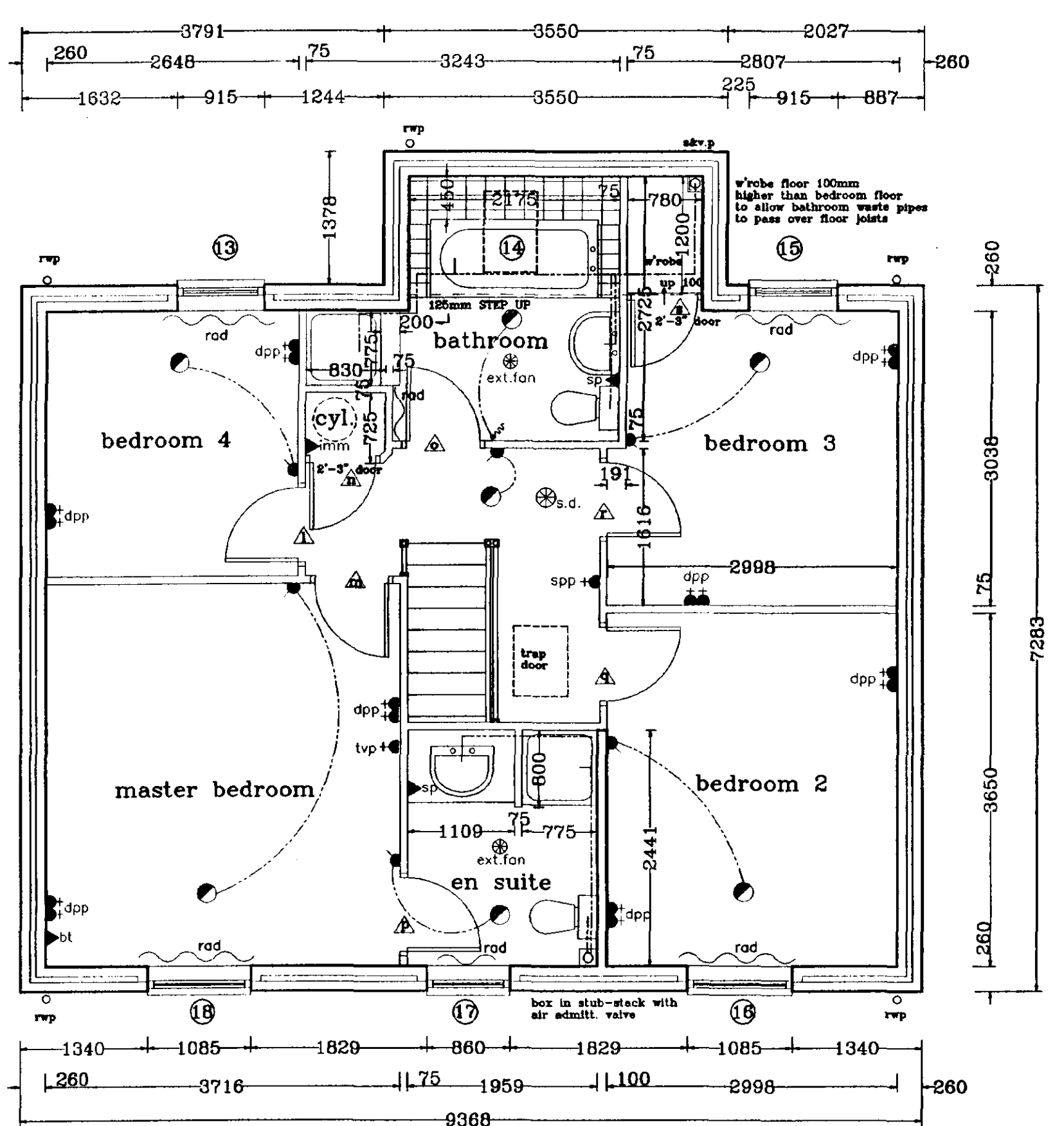
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR OK Y TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)



ELEVATION OF WATER INLET BOX



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-RICHFIELD-
Plot 38, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	SPP. added in Kitchen	1/6/99	S.L.
b)	fused spur in lounge.		
c)	STEP UP / Plinth to shower in bathroom.	1/6/99	S.L.
d)	kitchen layout amended.	15/6/99	S.L.
e)	Amendments in compliance with new part m.	15/7/99	S.L.
f)	Improvements in Kitchen/Utility	15/8/99	S.L.

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 002100

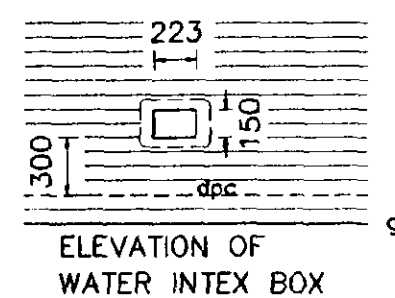
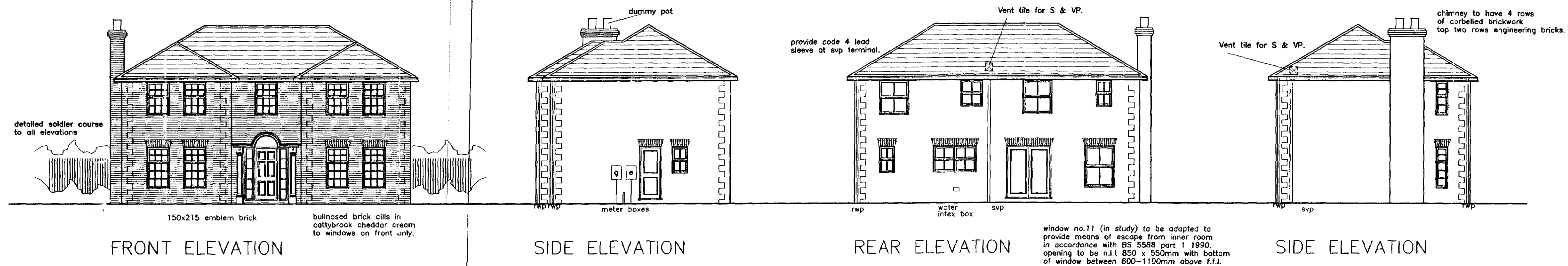
SCALE	1:25	1:50	1:100	DRAWN	MASTER COPY.
DATE	Dec 1999			DRAWING No.	98022/38 - 01

DOOR, WINDOW & LINTEL SCHEDULE

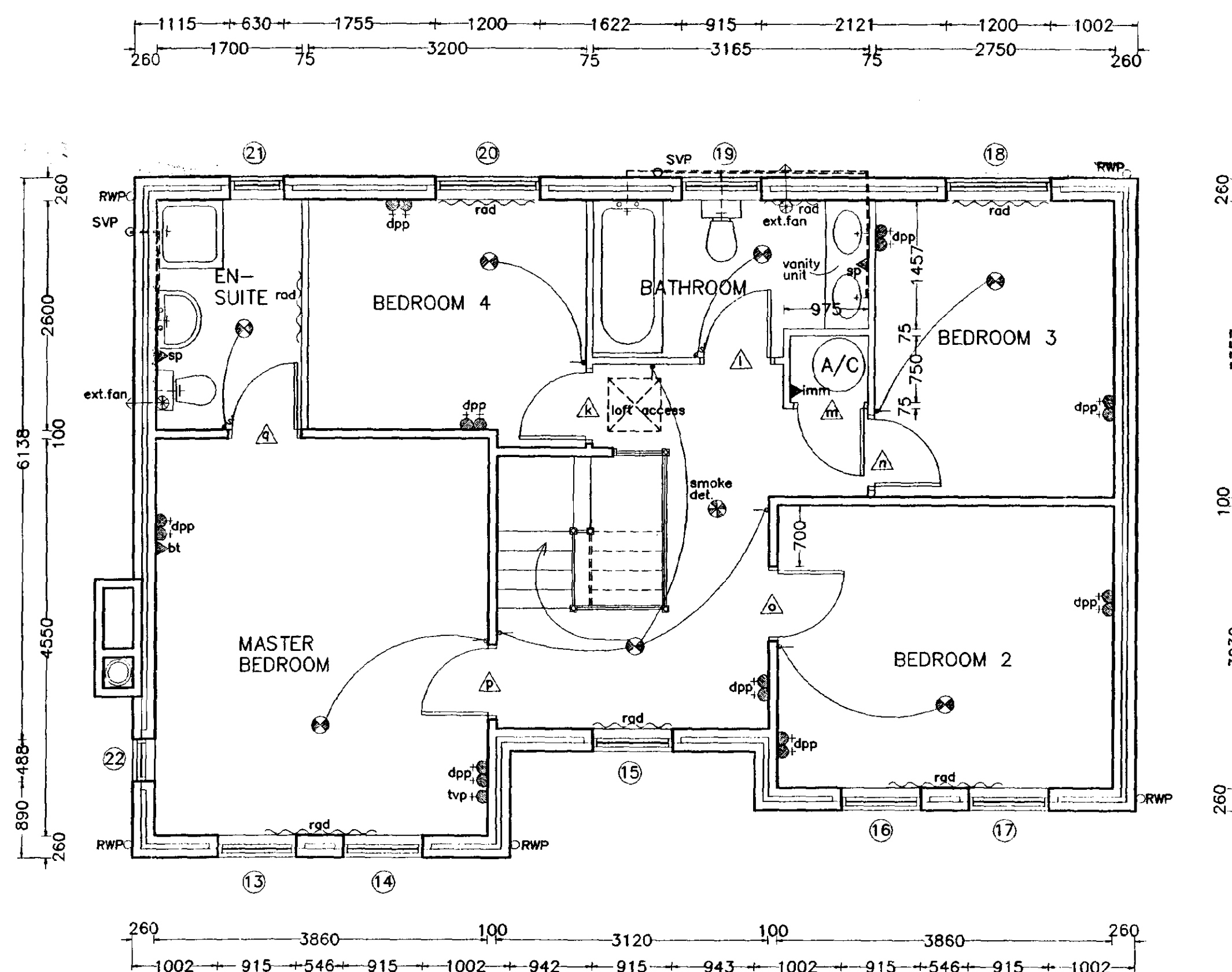
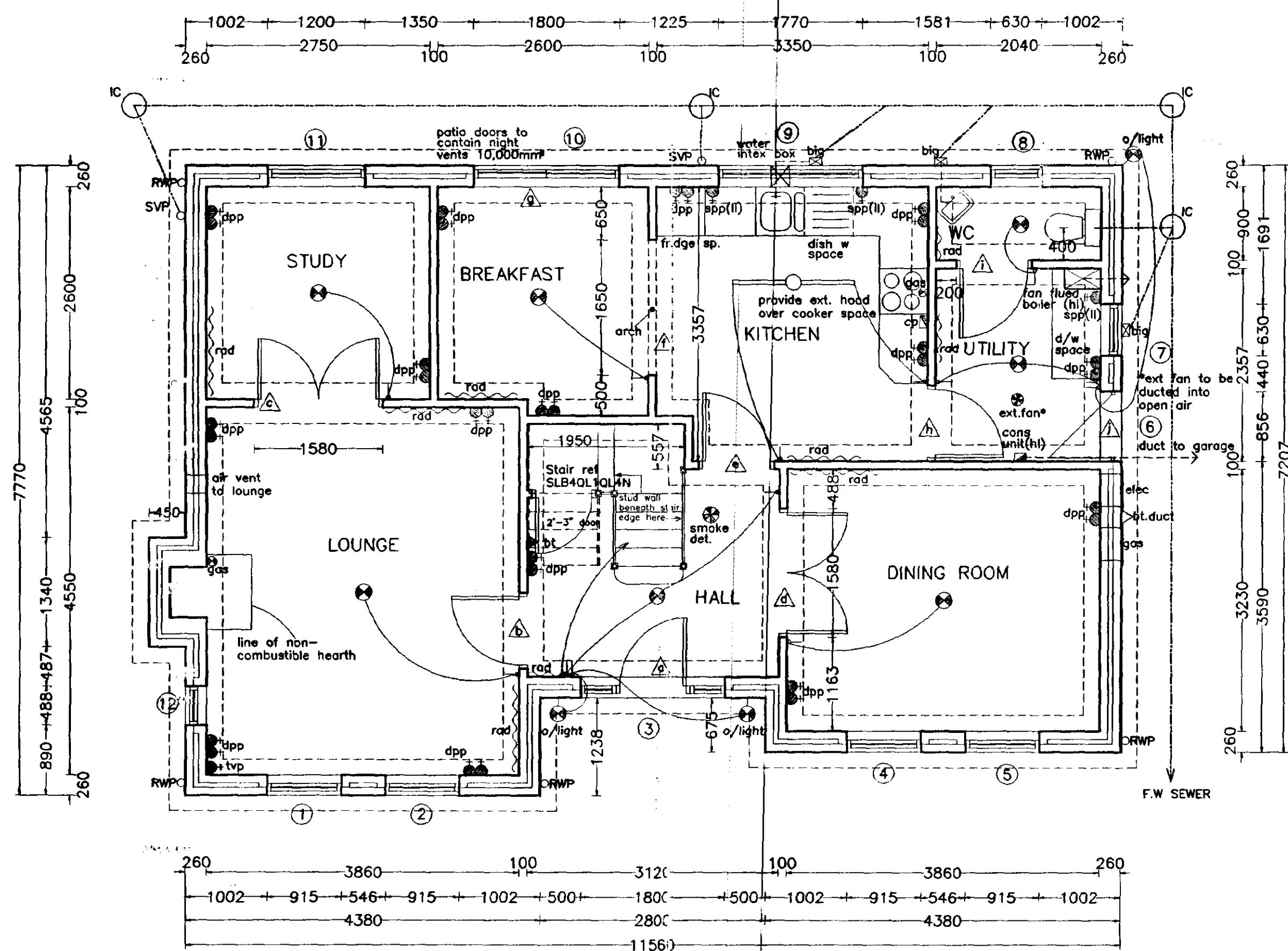
No.	Type	Width x Depth	Lintel type / Length
1.	Window	915 X 1650	L1-S 1350
2.	Window	915 X 1850	L1-S 1350
3.	Front Entrance PREMDOR	1800 x 2100	L1-S 2100
4.	Window	915 X 1650	L1-S 1350
5.	Window	915 X 1650	L1-S 1350
6.	Door-PREMDOR	858 x 2100	L1-S 1200
7.	Window	830 x 1050	L1-S 1050
8.	Window	630 x 1050	L1-S 1050
9.	Window	1770 x 1050	L1-S 2100
10.	Patio-Doors	1800 x 2100	L1-S 2100
11.	Window	1200 x 1650	L1-S 1600
12.	Window	915 x 1350	L1-S 1350
13.	Window	915 x 1350	L1-S 1350
14.	Window	915 x 1350	L1-S 1350
15.	Window	915 x 1350	L1-S 1350
16.	Window	915 x 1350	L1-S 1350
17.	Window	315 x 1350	L1-S 1350
18.	Window	1200 x 1200	L1-HD 1600
19.	Window	915 x 1050	L1-S 1200
20.	Window	1200 x 1200	L1-S 1600
21.	Window	830 x 1050	L1-S 1050
22.	Window	488 x 1350	L1-HD 900

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF B, E - BOX 75 1200mm LONG
C, D, F- BOX 100 1950mm LONG

ALL LINTEL REFS BY JG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-BLOOMINGTON-

Plots 39, 42, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

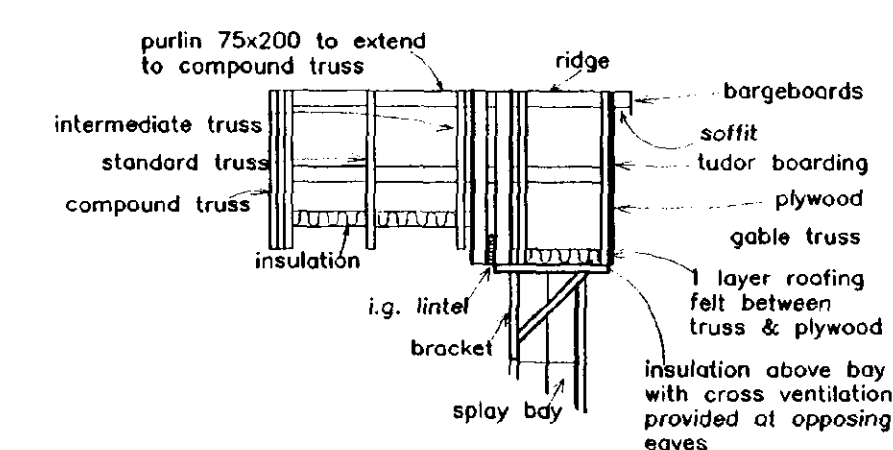
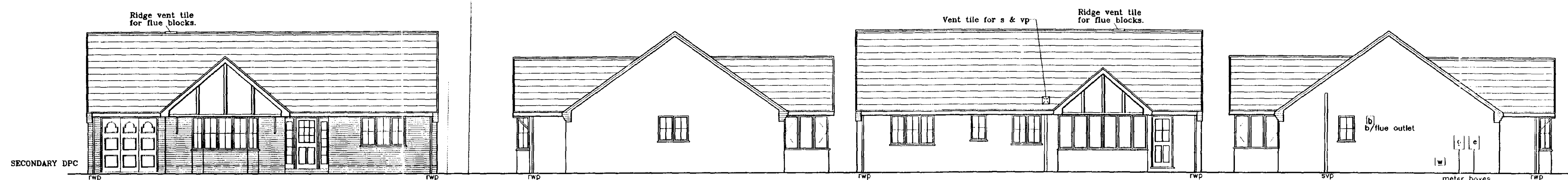
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Various rods repositioned	5.5.99	S.L.
b)	D.P.P. in Lounge repositioned		
c)	S.V.P.'s moved	1.6.99	S.L.
d)	Front Entrance amended- PREMDOR	25.5.99	J.V.
e)	Front cup'd under stairs		
f)	Amendments in compliance with new part 1	1.7.99	S.L.
g)	Square shower tray in En-suite	2.8.99	S.L.
h)	Pair of glazed doors to study	23.11.99	A.S.Z.

SCALE	1:25	1:50	1:100	DRAWN	MASTER COPY.
DATE	Dec 1999			DRAWING No.	98022/39, 42 - 01

SOUTH HOLLAND CC
HOUSING & PLANNING
11 JAN 2000
Ref: 002/100

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Brick chills to windows n° 2 & 4 (to From elevation only)

FRONT ELEVATION

Decoration to front and rear gables:

- 25 x 175 planed timber boarding to be teak stain.
- Fascia & barge boards to be painted White.
- Gable inset to be painted Magnolia.

