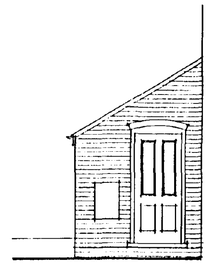


REAR ELEVATION

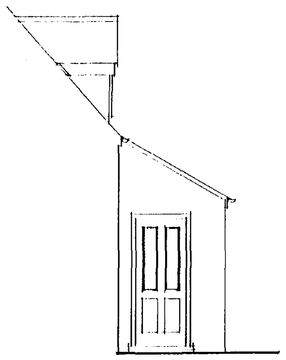
Replace small areas of defective flaking brickwork.

Relocate openings where plan layout requires and infill old disused openings with single skin brickwork using reclaimed bricks laid to bond to match existing.

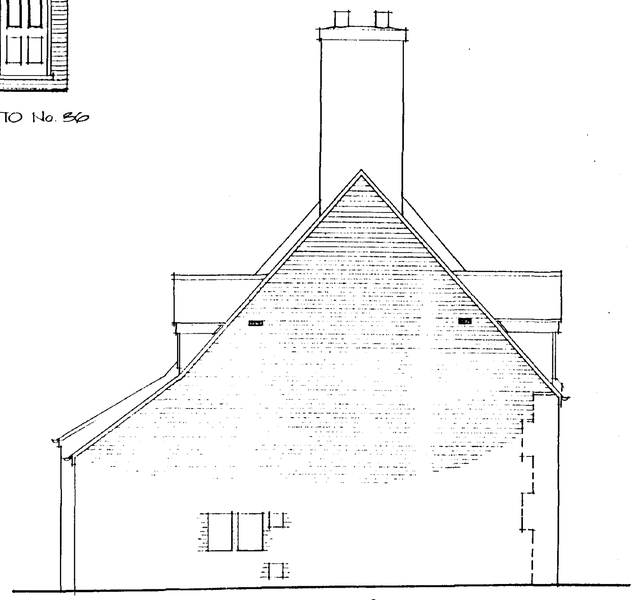
Form new window openings where required and make good reveals in reclaimed bricks.



REAR ENTRANCE TO No. 36



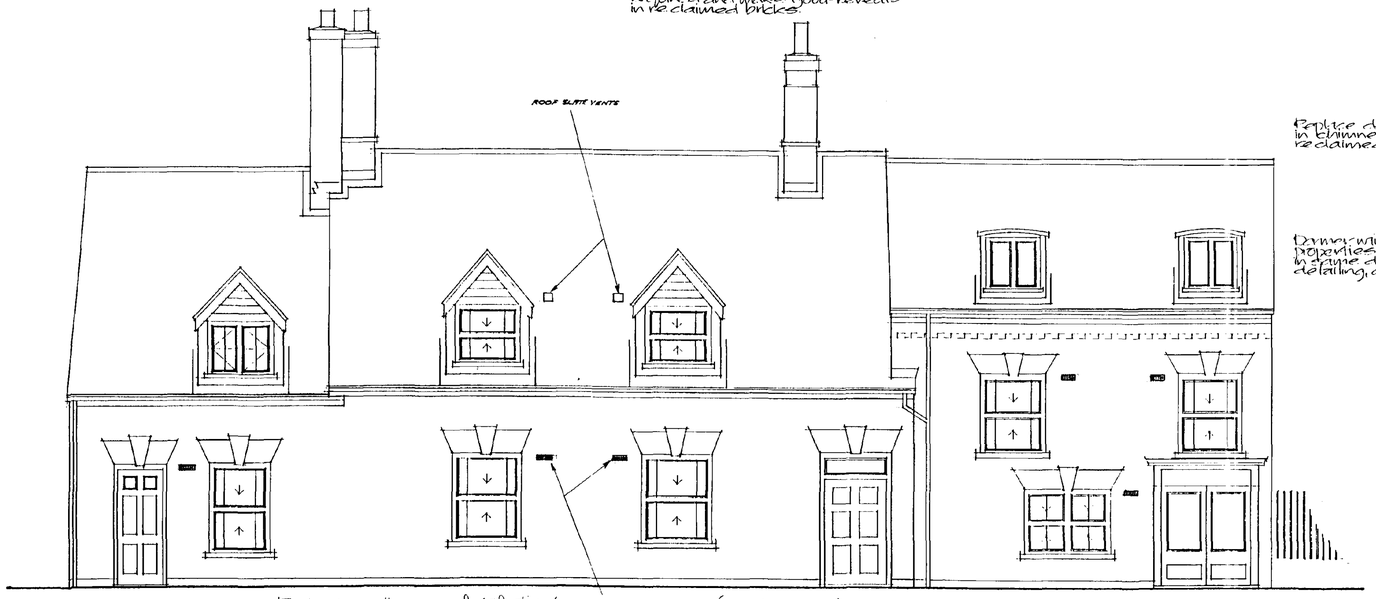
REAR ENTRANCE TO No 35



SIDE ELEVATION.

Lower half of brickwork to this elevation to be retained with any defective facing bricks replaced using reclaimed bricks to match.

Rebuilt wall to be constructed in single skin (225mm) solid brickwork in reclaimed bricks as existing and to be internally dry lined.



FRONT ELEVATION

Replace small areas of defective/eroded facing brickwork with bricks to match existing.

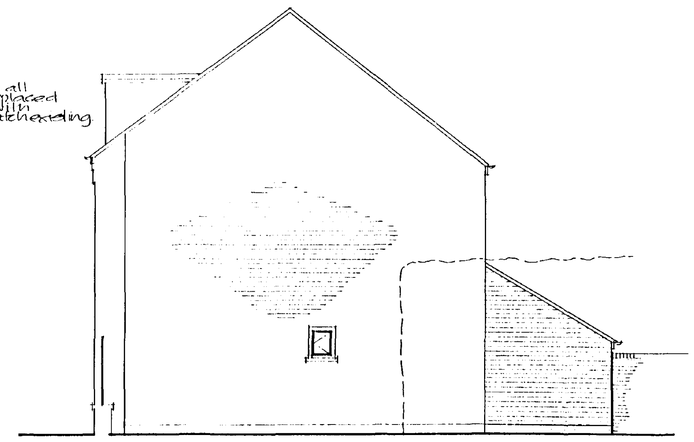
Replace defective facing bricks in chimney stacks using suitable reclaimed bricks.

Dormer windows in all properties to be replaced in a new design with detailing, all to match existing

Replace small section of defective lintel above front door to no 35.

Reform lintels to all openings in front wall of properties including installation of steel lintels to replace defective timber and relief in courses of hard brick backed lintels as existing.

All windows, doors and frames to be replaced in designs that match existing.



SIDE ELEVATION TO QUAKER GRAVEYARD

The majority of the existing gable brickwork is to be retained with only a small section of defective brickwork being rebuilt using reclaimed bricks as existing.

Small single storey extension to be built using facing brickwork to match existing

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
18 SEP 1997
Ref: 0912/96

Broadgate Builders

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DD.
Telephone: (01406) 380032 Fax: (01406) 380014

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET,
SPALDING.

HOUSING PARTNERSHIP
South Holland District Council and Longhurst Housing Association.

DRAWING
ELEVATIONS

REV.	DESCRIPTION	DATE	BY
A	former windows on no. 36 added	7.7.97	ACH
B	Notes added etc.	11.7.97	ACH
C	RW GUTTERS & DOWN PIPES ADDED.	16/9/97	HH

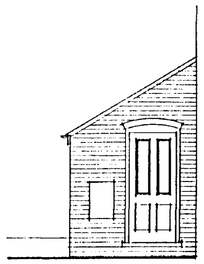
SCALE 1:50
DRAWN ACH
DATE 7.97
DRAWING No. 96024/012c



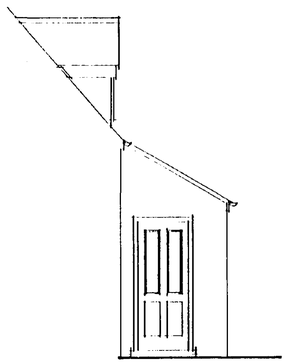
REAR ELEVATION

Replace small areas of defective facing brickwork.

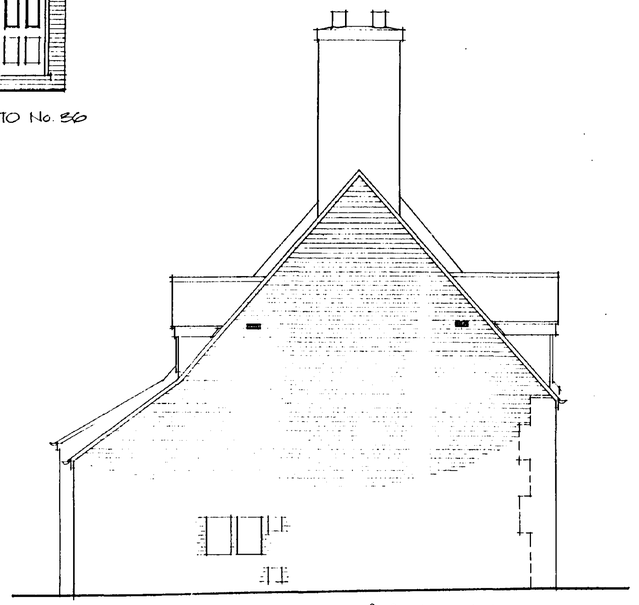
Relocate openings where plan layout requires and infill old disused openings with single skin brickwork using reclaimed bricks laid to bond to match existing.



REAR ENTRANCE TO No. 36



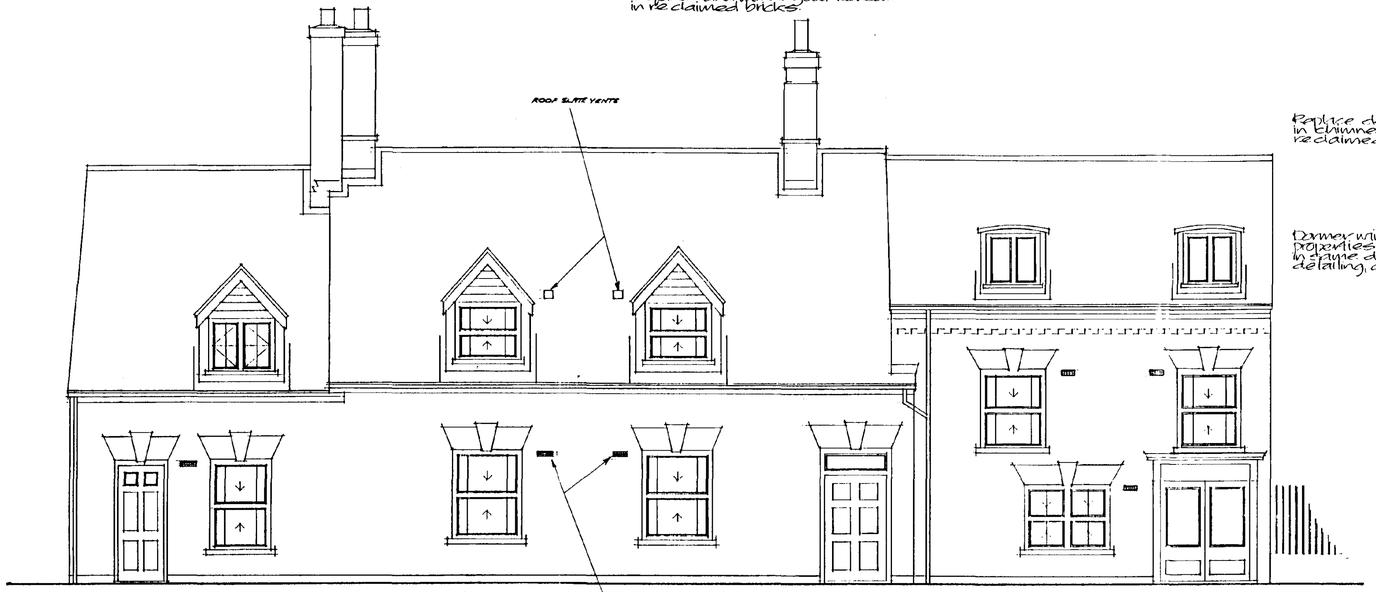
REAR ENTRANCE TO No 35



SIDE ELEVATION.

