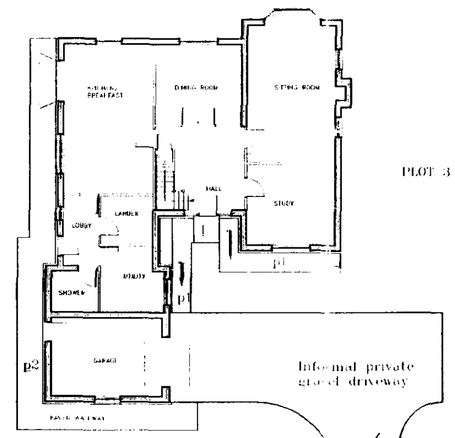
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N



PLOT 3

NO 89,
ALBION STREET
EXISTING PROPERTY

EXISTING 1.8m HIGH TIMBER PANEL FENCE

Informal private gravel driveway

FENCING
a. 1.8m high timber panel fencing
b. 1.3m high latticework trellis top to brick walling
c. Latticework gates

Paving
l. 1200mm level landing
p1. paved walkway 900mm
p2. paved walkway 1200mm

MAIN GRAVEL DRIVE

BROADGATE HOMES
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6BB.
Telephone 01406 350522 Fax 01406 350944

PROJECT TITLE

PROPOSED HOUSE WITH GARAGE
PLOT 3, ALBION STREET
SPALDING, LINCS

DRAWING

SITE LAYOUT

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN	REV
1:200	JLH	

DATE	DRAWING No.
JUNE 2001	0017-03-SL01

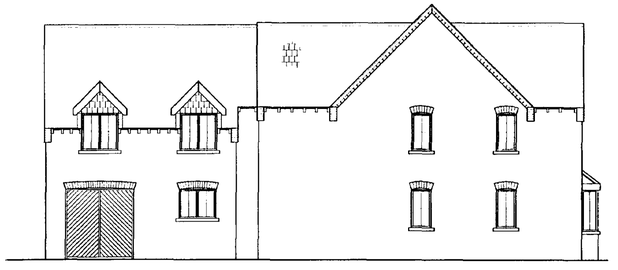
DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
03 JUL 2001
Ref: 98201

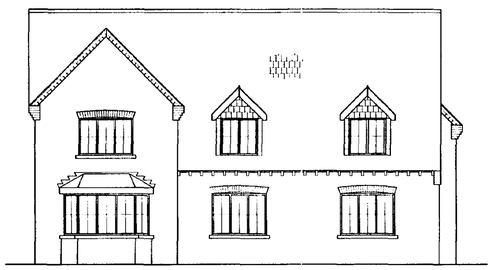
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

