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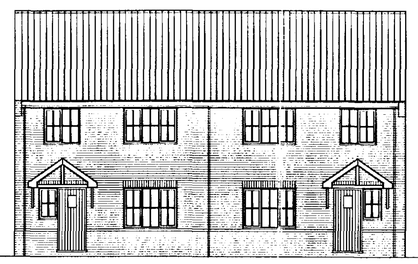
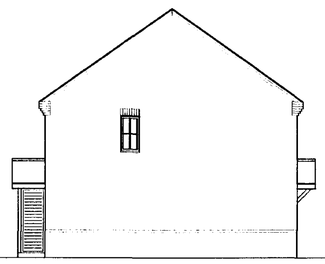
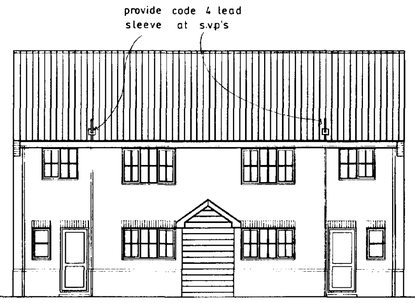


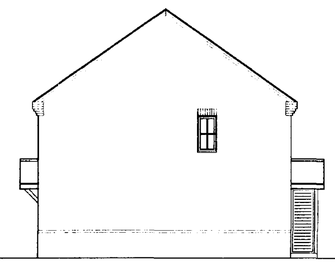
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

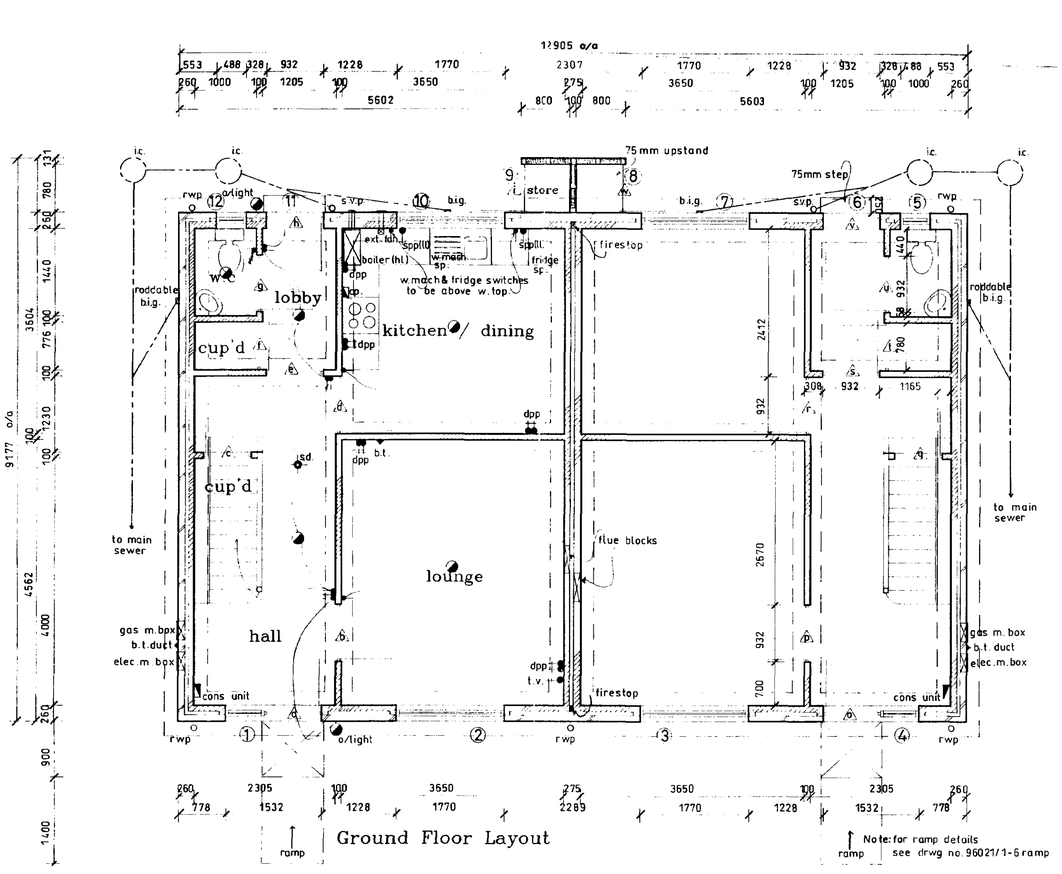
Note: Gas and electric meter boxes to be 500 mm min - 1000mm max above path level. Switches, socket outlets, consumer units, etc. to be between 600mm min - 1200mm max above finished floor level.
Note: Wall mounted gas balance flue boiler with durable guard over outlet. Boiler at high level.
Note: Loft access to be 775 x 567 mm Manthorpe GI 250 access door.
Note: All doors to be 838 mm wide, unless stated otherwise.
Note: Thresholds should not project more than 15 mm above floor level
Note: External stores to be constructed with 19 mm treated shiplap bounding off 25 x 38 battens on grade A/HF breather paper on 12 mm ext. quality plywood on 50 x 75 timber studs at 400 mm ctrs.

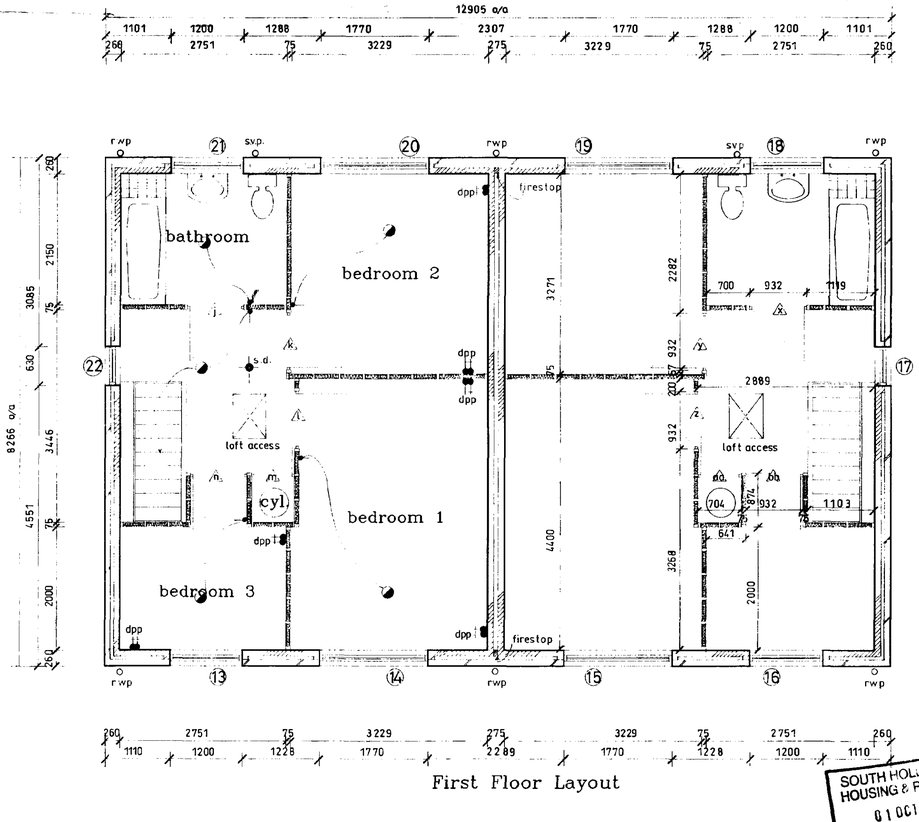
Door, Window & Lintel Schedule

No	Type	Ref	Lintel
1	Entrance frame	1535 x 2100 mm	1 1/2 1950
2	Window	1770 x 1350mm	1 1/2 2100
3	Window	1770 x 1350mm	1 1/2 2100
4	Entrance frame	1535 x 2100 mm	1 1/2 1950
5	Window	488 x 1050 mm	1 1/2 900
6	Door	932 x 2100 mm	1 1/2 1350
7	Window	1745 x 1053 mm	1 1/2 2100
8	Door	780 x 2100 mm	----
9	Door	780 x 2100 mm	----
10	Window	1770 x 1050 mm	1 1/2 2100
11	Door	932 x 2100 mm	1 1/2 1350
12	Window	488 x 1050 mm	1 1/2 900
13	Window	1200 x 1200 mm	1 1/2 1500
14	Window	1770 x 1200 mm	1 1/2 2100
15	Window	1770 x 1200 mm	1 1/2 2100
16	Window	1200 x 1200 mm	1 1/2 1500
17	Window	630 x 1200 mm	1 1/2 1050
18	Window	1200 x 1050 mm	1 1/2 1500
19	Window	1770 x 1200 mm	1 1/2 2100
20	Window	1770 x 1200 mm	1 1/2 2100
21	Window	1200 x 1050 mm	1 1/2 1500
22	Window	630 x 1050 mm	1 1/2 1050