Lower half of brickwork to this elevation to be retained with any defective facing bricks replaced using reclaimed bricks to match.

Rebuilt wall to be constructed in single skin (225mm) solid brickwork in reclaimed bricks as existing and to be internally dry lined.



FRONT ELEVATION

Form new window openings where required and make good reveals in reclaimed bricks.

Replace small areas of defective/eroded facing brickwork with bricks to match existing.

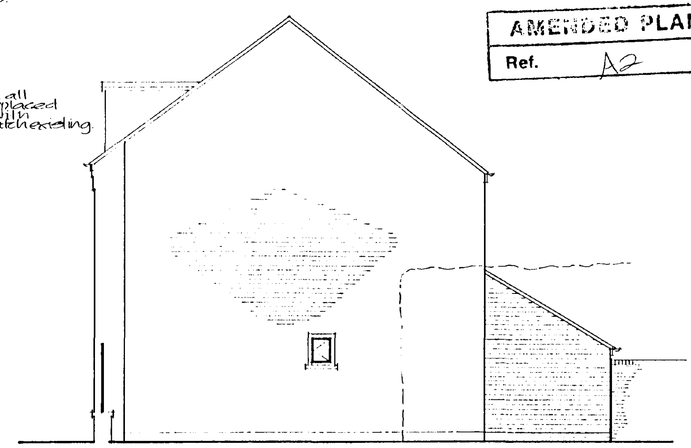
Replace defective facing bricks in chimney stacks using suitable reclaimed bricks.

Dormer windows in all properties to be replaced to same design with detailing all to match existing.

Replace small section of defective wall including lintel above flat door to no 35.

Reform lintels to all openings in front wall of premises including installation of steel lintels to replace defective timber and refix in rendered / faced brickwork as existing.

All windows, doors and frames to be replaced in designs to match existing.



SIDE ELEVATION TO QUAKER GRAVEYARD

The majority of the existing gable brickwork is to be retained with only a small section of defective brickwork being rebuilt using reclaimed bricks as existing.

Small single storey extension to be built using facing brickwork to match existing.

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 OCT 1997
Ref: 0912/96

AMENDED PLAN
Ref. A2

Broadgate Builders

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

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET,
SPALDING.

HOUSING PARTNERSHIP
South Holland District Council and Longhurst Housing Association.

DRAWING
ELEVATIONS

REV.	DESCRIPTION	DATE	BY
A	Dormer windows on no 36 added	7.7.97	ACH
B	Notes added etc.	11.7.97	ACH
C	RW DETAILS & REAR VENTS ADDED	16/9/97	ACH
D	DETAILS TO No 36 ADDED & CHANGE 'N' NOOH TO REAR	24/9/97	ACH
E	ROOF & EVA SLATE VENTS ADDED	3/10/97	ACH

SCALE 1:50
DRAWN ACH
DATE 7.7.97
DRAWING No. 95024/012E

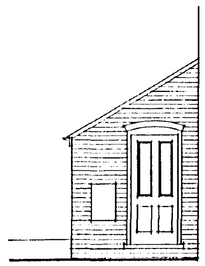


REAR ELEVATION

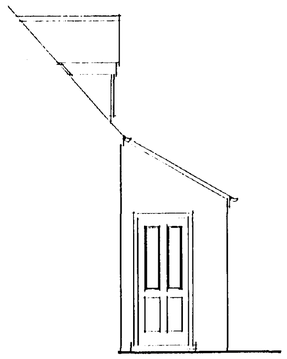
Replace small areas of defective facing brickwork.

Relocate openings where plan layout requires and infill old disused openings with single skin brickwork using reclaimed bricks laid to bond to match existing.

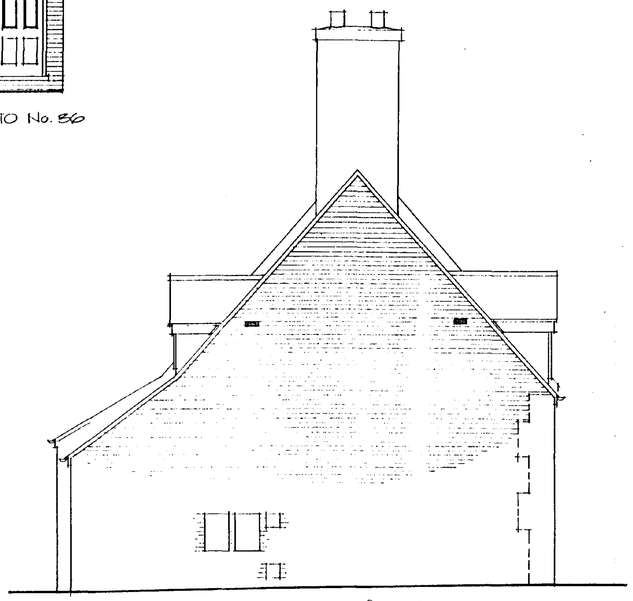
Form new window openings where required and make good reveals in reclaimed bricks.



REAR ENTRANCE TO No. 36



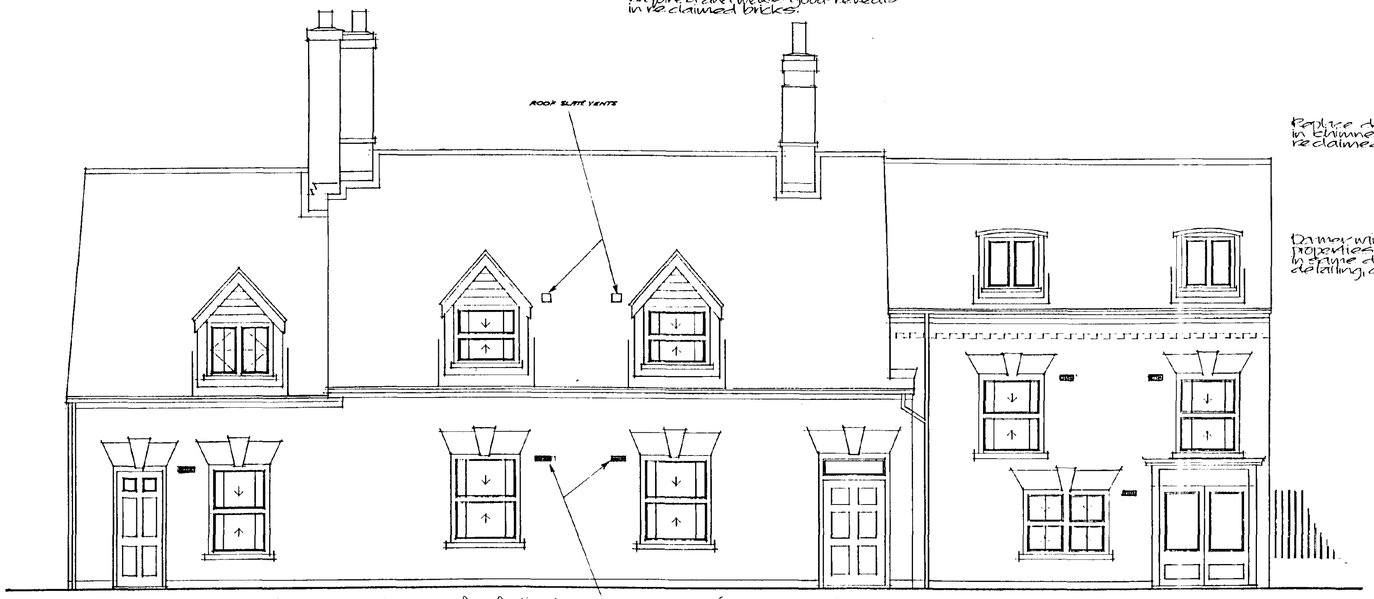
REAR ENTRANCE TO No 35



SIDE ELEVATION.

Lower half of brickwork to this elevation to be retained with any defective facing bricks replaced using reclaimed bricks to match.

Rebuilt wall to be constructed in single skin (225mm) solid brickwork in reclaimed bricks as existing and to be internally dry lined.



RECTIFICATION

Replace small areas of defective/eroded facing brickwork with bricks to match existing.

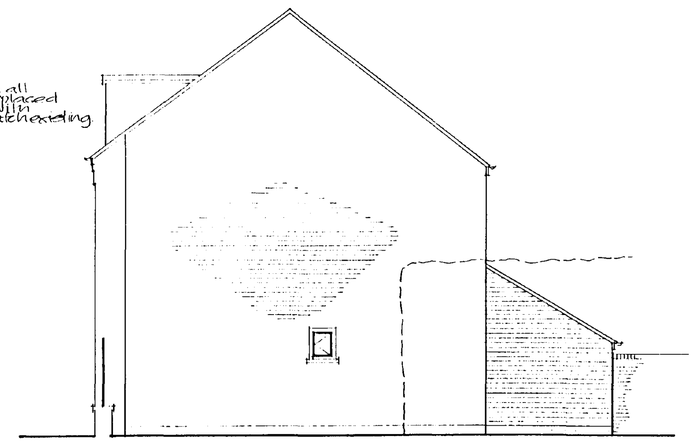
Replace defective facing bricks in chimney stacks using suitable reclaimed bricks.

Dormer windows in all properties to be replaced in same design with detailing, all to match existing

Replace small section of defective wall including lintel above front door to no 35

Reform lintels to all openings in front wall of premises including infilling with new lintels to replace defective timber and refix in positions. Painted back to back and lintels as existing.

All windows, doors and features to be replaced in designs to match existing



SIDE ELEVATION TO QUAKER GRAVEYARD

The majority of the existing gable brickwork is to be retained with only a small section of defective brickwork being rebuilt using reclaimed bricks as existing.

Small single storey extension to be built using facing brickwork to match existing.

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
18 SEP 1997
Ref: 0912/96

Broadgate Builders

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DD.
Telephone: (01406) 350632 Fax: (01406) 380014

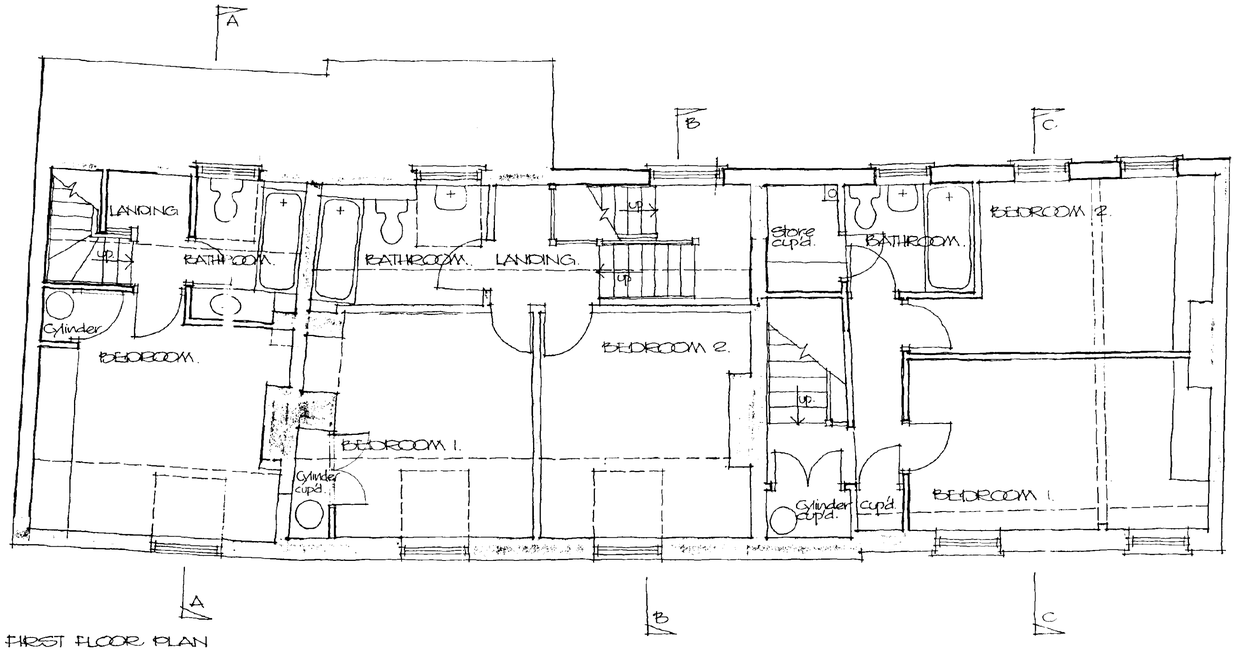
PROJECT TITLE
RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET,
SPALDING.

