BEECH GARDENS

S.H.D.C. CAR PARK

HOLLAND ROAD

EXISTING DISPOSED LARGEST TREE RETAINED

1950 HIGH WROUGHT IRON RAILINGS

1800 HIGH CLOSE BOARDED FENCE

(OLD ENGLISH)

(OLD ENGLISH)

NEW ENGLISH GARDEN CENTRE (GIANT BRICK)

B | S

LEAD OUT

LEAD OUT

LEAD OUT

FEATURE LANTERN

9000mm

FOOT PATH

HIGH STREET

BLACK PAINTED CAST IRON RAILINGS TO MATCH EXISTING

PAVIOUR PATTERN (GIANT BRICK)

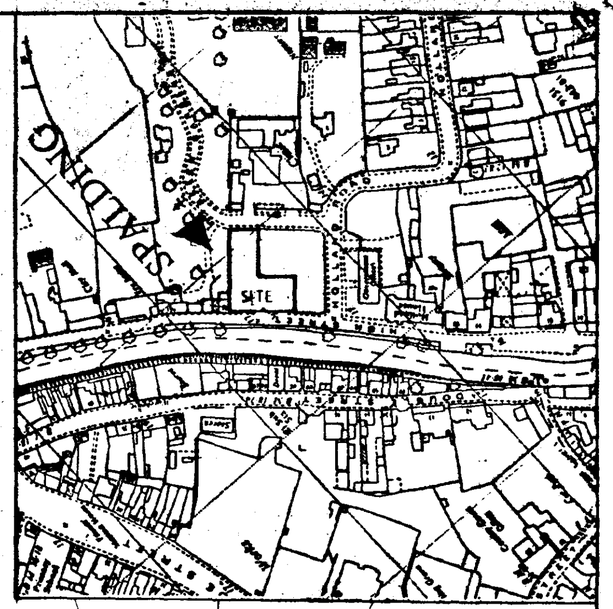
INTERLOCK OLD ENGLISH INTERLOCK PAVING MIX

CLIMBING ORNAMENTAL RAMBLER WITCH MIX

NATIONAL BRANDT BRICK INTERLOCK PAVING MIX

TO MATCH EXISTING

SITE LAYOUT 1:200



Location Plan - 1:2500

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SUBJECT TO PLANNING AND BUILDING REGULATIONS APPROVAL

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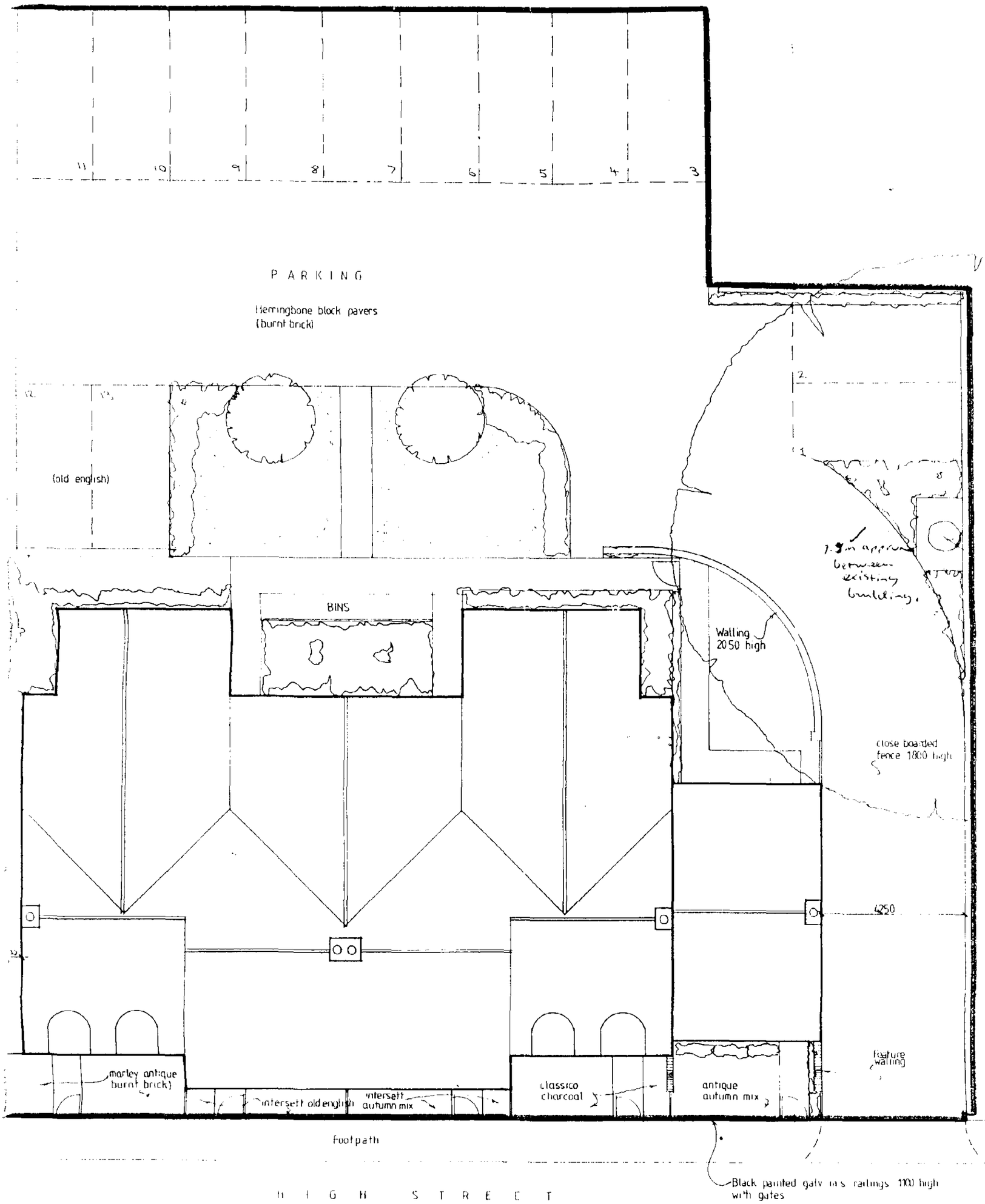
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Project	Residential development, High Street, Spalding.	
Drwg.	SITE LAYOUT	
Scale	1:200	Date May 94
Drwg. no.	93 495 / 07	Rev.