All Lintels by I G Lintels
All windows beds double glazed

Internal Lintels by I G Lintels type 1200 mm long
Continuous bed beam 2150 mm long
Continuous bed beam 2150 mm long





SOUTH HOLL HOUSING & PL
01 OCT 1996
Ref: 0913/96 DATE

Broadgate Homes

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

PROJECT TITLE

Residential Development off: Backgate, Cowbit, Spalding.
Plots 3-6.

For LINCOLNSHIRE RURAL HOUSING ASSOCIATION LTD.

DRAWING

ELEVATIONS
FLOOR PLAN

DETERMINED PLAN

REV	DESCRIPTION	DATE	BY

SCALE 1:100 1:50 DRAWN

DRAWING No. 96021 / 3-6a

Aug 1996

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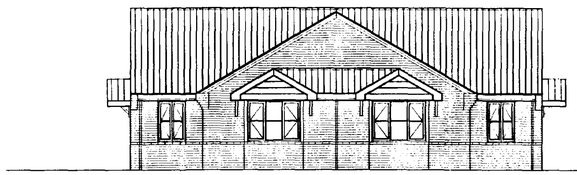
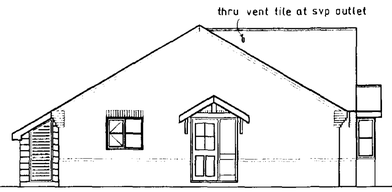
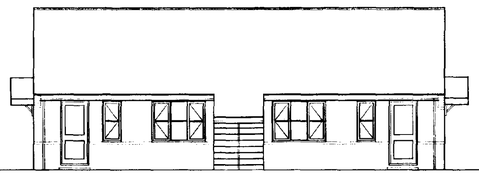


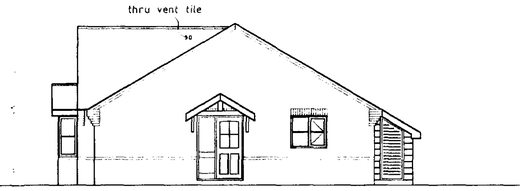
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

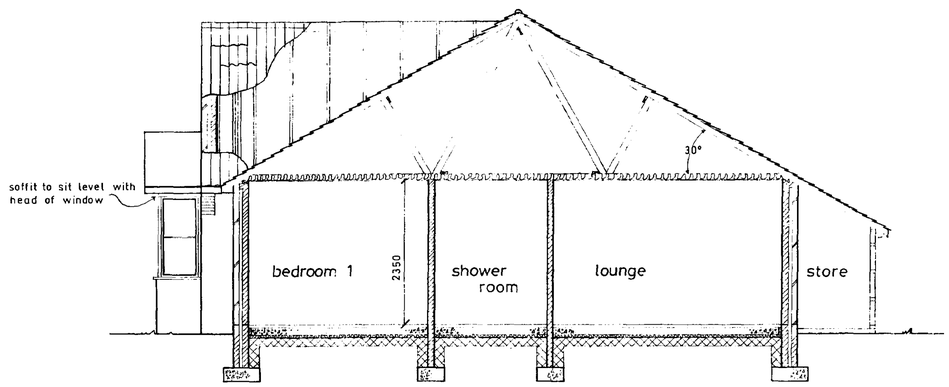
Note: Gas and electric meter boxes to be 500 mm min - 1000 mm max above path level
Switches socket outlets, consumer units etc to be between 500mm min - 1200mm max above finished floor level
Note: Wall mounted gas balance flue boiler with durable guard over outlet. Boiler at high level
Note: Loft access to be 725 x 562 mm Manthorpe GL250 access door.
Note: All floors to be 838 mm wide unless stated otherwise
Note: Ventilation fan in shower room to be activated by light switch.
Note: Thresholds should not project more than 15 mm above floor level.
Note: External stores to be constructed with 19 mm treated shiplap boarding off 25 x 38 battens on grade A/HF breather paper on 12 mm ext. quality plywood on 50 x 75 timber studs at 400 mm ctrs.
Note: In shower room, floor area for shower to have a fall from finished floor level to gulley for water drainage.

Door, Window & Lintel Schedule

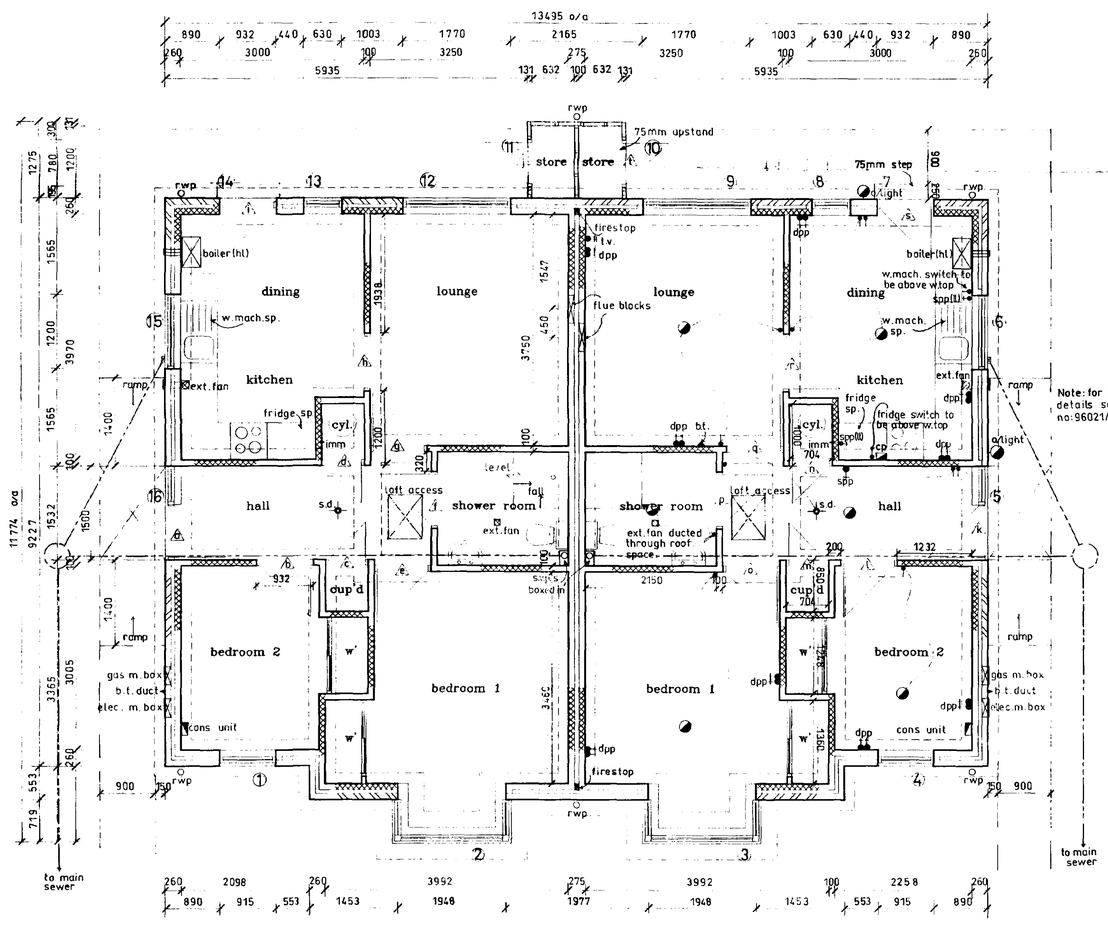
No	Type	Ref	Lintel
1	Window	915 x 1350m	1 1/S 1350
2	Bay window	1770 x 1350mm	1 1/S 2100
3	Bay window	1770 x 1350mm	1 1/S 2100
4	Window	915 x 1350mm	1 1/S 1350
5	Entrance frame	1532 x 2100 mm	1 1/S 1950
6	Window	1200 x 1050 mm	1 1/S 1500
7	Door	932 x 2100 mm	1 1/S 1350
8	Window	630 x 1350 mm	1 1/S 1050
9	Window	1770 x 1350 mm	1 1/S 2100
10	Door	780 x 2100 mm	-----
11	Door	780 x 2100 mm	-----
12	Window	1770 x 1350 mm	1 1/S 2100
13	Window	630 x 1350 mm	1 1/S 1050
14	Door	932 x 2100 mm	1 1/S 1350
15	Window	1200 x 1050 mm	1 1/S 1500
16	Entrance frame	1532 x 2100 mm	1 1/S 1950

