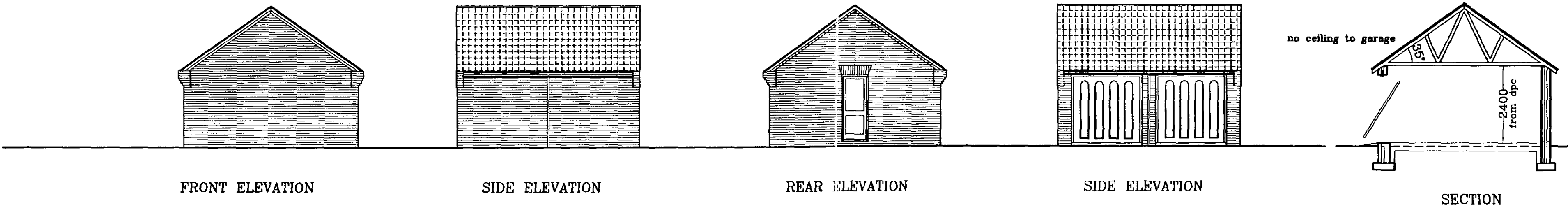
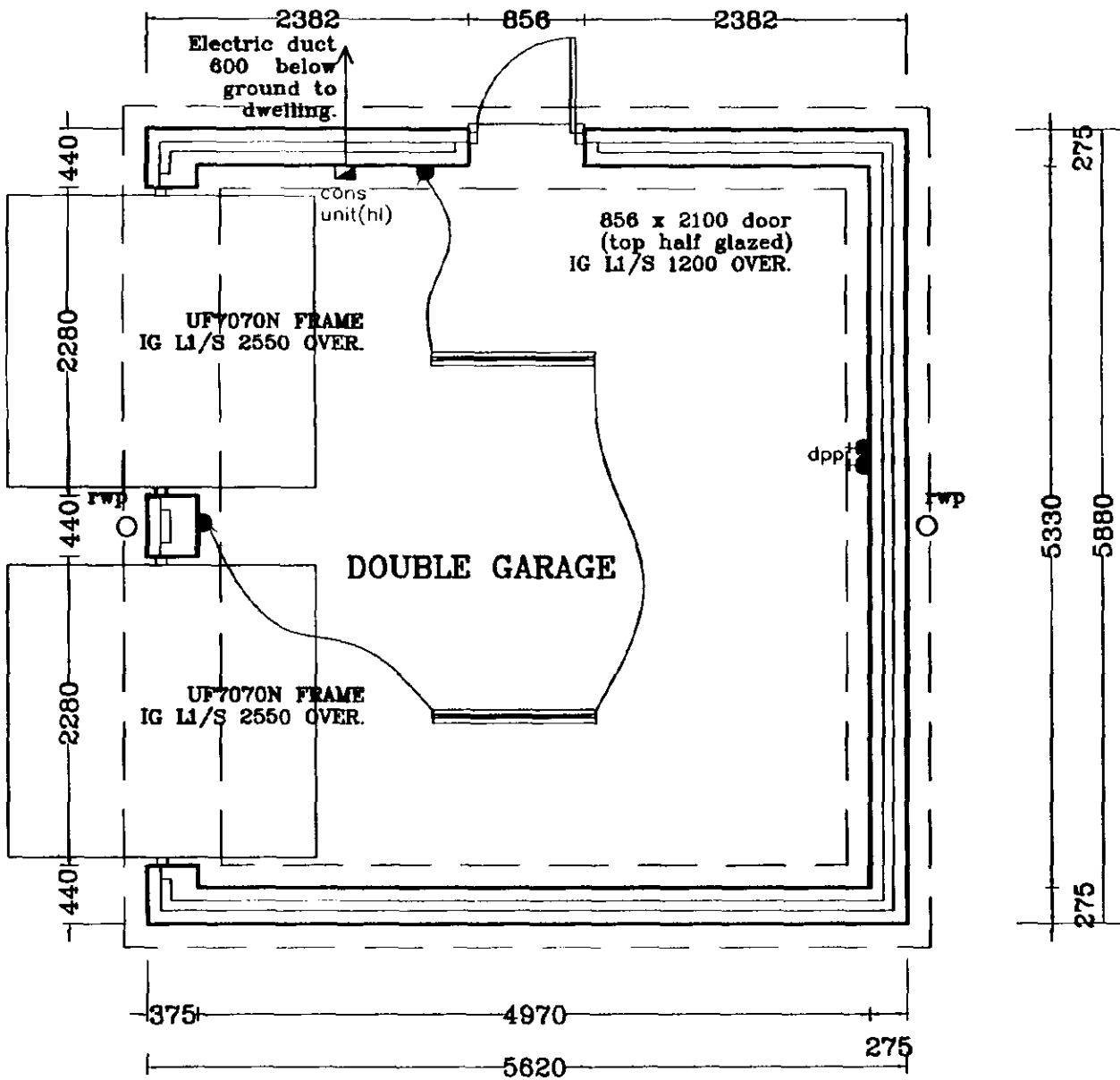
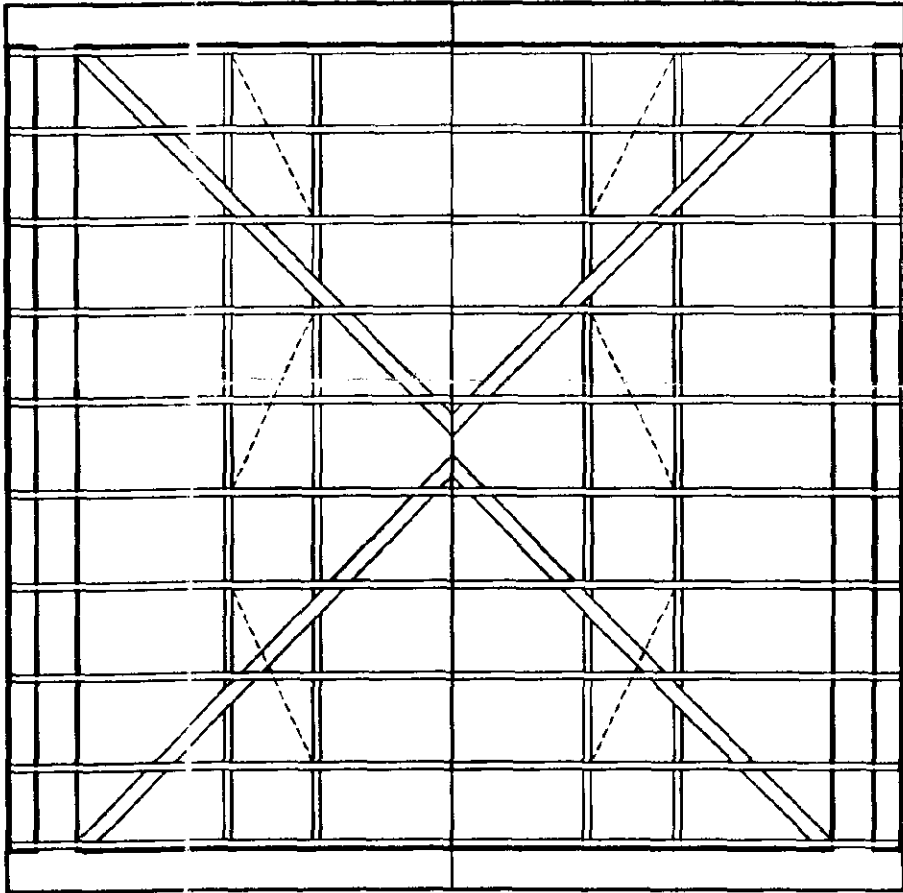