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

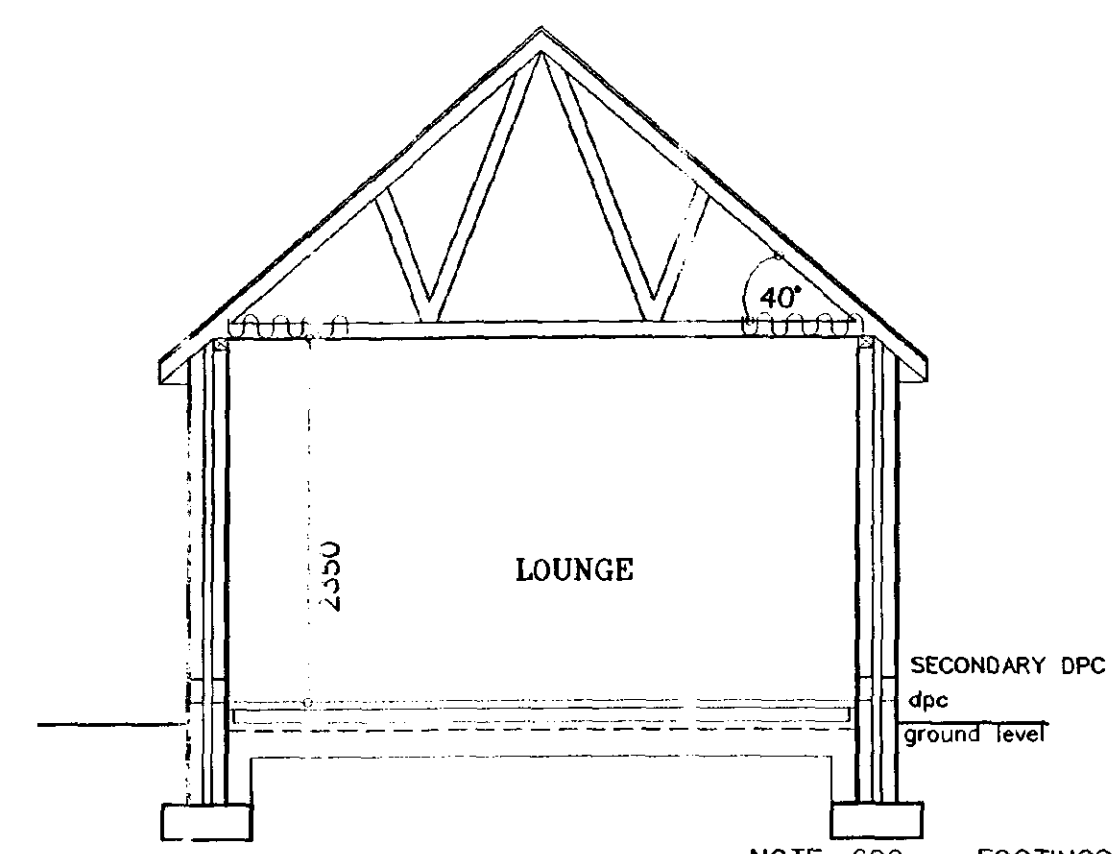
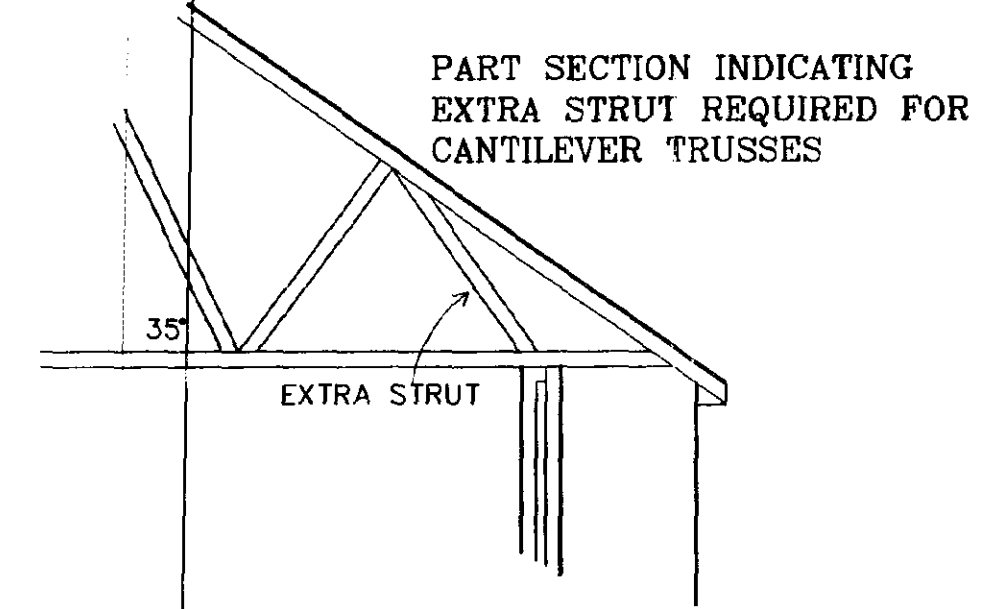
PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY

DOOR, WINDOW AND LINTEL SCHEDULE

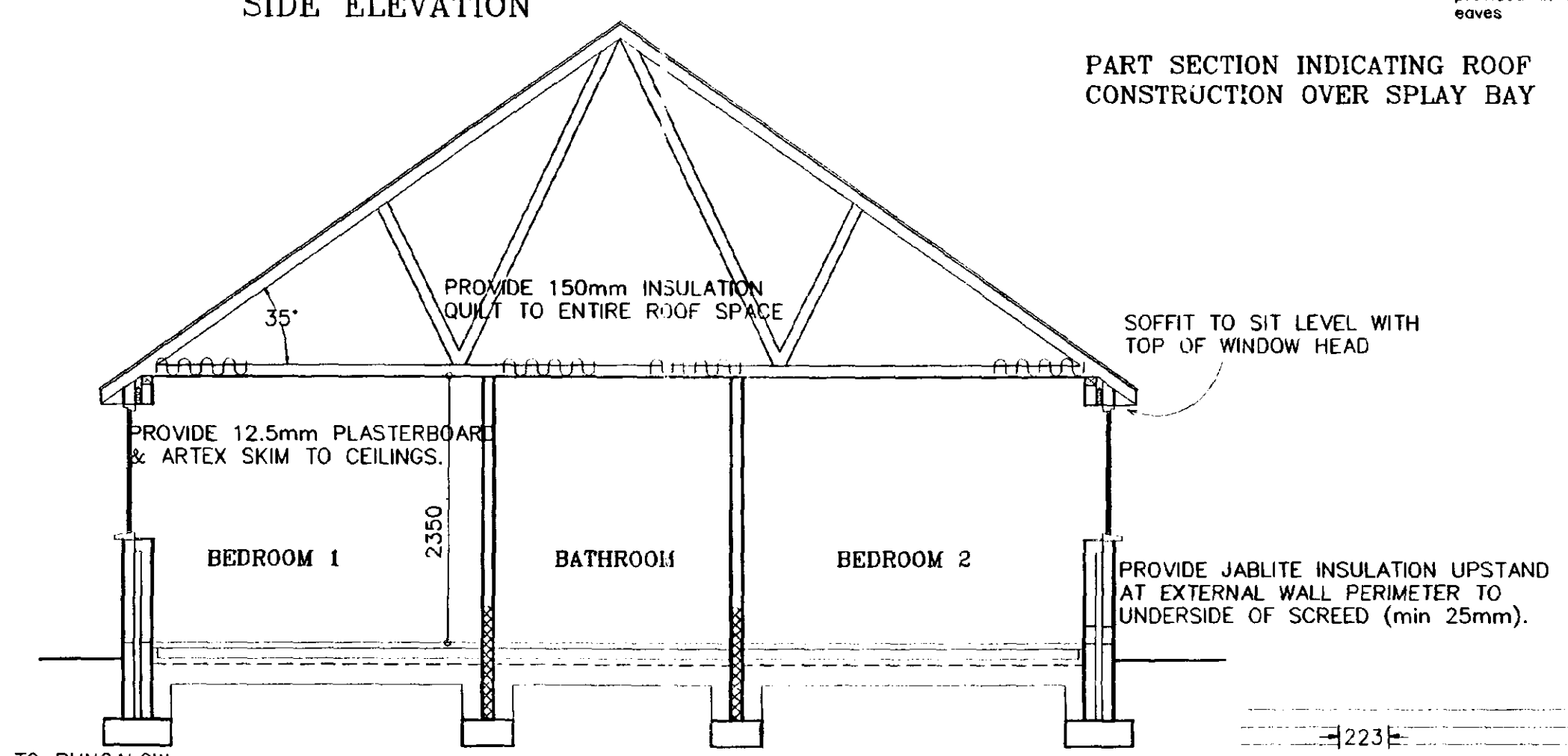
1. Garage Door	2280 x 2100	L1/S	2550
2. Bay Window	2848 x 1350	L1/S	3000
3. Ent. Frame	1800 x 2100	L1/S	2100
4. Window	1770 x 1200	L1/S	2100
5. Window	1200 x 1050	L1/S	1500
6. Window	1770 x 1200	L1/S	2100
7. Window	630 x 1050	L1/S	1050
8. Window	1200 x 1200	L1/S	1500
9. Feature Window	in PVC-U with reinforced corners and wall plate.		
10. Door	858 x 2100	L1/S	1200
11. Window	630 x 1050	L1/S	900

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

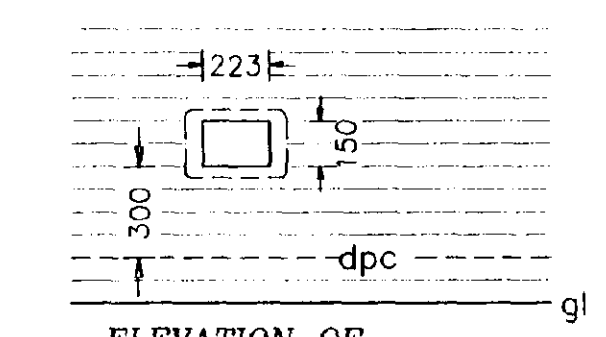
NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



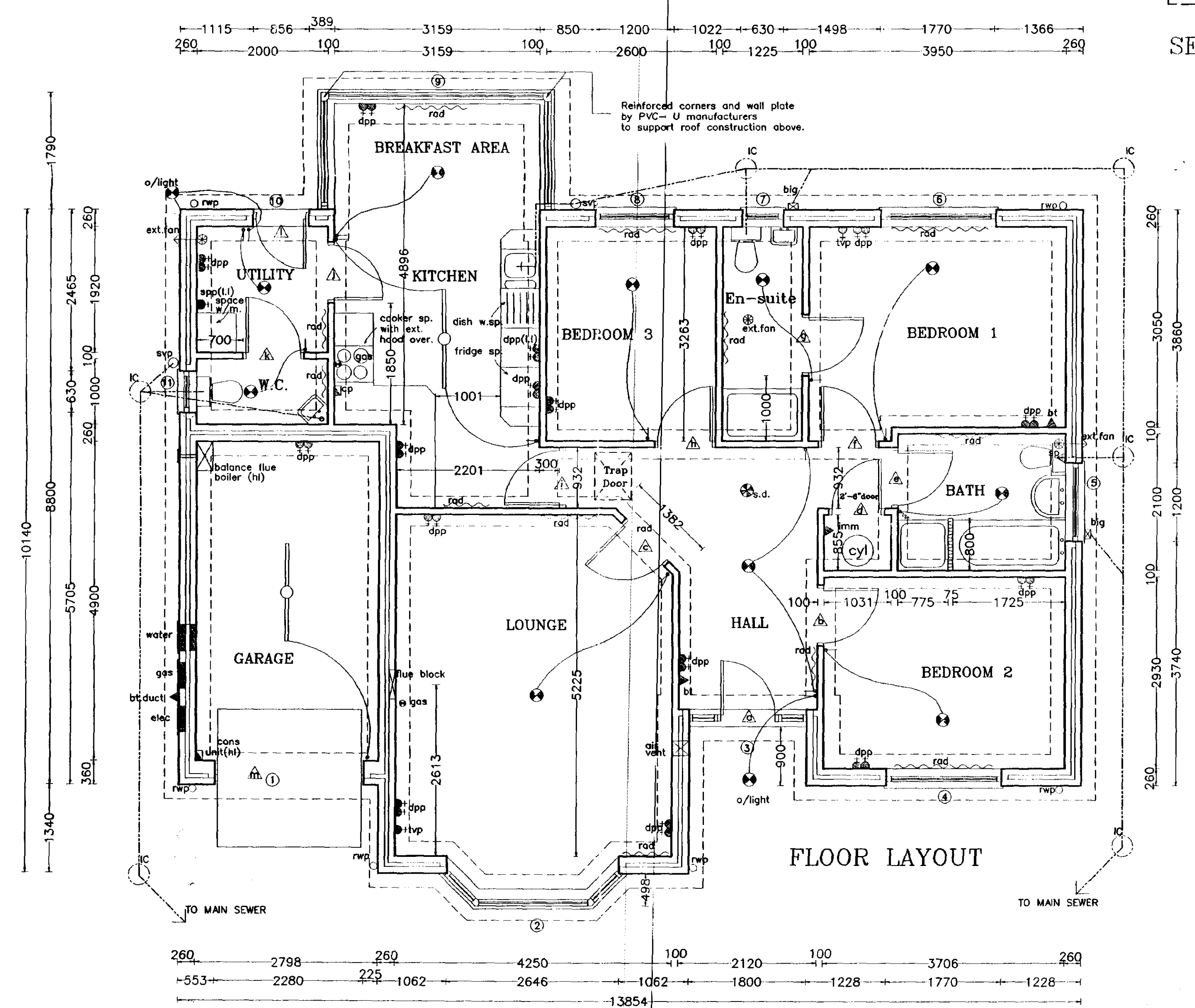
SECTION B-B



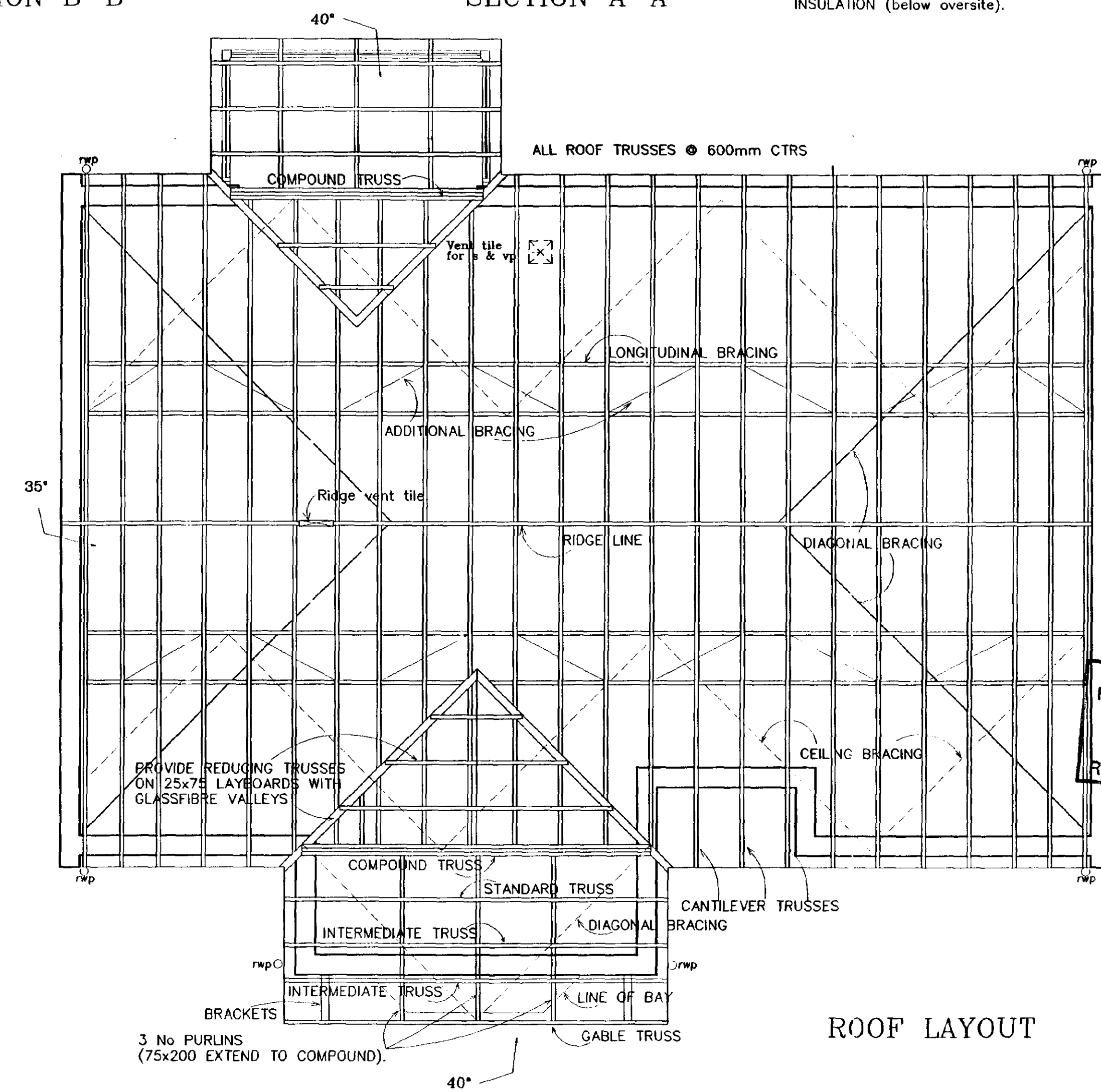
SECTION A-A



ELEVATION OF WATER INTEX BOX



FLOOR LAYOUT



ROOF LAYOUT



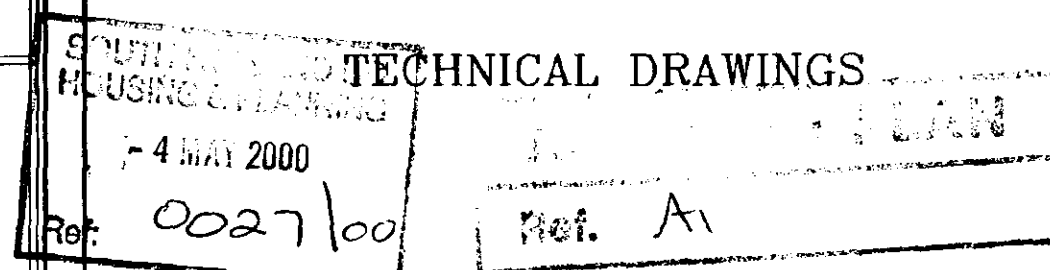
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-HAMPTON-

Plot 23. Phase 3.
OFF BACKGATE, COWBIT.