HOUSING PARTNERSHIP
South Holland District Council and Longhurst Housing Association.

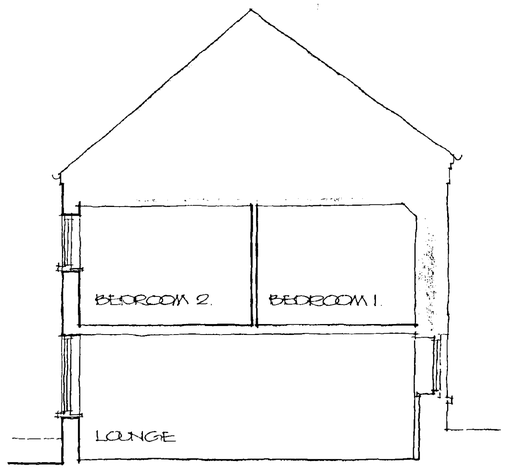
DRAWING
ELEVATIONS

REV	DESCRIPTION	DATE	BY
A	Dormer windows on no. 36 added	7.7.97	ACH
B	Notes added etc.	11.7.97	ACH
C	RW BRICKS & STONE VENTS ADDED.	16/9/97	AM

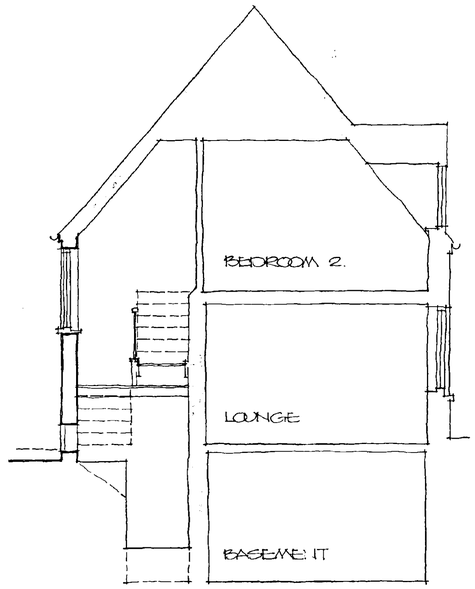
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DRAWN ACH
DATE 7.7.97
DRAWING No. 96024/012c



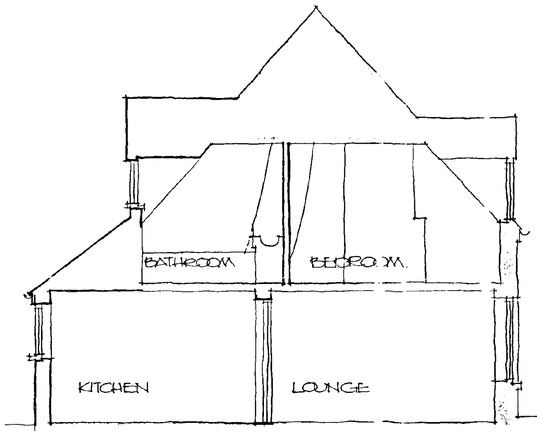
FIRST FLOOR PLAN



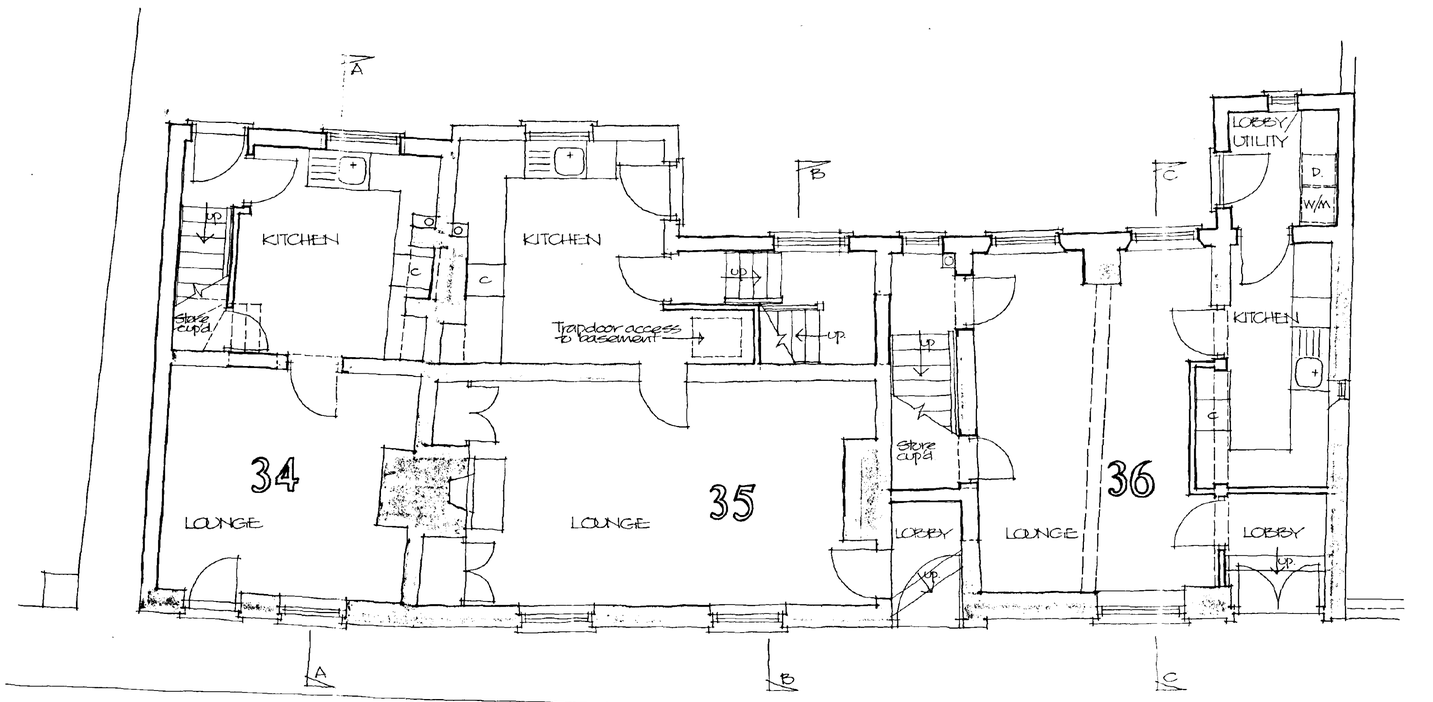
SECTION C-C



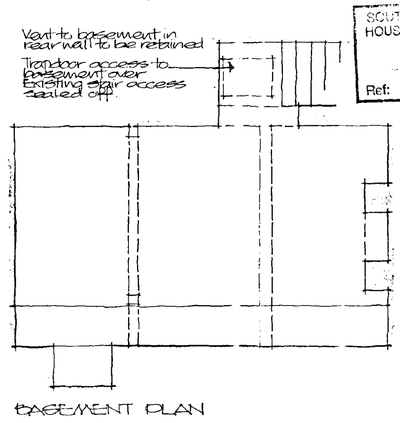
SECTION B-B



SECTION A-A



GROUND FLOOR PLAN



BASEMENT PLAN

REFURBISHMENT		
NO 34	(1B)	52.0m²
NO 35	(2B)	86.0m² (exc. basement)
NO 36	(2B)	81.0m²

SOUTH HOLLAND DC HOUSING & PLANNING
24 SEP 1996
Ref: 0890/96

SOUTH HOLLAND DC HOUSING & PLANNING
01 OCT 1996
Ref: 0912/96

Broadgate Builders

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 3805 Fax: (01406) 380014

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET
SPALDING

HOUSING PARTNERSHIP
South Holland District Council & Longhurst Housing Assoc.