PUBLIC OPEN SPACE LOCATED BESIDE
DEVELOPMENT BOUNDARY TO FURTHER
SOFTEN AND FRAGMENT DEVELOPMENT
BESIDE OPEN COUNTRYSIDE

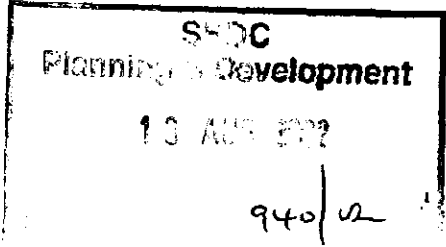




FLOOR LAYOUT



ROOF LAYOUT



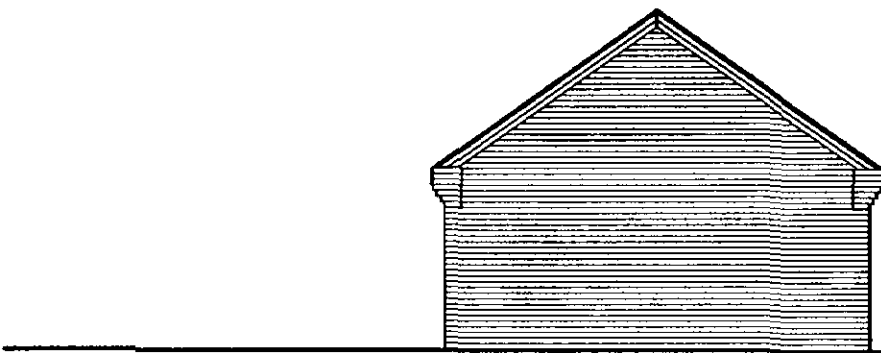
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE
STANDARD GARAGE

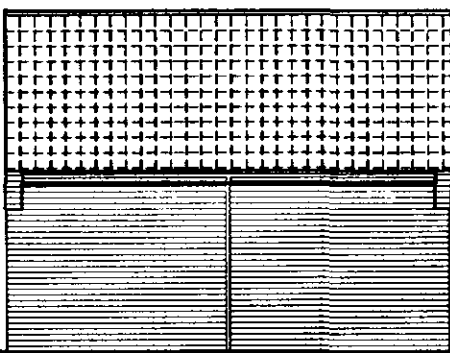
Plot 6.
OFF HORSESHOE ROAD,
SPALDING.

REV	DESCRIPTION	DATE	BY
a)	Changed to two lights.	21.09.01	ASZ
b)	Revisions relating to Part L Bldg Regs	16.04.02	JLH

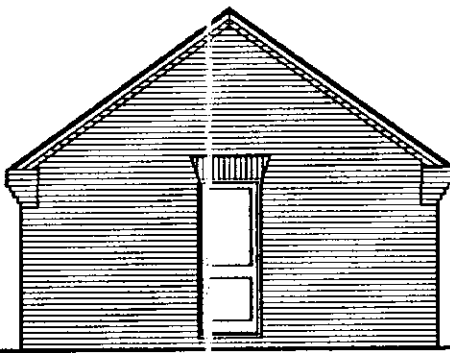
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1:50 1:100	A.S.Z
DATE	DRAWING No.
AUG '02	0119/6-03