All Lintel refs by I. G. Lintels
All windows to be double glazed

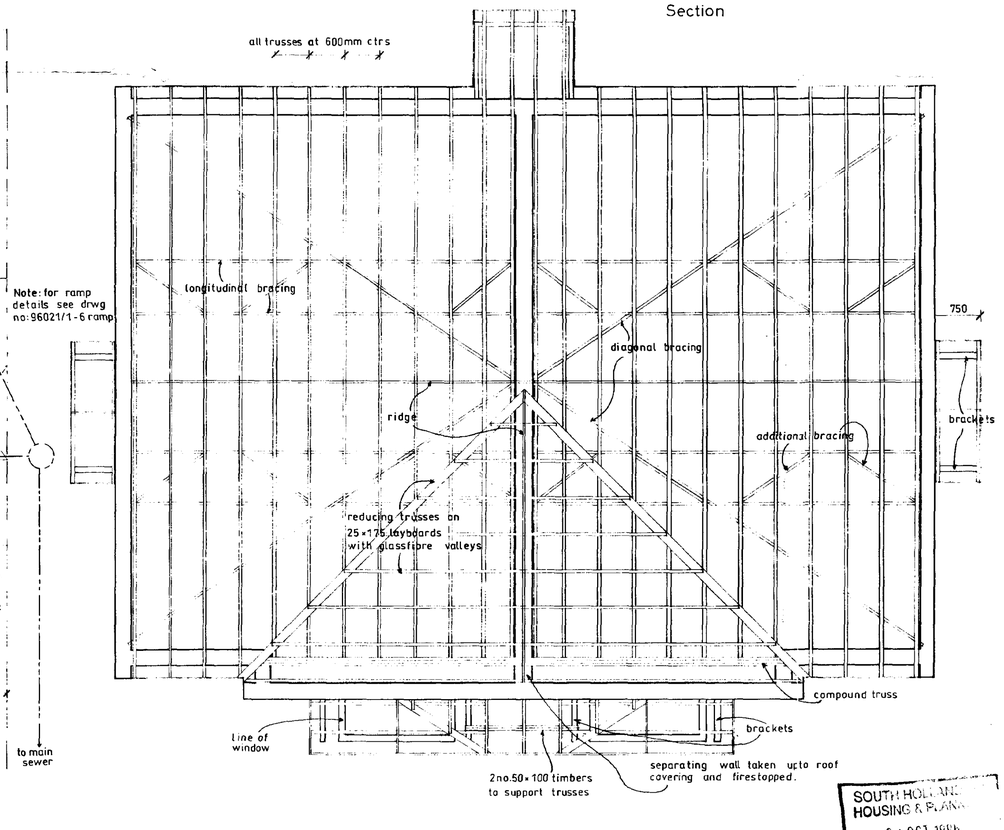
Internal Lintels to be I. G. Internal type 1200 mm long
except ref d 1050 mm long
n 1050 mm long
b. c Box beam 2100 mm long
l. m Box beam 2100 mm long



Section



Floor Layout



Roof Layout

Broadgate Homes
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE

Residential Development off: Backgate, Cowbit, Spalding. Plots: 1 & 2.

For LINCOLNSHIRE RURAL HOUSING ASSOCIATION LTD.

DRAWING

section
elevations
floor plan
roof plan

DETERMINED PLAN

REV	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100

DRAWN

DATE june 1996

DRAWING No. 96021-1,2a

SOUTH HOLLAND HOUSING & PLANNING
01 OCT 1996
Ref: 0913/96

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LANDSCAPING SCHEME.

Trees.

fs - Fagus Sylvatica.
ac - Acer Campestre.
an - Acer Negundo "variegatum".
cb - Carpinus Betulus.
bp - Betula Pendula.
pa - Prunus Avium.
Note : All trees to be 1.8 - 2.4 metre high standards suitably staked and tied.

Hedging.

h - To be mainly hawthorn with a mixture of blackthorn, hornbeam, beech, rose and holly. Plants used to be 300 - 450mm high sturdy transplants, two years old, planted in 2 rows staggered at 300mm ctrs.

Shrubs.

ch - Cotoneaster Horizontalis planted at 600mm ctrs.

Walling.

hw - 1.5 metre high brick wall with concrete pantile capping.
lw - 0.9 metre high brick wall with concrete pantile capping.
(see details below)

Fencing.

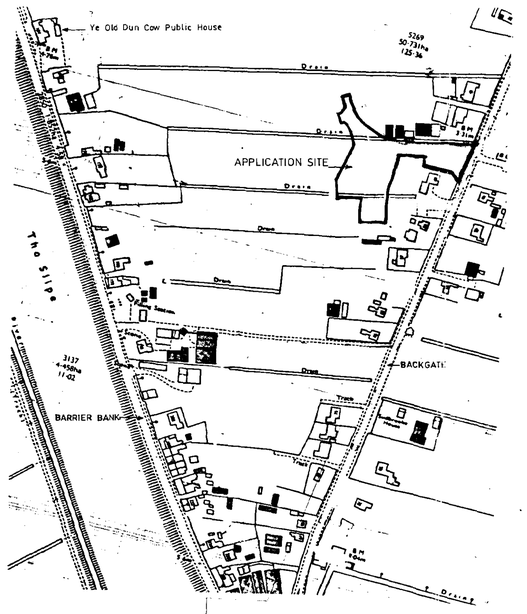
pr - 1.2 metre high timber post and rail fence.
p - 1.8 metre high timber panel fence.
pw - 450mm high post and wire.

