

P R O P O S E D E L E V A T I O N S 1:100 scale

foundations

CONCRETE STRIP FOUNDATIONS (ST3 MIX) TO WALLS AS INDICATED ON PLAN.
700 x 225 deep TO 260 WALLS, 450 x 225 deep to 100 thick WALLS.
EXCAVATE TO SUITABLE LOAD-BEARING STRATA AT MIN 750 depth. IF SHRINKABLE SUB-SOIL ENCOUNTERED MIN 1000 depth REQUIRED.
PROXIMITY OF TREES TO BE TAKEN INTO ACCOUNT IN ACCORD. WITH NHBC. Ch 4.2 "BUILDING NEAR TREES".

below d.p.c.

ANY BRICKWORK BELOW D.P.C. TO BE F.L. QUALITY, BLOCKWORK BELOW DPC TO BE CLASS A.
PROVIDE R.C. LINTELS WHERE SERVICE DUCTS, DRAINS PENETRATE.
PROVIDE HORIZONTAL D.P.C. AT MIN. 150 ABOVE FINISHED GROUND LEVEL.
D.P.C. IS TO BE CONTINUOUS & LAPPED WITH D.P.M.
LEAN MIX TO CAVITY TO TERMINATE 225 BELOW D.P.C. LEVEL.

wall construction

EXTERNAL WALLS TO BE 260mm CONSTRUCTION COMPRISING 100mm APPROVED FACING BRICKS
50mm CAVITY INSULATED WITH 50mm DOTHERM OR SIMILAR APPROVED CAVITY INSULATION
INNER LEAF TO BE 100mm TARMAC 'HEMELITE' OR SIMILAR INSULATION BLOCKWORK.
13mm S/C RENDER & SKIM INTERNAL FINISH WHERE SPECIFIED.
MOVEMENT JOINTS TO BE INCORPORATED AS SPECIFIED ON LAYOUT & ELEVATIONS.
PROVIDE GALV. OR S.STEEL WALL TIES TO BS 1243 : 1978 APPROPRIATE TYPE FOR CONSTRUCTION METHOD
900 c/c max HORIZONTALLY ; 450 c/c max VERTICALLY, TIES @ 300 c/c max VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.
CLOSE CAVITY AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING D.P.C. DAMCOR INSULATING D.P.C. TO ALL OPENINGS.

INTERNAL WALLS TO BE 100mm BLOCKWORK OFF D.P.C. - WHERE PROPOSED OFF FLOOR SLAB REINFORCE SLAB WITH 1 No. LAYER MESH FABRIC.

lintels

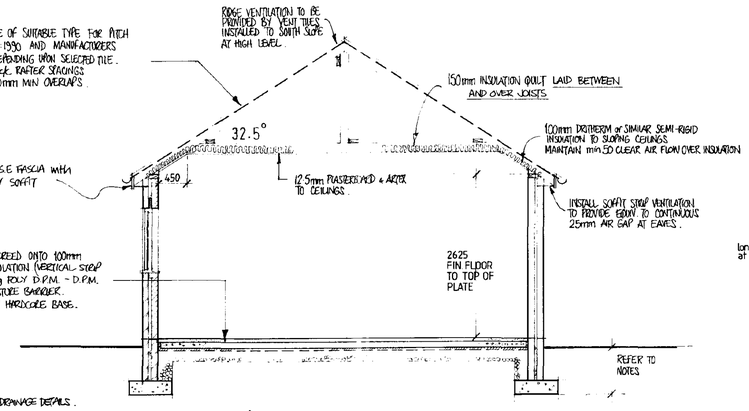
LINTELS TO BE INSTALLED IN ACCORD. WITH MANUFACTURERS SPECIFICATION - REFER TO SCHEDULE
TO ALL EXTERNAL LINTELS INCORPORATE FLEXIBLE D.P.C. IN ACCORD WITH BS 5628 - PROVIDE MIN. OF TWO PERPEND. WEEPHOLES PER LINTEL.

ventilation

WINDOWS AS SPECIFIED PROVIDE REQUIRED VENTILATION PROVISION IN ACCORD WITH PART F, B.REGULATIONS
N.L.T. 1/20th FLOOR AREA RAPID VENTILATION TO OFFICE & WORKSHOP, & W.C. ACCOMMODATION
BACKGROUND VENTILATION: - 8000mm² MIN TO OFFICE. (TRICKLE VENTS TO WINDOW UNITS).
31200mm² MIN TO WORKSHOP (STADIUM AIR VENTS AT MIN. 1.75m ABOVE F.L.).
4000mm² MIN TO W.C.'s (TRICKLE VENT TO WINDOW UNIT) AND KITCHEN
EXTRACT VENTILATION TO BE PROVIDED TO KITCHEN - MECH. EXTRACTOR CAPABLE OF EXT. RATE N.L.T. 60 litres/sec. OPERATED INTERMITTENTLY DUCTED TO EXTERIOR AS INDICATED ON PLAN.

roof covering

CONCRETE INTERLOCKING TILES TO L.A. APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH B.S 5534 Pt 1 : 1990 AND MANUFACTURERS SPECIFICATION - TILES TO HAVE 75mm MIN HEAD LAP DEPENDING UPON SELECTED TILE.
38 x 25mm S.W. TREATED BATTENS ONTO max 600 c/c. RAFTER SPACINGS
UNDERLAYABLE UNDERFELT TO BE TO BS 747 WITH 150mm MIN OVERLAPS.



SECTION THRO' RAISED TIE TRUSS AREA 1:50

floor construction

FLOOR CONSTRUCTION TO BE 50mm SAND CEMENT SCREED ONTO 100mm ST3 CONC. OVERSITE. 25mm JABLITE SD GRADE INSULATION (VERTICAL STRIP AT PERIMETER) TO ENTIRE FLOOR AREAS. 1200g ROLY D.P.M. - D.P.M. TO BE LAPPED WITH D.P.C. TO PROVIDE CONTINUOUS MOISTURE BARRIER.
25mm SAND BLINDING TO 150mm CONSOLIDATED CLEAN HARDCORE BASE.

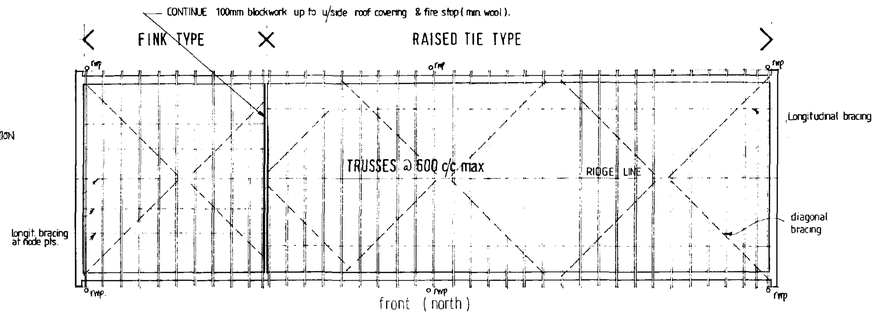
drainage

SEE DRG 96/CB/2 FOR BELOW GROUND F.W. & S.W. DRAINAGE DETAILS.

Φ110mm UPVC SOIL INVERT PIPE TO BE INSTALLED AS INDICATED
BALLOON GRATING TERMINAL AT N.L.T. 900 ABOVE ADJACENT VENT OPENINGS
PROVIDE ACCESS FLARE AT GROUND LEVEL.
Φ38mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS FITTED TO ALL APPLIANCES
WHERE DRAIN PASSES UNDER FLOOR PROVIDE 150mm GRANULAR BED & SURROUND TO MAINTAIN FLEXIBILITY. AT PENETRATION OF WALLS BELOW GROUND 50mm CLEARANCE TO BE PROVIDED AROUND PIPE WITH RIGID STREET MAT'L TO BOTH SIDES TO PREVENT ENTRY OF FILL OR VERMIN.

heating & electrical

WORKS TO BE UNDERTAKEN BY CLIENT
HOT WATER & HEATING TO BE ELECTRIC IN ACCORD WITH RELEVANT REGULATIONS
ANY HOT WATER PIPE WORK TO BE INSULATED IN ACCORD WITH PART L OF B.REGULATIONS.



ROOF LAYOUT 1:100

roof construction

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGN & MANUFACTURE IN ACCORD. BS 5268 Pt 3:1985. CALCULATIONS TO BE SUPPLIED TO LOCAL AUTHORITY N.L.T. 28 DAYS PRIOR TO SITE FIXING.
ROOF BRACING TO BE IN ACCORD WITH BS 5268 Pt 3 : 1985 - 25 x 100 RIDGE NODE BARGERS 25 x 100 CEILING BINDER/LONGITUDINAL BRACING & DIAGONAL BRACING TIMBERS - SC3 GRADE.

PROVIDE 30 x 5mm GALV. RESTRAINT STRAPS @ 2.0m c/c max FROM RAFTER & CEILING JOISTS TO GABLE WALLS. SPAN 3 No. TRUSSES WITH NOGGING & PACK. N.L.T. 38mm THICK & N.L.T. ½ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

100 x 15mm WALL PLATE STRAPPED TO WALLS @ 2.0m c/c max USING 30 x 5mm GALV. STRAPS N.L.T. 1.0m LENGTH.

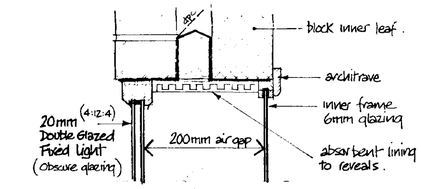
PROVIDE LOFT ACCESS IN POSITIONS SHOWN ON PLAN - ANY TRIMMING TO BE IN STRICT ACCORDANCE WITH BS 5268 Pt 3 : 1985.

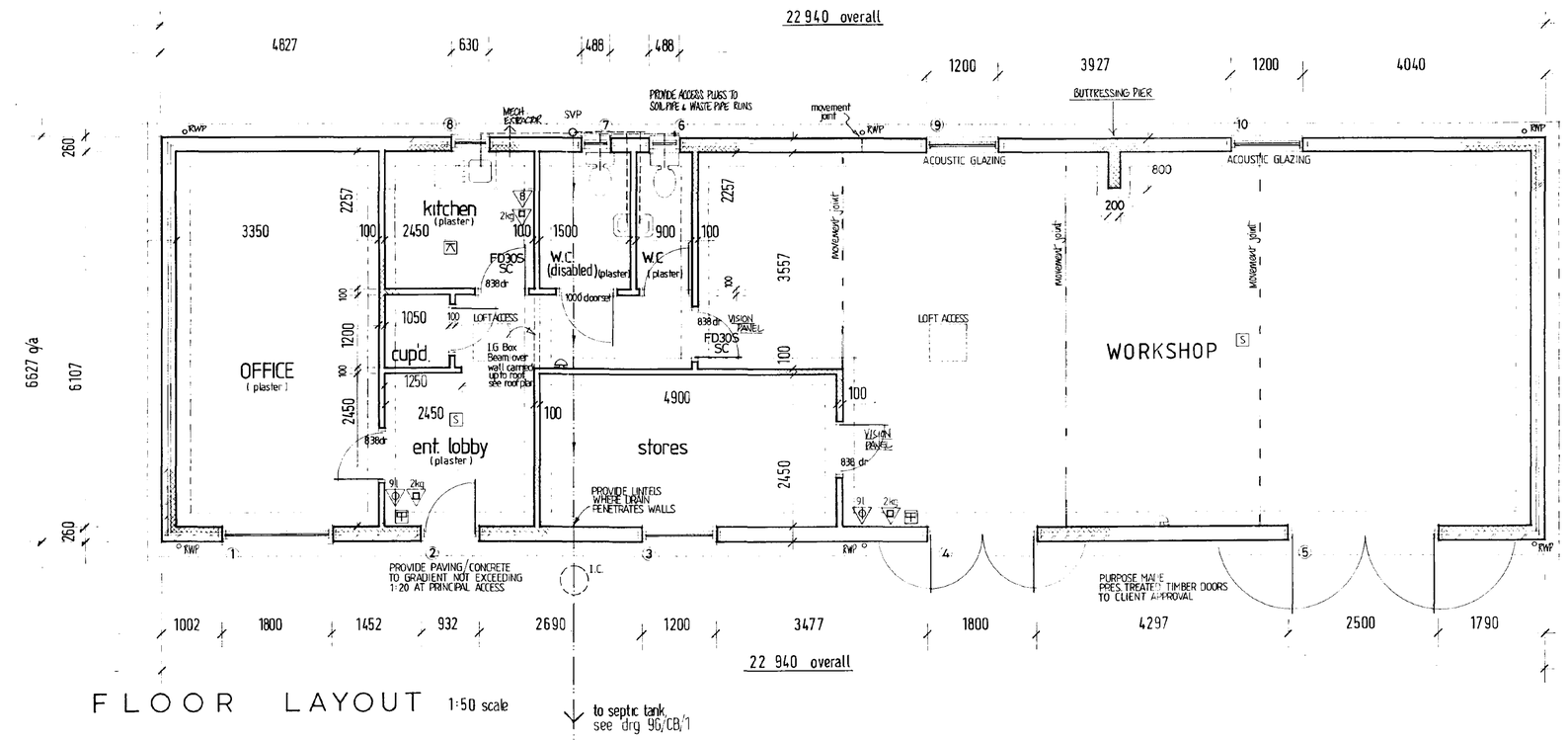
150mm INSULATION QUILT TO ENTIRE ROOF SPACE APART FROM BELOW ANY WATER STORAGE TANKS.