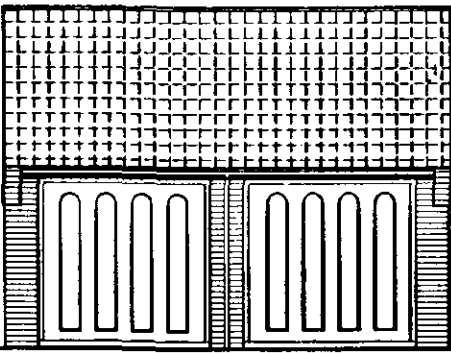
FRONT ELEVATION



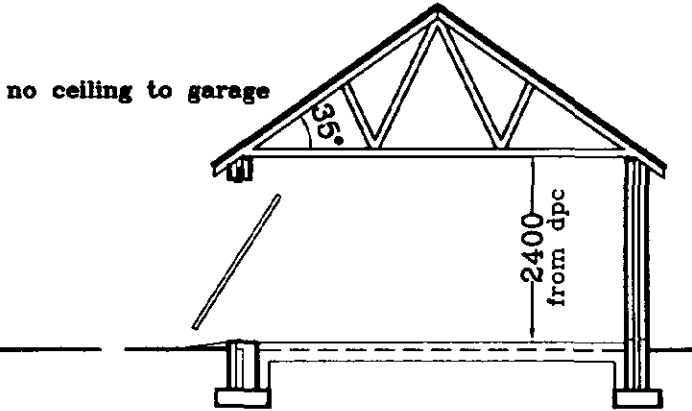
SIDE ELEVATION



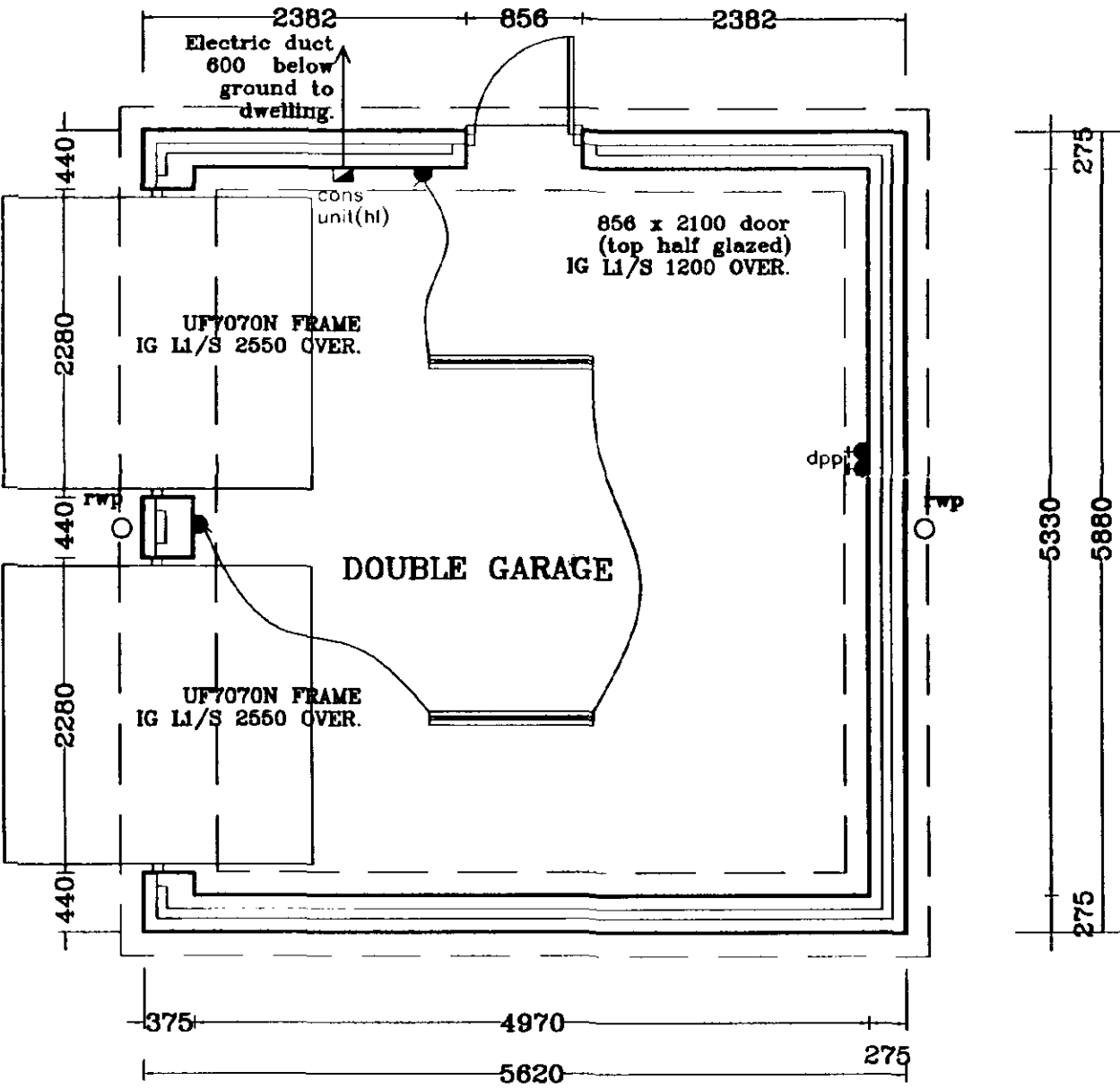
REAR ELEVATION



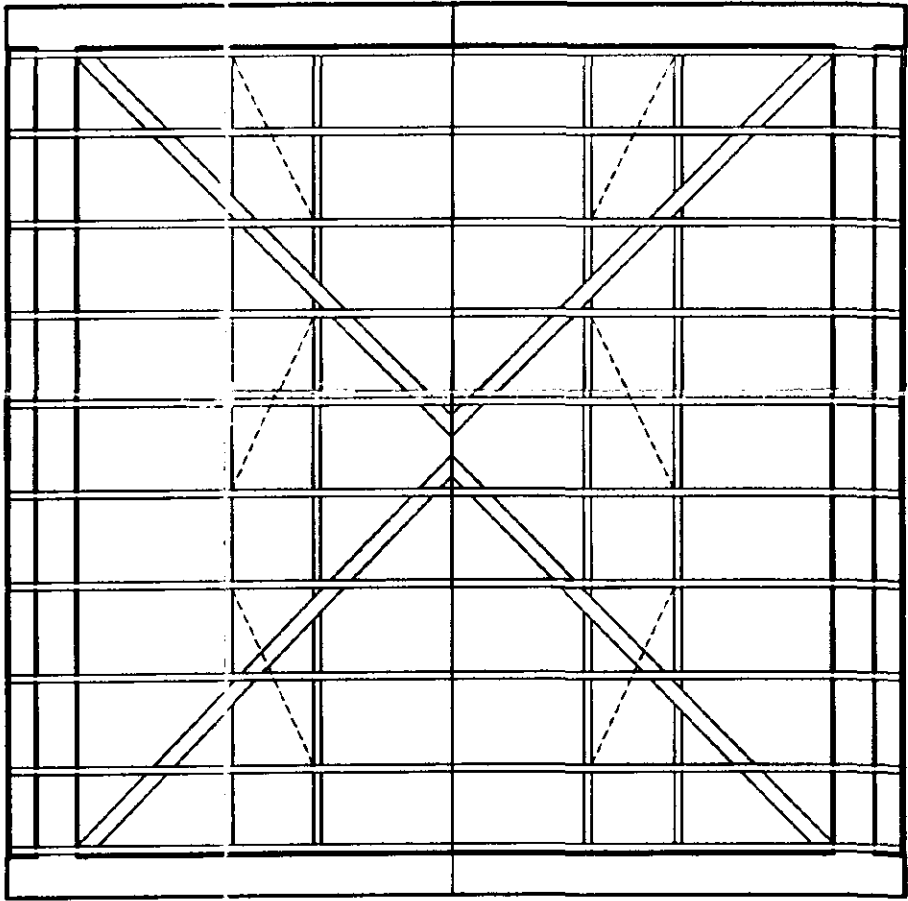
SIDE ELEVATION



SECTION



FLOOR LAYOUT



ROOF LAYOUT



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD GARAGE

Plot 6.
OFF HORSESHOE ROAD,
SPALDING.