BROADGATE HOMES

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

PROJECT TITLE

WORKING DRAWING

PROPOSED DWELLING
PLOT 3, ALBION STREET,
SPALDING

DRAWING

ELEVATIONS

SOUTH HOLLAND DC
HOUSING & PLANNING
03 JUL 2001
DETERMINED
Ref: 0626/01

REV	DESCRIPTION	DATE	BY

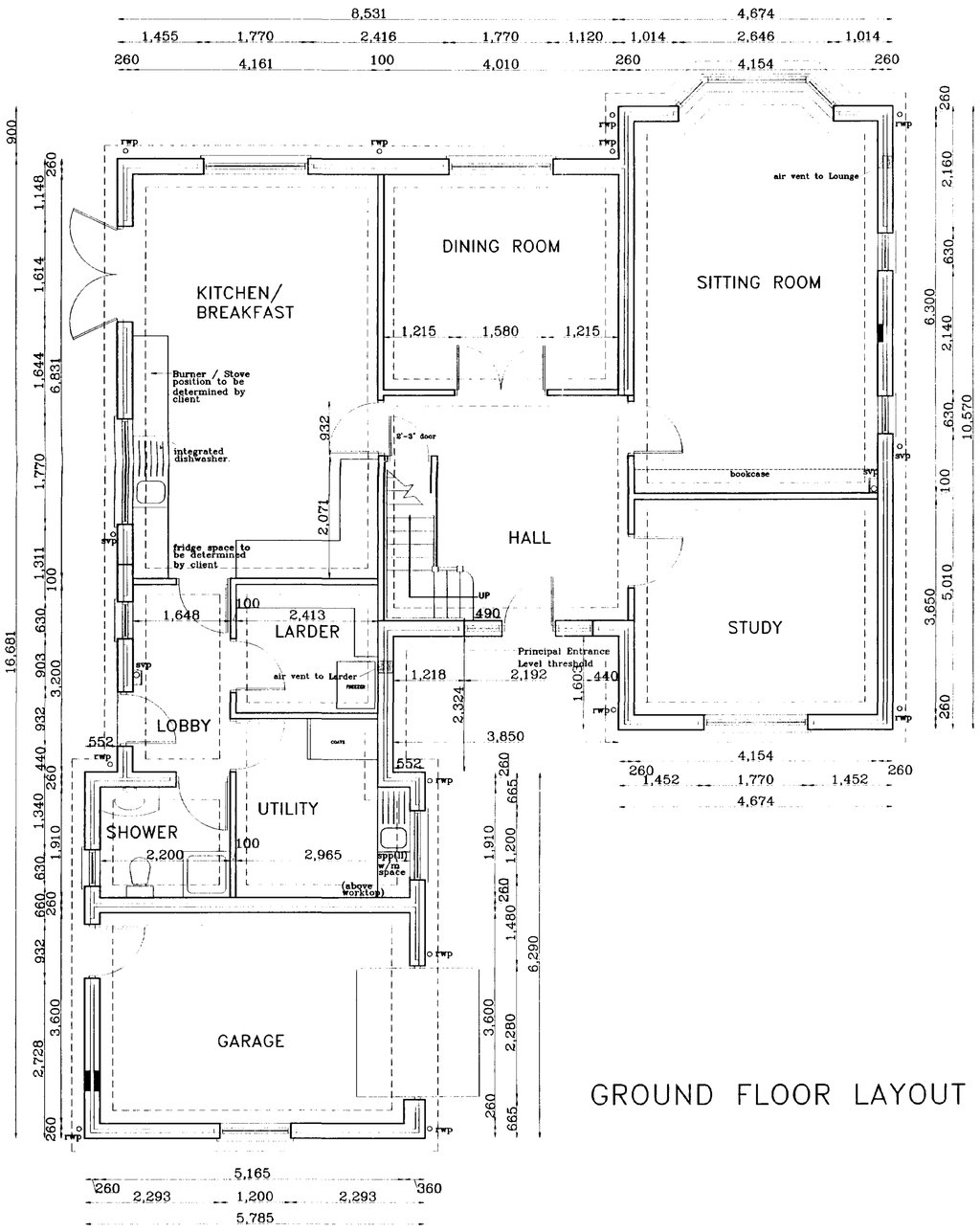
SCALE 1:100

DRAWN JLH

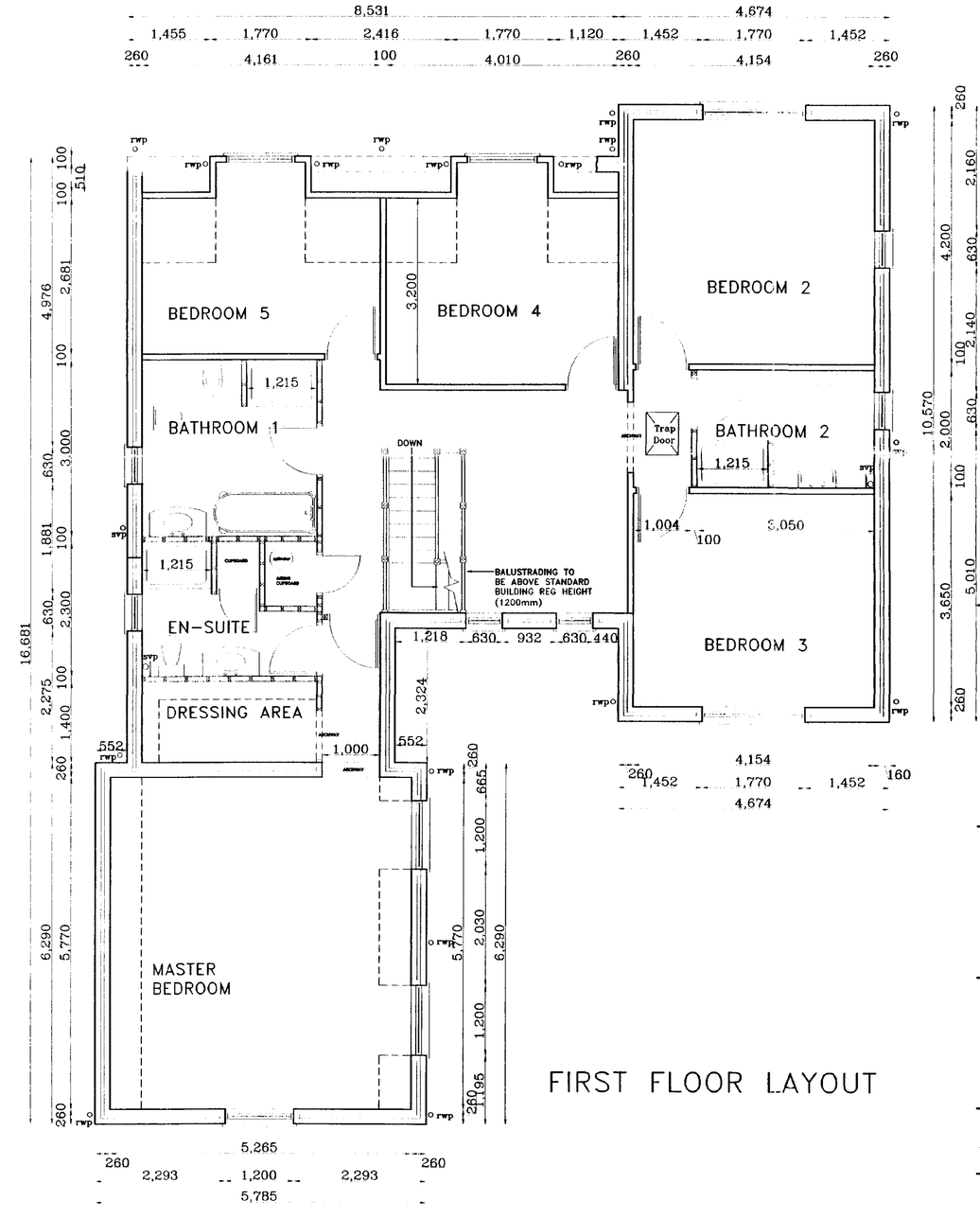
DATE JUNE 2001

DRAWING No. 0017-WD2

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GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