DRAWING

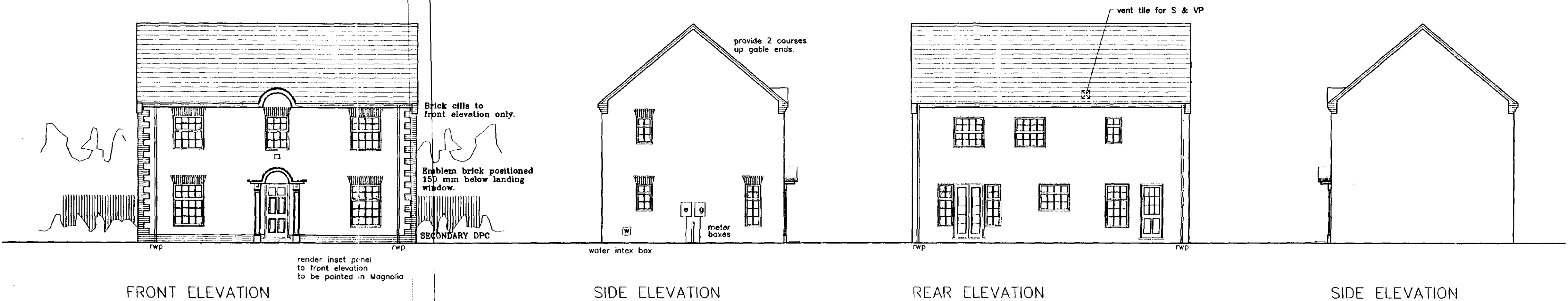


REV	DESCRIPTION	DATE	BY

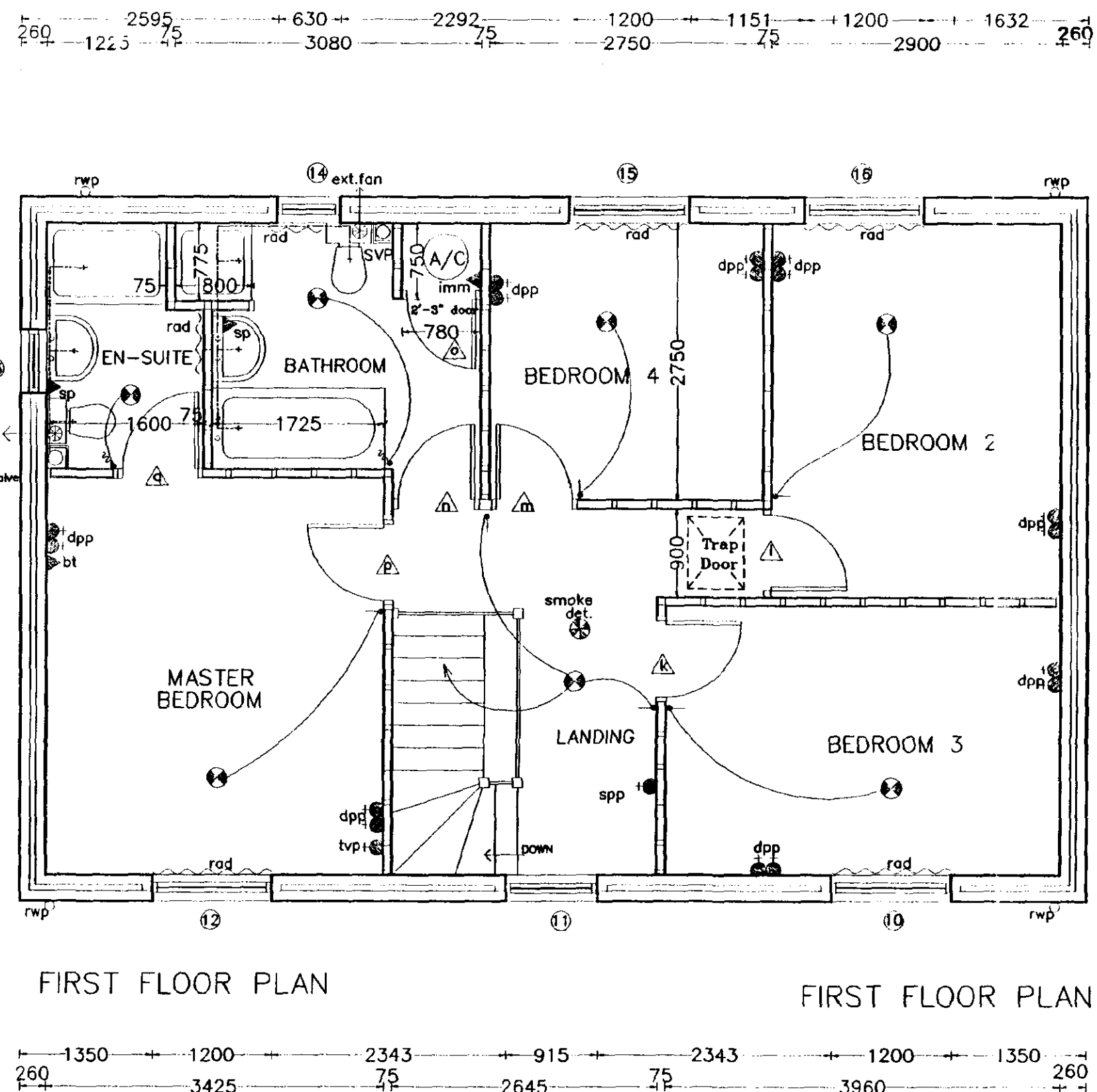
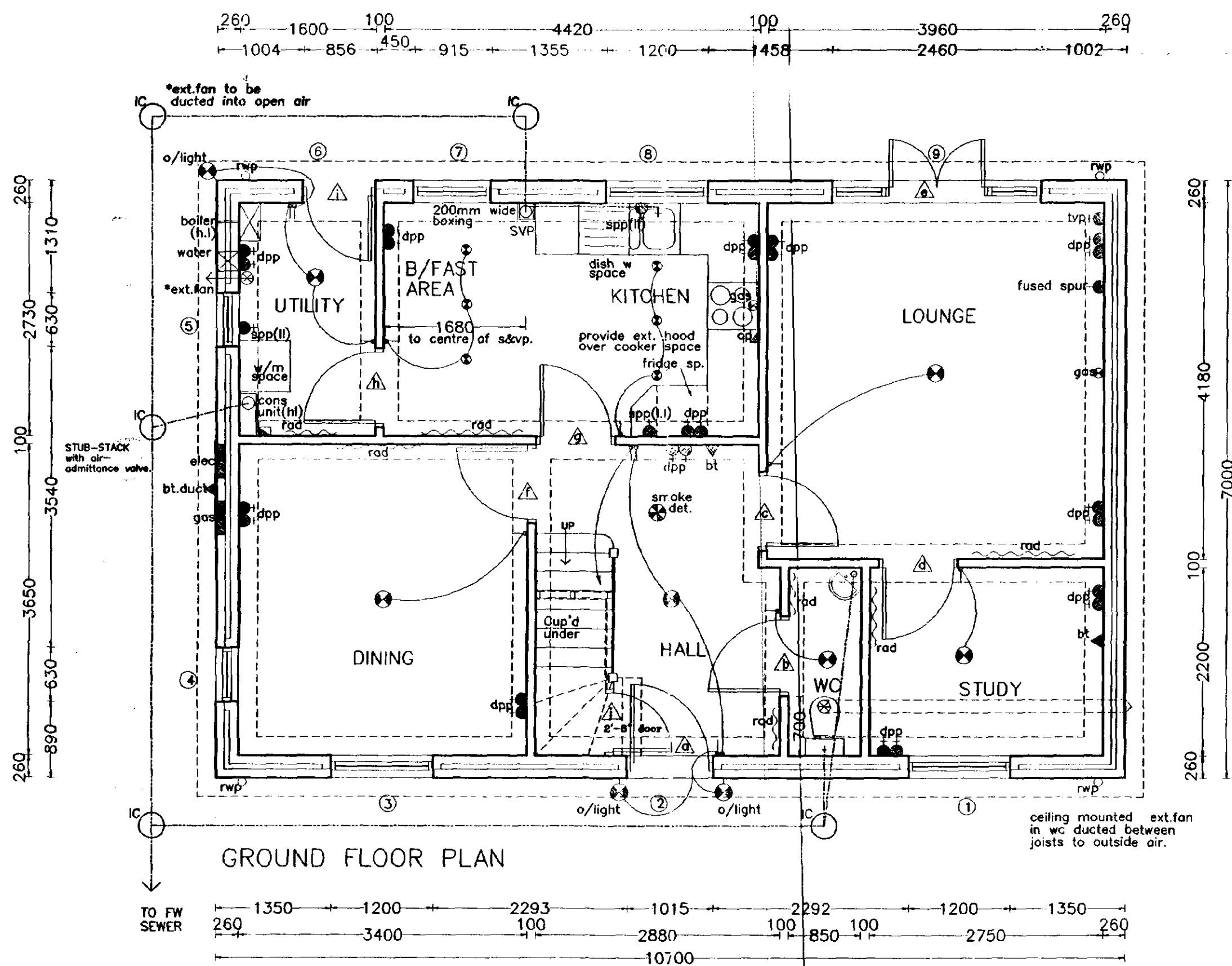
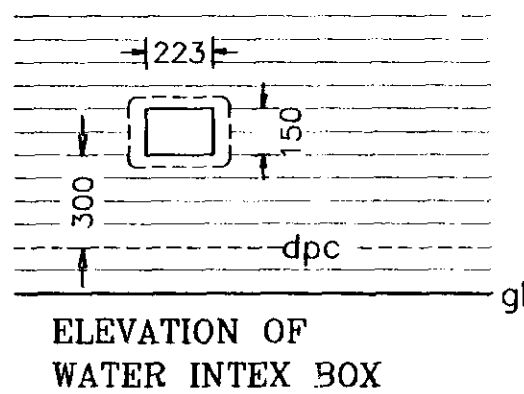
SCALE
1:25 1:50 1:100

DATE
April 2000

DRAWING No.
98022/23



NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)



DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Window	1200 x 1650	L1-S 1500
2.	Door	1015 x 2100	L1-HD 1350
3.	Window	1200 x 1650	L1-S 1500
4.	Window	630 x 1650	L1-S 1050
5.	Window	630 x 1050	L1-S 1050
6.	Door	856 x 2100	L1-HD 1200
7.	Window	915 x 1650	L1-S 1350
8.	Window	1200 x 1050	L1-HD 1500
9.	Pair of doors & windows	1200 x 2100	L1-HD 2850
10.	Window	1200 x 1350	L1-S 1500
11.	Window	915 x 1350	L1-S 1350
12.	Window	1200 x 1350	L1-S 1500
13.	Window	630 x 1050	L1-S 1050
14.	Window	630 x 1050	L1-S 1050
15.	Window	1200 x 1200	L1-S 1500
16.	Window	1200 x 1200	L1-S 1500

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT REF B, C, F, G BOX 100 - 1200 LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: For opening No's 1, 3, 10, 11, 12 allow for brick cills.



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.

Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
- ROCHESTER -

Plot 44, Phase 3.
OFF BACKGATE, COWBIT
LINCOLNSHIRE

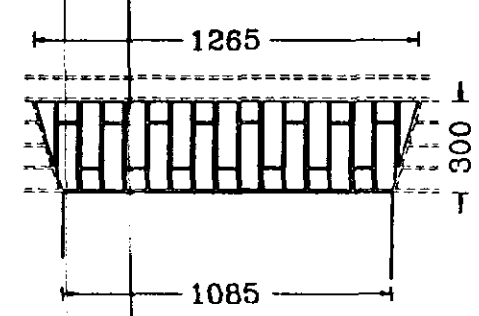
DRAWING

Ref: 0021/00

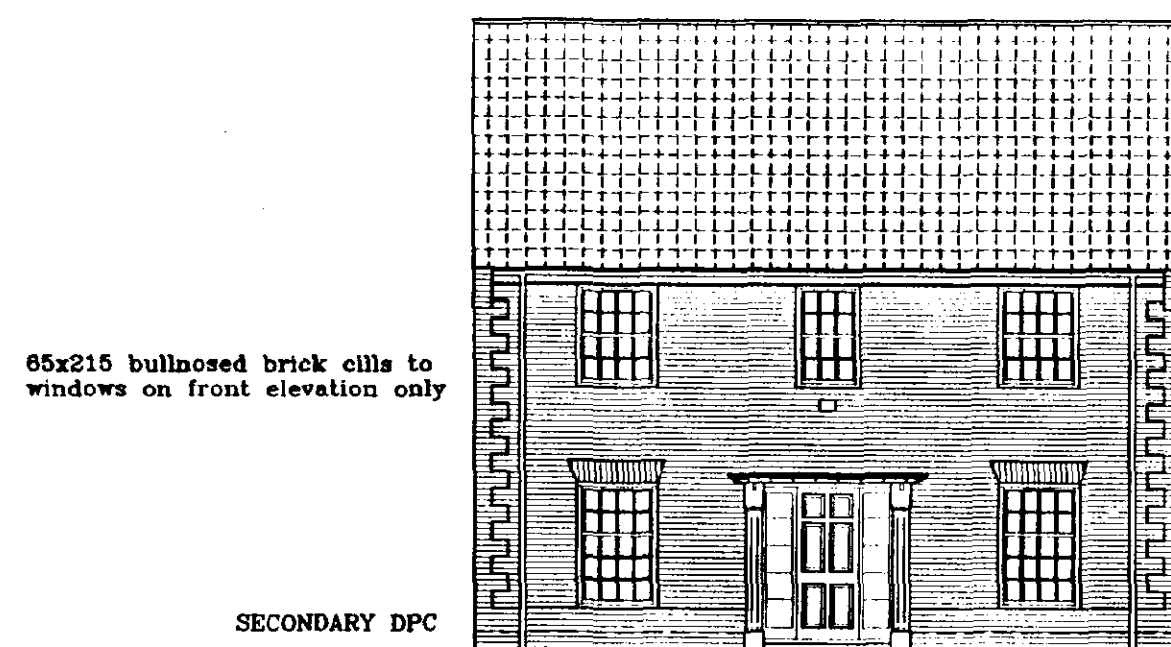
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Building control amendments.	14.12.98	M.D.
b)	Move some rad. positions.	18.05.99	S.L.
c)	Kitchen layout amended.	15.06.99	C.N.
d)	Amendments in compliance with new part M.	07.09.99	A.S.Z.
e)	Breakfast area door swing. Door & toilet moved in WC. Secondary DPC added.	19.01.00	A.S.Z.
f)	BH - Internal amendments.	15.02.00	

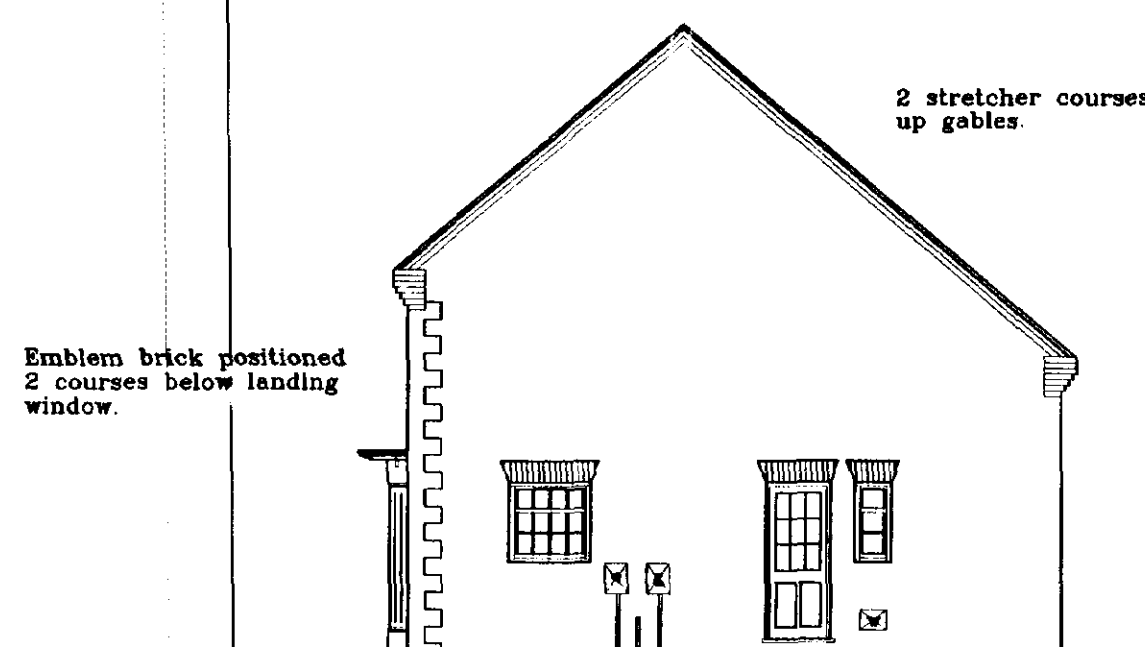
SCALE	DRAWN
1:25 1:50 1:100	
DATE	DRAWING No.
April 2000	98022/44 - 01



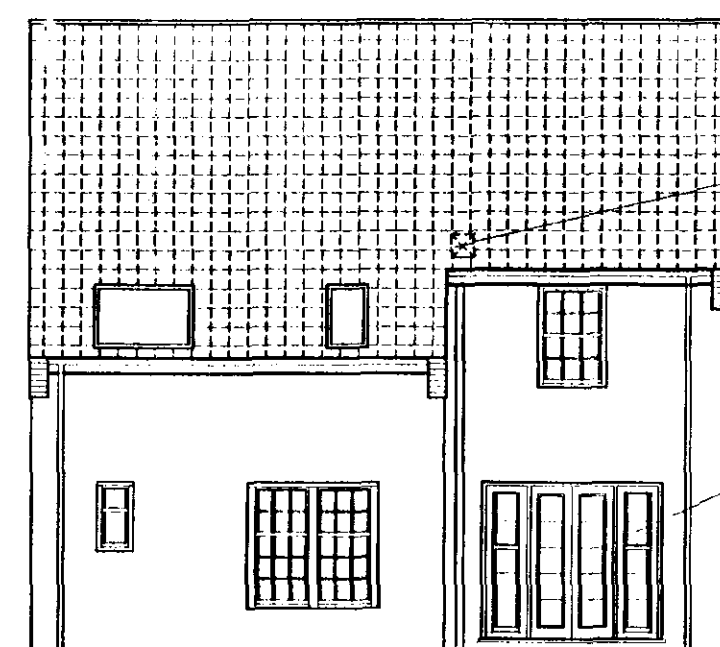
DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY



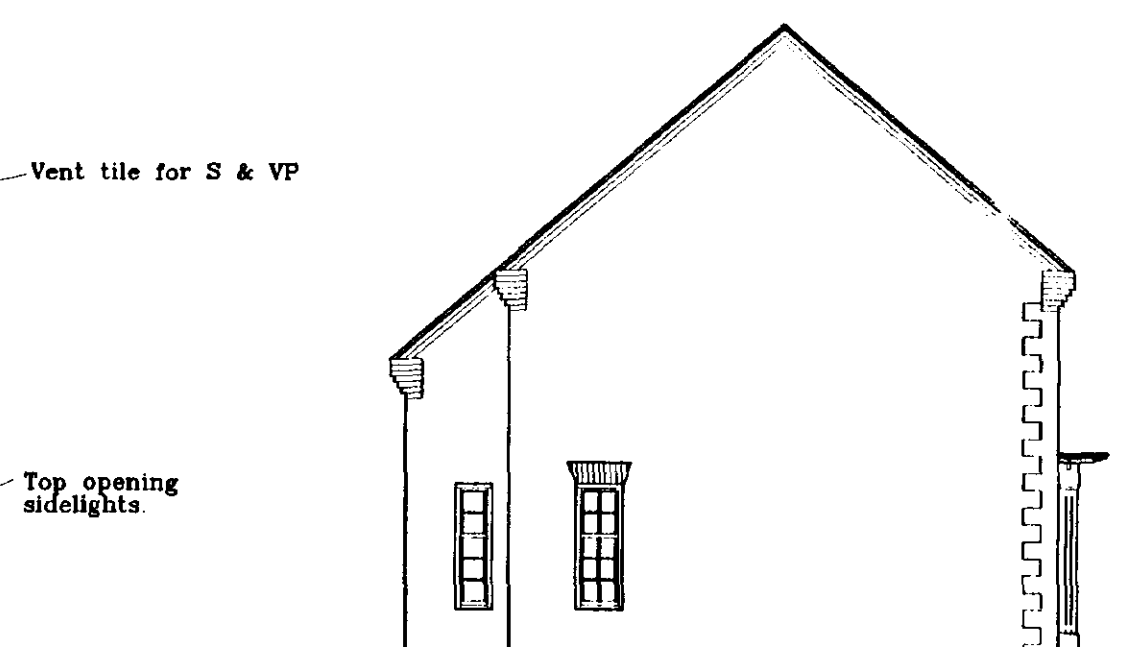
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DOOR, WINDOWS & LINTEL SCHEDULE			
No.	Type	Width x Depth	Lintel type / Length
1.	Window	1085 x 1650	L1-S 1500
2.	Entrance Door	1800 x 2100	L1-S 2100
3.	Window	1085 x 1650	L1-S 1500
4.	Window	630 x 1650	L1-HD 1050
5.	French doors with top opening sidelights	2400 x 2100	L1-HD 2700
6.	Window	488 x 1650	L1-S 900
7.	Window	1770 x 1650	L1-S 2100
8.	Window	488 x 900	L1-S 900
9.	Window	488 x 1050	L1-S 900
10.	Door	856 x 2100	L1-S 1200
11.	Window	1085 x 1050	L1-S 1500
12.	Window	1085 x 1350	L1-S 1500
13.	Window	830 x 1350	L1-S 1200
14.	Window	1025 x 1350	L1-S 1500
15.	Window	915 x 1350	L1-S 1350
16.	Roof light	Boulton & Paul SV610	(540 x 980)
17.	Roof light	Boulton & Paul SV1310	(1340 x 980)

NOTE: For opening No's 1, 3, 12, 13, 14 allow for brick cills.

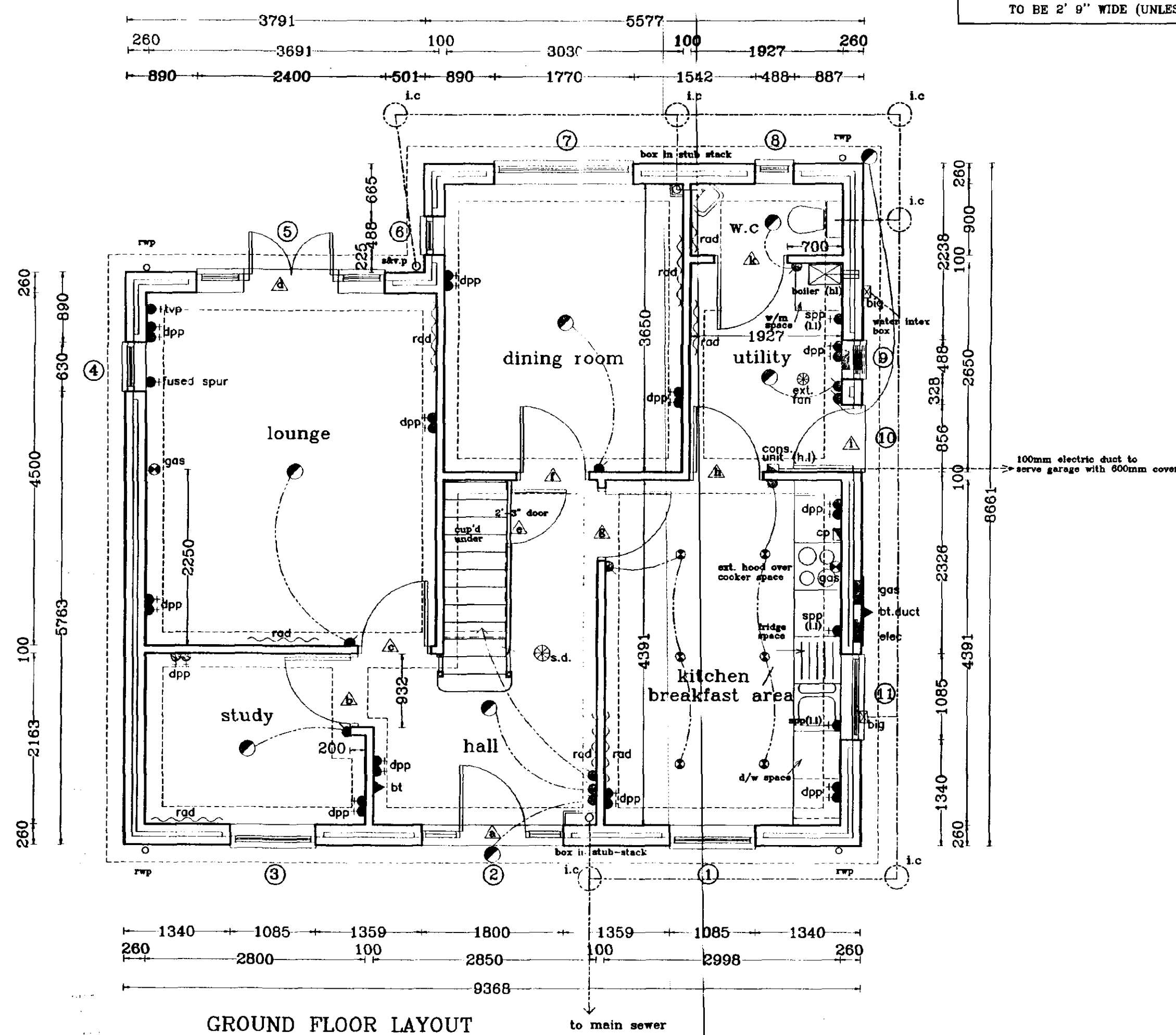
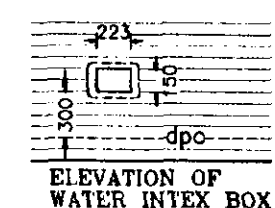
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

