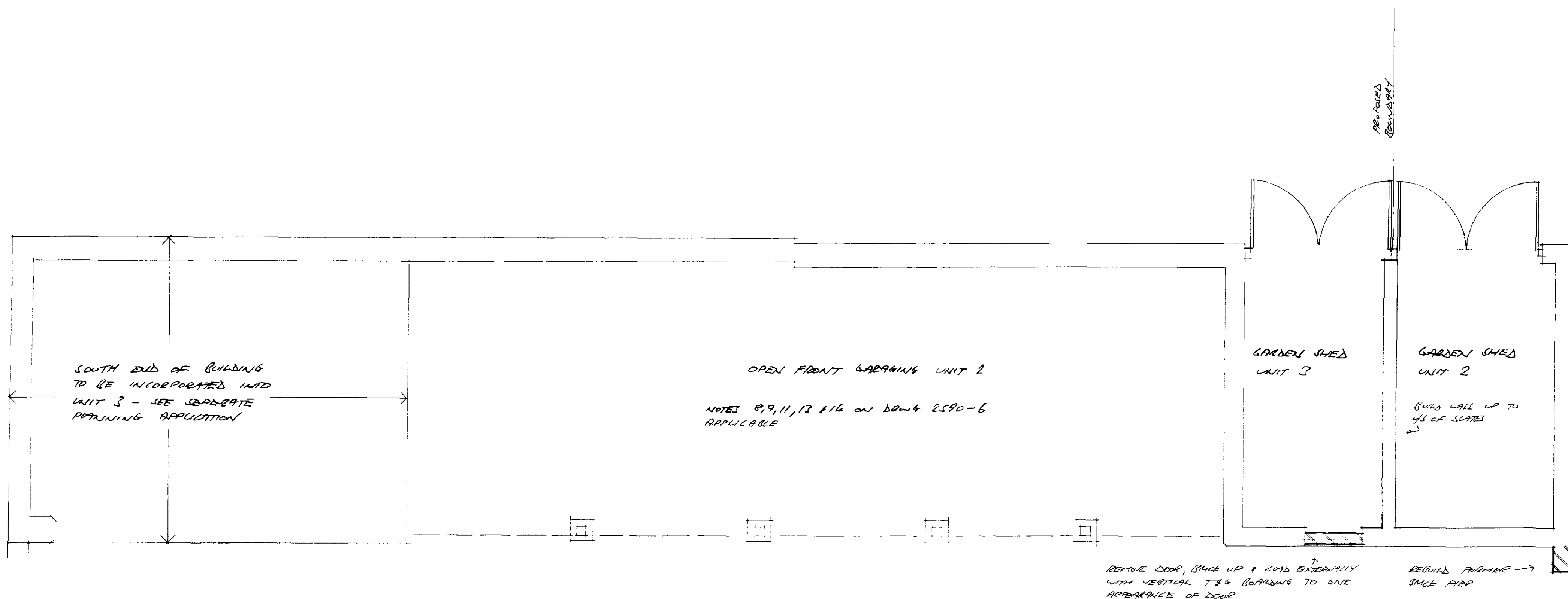
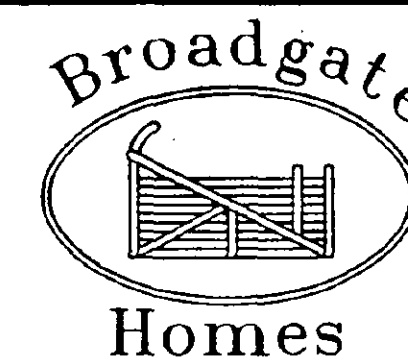




SOUTH FOLKLAND DC
HOUSING & PLANNING
10 NOV 1995
Ref: 1087/95



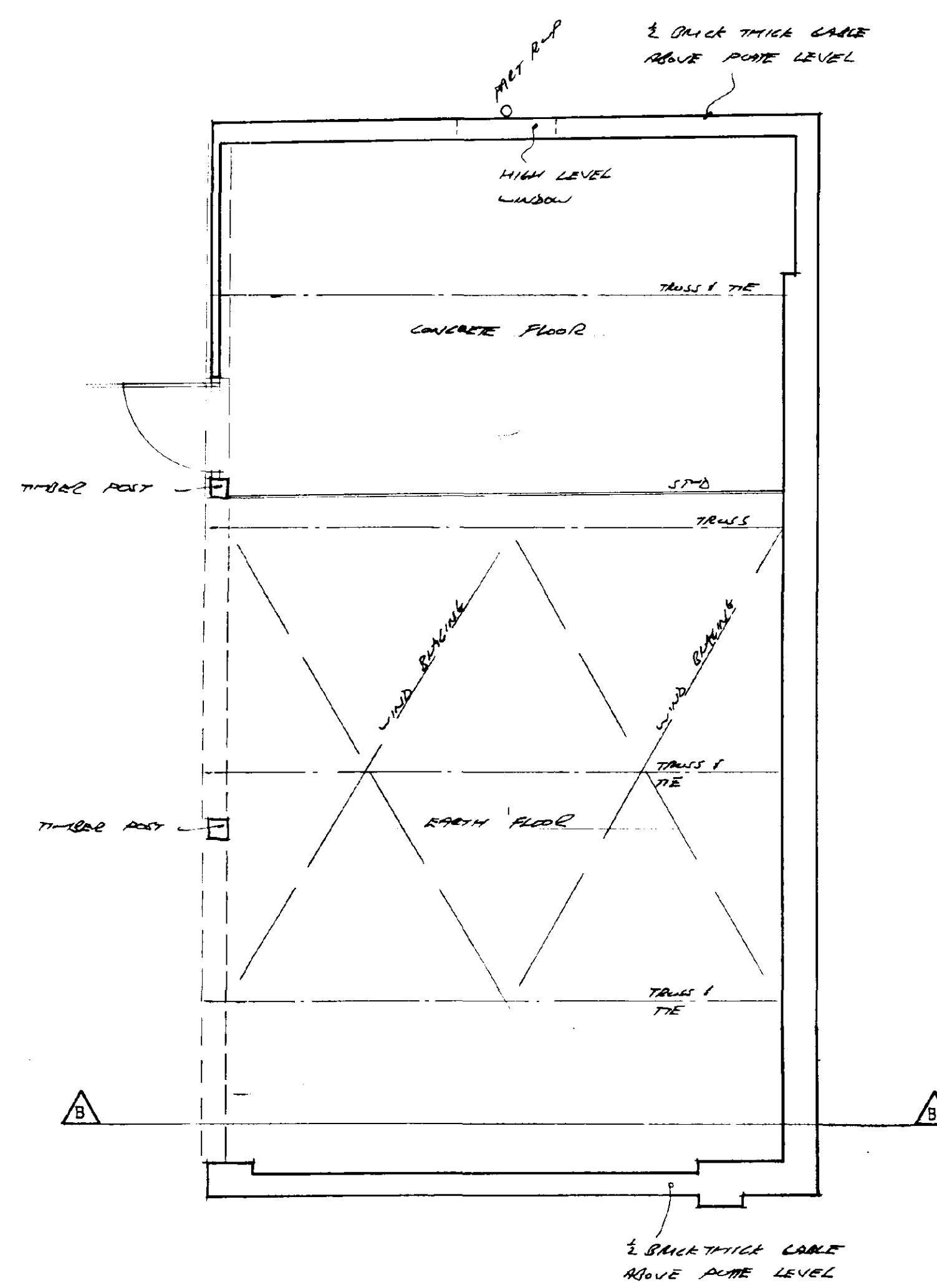
Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 8DB.
Telephone: (01406) 380532 Fax: (01406) 380014

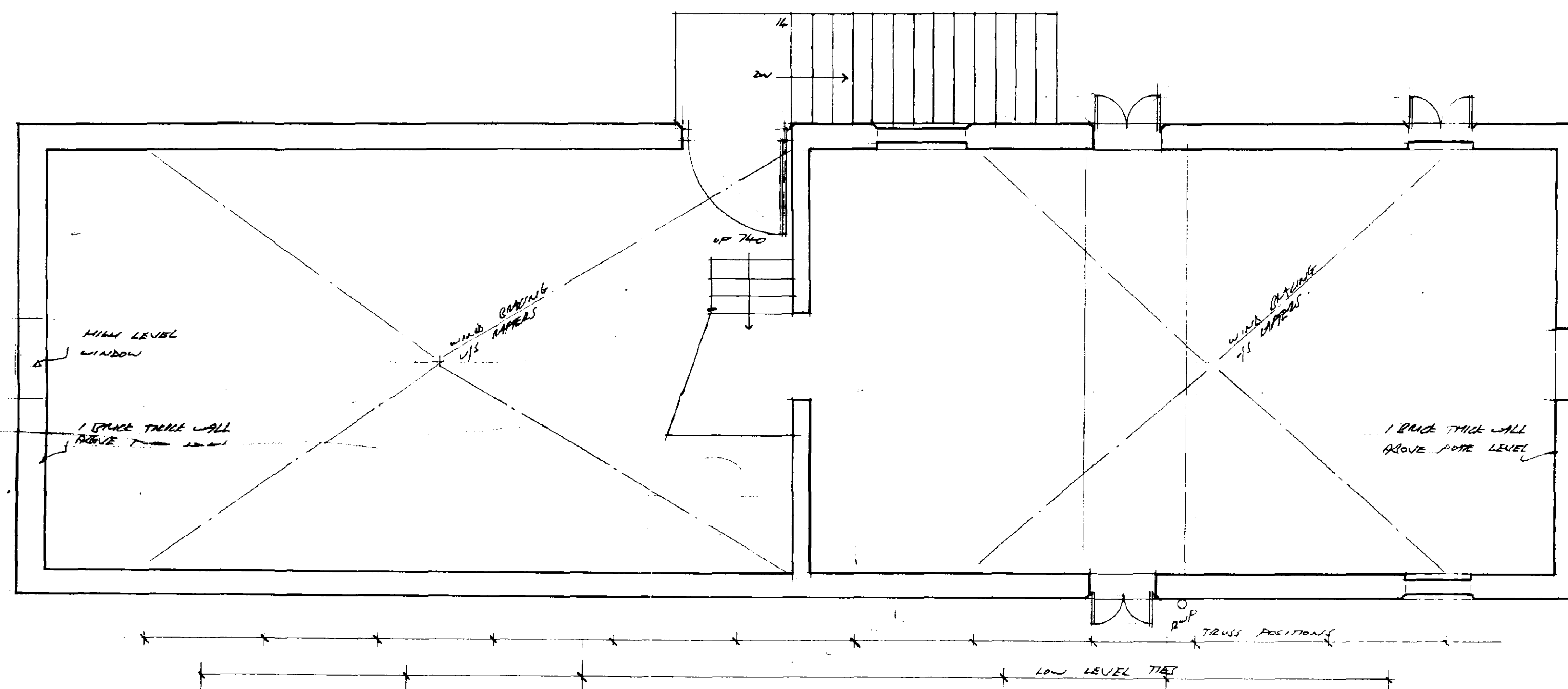
PROJECT TITLE
CLOCKED FARM
NORTH DRIVE, SPALDING
PROPOSED CONVERSION OF
FARM BUILDINGS INTO DWELLING