REV	DESCRIPTION	DATE	BY
a)	Changed to two lights.	21.09.01	ASZ
b)	Revisions relating to Part L Bldg Regs	16.04.02	JLH

SCALE

1:50 1:100

DRAWN

A.S.Z

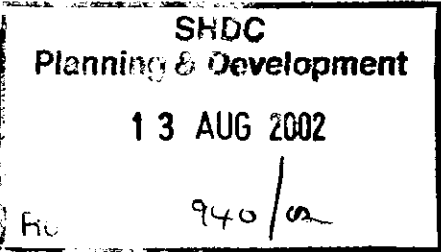
DATE

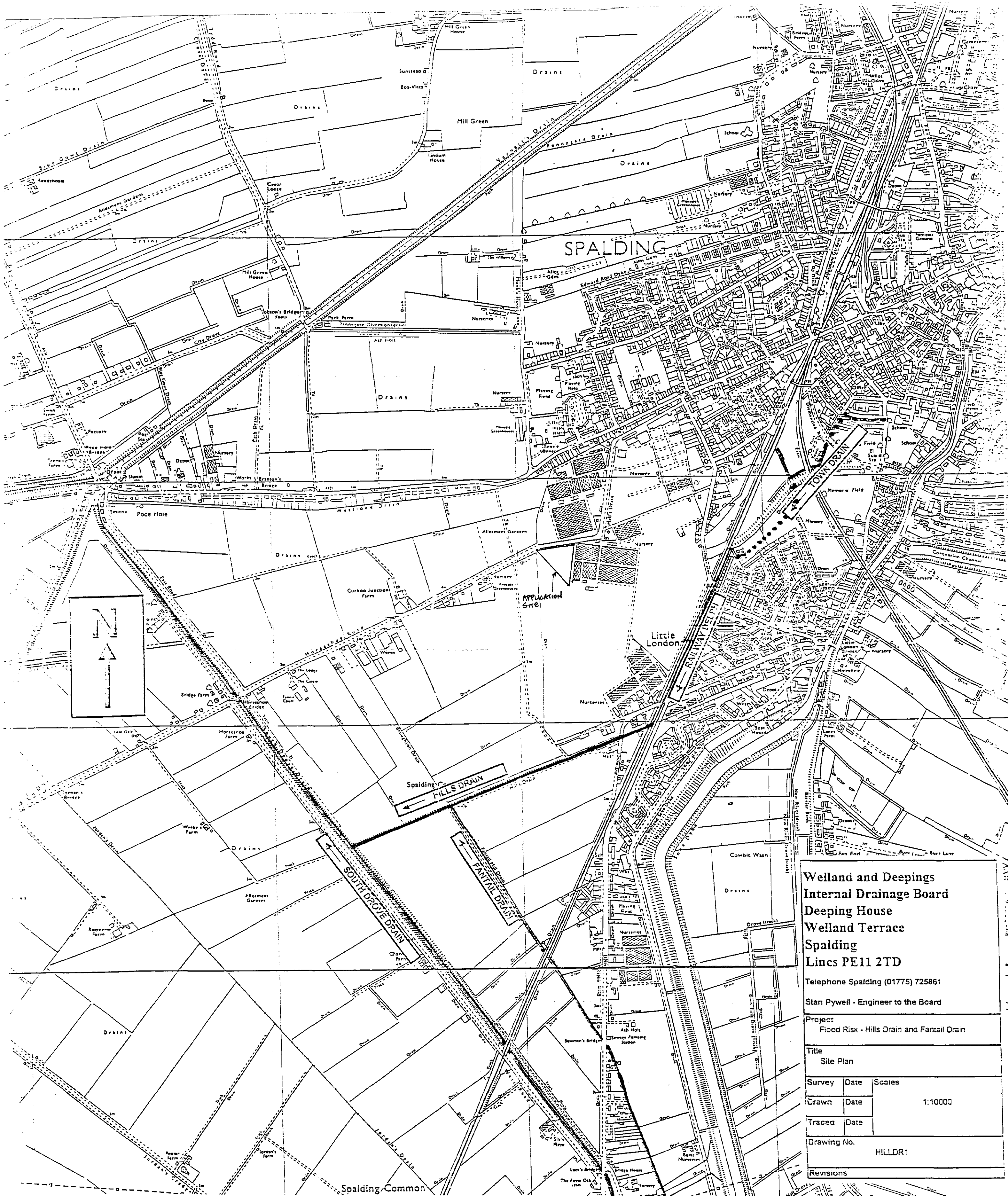
AUG '02

DRAWING No.

0119/6-03

DETERMINED
PLAN





**Welland and Deepings
Internal Drainage Board**
Deeping House
Welland Terrace
Spalding
Lincs PE11 2TD
Telephone Spalding (01775) 725861
Stan Pywell - Engineer to the Board

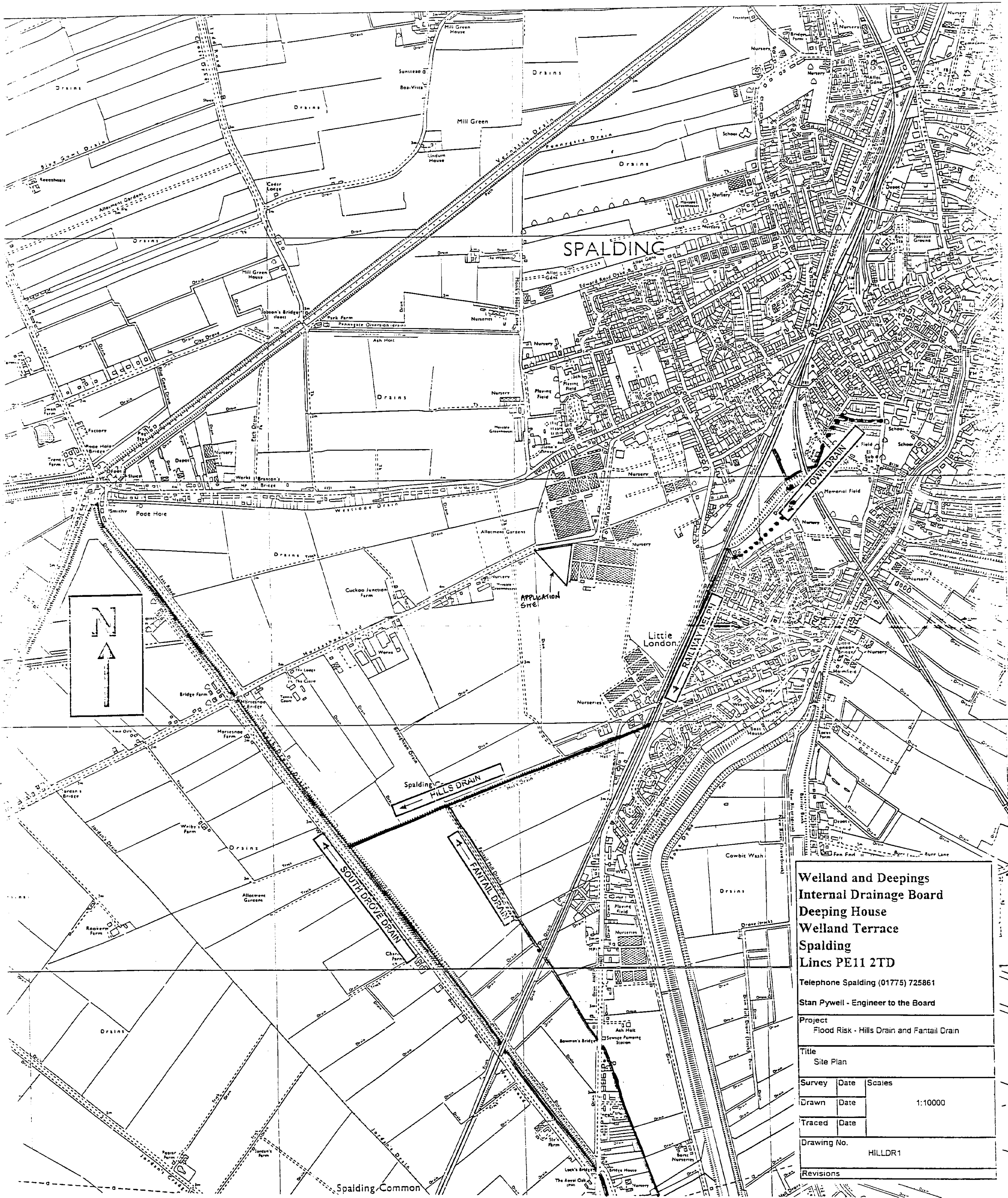
Project
Flood Risk - Hills Drain and Fantail Drain