ALL INTERNAL LINTEL TO BE IG INTERNAL TYPE 1200

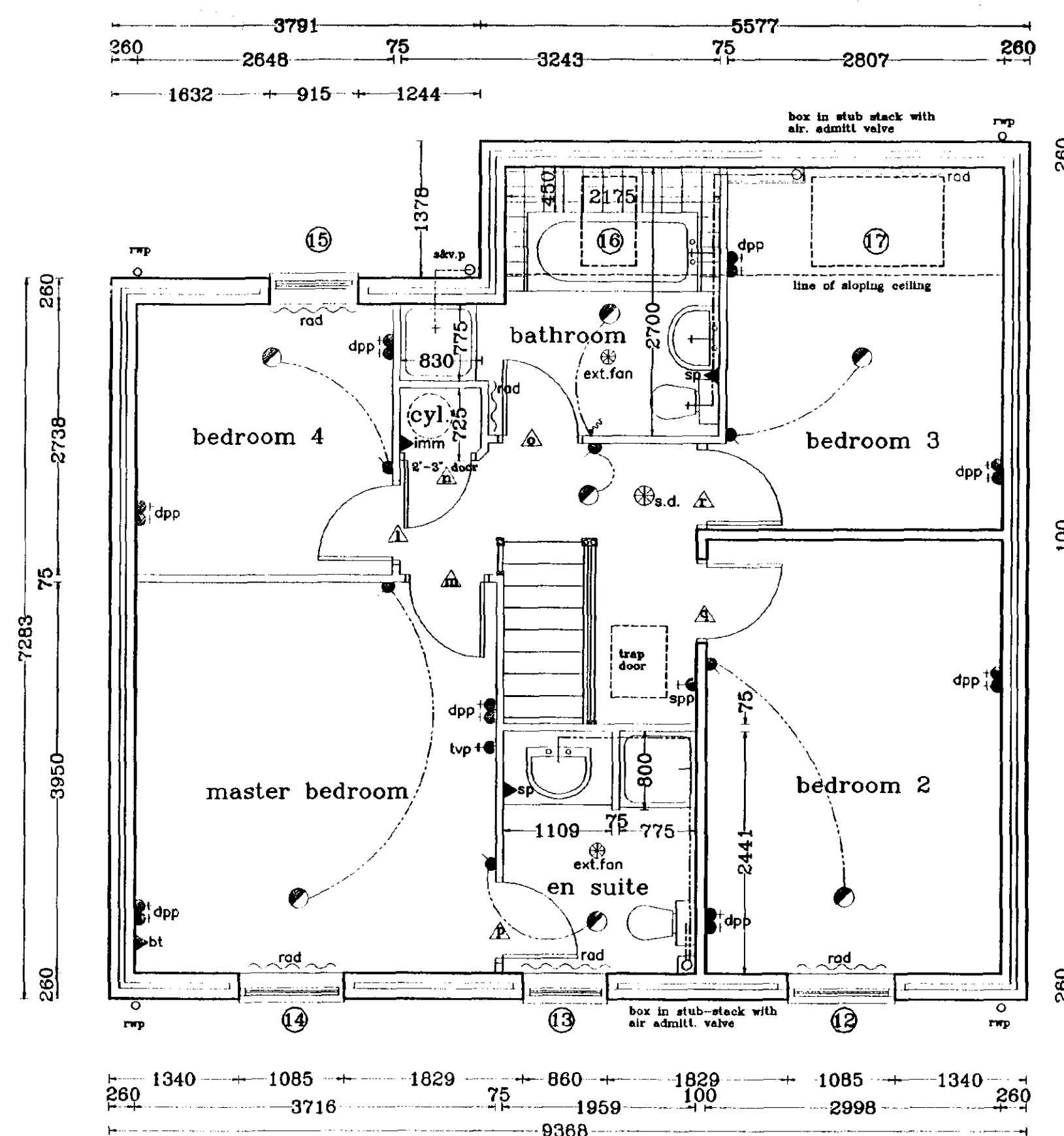
EXCEPT FOR:

b.-	IG 100 box beam	1200
f.-	IG 100 box beam	1200
g.-	IG 100 box beam	1200

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-RICHFIELD-

Plot 38, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

SCHEMATIC DRAWING
- 4 MAY 2000
Ref: 0027/00

REV	DESCRIPTION	DATE	BY
a)	SPP. added in Kitchen	1/6/99	S.L.
b)	fused spur in lounge.	1/6/99	S.L.
c)	STEP UP / Plinth to shower in bathroom.	15/6/99	S.L.
d)	kitchen layout amended.	1/7/99	S.L.
e)	Amendments in compliance with new part m.	6/8/99	S.L.
f)	Improvements in Kitchen/ Utility.	18/1/00	A.S.Z.
g)	Door WC moved.	18/2/00	"
h)	BH - Internal amendments.	27/3/00	"
	dishwasher & fridge space altered.		

SCALE

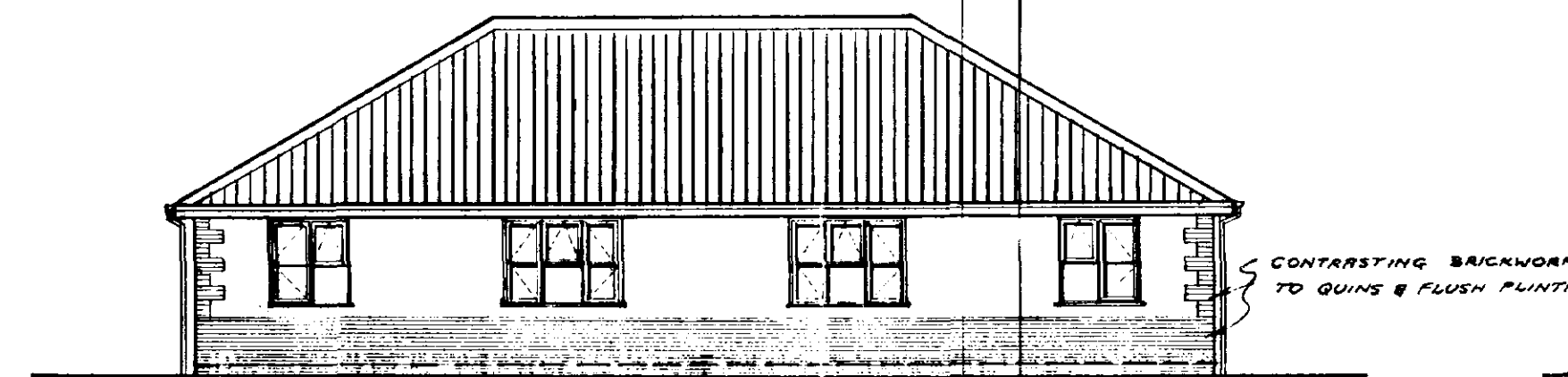
1:25 1:50 1:100

DATE

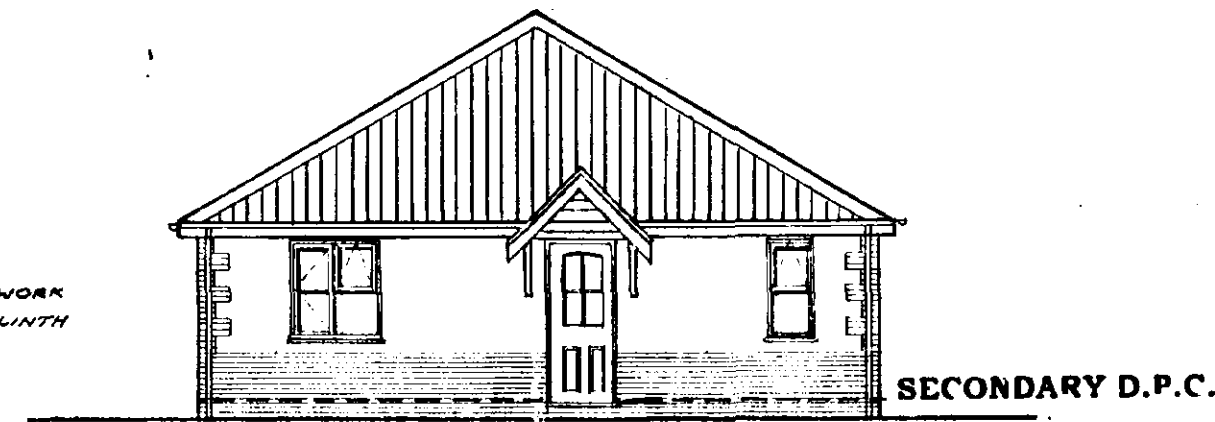
April 2000

DRAWING No.

98022/38 - 01



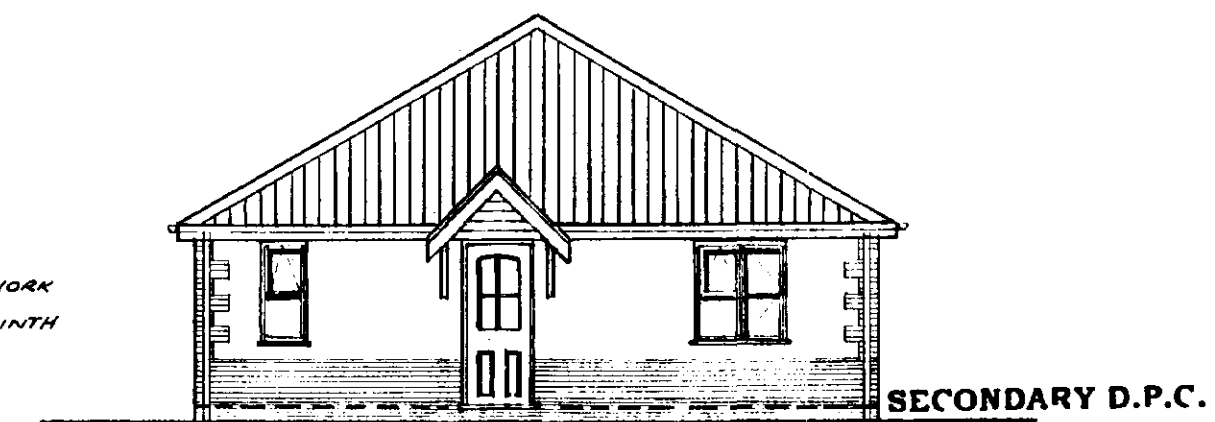
FRONT ELEVATION.



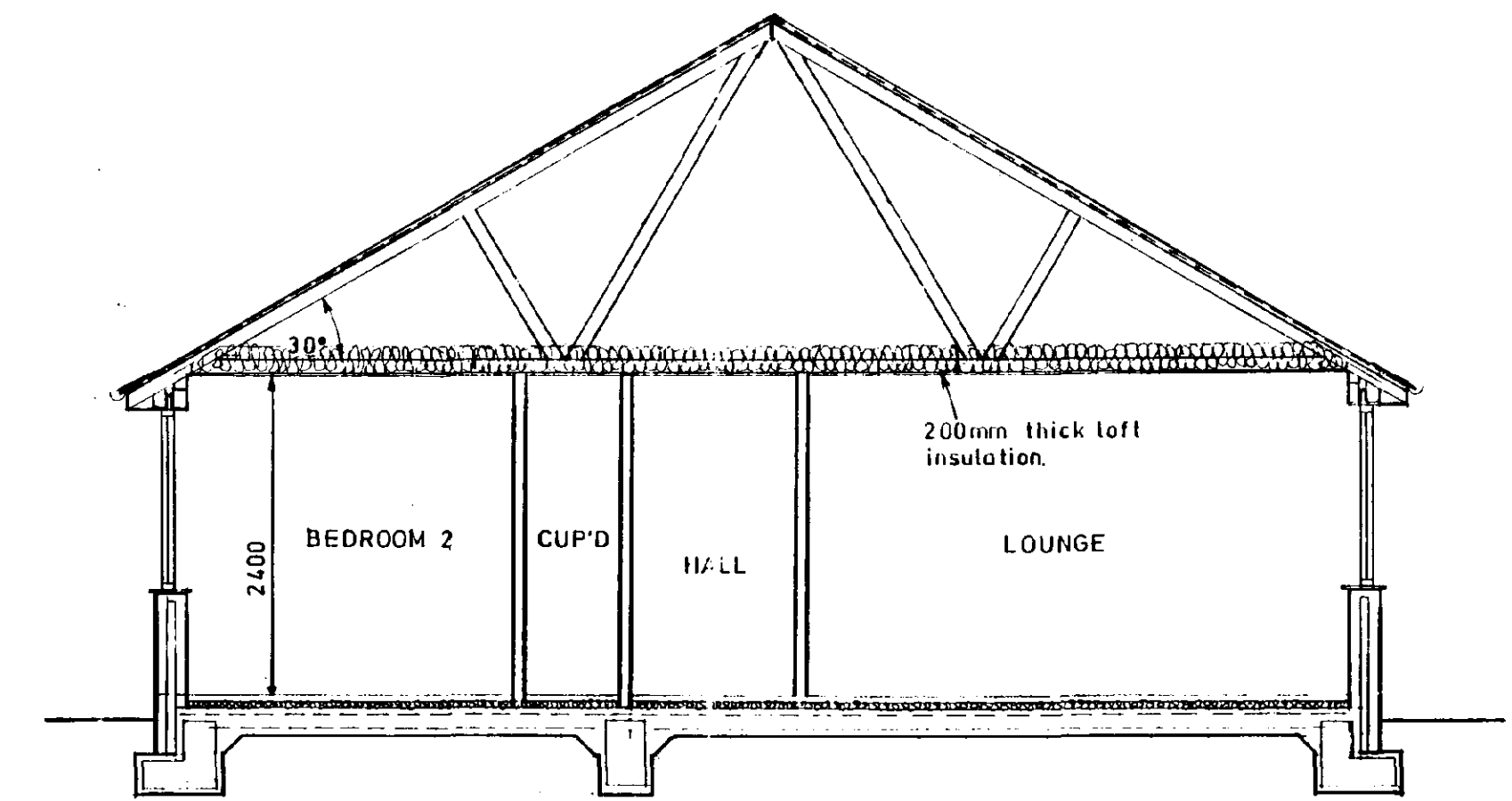
SIDE ELEVATION.



REAR ELEVATION.

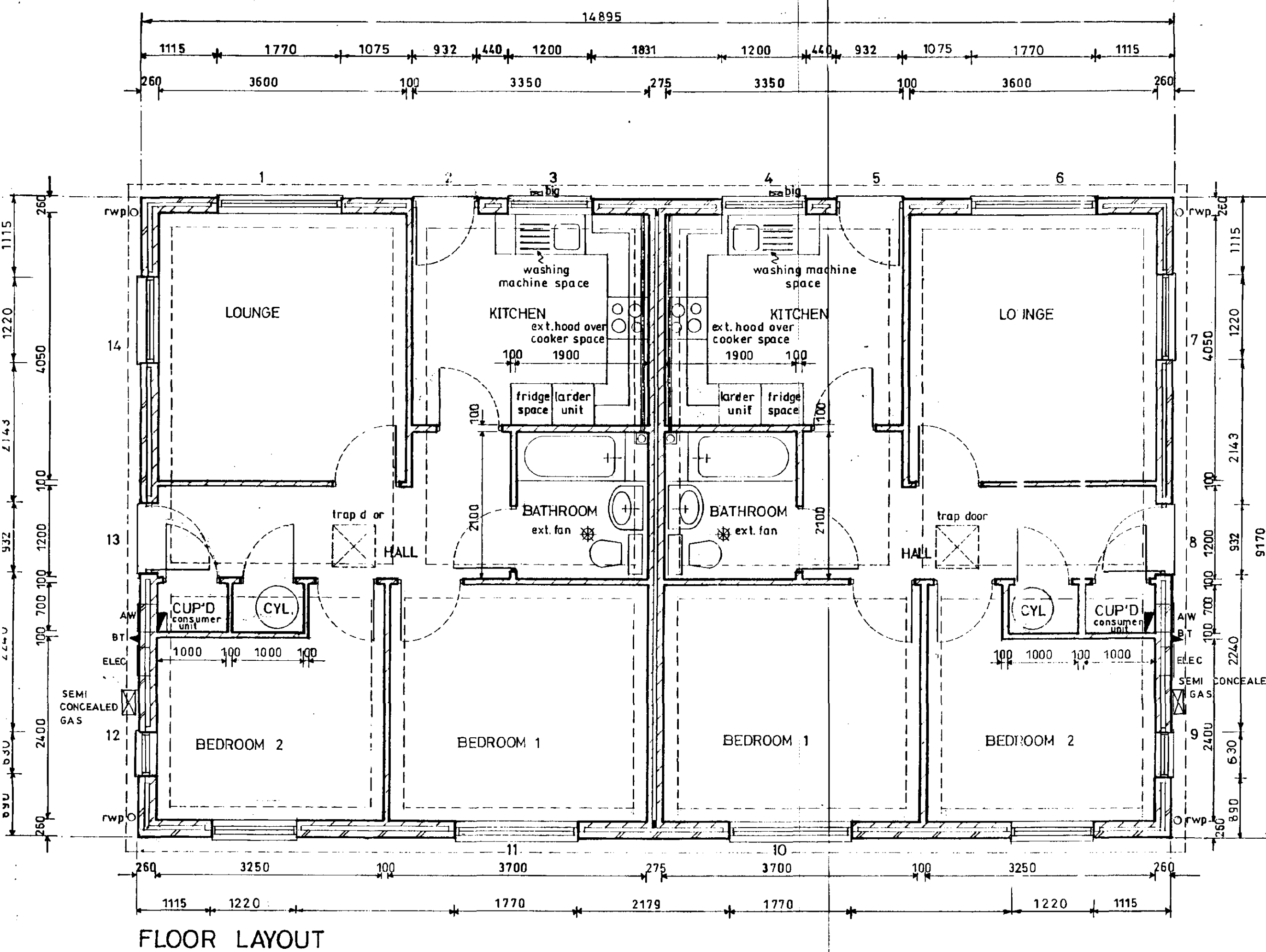


SIDE ELEVATION.

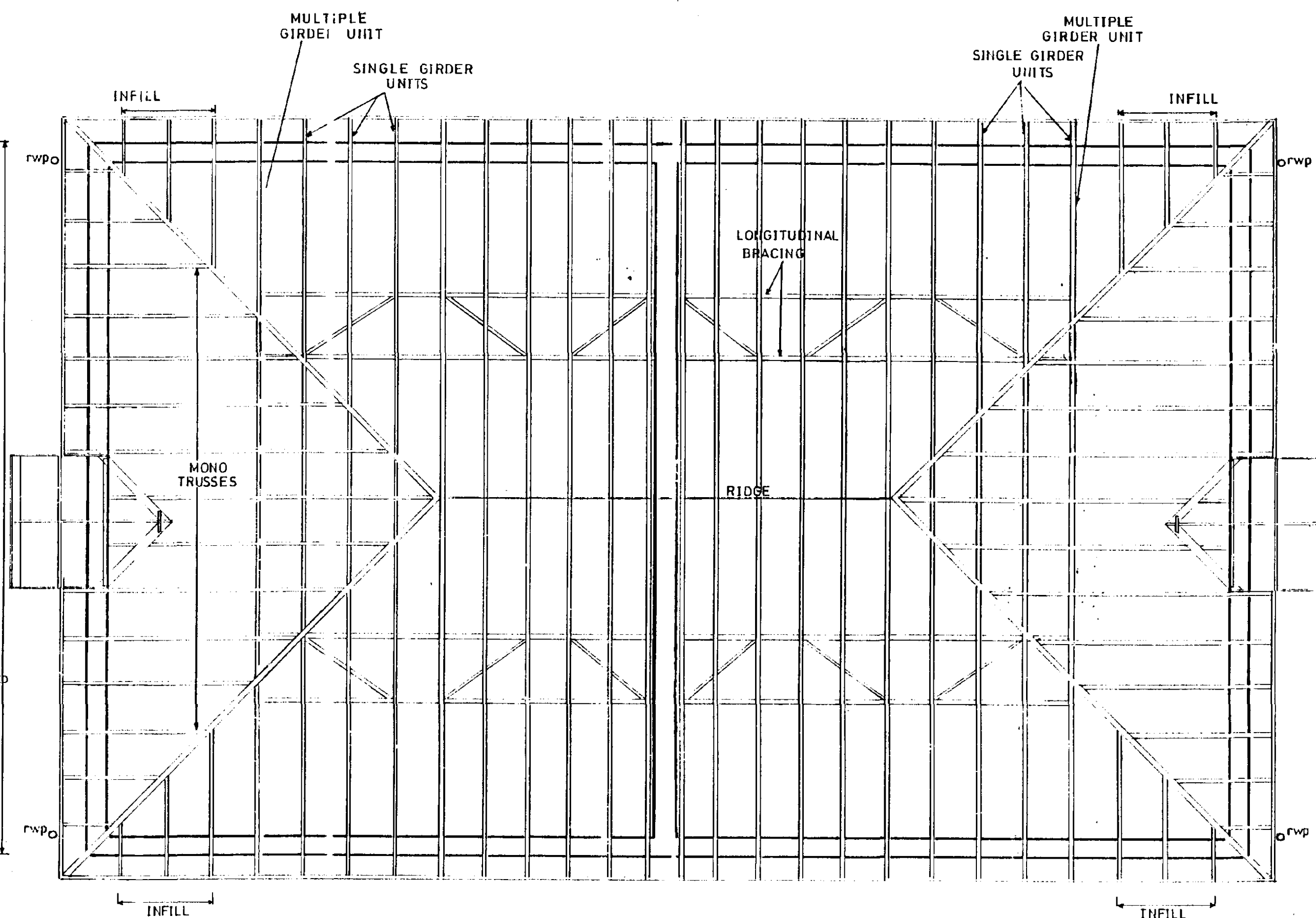


SECTION.