DRAWING

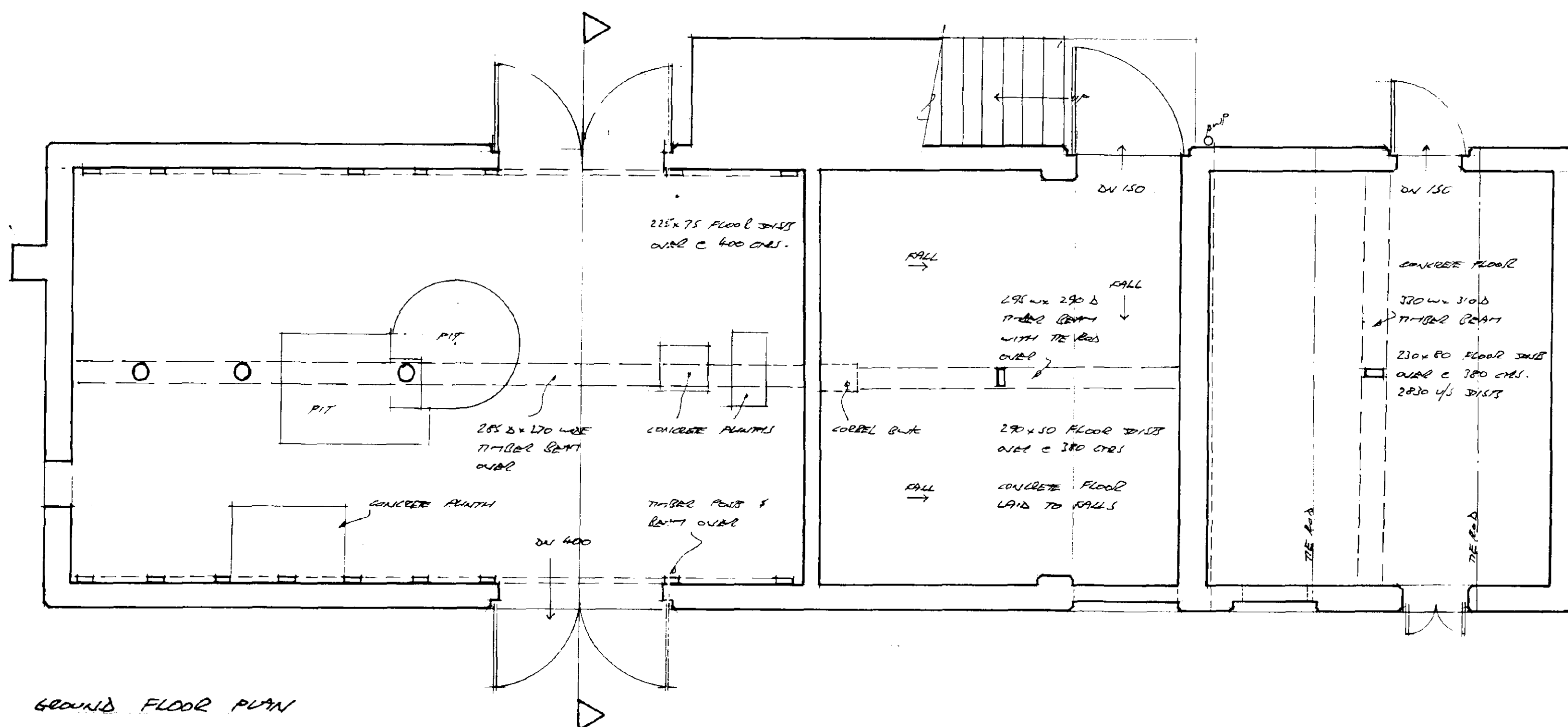
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7	DETERMINED		
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SCALE 1:50
DATE OCT 95
DRAWN
DRAUGHTING No. 2590-7

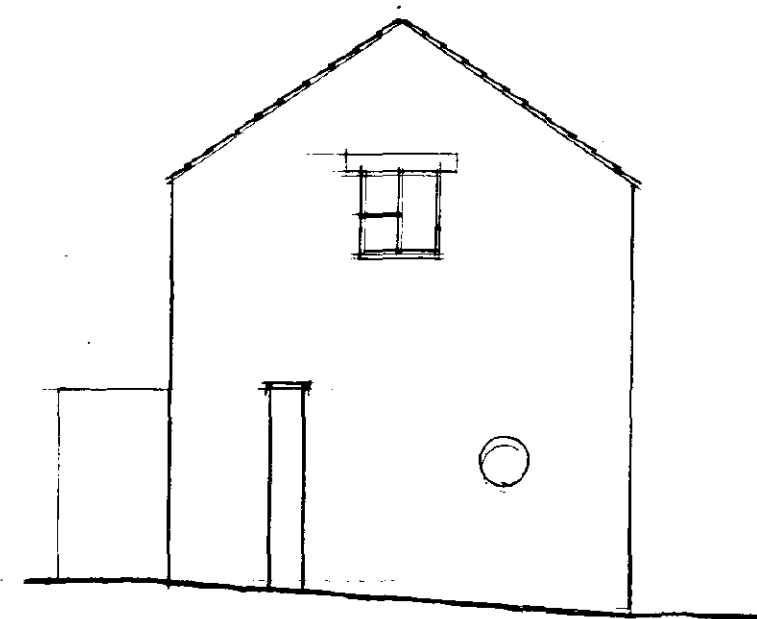
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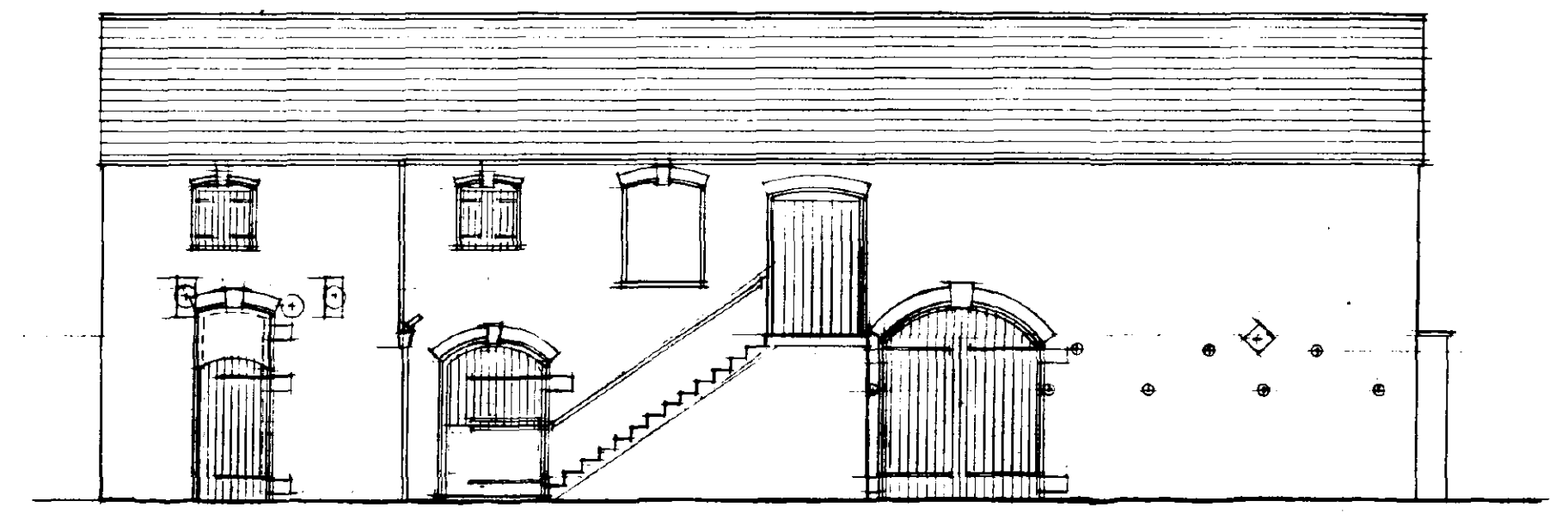
FIRST FLOOR PLAN