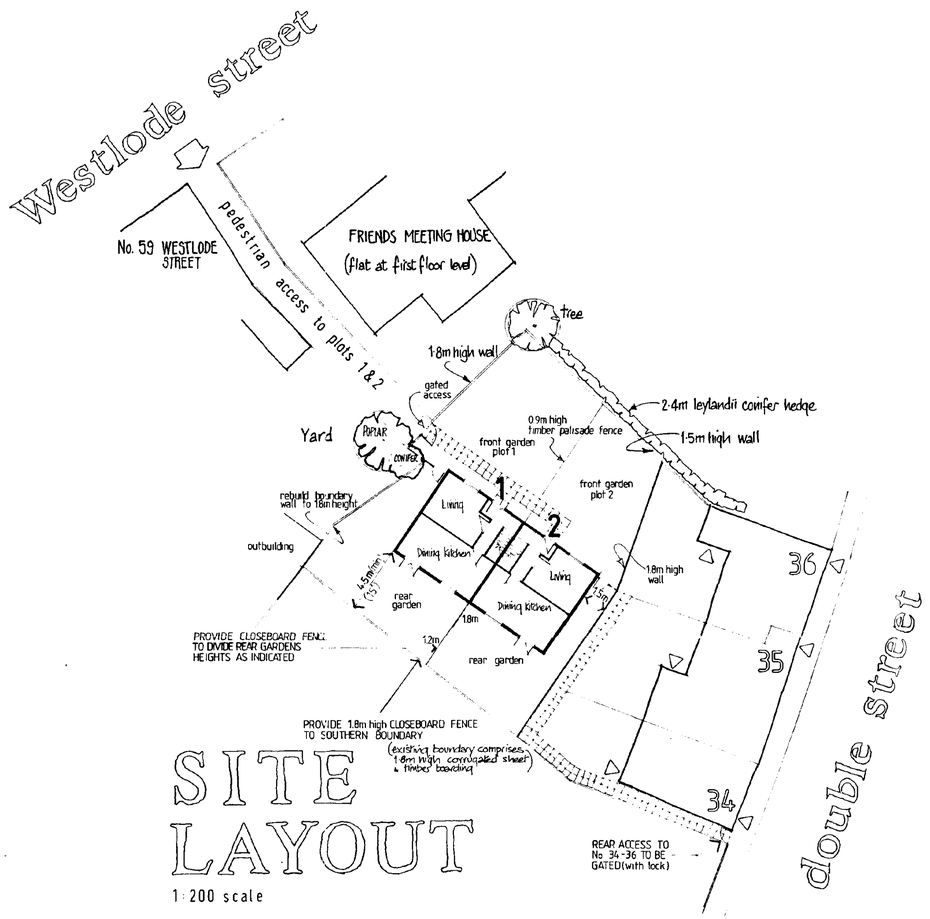
DRAWING
No's 34-36 DOUBLE STREET
FLOOR LAYOUTS AS PROPOSED

REV	DESCRIPTION	DATE	BY
A.	No.35 CYLINDER CUPD. RELOCATED TO BEDROOM 1 FROM LOUNGE	26.9.96	ajf

SCALE	DRAWN
1:50	ACH
DATE	DRAWN / No.
MAY 96	96024/005

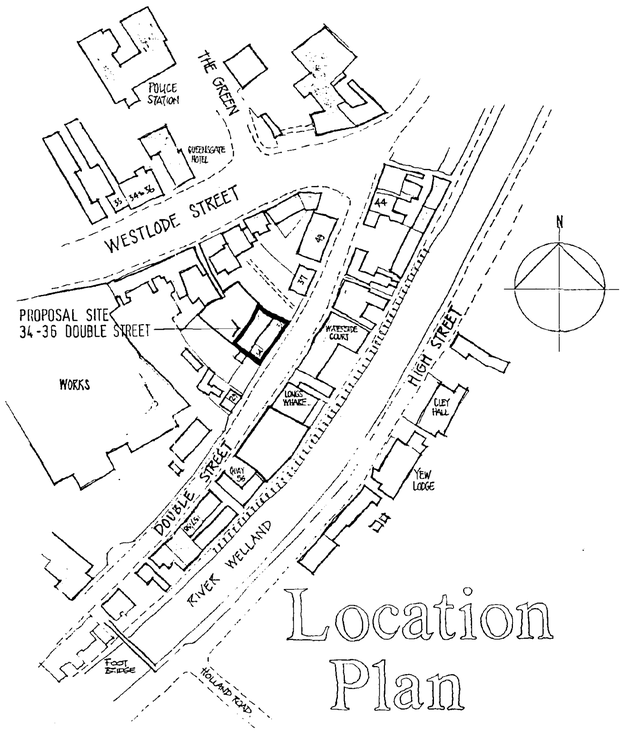
Double Street

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SITE LAYOUT

1:200 scale



Location Plan

Broadgate Builders

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

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET
SPALDING

HOUSING PARTNERSHIP
South Holland District Council & Longhurst Housing Association

DRAWING

LOCATION PLAN
SITE LAYOUT (REVISED SCHEME)

REV	DESCRIPTION	DATE	BY
	REVISED SCHEME - ONE UNIT DELETED TO REAR OF SITE		
	ORIGINAL APPLICATION REFUSED (6c RIG[OSSD]96)	25.9.96	ajf

SCALE 1:2500/1:200

DRAWN Glen J. Finch

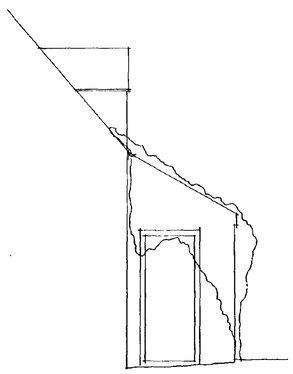
DATE 09/96

DRAWING No. 96024/001/R

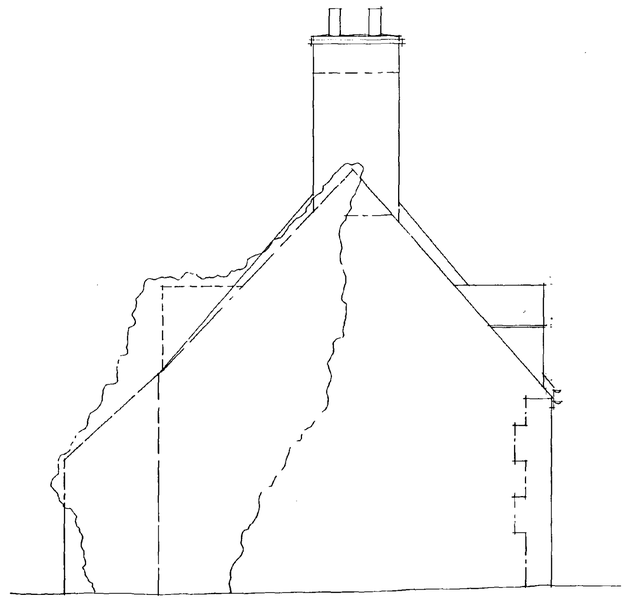
SOUTH ... HOUSING ... 0 ...
Ref. 0912/96.



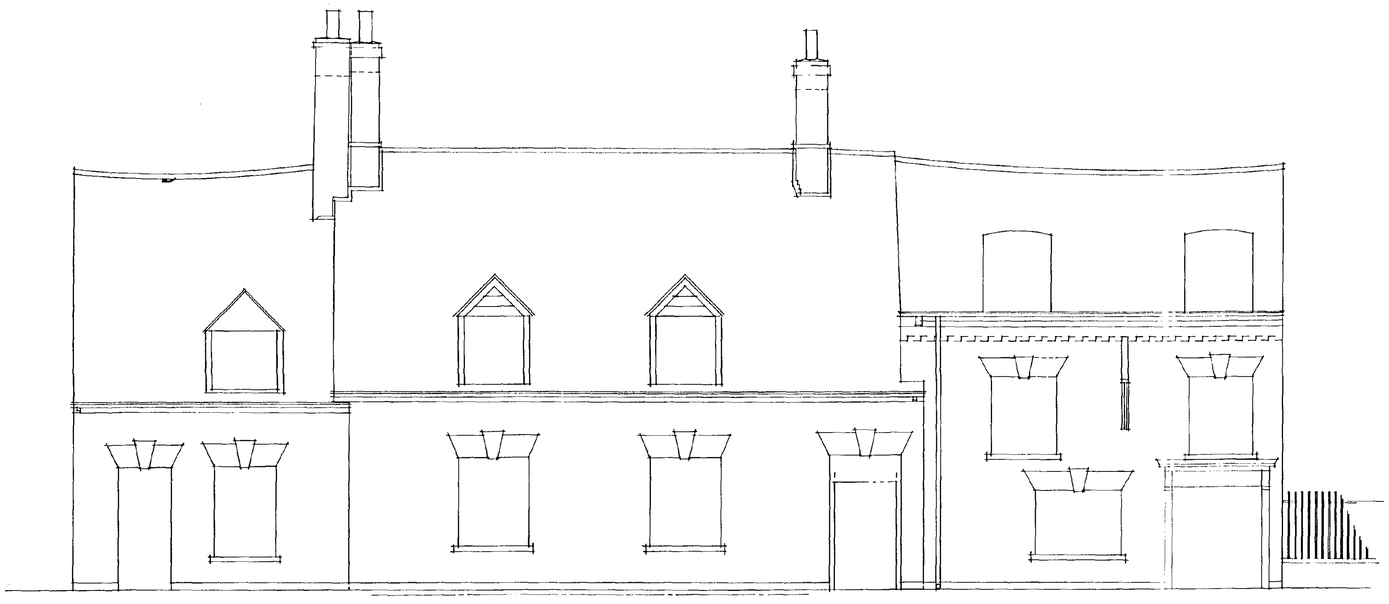
REAR ELEVATION



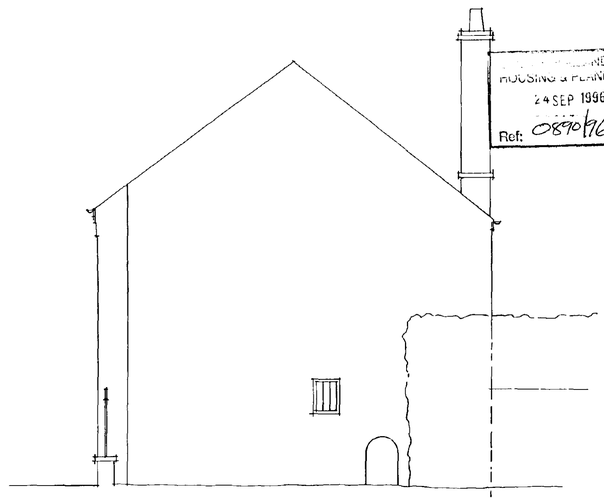
PART REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION TO DOUBLE STREET



SIDE ELEVATION TO QUAKER GRAVEYARD

SOUTH HOLLAND DC
HOUSING & PLANNING
24 SEP 1996
Ref: 0890/96

SOUTH HOLLAND DC
HOUSING & PLANNING
01 OCT 1996
Ref: 0912/96

Broadgate Builders

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

PROJECT TITLE

RESIDENTIAL DEVELOPMENT No's 34-36 DOUBLE STREET SPALDING

HOUSING PARTNERSHIP

South Holland District Council & Longhurst Housing Assoc.

DRAWING

No's 34-36 DOUBLE STREET
ELEVATIONS AS EXISTING

DETERMINED PLAN

REV	DESCRIPTION	DATE	BY

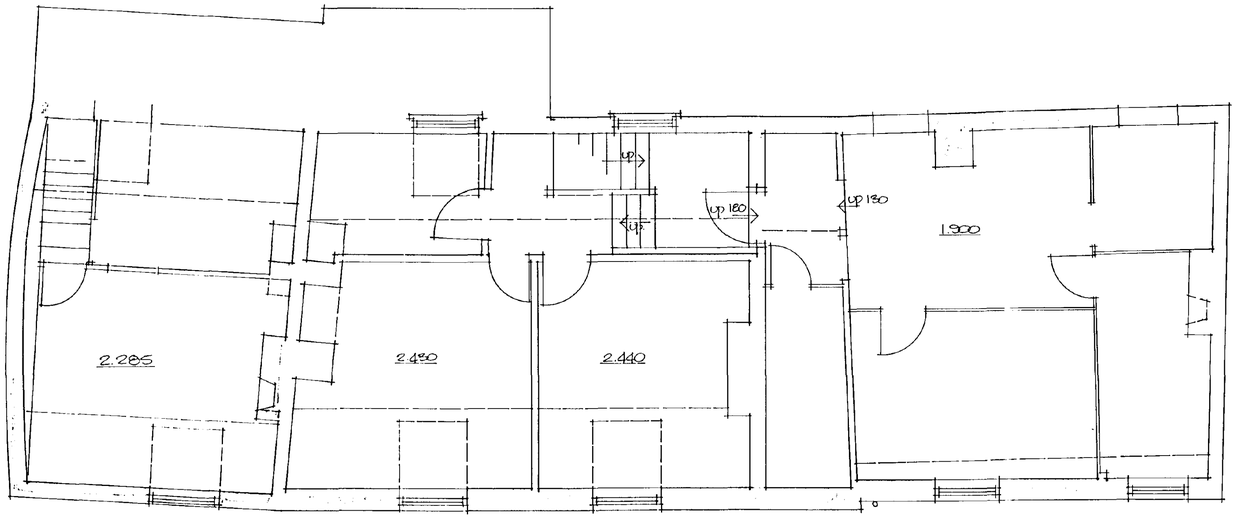
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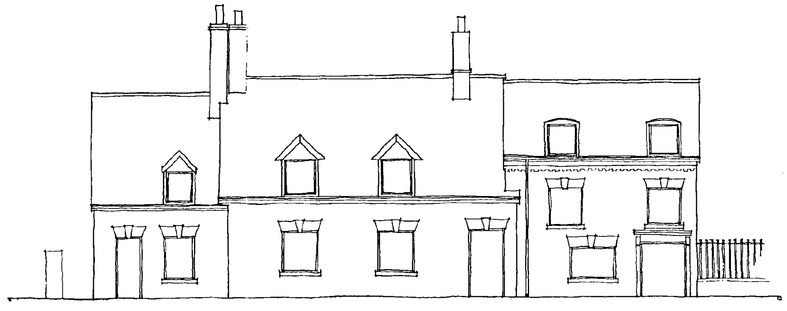
DATE MAY 96

