

Belcast Holdings Ltd

Existing Plans and Proposals
Document

Rev A February 2024

2 New Road and 1-3 Chapel
Lane, Spalding

Front Elevation - Bentleys

Option A

 New replacement windows in White Timber. Casements and openings to match the overall proportions other than for a reduction in the number of overall subdivisions as below



Reduce the amount of astragal bars to that shown here



Front Elevation-Bentleys



EXISTING

Option B



PROPOSED-New astragal
bar arrangement-
Aluminium



Rear Elevation - Bentleys



Replace existing decking with plastic wood effect decking



Area of new plastic decking



Form new door opening to access lobby area



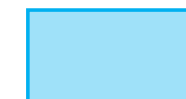
Replacement side hung casement UPVC windows with Georgian bar arrangement



Replacement Door to match existing in UPVC



Repair roof including: new triangular ridge, tile repair, chimney and parapet repointing



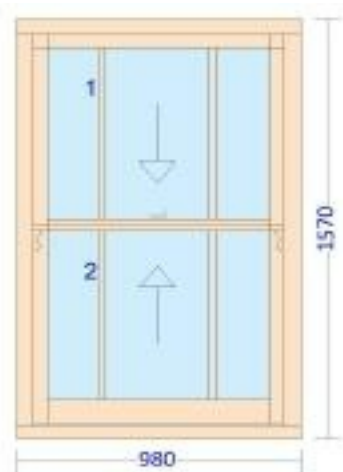
Clad rear elevation in wood effect Marley Cedral cladding- light grey



Front Elevation-Restaurant



PROPOSED-Sliding sash imitation. Top hinged opener-Timber



Spiral Balance Sash Window (S2-174-59)	
Timber Frame:	Engineered Softwood (FSC Certified)
Timber Cill:	Grandis Hardwood (FSC Certified)
Timber Sash:	Engineered Softwood (FSC Certified)
CE/ WBG:	No / No
Sash Bar:	21mm Standard Astragal + IB
Finish:	RAL 7038 (or white)
Gasket:	
Glazing:	2 No. 4.0mm Float / 20 Arg / 4.0mm Float-1.2 with a Black Warmedge Spacer

Front Elevation-Restaurant-
Dormer



PROPOSED-2 no dormers
to replace- Replace like
for like-Timber



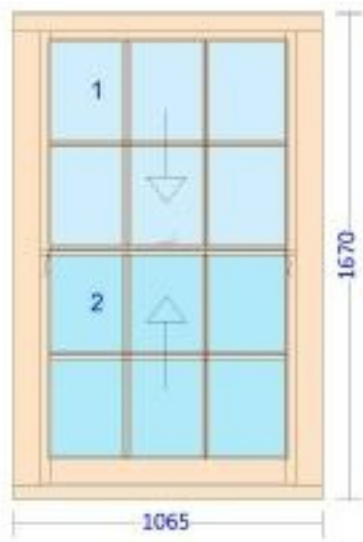
Historic Flush Casement Window (C2-81-44)	
Timber :	Engineered Softwood (FSC Certified)
Frame Profile:	Historic Standard
Sash Profile:	Historic Lambs Tongue (18mm)
CE/WBG:	Yes / No
Frame Drips:	No
Sash Bar:	Solid Bar
Finish:	RAL 7038 (or white)
Gasket:	
Glazing:	8 No. 4.0mm Float / 6 Arg / 4.0mm Float-1.0 with a Bronze Historic Aluminium Spacer



Front Elevation-Restaurant



PROPOSED-Sliding sash imitation. Top hinged opener
-Dormer replace like for like-Timber



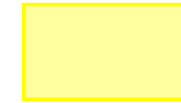
Box Sash Window (S1-144-44)	
Timber Frame:	Engineered Softwood (FSC Certified)
Timber Cill:	Grandis Hardwood (FSC Certified)
Timber Sash:	Engineered Softwood (FSC Certified)
Timber Linings:	Grandis (FSC Certified)
Frame Profile:	Historic/Flush Linings
Sash Profile:	Historic Lambs Tongue (18mm)
CE/ WBG:	No / No
Sash Bar:	Solid Bar
Finish:	RAL 7038 (or white)
Gasket:	
Glazing:	6 No. 4.0mm Float / 6 Arg / 4.0mm Float-1.0 with a Bronze Historic Aluminium Spacer, 6 No. 4.0mm Tough / 6 Arg / 4.0mm Tough-1.0 with a Bronze Historic Aluminium Spacer