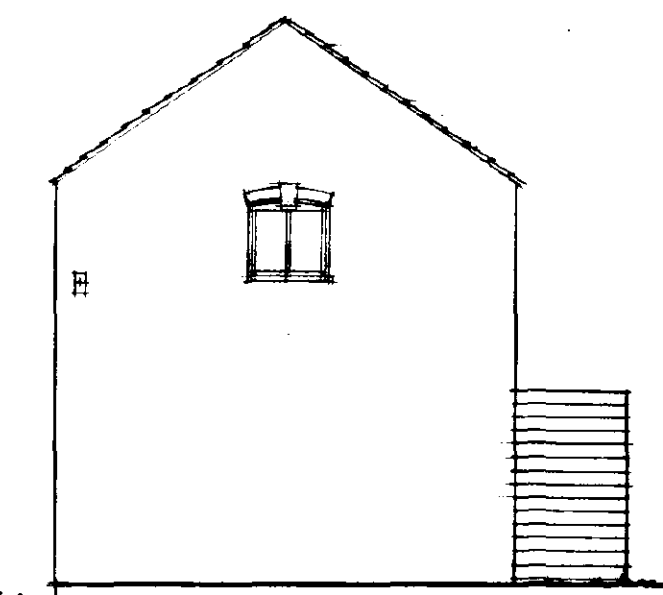
GROUND FLOOR PLAN



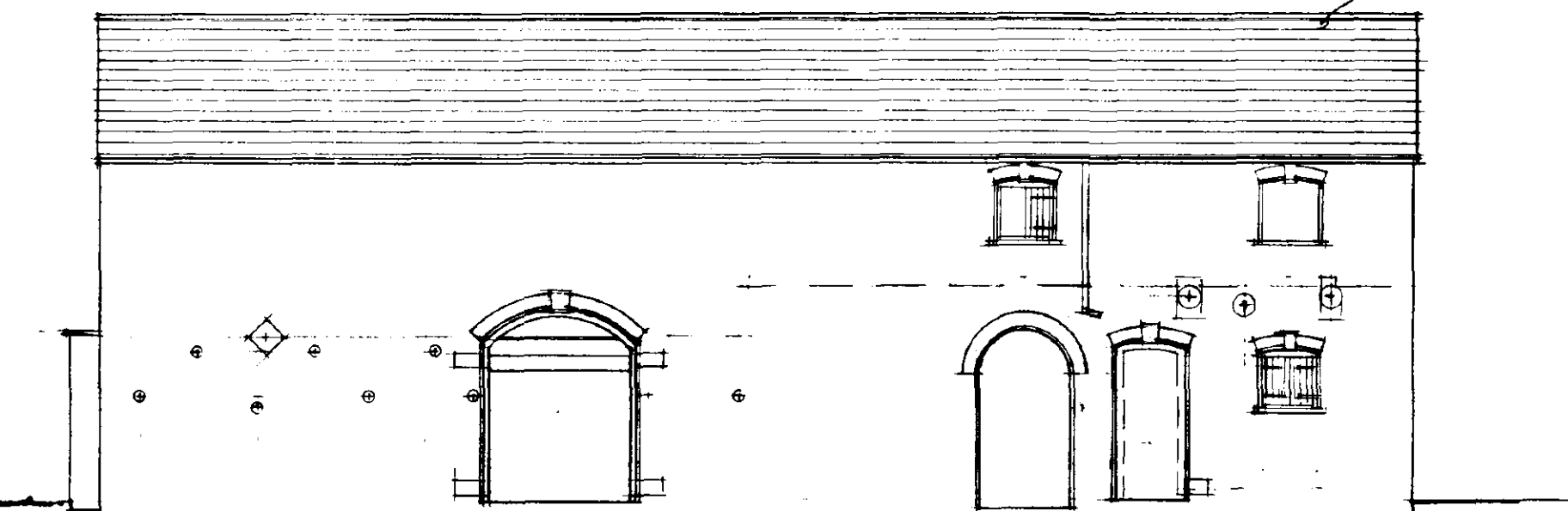
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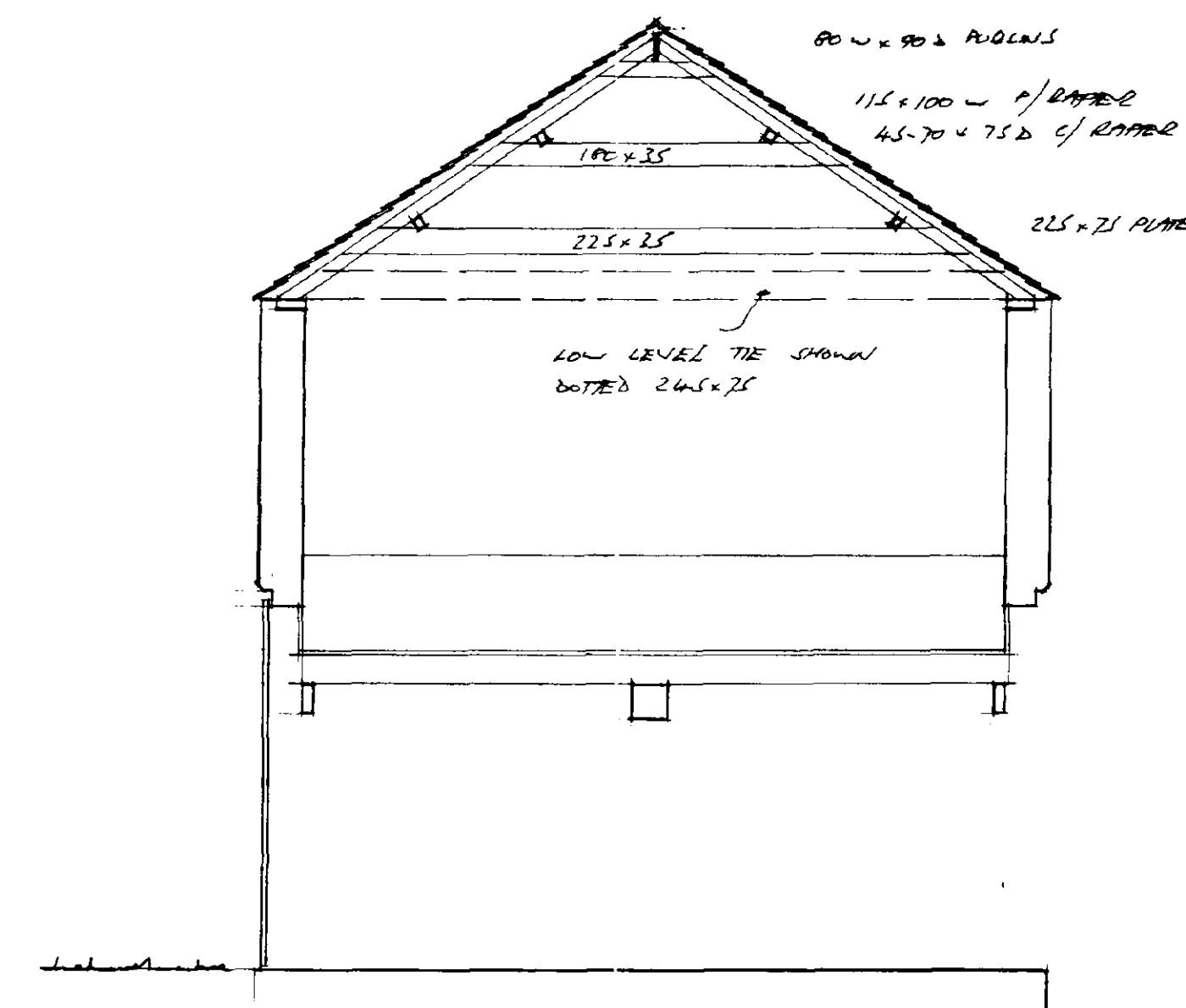
NORTH



EAST



SOUTH



SECTION

SEEN
PODDINGTONS
10 NOV 1995
Ref: 1087/95

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants

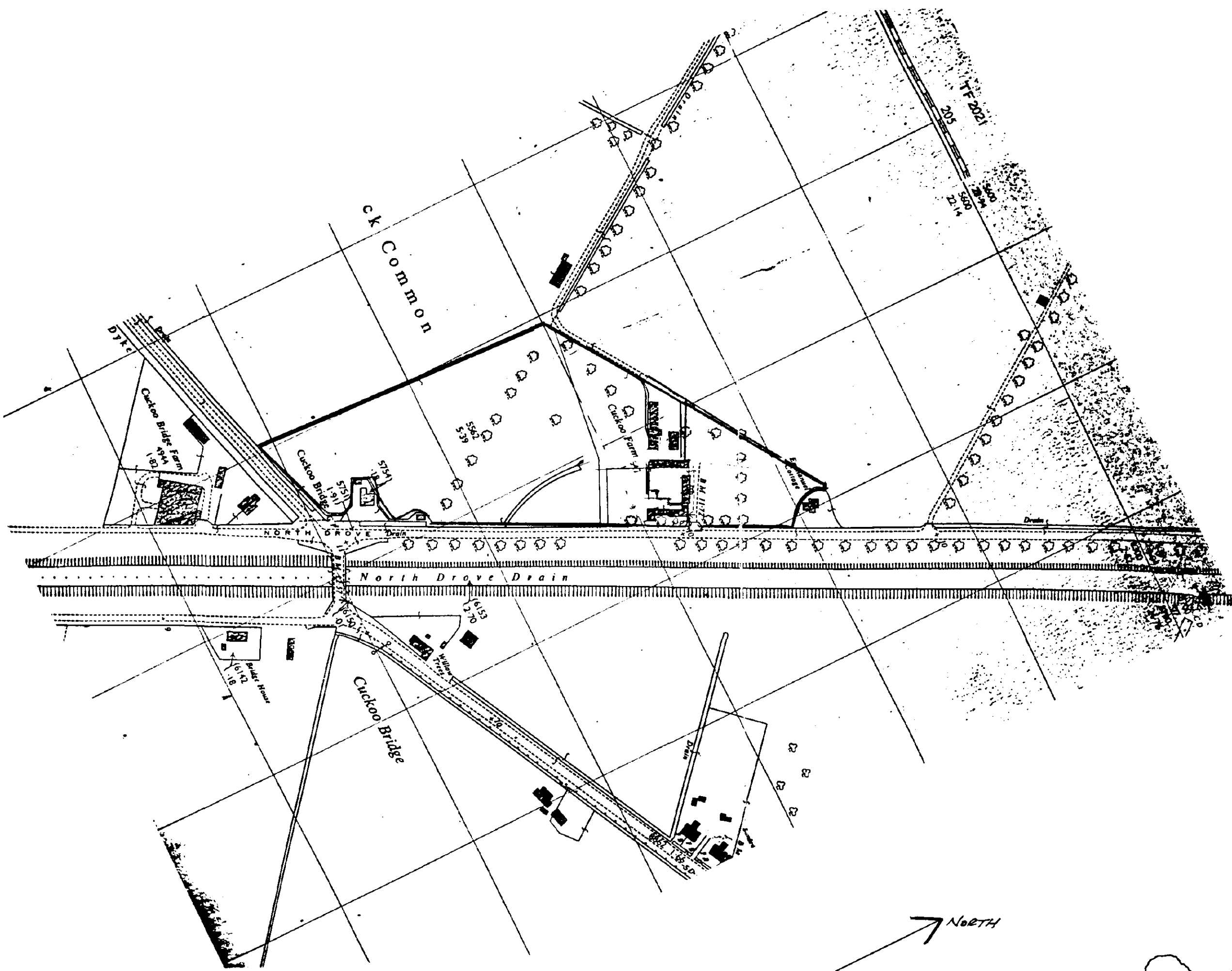
43 Double Street, Spalding, Lincs. PE11 1AA
Tel: 0775 761856 & 761857 Fax: 0775 761858

Project
CULKROD FARM
NORTH DRIVE, SPALDING.