ROOF SPACE VENTILATION - RAISED TIE SECTION REQUIRES 25mm MIN EAVES VENTILATION EQUIVALENT WITH 5mm min RIDGE VENTILATION PROVIDED BY PROPRIETARY VENT TILES @ HIGH LEVEL.
CONVENTIONAL TRUSS ROOF AREA 10mm MIN. EAVES VENTILATION EQUIVALENT TO BE PROVIDED - SEE SECTION DRG.

ACOUSTIC GLAZING TO WORKSHOP

50dB reduction to be achieved to fixed lights proposed to workshop





FLOOR LAYOUT 1:50 scale

AMENDED PLAN
Ref. AC

SOUTH HOLLAND DC
HOUSING & PLANNING
- 1 OCT 1996
Ref: 1208/95

SCHEDULE - EXT. OPENINGS

	REF	Description			I.G. Lintel ref & length	
	1	window	1800 x 1200 dp.	(312CC)	L1/S	2100
	2	ent. door fr.	932 x 2100	(FN29M)	L1/S	1350
	3	window	1200 x 1200	(212C)	L1/S	1500
	4	pr. doors	1800 x 2100		L1/S	2100
	5	pr. doors	2500 x 2175*		L1/HD	3000
	6	window	488 x 1050	(HN100)	L1/S	900
	7	window	488 x 1050	(HN100)	L1/S	900
	8	window	630 x 1050	(H1100)	L1/S	1050
**	9	fixed light	1200 x 450dp		L1/S	1500
**	10	fixed light	1200 x 450dp		L1/S	1500

All windows & entrance door to be double glazed.
Joinery References where indicated ( ) are Boulton & Paul.
* Height of opening ref 5. to be confirmed with client
Lintels to be installed to manufacturers spec. min 150 end bearings.
INTERNAL OPENINGS - I.G. INT. 100 type min 100 end bearings
- BDX 100 type 1500 long to corridor as indicated.
** ACOUSTIC GLAZING REQUIRED - SEE SPECIFICATION ABOVE RIGHT.

KEY TO FIRE PRECAUTION SYMBOLS

FD30S SC FIRE RESISTING DOOR (30mm) SELF CLOSING DEVICE
FIRE ALARM CALL POINT
FIRE ALARM AUDIBLE WARNING DEVICE
S SMOKE DETECTOR
'91' WATER EXTINGUISHER
HEAT DETECTOR
'2kg' DRY POWDER EXTINGUISHER
'BF' FIRE BLANKET

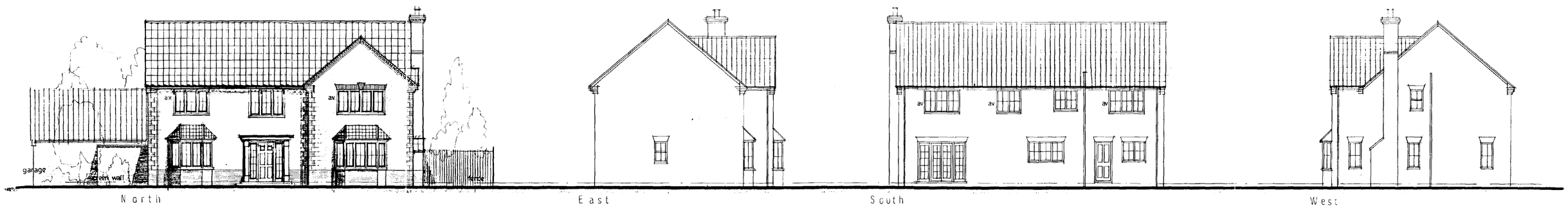
REV		
REV A.	BUILDING REGULATION AMENDMENTS - BUTTRESSING PIER OTHER AMENDMENTS UNDERLINED 25mm FASCIA SPECIFIED (WAS 38mm)	SEPT 96
REV B.	2 No ADDITIONAL WINDOWS PROPOSED TO WORKSHOP - SCHEDULE REVISED (REF 9 & 10)	SEPT 96
REV C	SPECIFICATION FOR ACOUSTIC GLAZING AS REQUIRED BY SHDC. ENVIRONMENTAL HEALTH	SEPT 96

PROPOSED OFFICE & WORKSHOP
FOXES LOW ROAD
HOLBEACH Lincs.
for Clive Browne Electrical

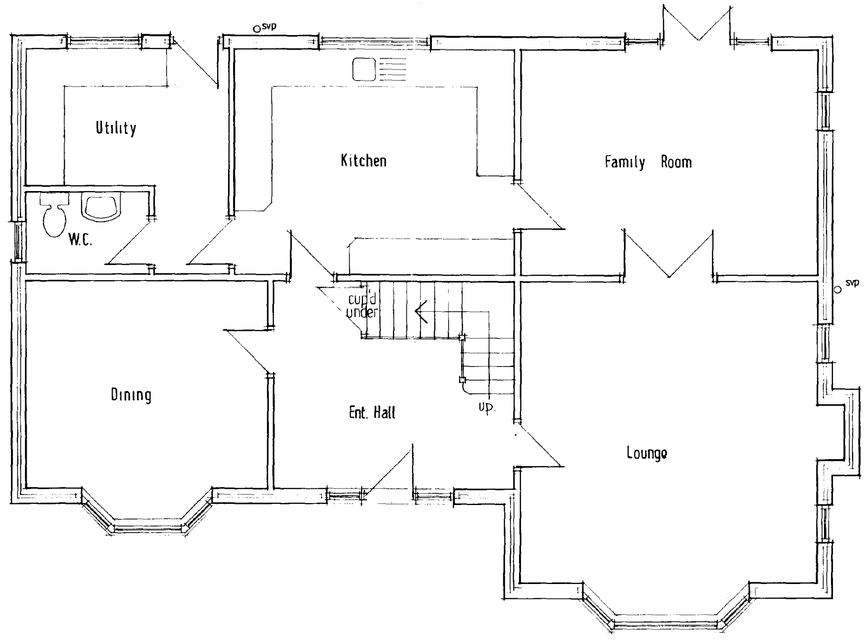
FLOOR LAYOUT
ROOF PLAN
SECTION
ELEVATIONS

03 96 scales as indicated 96 CB 1

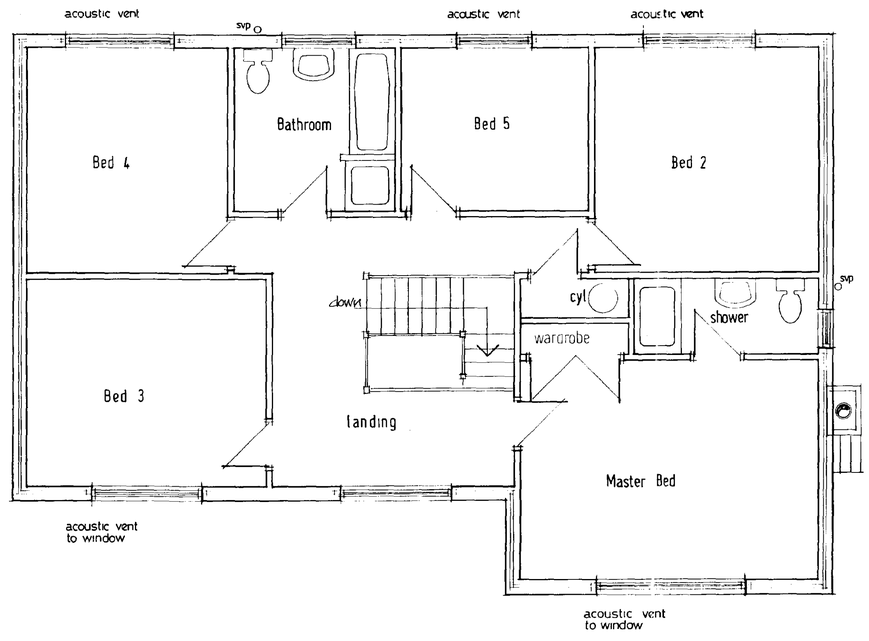
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E L E V A T I O N S



GROUND



FIRST

AMENDED PLAN
Ref.

DETERMINED
PLAN

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

Proposed Light Industrial Unit
with associated dwelling
FOXES LOW ROAD HOLBEACH

for C. A. Browne Electrical

DRAWING

PROPOSED DWELLING

floor plans
elevations

Ref: 1208/95

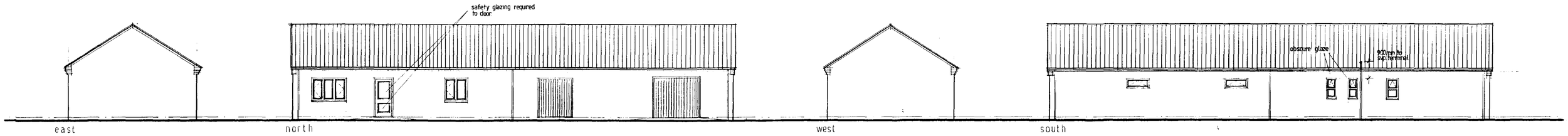
REV.	DESCRIPTION	DATE	BY
A	WEST ELEVATION CORRECTED TO SHOW WINDOW TO LOUNGE		
	ACOUSTIC VENTS SPECIFIED TO ALL BEDROOM WINDOWS	15/1/96	JC

SCALE 1:50 1:100

DRAWN Alan J Smith

DATE 09·95

DRAWING No. 95022/002



P R O P O S E D E L E V A T I O N S 1 : 100 s c a l e

foundations

CONCRETE STRIP FOUNDATIONS (GT3 MIX) TO WALLS AS INDICATED ON PLAN.
700 x 225 deep TO 260 WALLS, 450 x 225 deep TO 100 THICK WALLS.
EXCAVATE TO SUITABLE LOADBEARING STRATA AT MIN 750 depth. IF SHRINKABLE SUB-SOIL ENCOUNTERED MIN 1000 depth REQUIRED.
PROXIMITY OF TREES TO BE TAKEN INTO ACCOUNT IN ACCORD. WITH NHBC CH4.2 "BUILDING NEAR TREES".

below d.p.c.

ANY BRICKWORK BELOW D.P.C. TO BE F.L. QUALITY, BLOCKWORK BELOW DPC TO BE CLASS A.
PROVIDE R.C. LINTELS WHERE SERVICE DUCTS, DRAINS PENETRATE.
PROVIDE HORIZONTAL D.P.C. AT MIN 150 ABOVE FINISHED GROUND LEVEL.
D.P.C. IS TO BE CONTINUOUS & LAPPED WITH D.P.M.
LEAN MIX TO CAVITY TO TERMINATE 225 BELOW D.P.C. LEVEL.

wall construction

EXTERNAL WALLS TO BE 260mm CONSTRUCTION COMPRISING 100mm APPROVED FACING BRICKS 60mm CAVITY INSULATED WITH 60mm DRITHERM OR SIMILAR APPROVED CAVITY INSULATION INNER LEAF TO BE 100mm TARMAC 'HEMELITE' OR SIMILAR INSULATION BLOCKWORK.
13mm S/C RENDER & SKIM INTERNAL FINISH WHERE SPECIFIED.
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PROVIDE GALV. OR S.STEEL WALL TIES TO BS 1243:1978 APPROPRIATE TYPE FOR CONSTRUCTION METHOD 900 c/c max HORIZONTALLY; 450 c/c max VERTICALLY. TIES @ 300c/c max VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.
CLOSE CAVITY AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING D.P.C. DAMCOR INSULATING D.P.C. TO ALL OPENINGS.