Title
Site Plan

Survey	Date	Scale
Drawn	Date	1:10000
Traced	Date	

Drawing No.
HILLDR1

Revisions



**Welland and Deepings
Internal Drainage Board
Deeping House
Welland Terrace
Spalding
Lincs PE11 2TD**

Telephone Spalding (01775) 725861

Stan Pywell - Engineer to the Board

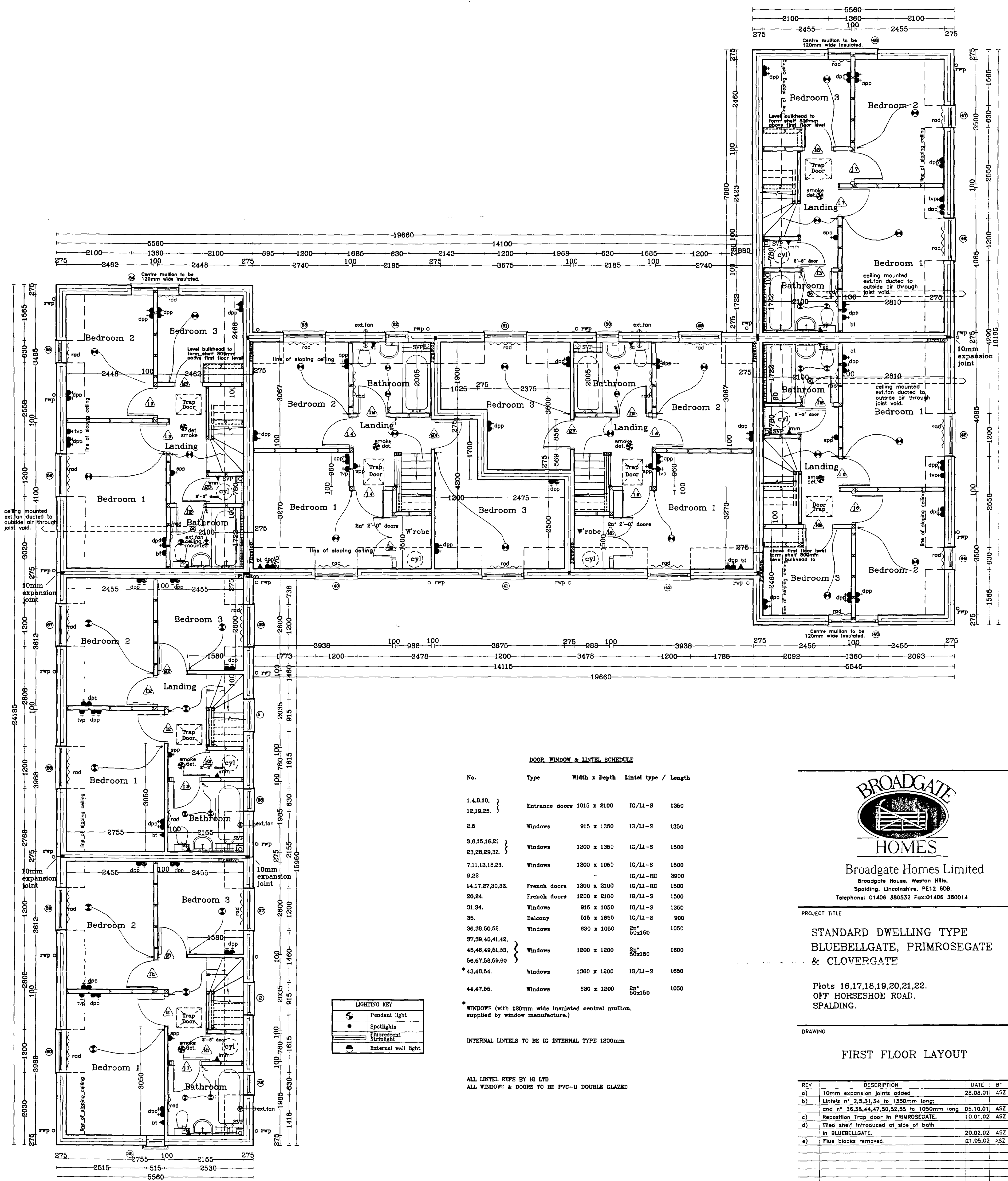
Project
Flood Risk - Hills Drain and Fantail Drain

Title
Site Plan

Survey	Date	Scales
Drawn	Date	1:10000
Traced	Date	

Drawing No. HILLDR1

Revisions



FIRST FLOOR LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1,4,8,10, 12,19,25.	Entrance doors	1015 x 2100	IG/LI-S	1350
2,5	Windows	915 x 1350	IG/LI-S	1350
3,6,15,16,21 23,28,29,32.	Windows	1200 x 1350	IG/LI-S	1500
7,11,13,18,23.	Windows	1200 x 1050	IG/LI-S	1500
9,22		-	IG/LI-HD	3900
14,17,27,30,33.	French doors	1200 x 2100	IG/LI-HD	1500
20,24.	French doors	1200 x 2100	IG/LI-S	1500
31,34.	Windows	915 x 1050	IG/LI-S	1350
35.	Balcony	515 x 1850	IG/LI-S	900
36,38,50,52.	Windows	630 x 1050	2nd 50x150	1050
37,39,40,41,42.				
45,46,49,51,53, 56,57,58,59,60	Windows	1200 x 1200	2nd 50x150	1800
* 43,48,54.	Windows	1380 x 1200	IG/LI-S	1650
44,47,55.	Windows	630 x 1200	2nd 50x150	1050

* WINDOWS (with 120mm wide insulated central mullion, supplied by window manufacture.)