SUPERSEDED

Drawing
PLAN AT EXISTING

Scale 1-50 1-100	Drawing No. 2590-3
Date OCT 95	Checked



LOCATION PLAN SCALE 1:2500
AS TAKEN FROM Q'S SHEET TF 2020 / 2120

LANDSCAPING

- EXISTING HEDGEROW MOSTLY HAWTHORN
- PROPOSED HEDGEROW - TO BE PREDOMINANTLY HAWTHORN WITH MIXTURE OF BALTHAM, FIELD MAPLE, HORSEBERRY, BEECH, WILDER, BIRCH & HOLLY. PLANTS USED TO BE 100-150-200 GRASSY TRANSPLANTS, TWO YEARS OLD.
- EXISTING TREES
- PROPOSED TREES TO BE HALF SIZES UNLESS NOTED OTHERWISE & TO BE PROVIDED WITH SUPPORT STAKES & PROTECTION.
- A MAPLE
B ALDER
C BIRCH
D HORSEBERRY
E BEECH
F WILDER
G HAWTHORN

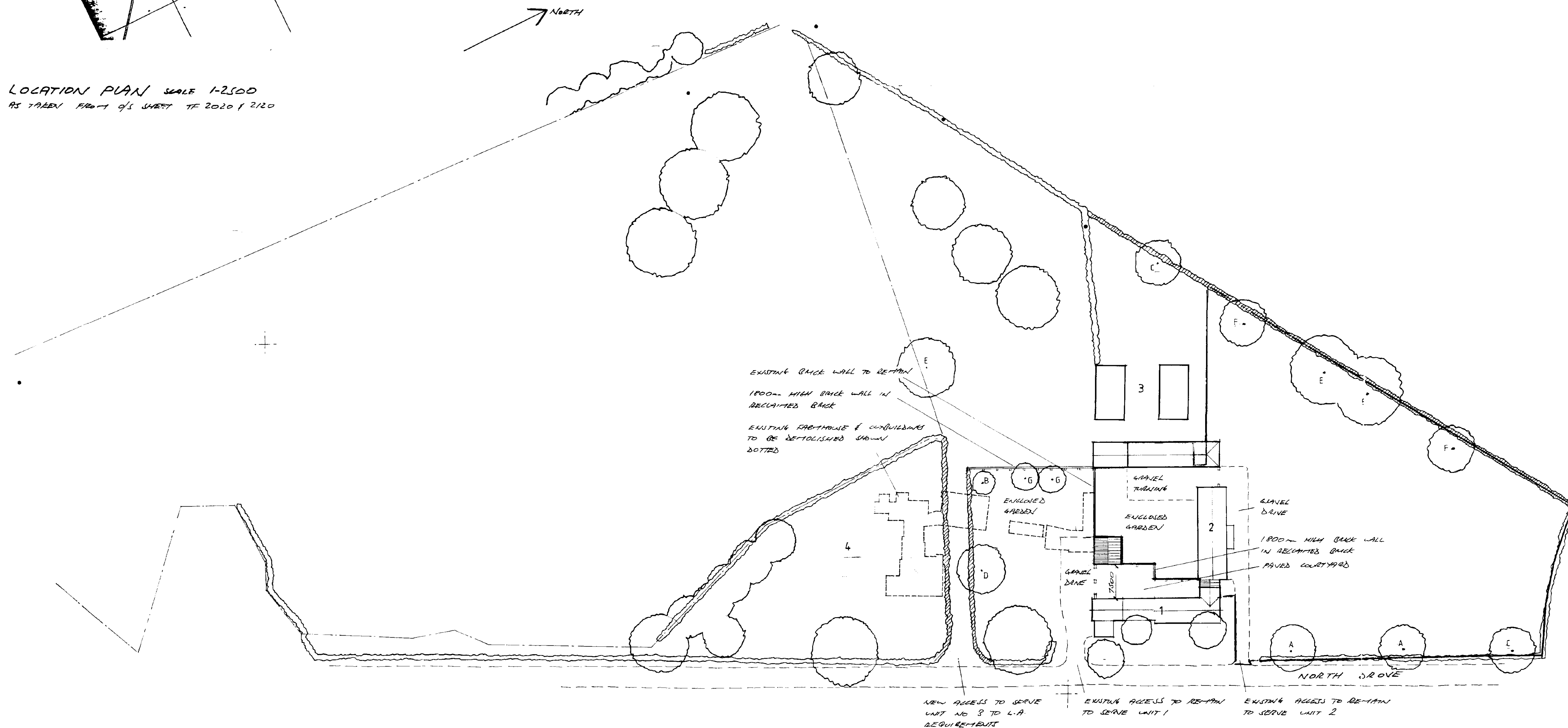
UNIT 1 SEE DRAWING 2590-5 FOR PLAN AS EXISTING
-8 FOR PLAN AS PROPOSED
-9 FOR PROPOSED DOUBLE GARAGE

PAVED COURTYARD TO UTILISE COBBLES TAKEN OUT FROM EXISTING BUILDING
ALL NEW BRICK WALLS TO USE RECLAIMED BRICKS.

UNIT 2 SEE DRAWING 2590-3 FOR PLAN AS EXISTING OF BARN
-4 FOR PLAN OF OUTBUILDINGS
-6 FOR PLAN OF PROPOSED OF BARN
-7 FOR PLAN AS PROPOSED OF OUTBUILDINGS - ELEVATIONS TO BE SUBMITTED WITH APPLICATION FOR UNIT 3.

UNIT 4 OUTLINE APPLICATION SUBMITTED ON DRAWING NO 2590-2. PAVING REF H14-CRPS-95

UNIT 3 APPLICATION TO FOLLOW & TO INCORPORATE PART OF OUTBUILDINGS TO UNIT 2.



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PROJECT TITLE

CUCKOO FARM
NORTH DRIVE, SPALDING
PROPOSED CONVERSION OF
FARM BUILDINGS INTO DWELLINGS

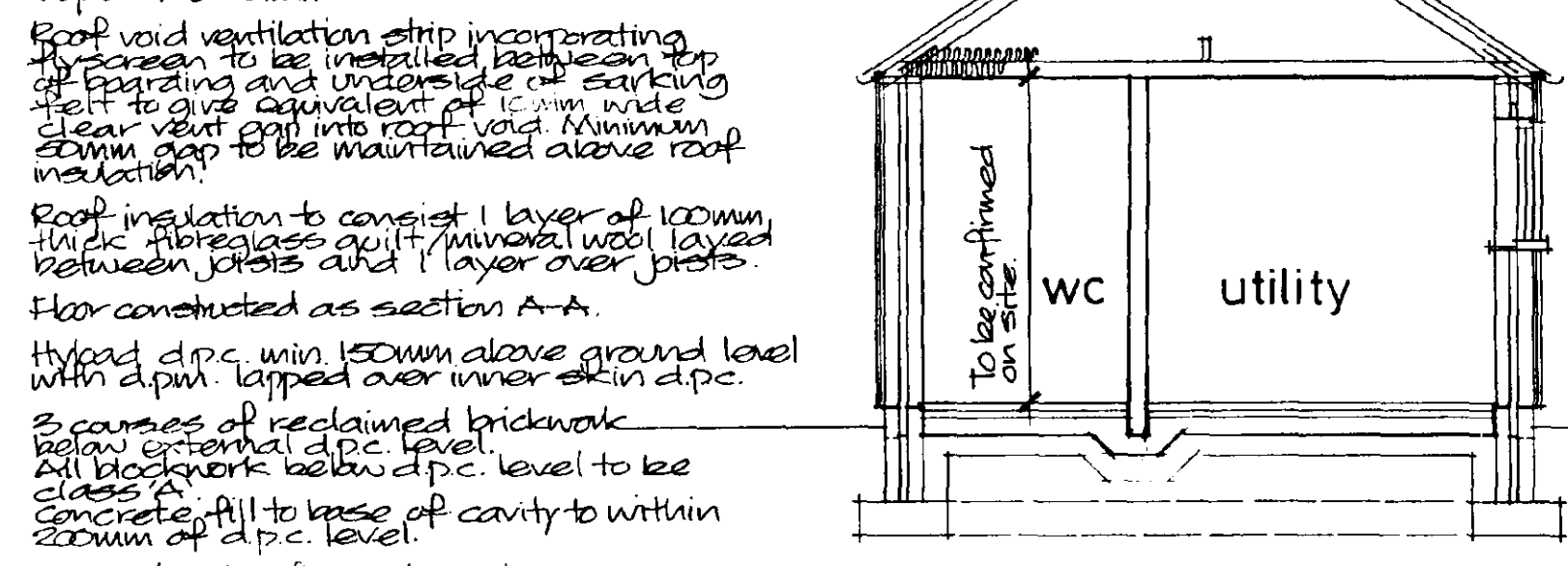
DRAWING

SITE PLAN AS PROPOSED
SOUTHERN HOUSING
10 NOV 1995
Ref: 1087/95

REV	DESCRIPTION	DATE	BY
1	SUPERSEDED		

SCALE 1:500 & 1:2500
DATE OCT 95
DRAWING NO. 2590-10

File & stepped lead flashings between
new roof finish and existing gable wall.
New ceiling to be formed of 9.5mm plasterboard
with skim finish. Edges of plasterboard
adjacent to walls to be supported.
Tops of cavity walls to be sealed with
superlux or similar.
Roof void ventilation strip incorporating
fly screen to be installed between top
of batten and underside of existing
floor to give equivalent of 10mm wide
clear vent gap into roof void. Minimum
50mm gap to be maintained above roof
insulation.
Roof insulation to consist of 100mm
thick fibreglass quilt/mineral wool layered
between joists and 1 layer over joists.
Floor constructed as section A-A.
Typical d.p.c. min. 150mm above ground level
with d.p.m. lapped over inner skin d.p.c.
3 courses of reclaimed brickwork
below external d.p.c. level.
All brickwork below d.p.c. level to be
class A concrete, fill to base of cavity to within
200mm of d.p.c. level.
Concrete strip foundations to be 225x100
5th grade concrete to be at least
750mm deep (1000 in shrinkable soil)



Section C-C

Install new section of wrought iron balustrade
to new opening. Balustrade to be 1100mm high from
floor level and to have vertical balusters with
max. 50mm gaps. Balustrade to be capable of
resisting a horizontal force of 0.74kN/m.