BROADGATE HOMES

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

PROJECT TITLE

WORKING DRAWING

PROPOSED DWELLING
ALBION STREET,
SPALDING

DRAWING

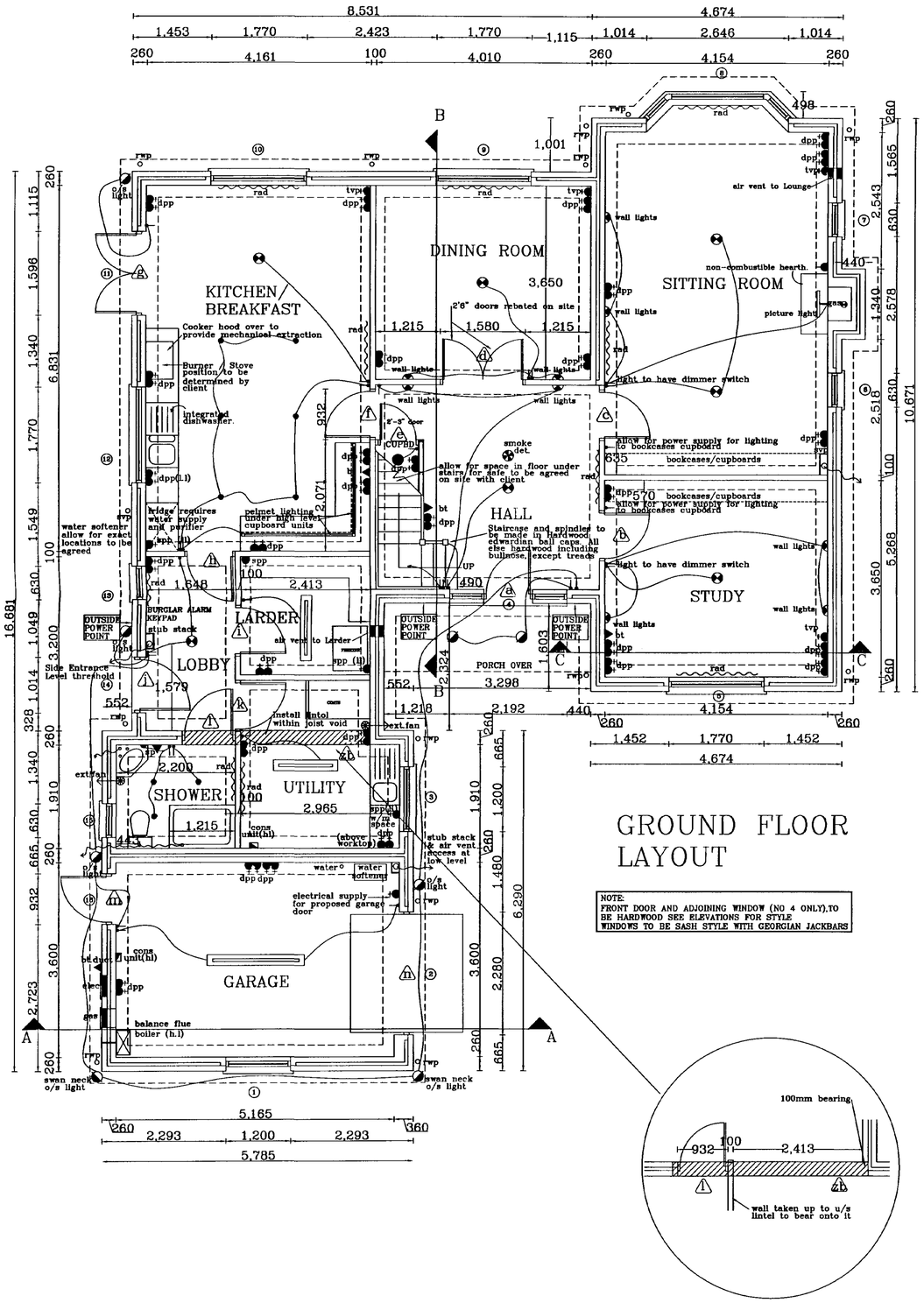
PLAN LAYOUT

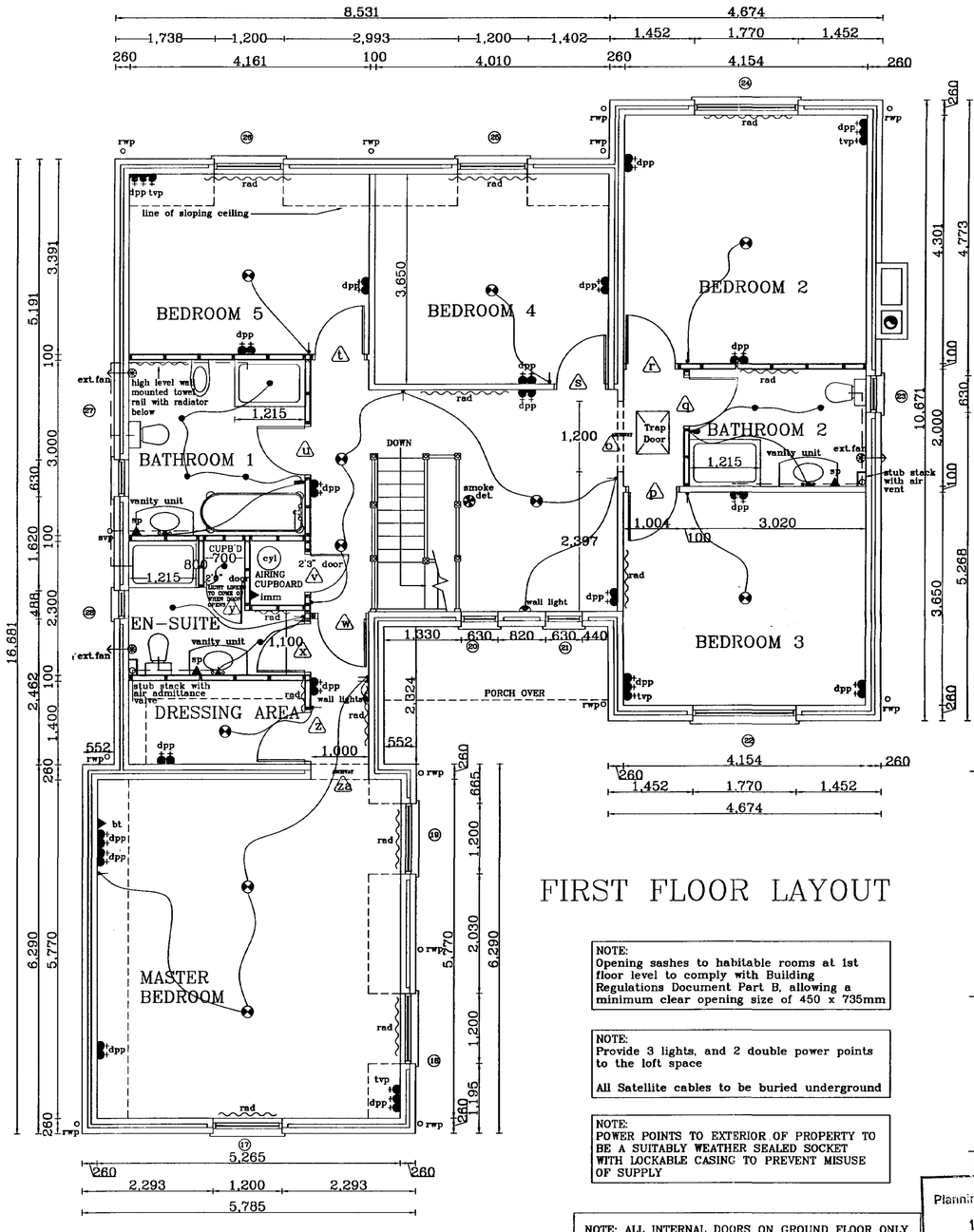
SOUTH HOLLAND DC
HOUSING & PLANNING
DETERMINED 03 JUL 2001
PLAN
Ref: h/0201

REV	DESCRIPTION	DATE

SCALE	DRAWN
1:50	JLH
DATE	DRAWING No.
MAY 2001	0017-WD1

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

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel Type/Length
1.	Window	1200 x 1350	L1-S 1500
2.	Garage Door	2280 x 2100	L1-S 2700
3.	Window	1200 x 1050	L1-S 1500
4.	Door & Windows 630 x 1350 included above	2192 x 2100	L1-S 2550
5.	Window	1770 x 1350	L1-S 2100
6.	Window	630 x 1200	L1-HD1050
7.	Window	630 x 1200	L1-S 1050
8.	Window bay	2646 x 1350	L1-HD3000
9.	Window	1770 x 1350	L1-S 2100
10.	Window	1770 x 1350	L1-S 2100
11.	Door french	1596 x 2100	L1-S 2100
12.	Window	1770 x 1050	L1-S 2100
13.	Window	630 x 1050	L1-S 1050
14.	Door	1014 x 2100	L1-S 1350
15.	Obscured glass Window	630 x 1050	L1-S 1050
16.	Door	932 x 2100	L1-S 1200
17.	Window	1200 x 1200	L1-S 1500
18.	Window	1200 x 1200	2no50x150 1500
19.	Window	1200 x 1200	2no50x150 1500
20.	Window	630 x 1200	L1-S 1050
21.	Window	630 x 1200	L1-S 1050
22.	Window	1770 x 1200	L1-S 2100
23.	Obscured glass Window	630 x 1200	L1-S 1200
24.	Window	1770 x 1200	L1-S 2100
25.	Window	1200 x 1200	2no50x150 1500
26.	Obscured glass Window	1200 x 1200	2no50x150 1500
27.	Window	630 x 1200	L1-S 1500
28.	Window	488 x 1200	L1-S 900

Internal Lintels to be IG Internal Type 1200mm.
Except ref C, Box Beam 100 1350mm long
D Box Beam 100 1950mm long
F Box Beam 100 1350mm long
O Box Beam 100 1500mm long
Za L1-S 1350mm long
Zb L1-S 3750mm long

ALL LINTEL REFS BY IG LTD.