INTERNAL WALLS TO BE 100mm BLOCKWORK OFF D.P.C. - WHERE PROPOSED OFF FLOOR SLAB REINFORCE SLAB WITH 1 No. LAYER MESH FABRIC.

lintels

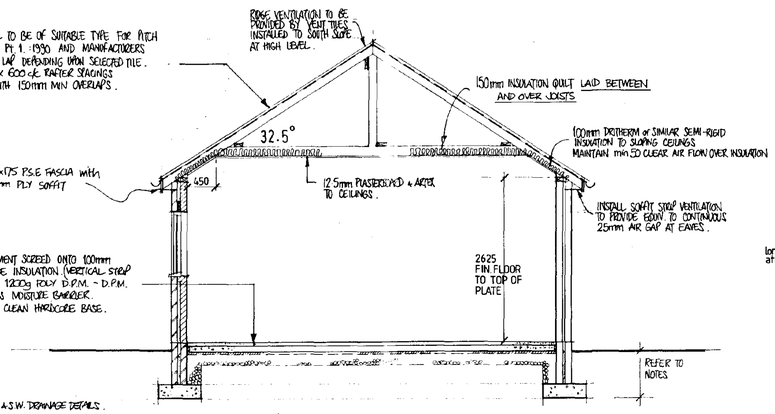
LINTELS TO BE INSTALLED IN ACCORD. WITH MANUFACTURERS SPECIFICATION - REFER TO SCHEDULE.
TO ALL EXTERNAL LINTELS INCORPORATE FLEXIBLE D.P.C. IN ACCORD WITH BS 5628 - PROVIDE MIN. OF TWO PERPEND. WEEPHOLES PER LINTEL.

ventilation

WINDOWS AS SPECIFIED PROVIDE REQUIRED VENTILATION PROVISION IN ACCORD WITH PART F. B. REGULATIONS N.L.T. 1/20th FLOOR AREA RAPID VENTILATION TO OFFICE & WORKSHOP & W.C. ACCOMMODATION.
BACKGROUND VENTILATION - 8000mm² MIN TO OFFICE (TRICKLE VENTS TO WINDOW UNITS).
31200mm² MIN TO WORKSHOP (STADIUM AIR VENTS AT MIN. 1.75m ABOVE F.L.).
4000mm² MIN TO W.C.'s (TRICKLE VENT TO WINDOW UNIT) AND KITCHEN
EXTRACT VENTILATION TO BE PROVIDED TO KITCHEN - MECH. EXTRACTOR CAPABLE OF EXT RATE N.L.T. 60 litres/sec OPERATED INTERMITTENTLY DUCTED TO EXTERIOR AS INDICATED ON PLAN.

roof covering

CONCRETE INTERLOCKING TILES TO L.A. APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH B.S. 5534 Pt 1. 1990 AND MANUFACTURERS SPECIFICATION - TILES TO HAVE 75mm MIN HEAD LAP DEPENDING UPON SELECTED TILE.
38 x 25mm S.W. TREATED BATTENS ONTO MAX 600 c/c RAFTER SPACINGS
UNDERLAY TO BE TO BS 747 WITH 150mm MIN OVERLAPS.



SECTION THRO' RAISED TIE TRUSS AREA 1:50

floor construction

FLOOR CONSTRUCTION TO BE 50mm SAND CEMENT SCREED ONTO 100mm STS CONC. OVERSITE. 25mm JABLITE SD GRADE INSULATION (VERTICAL STRIP AT PERIMETER) TO ENTIRE FLOOR AREAS. 1200g POLY D.P.M. - D.P.M. TO BE LAPPED WITH D.P.C. TO PROVIDE CONTINUOUS MOISTURE BARRIER.
25mm SAND BLINDING TO 150mm CONSOLIDATED CLEAN HARDCORE BASE.

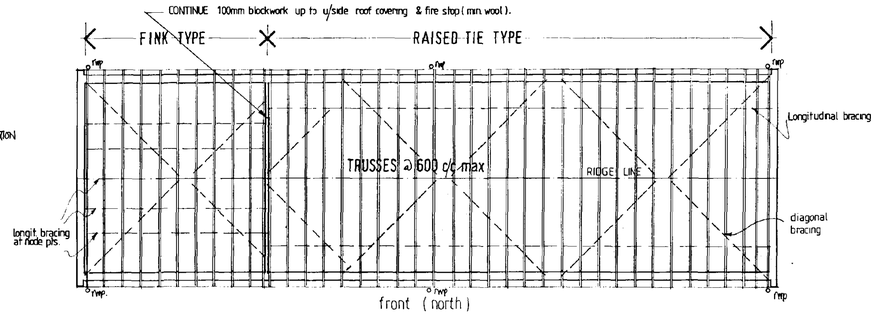
drainage

SEE DRG. 96/CB2 FOR BELOW GROUND F.W. & S.W. DRAINAGE DETAILS.

Φ110mm UPVC SOIL VENT PIPE TO BE INSTALLED AS INDICATED
BALLOON GRATING TERMINAL AT N.L.T. 900 ABOVE ADJACENT VENT. OPENINGS
PROVIDE ACCESS PLATE AT GROUND LEVEL.
Φ38mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS FITTED TO ALL APPLIANCES.
WHERE DRAIN PASSES UNDER FLOOR PROVIDE 150mm GRANULAR BED & SURROUND TO MAINTAIN FLEXIBILITY. AT PENETRATION OF WALLS BELOW GROUND 50mm CLEARANCE TO BE PROVIDED AROUND PIPE WITH RIGID SHEET MAT'L. TO BOTH SIDES TO PREVENT ENTRY OF FILL OR VERMIN.

heating & electrical

WORKS TO BE UNDERTAKEN BY CLIENT
HOT WATER & HEATING TO BE ELECTRIC IN ACCORD WITH RELEVANT REGULATIONS
ANY HOT WATER PIPEWORK TO BE INSULATED IN ACCORD WITH PART L OF B. REGULATIONS.



ROOF LAYOUT 1:100

roof construction

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGN & MANUFACTURE IN ACCORD. BS 5268 Pt 3:1985.
CALCULATIONS TO BE SUPPLIED TO LOCAL AUTHORITY N.L.T. 28 DAYS PRIOR TO SITE FIXING.
ROOF BRACING TO BE IN ACCORD WITH BS 5268 Pt 3:1985 - 25 x 100 RIDGE NOGGINGS BUILDERS 25 x 100 CEILING BINDER/LONGITUDINAL BRACING & DIAGONAL BRACING TIMBERS - SC3 GRADE.

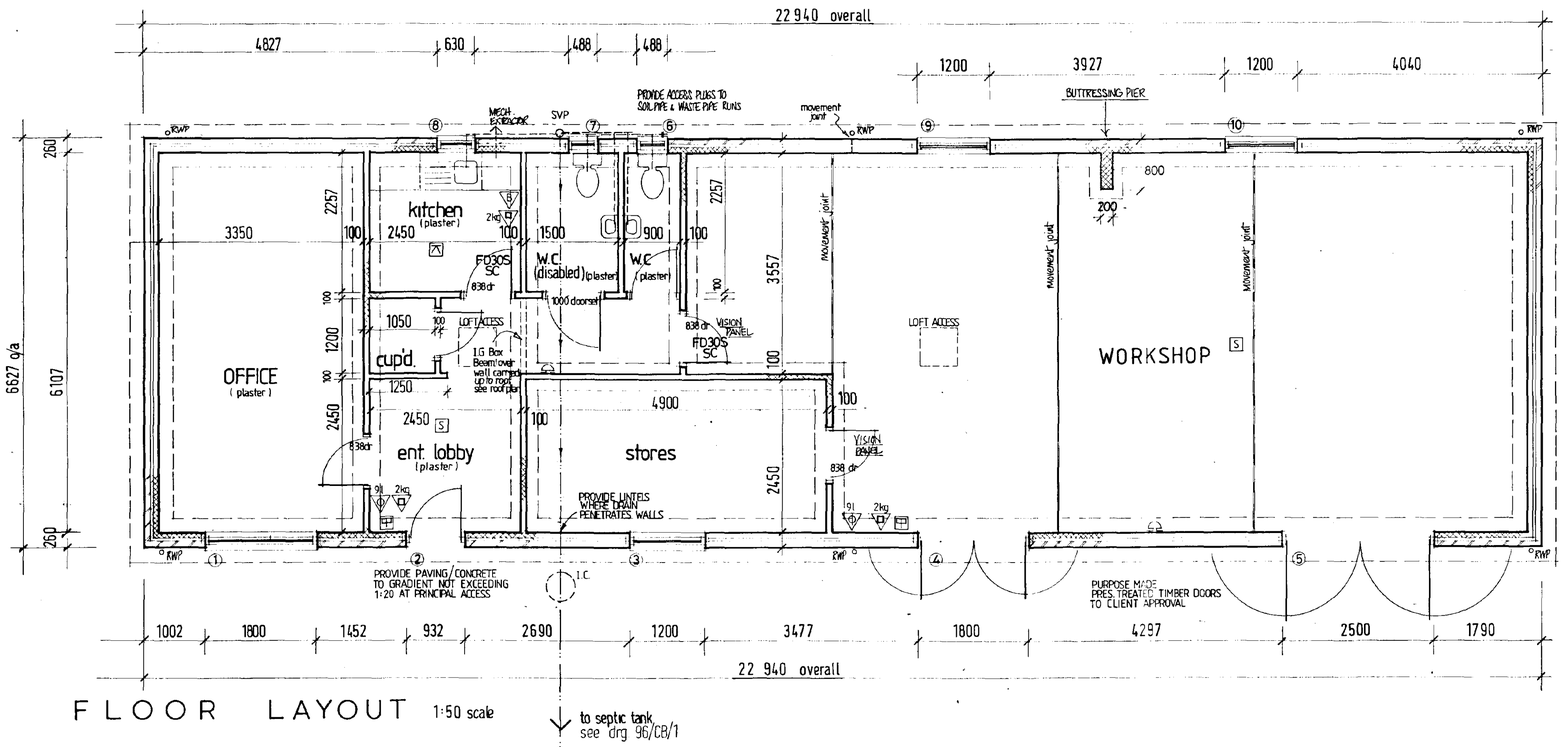
PROVIDE 30 x 5mm GALV. RESTRAINT STRAPS @ 2.0m c/c max FROM RAFTER & CEILING JOISTS TO GABLE WALLS. SPAN 3 No. TRUSSES WITH NOGGINS & PACK N.L.T. 38mm THICK & N.L.T. ½ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

100 x 15mm WALL PLATE STRAPPED TO WALLS @ 2.0m c/c max USING 30 x 5mm GALV. STRAPS N.L.T. 1.0m LENGTH

PROVIDE LOFT ACCESS IN POSITIONS SHOWN ON PLAN - ANY TRIMMING TO BE IN STRICT ACCORDANCE WITH BS 5268 Pt 3.: 1985.

150mm INSULATION QUILT TO ENTIRE ROOF SPACE APART FROM BELOW ANY WATER STORAGE TANKS.

ROOF SPACE VENTILATION - RAISED TIE SECTION REQUIRES 25mm MIN. EAVES VENTILATION EQUIVALENT WITH 5mm min RIDGE VENTILATION PROVIDED BY PROPRIETARY VENT TILES @ HIGH LEVEL.
CONVENTIONAL TRUSS ROOF AREA: 10mm MIN. EAVES VENTILATION EQUIVALENT TO BE PROVIDED - SEE SECTION DRG.



FLOOR LAYOUT 1:50 scale

SCHEDULE - EXT. OPENINGS

REF	Description		I.G. Lintel ref & length
1	window	1800 x 1200dp (312CC)	L1/S 2100
2	ent. door fr.	932 x 2100 (FN29M)	L1/S 1350
3	window	1200 x 1200 (212C)	L1/S 1500
4	pr. doors	1800 x 2100	L1/S 2100
5	pr. doors	2500 x 2175*	L1/HD 3000
6	window	488 x 1050 (HN10D)	L1/S 900
7	window	488 x 1050 (HN10D)	L1/S 900
8	window	630 x 1050 (H1100)	L1/S 1050
9	window	1200 x 450dp (204A)	L1/S 1500
10	window	1200 x 650dp (204A)	L1/S 1500

All windows & entrance door to be double glazed.
Joinery References where indicated ( ) are Boulton & Paul.
* Height of opening ref 5. to be confirmed with client.
Lintels to be installed to manufacturers spec. min 150 end bearings.
INTERNAL OPENINGS - I.G. INT 100 type min 100 end bearings
- BOX 100 type 1500 long to corridor as indicated.