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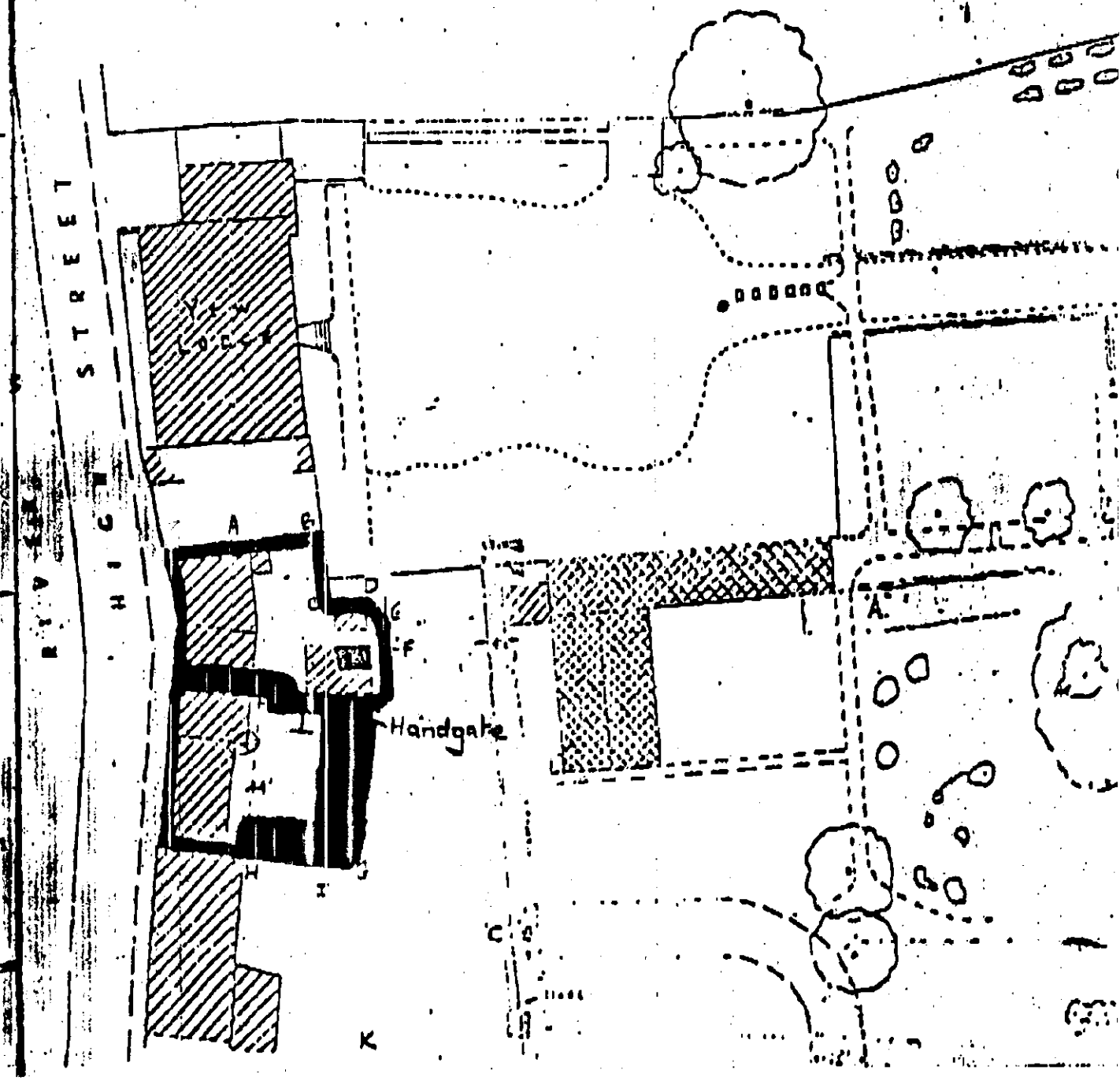
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Site Plan – 1:100