Front Elevation-Restaurant



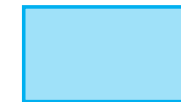
Remove render & replace

Rear Elevation - Restaurant

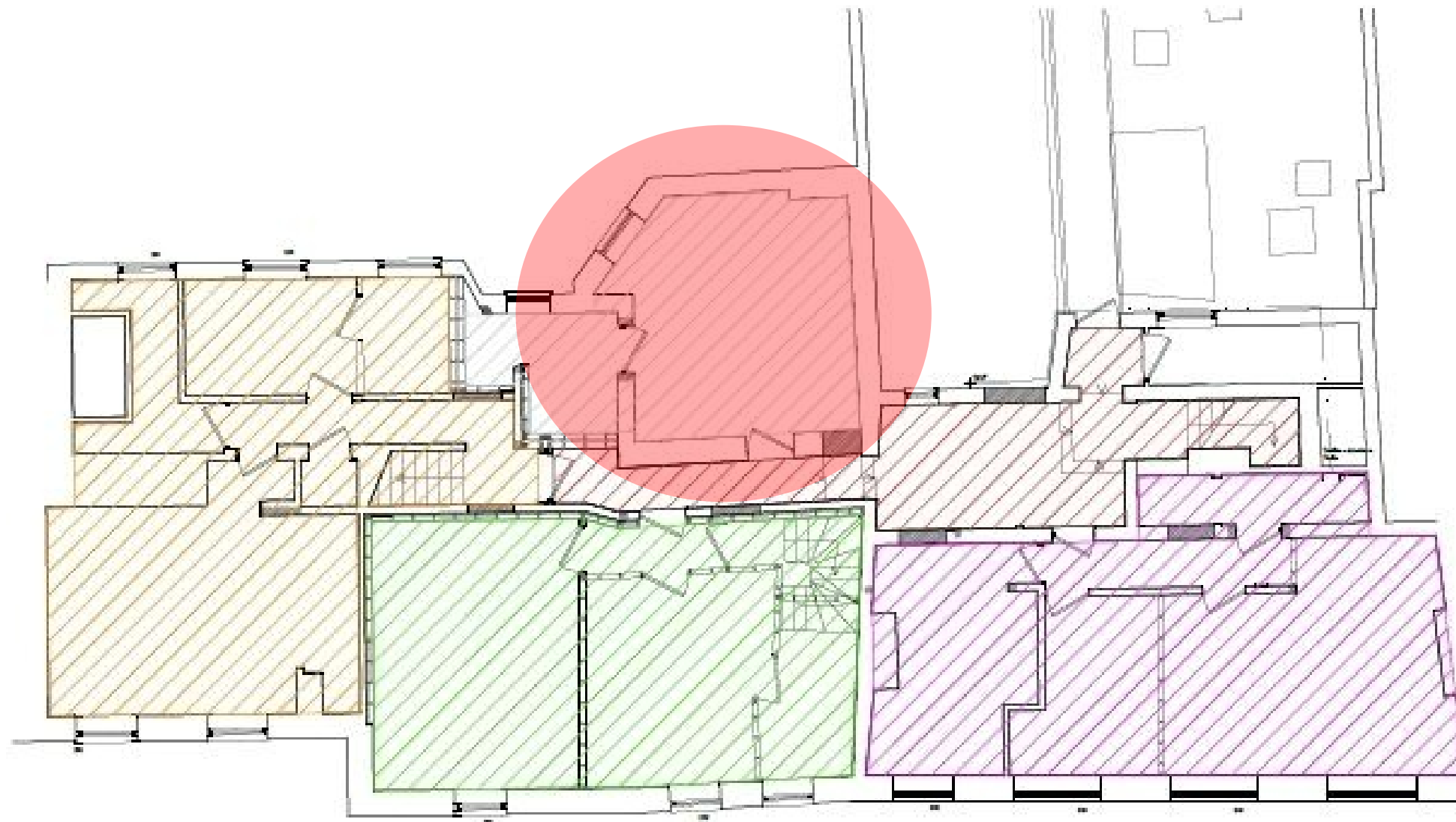


Replacement windows in white or grey UPVC with single cross Georgian bar.

Marley Cedral light grey cladding to 3no dormer windows.