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm

ALL LINTEL REFS BY IG LTD
ALL WINDOW & DOORS TO BE PVC-U DOUBLE GLAZED

LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Strip light
	External wall light



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

PROJECT TITLE

STANDARD DWELLING TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FIRST FLOOR LAYOUT

REV	DESCRIPTION	DATE	BY
a)	10mm expansion joints added	28.08.01	ASZ
b)	Lintels n° 2,5,31,34 to 1350mm long and n° 36,38,44,47,50,52,55 to 1050mm long	05.10.01	ASZ
c)	Replacement Trap door in PRIMROSEGATE.	10.01.02	ASZ
d)	Tiled shelf introduced at side of bath in BLUEBELLGATE.	20.02.02	ASZ
e)	Flue blocks removed.	21.05.02	ASZ

SCALE

1:25 1:50 1:100

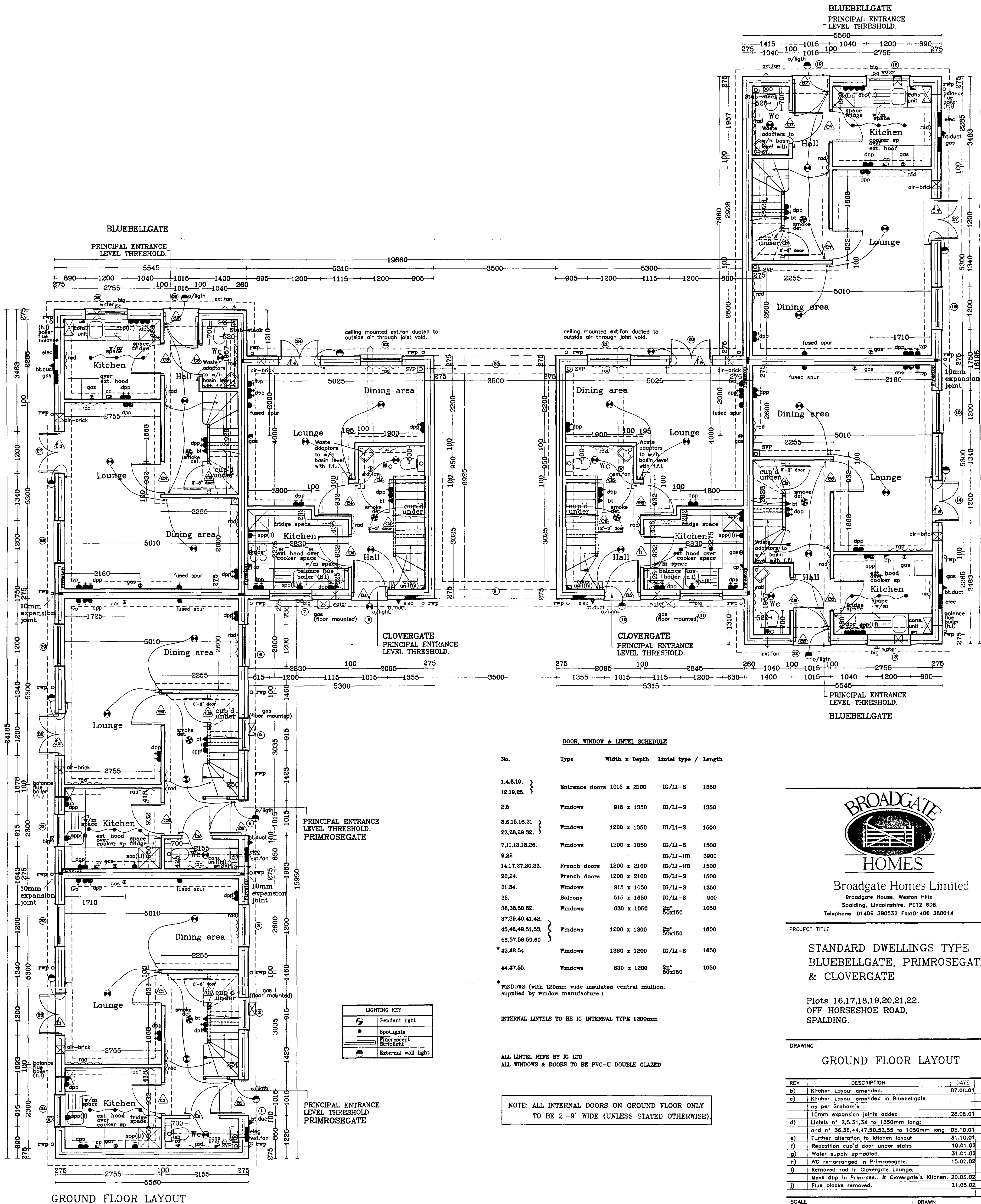
DATE

AUG 2002

DRAWING No.