FOUNDATION NOTE.
SEE STRUCTURAL ENGINEERS DETAILS
& DRAWINGS FOR FOUNDATION DESIGN
& SPECIFICATION.



FLOOR LAYOUT



ROOF LAYOUT.



Broadgate Homes Limited
Broadgate House, Weston 116a,
Spalding, Lincolnshire, PE12 9NR
Telephone: 01534 560334 Fax: 01534 560014

PROJECT TITLE

Plot 24, 25, 26, 27
Phase 3. Off Backgate,
Cowbit, Lincs.

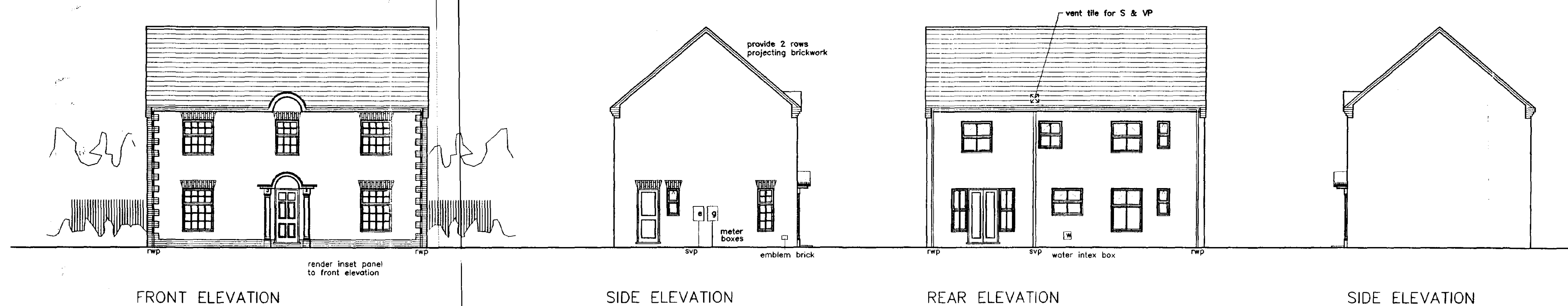
DRAWING

TWO BEDROOM, SEMI-DETACHED
BUNGALOW

REV.	DESCRIPTION	DATE	BY
0	SECONDARY D.P.C. ROOM TO ELEVATIONS	10/1/00	J.V.
1	ROOF ALTERED WITH DETAILS ADDED	10/3/00	J.V.
2	FOUNDATIONS REDESIGNED	14/3/00	J.V.

SCALE	1:100 & 1:50	DRAWN	J.V.
DATE	DECEMBER '99	DRAWING NO.	98022/ 24, 25, 26, 27

Revised 21/3/00
to complete file.



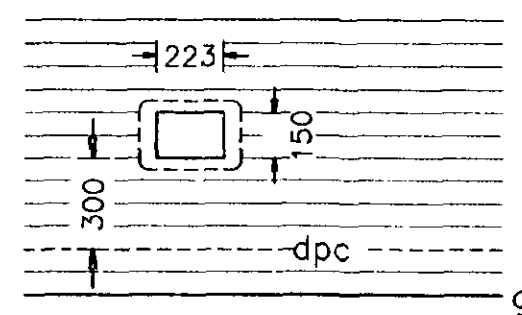
FRONT ELEVATION

SIDE ELEVATION

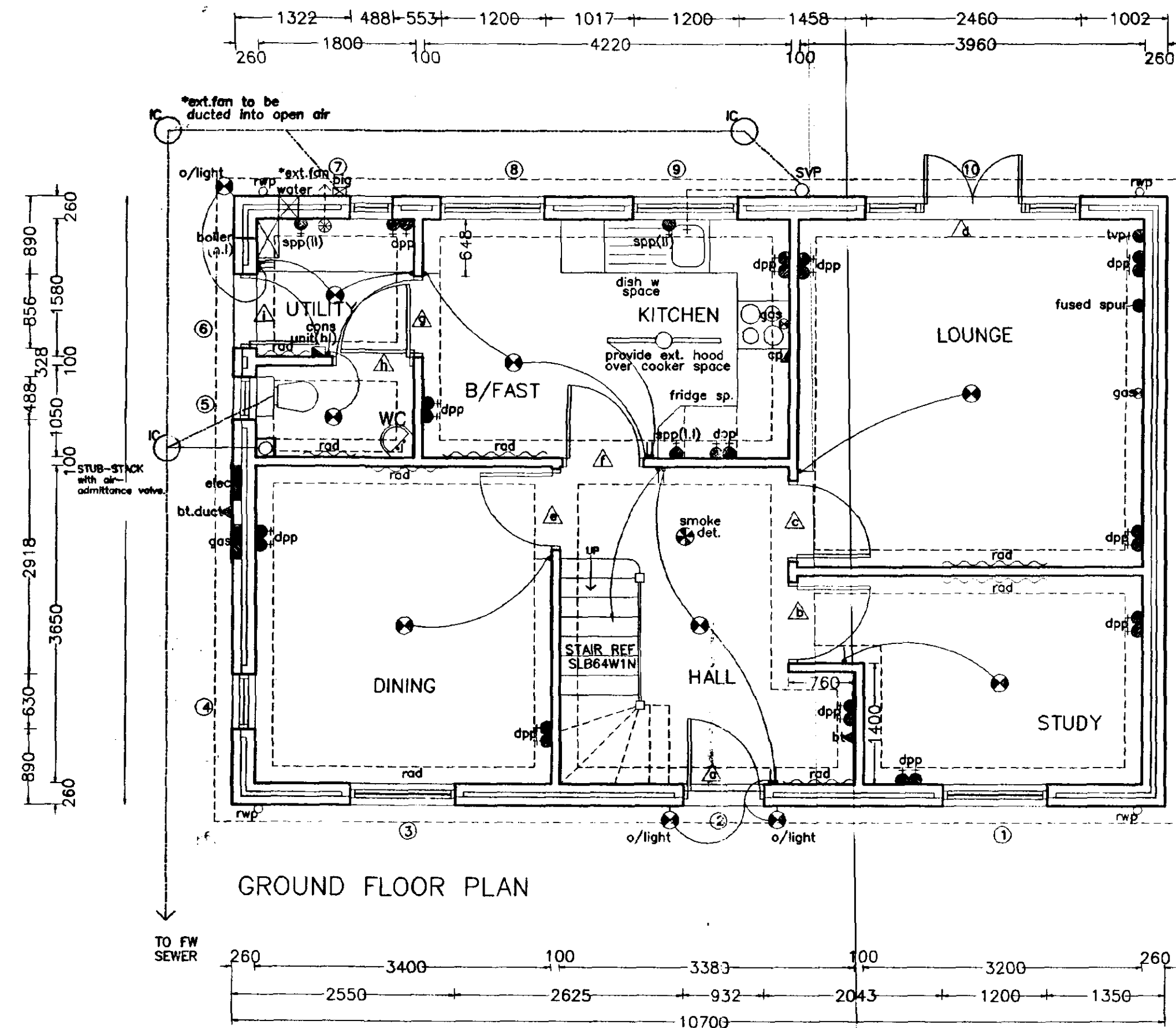
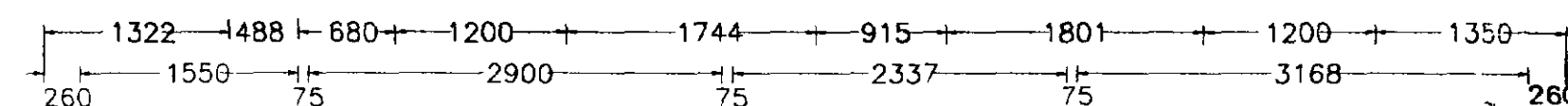
REAR ELEVATION

SIDE ELEVATION

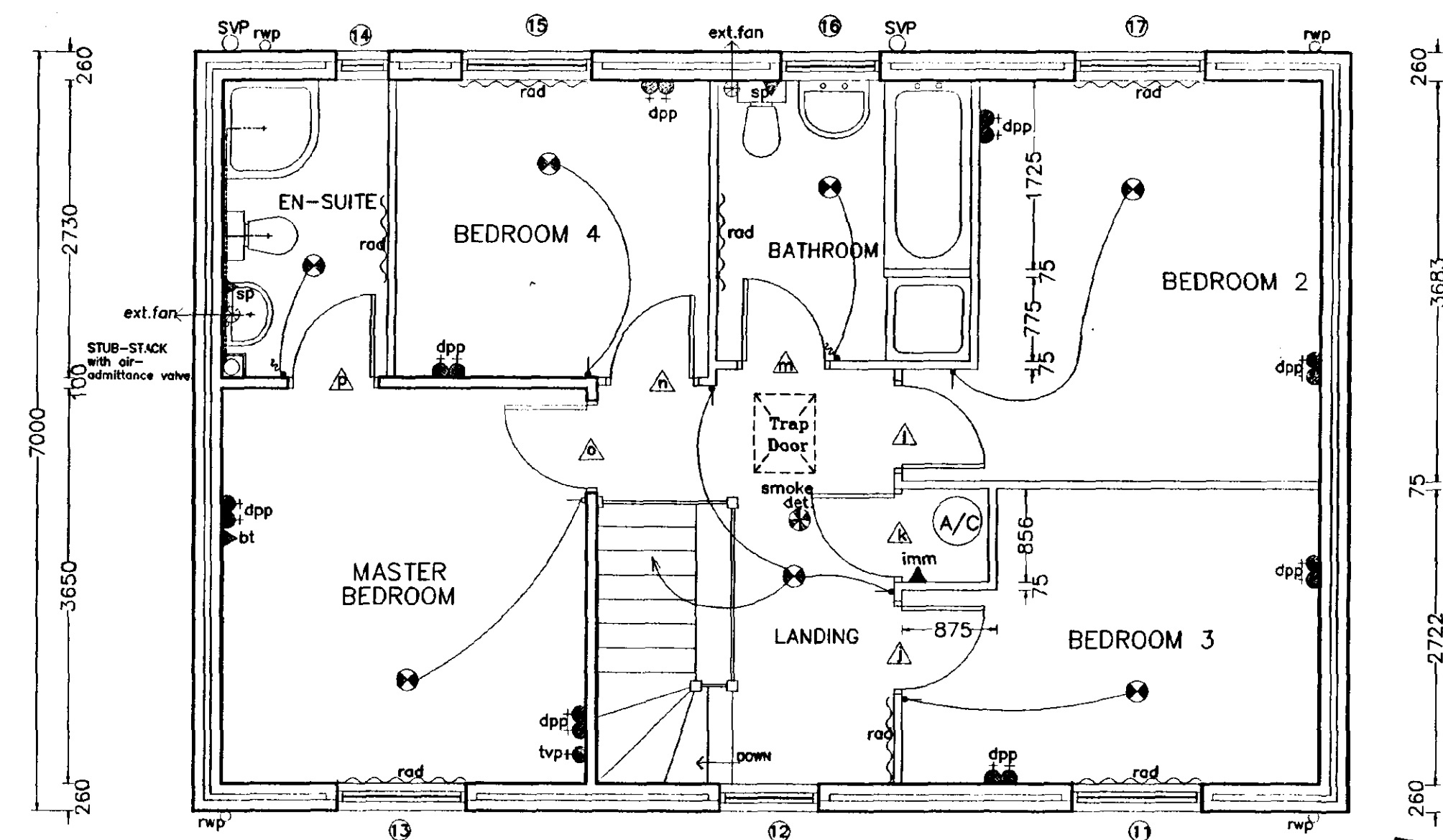
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).



ELEVATION OF WATER INTEx BOX



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR PLAN



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE

-ROCHESTER-

Plots 40, 44, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0021/00

REV	DESCRIPTION	DATE	BY
a)	Building control amendments.	14.12.98	M.D
b)	Move some rad. positions.	18.05.99	S.L
c)	Kitchen layout amended.	15.06.99	C.N
d)	Amendments in compliance with new part M.	10.07.99	A.S.Z

DEFINITION
PLAN

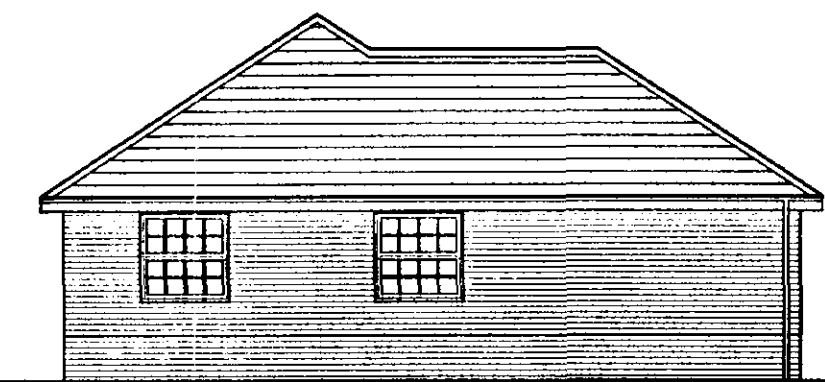
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DATE	Dec 1999	DRAWING No.	98022/40, 44 - 01		



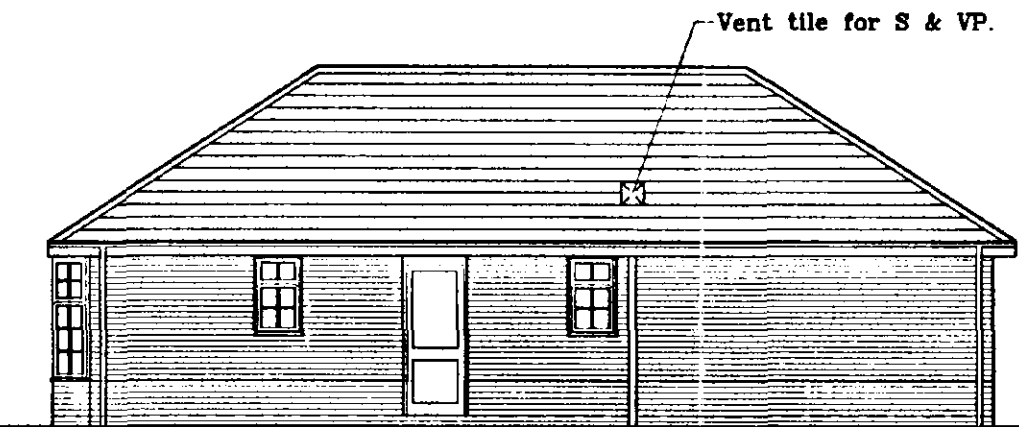
FRONT ELEVATION



SIDE ELEVATION

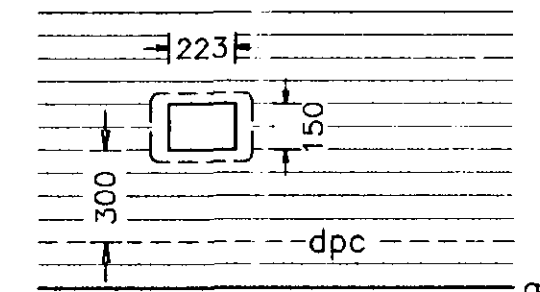


REAR ELEVATION

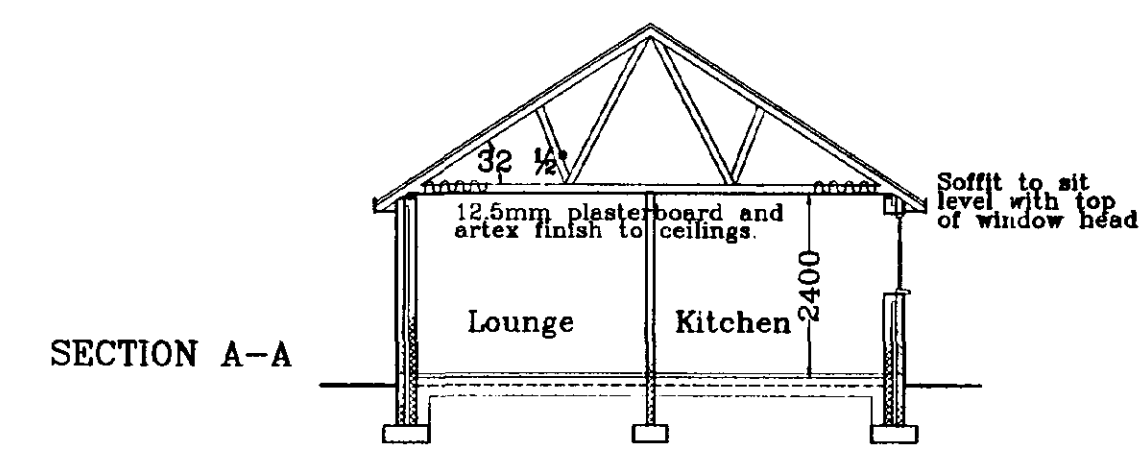


SIDE ELEVATION

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



ELEVATION OF WATER INDEX BOX



SECTION A-A

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	1635 x 1650	timber support 4350
2.	Bay Window	1635 x 1650	timber support 4350
3.	Window	630 x 1650	L1-S 1050
4.	Front Door	1365 x 2100	L1-S 1650
5.	Garage Door	2280 x 2100	L-S 2700
6.	Window	1200 x 1200	L1-S 1500
7.	Window	1200 x 1200	L1-S 1500
8.	Window	630 x 1050	L1-S 1050
9.	Door-Premidor	856 x 2100	L1-S 1200
10.	Window	630 x 1050	L1-S 1050

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-PINEVILLE-

Plot 28, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

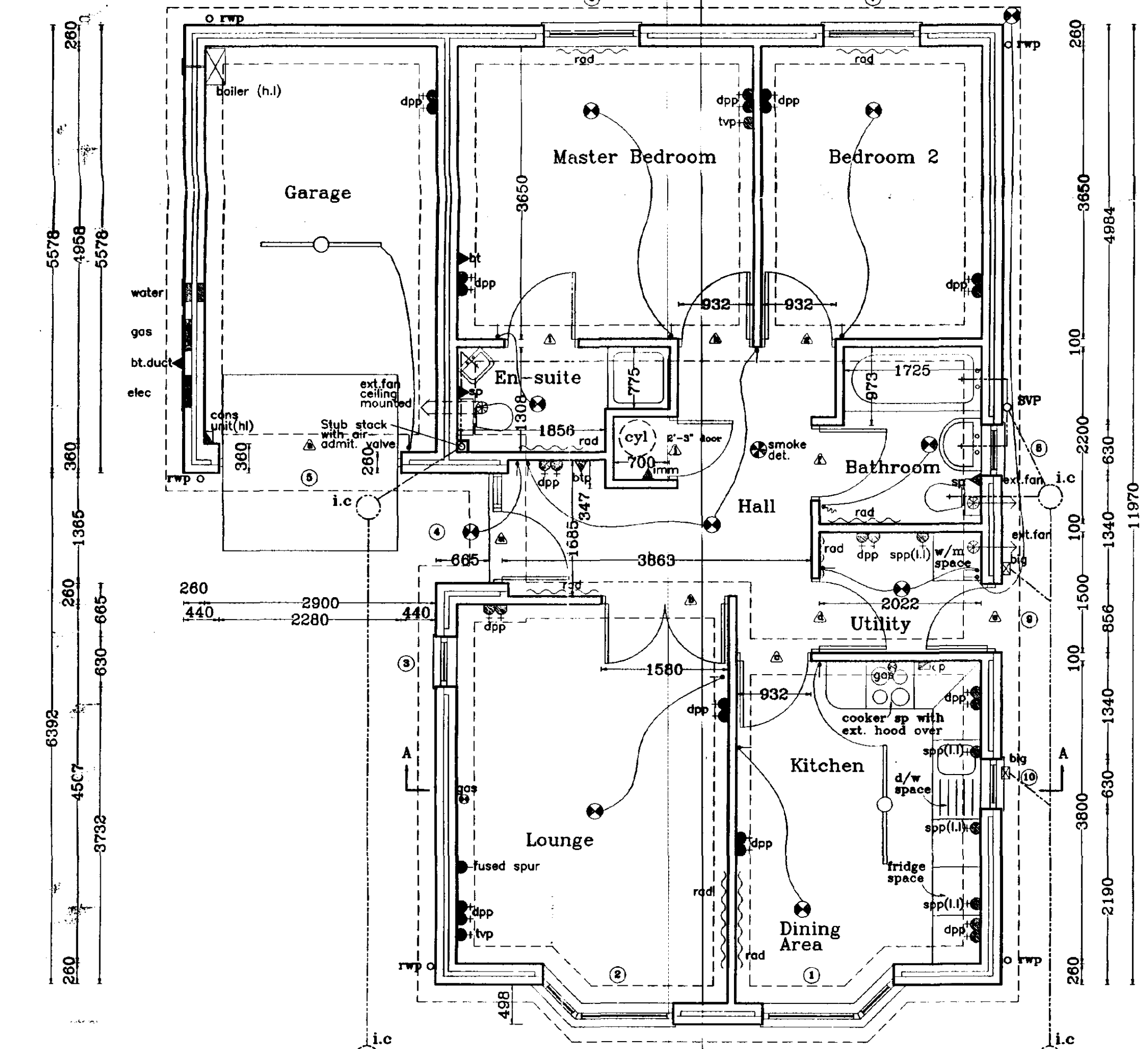
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Amendments with new part M.	Nov 99	A.S.Z.