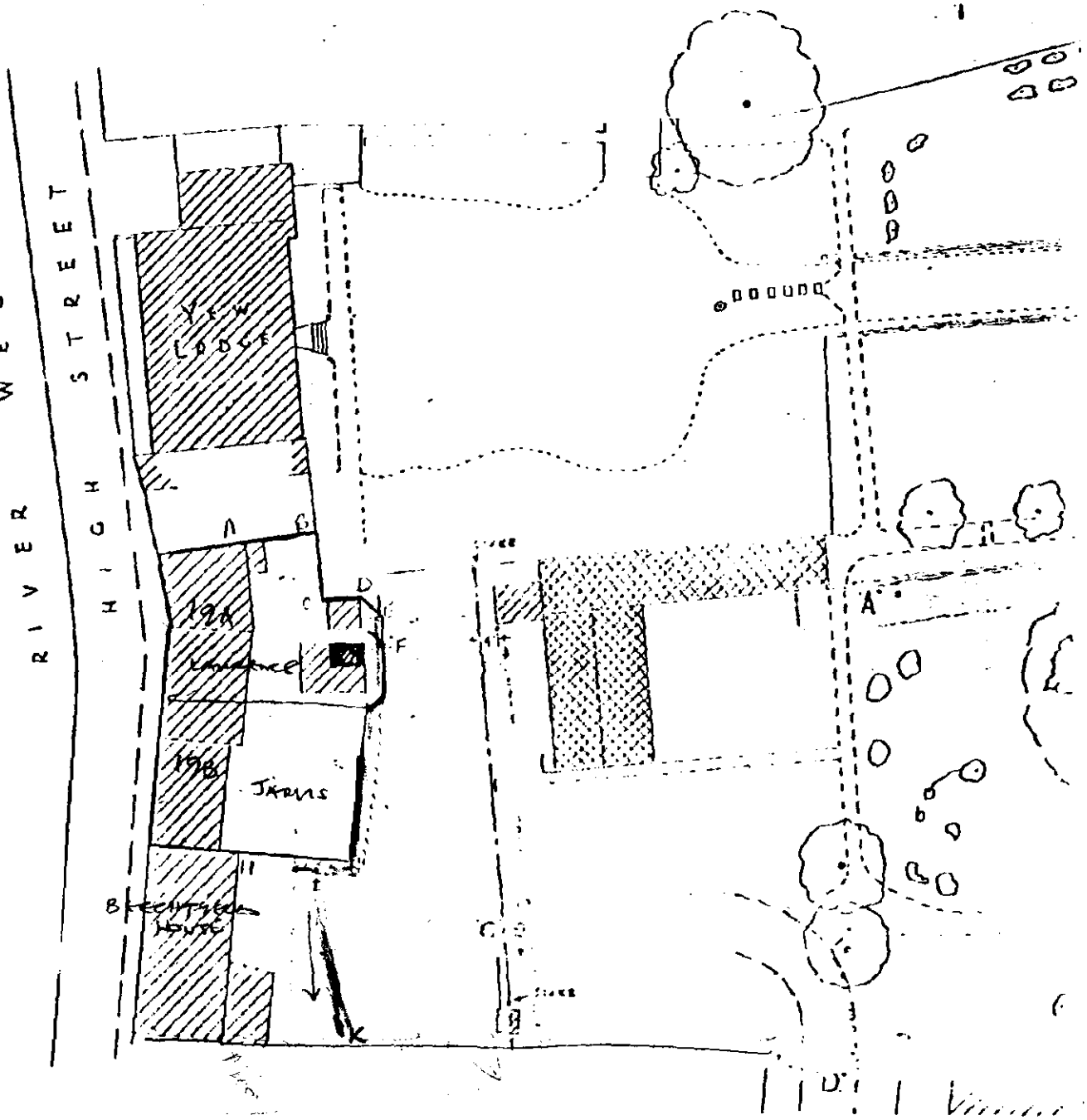
BEECHFIELD,

SPALDING.