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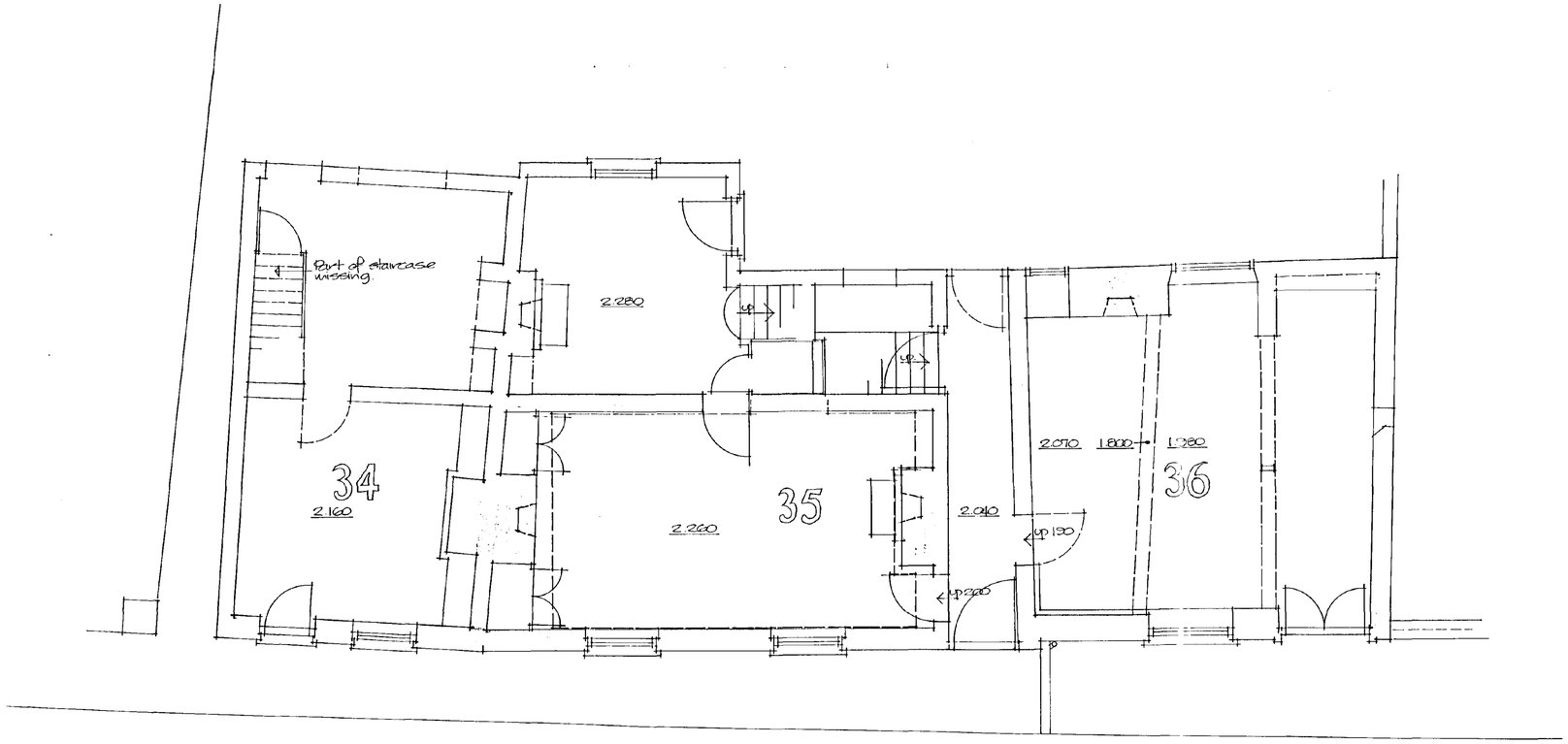
Do not scale off this drawing.
All site dimensions to be checked before work commences.



FIRST FLOOR

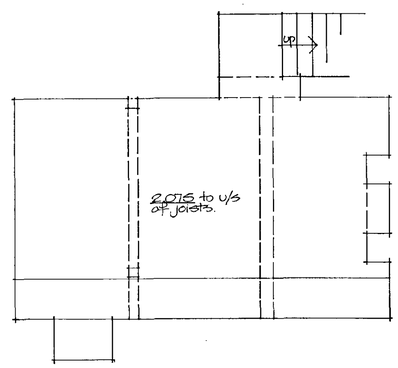


ELEVATION TO DOUBLE STREET.



GROUND FLOOR

Double Street



BASEMENT.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 SEP 1996
Ref: 0890/96

0912/96

Broadgate Builders

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

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
No's 34-36 DOUBLE STREET
SPALDING

HOUSING PARTNERSHIP:
South Holland District Council & Longhurst Housing Assoc.

DRAWING
No's 34-36 DOUBLE STREET
FLOOR LAYOUTS AS EXISTING

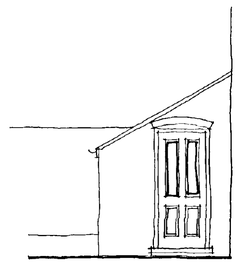
DETERMINED

REV.	DESCRIPTION	DATE	BY

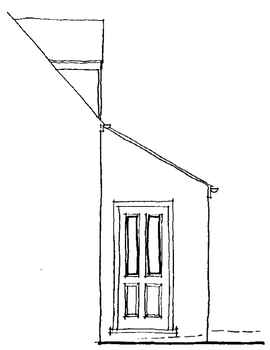
SCALE	DRAWN
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DATE	DRAWING No.
JAN.96	96024/003



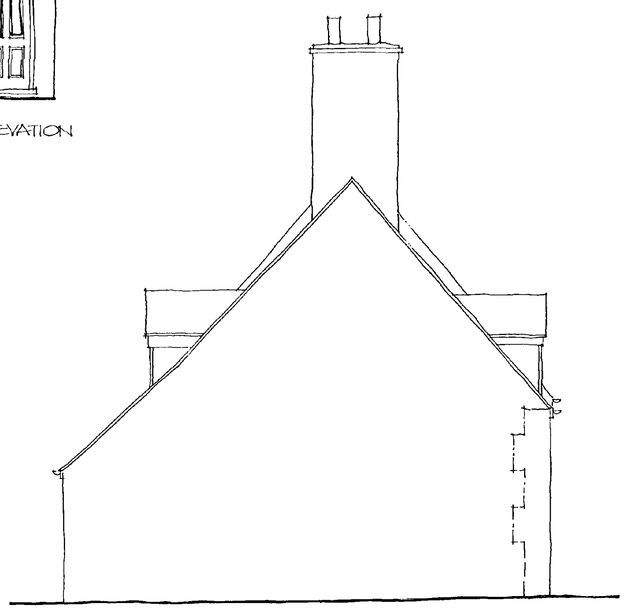
REAR ELEVATION



PART REAR ELEVATION



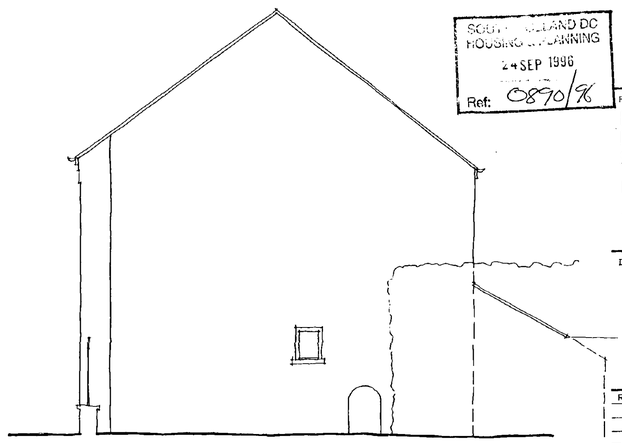
PART REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION TO DOUBLE STREET



SIDE ELEVATION TO QUAKER GRAVEYARD

SOUTH HOLLAND DC
HOUSING & PLANNING
24 SEP 1996
Ref: 0890/96

SOUTH HOLLAND DC
HOUSING & PLANNING
01 OCT 1996
Ref: 0912/96

Broadgate Builders

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

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
Nos 34-36 DOUBLE STREET
SPALDING

HOUSING PARTNERSHIP
South Holland District Council & Longhurst Housing Assoc.

DRAWING
Nos 34-36 DOUBLE STREET
ELEVATIONS AS PROPOSED

DETAILED PLANS

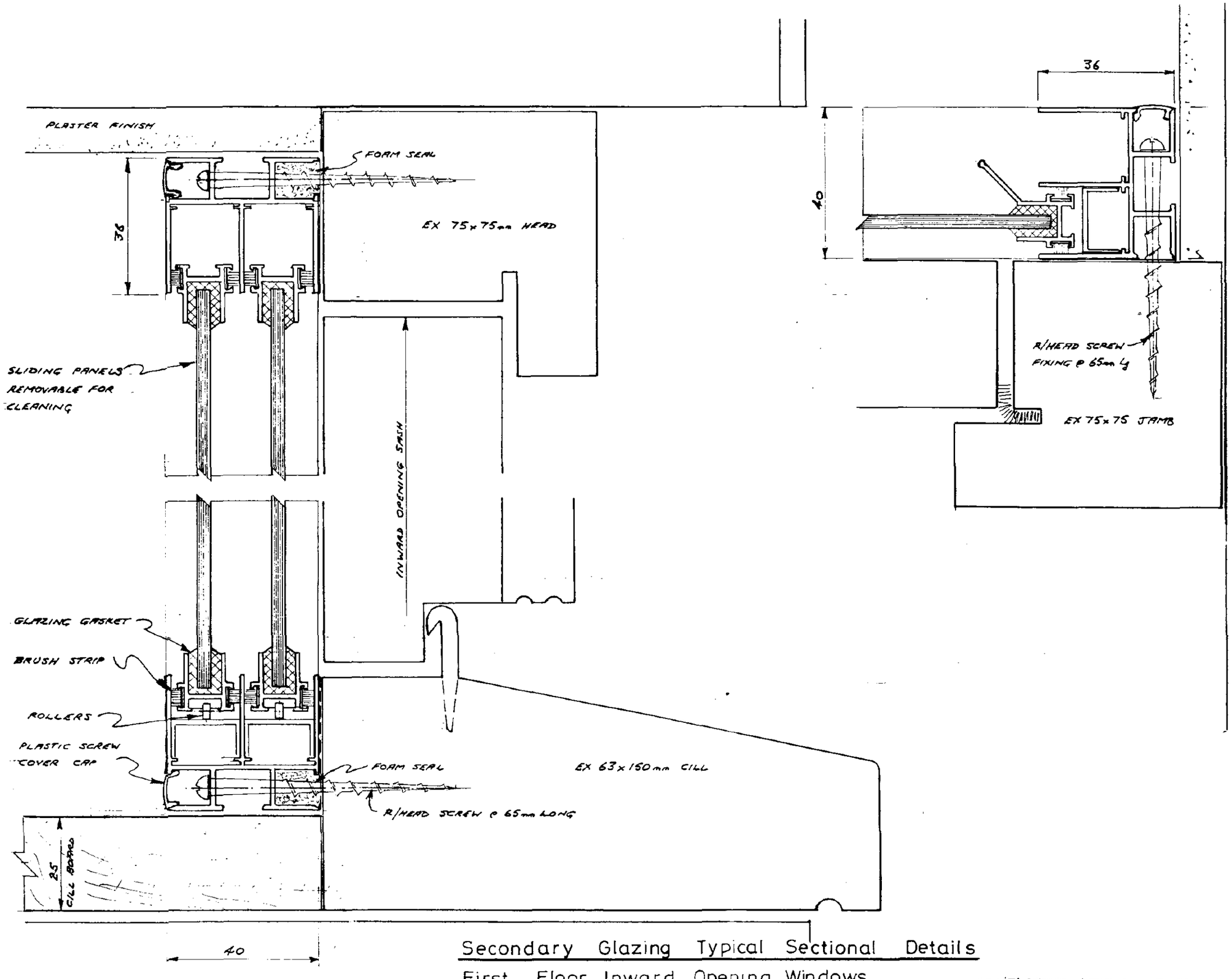
REV	DESCRIPTION	DATE	BY

SCALE 1:50

DRAWN A.C.H.