ALL WINDOWS TO BE WHITE PVC-U DOUBLE GLAZED EXCEPT WINDOW/DOOR NO 4 - TO BE HARDWOOD

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

PROJECT TITLE

PROPOSED DWELLING

PLOT 3,
ALBION STREET,
SPALDING, LINCOLNSHIRE

DRAWING

WORKING DRAWINGS

PLAN LAYOUT

Planning & Building Control
10 MAY 2002
Ref 330/01

REV	DESCRIPTION	DATE	BY
A	LEVEL THRESHOLD NOTE ADDED	30.11.01	JLH
B	LIGHTING ADDITIONS	14.3.02	JLH
C	ROOF/RAFTER AMENDMENT AS CLIENTS REQUEST	21.4.02	JLH
D	CONSTRUCTION AMENDMENTS	1.05.02	JLH

SCALE 1:50

DRAWN JLH

DATE SEP 2001

DRAWING No. 0017-03-01

Approved
Ref. A1

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Main brick to be Parkhouse Artbury Red Multi stock
Roof tiles to be Redland Grovebury in Breckland Brown
All windows to be white PVC-U except front door and attached windows to be in Hardwood

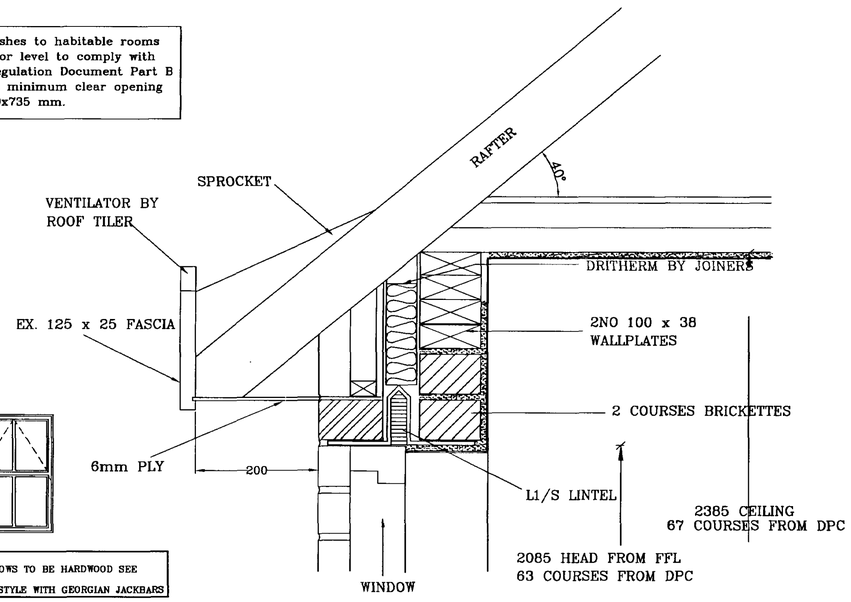


FRONT ELEVATION



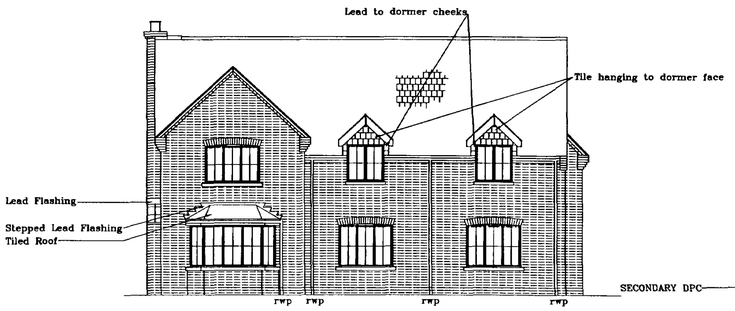
SIDE ELEVATION

Opening sashes to habitable rooms at first floor level to comply with Building Regulation Document Part B allowings a minimum clear opening size of 450x735 mm.

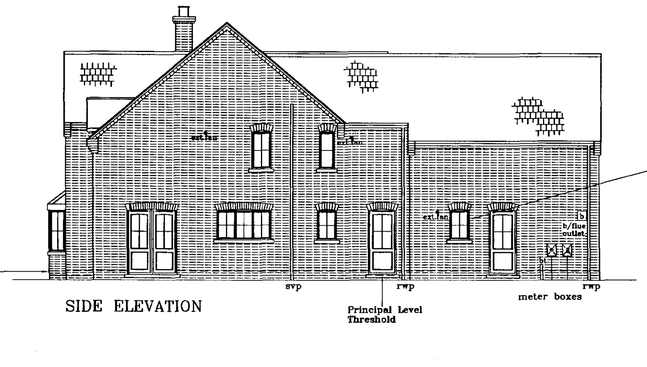


SECTION THROUGH MAIN EAVES

SCALE 1:5



REAR ELEVATION

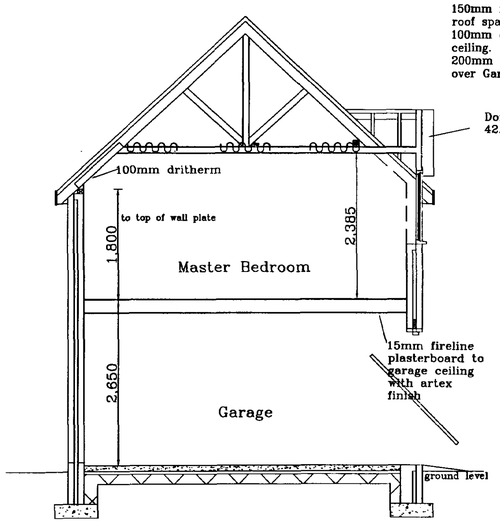


SIDE ELEVATION

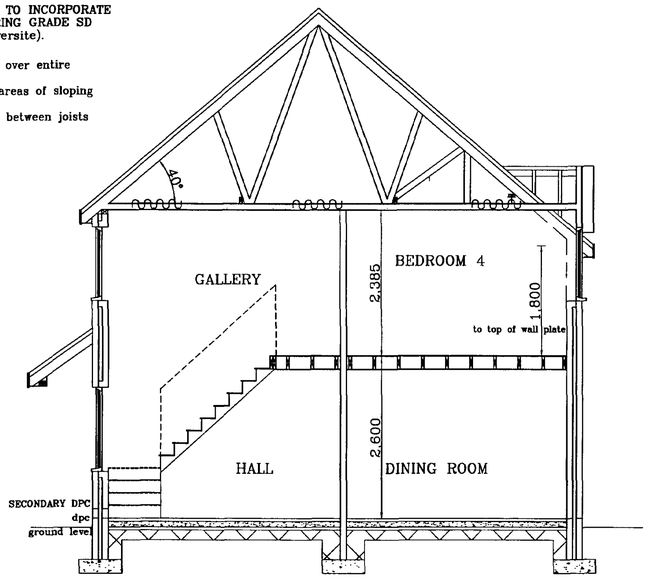
NOTE:
FRONT DOOR AND WINDOWS TO BE HARDWOOD SEE ELEVATIONS FOR STYLE
WINDOWS TO BE SASH STYLE WITH GEORGIAN JACKBARS