This window to be extended down to floor level with
characterised glazing to match existing.
Existing lintel to be replaced with shallow brick arch
similar to existing with precast concrete slabs back
into upper section of gable wall (at present 225mm
thick) to be extended in thickness to match lower
wall up to new ceiling level.

Re located rainwater downpipes to be reused cast iron
or new to match existing to discharge into 110mm
dia. u.p.v.c. drains located at a maximum of 100mm
from wall to fall approx. 1 in 40 to
drainage. min. 1000mm clear at
least 5.000 from building.

Existing corner of building to be
retained in reclaimed brickwork
of same thickness as existing
stamped footings. Refer to
structural engineers drawings
for further details.

Retain/reconstruct existing
timber floor supports to
each side of lounge area
to structural engineers
drawings for further
details.

Install approx. 200x200
timber post support at
centre span of existing
beam.

Remove existing Pan and
install new window within
existing opening.

Form raised brick/slab hearth approx. 1500 dia.
with 150mm deep solid base (to be confirmed).
Fire from unit to be approx. 150mm internal dia.
(to be confirmed) double man insulated type to
outer surface of flue to be at least 50mm from any
combustible material.

Install 110mm dia. u.p.v.c. underfloor vent ducts to supply
combustion air to three terminating in hit and miss vent
in hearth (to be confirmed) incorporating fly screen and
terminating externally with 150x225 air bricks with
liners.

New section of roof to be at same line as
existing adjacent roof and to be constructed
of re-claimed slates to match existing on
25x35 corrugated battens on existing rafters on
4x100 rafters at 100mm c/c within eaves.
Ceiling joists of 200mm c/c with central 4x150
ceiling beam spanning between existing and
new gable walls.
Min. 125mm ridge board with 25x100 eaves
25x100 wall plates.

All structural timber to be SC3 grade
New sections of guttering to match existing
cast iron (approx. 100mm dia. hr.)
16. type L/S steel lintel to this opening to be
installed to manufacturers recommendations.
New timber window frame (refer to separate note).

New external walls constructed of vertical timber
boarding min. 100mm thick on 25x35 horizontal battens
on cavity wall constructed of 2 skins of 100mm
thick flame retardant blockwork with 50mm thick
cavity insulated with 50mm thick Gypalac cavity
insulation installed to manufacturers recommendations.
U value = approx. 0.40 W/m²K average.

Downer insulated d.p.c. to reveal = U value = 1.2 W/m²K.
Cavity wall ties to be installed at 450mm c/c vertically
and horizontally. Ties to be installed every 225mm
c/c within 225mm of reveal.

New first floor ceilings to consist of 9.5mm thick
plasterboard with skim finish. All edges of
plasterboard adjacent to walls to be supported.
Refer to structural engineers calculations and
details regarding alterations to roof structure.

150mm thick fibreglass/mineral wool insulation with
min. 50mm ventilation gap above.
Timber packing to underside of existing rafters.

Inside face of all external walls to be clad with
50mm thick Gypalac thermal board super installed
using Gypalac 10 wall MF system.
50mm thick Gypalac thermal board to be used at
windows and door reveals.
All to be installed to manufacturers recommendations
U value = 0.15 W/m²K.
All edges of any lining to be sealed i.e. at junctions
with windows, doors, walls, ceilings and floors.

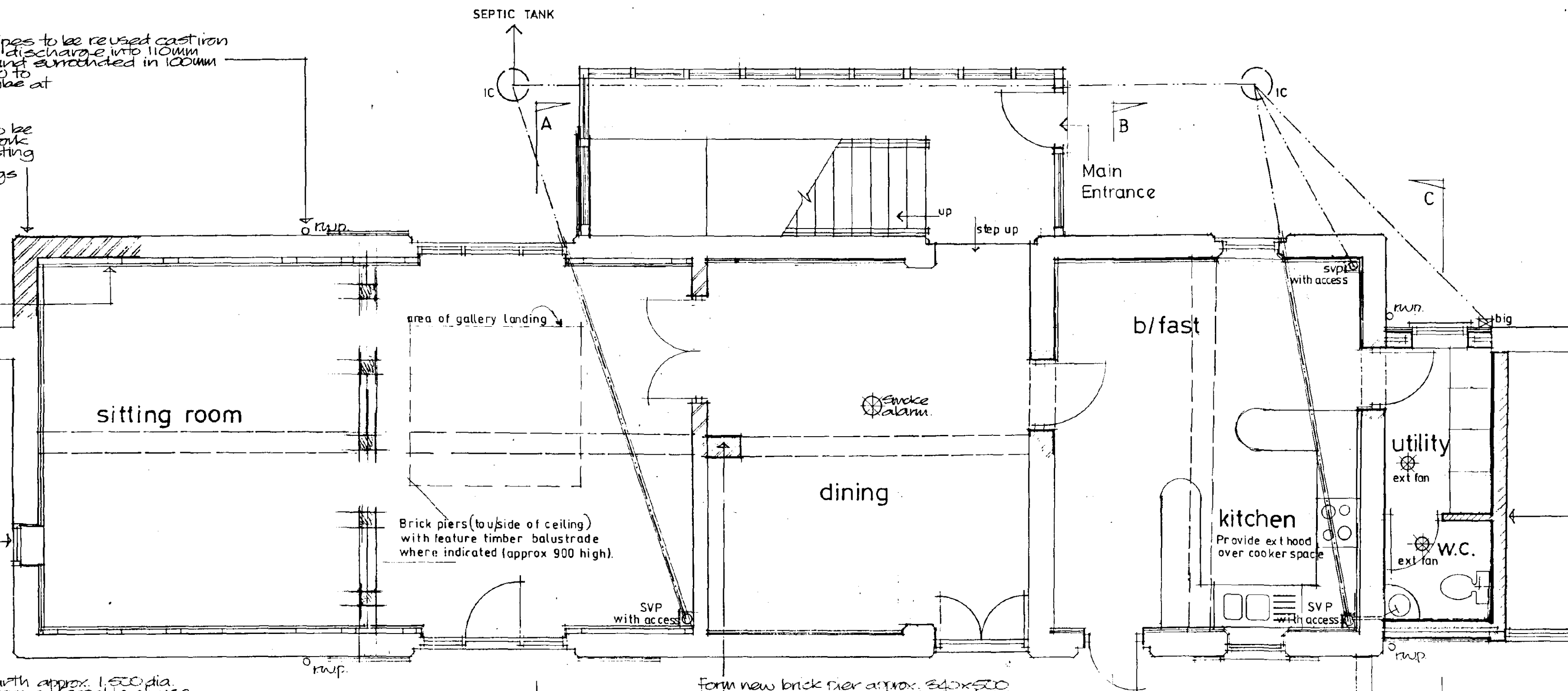
Install new wrought iron balustrade to existing
external stairs. Balustrade to be min. 1000mm
high to stair and landing and to have vertical
balusters with gaps no greater than 50mm
including area adjacent to stairs and risers.
Balustrade to be capable of resisting a
horizontal force of 0.74kN/m. Also install
handrail on wall brackets to opposite side of stair.

Form larger opening to existing
and provide wrought iron balustrading
to new balcony style opening.

STUB STACK WITH
AIR ADMITTANCE VALVE

SVP
with access

First floor layout



Ground floor layout

Form new brick pier approx. 500x500
between underside of existing brick
corbelling and new reinforced concrete
floor slab. Pier to be block bonded into
existing wall.

Form new door openings between lounge,
hall, kitchen and utility through existing
wall. Refer to structural engineers
drawings for details of lintels.

Two new steel beams installed over lounge to be
fire protected with 25mm thick vermiculite installed
to manufacturers recommendations to give at least
30 min fire protection. Fire protection to be clad in timber
to resemble large timber beams.

100mm thick flame retardant concrete block wall
between bathroom 1 and sitting area. It's wall to
be supported on new steel beam and to be tied to
existing walls with Furlex single flange wall extension
profiles.

Drainage:
New full drainage to consist of single stack soil and
vent pipes serving kitchen, utility and bathroom over
and a separate soil and vent stack serving bedroom 1
and en-suite.
Pipes to be 110mm dia. UPVC with vent taken through
roof void to terminate at least 1m above roof level.
100mm dia. air brick fitted with air admittance valve
to serve ground floor drains.
Both soil and vent stacks and stub stack to have racking
points at base.
Drains passing through walls to be protected by
pre-stressed concrete slab lintels and to have min. 50mm
clearance around pipe and to have protection from
vehicle entry.

External drainage to be 110mm dia. UPVC bedded and
surrounded in 100mm bedded and 100mm bedded.
Any drain within 600mm of ground level to be
protected by paving slabs installed above gravel.
Inspection chambers to be approx. 450mm dia.
polypropylene installed to manufacturers instructions.