KEY TO FIRE PRECAUTION SYMBOLS

FD30S SC — FIRE RESISTING DOOR (30mm) SELF CLOSING DEVICE
FIRE ALARM CALL POINT
FIRE ALARM AUDIBLE WARNING DEVICE
S — SMOKE DETECTOR
9l WATER EXTINGUISHER
HEAT DETECTOR
2kg DRY POWDER EXTINGUISHER
FIRE BLANKET

SOUTH ... HOUS...
19 SEP 1996
Ref: 1208/95

AMENDED PLAN
Ref. A1

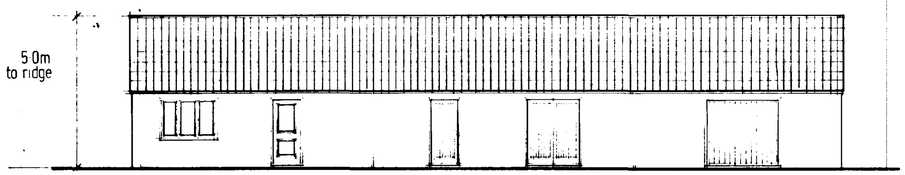
REV A. BUILDING REGULATION AMENDMENTS - BUTTRESSING PIER, OTHER AMENDMENTS UNDERLINED, 25mm FASCIA SPECIFIED (was 38mm) SEPT. 96
REV B. 2 No. ADDITIONAL WINDOWS PROPOSED TO WORKSHOP - SCHEDULE REVISED (REF 9 & 10) SEPT. 96

PROPOSED OFFICE & WORKSHOP
FOXES LOW ROAD
HOLBEACH Lincs.
for Clive Browne Electrical

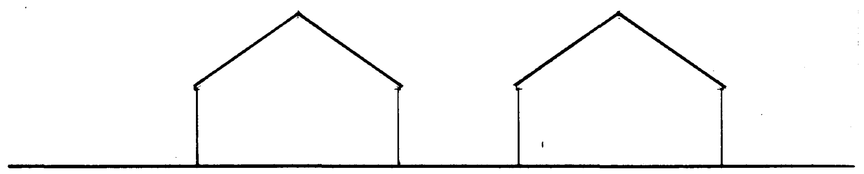
FLOOR LAYOUT
ROOF PLAN
SECTION
ELEVATIONS

03 96 scales as indicated 96 CB 1

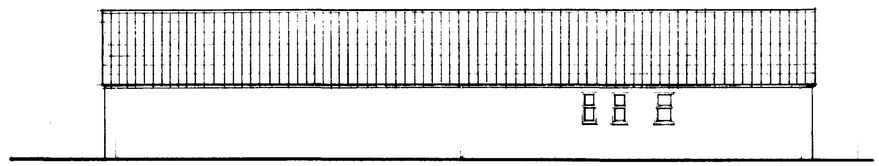
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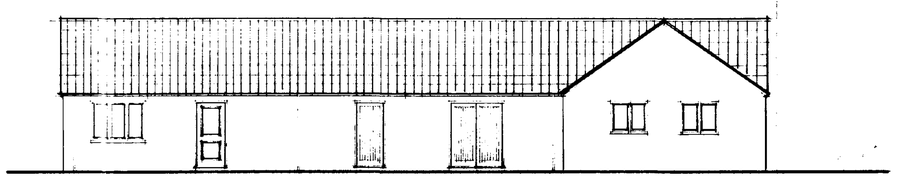
NORTH



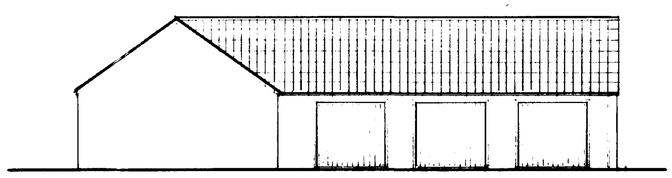
EAST WEST



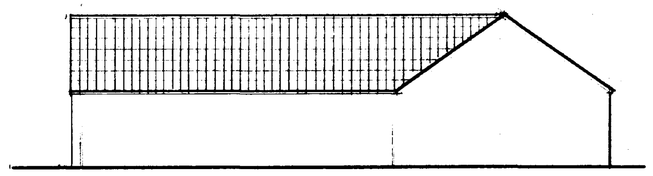
SOUTH



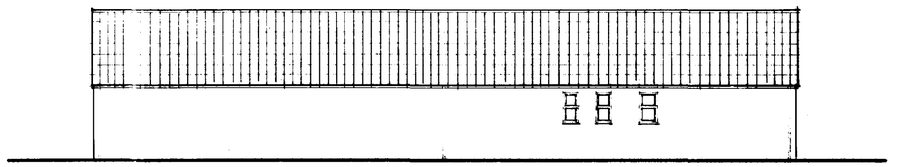
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EAST

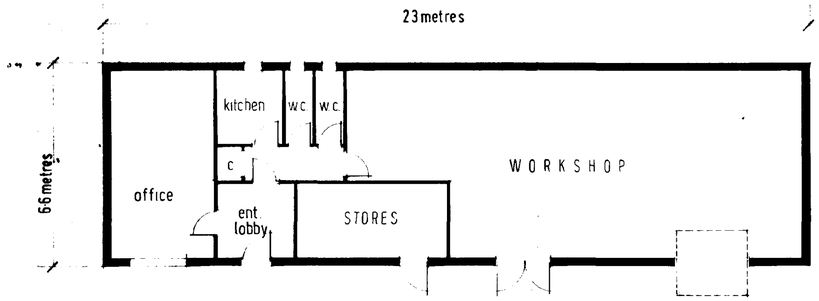


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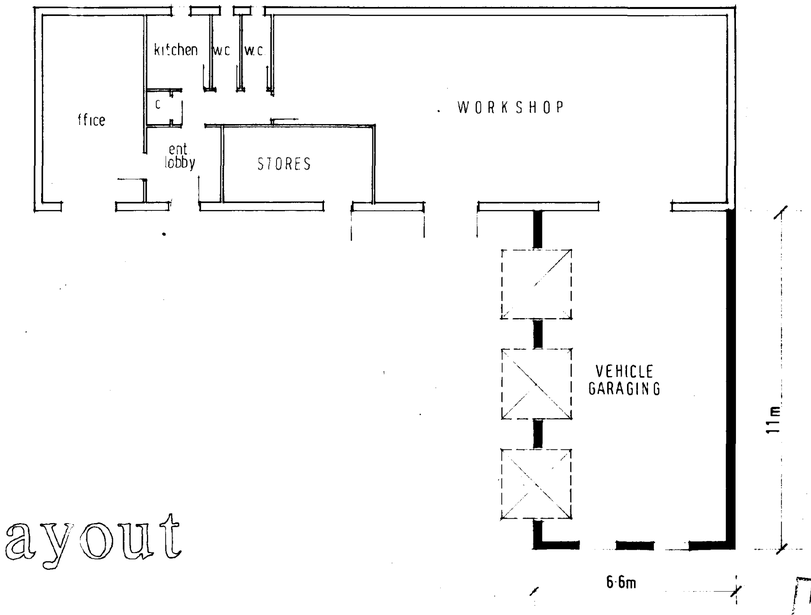
SOUTH

PHASE 1



layout

PHASE 2



layout

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
15 DEC 1995
Ref: 1208/95

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

Proposed Light Industrial Unit
with associated dwelling
FOXES LOW ROAD HOLBEACH

for C.A. Browne Electrical.

DRAWING

INDUSTRIAL UNIT
PHASES 1 & 2

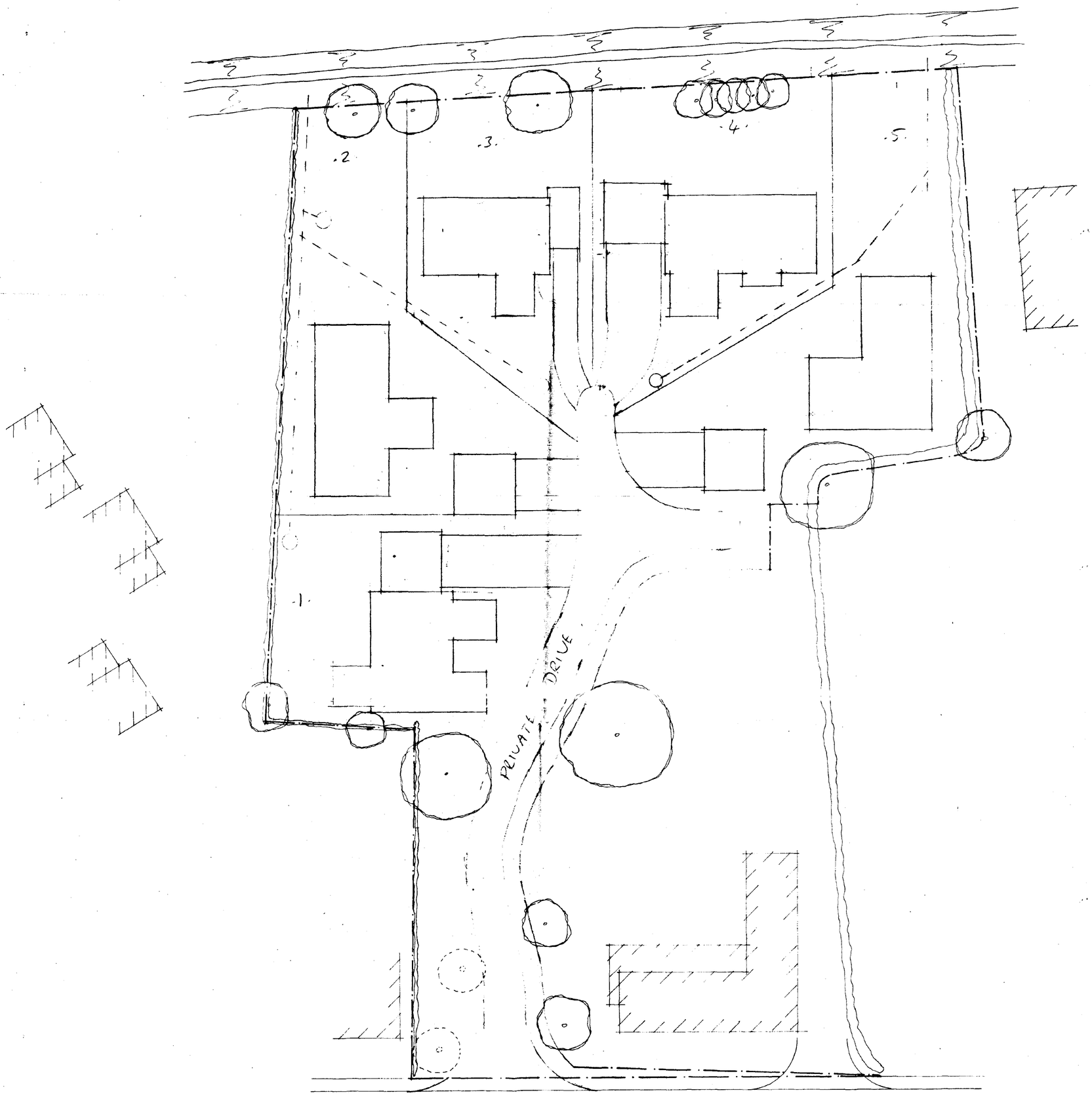
REV	DESCRIPTION	DATE	BY

DETERMINED PLAN

SCALE 1:100 DRAWN alan j. finch.

DATE 11·95 DRAWING No. 95022/003

SUMMIT D.O.S. 841735



DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT AT REAR OF THE LAURELS, SEAS END ROAD, MOULTON SEAS END

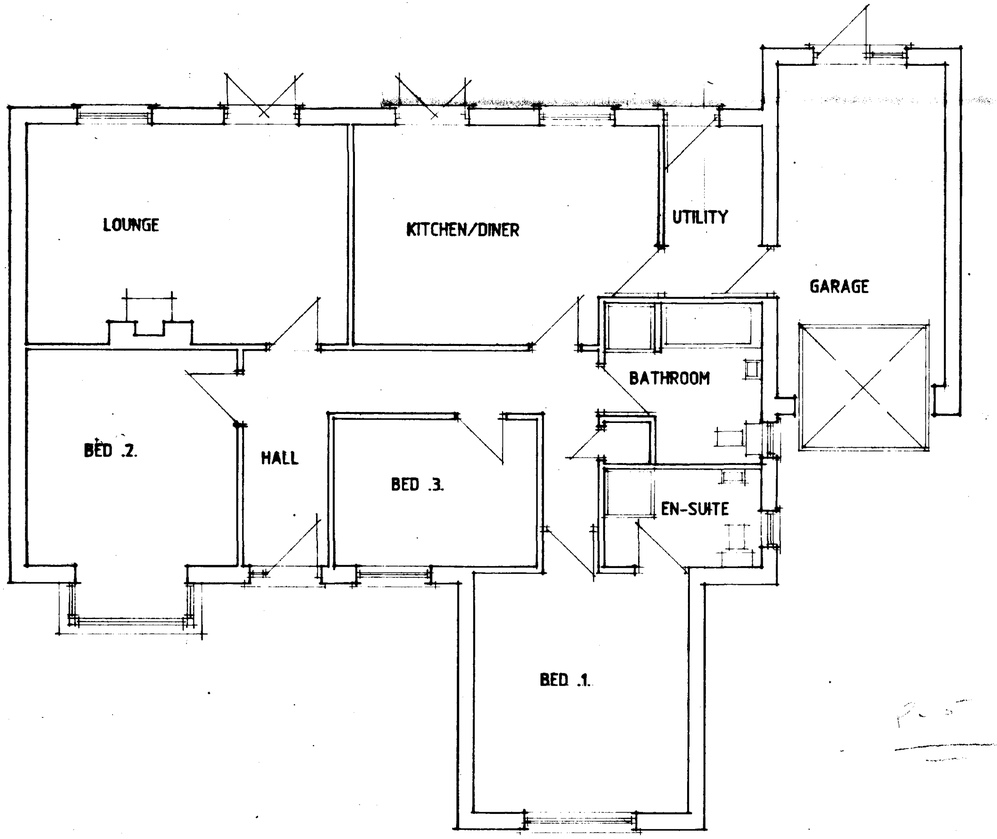
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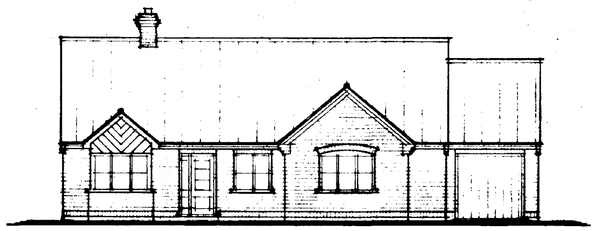
G. T. L. DEVELOPMENTS LTD.