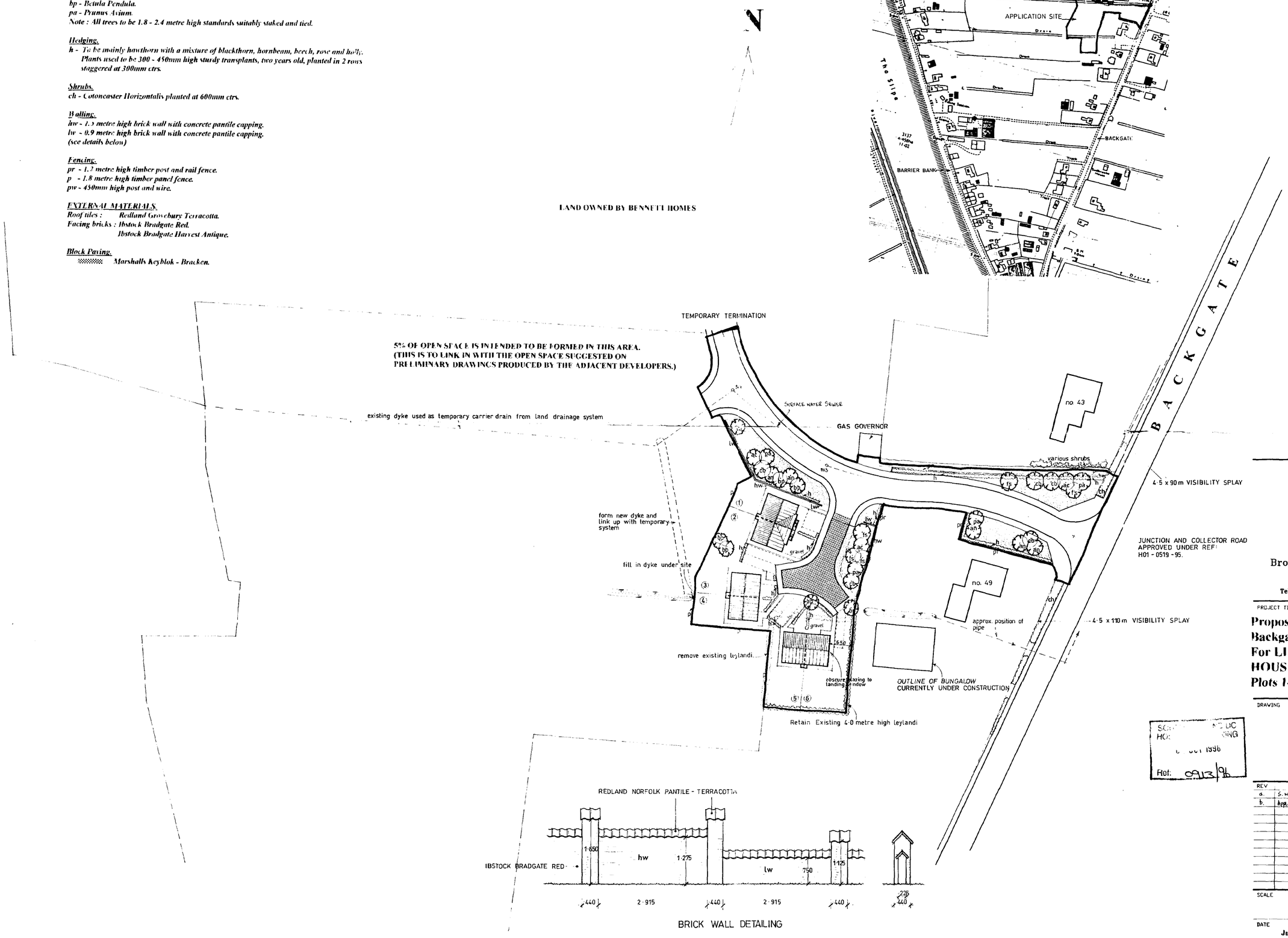
EXTERNAL MATERIALS.

Roof tiles : Redland Grovebury Terracotta.
Facing bricks : Ibstock Bradgate Red.
Ibstock Bradgate Harvest Antique.

Block Paving.

Marshalls Keyblok - Bracken.





BRICK WALL DETAILING

SC... DC
HO... ING
... 1996
Ref: 0913/96

Broadgate Homes

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

PROJECT TITLE

Proposed Residential Development off : Backgate, Cowbit, Spalding, Lincs. For LINCOLNSHIRE RURAL HOUSING ASSOCIATION Ltd. Plots 1-6.

DRAWING

Site Layout

SUPERSEDED

REV	DESCRIPTION	DATE	BY
a.	S. WATER NOTES ADDED.	30.5.96	[illegible]
b.	Application site adjusted at 1:2500 scale.		

SCALE 1:500, 1:2500

DRAWN

DATE June 1996

DRAWING No. 96021/sl

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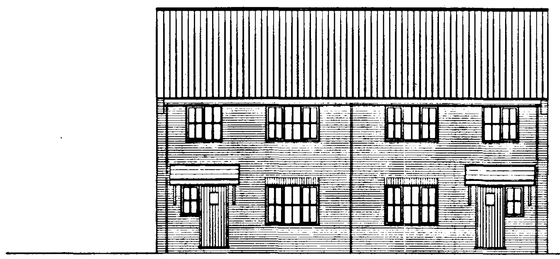
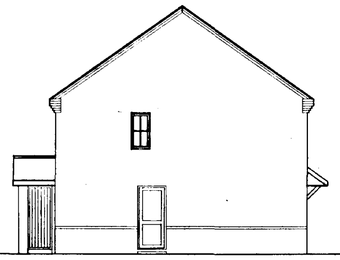
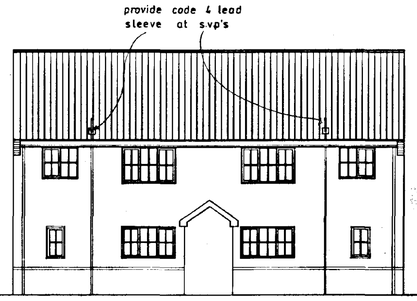


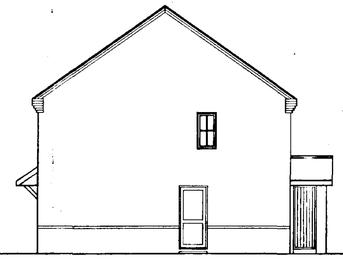
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

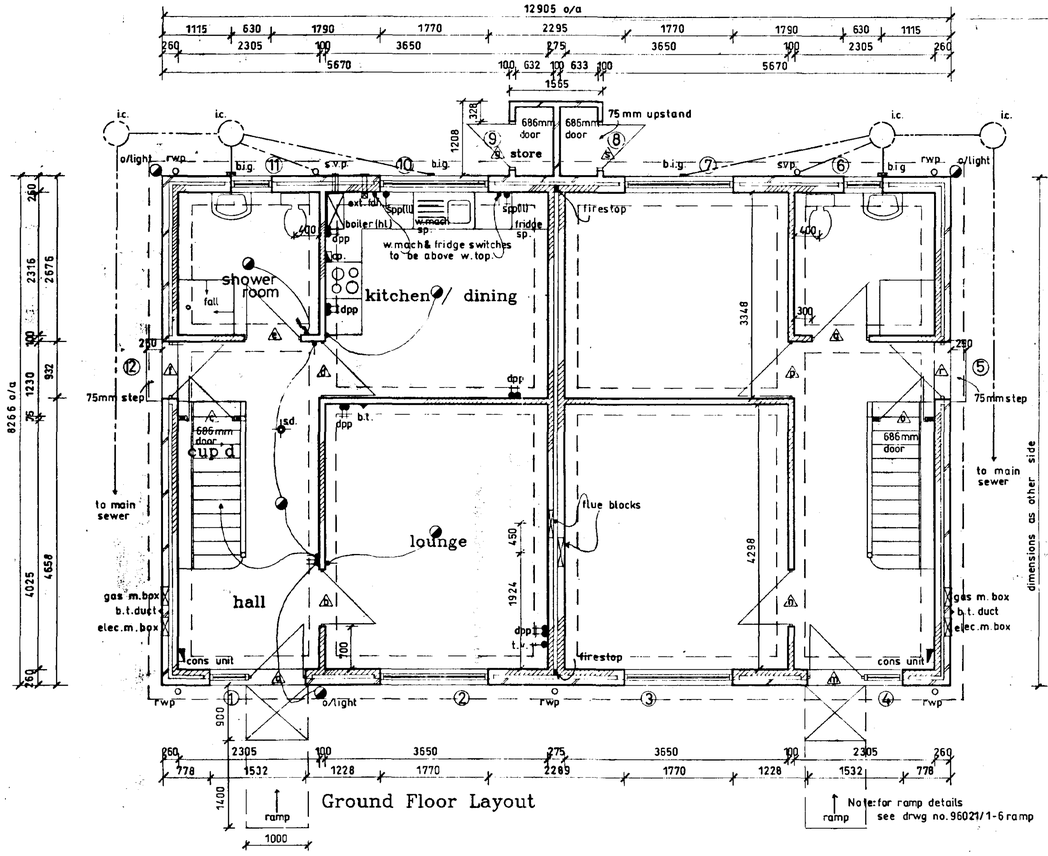
Note : Gas and electric meter boxes to be 500mm min - 1000mm max above path level.
Switches, socket outlets, consumer units, etc. to be between 600mm min - 1200mm max above finished floor level.
Note : Wall mounted gas balance flue boiler with durable guard over outlet. Boiler at high level.
Note : Loft access to be 725 x 562mm, Manthorpe GL 250 access door.
Note : All doors to be 838mm wide unless stated otherwise.
Note : Thresholds should not project more than 15mm above floor level.
Note : In shower room, floor area for shower to have a fall from finished floor level to gulley for water drainage.