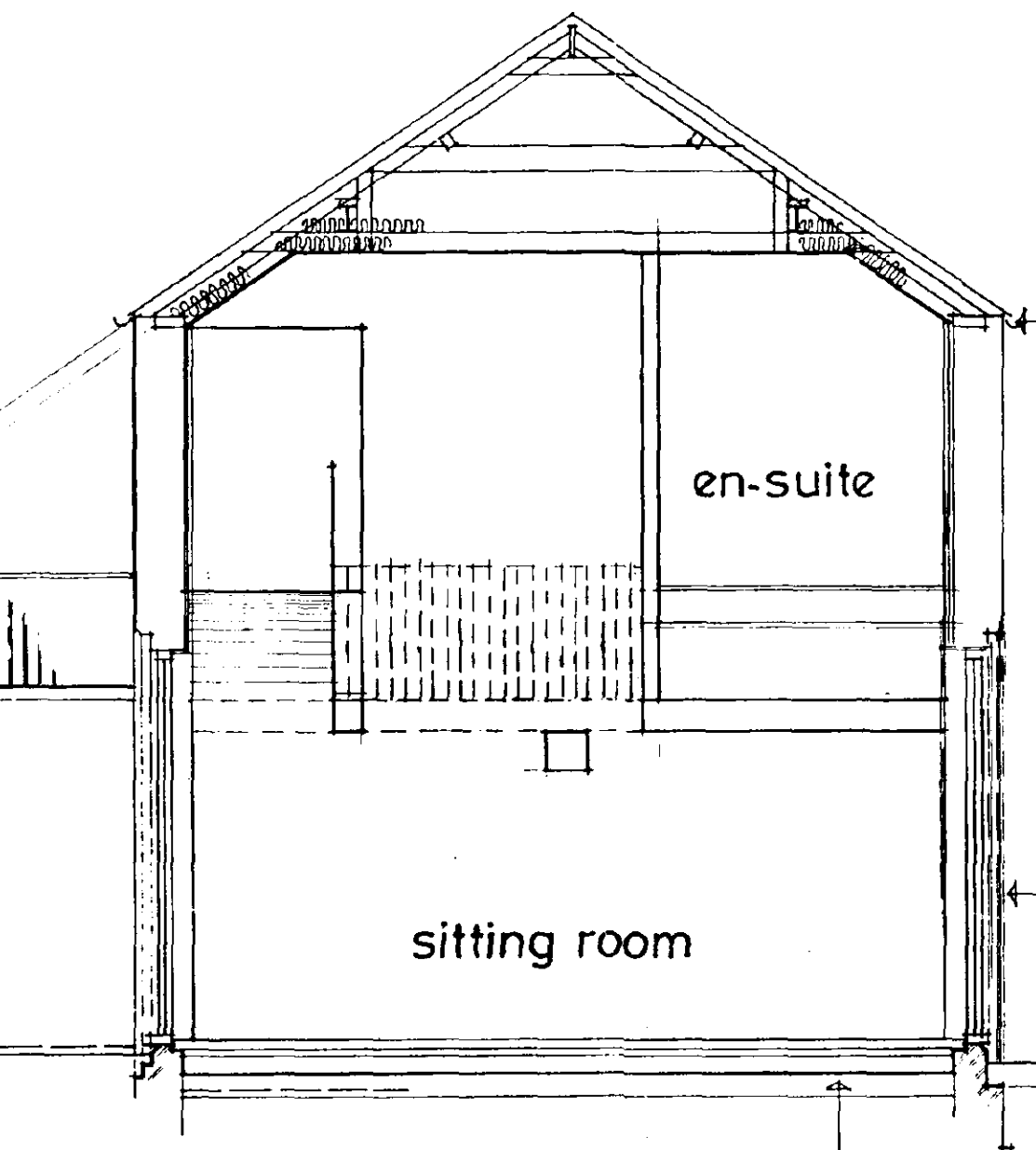
All above ground drainage to comply with BS 5512
polypropylene wastes from kitchen and utility sinks,
washing machine, shower and bath to be down dia.
with 50mm dia. waste from wash basins. Combined
wastes to be 50mm dia.
All fittings to have 100mm deep seal traps with shower
pan accessible for cleaning.
Racking access to be installed adjacent to utility sink.

This wall to be constructed in 25mm thick Tarmac
split solid blockwork plastered both sides (Party wall)
bedded to be taken up to underside of roof finish
and fire stopped.
Wall to be bonded to existing with Furlex wall extension
profiles.
Foundation to be as adjacent new cavity wall foundations.

Smoke alarms:
Install 120mm dia. self contained battery back up mains
operated smoke alarms. Alarms to be installed at
least 300mm from any wall or light fitting.
No bedroom door to be more than 5.000 from an alarm.

Form new brick pier approx. 500x500
between underside of existing brick
corbelling and new reinforced concrete
floor slab. Pier to be block bonded into
existing wall.

Form new door openings between lounge,
hall, kitchen and utility through existing
wall. Refer to structural engineers
drawings for details of lintels.



Section A-A

Existing slate roof finish to be removed carefully and
not used for re-use.
All existing rafters to be checked over by
structural engineer and replaced where required.
For details of roof structure strengthening refer to
structural engineers drawings and details.

New rafters of similar size to existing (70x75) to be
installed to replace existing rafters where
rooflights removed. Refer to roof structural layout.
Install re-used slate roof finish on 25x35 coloured
battens on existing rafters or replaced where
rafters each slate to be nailed with nails to
fix 1202 (slate nails).

Install roof void strip ventilator between top of brick
work and underside of parking belt complete with
fly screen to give equivalent of 25mm clear gap
ventilation.
Install ridge tile vents above upper first floor area
to give equivalent of 50mm wide clear vent gap.
Minimum 50mm wide ventilation gap to be maintained
above roof insulation.

Roof insulation to consist of one layer of 100mm thick
fibreglass/mineral wool quilt laid between ceiling
joists and one layer over ceiling joists.
Access to roof space to be insulated and
to be fitted with draught seals.

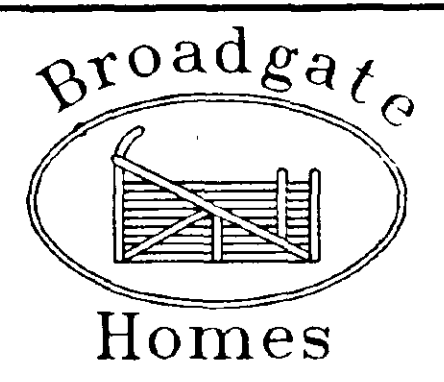
Balustrade:
New balustrades to be 1000mm high to top of handrail
and to have vertical balusters max. 50mm apart.
Balustrade to be capable of resisting a horizontal
force of 0.74kN/m.

Refer to structural engineers drawings for details of
new steel beam support within the area.

Existing approx. 225mm deep x 270mm wide timber beam.
New glass screens to replace existing double doors
to sitting room of lounge.

New glass panels to be reduced in
thickness and to incorporate plinth bricks below sills.
Chemical injection damp proof course to be
applied to all existing walls. Any existing
plastered walls to have plaster removed up to
100mm from floor level. Any walls to have plaster
removed to incorporate water proof additive
within render coat for at least the bottom
section up to 1.000 from floor level.

New ground floor to be constructed of min. 65mm
thick concrete. Existing sand/cement screed on
50mm thick Visqueen separating membrane on
50mm thick polystyrene insulation on reinforced
concrete slab to be removed. Details of construction
to be agreed with structural engineers.
New 150mm thick hardcore well bladed and consolidated.



Broadgate Builders (Spalding) Ltd
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PROJECT TITLE
**Proposed Conversion of Barn
into Dwelling at:
Unit 2, Cuckoo Farm,
North Drove, Spalding.**

DRAWING
Floor Layouts & Sections

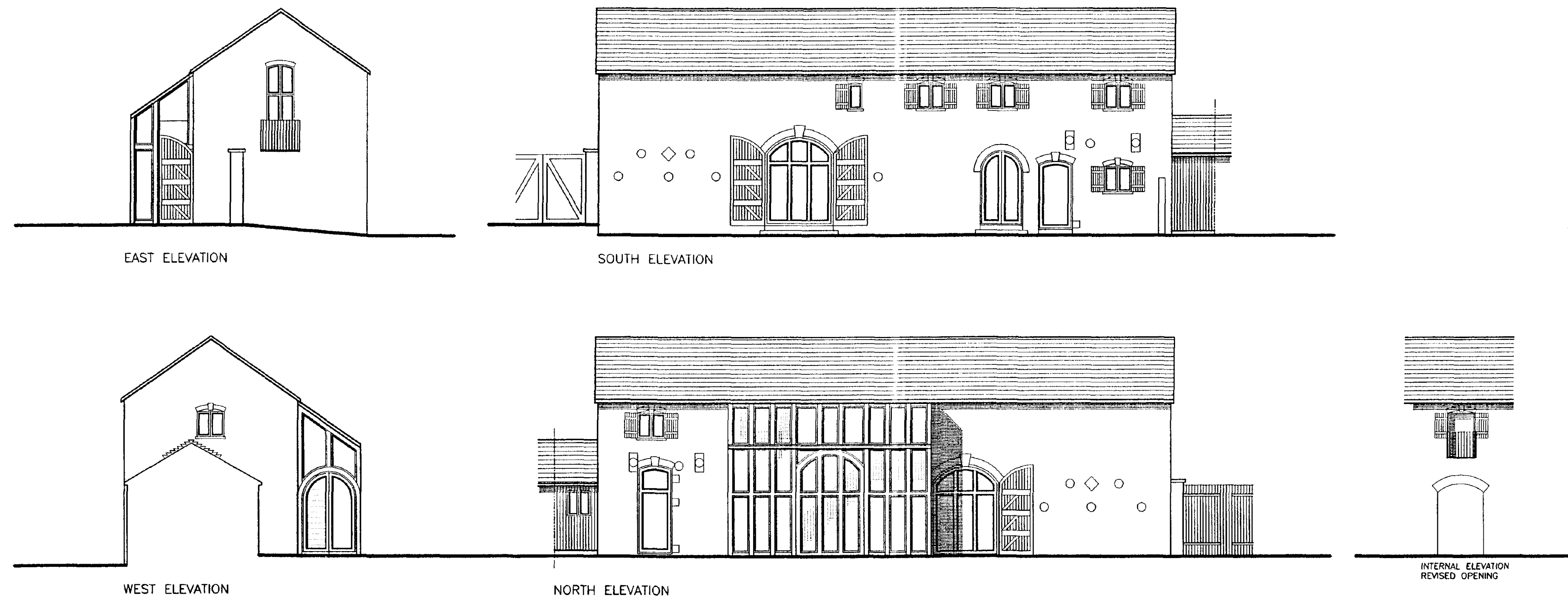
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A	Amended to suit structural rules	23.04.98	ACH
B	INTERNAL FLOOR LAYOUTS REVISED	23.07.98	MD
C	REVISIONS TO INTERNAL FLOOR LAYOUTS AND ELEVATIONS	12.3.98	MD
D	ENTRANCE/STAIRWELL FRAME REVISED	31.3.98	MD