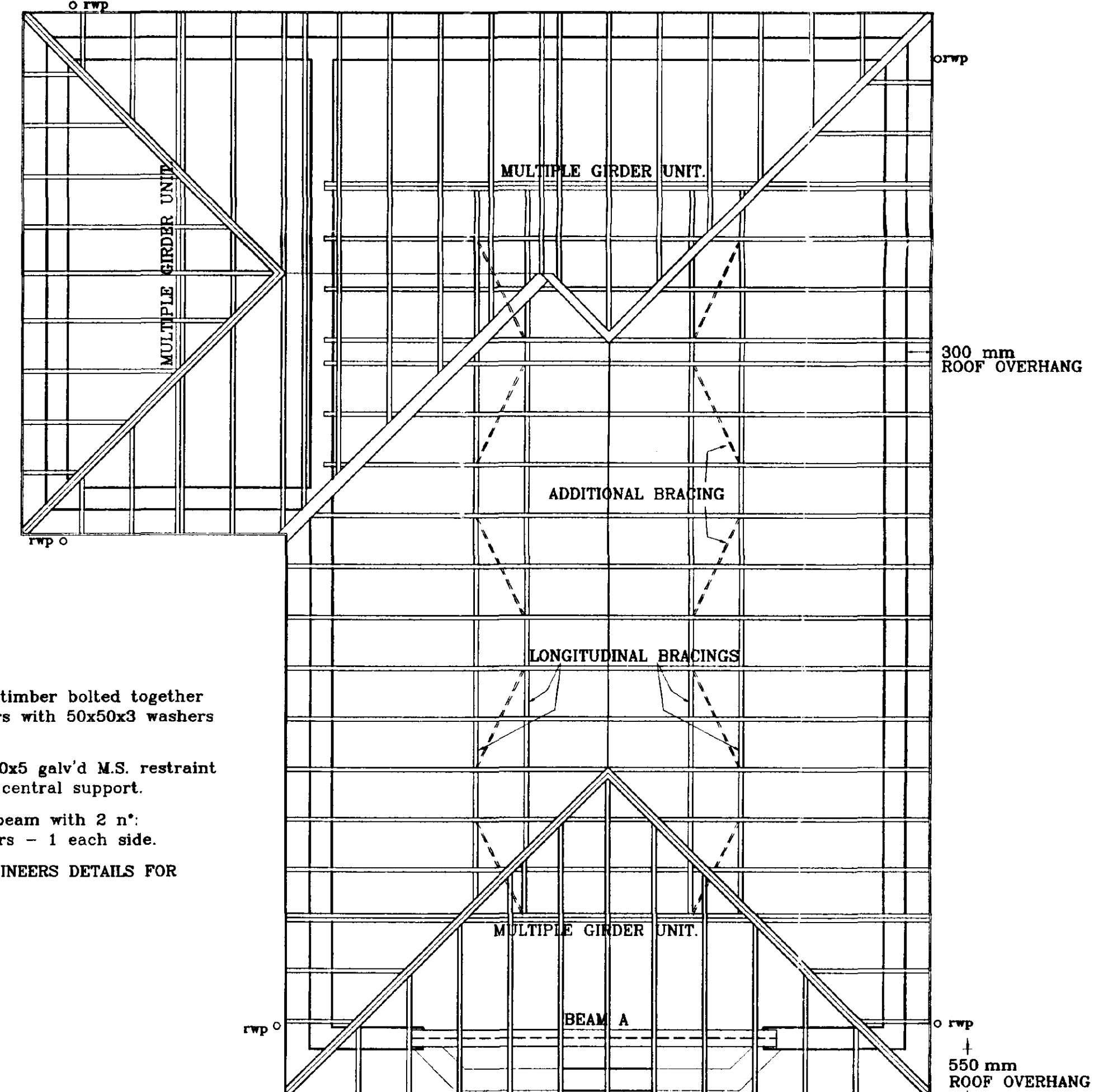
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DATE	Nov 1999	DRAWING No.	98022/28 - 01		

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 0021/00

DETERMINED
PLAN

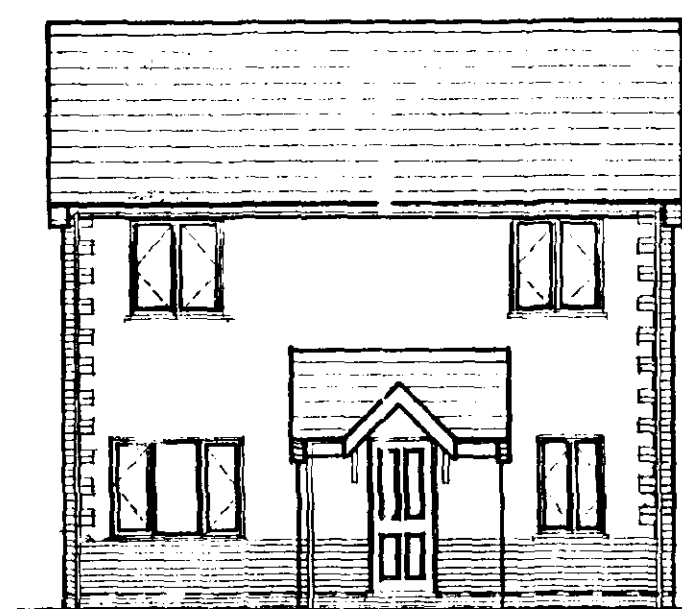


GROUND FLOOR LAYOUT



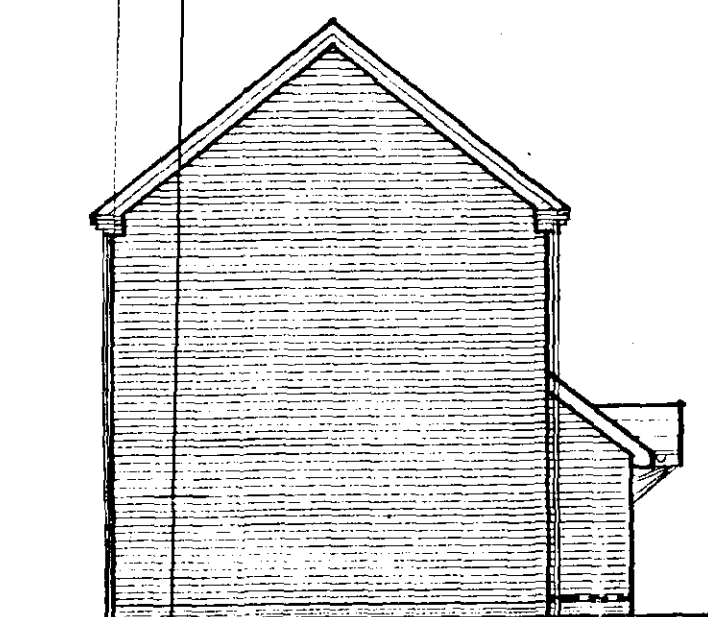
ROOF LAYOUT

BEAM A:
2 n": 50x200 (SC3 GRADE) timber bolted together using M12 bolts at 600 ctrs with 50x50x3 washers to exposed timber faces.
Strap beam to wall with 30x5 galv'd M.S. restraint strap at each end and at central support.
Fix each truss on top of beam with 2 n": BAT Type A framing anchors - 1 each side.
REFER TO STRUCTURAL ENGINEERS DETAILS FOR FULL INFORMATION.

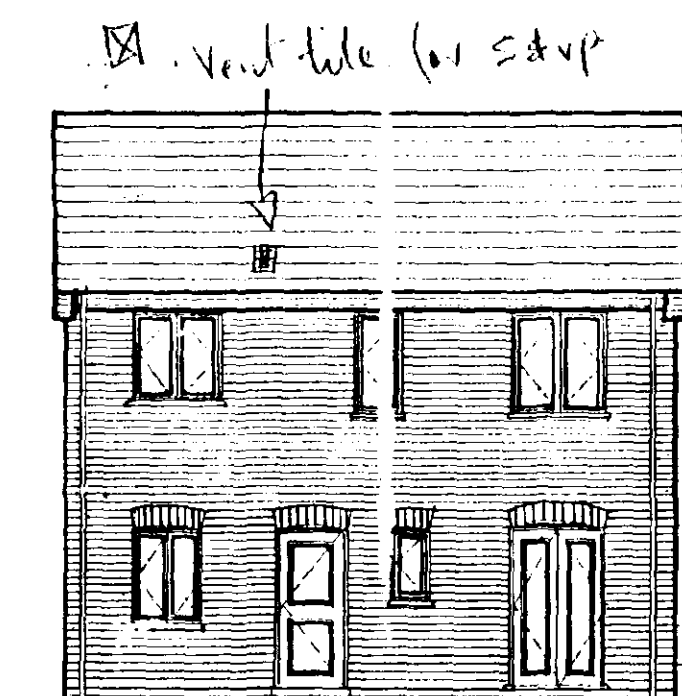


SECONDARY D.P.C.

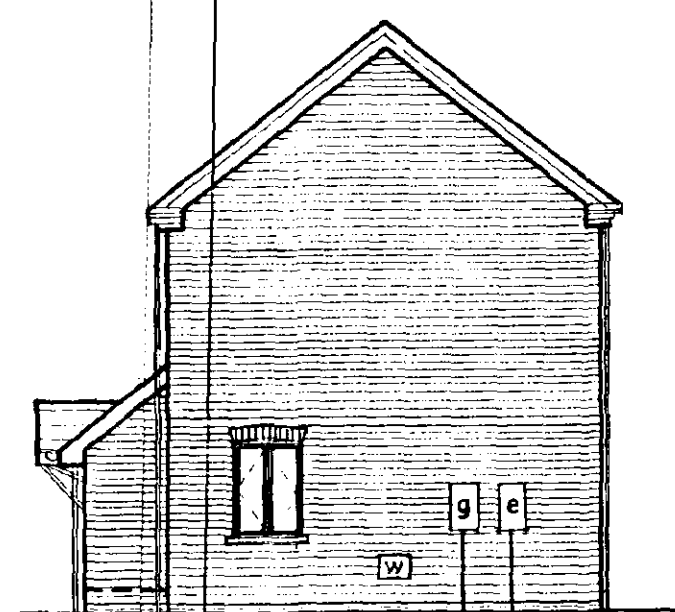
FRONT ELEVATION.



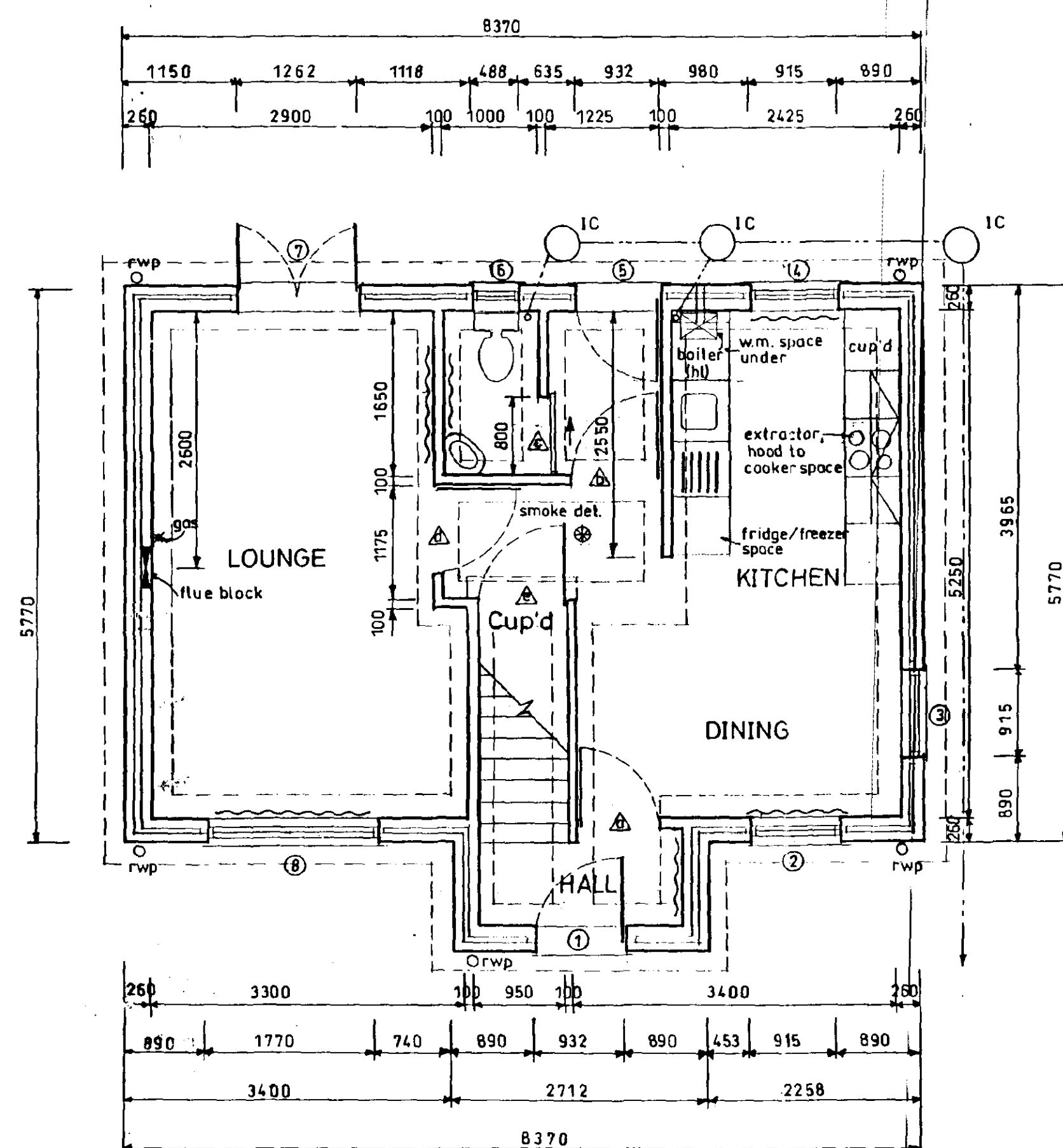
SIDE ELEVATION.



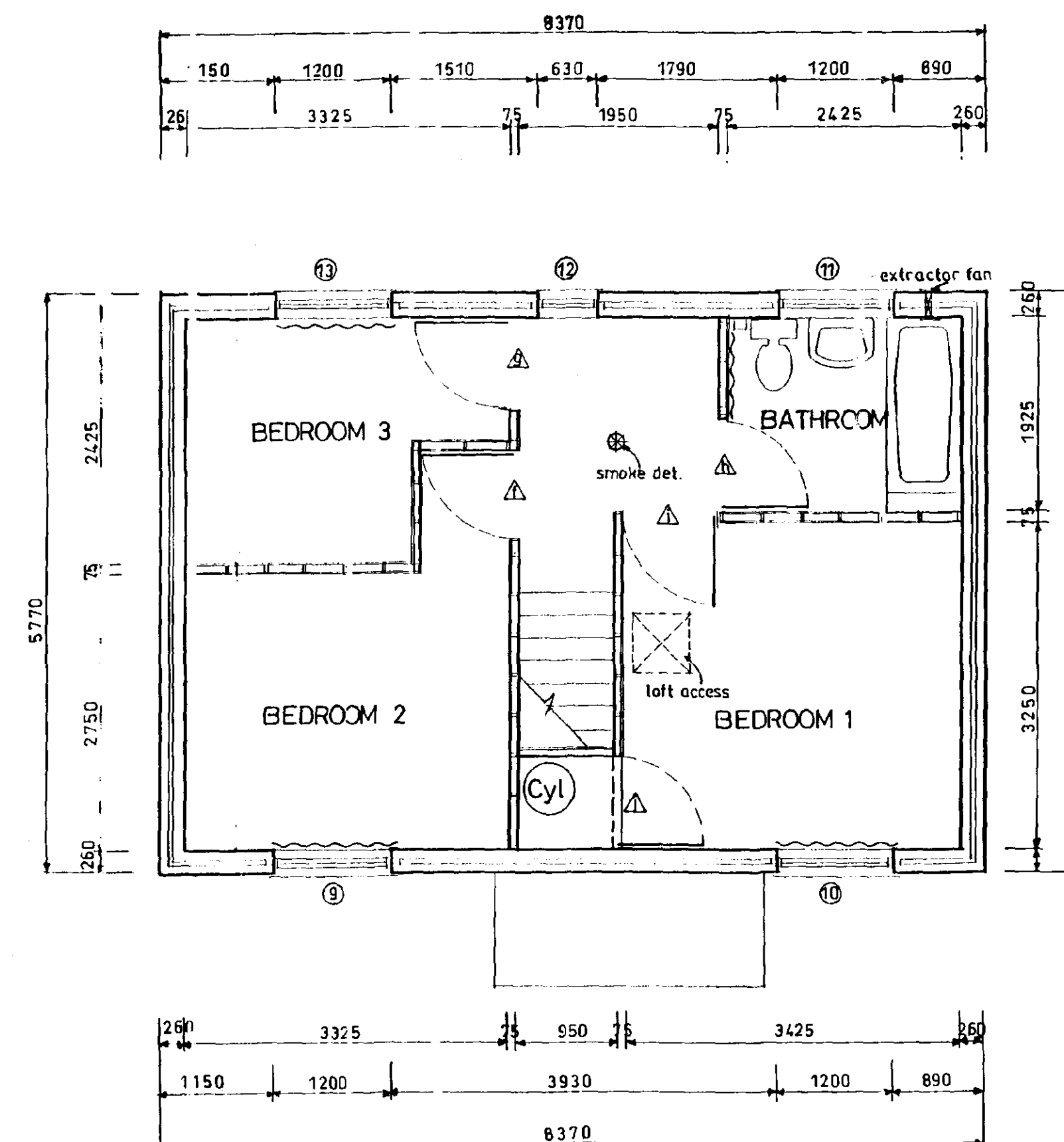
REAR ELEVATION.



SIDE ELEVATION.



GROUND FLOOR LAYOUT.



FIRST FLOOR LAYOUT.



Broadgate Homes Limited
Broadgate House, Warrick, Staffs.
Spelling, Leightonwre, PL12 6DH
Telephone: 01406 380932 Fax: 01406 380014

PROJECT TITLE

Plot 49
Phase 3. Off Backgate,
Cowbit, Linc's

DRAWING

FLOOR PLANS AND ELEVATIONS.
3 BED SEMI-DETACHED

REV	DESCRIPTION	DATE	BY
1	SECONDARY D.P.C. ADDED TO ELEVATIONS.	10.1.00	JK

SCALE master copy

DATE DRAWING No. 98022/49/01

SOUTH HOLLAND DC
HOUSING & PLANNING
11 JAN 2000
Ref: 98022/00

DETERMINED
PLAN

25 x 175 rough-sawn
Boarding teak stained to front gable.

Fascia & barge boards to
front gable painted White.

Front gable to be painted Magnolia.

RWP

chimney to terminate with 4 rows corbelled brickwork. top 2 rows to be engineering bricks

The drawing shows a side elevation of a house. On the left, a chimney rises from the roofline, with a note specifying it should be corbelled with 4 rows of brickwork, the top two being engineering bricks. The roof is a simple gable. A window with a decorative lintel is visible on the left wall. A vertical line, possibly a downspout or a boundary marker, is shown next to the window. The right side of the drawing shows the continuation of the roofline and a portion of another structure.

Vent tile for s & vp

Diagram illustrating a gabled roof structure with various components and labels:

- provide code 4 lead flash at stack/roof abutment**: Label indicating the required lead flash at the roof abutment.
- b/flue outlet**: Label indicating the location of the flue outlet.
- mm**: Label indicating the material or measurement.
- W**: Label indicating the width or material.
- END**: Label indicating the end of the section.

1.	Garage Door	2280	x 2100	L1/S	2550
2.	Bay Window	2646	x 1350	L1/S	3000
3.	Ent. Frame PREMDOR	1800	x 2100	L1/S	2250
4.	Window	1770	x 1200	L1/S	2100
5.	Window	1200	x 1050	L1/S	1500
6.	Window	1770	x 1200	L1/S	2100
7.	Window	1770	x 1200	L1/S	2100
8.	Window	1770	x 1200	L1/S	2100
9.	Door PREMDOR	858	x 2100	L1/S	1200
10.	Window	630	x 1050	L1/S	900
11.	Window	630	x 1050	L1/S	900

PART SECTION INDICATING
 EXTRA STRUT REQUIRED FOR
 CANTILEVER TRUSSES

35°

EXTRA STRUT

PART SECTION CONSTRUCTION

PROVIDE 150mm INSULATION QUILT TO ENTIRE ROOF SPACE

35°

SOFFIT TO SIT LEVEL WITH TOP OF WINDOW HEAD

PROVIDE 12.5mm PLASTERBOARD & ARTEX SKIM TO CEILINGS.