BEECHFIELD, SPALDING.

H137
H M LAND REGISTRY
Title No: LL 77289
COPY *(liable to distortion in scale)*
of plan to COW
dated 26-4-83
6/80



DRAINAGE BELOW GROUND

100dia plastic foul drains by Osma or other approved equal laid to 1/60 gradient in trenches with 150 granular bed and surround. drains with invert of 450 or less to top of pea gravel under garden/paths and 900 or less under roads to have reinforced concrete raft cover to pea gravel
trenches to be backfilled using as dug material free of large stones and building rubble
drains passing under concrete floor with 300 or less cover to top of pipe to have 150 concrete bed and surround
inspection chambers to be shallow depth type grp by Marna or approved equal strictly assembled and installed to manufacturers instructions complete with airtight and watertight covers and frames

surface water drainage in 100dia plastic drains laid to 1/100 gradients including grp inspection chambers installed on specification to foul drainage
all rw downpipes to discharge into gullies with p traps and seals

DRAINAGE ABOVE GROUND LEVEL

Hand basins 32dia upvc wastes with 75dia resealing anti vac bottle traps
sinks, baths and other domestic appliances 40dia upvc waste with 75dia resealing anti vac. traps 50dia upvc combination wastes to sinks/washing machine appliance
110dia svp stacks with rodding access hops at all floor levels

rainwater

112 half round upvc gutters supported on brackets at 1000 max centres
68dia upvc downpipes supported on brackets at 2000 max centres

DUCTING

all rising soil/vent and ventilation pipework to be enclosed in 60 minutes ducting consisting of 2 layers Gyproc Fireline board on 50x50 timber framing at 450 centres, with plaster skim finish.
ducting to be packed with sound deadening mineral wool
ducting to have have removable access cover at base of all soil/vent pipes for rodding purposes

VENTILATION (MV) mechanical ventilation

habitable rooms - rapid ventilation, 1/20 of room floor area provided thro opening lights of windows with some part at least 1.75m above finished floor level
background ventilation - adjustable and secure trickle ventilator strip installed in window heads providing 4000mm² in total opening area

kitchens - rapid ventilation with mechanical extract capable of 60litres per second which may be operated intermittently
background ventilation - mechanical extract capable of operating continuously at one air change per hour

bathrooms mechanical extract capable of 3 air changes per hour, which may be operated intermittently with 15 minutes overrun
common space/landings 1/50th of area thro opening lights of windows

FIRE DOORS/FRAMES

indicated FD30S to 30 minutes fire resisting with automatic self closing device intumescent strip/smoke seal, 3No. 100mm steel butt hinges per door leaf
25 deep frame rebates, max 1.2m² area of clear georgian wired glazing per door
indicated FD20 to be 20 minutes fire resisting with automatic self closing devire

FIRE ALARM SYSTEM

(S) smoke detector
(H) heat detector
(E) emergency lighting

all smoke and heat detectors to be self contained mains operated and interconnected installed to all relevant up to date British Standards and part B1/1991 Building Regulations

33607

960 | 5323 | 6999 | 5323 | 4327 | 5323 | 965 | 4387

330 630 890 1780 950 925 778 1777 925 7595 925 1777 778 925 950 1780 890 630 995 925 1777 778 925 950 1780 890 630 335 870 925 1002 925

Bedroom 1 · Bedroom 2 · Bedroom · Lobby · Bathroom · A.C. · Kitchen · Lounge · FLAT 1 · FLAT 2 · FLAT 3 · FLAT 4 · FLAT 5 · FLAT 6 · 2 STOREY DWELLING · Dining / Kitchen · LANDING +12.625 · LANDING +12.5 · pc floor units · UP

890 910 778 1780 490 890 910 778 1780 1153 1780 778 910 890 490 1780 778 910 625 778 1780 710 910 890 495 1780 778 910 890 869 925 890 925 778