SCALE
1 : 50

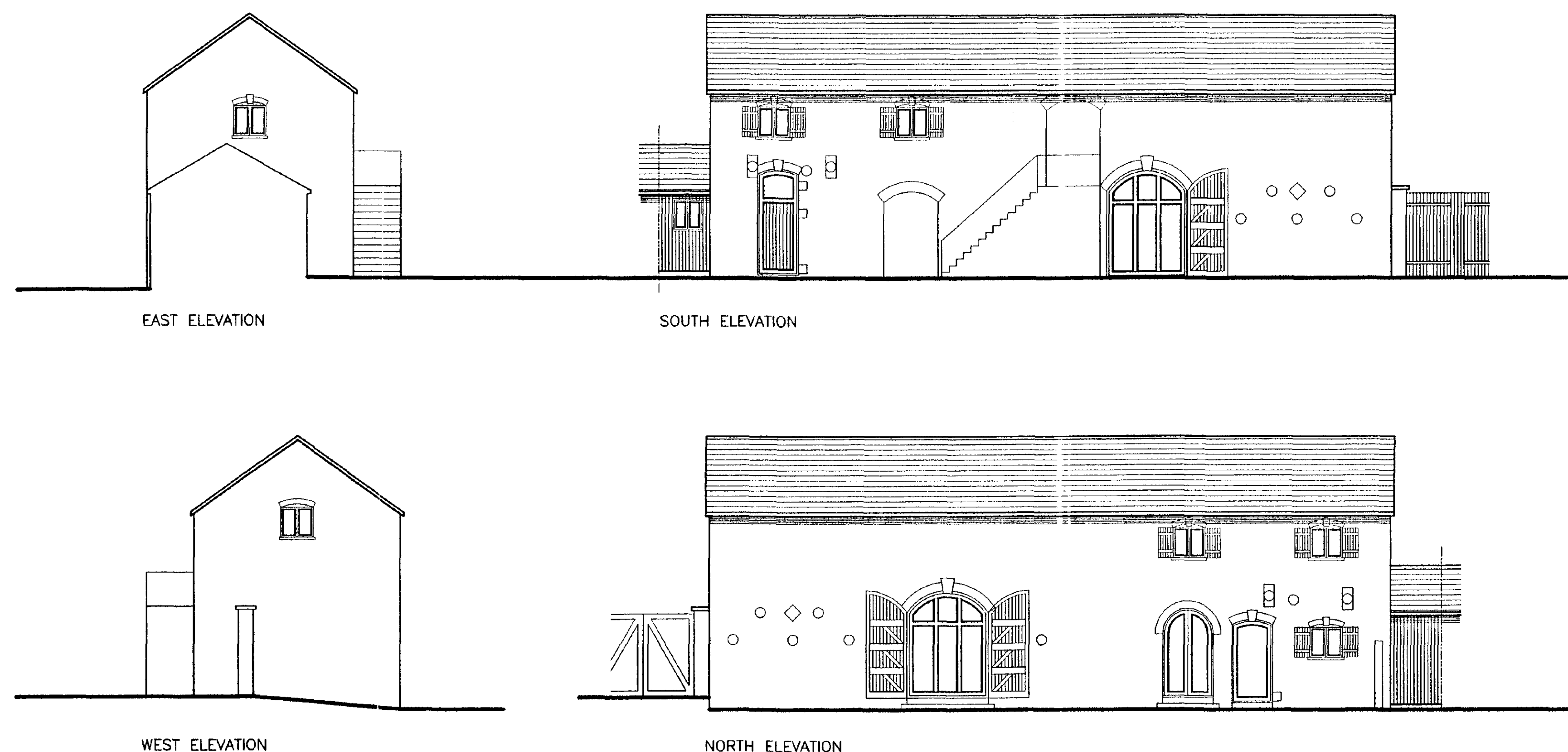
DATE
MARCH 98

DRAWING NO.
98005/001

SOUTH HOLLAND DC
HOUSING & PLANNING
- 2 APR 1998
Ref: 1087/95



PROPOSED ELEVATIONS



EXISTING ELEVATIONS



Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
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PROJECT TITLE

Proposed Conversion of Barn
into Dwelling at:
Unit 2, Cuckoo Farm,
North Drove, Spalding.

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
- 2 APR 1998
Ref: 1087/95

DRAWING

Existing and
Proposed Elevations

REV	DESCRIPTION

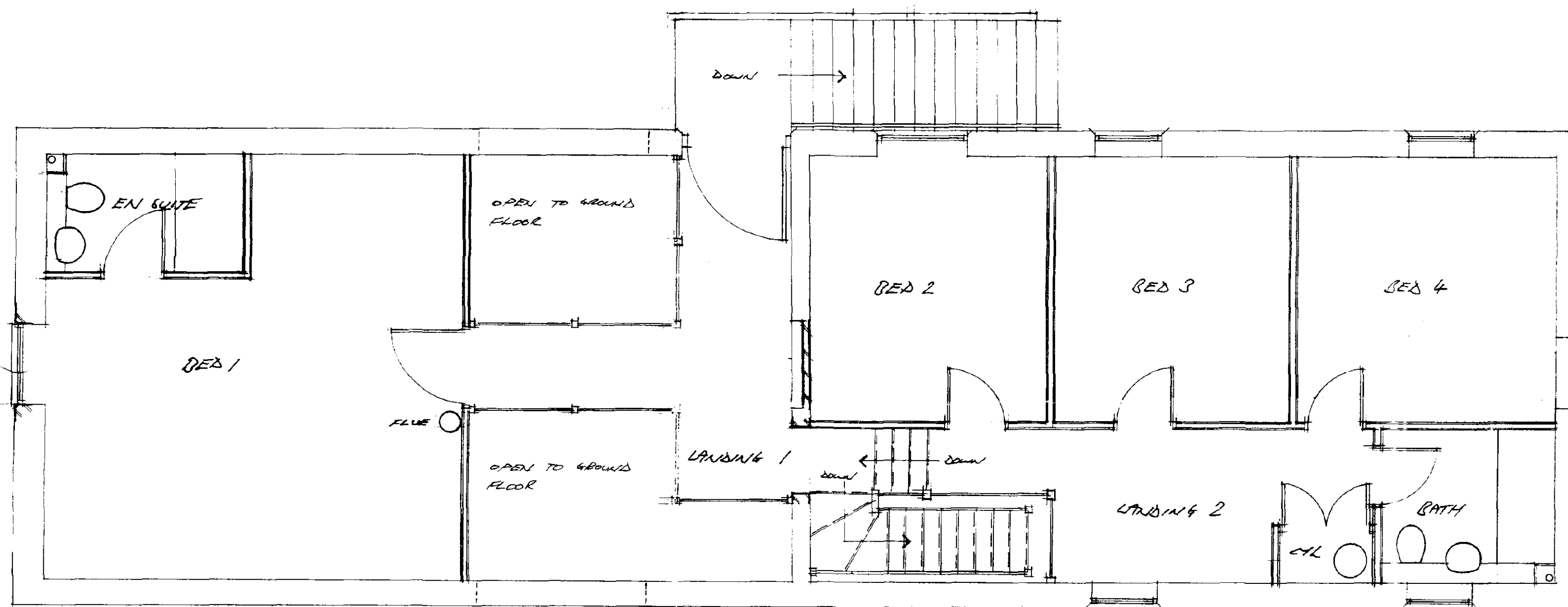
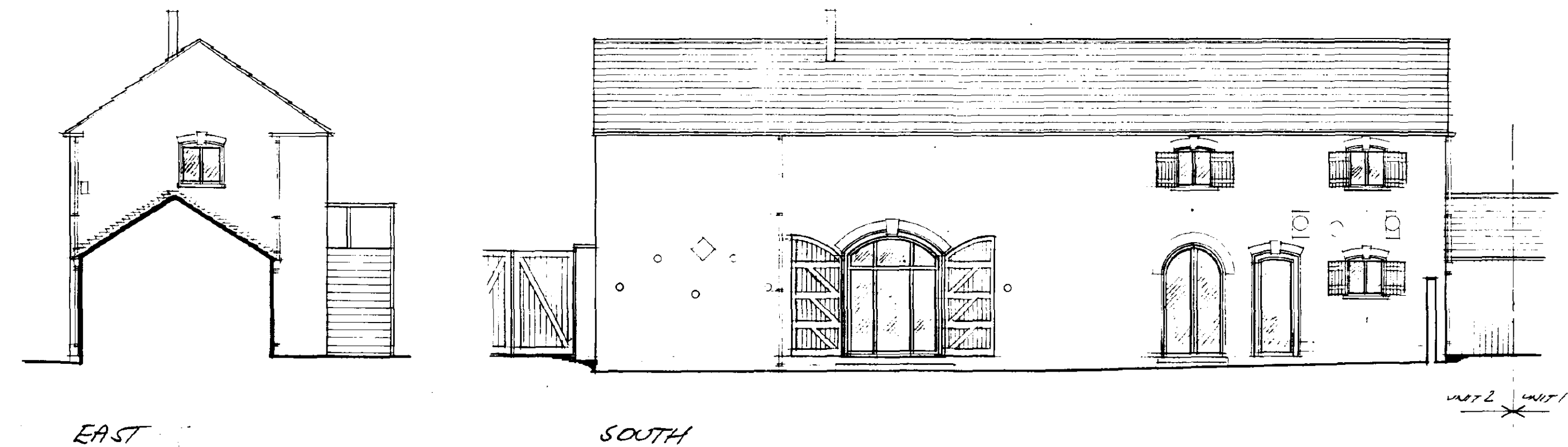
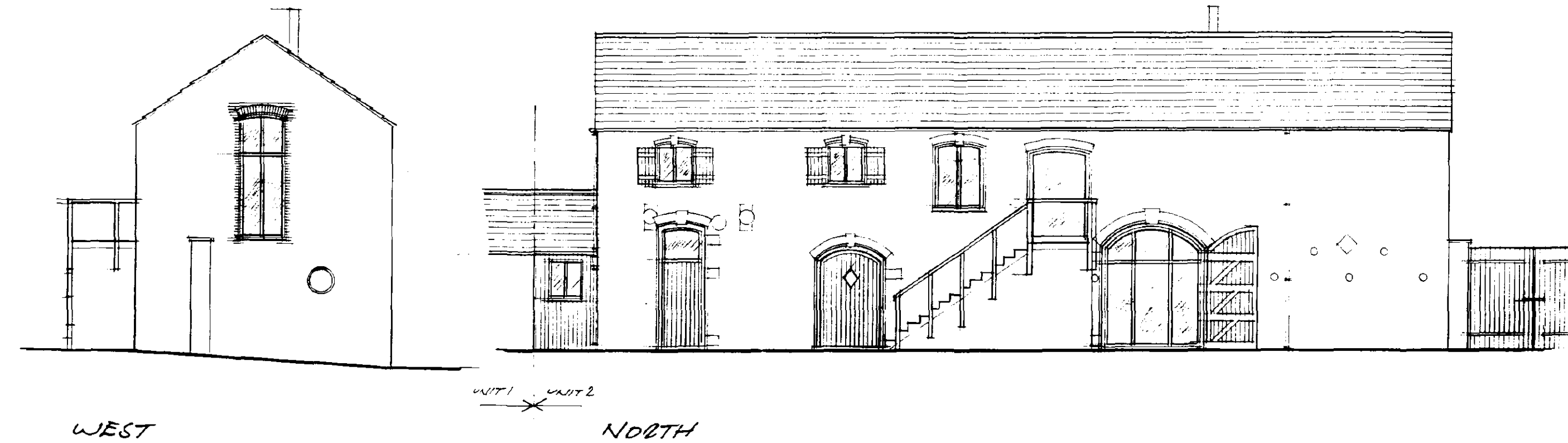
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DATE
MARCH 98