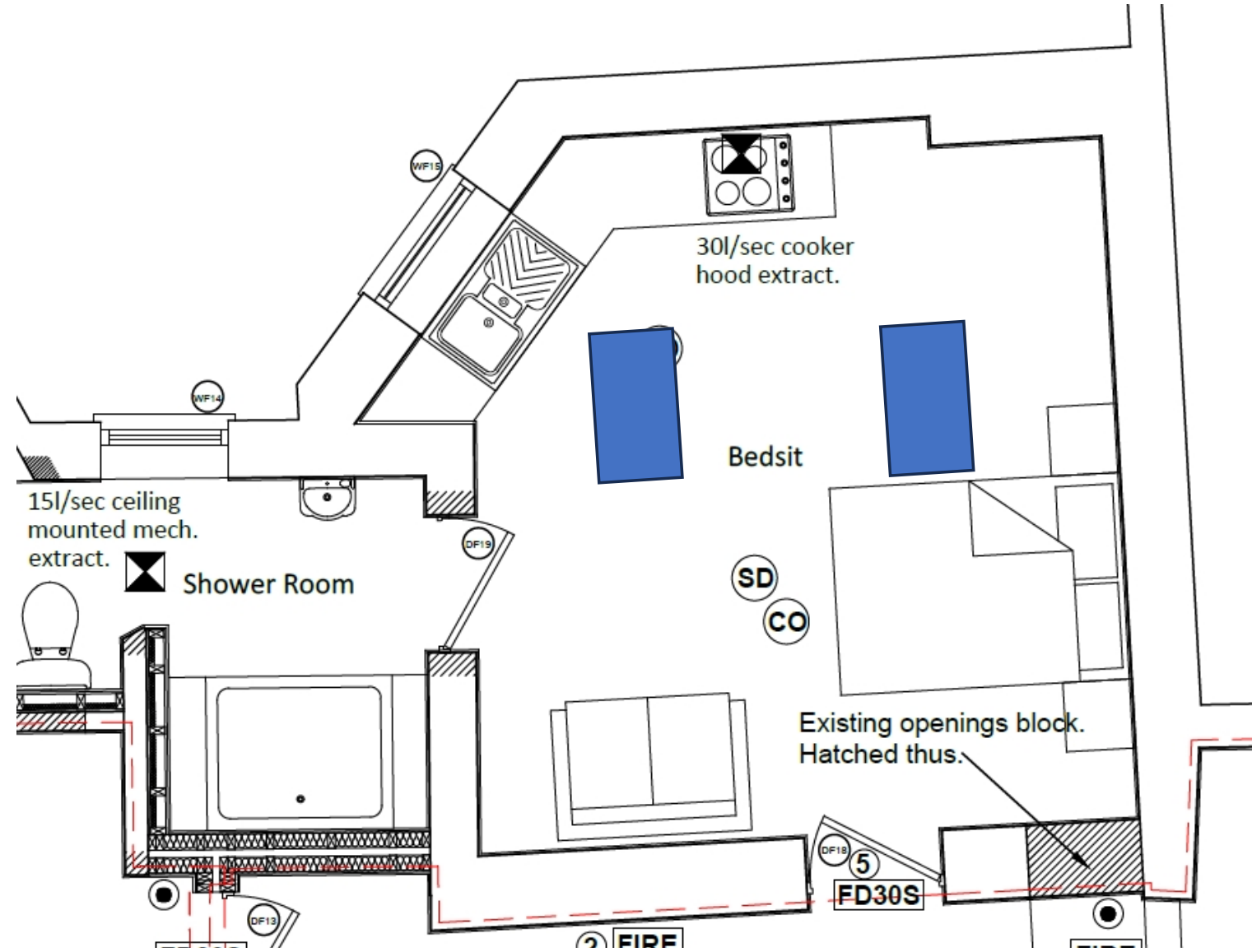
Timber replacements to match



FIRST FLOOR LAYOUT 1:100

-  A - First and Second Floor 2 Bed Apartment
-  B - First and Second Floor 2 Bed Apartment
-  C - First Floor 2 Bed Apartment
-  D - Second Floor 2 Bed Apartment
-  E - First Floor Bed-Sit
-  F - Shared Corridor

■ Rooflight



Rear Elevation - Bentleys



Repair and extend parapet wall
to match existing



Relocate air conditioning units
adjacent to extended parapet wall