DATE MAY 96

DRAWING No. 96024/006



SECONDARY WINDOW SPECIFICATION

2 No PANEL HORIZONTAL SLIDING SECONDARY WINDOW SYSTEM AS MANUFACTURED BY DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH TO ALUMINIUM FRAME.
4mm LOW EMISSIVITY GLAZING. HARDCOAT FINISH.

NOTE:- 1 No WINDOW TO BE 3 No PANEL SLIDER

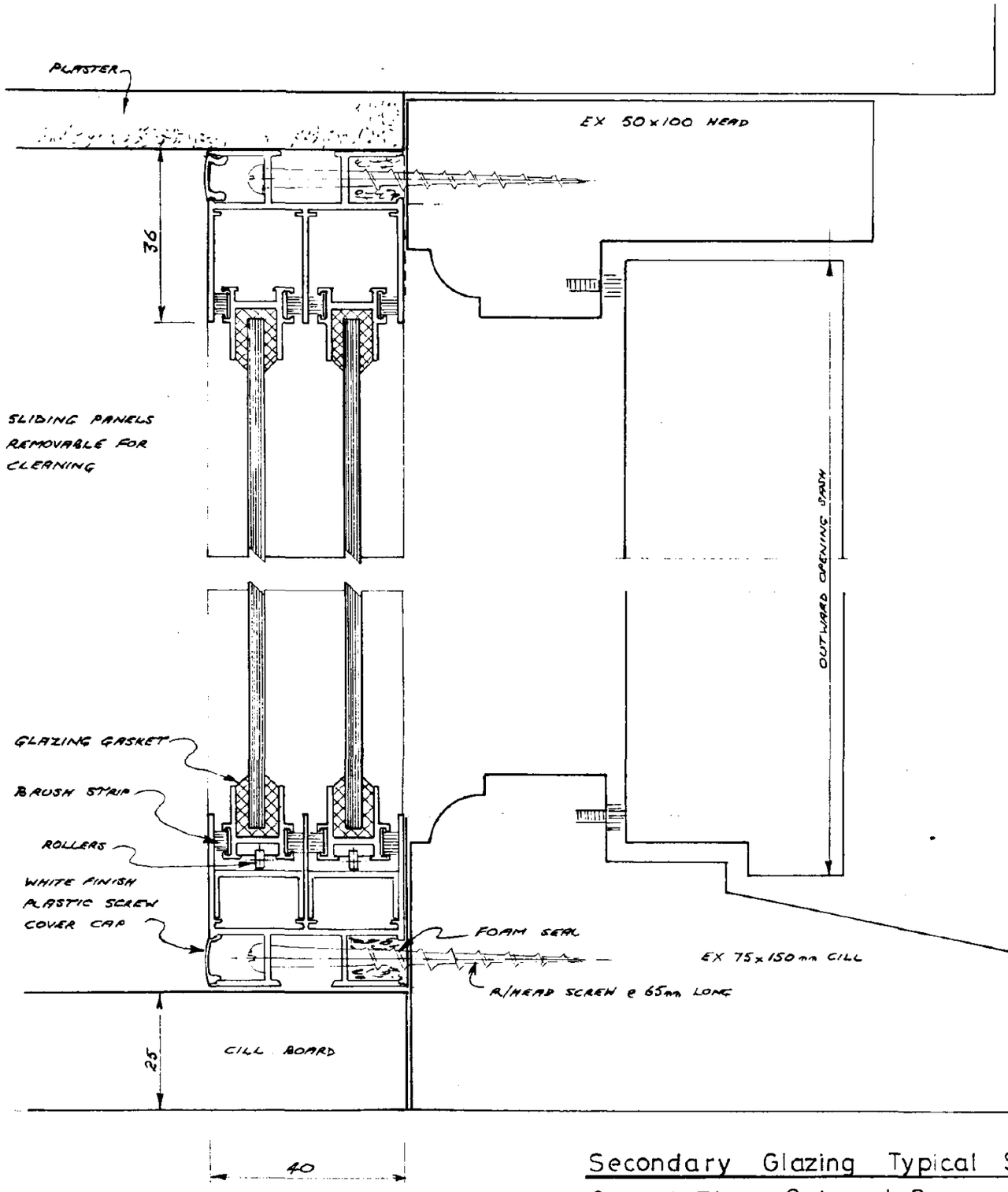
Secondary Glazing Typical Sectional Details
First Floor Inward Opening Windows

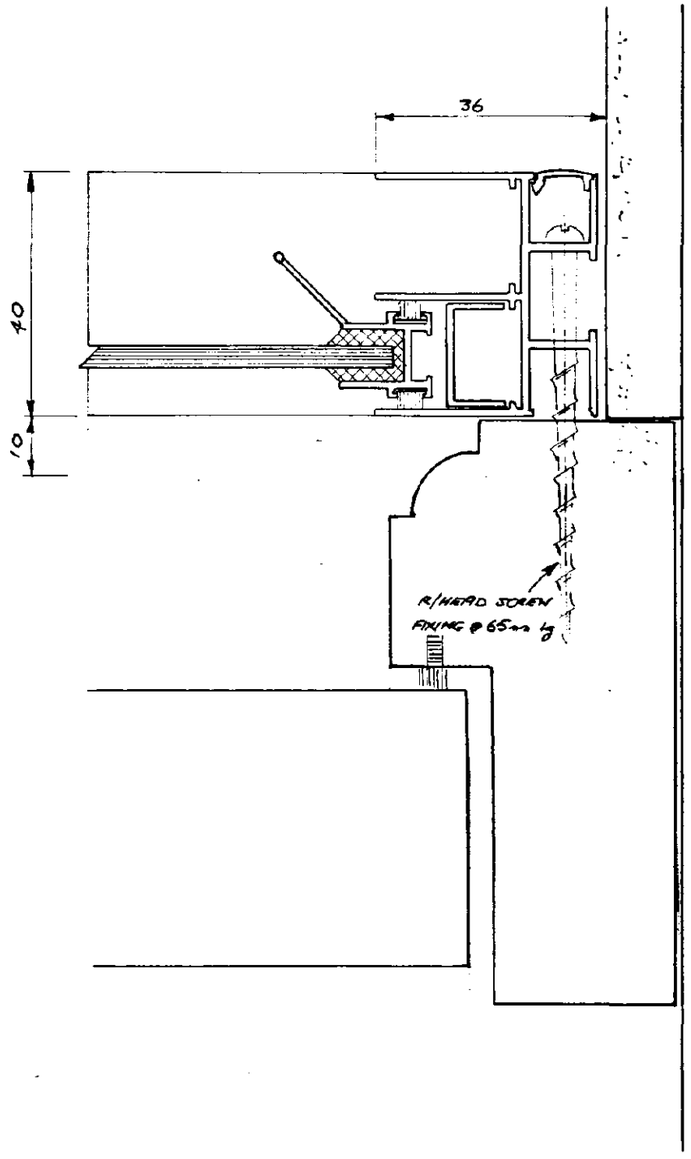
REV 'A' PACKERS & TRICKLE VENTS REMOVED SEPT '97

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

RESIDENTIAL DEVELOPMENT
34-36 DOUBLE STREET
SPALDING

Scale	Drawn
1:1	Mark Rogers
Date AUG '97	No 96024/S1





SECONDARY WINDOW SPECIFICATION

2 No PANEL HORIZONTAL
SLIDING SECONDARY WINDOW
SYSTEM AS MANUFACTURED BY
DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH
TO ALUMINIUM FRAME
4mm LOW EMISSIVITY GLAZING.
HARDCOAT FINISH.

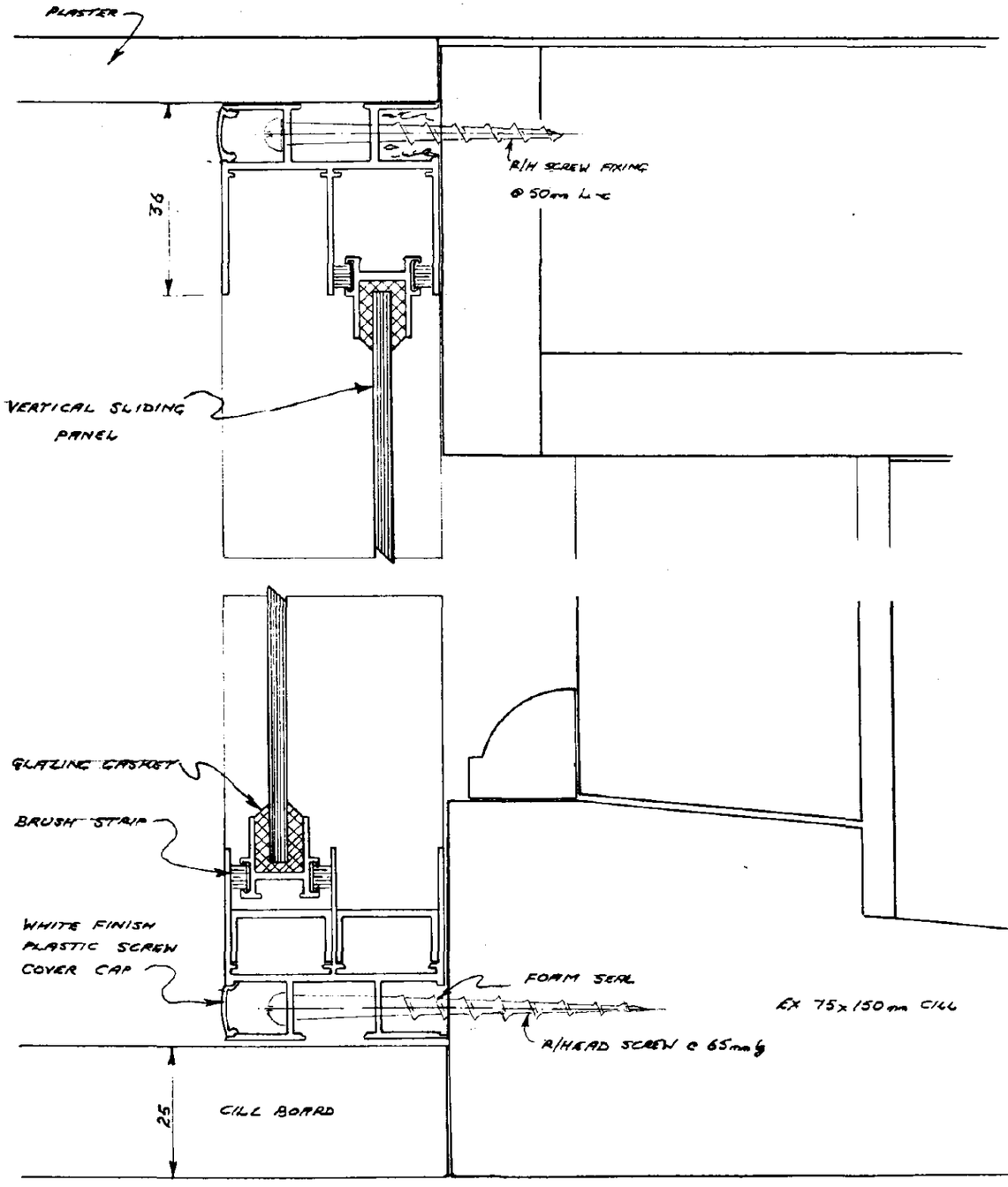
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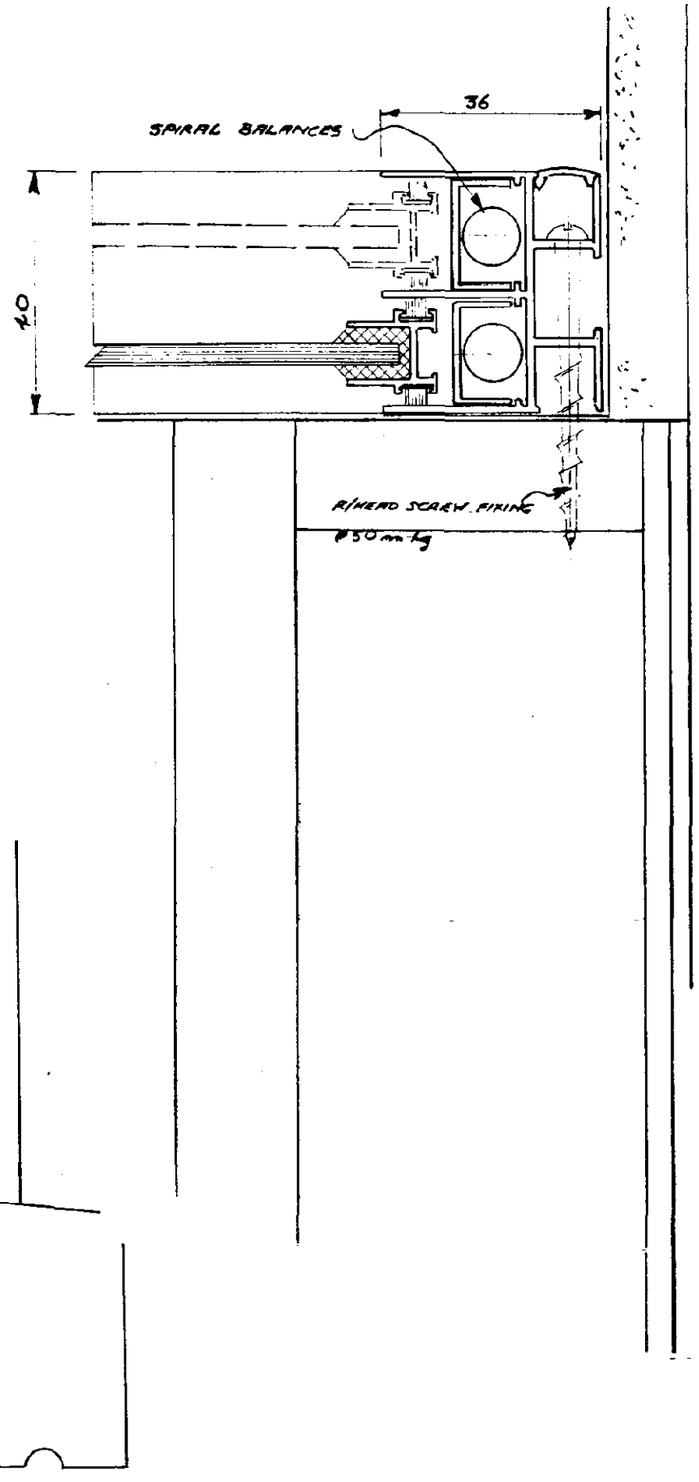
RESIDENTIAL DEVELOPMENT
34 36 DOUBLE STREET
SPALDING