4848 · 9869 · 4583 · 5067 · 4853 · 4387

33607

Section E-E

wall firestopped at underside roof finish
trusses supported on metal shoes at wall junction
TOP OF PLATE +17.650
BEDROOM 1 FFL +15.250
BEDROOM 1 FFL +12.625
BEDROOM 1 FFL +10.00
LANDING +14.687.5
LANDING +12.062.5
2625 FLOOR TO FLOOR
2375 FLOOR TO FLOOR
2925
2762.5
WS11/14
WP15/18
3187.5
1200
1675
2700
665
ridge tray det
TOP +9.850

SOUTH HOLLAND D.C.
PLAN DEPT.
28 JUL 1994
REF 0133/94

DETERMINED PLAN

Ground Floor Plan

FFL +10.00

NOTE
Developer to incorporate a covenant into deeds of ground floor flats to allow access for maintenance work in event of blockage to soil/vent pipes

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Project	Proposed flats at High Street, Spalding.
Drwg	GROUND FLOOR PLAN
Scale	1:50
Date	July 94
Drwg. no	93 495 / 08
Rev.	

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First Floor Plan

FFL. +12.625

INTERNAL WALLS

party walls between flats and staircase and flats to be constructed in 2 leaves 100 lightweight blockwork with maximum density of 1600kg/m³
75 wide cavity 13 plaster finish each side of wall
mass of wall including plaster 250kg/m²

all internal walls where not indicated as blockwork to be Gyproc laminated partions

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28 JUL 1994
REF ...S/133/94...

DETERMINED
PLAN

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Project	Proposed flats at High Street, Spalding.
Drwg.	FIRST FLOOR PLAN
Scale	1:50
Date	July 94
Drwg. no	93 495 / 09
Rev.	

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Second Floor Plan

FFL +15.250

2 leaves 100 thick lightweight blockwork / aggregate density of 1600kg/m³ with 75 wide cavity 13 plaster finish mass of wall including plaster 250kg/m²

all partition walls in Gyproc laminated walling comprising 38x25 timber head soleplate and perimeter batten with 12.5 Gyproc wallboard on each side of 19 Gyproc plank and finished with plaster skim and providing required 30 minutes fire construction
(actual fire resistance ref BGS1062 = 60 minutes)

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28 JUL 1994
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Project	Proposed flats at High Street, Spalding.
Drwg.	SECOND FLOOR PLAN
Scale	1:50
Date	July 94
Drwg. no.	93 495 / 10
Rev.	

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beaded terracotta flue terminals bedded on sand cement flaunching with dpc treminal filled with concrete

150 high code 4 lead flashing and stepped lead flashing

BUTTERLEY CHARNWOOD NATURAL DETAILING

150 high lead flashing and stepped lead flashing

SECOND FFL +15.250

FIRST FFL +12.625

GROUND FFL +10.00

WESTBRICK GROSVENOR PURPLE MULTI

BUTTERLEY CHARNWOOD NATURAL

windows WF9 and WF10 (specials) for means of escape in case of fire / window to have clear opening of 800 high x 500 wide window size 915 wide x 1200 deep

WESTBRICK STOCK BRINDLED RED

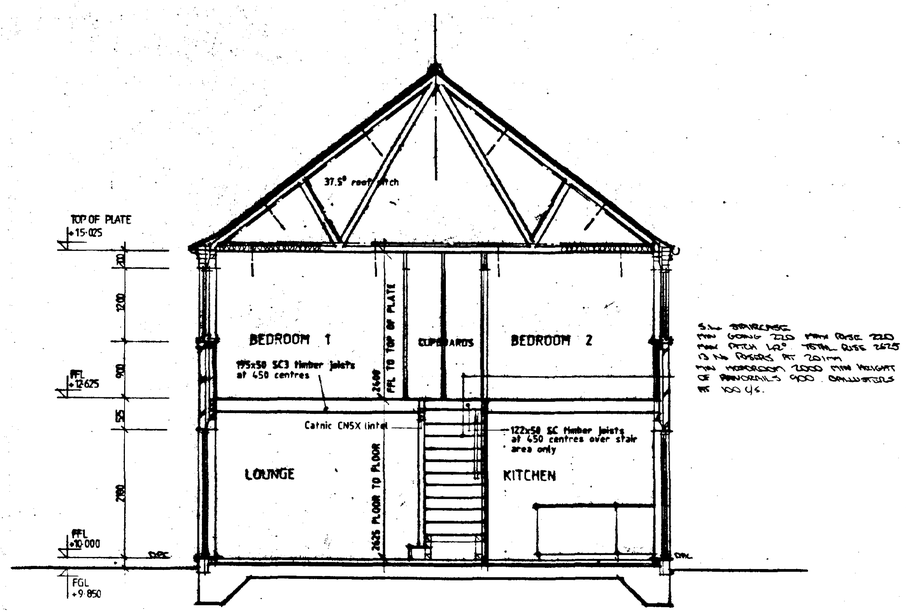
WESTBRICK GROSVENOR RED MIXTURE

BUTTERLEY CHARNWOOD NATURAL

WESTBRICK GROSVENOR PURPLE MULTI

WESTBRICK GROSVENOR PURPLE MULTI

FRONT ELEVATION (Facing High Street)