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

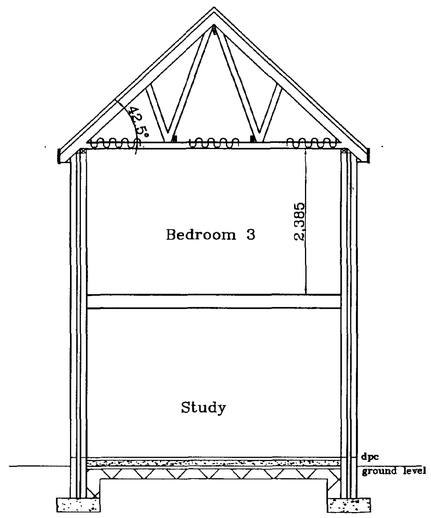
150mm insulation quilt over entire roof space.
100mm dritherm over areas of sloping ceiling.
200mm insulation quilt between joists over Garage.



SECTION A-A



SECTION B-B



SECTION C-C

AMENDED PLAN
Ref. A1

SBDC Planning & Development
10 MAY 2002
Ref 820/01

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

PROJECT TITLE

WORKING DRAWING

PROPOSED DWELLING
PLOT 3, ALBION STREET,
SPALDING

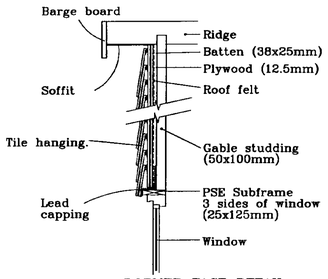
DRAWING

ELEVATIONS AND SECTIONS

REV	DESCRIPTION	DATE	BY
A	AMENDMENTS ROOF/RAFTER FEET BY CLIENT	25.4.02	JLH
B	AMENDMENTS AS CONSTRUCTION REQUEST	8.5.02	JLH

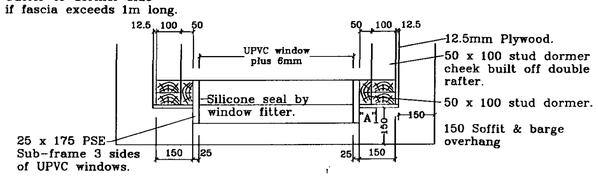
SCALE	DRAWN
1:50,1:100 & 1:5	JLH
DATE	DRAWING No.
SEP 2001	0017-03-02

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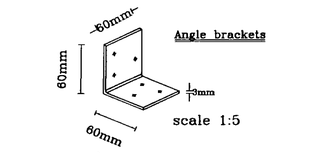
DORMER FACE DETAIL
(No scale)

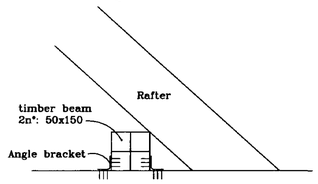
Gutter to dormer side if fascia exceeds 1m long.



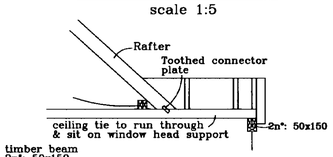
"A" will be 100mm for hanging tiles.
50mm for T & G boarding (Pvc-U NOT timber)
50mm for Lead.

DORMER DETAIL-PLAN VIEW





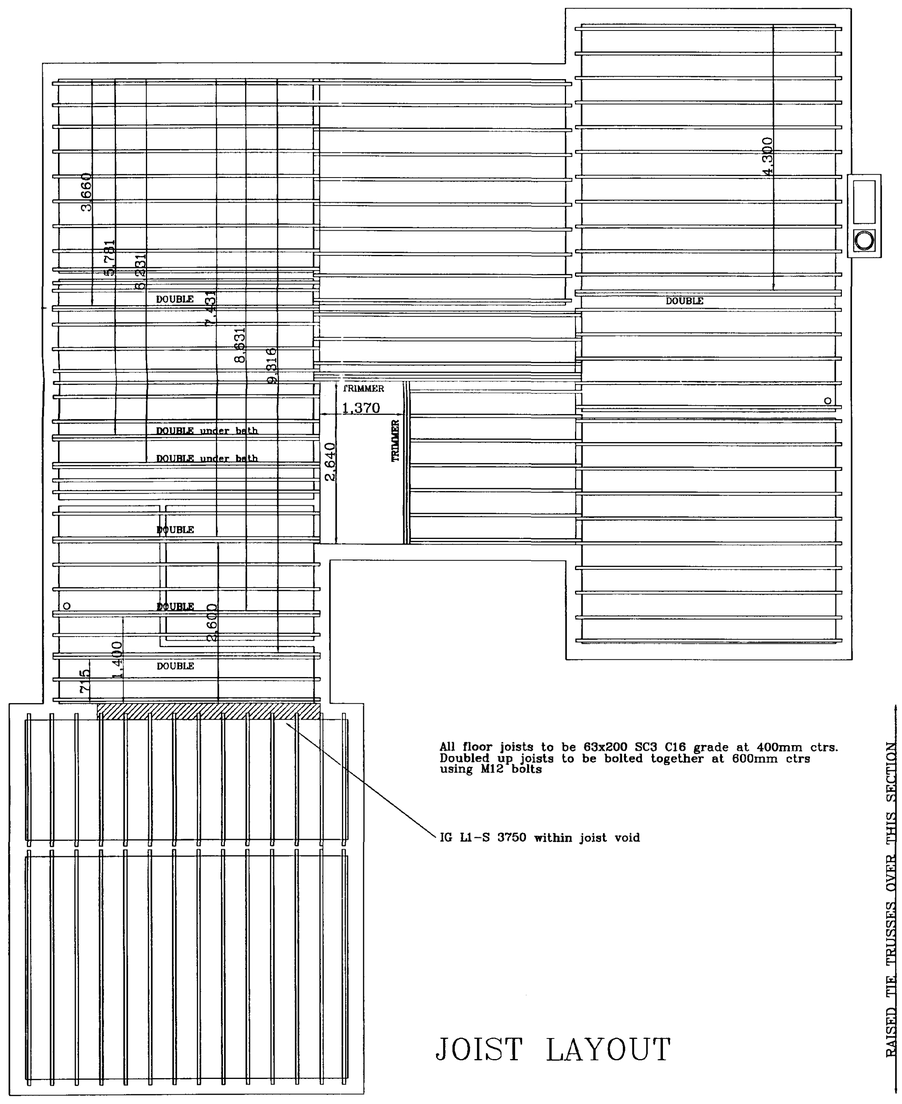
DORMER SUPPORT DETAIL
scale 1:5



Timber beam to be bolted together using M12 bolts. Min. 2 bolts per beam.