Secondary Glazing Typical Sectional Details
Ground Floor Outward Opening Windows

REV 'A' SEPT '97 PACKERS & TRICKLE VENTS REMOVED.

Scale	Drawn
1:1	Mat Rogers
Date AUG '97	No 96024/S2





SECONDARY WINDOW SPECIFICATION

2 No PANEL VERTICAL
SLIDING SECONDARY WINDOW
SYSTEM AS MANUFACTURED BY
DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH
TO ALUMINIUM FRAME
4mm LOW EMISSIVITY GLAZING
HARDCOAT FINISH.

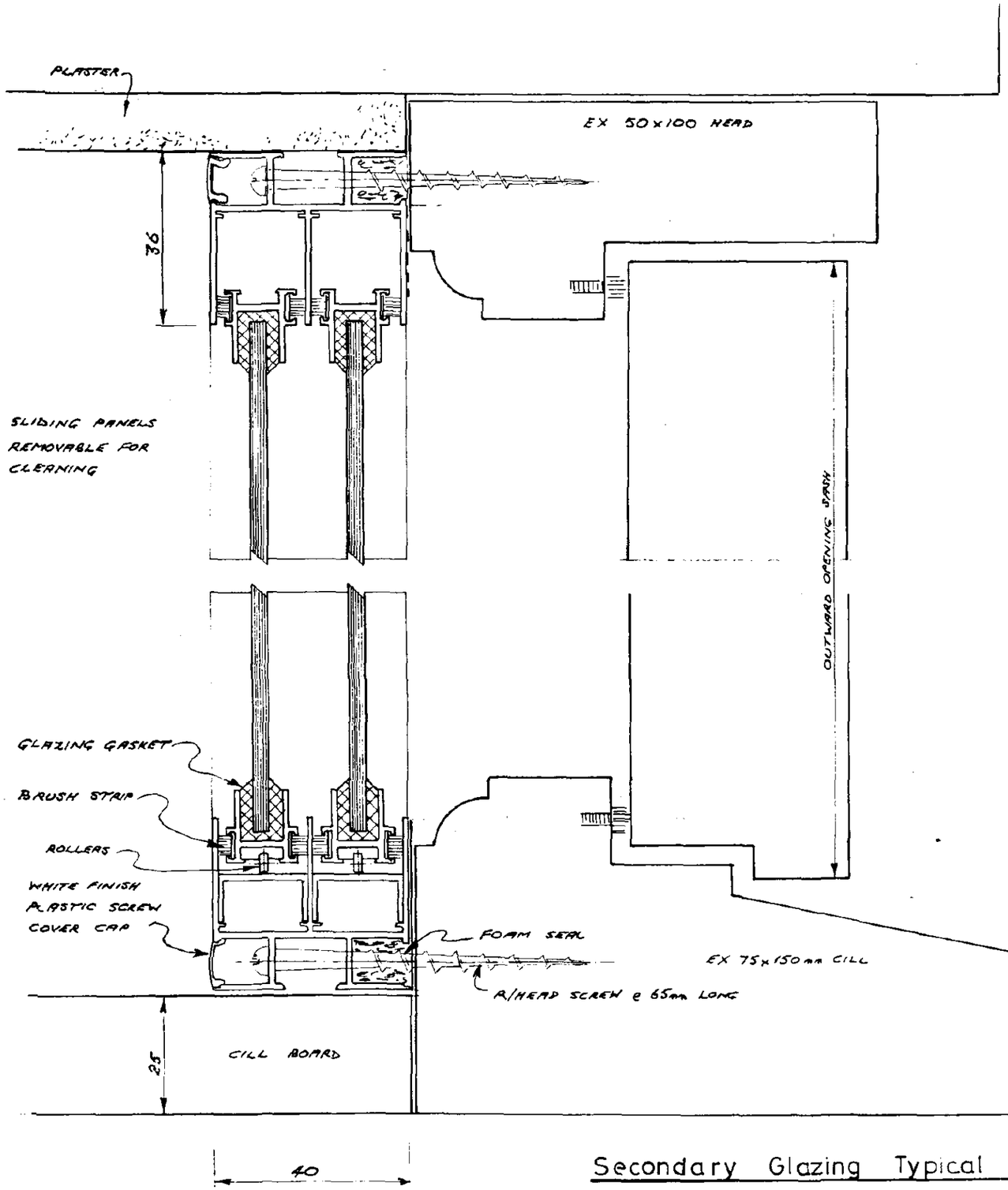
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Broadgate House, Weston Hills.
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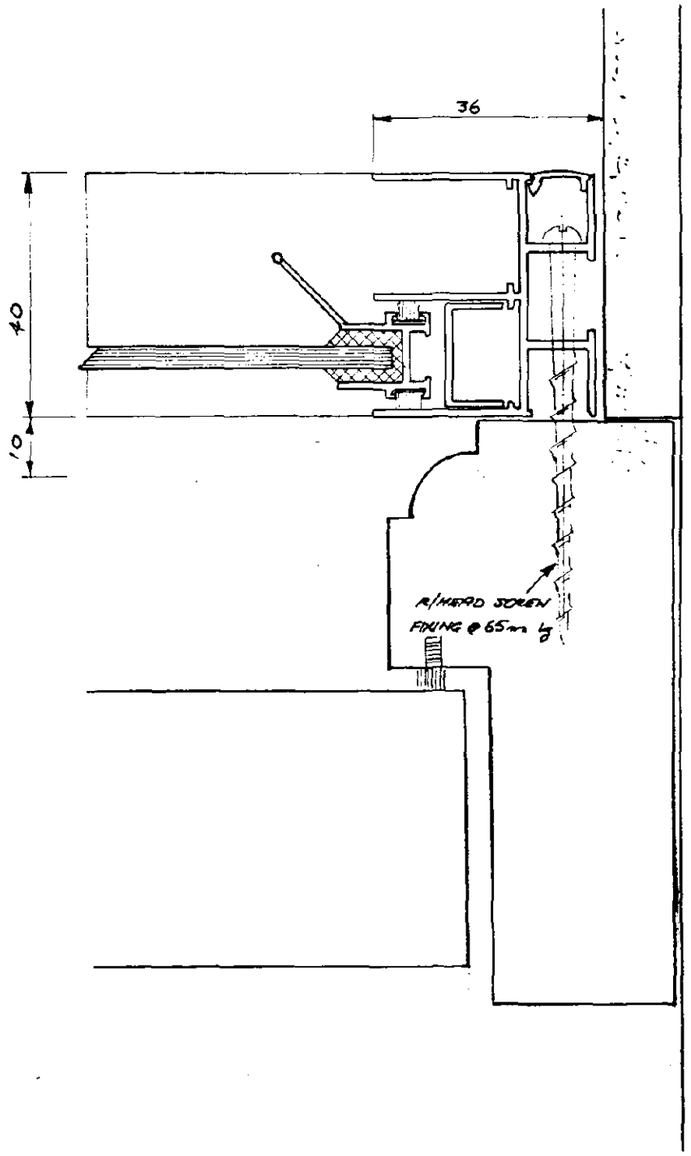
RESIDENTIAL DEVELOPMENT
34-36 DOUBLE STREET
SPALDING

Secondary Glazing Typical Sectional Details For Box Sash Window Frames

REV A'. PACKERS & TRICKLE VENTS REMOVED. SEPT '97

Scale	Drawn
1:1	Mark Rogers
Date AUG 97	No 96024/S3





SECONDARY WINDOW SPECIFICATION

2 No PANEL HORIZONTAL
SLIDING SECONDARY WINDOW
SYSTEM AS MANUFACTURED BY
DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH
TO ALUMINIUM FRAME
4mm LOW EMISSIVITY GLAZING.
HARDCOAT FINISH.