0119/16,17,18,19,20,21,22-02

SHDC
Planning & Development
13 AUG 2002
Re: 940/02



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

PROJECT TITLE
**STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE**

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

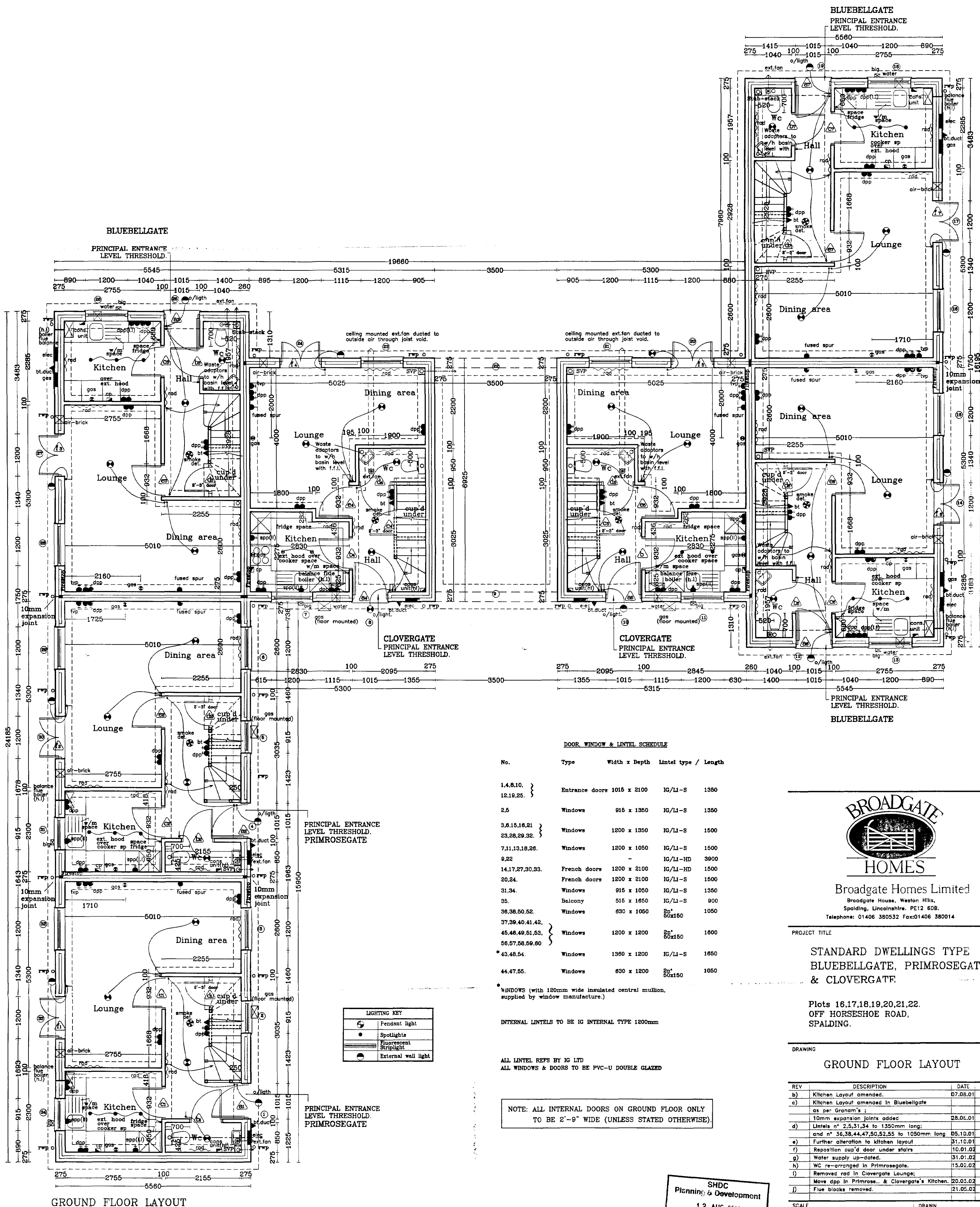
DRAWING			
GROUND FLOOR LAYOUT			
REV	DESCRIPTION	DATE	E
a)	Kitchen Layout amended.	07.08.01	A
b)	Kitchen Layout amended in Bluebellgate		
c)	as per Graham's		
	10mm expansion joints added	28.08.01	A
d)	Lintels n° 2,5,31,34 to 1350mm long;		
	and n° 36,38,44,47,50,52,55 to 1050mm long	05.10.01	A
e)	Further alteration to kitchen layout	31.10.01	A
f)	Reposition cup'd door under stairs	10.01.02	A
g)	Water supply up-dated.	31.01.02	A
h)	WC re-arranged in Primrosegate.	15.02.02	A
i)	Removed rad in Clovergate Lounge;		
	Move dpp in Primrose. & Clovergate's Kitchen.	20.03.02	A
j)	Flue blocks removed.	21.05.02	A

SCALE
1:25 1:50 1:100 A.S.Z

DATE
AUG 2002

DRAWING No.
0119/16,17,18,19,20,21,2.