DRAFT LAYOUT PROPOSAL

1:200	772019/1
OCT-98	B.GILHAM

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702





FRONT

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

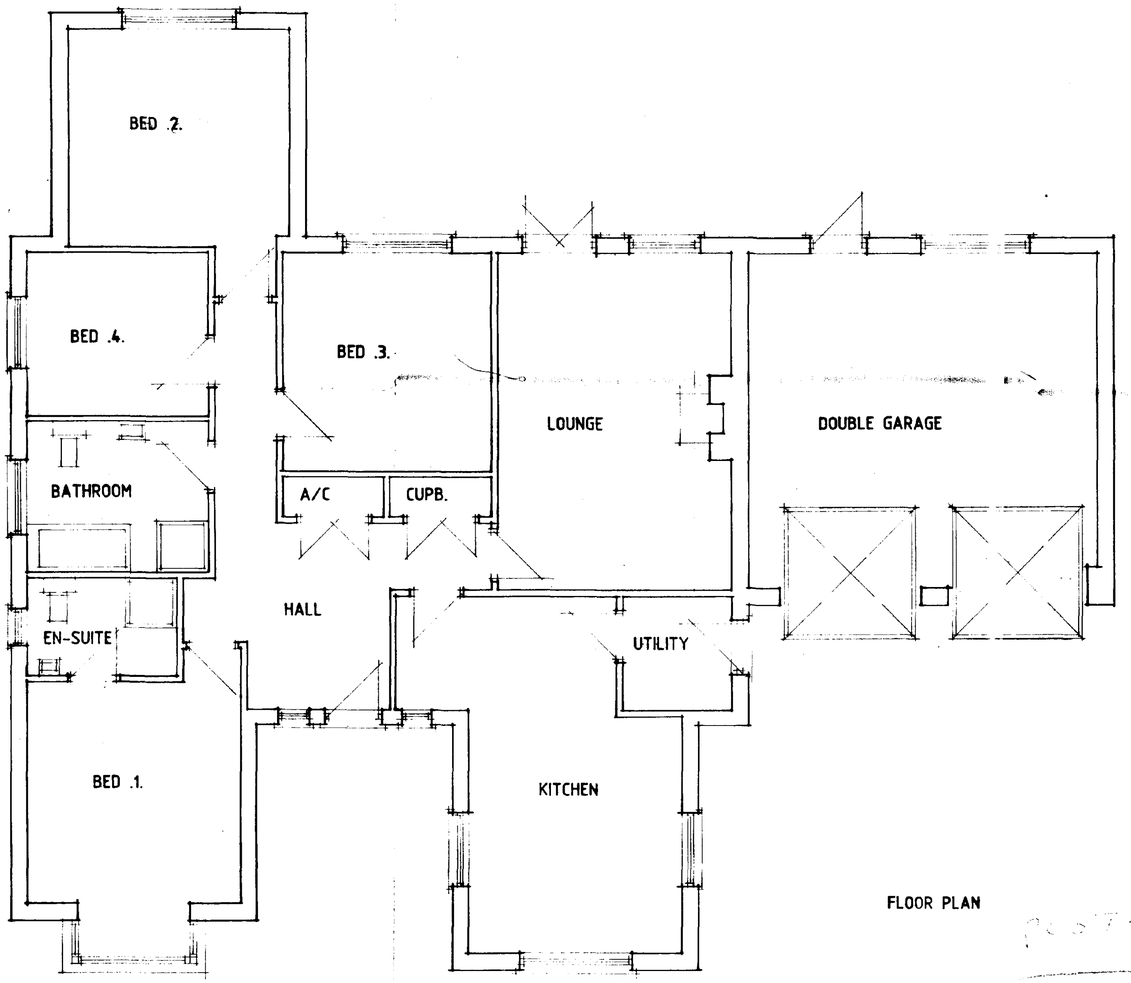
G. T. L. DEVELOPMENTS LTD

GRASMERE

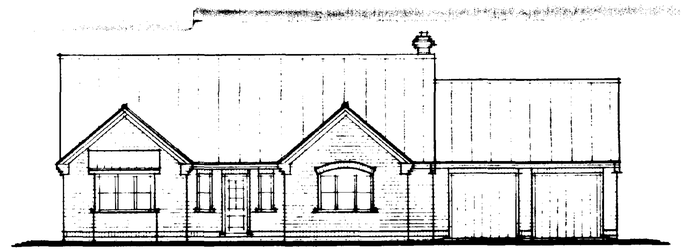
1:50 1:100 | NOV-98

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



FLOOR PLAN



DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

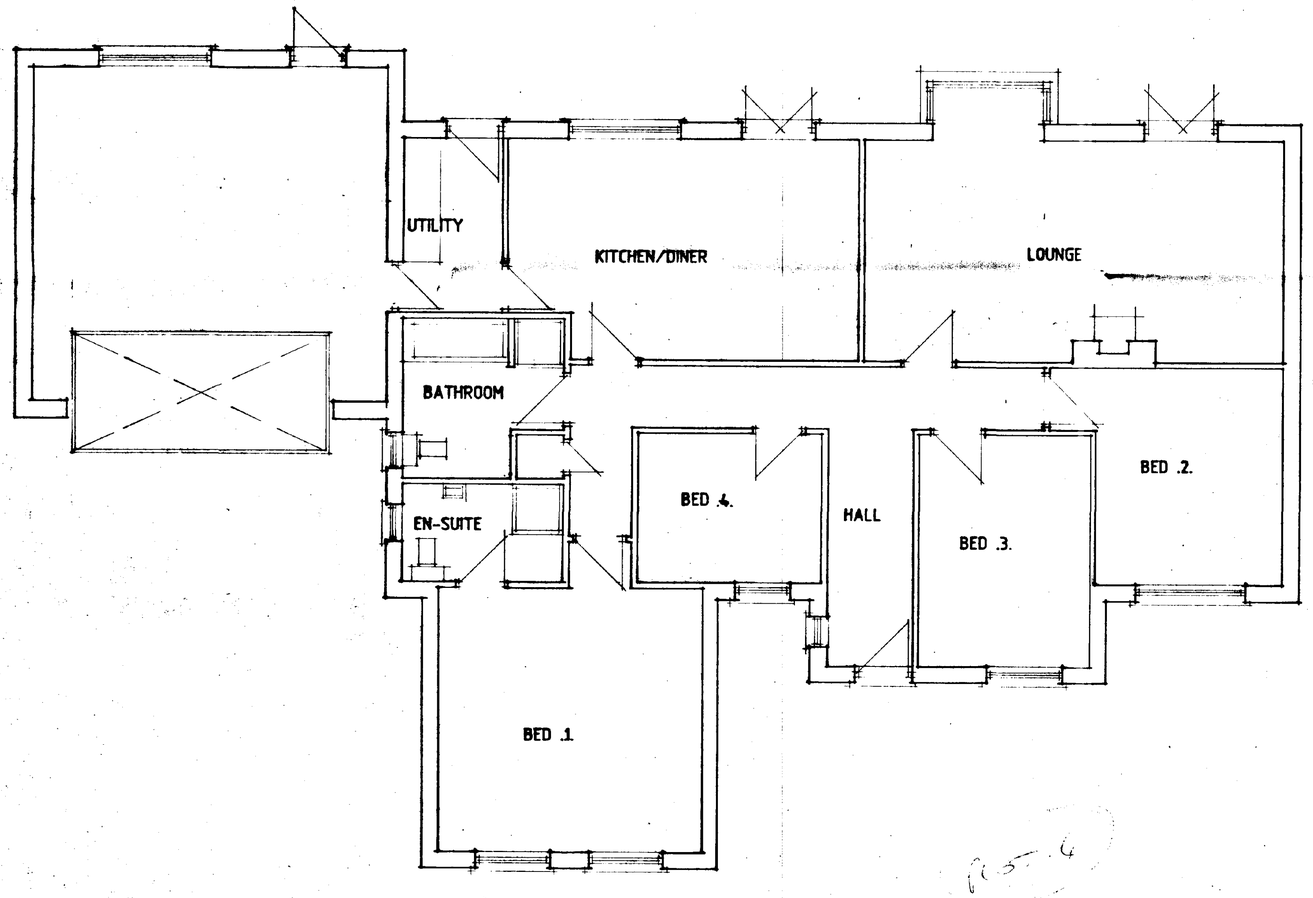
G. T. L. DEVELOPMENTS LTD

MATTERDALE

1:50 1:100 | NOV-98

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702





FRONT

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

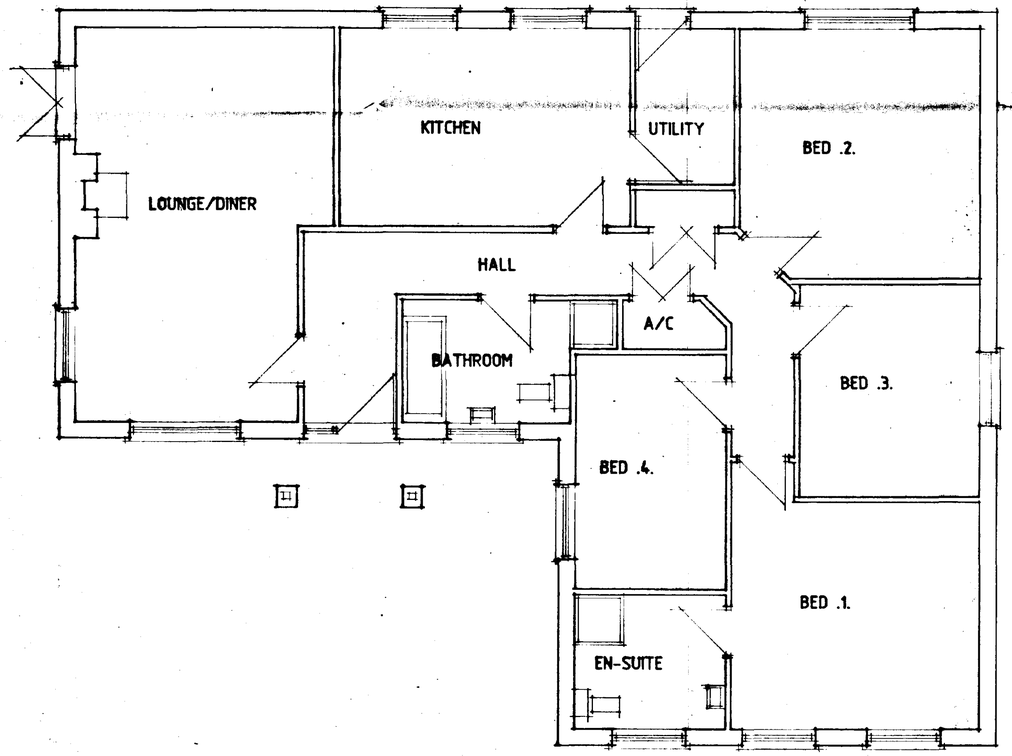
G. T. L. DEVELOPMENTS LTD

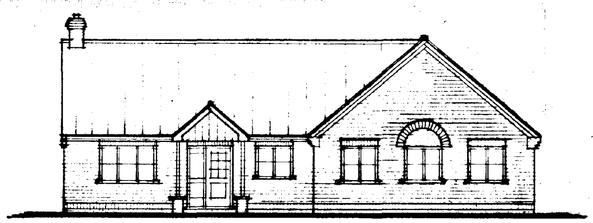
CRUMMOCK

1:50 1:100 | NOV-98

B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490792





FRONT

1605.5

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

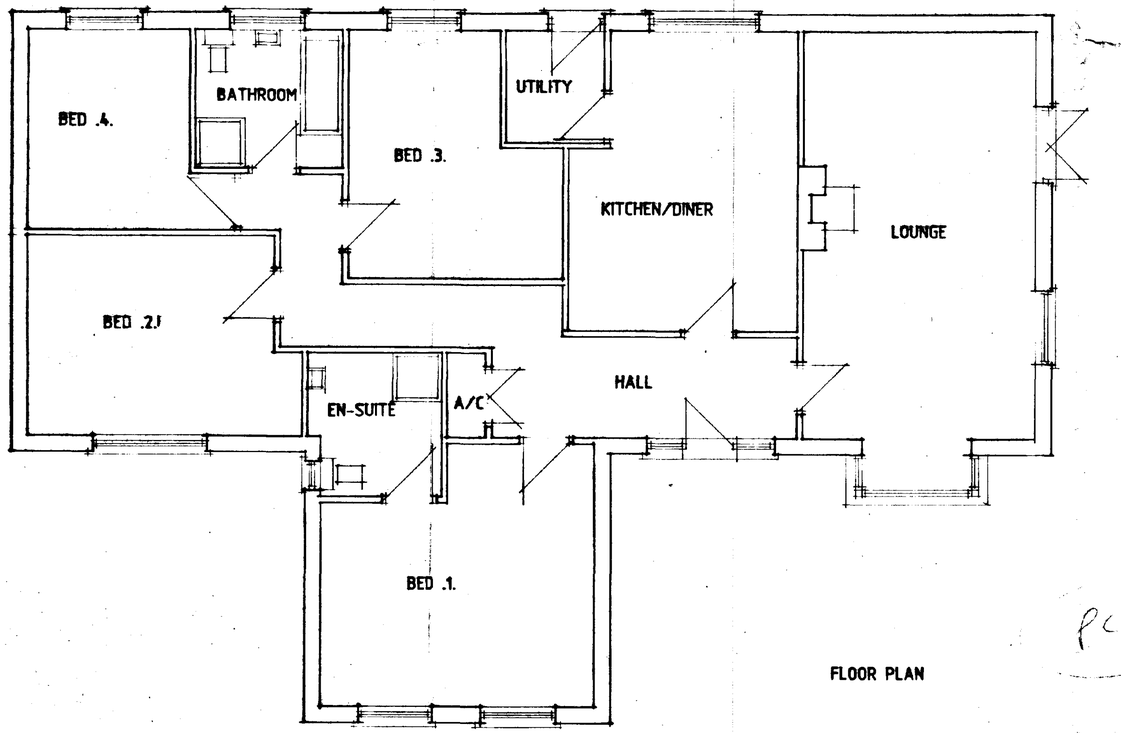
G. T. L. DEVELOPMENTS LTD

HELVELLYN

1:50 | NOV-98

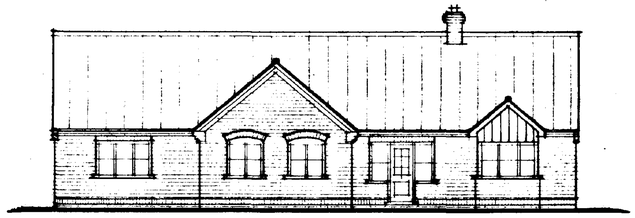
B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702