Section C-C

2 STOREY DWELLING

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28 JUL 1994
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DETERMINED PLAN

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Project	Proposed flats at High Street, Spalding.
Drwg.	ELEVATION / SECTION C-C
Scale 1:50	Date Dec 93
Drwg. no. 93 495 / 11	Rev.

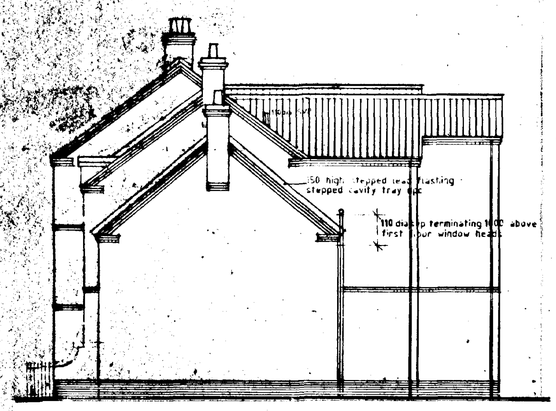
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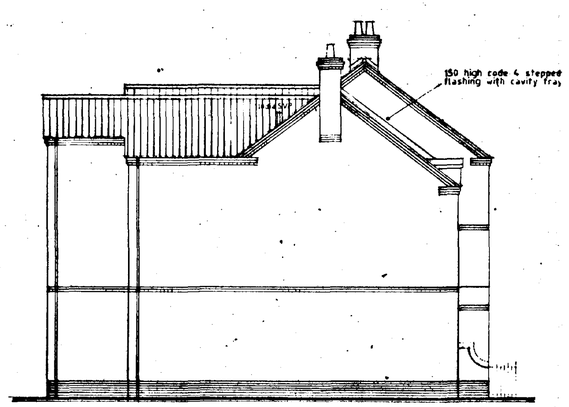
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REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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DETERMINE PLAN

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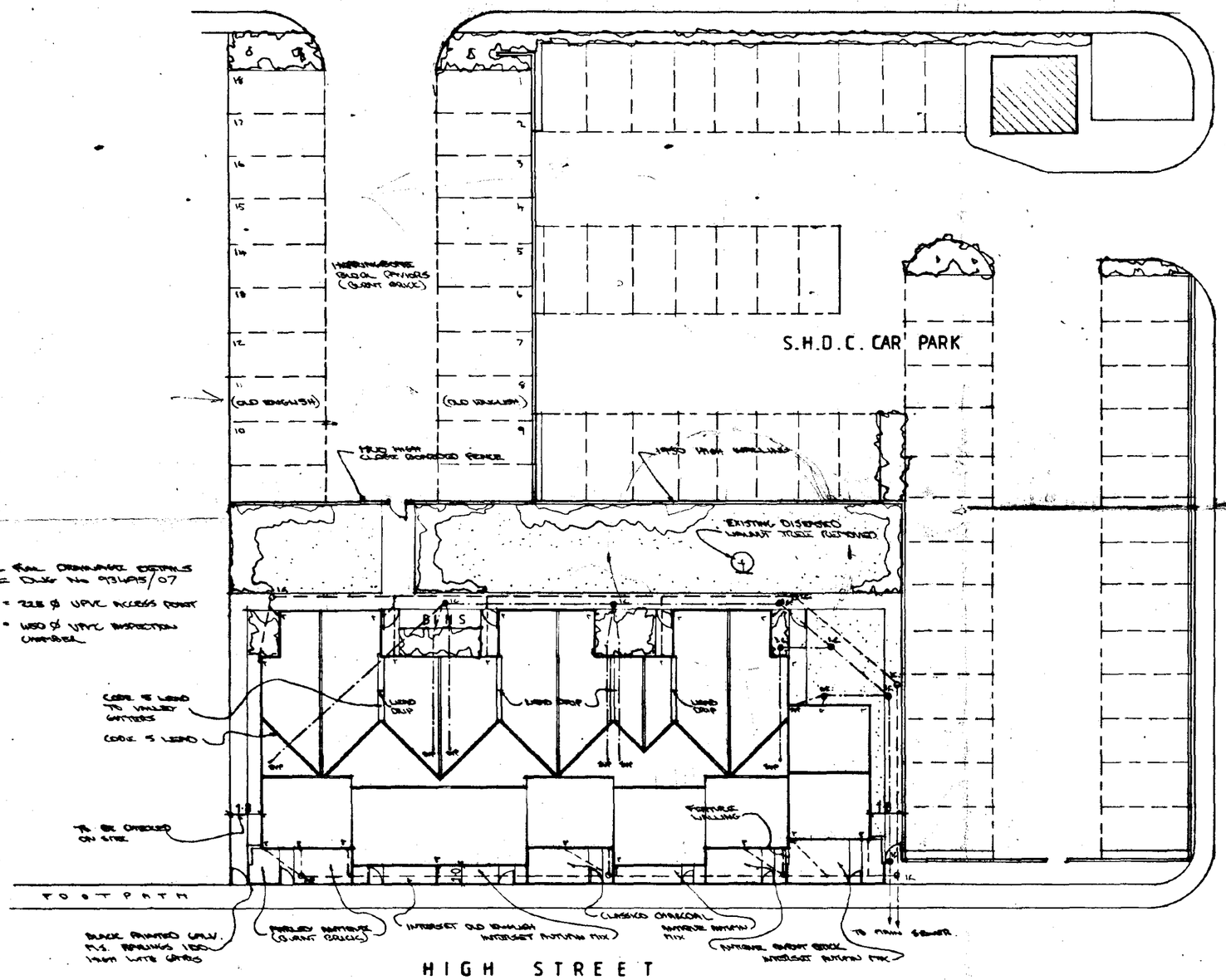
Project: Proposed Flats at High Street, Spalding	
Drwg: ELEVATIONS	
Scale: 1:50	Date: July 94
Drwg. no. 93495/12	Rev.