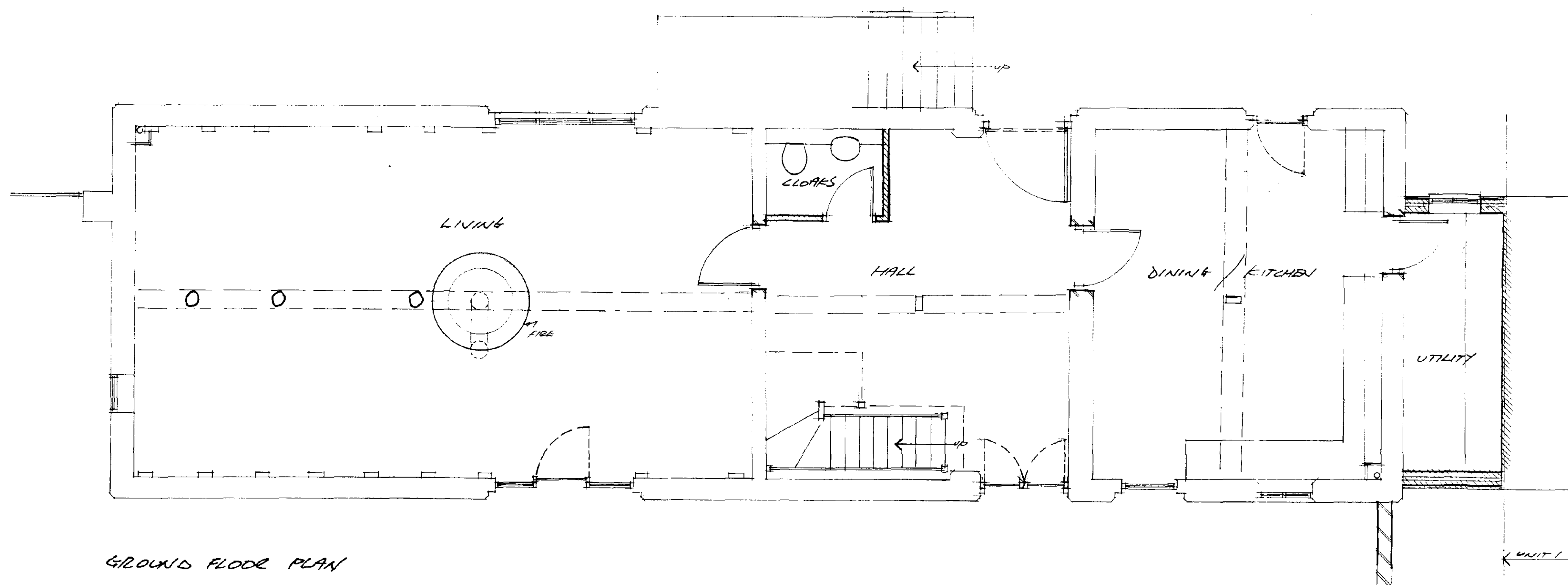
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NOTES

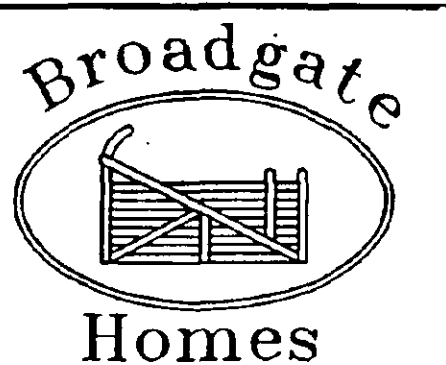
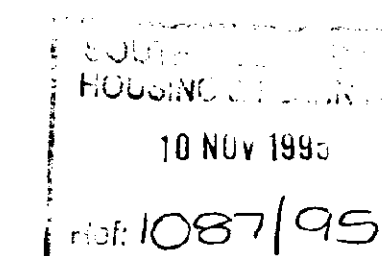
- 1) APPROX 1500 WIDE GAP BETWEEN BRAN & UNIT 1 TO BE FILLED IN. LOWER ROOF WITH RECLAIMED SLATES TO MATCH EXISTING. ROOF WALLS WITH VERTICAL T&G TIMBER CLADDING ON BRICK CAVITY WALLING. ROOF TO LINE THRU WITH THAT ON UNIT 1.
- 2) EXISTING CHIMNEYS UP OPENINGS TO BE OPENED UP.
- 3) WINDOW TO WEST ELEVATION - (BED 1) REMOVE BRICKWORK BELOW, DOWN TO FLOOR LEVEL. REMOVE EXISTING LINTEL & REPLACE WITH BRICK SOLDIER ARCH. CUT BRICKS TO MATCH CHIMNEY ON EXISTING OPENINGS.
- 4) EXTERNAL STAIRS - TO BE CHECKED OVER BY STRUCTURAL ENGINEER & REBUILT ACCORDINGLY. REINSTATE GLAZING AS SHOWN.
- 5) REBUILD NORTH WEST CORNER WALL AS DICTATED BY STRUCTURAL ENGINEER.
- 6) LOWER FLOOR IN HALL & KITCHEN TO MATCH THAT IN LIVING AREA.
- 7) STRIP OFF EXISTING SLOTTED - SET ASIDE FOR RE USE. STRUCTURAL ROOF TO COMPLY WITH CREEPS. INSTALL OVER RAFTER INSULATION & RE LAY SLATES - ALL TO KEEP EXISTING ROOF STRUCTURE OPEN TO VIEW.
- 8) CHECK WARE BRICKWORK EXTERNALLY, REPAIR PERISHED BRICKS & REPOINT TO RED'S. SEAL ENTIRE WALL WITH SILICONE WATERPROOFING LIQUID.
- 9) ALL NEW JOINERY EXTERNALLY TO BE PAINTED CREAM.
- 10) FLUE TO OPEN FIRE IN LIVING AREA TO BE TWIN WALL STAINLESS STEEL & PROJECTED THRU SOUTH SLOPE.
- 11) EXISTING BRACKS & POSTS TO BE REMAINED.
- 12) EXISTING FIRST FLOORS TO BE REMAINED BUT OPENED UP OVER LIVING AREA AS SHOWN.
- 13) CHECK OVER EXISTING CAST IRON RADIATOR COOBS & LEAVE IN SOUND WATERPROOF CONDITION. REPOSITION DOWNPIST AS SHOWN.
- 14) ALL EXISTING TIMBER TO BE CHECKED OVER BY SPERMANT & TREATED ACCORDINGLY.
- 15) BUILD 21ST BRICK WALL IN RECLAIMED BRICKS & THIS TO LINK UP WITH GARAGE TO UNIT 1.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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

PROJECT TITLE
CUCKOO FARM
NORTH GROVE, SPALDING
PROPOSED CONVERSION OF
FARM BUILDINGS INTO DWELLING

DRAWING
PLANS & ELEVATIONS TO PROPOSED

REV	DESCRIPTION	DATE	BY

SCALE 1:50 & 1:100
DRAWN PCL

DATE OCT 95
DRAWING NO. PDS-2590-6