Use 3n°: 4mm. DIA. nails 70 mm long for the fixing of bracket/timber beam members on each side.

Use the same fixing detail at each end of timber beam to double up rafters.



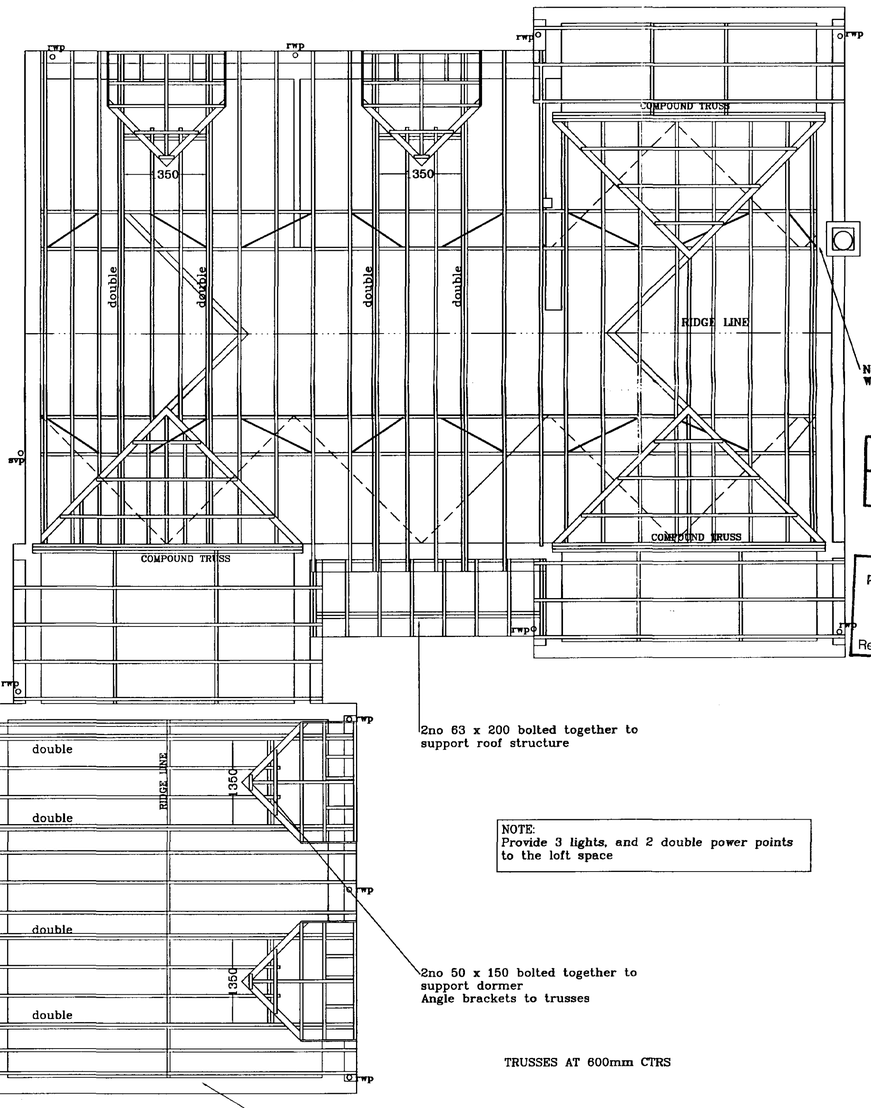
All floor joists to be 63x200 SC3 C16 grade at 400mm ctrs.
Doubled up joists to be bolted together at 600mm ctrs using M12 bolts