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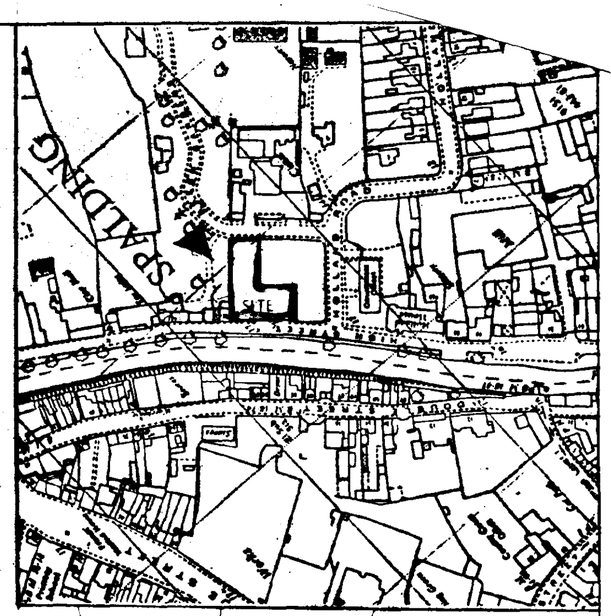
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BEECH GARDENS

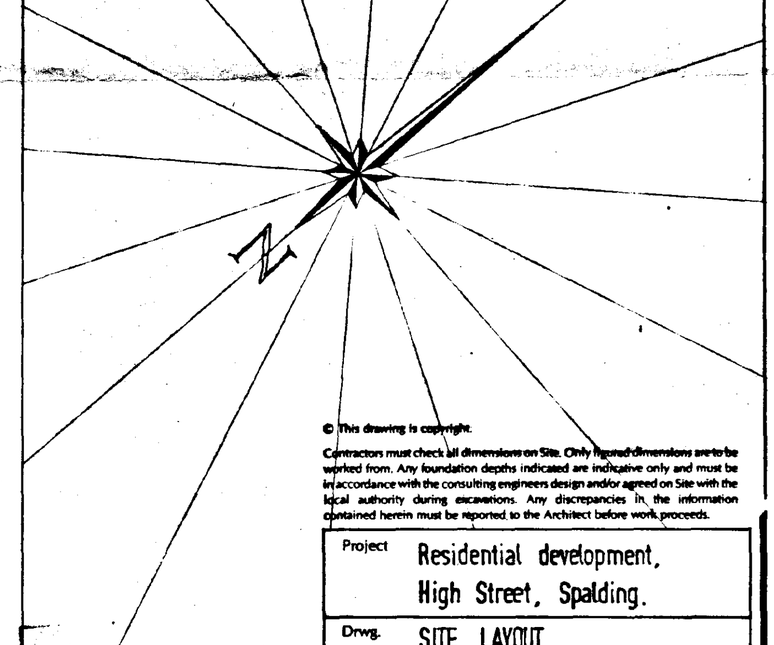


HOLLAND ROAD



Location Plan - 1:2500

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SITE LAYOUT 1:200