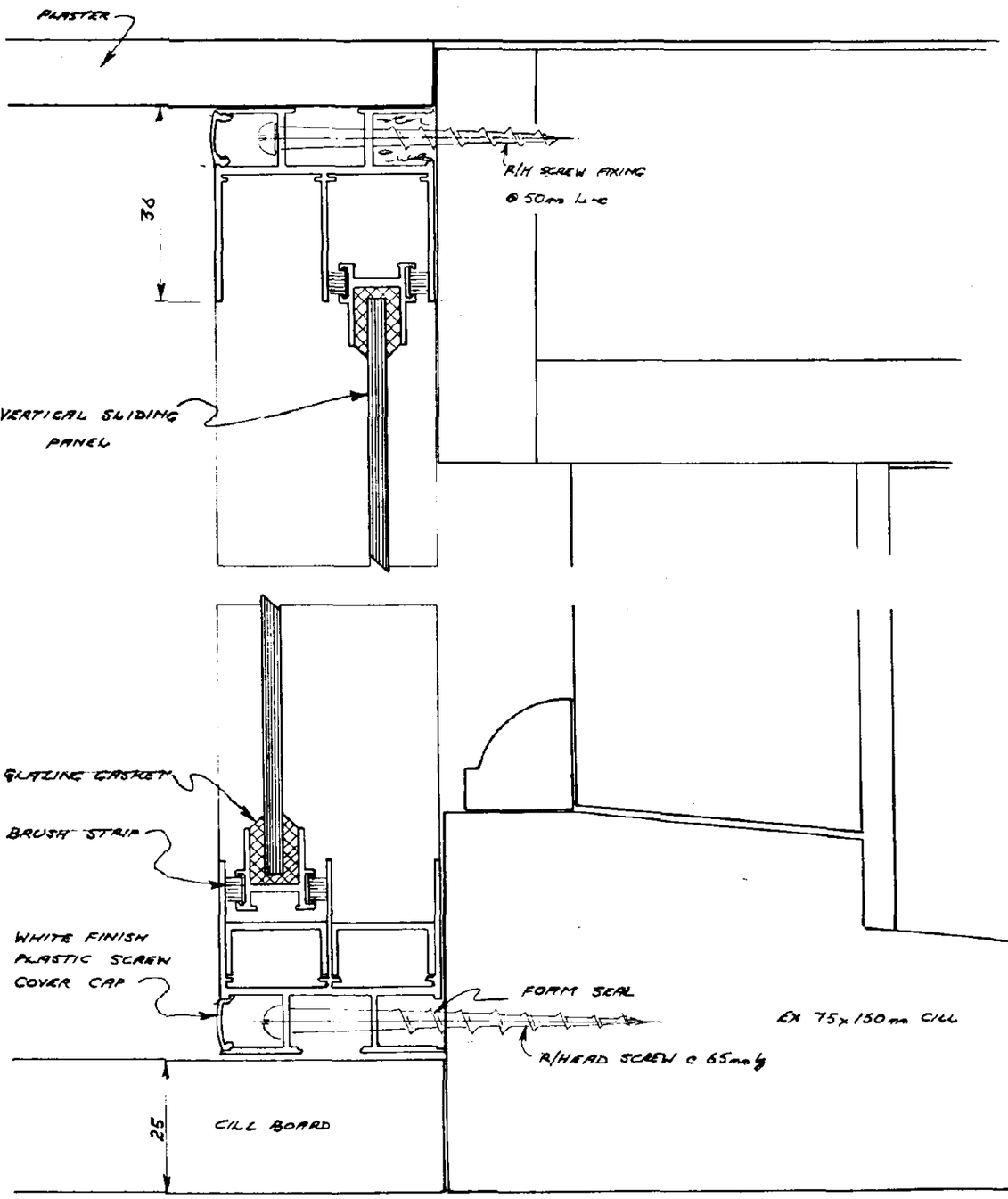
BROADGATE HOMES
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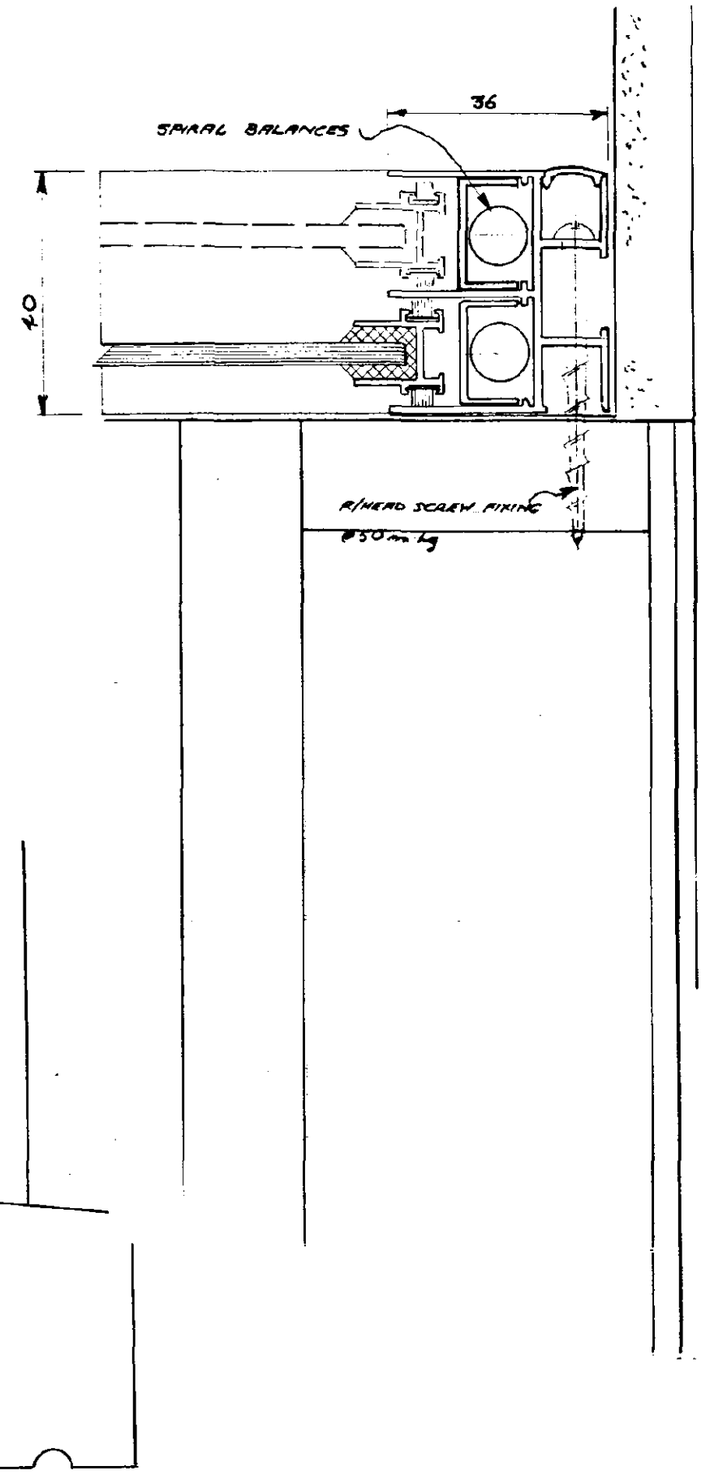
RESIDENTIAL DEVELOPMENT
34 36 DOUBLE STREET
SPALDING

Secondary Glazing Typical Sectional Details
Ground Floor Outward Opening Windows

REV 'A' SEPT '97 PACKERS & TRICKLE VENTS REMOVED.

Scale	Drawn
1:1	Mark Rogers
Date AUG '97	No 96024/S2





SECONDARY WINDOW SPECIFICATION

2 No PANEL VERTICAL
SLIDING SECONDARY WINDOW
SYSTEM AS MANUFACTURED BY
DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH
TO ALUMINIUM FRAME
4mm LOW EMISSIVITY GLAZING
HARDCOAT FINISH.

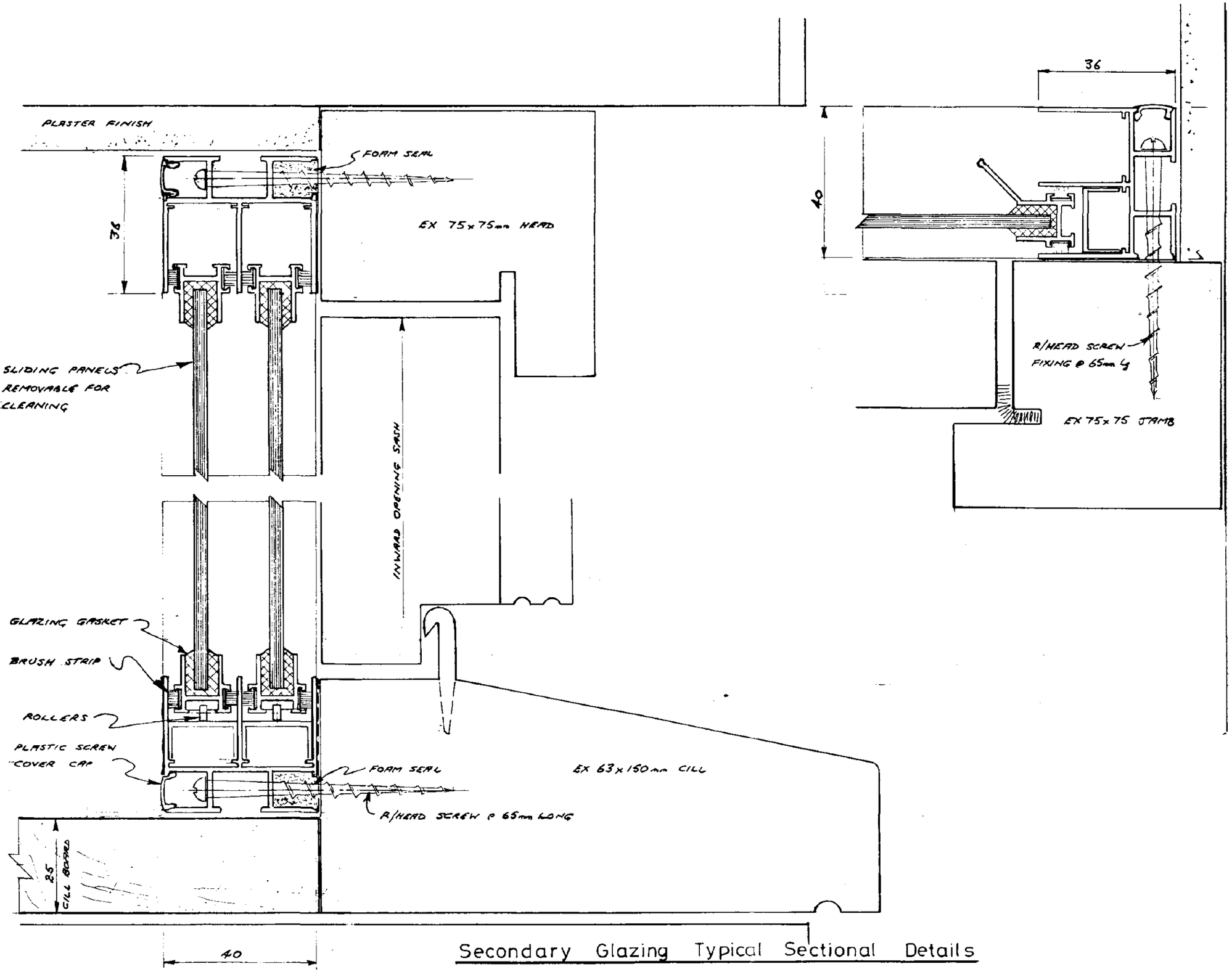
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Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

RESIDENTIAL DEVELOPMENT
34-36 DOUBLE STREET
SPALDING

Secondary Glazing Typical Sectional Details For Box Sash Window Frames

REV A - PACKERS & TRICKLE VENTS REMOVED. SEPT '97

Scale	Drawn
1:1	Mark Rogers
Date AUG 97	No 96024/S3



SECONDARY WINDOW SPECIFICATION

2 No PANEL HORIZONTAL SLIDING SECONDARY WINDOW SYSTEM AS MANUFACTURED BY DURAFLEX (OR SIMILAR)
WHITE POWDER COAT FINISH TO ALUMINIUM FRAME.
4mm LOW EMISSIVITY GLAZING.
HARDCOAT FINISH.

NOTE:- 1 No WINDOW TO BE 3 No PANEL SLIDER

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RESIDENTIAL DEVELOPMENT
34–36 DOUBLE STREET
SPALDING

Secondary Glazing Typical Sectional Details
First Floor Inward Opening Windows

REV 'A' PACKERS & TRICKLE VENTS REMOVED SEPT '97

Scale	Drawn
1:1	Mark Rogers
Date AUG '97	No 96024/S1