FLOOR PLAN

PLOT 2



FRONT

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

G. T. L. DEVELOPMENTS LTD

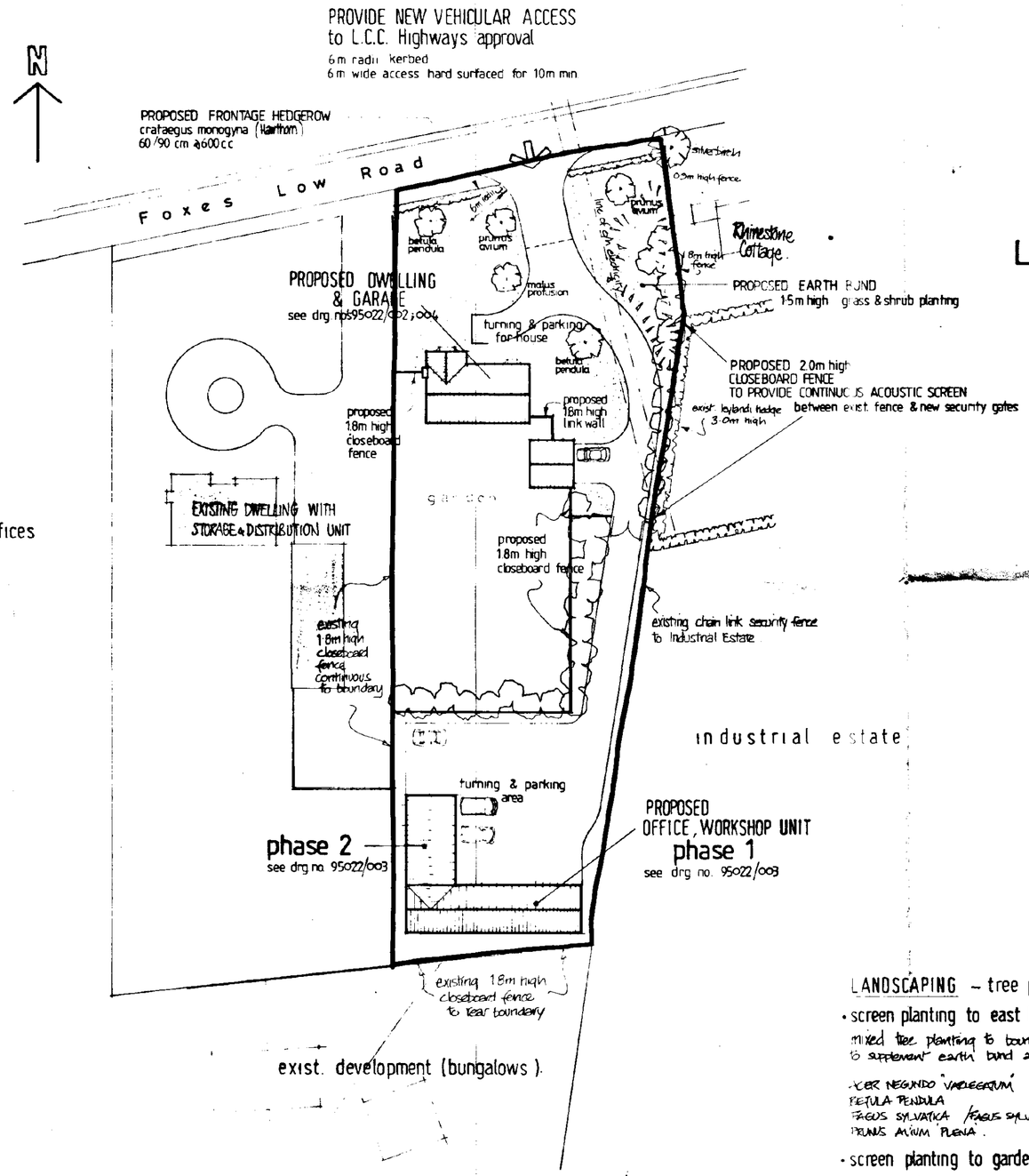
GRISEDALE

1:50 1:100 | NOV-98

B.GILHAM.

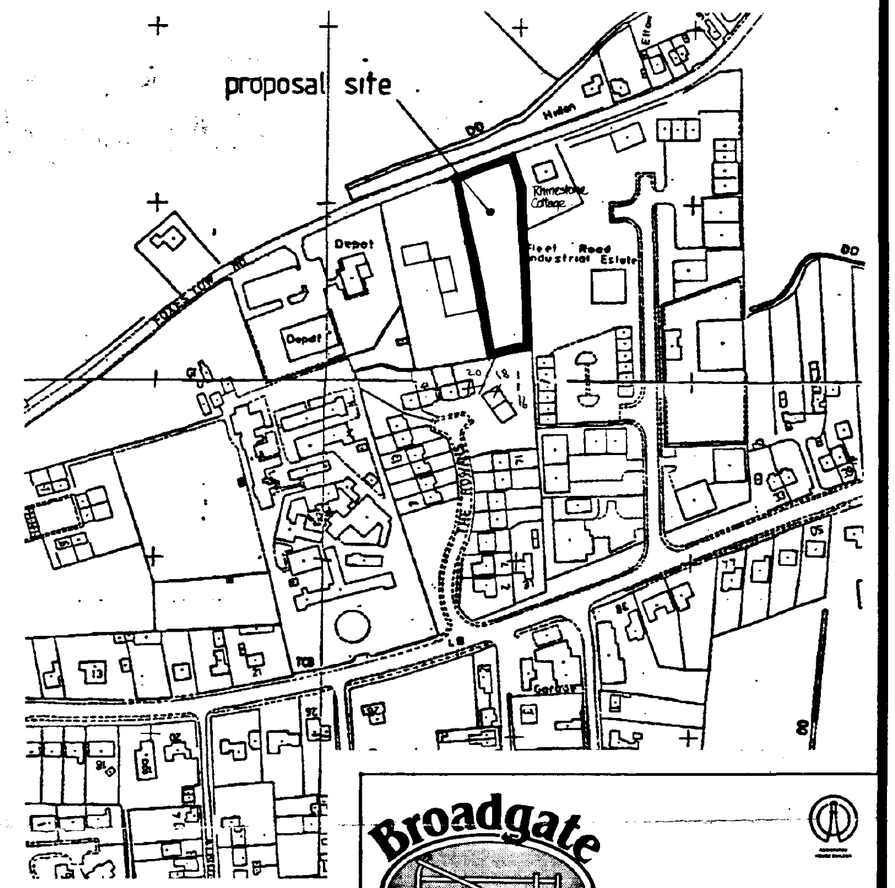
2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

1041
1040 2·200
1039 1·645
1038 2·900
1017 ·220
1018 2·434
1022 6·929
1024 ·560
1021 9·810
1001 4·667
1023 ·238
1002 17·692
1000 ·494
1004 2·495
990 4·359
992 1·958
995 5·268
993 ·269
994 3·374
972 2·939
973 1·980
969 1·673
970 2·308
Allotment Gardens
976 7·074
971 861
967 622
968 ·283
1108 2·603
1107 3·984
966 1·458
1105 2·417
Holbeach Union Workhouse
974 ·334
1102 2·067
1103 2·317
964 ·129
965 1·277
1102a ·324
1100 ·652
1101 1·545
B.M.14·4
Fir Cottage
1104 563
1089
Woodville House
1106 ·525
1085 8·308
1094 1·005
1097 445
1090 1·721
1088
1087 3·373
1086 3·753
1099 6·499
1098 ·234
1059 5·897
1096a ·375
1096 ·383
1092
1093 ·865
1091 ·752
1013
1095 728
CROSS STREET
UNION STREET
PRINCES STREET
BRANCHIS' LANE
1060 3·052
C.D.
1091 1·309
1055 11·407
942 3·891
1057 11·194
1058
Lane
Road
Fox's
Def.
Film
Und.
Infirmary
Penn
B.M.13·2



Site Layout

LOCATION PLAN



LANDSCAPING – tree planting

- screen planting to east boundary

mixed tree planting to boundary with Rhinestone Cottage to supplement earth bund and acoustic fence.

ACER NEGUNDO 'VARIEGATUM'
BETULA PENDULA
FAGUS SYLVATICA / FAGUS SYLVATICA 'PURPUREA'.
PRUNUS AVIUM 'PLENA'.

- screen planting to garden perimeter.

as above with additional varieties:

MALUS 'GOLDEN HORNET'; MALUS 'PROFUSION'; ACER SACCHARINUM 'PYRAMIDALE'

OTHER TREE PLANTING AS IDENTIFIED INC. HEDGEROW.

PLANTING HEIGHTS TO BE 1.8-2.4m STANDARDS.

SOUTH HOLLAND DC HOUSING & PLANNING 15 DEC 1995 Ref: 1208/95

DETERMINED PLAN

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE

Proposed Light Industrial Unit with associated dwelling
FOXES LOW ROAD Holbeach

for C.A. Browne Electrical.

SITE PLAN & LOCATION PLAN

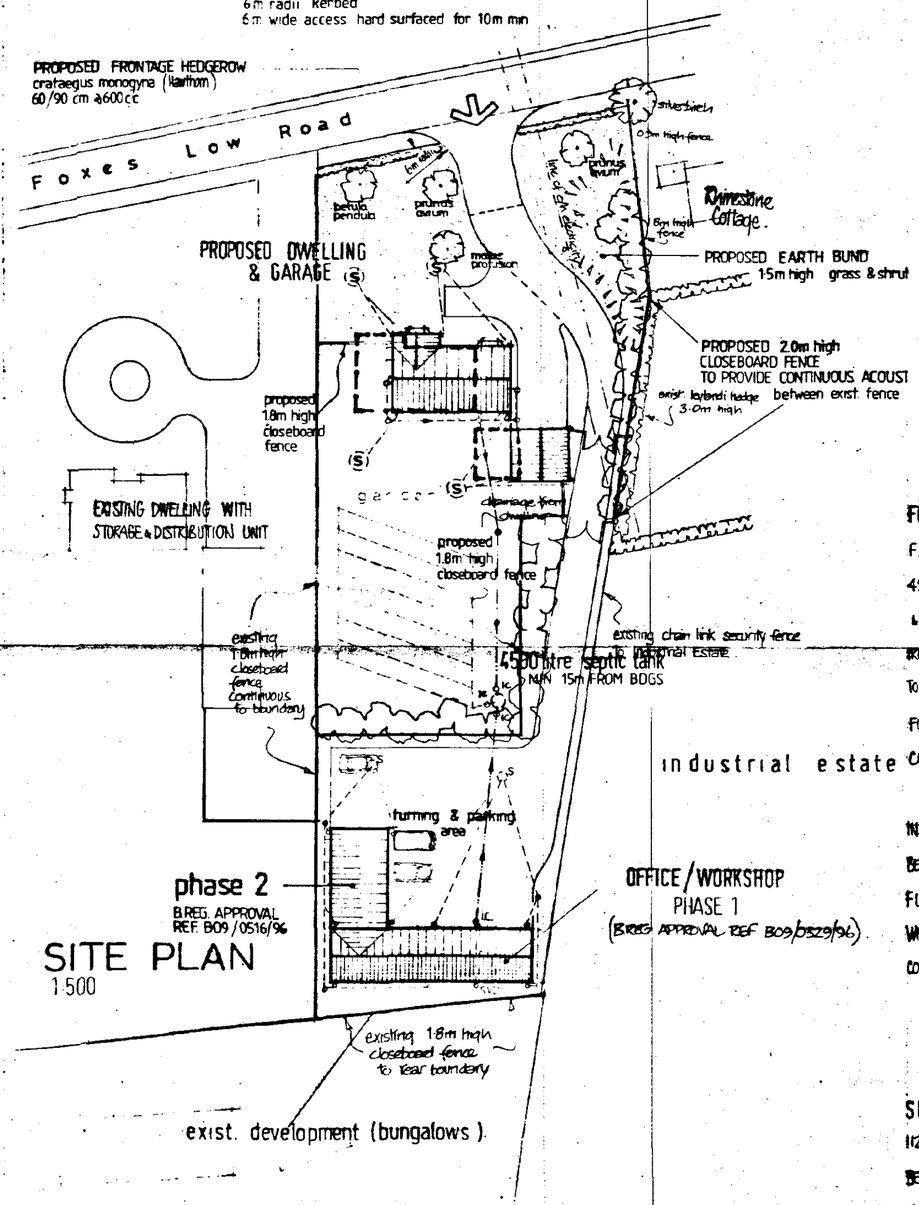
DATE 09.95.	DRAWN alan j.finch
DRWG. No. 95022/001	SCALE 1:500; 1:2500