Door, Window & Lintel Schedule

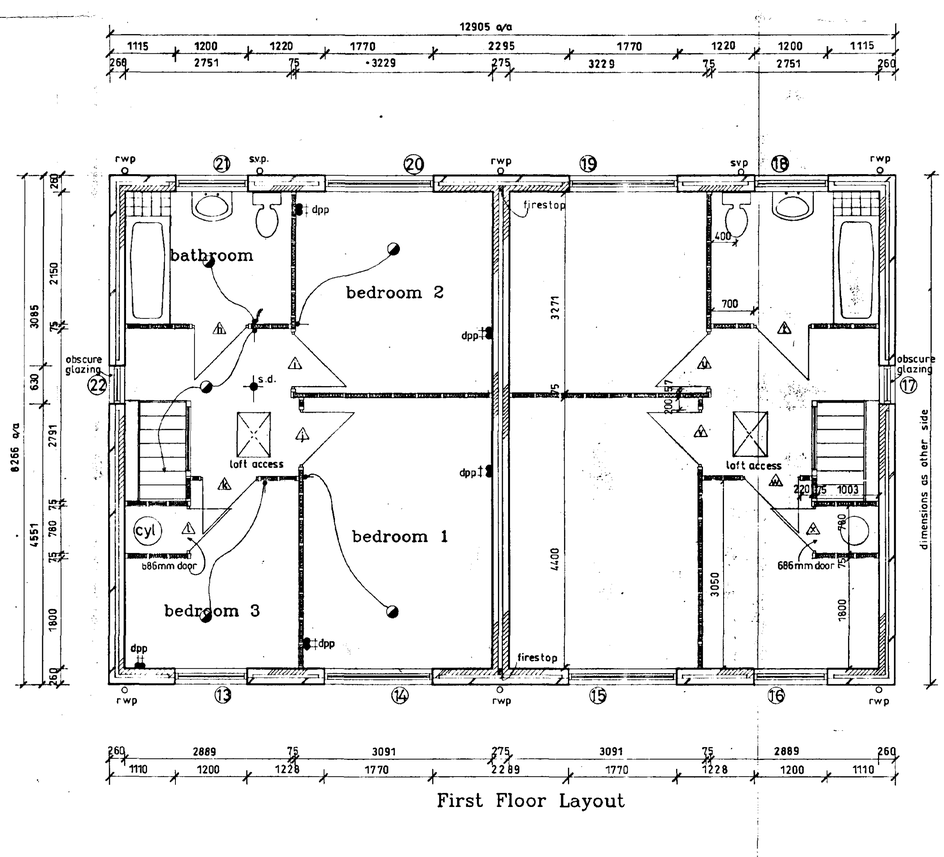
No	Type	Ref	Lintel
1	Entrance frame	1532 x 2100mm	L1/S 1950
2	Window	1770 x 1350mm	L1/S 2100
3	Window	1770 x 1350mm	L1/S 2100
4	Entrance frame	1532 x 2100mm	L1/S 1950
5	Door	932 x 2100mm	L1/S 1350
6	Window	630 x 1050mm	L1/S 1050
7	Window	1770 x 1050mm	L1/S 2100
8	Door	780 x 2100mm	——
9	Door	780 x 2100mm	——
10	Window	1770 x 1050mm	L1/S 2100
11	Window	630 x 1050mm	L1/S 1050
12	Door	932 x 2100mm	L1/S 1350
13	Window	1200 x 1200mm	L1/S 1500
14	Window	1770 x 1200mm	L1/S 2100
15	Window	1770 x 1200mm	L1/S 2100
16	Window	1200 x 1200mm	L1/S 1500
17	Window (obscure)	630 x 1200mm	L1/S 1050
18	Window	1200 x 1050mm	L1/S 1500
19	Window	1770 x 1200mm	L1/S 2100
20	Window	1770 x 1200mm	L1/S 2100
21	Window	1200 x 1050mm	L1/S 1500
22	Window (obscure)	630 x 1200mm	L1/S 1050

Internal lintels to be I.G. Internal type 1200mm long

All Lintel refs by I.G. Lintels
All windows to be double glazed



Ground Floor Layout



First Floor Layout

Broadgate Homes

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

PROJECT TITLE

Residential Development off : Backgate, Cowbit, Spalding.
Plots 3-6.

For LINCOLNSHIRE RURAL HOUSING ASSOCIATION LTD.

DRAWING

ELEVATIONS
FLOOR PLAN

PLANNING
04 MAR 1997
Ref: 0913/96

REV	DESCRIPTION	DATE	BY
A	FLOOR LAYOUT + ELEVATIONS ALTERED	100297	GN

SCALE 1:100 1:50

DRAWN GN

DATE Aug 1996

DRAWING No. 96021 / 3-6a

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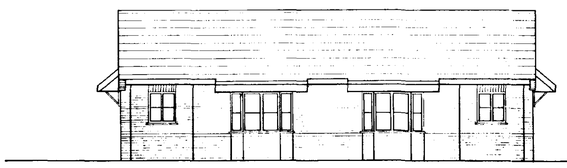
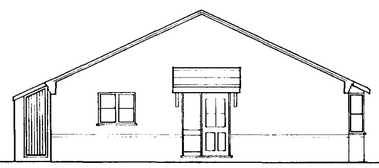
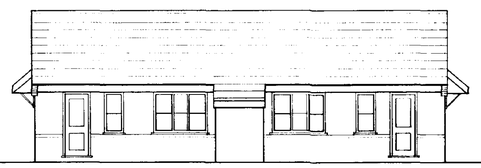


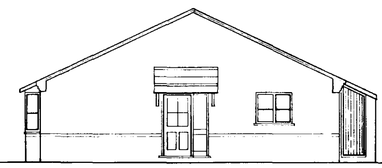
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

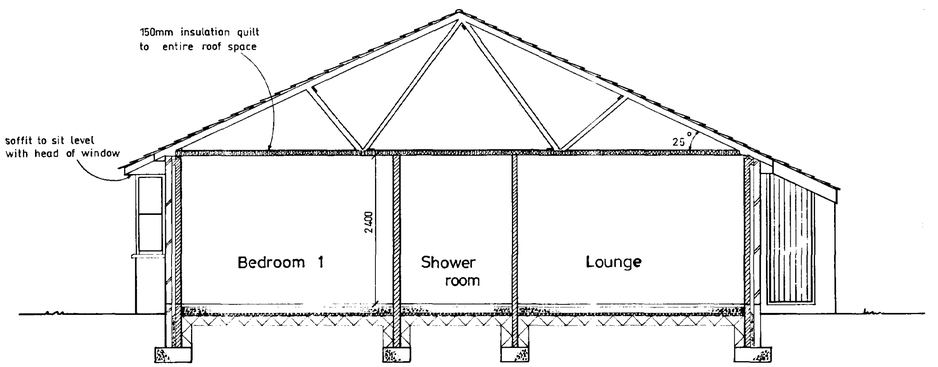
Note : Gas and electric meter boxes to be 500mm min - 1000mm max above path level. Switches, socket outlets, consumer units, etc. to be between 600mm min - 1200mm max above finished floor level.
Note : Wall mounted gas balance flue boiler with durable guard over outlet. Boiler at high level.
Note : Loft access to be 725 x 562mm, Manthorpe GL 250 access door.
Note : All doors to be 838mm wide unless stated otherwise.
Note : Ventilation fan in shower room to be activated by light switch.
Note : Thresholds should not project more than 15mm above floor level.
Note : In shower room, floor area for shower to have a fall from finished floor level to gulley for water drainage.