2350

BEDROOM 2

BATHROOM

BEDROOM 1

PROVIDE JABLITE INSULATION AT EXTERNAL WALL PERIMETER UNDERSIDE OF SCREED (m)

FLOOR CONSTRUCTION TO INCORPORATE
50mm JABLITE FLOORING GRADE SD
INSULATION (below oversite).

The diagram is a detailed floor plan of a house, labeled 'FLOOR LAYOUT' at the bottom center. The plan includes the following rooms and features:

- Bedrooms:** BEDROOM 1 (top left), BEDROOM 2 (bottom left), and BEDROOM 3 (top middle). Each bedroom contains a bed, a chest of drawers (d.p.p.), and a radiator (rad.).
- Bathroom:** BATH (middle left) with a bathtub, toilet, and sink.
- Hall:** A central HALL connecting the bedrooms, bathroom, and lounge.
- Kitchen:** KITCHEN (top right) featuring a cooker, sink, and refrigerator.
- Utility:** UTILITY (top right) with a washing machine and storage.
- WC:** W.C. (middle right) with a toilet and sink.
- Garage:** GARAGE (bottom right) with a car and various tools.
- Other Features:** A trap door, a line of non-combustible hearth, and various electrical outlets and switches.

Dimensions are provided in feet and inches (e.g., 13'4", 17'7", 18'0", 15'2", 10'0", 8'56", 6'30", 2'60") along the top and bottom edges. The plan also shows connections to the main sewer and various ventilation points.

ALL ROOF TRUSSES @ 600mm CTRS

Vent tile for s & vp

LONGITUDINAL BRACING

ADDITIONAL BRACING

RIDGE LINE

DIAGONAL BRACING

CEILING BRACING

CANTILEVER TRUSSES

STANDARD TRUSS

COMPOUND TRUSS

INTERMEDIATE TRUSS

LINE OF BAY

GABLE TRUSS

170mm SPACING

40mm MIN CLEARANCE

PROVIDE REDUCING TRUSSES ON 25:75 LAYBOARDS WITH GLASSFIBRE VALLEYS

3 No PURLINS (75x200 EXTEND TO COMPOUND).

BRACKETS

11 JAN 2001

Ref: 00214

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380

STANDARD DWELLING TYPE
-AZALEA-

Plots 30, 35. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

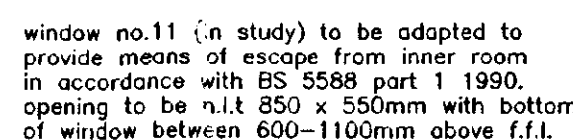
FLOOR LAYOUTS & ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Ext. fan in Utility.	07.12.98	S.L
b)	Front, back door & Utility window altered.	20.01.99	M.R
c)	Front entrance width altered.	17.05.99	S.L
d)	Water Intex Box added.	13.08.99	S.L
e)	Amendments in compliance with new part M.	28.09.99	A.S.

SCALE	1:25	1:50	1:100	DRAWN	MASTER COPY.
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DATE	DRAWING No.
Dec 1999	98022/30, 35 - 01

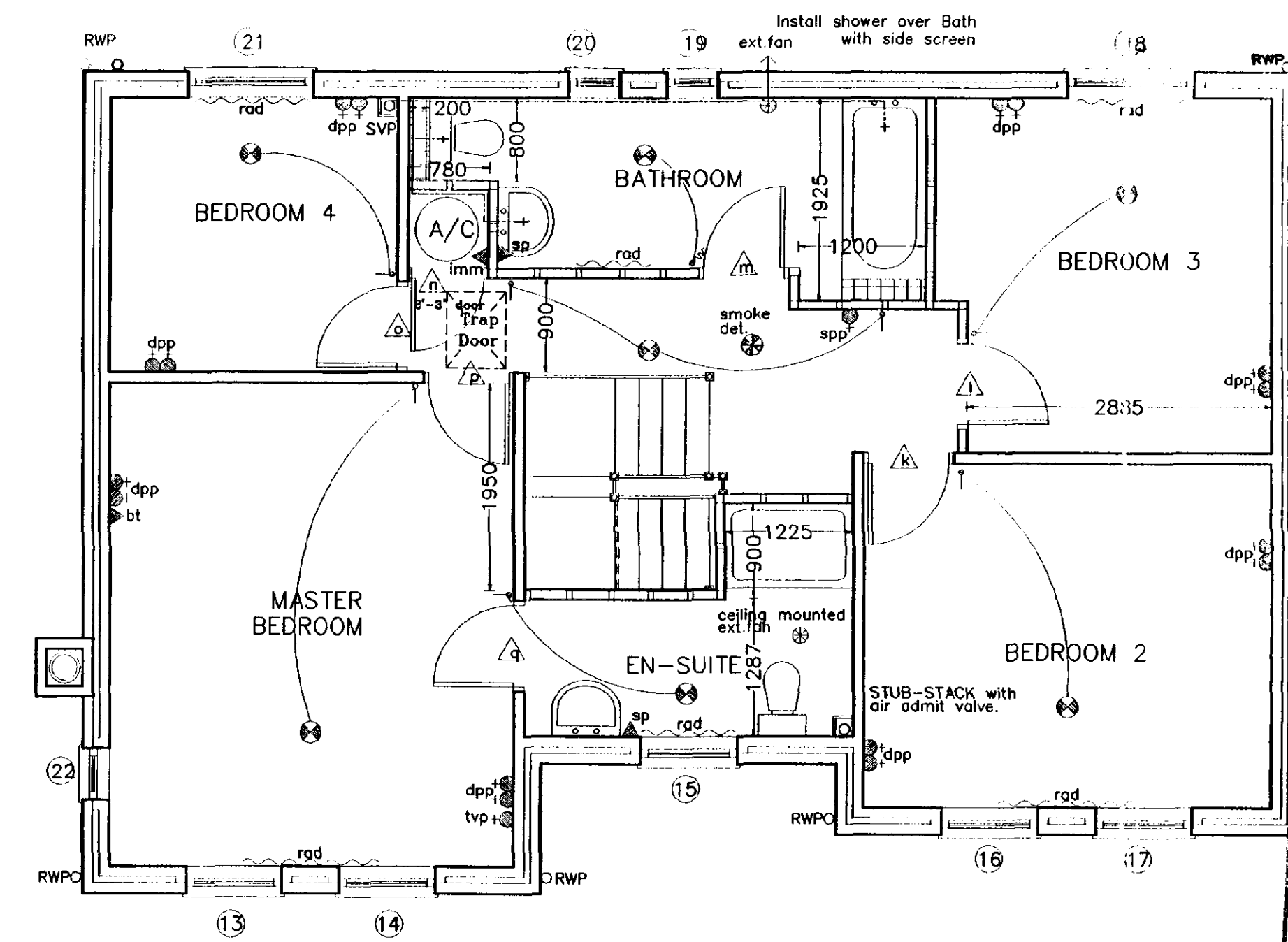
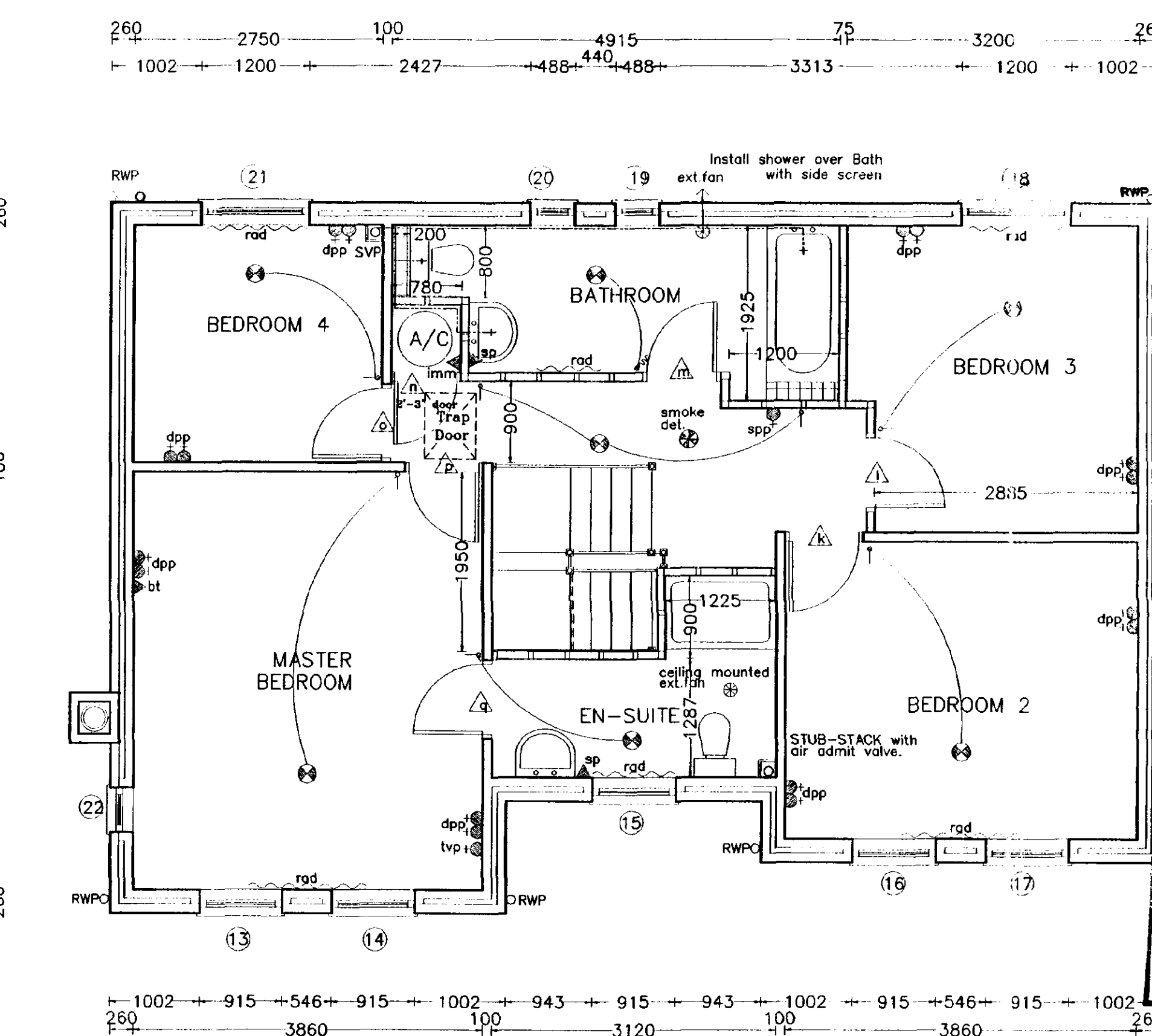
DOOR, WINDOW & LINTEL SCHEDULE



ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF

b	-	100	box	beam	-	1350
d	-	100	box	beam	-	1950
e	-	100	box	beam	-	1350
f	-	100	box	beam	-	1350
i	-	100	box	beam	-	1350

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 38001

PROJECT TITLE

STANDARD DWELLING TYPE
-BLOOMINGTON-

Plots 39, 42. Phase 3.
OFF BACKGATE COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS & ELEVATIONS

REY	DESCRIPTION	DATE	BY
a)	Various rods repositioned	5.55.99	S.L
	D.P.F. in Lounge repositioned		
b)	S.V.P.'s moved	16.9.99	S.L
c)	Front Entrance amended-- PREMDOR	29.6.99	J.V
	Front cup'd under stairs		
d)	Amendments in compliance with new part M.	1.7.99	S.L
e)	Square show tray in En-sulte.	4.8.99	S.L
f)	Pair of glazed doors to study	23.11.99	A.S.
g)	Moved WC door.		
	Secondary DPC added.	18.01.00	A.S.
i)	BH- Internal amendments.	03.03.00	"

SCALE _____ DRAWN _____

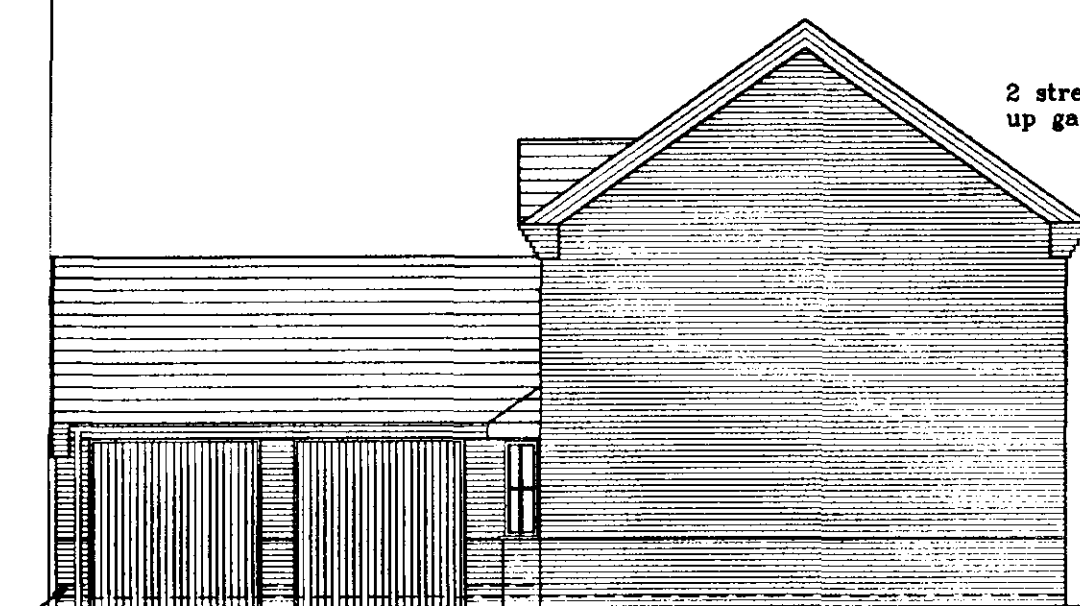
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DATE _____ DRAWING No. _____

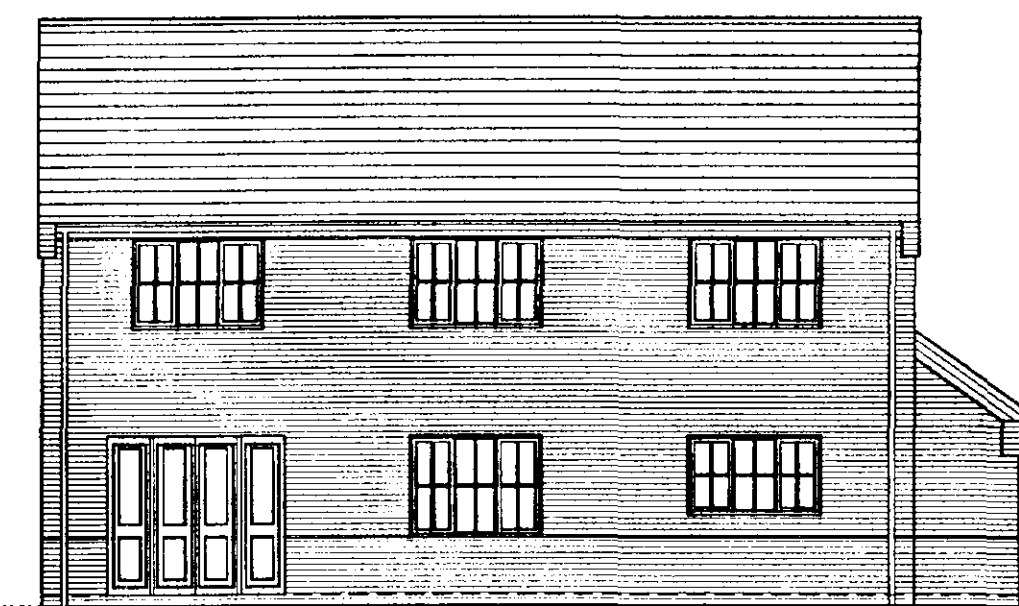
April 2000	98022/39, 42 - 01
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FROM ELEVATION