REVISIONS	DES.	DATE	SIGN

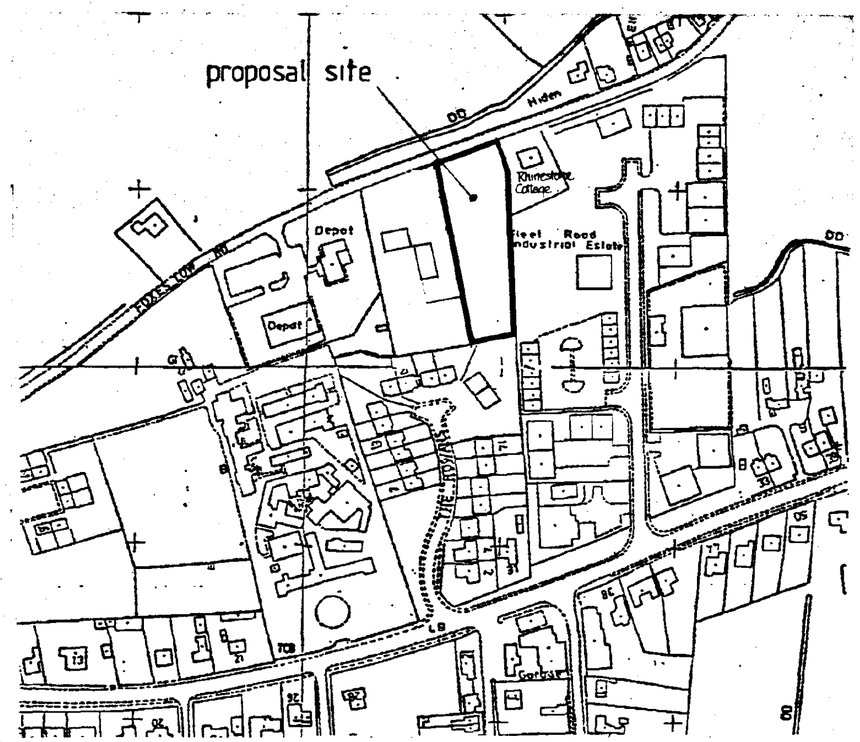
PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

AM ADMEL 932022



SITE PLAN
1:500



LOCATION PLAN 1:2500

FOUL WATER DRAINAGE

F.W. DRAINS TO DISCHARGE TO ENTEC or EQUIVALENT SEPTIC TANK.

4500 LITRE TANK (1000gal/cm) TO BE INSTALLED TO ACCOMMODATE WORKSHOP & DWELLING AT FUTURE DATE. INVERT LEVEL TO ALLOW FOR DRAIN RUN FROM DWELLING.

IRRIGATION SYSTEM TO BE DETERMINED BY SOIL POROSITY TEST. INSPECTION CHAMBERS TO BE PROVIDED TO INLET & OUTLET OF TANK TO FACILITATE CLEANING & RODDING.

FIRST 3m OF PIPEWORK INTO LAND DRAINAGE SYSTEM TO BE IMPERFORATE PIPE TO PERMIT CLEARANCE OF EFFLUENT DISCHARGE AWAY FROM TANK AREA.

INSPECTION CHAMBERS TO BE UPVC BARTOL INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPEC.

BELOW GROUND PIPEWORK TO SEPTIC TANK TO BE ϕ100mm UPVC BARTOL to BS 4660:1989

FLEX-JOINTED PIPEWORK LAID TO 1 in 40 WITH 150mm GRANULAR BED & SURROUND

WHERE DRAINS RUN UNDER DRIVEWAY & WHERE COVER IN LESS THAN 600mm PROVIDE CONC. SLAB BRIDGING PROTECTION WITH 75mm MIN GRANULAR MATERIAL BETWEEN PIPE & SLAB.

SURFACE WATER DRAINAGE

112.5mm HALF ROUND UPVC GUTTER TO DISCHARGE TO ϕ68mm RWPs IN POSITIONS SHOWN ON DRG 96/CB/1.

BELOW GROUND PIPEWORK TO BE ϕ82mm UPVC FLEXI-JOINT PIPE LAID TO 1 in 70 TO FALL TO SOAKAWAYS.

ϕ1.2m SOAKAWAYS TO BE CONSTRUCTED AT 5m MIN FROM BUILDINGS. PROVIDE RODDING FACILITY AT CHANGES OF DIRECTION.

SEPTIC TANK FIELD DRAIN DESIGN (in accord. with BS 6297:1983).

PERCOLATION TEST RESULTS PERCOLATION VALUE $Vp = \frac{14400^{*}}{250} = 57.6$ * AV TIME FOR WATER DISPERSAL.

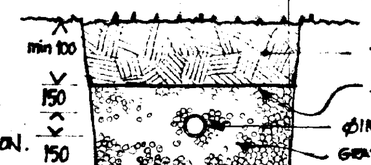
$\therefore Vp = 57.6$

No. of PERSONS (HOUSE + OFFICE/WORKSHOP) = 10 AT $10 \times 57.6 \times 0.25 = 144$

CONSIDER TRENCH WIDTH OF 900mm

FIELD DRAIN PIPE LENGTH $= \frac{144}{0.9} = 160$ metres

FALL OF PIPES NOT TO EXCEED 1:200 TO ENSURE EVEN DISPERSAL.



LAND DRAIN TRENCH SECTION.

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JAN 1999
Ref:

SITING of DWELLING & GARAGE AS ORIGINALLY APPROVED SHOWN IN RED.

I UNDERSTAND THAT MR. BROWNE WISHES TO RE-SITE THE DWELLING AND GARAGE AS NOW INDICATED ON PLAN.

AS OWNER/OCCUPIER OF RHINESTONE COTTAGE I HAVE NO OBJECTION TO THIS PROPOSED AMENDMENT.

signed A.B Zammit date. 27.1.99

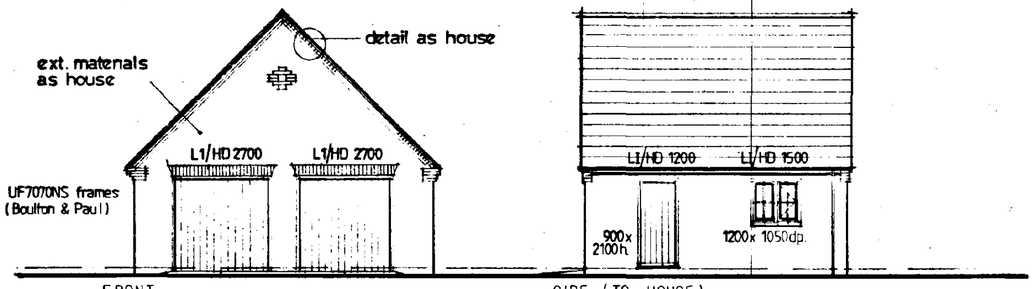
Moulton Design
Planning & Architecture
63 East Cob Gate, Moulton, Lincolnshire PE12 6QF
Tel/Fax 01406 370081 Principal: Alan J. Finch

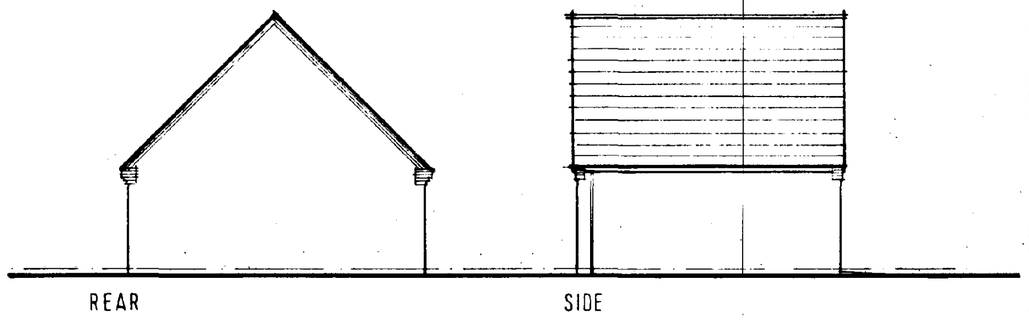
Proposed Detached Dwelling
FOXES LOW ROAD
HOLBEACH Lincs.
for Clive Browne Electrical

LOCATION PLAN
SITE PLAN AMENDED PLAN
Ref.

REV. A.	S.W. DRAINAGE - PHASE 2	15.9.96.
REV. B.	HOUSE & GARAGE - REPOSITIONED HOUSE DRAINAGE ADDED	11.98
REV. C.	Minor Adjustment to House Drainage	12.98

03 96 scales as indicated 96 CB 2/C





SURFACE WATER DRAINAGE

PROVIDE 112mm PVC-U GUTTER TO DISCHARGE TO 68mm dia. RWP's
PROVIDE 82mm dia. PVC-U FLEXI-JOINTED PIPE BELOW GROUND
LAID TO FALL TO 1:2m dia MIN. SOAKAWAYS N.L.T. 5.0m FROM BUILDINGS.

CONSTRUCTION NOTES

ROOF

CONCRETE INTERLOCKING TILES AS DWELLING - TO BE INSTALLED IN ACCORD. WITH BS 5534 Pt. 1:1997 WITH 75mm MIN. HEADLAP DEPENDANT UPON TILE SPECIFIED.
25 x 38mm S.W. TREATED BATTENS ON REINFORCED FELT.
TRUSSED RAFTERS TO BE SPECIALIST DESIGN & SUPPLY TO BS 5268 WITH CALCULATIONS PROVIDED FOR L.A. APPROVAL
INSTALL TRUSSES AT 600 c/c MAX ONTO 75 x 100mm S.W. WALL PLATE
ROOF BRACING TO BE TO BS 5268 USING 25 x 100mm C16 grade TIMBERS.
PROVIDE 30 x 5mm GALVANISED RESTRAINT STRAPS @ 2.0m c/c MAX AT RAFTER & CEILING LEVELS. SPAN MIN. 3 No. TRUSSES WITH S.W PACK BETWEEN MEMBERS RESTRAINED STRAP WALL PLATE TO WALL AT 2.0m c/c MAX - 30 x 5mm GALV. STRAPS N.L.T. 1.0m LONG.

WALLING

265mm CAVITY WALL CONSTRUCTION - 100mm FACING BRICK AS HOUSE
65mm CLEAR CAVITY, 100mm HEMELITE 3.5N/mm² BLOCK INNER LEAF.
INSTALL GALV./STAINLESS STEEL WALL TIES @ 900 c/c MAX. HORIZONTAL; 450 c/c MAX VERTICAL.
INCORPORATE D.P.C. TO ALL CAVITY CLOSURES.
I.G. LINTELS TO ALL OPENINGS AS SPECIFIED ON PLAN. 150mm MIN. END BEARING
D.P.C. CAVITY TRAY ABOVE LINTELS IN ACCORD. WITH BS 5628 Pt. 3:1985 WITH MIN. 2 No WEEPHOLES PER OPENING.
WALLING BELOW D.P.C. FL QUALITY BRICK AND/OR CLASS A BLOCK.
D.P.C. AT 150mm ABOVE FIN. G. LEVEL. & LINK TO D.P.M.