Door, Window & Lintel Schedule

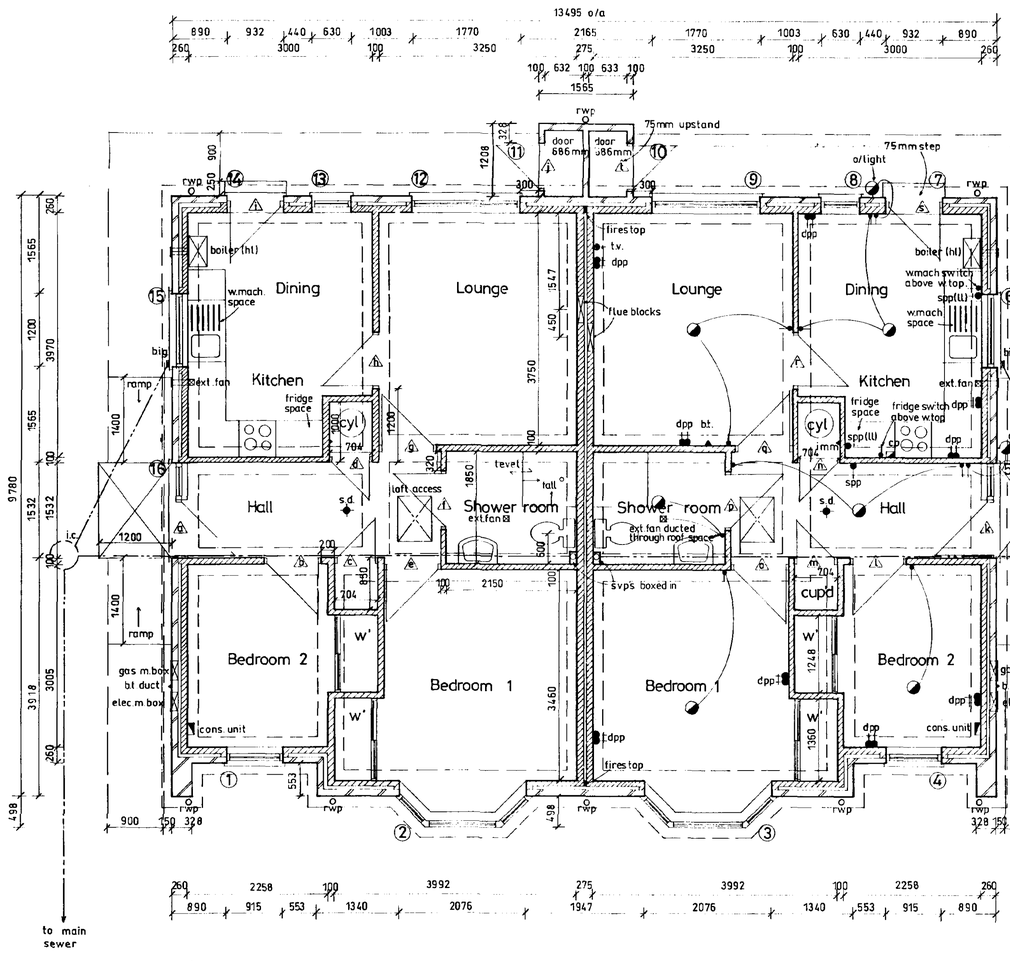
No	Type	Ref	Lintel
1	Window	915 x 1200mm	L1/S 1350
2	Splay Bay	2076 x 1350mm	L1/S 2400
3	Splay Bay	2076 x 1350mm	L1/S 2400
4	Window	915 x 1200mm	L1/S 1350
5	Entrance Frame	1532 x 2100mm	L1/S 1950
6	Window	1200 x 1050mm	L1/S 1500
7	Door	932 x 2100mm	L1/S 1350
8	Window	630 x 1350mm	L1/S 1050
9	Window	1770 x 1350mm	L1/S 2100
10	Door	780 x 2100mm	-------
11	Door	780 x 2100mm	-------
12	Window	1770 x 1350mm	L1/S 2100
13	Window	630 x 1350mm	L1/S 1050
14	Door	932 x 2100mm	L1/S 1350
15	Window	1200 x 1050mm	L1/S 1500
16	Entrance Frame	1532 x 2100mm	L1/S 1950

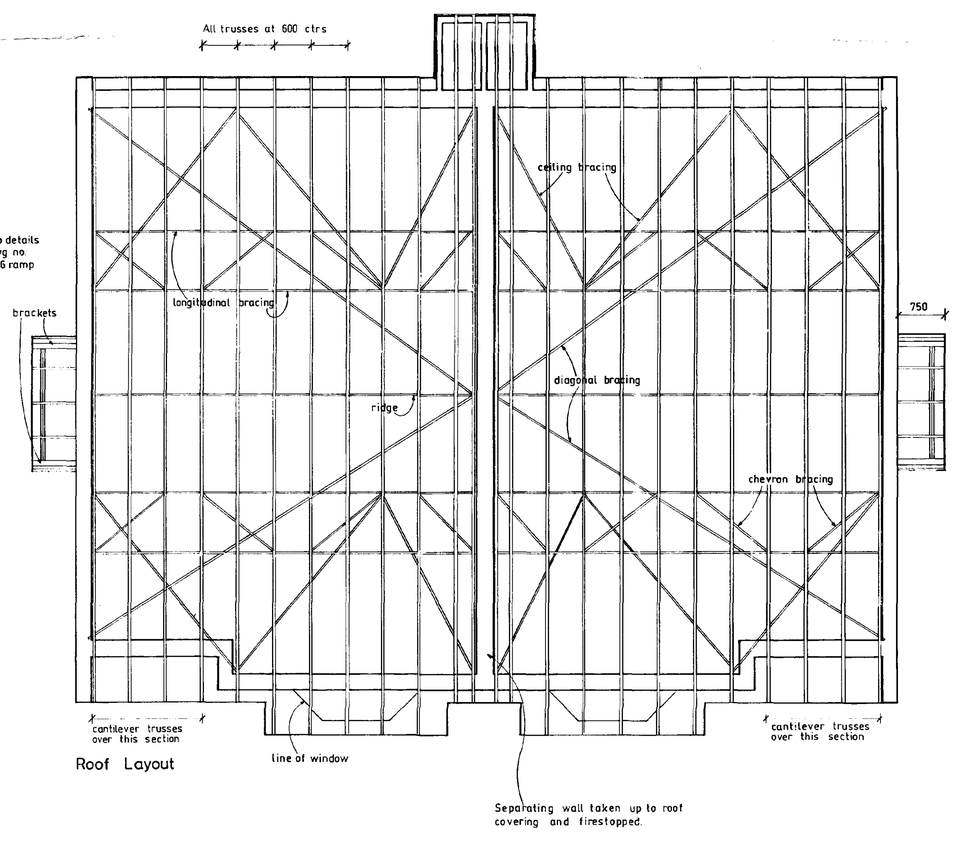
Internal lintels to be I.G. Internal type 1200mm long.
Except ref : D,N, 1050mm long.
B, C, L, M, Box beam 2100mm long.