IG L1-S 3750 within joist void

JOIST LAYOUT

RAISED TIE TRUSSES OVER THIS SECTION

Trusses over this section to be raised tie to this end only



NO STRUCTURAL TIMBER WITHIN 40mm OF CHIMNEY

2no 63 x 200 bolted together to support roof structure

NOTE:
Provide 3 lights, and 2 double power points to the loft space

2no 50 x 150 bolted together to support dormer
Angle brackets to trusses

TRUSSES AT 600mm CTRS

AMENDED PLAN
Ref. A1

Planning & Development
10 MAY 2002
Ref 80/01

BROADGATE HOMES

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

PROJECT TITLE

PROPOSED DWELLING

PLOT 3,
ALBION STREET,
SPALDING, LINCOLNSHIRE

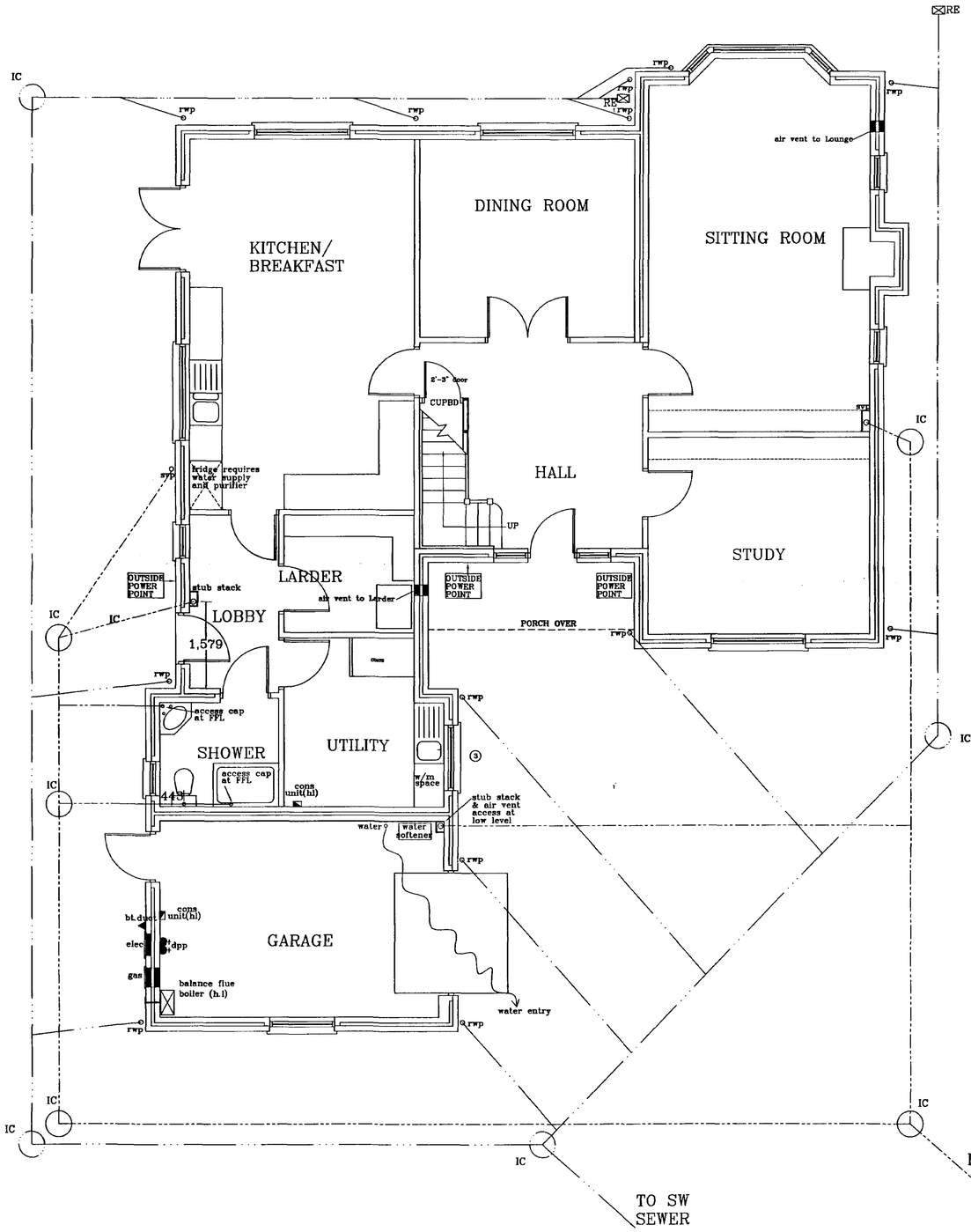
DRAWING

WORKING DRAWINGS
JOIST AND ROOF LAYOUT

REV	DESCRIPTION	DATE	BY
A	STAIR TRIMMERS AMENDED	30.11.01	JLH
B	AMENDMENTS AS CLIENTS REQUEST	25.4.02	JLH
C	AMENDMENTS AS CONSTRUCTION REQUEST	7.5.02	JLH

SCALE	DRAWN
1:50 , 1:5	JLH
DATE	DRAWING No.
SEP 2001	0017-03-03

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AMENDED PLAN
Ref. A1

SHDC
Planning & Development
10 MAY 2002
Ref 820/01

GROUND FLOOR LAYOUT

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

PROJECT ~~THIS~~ECT TITLE

PROPOSED DWELLING

PLOT 3,
ALBION STREET,
SPALDING, LINCOLNSHIRE

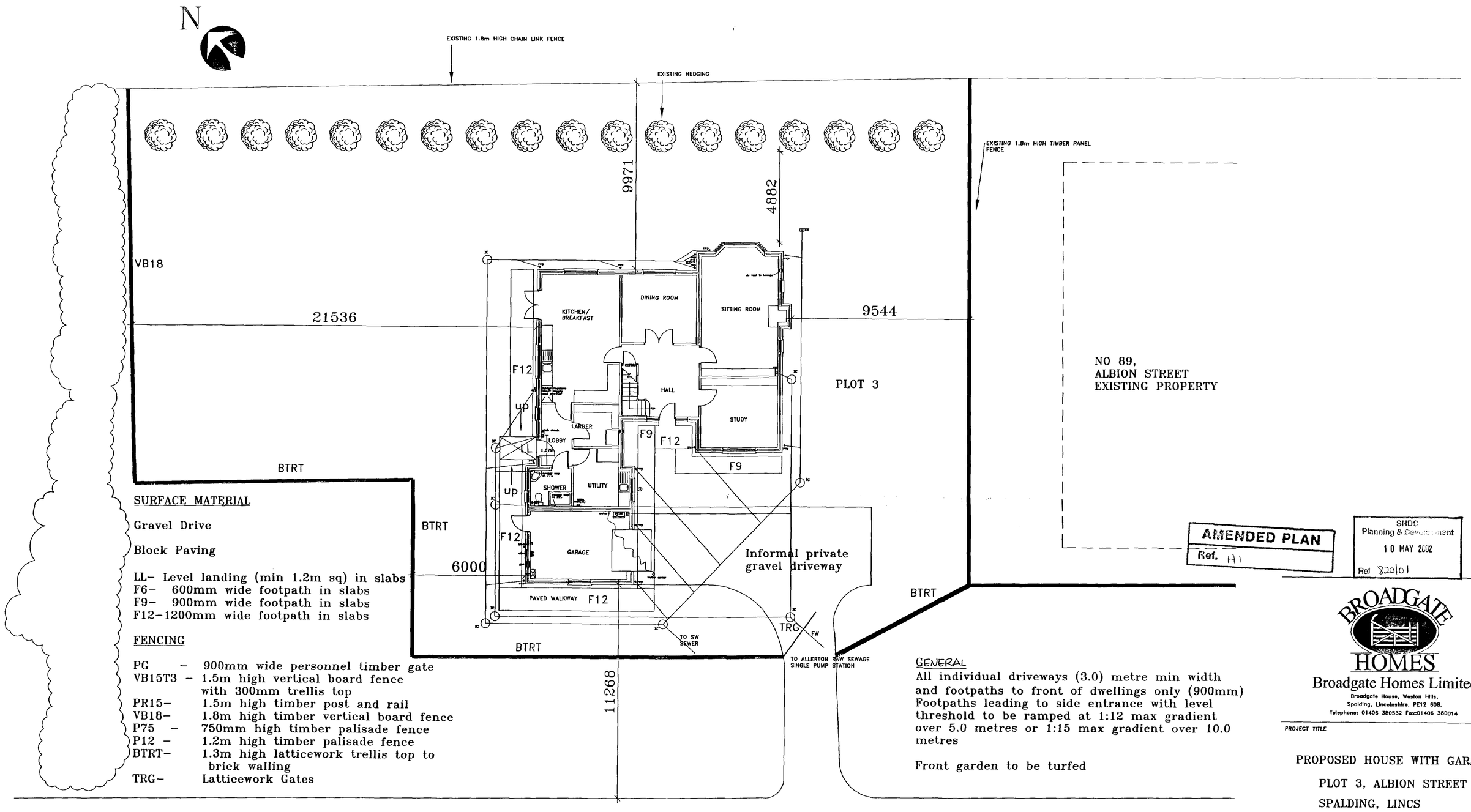
DRAWING DRAWING

WORKING DRAWINGS
DRAINAGE LAYOUT

REV	DESCRIPTION	DATE	BY
A	AMENDMENTS AS PER CONSTRUCTION	7.05.02	JLH

SCALE	DRAWN
1:50	JLH
DATE	DRAWING No.
SEP 2001	0017-03-04

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SURFACE MATERIAL

Gravel Drive

Block Paving

LL– Level landing (min 1.2m sq) in slabs
F6– 600mm wide footpath in slabs
F9– 900mm wide footpath in slabs
F12–1200mm wide footpath in slabs