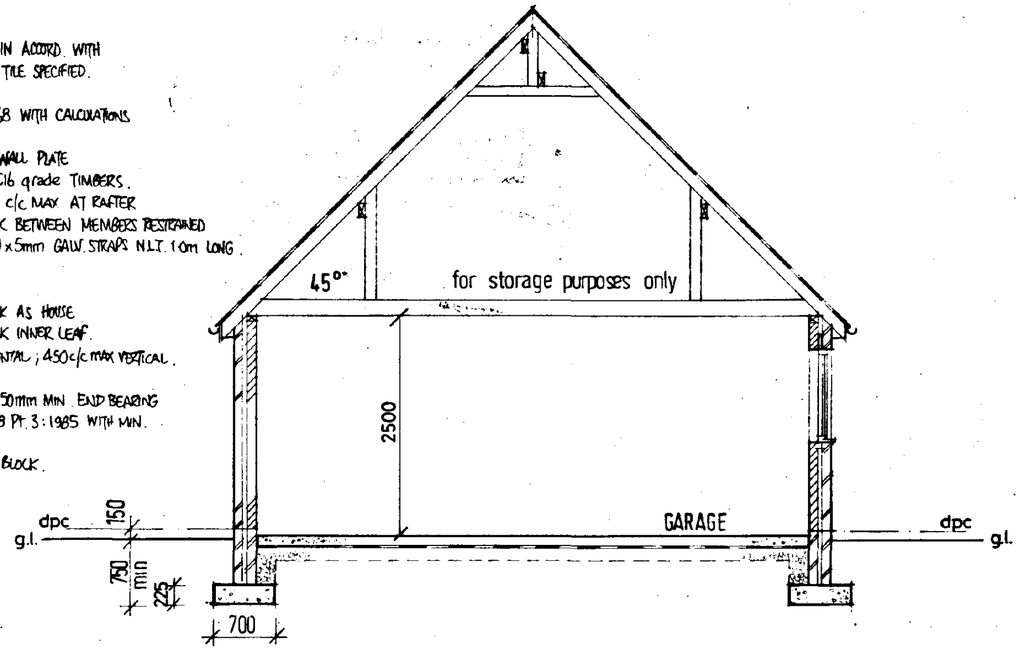
WINDOWS & DOORS AS SPECIFIED ON PLAN.

FLOOR

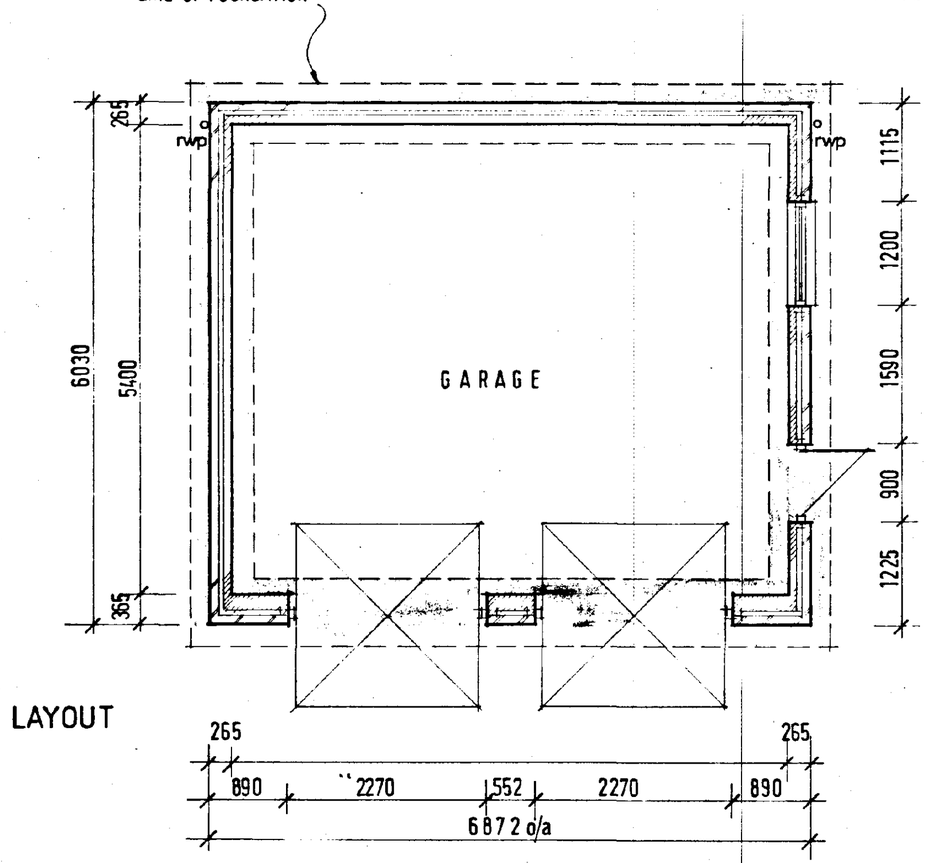
100mm OVERSITE CONC ON 1200g. POLY D.P.M.
150mm CONSOLIDATED & BLINDED HARDCORE

FOUNDATION

700 x 225 deep CONCRETE STRIP AT 750mm MIN. DEPTH (1.0m MIN. IF SHRINKABLE SOIL ENCOUNTERED)
DEPTH TO ACCOUNT FOR EXISTING/PROPOSED TREE PLANTING & THEIR POTENTIAL EFFECT.

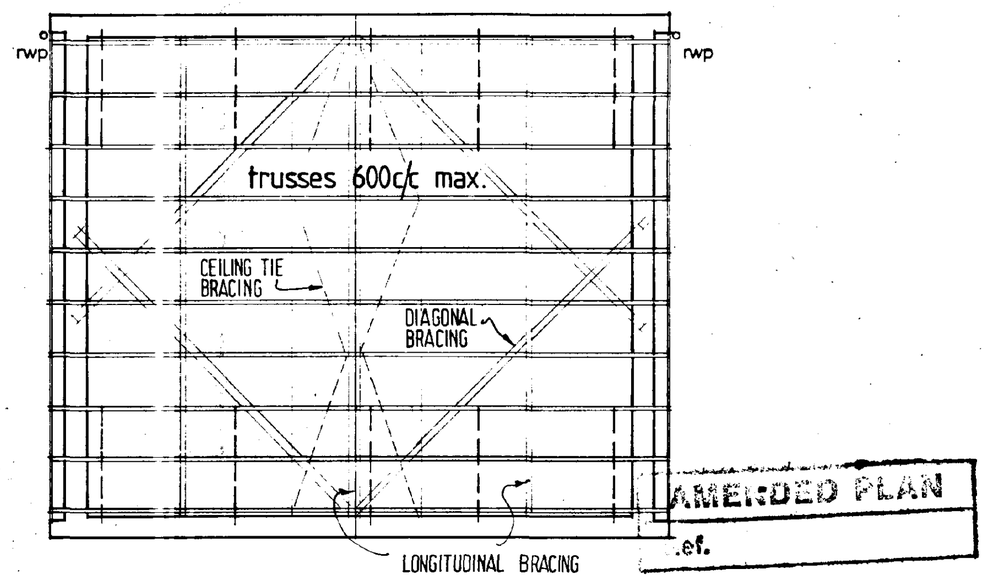


SECTION



LAYOUT

LAT. RESTRAINT. STRAPS
@ 2.0m c/c RAFTER & CEILING LEVELS



ROOF LAYOUT

AMENDED PLAN
ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 JAN 1999
Ref: 1208/95

REV. A ___ LINTELS OVER GARAGE DOORS L1 HD Type ___ 12-98

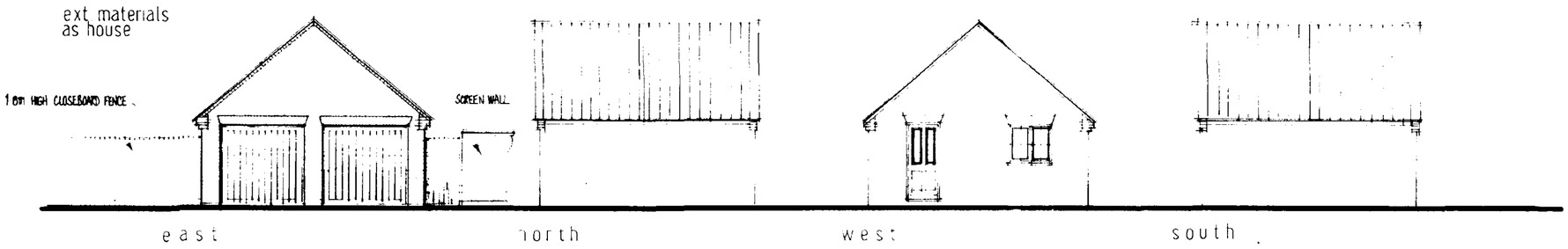
Moulton Design
Planning & Architecture
63 East Cob Gate, Moulton, Lincolnshire PE12 6QJ
Tel / Fax 01406 370081 Principal : Alan J. Finch

PROPOSED DETACHED HOUSE
& DETACHED GARAGE
FOXES LOWE ROAD
HOLBEACH
for MR. MRS. C. A. BROWNE

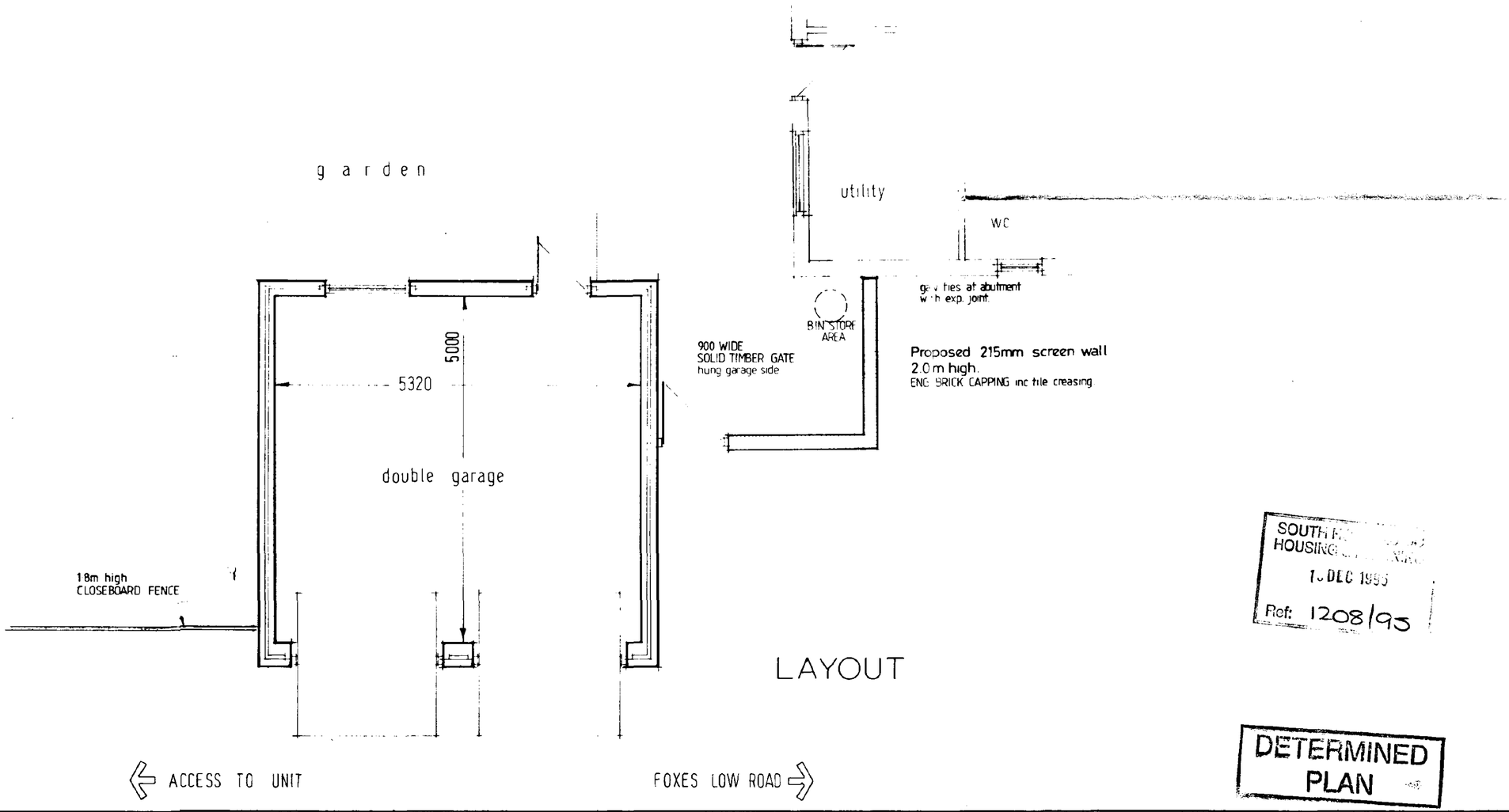
DETACHED GARAGE DETAILS

1:100 / 1:50	11/98	ajf

9811003/03A



E L E V A T I O N S



L A Y O U T

SOUTH [illegible]
HOUSING [illegible]
1 DEC 1995
Ref: 1208/95

DETERMINED
PLAN

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Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532

TITLE

PROPOSED LIGHT INDUSTRIAL UNIT
WITH ASSOCIATED DWELLING
FOXES LOW ROAD HOLBEACH
for C. A. BROWNE ELECTRICAL

DOMESTIC GARAGE

DATE 11·95	DRAWN alan j finch.
DRWG. No. 95022/004	SCALE 1:50 ; 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

AM ADMEL 937322