All lintel refs by I. G. Lintels
All windows to be double glazed



Section





Roof Layout

Broadgate Homes

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

PROJECT TITLE
Residential Development off : Backgate, Cowbit, Spalding.
Plots 1& 2.
For LINCOLNSHIRE RURAL HOUSING ASSOCIATION LTD.

DRAWING
SECTION
ELEVATIONS
FLOOR PLAN
ROOF PLAN

0913/96

REV	DESCRIPTION	DATE	BY

SCALE 1:50 1:100
DRAWN CN
DATE feb 1997
DRAWING No. 96021 - 1, 2a

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LANDSCAPING SCHEME.

Trees.

fs - Fagus Sylvatica.
ac - Acer Campestre.
an - Acer Negundo "variegatum".
cb - Carpinus Betulus.
bp - Betula Pendula.
pa - Prunus Avium.
Note : All trees to be 1.8 - 2.4 metre high standards suitably staked and tied.

Hedging.

h - To be mainly hawthorn with a mixture of blackthorn, hornbeam, beech, rose and holly. Plants used to be 300 - 450mm high sturdy transplants, two years old, planted in 2 rows staggered at 300mm ctrs.

Shrubs.

ch - Cotoneaster Horizontalis. 300 - 450mm spread, 3L pot, planted at 600mm ctrs.
aj - Aucuba Japonica ' Variegata'. 450 - 600mm high, 3L pot, planted at an average of 2.75 no./m. square with a 65mm layer of bark mulch spread over the planted areas.
bt - Berberis Thunbergii. 300 - 450mm high, 3L pot, mixed with and planted as above.

Walling.

hw - 1.5 metre high brick wall with concrete pantile capping.
lw - 0.9 metre high brick wall with concrete pantile capping.
(see details below)

Fencing.

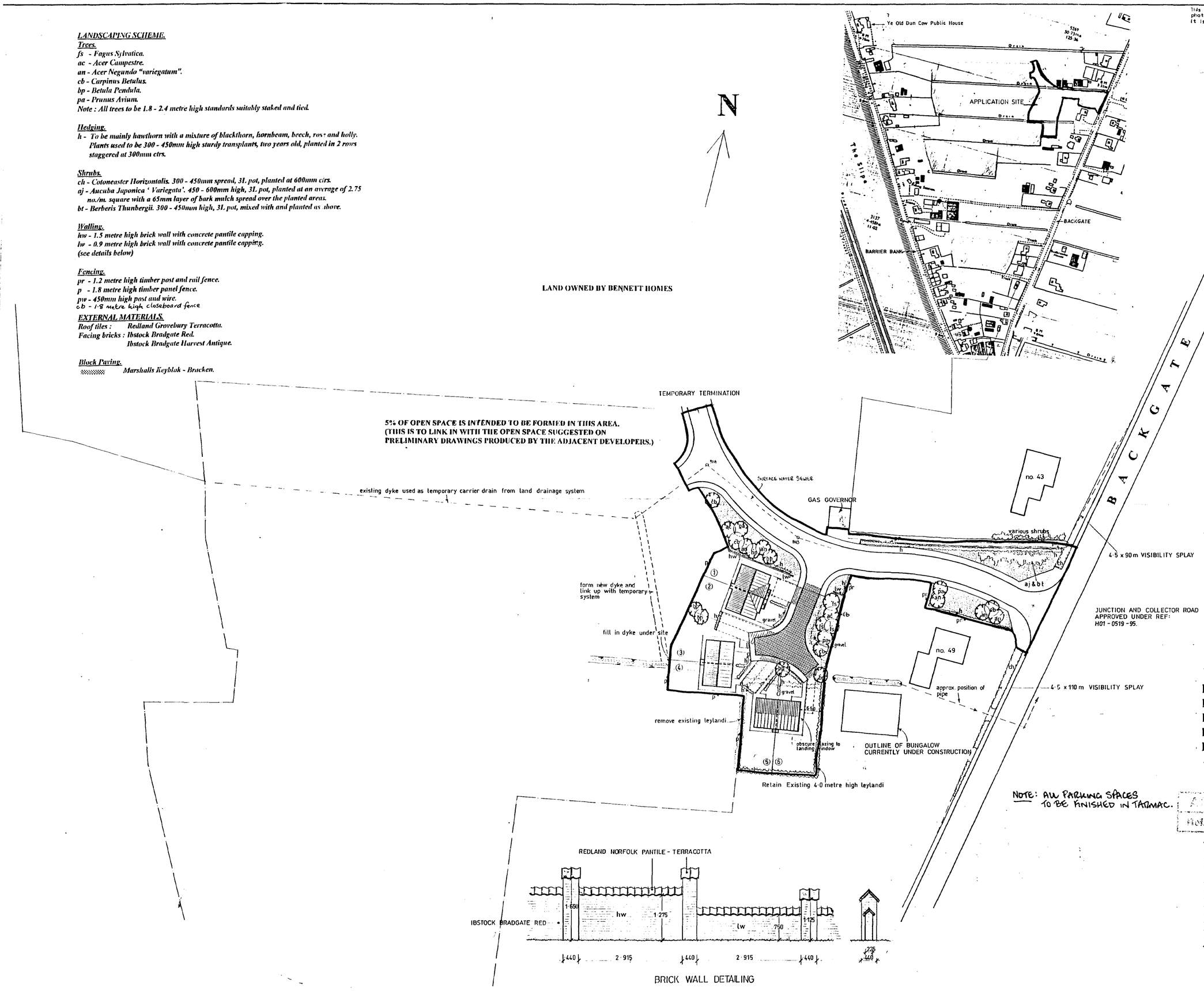
pr - 1.2 metre high timber post and rail fence.
p - 1.8 metre high timber panel fence.
pw - 450mm high post and wire.
cb - 1·8 metre high closeboard fence

EXTERNAL MATERIALS.

Roof tiles : Redland Grovebury Terracotta.
Facing bricks : Ibstock Bradgate Red.
Ibstock Bradgate Harvest Antique.

Block Paving.

Marshalls Keyblok - Bracken.



NOTE: ALL PARKING SPACES TO BE FINISHED IN TARMAC.

Broadgate Homes

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

PROJECT TITLE

Proposed Residential Development off : Backgate, Cowbit, Spalding, Lincs. For LINCOLNSHIRE RURAL HOUSING ASSOCIATION Ltd. Plots 1-6.

DRAWING

Site Layout

Ref. A/3

0913/96

REV	DESCRIPTION	DATE	BY
a.	S. WATER NOTES ADDED.	20·5·96	L
b.	Application site adjusted at 1:1500 scale.		
c.	Junction off Backgate - trees removed, shrubs put in place / Shedule amended.	281096	CW
d. (i)	DROP KERB POSITIONS SHOWN.	17·2·97	L.
ii)	PARKING SPACES TO PLOT 1 DEEPENED TO 6·0 METRES.		
iii)	EASTERN BOUNDARY SCREENED BY CLOSEBOARD FENCE.		
iv)	SECTION OF WALL REMOVED BEYOND SITE TO THE NORTH.		

SCALE: 1:500, 1:2500

DRAWN

DATE: June 1996

DRAWING No. 96021/sl

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LANDSCAPING SCHEME.

Trees.

fs - Fagus Sylvatica.
ac - Acer Campestre.
an - Acer Negundo "variegatum".
cb - Carpinus Betulus.
bp - Betula Pendula.
pa - Prunus Avium.
sa - Sorbus aucuparia
mj - malus 'John Downie'
Note : All trees to be 1.8 - 2.4 metre high standards suitably staked and tied.

Hedging.

h - To be mainly hawthorn with a mixture of blackthorn, hornbeam, beech, rose and holly. Plants used to be 300 - 450mm high sturdy transplants, two years old, planted in 2 rows staggered at 300mm ctrs.