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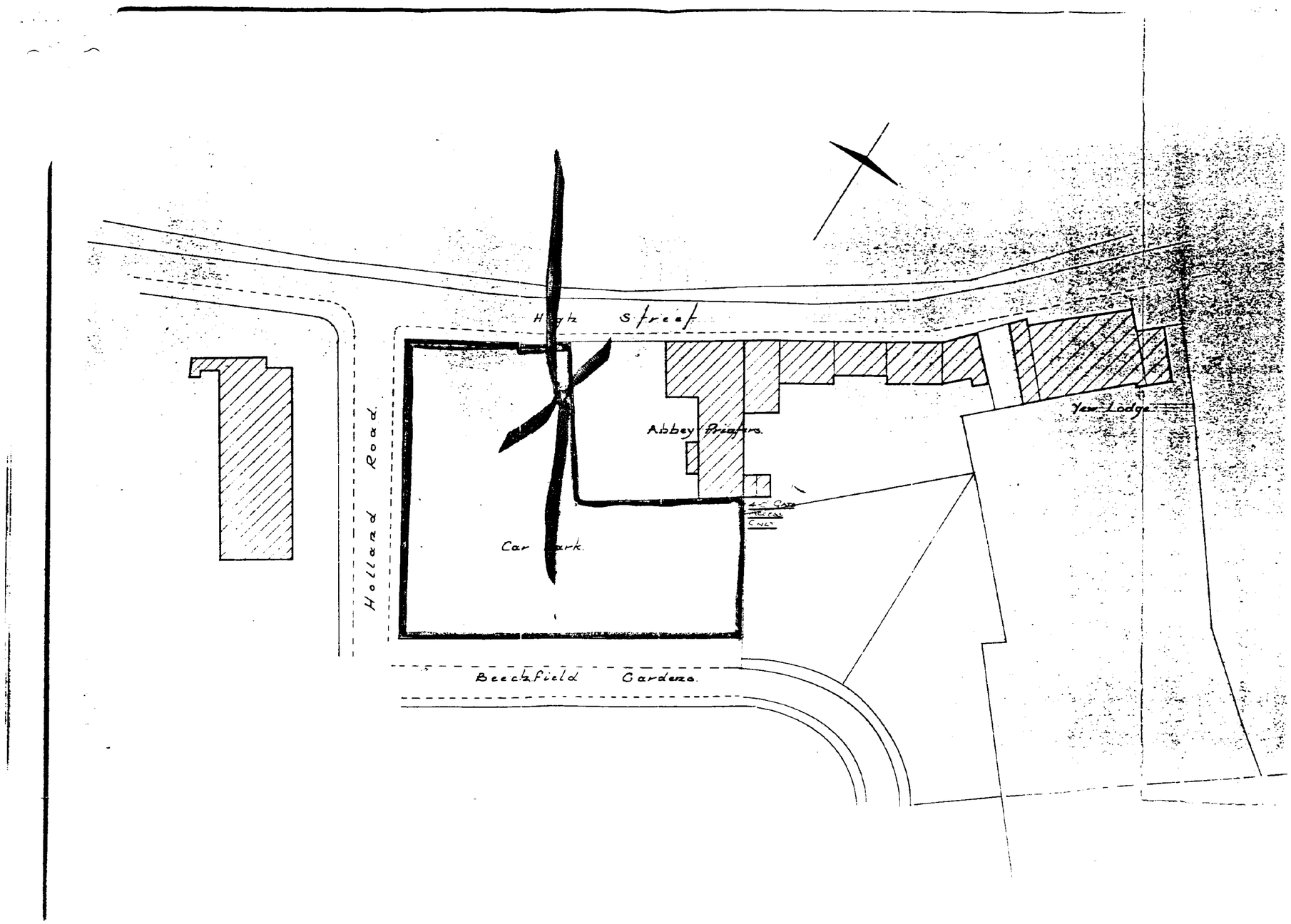
Project	Residential development, High Street, Spalding.	
Drwg.	SITE LAYOUT	
Scale	1:200	Date May 94
Drwg. no.	93 495 / 07	Rev.

SOUTH HOLLAND D.C.
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28 JUL 1994
REF. 0733/94

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