SIDE ELEVATION

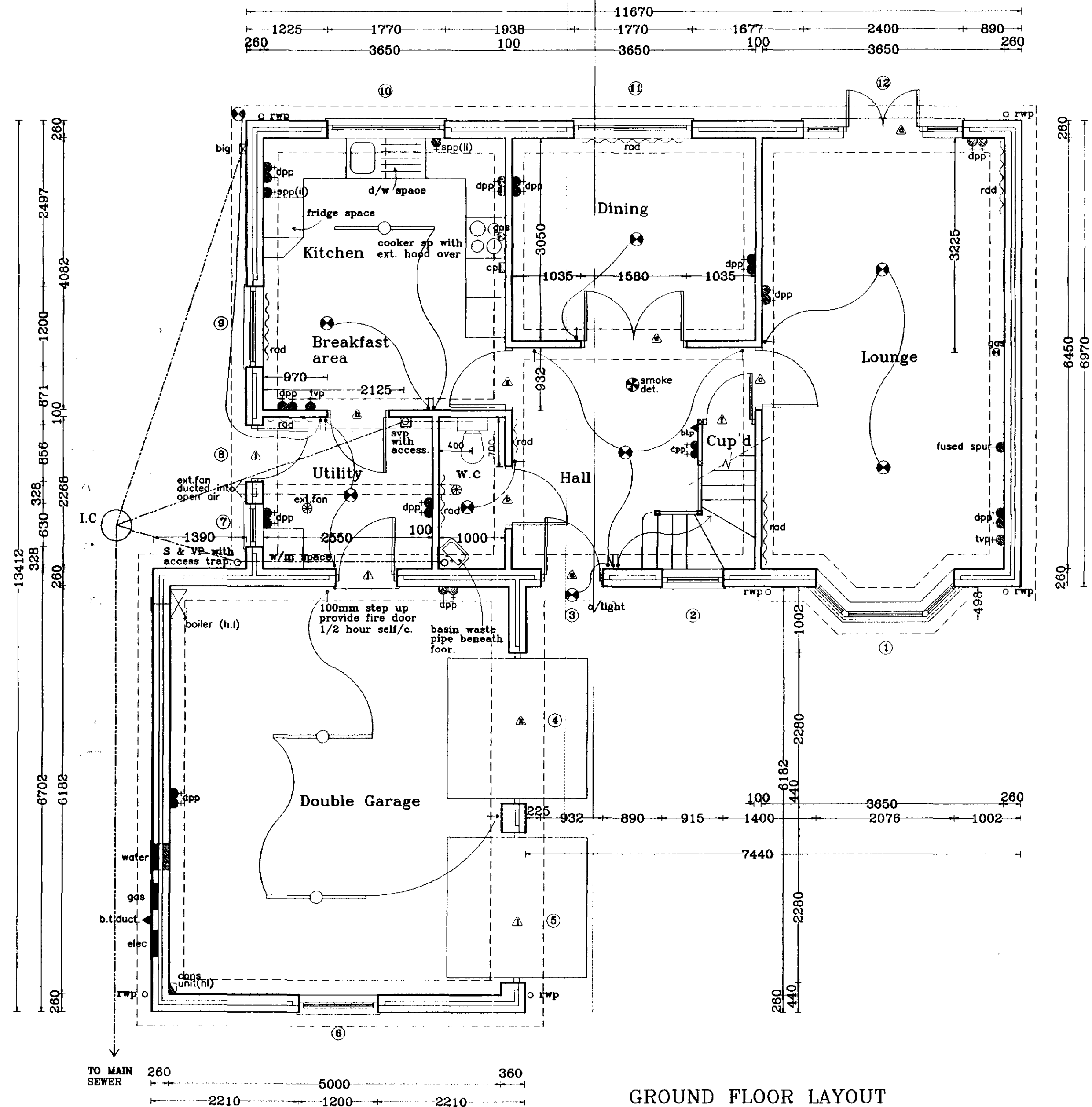


REAR ELEVATION

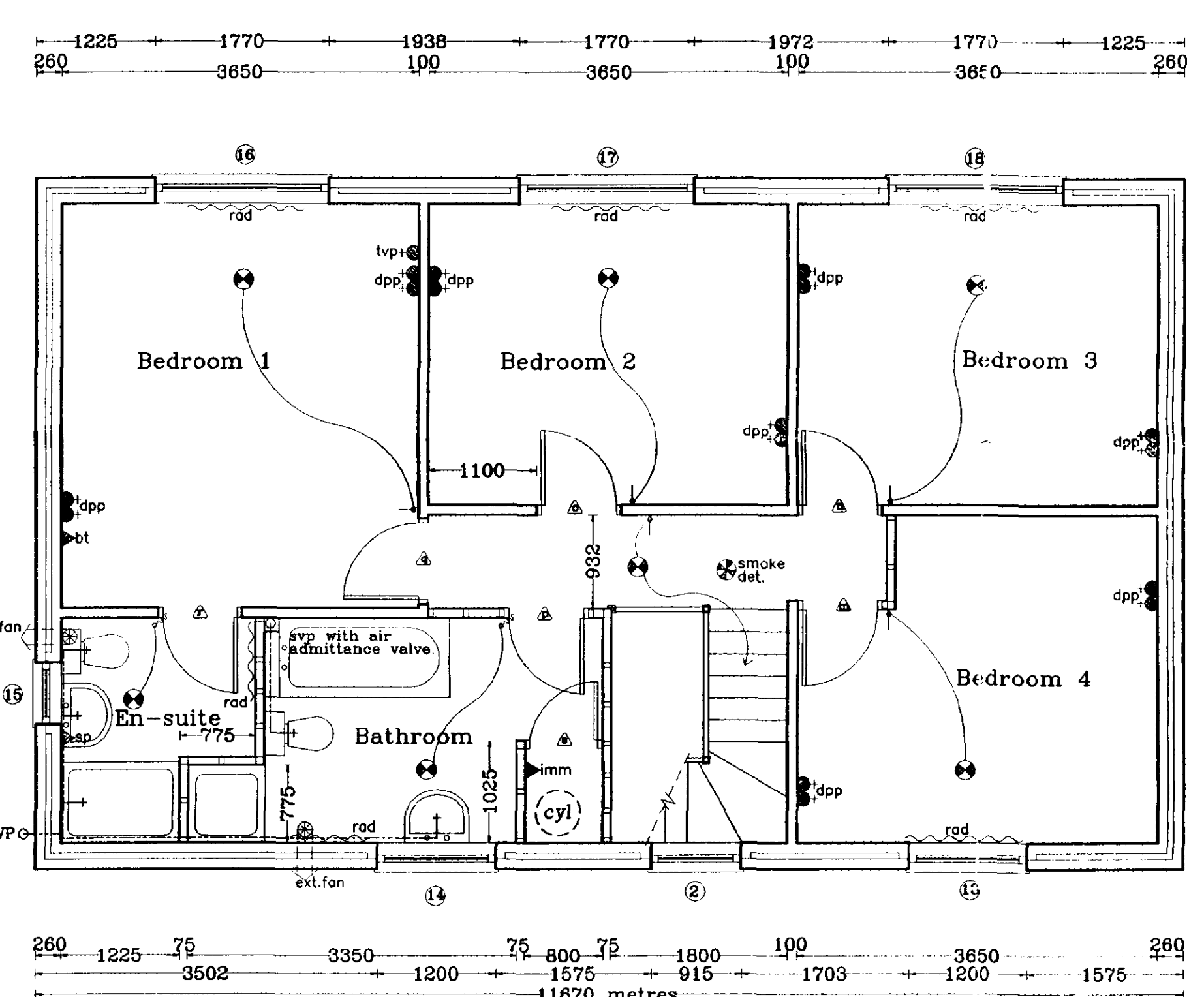


SIDE ELEVATION

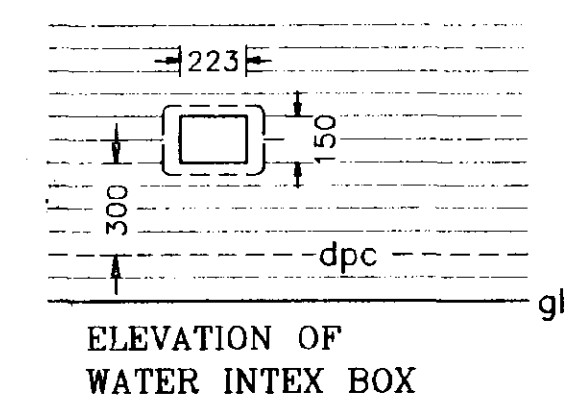
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



ELEVATION OF WATER INDEX BOX



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE
STANDARD DWELLING TYPE
-SYCAMORE-
Plot 45, Phase 3,
OFF BACKGATE, COWBIT,
LINCOLNSHIRE

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	2076 x 1350	L1-S 2400
2.	Arch Top Window	915 x 2250	L1-S 1350
3.	Door-Premdor	932 x 2100	L1-S 1350
4.	Garage Door	2280 x 2100	L1-S 2700
5.	Window	1200 x 1350	L1-S 1500
6.	Window	630 x 1050	L1-S 900
7.	Door-Premdor	856 x 2100	L1-S 1200
8.	Window	1200 x 1350	L1-S 1500
9.	Window	1770 x 1050	L1-S 2100
10.	Window	1770 x 1350	L1-S 2100
11.	Window	1770 x 1350	L1-S 2100
12.	Pair Doors/Slights	2400 x 2100	L1-HD 2700
13.	Window	1200 x 1200	L1-S 1600
14.	Window	1200 x 1200	L1-S 1600
15.	Window	630 x 1050	L1-S 900
16.	Window	1770 x 1200	L1-S 2100
17.	Window	1770 x 1200	L1-S 2100
18.	Window	1770 x 1200	L1-S 2100

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF C, BOX BEAM 75 1350mm LONG
E, BOX BEAM 100 1850mm LONG
G, BOX BEAM 75 1350mm LONG
ALL LINTEL REFS BY IG LINTELS.
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED.

FLOOR LAYOUTS & ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Additional 50mm to overall depth.	29.06.94	M.D.
b)	Broadgate amendments.	27.02.95	M.D.
c)	Electric amendments.	06.03.95	M.D.
d)	Schedule amendments.	20.03.97	C.N.
e)	Ext. fan in Utility.	07.12.98	S.L.
f)	Front & back door (3 & 7a) altered.		
g)	Utility window altered.	28.01.99	M.R.
h)	Water box added.	13.08.99	M.D.
i)	Omnith chimney + minor changes.		
j)	Rename back door from 7a to 8.		
k)	Amendments in compliance with new part M.	06.10.99	A.S.Z.

SCALE 1:25 1:50 1:100
DATE Dec 1999
DRAWING No. 98022/45 - 01
MASTER COPY

Exposed rafter feet to be white,
Windows and joinery to be white.

2 courses of projecting
brickwork to all verges (20mm)

215mm soldier arches
to elevations indicated

Vent tile for S & VP.

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE
(UNLESS STATED OTHERWISE).

ELEVATION OF
WATER INDEX BOX

GROUND FLOOR LAYOUT

FIRST FLOOR LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type /	Length
1.	Window	1200 x 1350	L1-S	1500
2.	Door-1 remdor	932 x 2100	L1-S	1350
3.	Window	1200 x 1350	L1-S	1500
4.	French Doors	1200 x 2100	L1-S	1500
5.	Window	488 x 1050	L1-S	900
6.	Door-1 remdor	858 x 2100	L1-S	1200
7.	Garage Door	2280 x 2100	L1-S	2700
8.	Window	1200 x 1050	L1-S	1500
9.	Window	1200 x 1350	L1-S	1500
10.	Window	1200 x 1200	L1-S	1500
11.	Window	1200 x 1200	L1-S	1500
12.	Window	1200 x 1200	L1-S	1500
13.	Window	630 x 1200	L1-S	1050
14.	Window	488 x 1050	L1-S	900
15.	Window	915 x 750	L1-S	1350
16.	Window	1200 x 1200	L1-S	1500
17.	Window	1200 x 1200	L1-S	1500

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF B, D, E, BOX BEAM 75 1350mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED

Broadgate Homes Limited

Broadgate House, Weston Hill,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-ELDERGATE-

Plot 32. Phase 3.
OFF BACKGATE, COWBIT,
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS & ELEVATIONS

SOUTH HOLLAND DISTRICT
HOUSING & PLANNING
11 JAN 2000
Ref: 0027/00

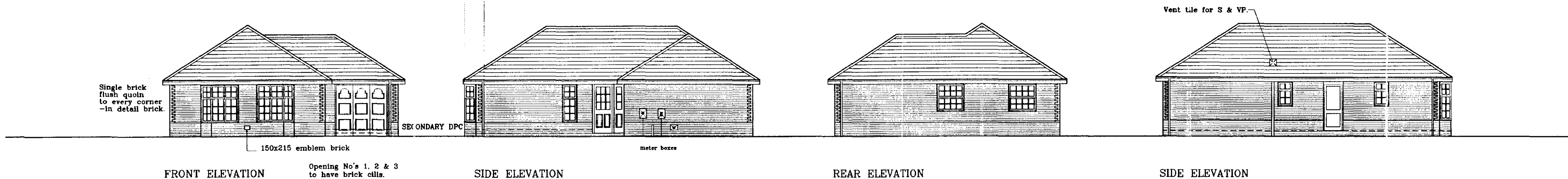
REV	DESCRIPTION	DATE	BY
a)	Broodga.e amendments	09.9.98	M.
b)	Broodgate amendments	12.5.98	M.
c)	Fused spur in lounge	1.9.98	S.
d)	Amendments in compliance with new PAB M.	18.9.98	S.

SCALE

DATE			DRAWN
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DATE _____

Jan 2000	98022/52 - 01
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FRONT ELEVATION

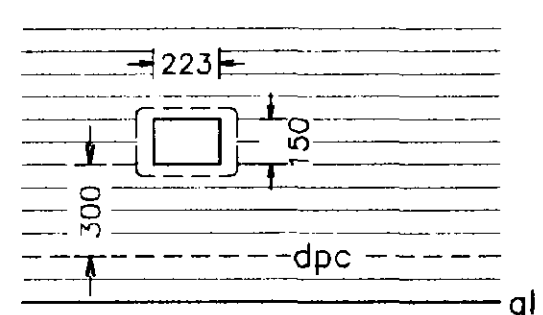
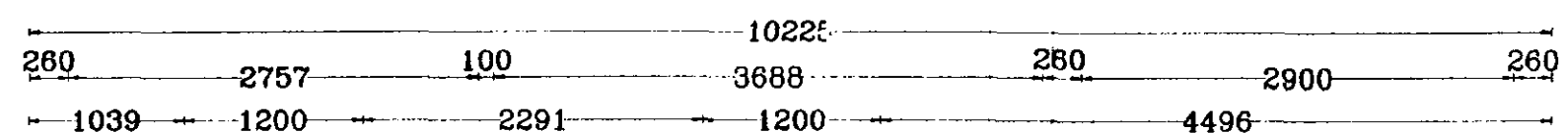
Opening No's 1, 2 & 3 to have brick cills.

SIDE ELEVATION

REAR ELEVATION

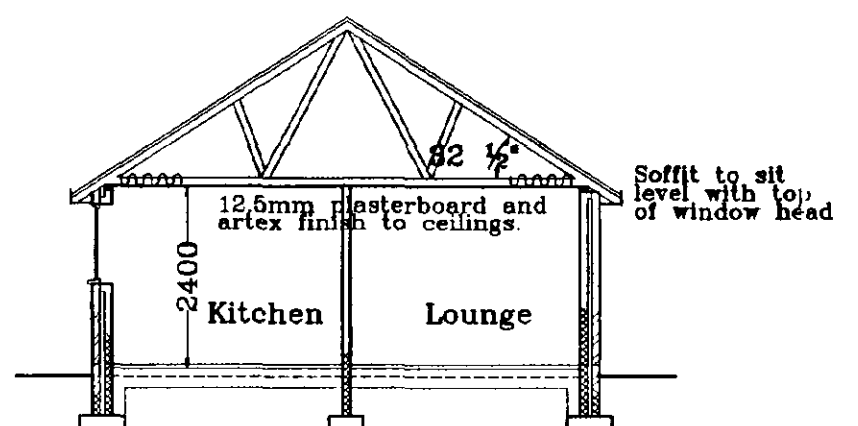
SIDE ELEVATION

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)



ELEVATION OF WATER INDEX BOX

SECTION A-A

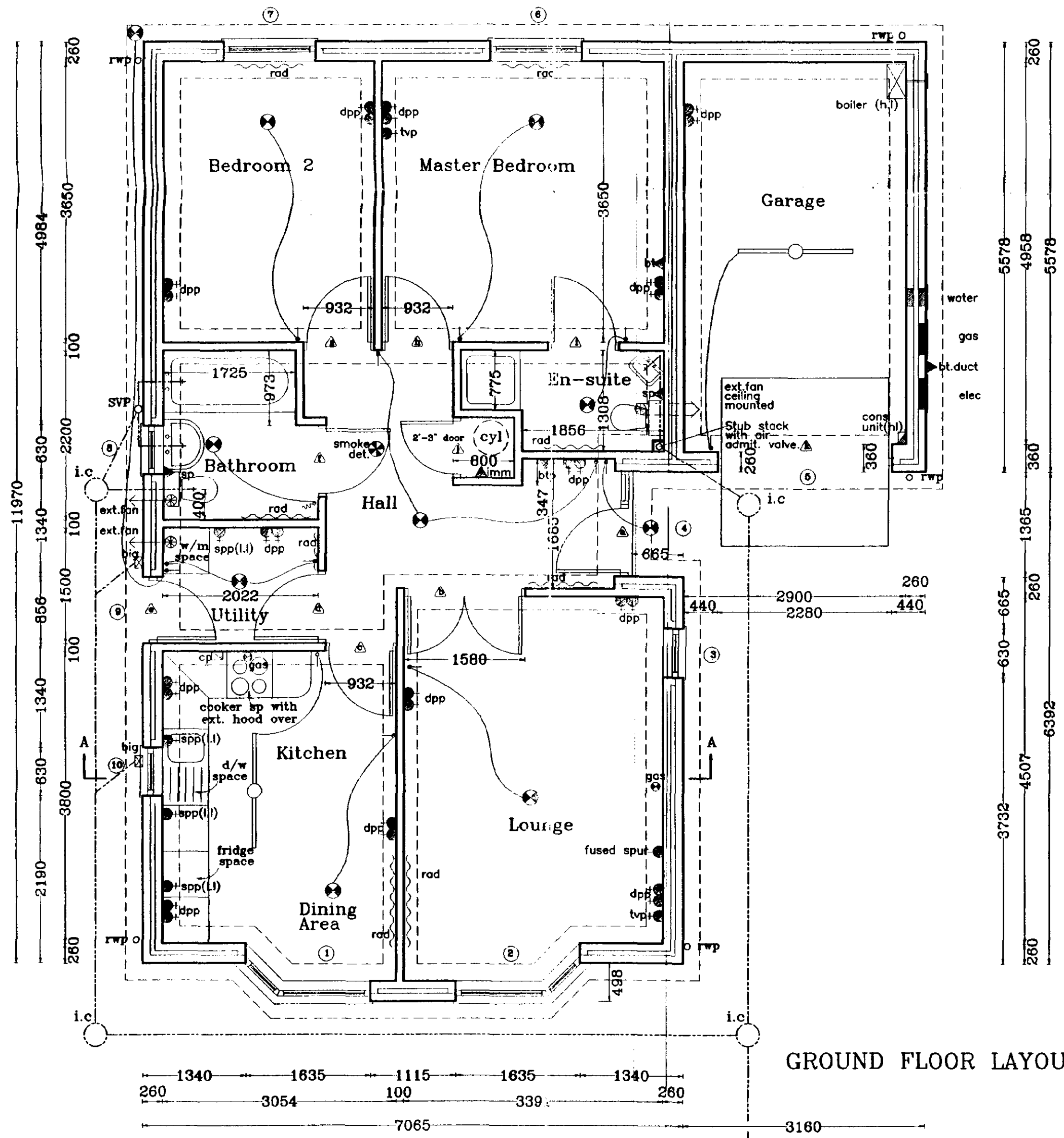


DOOR, WINDOW & LINTEL SCHEDULE

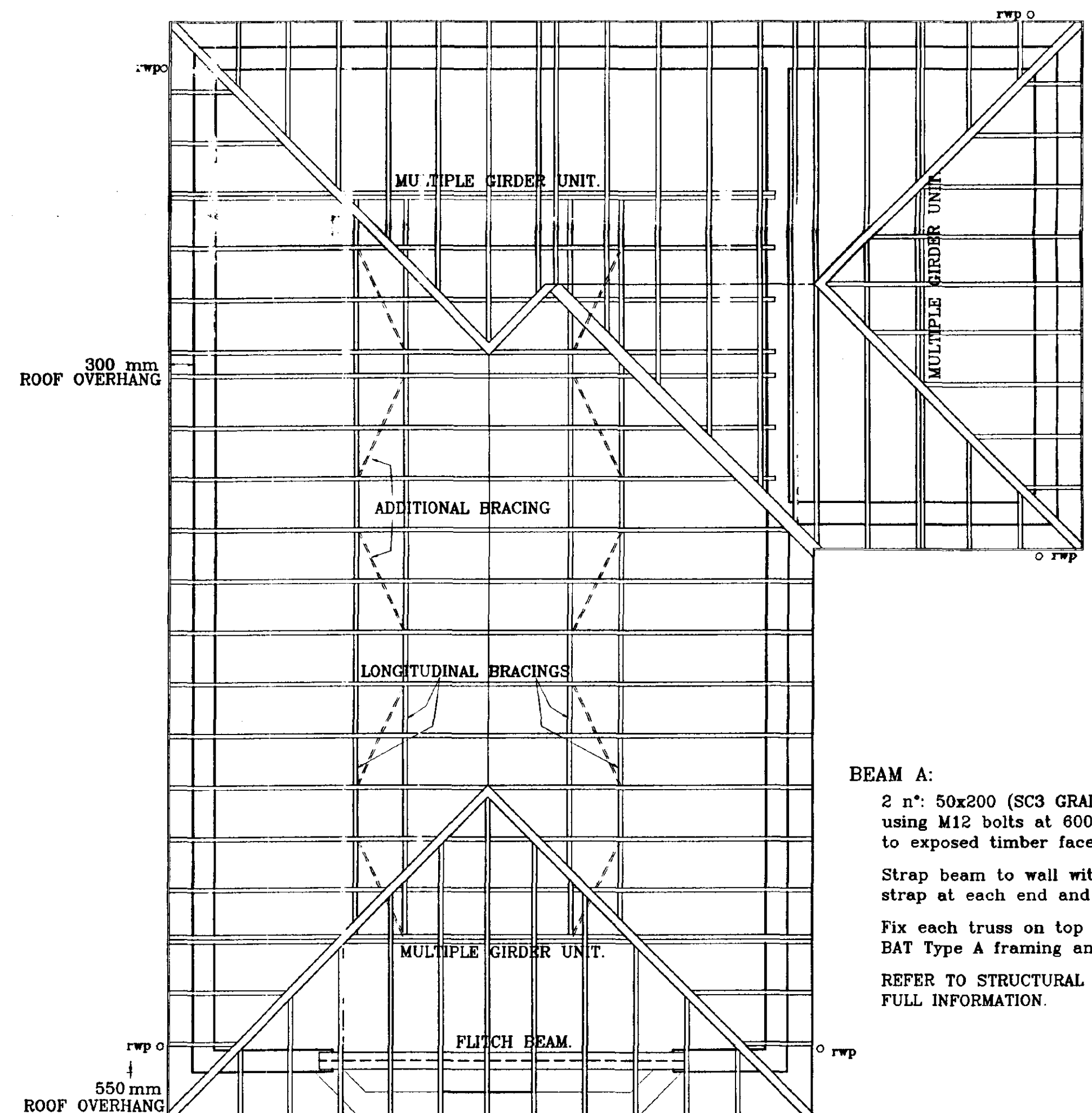
No.	Type	Width x Depth	Lintel type / Length	
1.	Bay Window	1635 x 1650	timber support	4350
2.	Bay Window	1635 x 1650	timber support	4350
3.	Window	630 x 1650	L1-S	1050
4.	Front Door	1365 x 2100	L1-S	1650
5.	Garage Door	3280 x 2100	L-S	2700
6.	Window	1200 x 1200	L1-S	1500
7.	Window	1200 x 1200	L1-S	1500
8.	Window	630 x 1050	L1-S	1050
9.	Door-Premdor	856 x 2100	L1-S	1200
10.	Window	630 x 1050	L1-S	1050

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm

ALL LINTEL REFS BY J LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

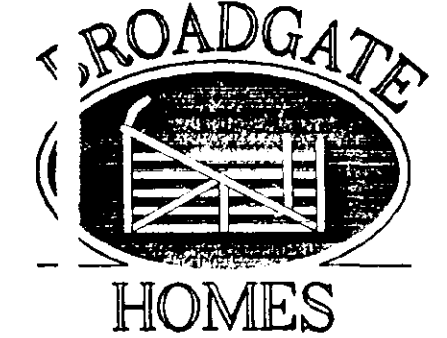


GROUND FLOOR LAYOUT



BEAM A:
2 n°. 50x200 (SC3 GRADE) timber bolted together using M12 bolts at 600 ctrs with 50x50x3 washers to exposed timber faces.
Strap beam to wall with 30x5 galv'd M.S. restraint strap at each end and at central support.
Fix each truss on top of beam with 2 n°. BAT Type A framing anchors -- 1 each side.
REFER TO STRUCTURAL ENGINEERS DETAILS FOR FULL INFORMATION.

ROOF LAYOUT



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-PINEVILLE-

Plot 53, Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Amendments with new part M.	Nov 99	A.S.Z.
b)	Secondary DPC added to elevations.	10.01.00	A.S.Z.
c)	Bathroom door swing outside.	19.01.00	A.S.Z.

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