FENCING

PG – 900mm wide personnel timber gate
VB15T3 – 1.5m high vertical board fence with 300mm trellis top
PR15– 1.5m high timber post and rail
VB18– 1.8m high timber vertical board fence
P75 – 750mm high timber palisade fence
P12 – 1.2m high timber palisade fence
BTRT– 1.3m high latticework trellis top to brick walling
TRG– Latticework Gates

GENERAL

All individual driveways (3.0) metre min width and footpaths to front of dwellings only (900mm) Footpaths leading to side 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

Front garden to be turfed

MAIN GRAVEL DRIVE

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
10 MAY 2002
Ref 820/01

BROADGATE HOMES

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

PROJECT TITLE

PROPOSED HOUSE WITH GARAGE
PLOT 3, ALBION STREET
SPALDING, LINCS

DRAWING

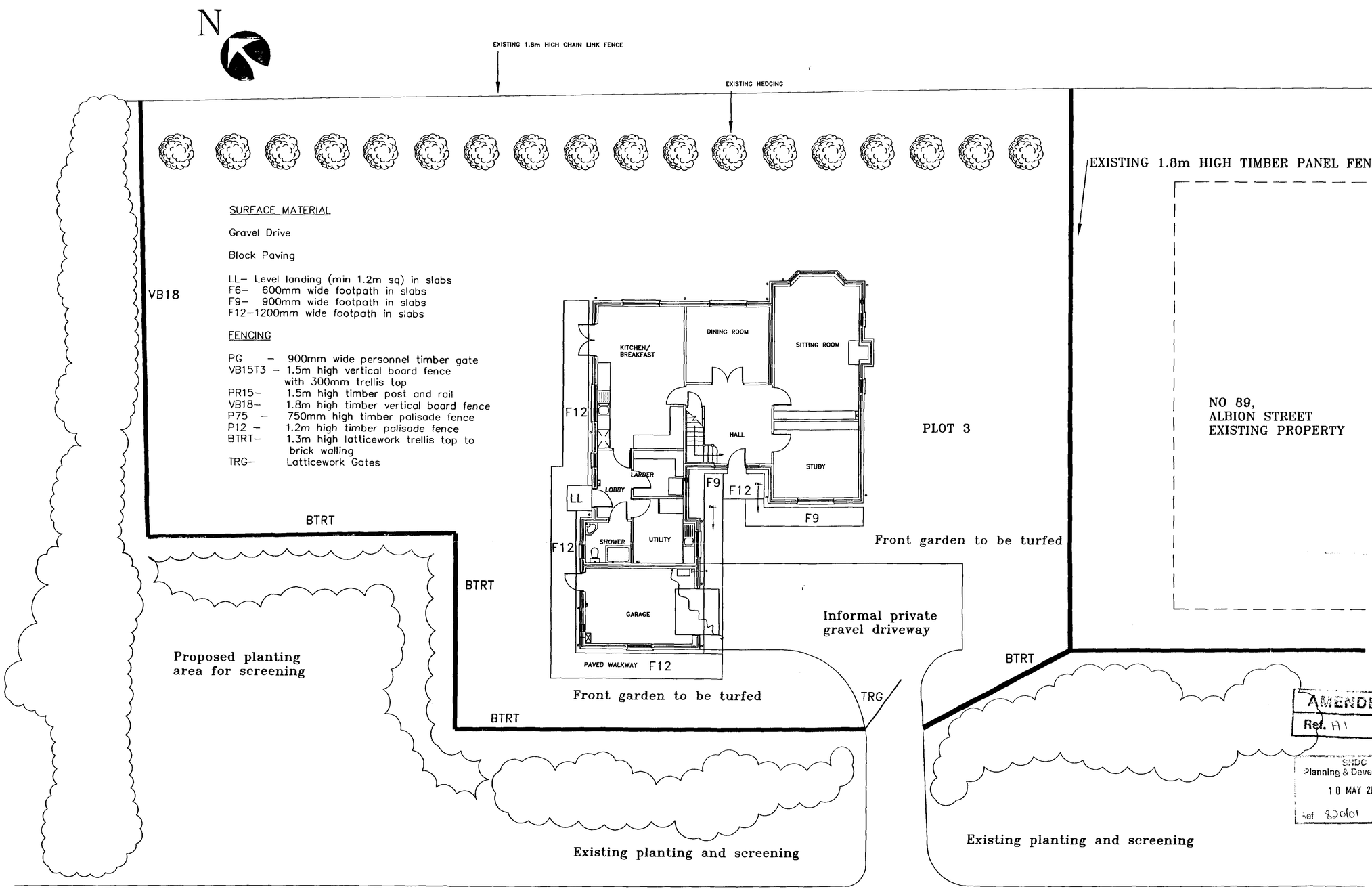
SITE LAYOUT
AND DRAINAGE LAYOUT

REV	DESCRIPTION	DATE	BY
A	ADDITIONAL LEVEL LANDING TO REAR OF PROPERTY	27.11.01	JLH
B	AMENDMENTS AS CONSTRUCTION	8.05.02	JLH

SCALE	DRAWN	REV
1:100	JLH	B

DATE	DRAWING No.
JUNE 2001	0017/03/SL01

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TREE KEY

AC = Acer Campestre (Field Maple)
AD = Acer Platanoides 'Drummondii' (Norway Spruce)
AH = Aesculuus Hippocastanum (Horse Chestnut)
AP = Acer Pseudoplatanus (Sycamore)
BP = Betula Pendula (Silver Birch)
FS = Fagus Sylvatica (Common Beech)
FE = Fraxinus Excelsior (Common Ash)
MP = Malus 'Profusion' (Flowering Crab)
MD = Malus 'John Downie' (Flowering Crab)
MT = Malus 'Tschonoskii' (Flowering Crab)
PK = Prunus Kanzan (Japanese Flowering Cherry)
RF = Robinia Pseudoacacia ' Frisia' (False Acacia)
PT = *Prunus 'Tai Haku'* (Japanese Flowering Cherry)
QR = Quercus Robur (English Oak)

All 1.8m – 2.4m high standards, staked and tied.
EX = Existing Trees

HEDGE

CM = Crataegus Monogyna (Common Hawthorn)
450 – 600mm high – stagger planting in 2 rows (300mm apart) at 600mm centres

PL = *Prunus Lusitanica* (Portuguese Laurel)
450 – 600mm high in single row at 600mm centres

AMENDED PLAN
Ref. H1

SHDC
Planning & Development
10 MAY 2002
Ref 20/01

BROADGATE HOMES

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

PROJECT TITLE

PROPOSED HOUSE WITH GARAGE
PLOT 3, ALBION STREET
SPALDING, LINCS

DRAWING

LANDSCAPING LAYOUT

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN	REV
1:100	JLH	

DATE	DRAWING No.
JUNE 2001	0017/03/SL02