Shrubs.

ch - Cotoneaster Horizontalis. 300 - 450mm spread, 3L pot, planted at 600mm ctrs.
aj - Aucuba Japonica ' Variegata'. 450 - 600mm high, 3L pot, planted at an average of 2.75 no./m. square with a 65mm layer of bark mulch spread over the planted areas.
bt - Berberis Thunbergii. 300 - 450mm high, 3L pot, mixed with and planted as above.

Walling.

hw - 1.5 metre high brick wall with concrete pantile capping.
lw - 0.9 metre high brick wall with concrete pantile capping.
(see details below)

Fencing.

pr - 1.2 metre high timber post and rail fence.
p - 1.8 metre high timber panel fence.
pw - 450mm high post and wire.

cb - 1·8m high closeboard fence
cl - 1·8m high green chain link
NOTE: PROVIDE 1·8m HIGH LOCKABLE GATES TO SIDES OF PROPERTIES.

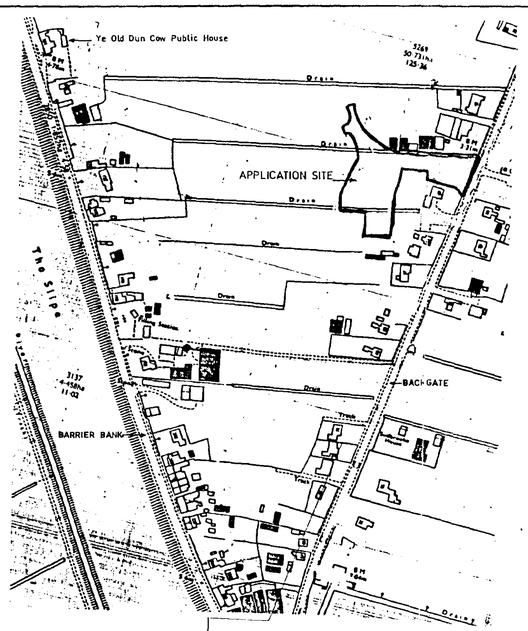
LAND OWNED BY BENNETT HOMES

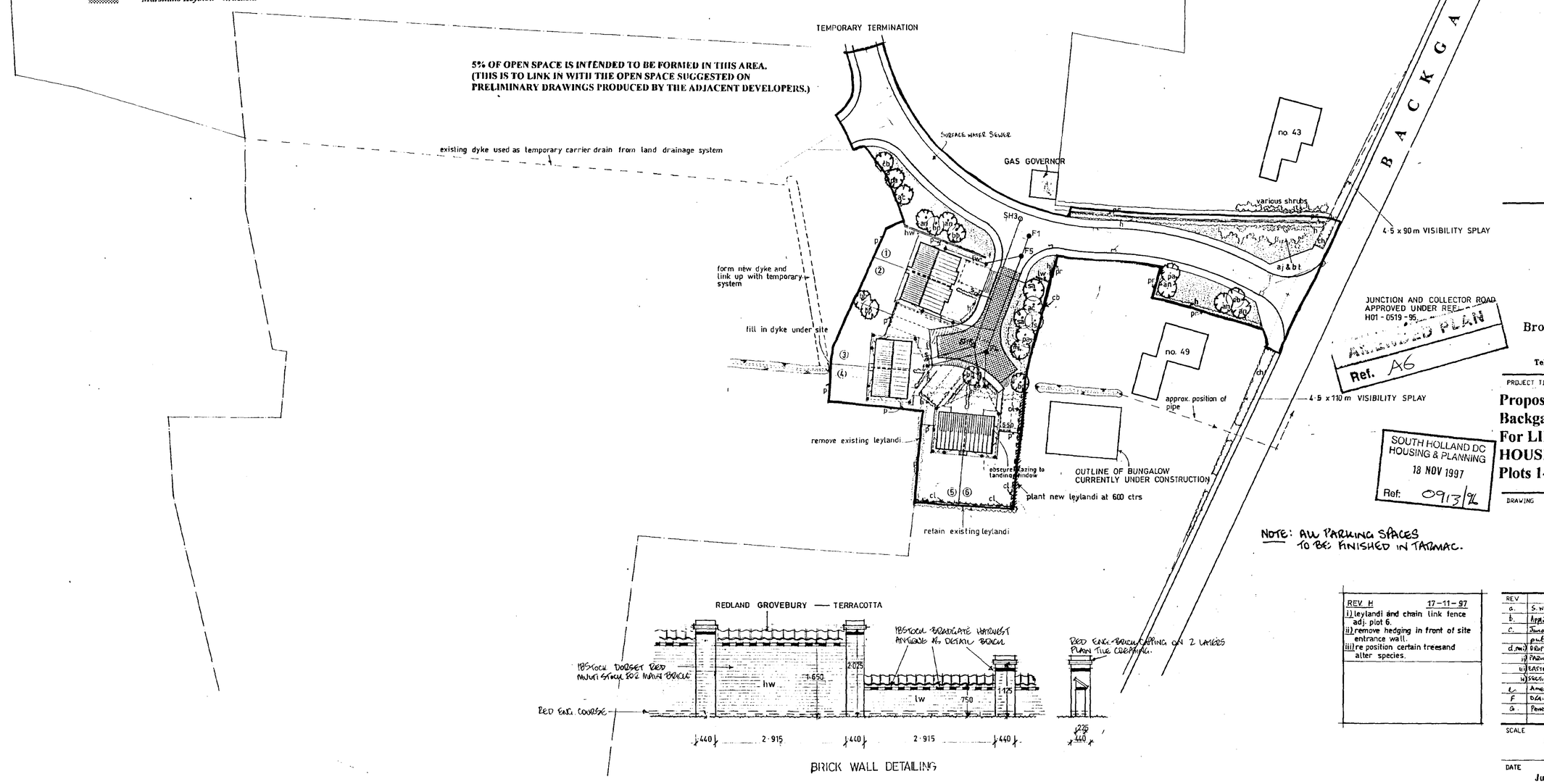
EXTERNAL MATERIALS.

Roof tiles : Redland Grovebury Terracotta.
Facing bricks : Ibstock Dorset Red Multi Stock.
Ibstock Bradgate Harvest Antique.

Block Paving.

Marshalls Keyblok - Bracken.





JUNCTION AND COLLECTOR ROAD APPROVED UNDER REF. H01 - 0519 - 95
APPROVED PLAN
Ref. A6

SOUTH HOLLAND DC HOUSING & PLANNING
18 NOV 1997
Ref: 0913/96

NOTE: ALL PARKING SPACES TO BE FINISHED IN TARMAC.

REV H 17-11-97
i) leylandi and chain link fence adj. plot 6.
ii) remove hedging in front of site entrance wall.
iii) re position certain treesand alter species.

REV.	DESCRIPTION	DATE	BY
a.	S. WATER NOTES ADDED	26-5-96	L
b.	Application site adjusted at 1:1250 scale.		
c.	Junction off Backgate - trees removed, shrubs put in place / Schedule amended.	18.10.96	CW
d. (i)	DRAINAGE NOTES ADDED.	19-2-97	L
ii)	PARKING SPACES TO PLOT 1 DEEPENED TO 6·0 METRES.		
iii)	EASTERN BOUNDARY SCREENED BY CLOSEBOARD FENCE.		
iv)	SECTION OF WALL REMOVED BEYOND SITE TO THE NORTH.		
e.	AMENDMENTS ADDED FOR SECURITY DESIGN	12.5.97	L
f.	DRAINAGE AMENDED TO PLOTS 1-6	6.6.97	CW
g.	PRIVATE FENCING TO EASTERN BOUNDARY, REVISED WALL DESIGN	11.6.97	L

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DRAWING

Site Layout

SCALE	DRAWN
1:500, 1:2500	
DATE	DRAWING No.
June 1996	96021/SL