SHDC
Planning & Development
13 AUG 2002
Re: 940/02



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

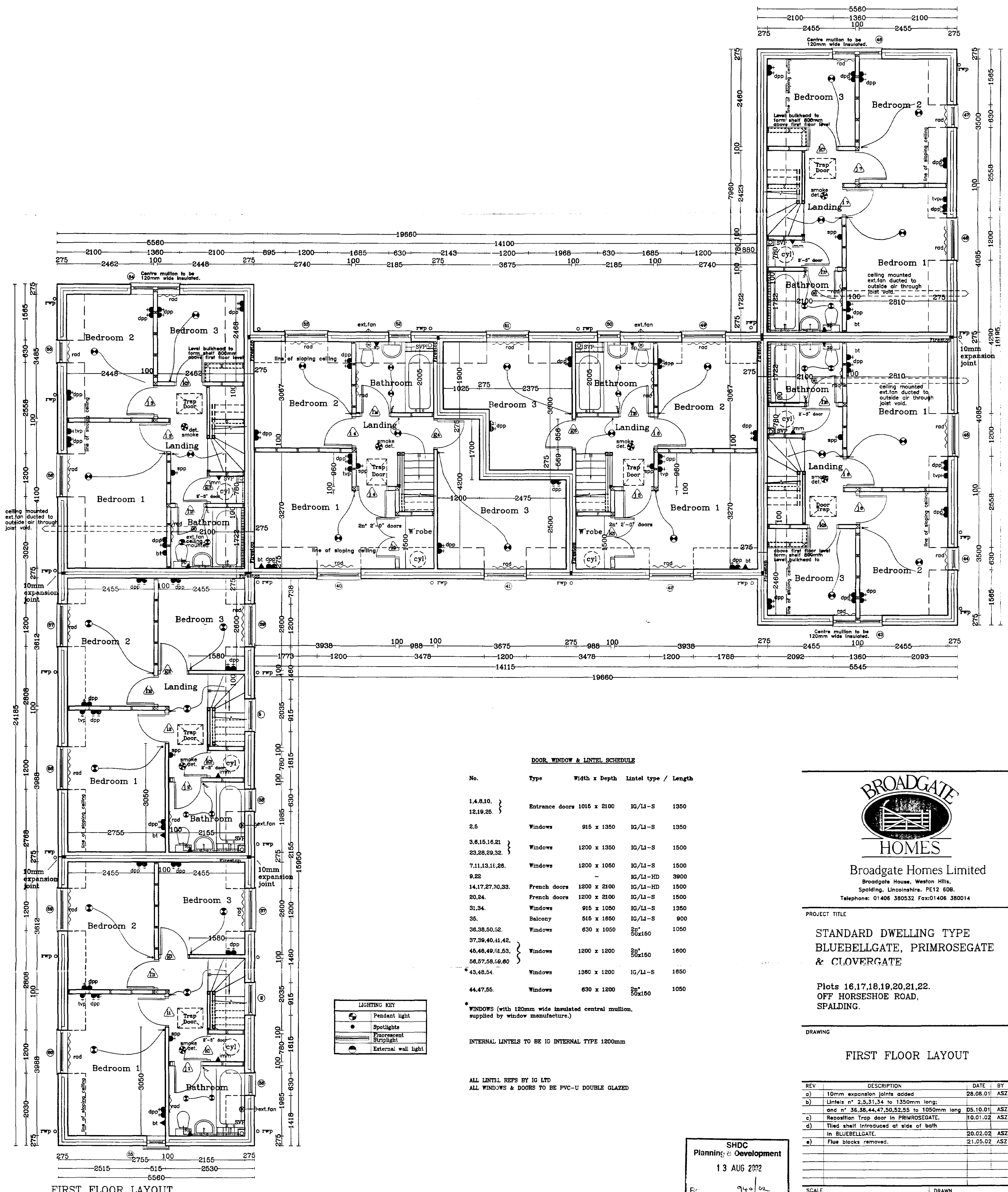
DRAWING

GROUND FLOOR LAYOUT

REV	DESCRIPTION	DATE	E
b)	Kitchen Layout amended.	07.08.01	A
c)	Kitchen Layout amended in Bluebellgate as per Gram's ;		
	10mm expansion joints added	28.06.01	A
d)	Lintels n° 2,5,31,34 to 1350mm long; and n° 36,38,44,47,50,52,55 to 1050mm long	05.10.01	A
e)	Further alteration to kitchen layout	31.10.01	A
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SCALE
1:25 1:50 1:100
DATE
AUG 2002

DRAWN
A.S.Z
DRAWING No.
0119/16,17,18,19,20,21,22



FIRST FLOOR LAYOUT

FIRST FLOOR LAYOUT

REV	DESCRIPTION	DATE	BY
a)	10mm expansion joints added	28.08.01	ASZ
b)	Lintels n ^o 2,5,31,34 to 1350mm long; and n ^o 36,38,44,47,50,52,55 to 1050mm long	05.10.01	ASZ
c)	Replacement Trap door in PRIMROSEGATE.	10.01.02	ASZ
d)	Tiled shelf introduced at side of bath in BLUEBELLGATE.	20.02.02	ASZ
e)	Flue blocks removed.	21.05.02	ASZ

SCALE	1:25	1:50	1:100
DATE	AUG 2002	DRAWING NO.	0119/16,17,18,19,20,21,22-0



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

PROJECT TITLE
**STANDARD DWELLING TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE**

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

LANDSCAPING SCHEDULE

Planting along site frontage and development boundary

Tree Planting	Hedge Planting	% mix
PA - Prunus Avium	Acer Campestre	5
PP - Prunus Padus	Cornus Sanguinea	2
PSA - Prunus Sargentii	Corylus Avellana	5
PSE - Prunus Serrula	Crataegus Monogyna	60
MD - Malus 'John Downie'	Ligustrum Vulgare	3
MP - Malus 'Profusion'	Lonicera Periclymenum	5
	Prunus Spinosa	10
	Rosa Canina	5
	Rhamnus Catharica	5

All trees to be 1.8 - 2.4 metre high standards, suitably staked and tied.

Planting to be in 2 rows 400mm apart. Plants to be staggered and spaced at 450mm apart. Use 3 yr old transplants (1+2) 450-600 mm high. Apply 65mm thick bark mulch along planting area.

Planting within scheme

Tree Planting	Hedge Planting
AC - Acer Campestre	PL - Prunus Lusitanica, planted at 600mm apart in single row, 450-600 mm high.
AD - Acer Platanoides 'drummondii'	
BP - Betula Pendula	
FS - Fagus Sylvatica	
MT - Malus 'Tschonoskii'	
	Ground Cover
	VM - Vinca Major, planted at 750 mm ctrs.

All trees to be 1.8 - 2.4 metre high standards, suitably staked and tied.

BOUNDARY TREATMENT

G10 - 1.0 metre high galvanised fencing.
P18 - 1.8 metre high palisade post and rail.
PR15 - 1.5 metre high timber post and rail.
VB18 - 1.8 metre high vertical board fence
PG - 900mm wide personnel gates (filled with sheet-pile)

Side plot boundaries defined by 450mm high conc post and wire

TODDLERS PLAY AREA SCHEDULE

(ref: Record Play Equipment Ltd)

A- RP691	Wisp playtime unit comprising: 1.0 m platform height to slide, glacier entry, arched ladder and sailors climb.
B- RP161	Swingmaster, 1 seat (cradle).
C- RP278	Puppy springer
D- RP392	1.0 m high combined gate comprising: self-closing pedestrian gate + lockable maintenance gate.
E- RP321	Abbey bench
G- RP328	Minster litter bin
G10- RP399	Galvanised guardrail fencing, 1.0 m high mild steel Box section.

Surfacing below all play equipment to comprise: 45mm thick rubber crumb insitu surfacing (black) retained by concrete edging flush with finished ground level. Other surfacing within TPA to be grass seeded.



LANDSCAPE BELT ALONG SITE FRONTAGE AND DEVELOPMENT BOUNDARY COMPRISING OF A TREE LINE SET INSIDE A NATIVE HEDGEROW. REFER TO SCHEDULE FOR DETAILS.

PUBLIC OPEN SPACE LOCATED BESIDE DEVELOPMENT BOUNDARY TO FURTHER SOFTEN AND FRAGMENT DEVELOPMENT. BESIDE OPEN COUNTRYSIDE.

DEVELOPMENT BOUNDARY

DEVELOPMENT LAYOUT

development currently under construction by persimmon homes

INSTALL NEW 1.8M FOOTPATH ALONG SITE FRONTAGE AND LINK TO BROADWAY

existing mature hawthorn hedge

existing trees

existing 1.8m high vertical board fence

existing mature hawthorn

broadway

horseshoe road



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: 01408 380532 Fax: 01408 380014

PROJECT TITLE

Proposed Residential Development.
Plots 1-32. Off Horseshoe Road,
Spalding, Lincs.

DRAWING

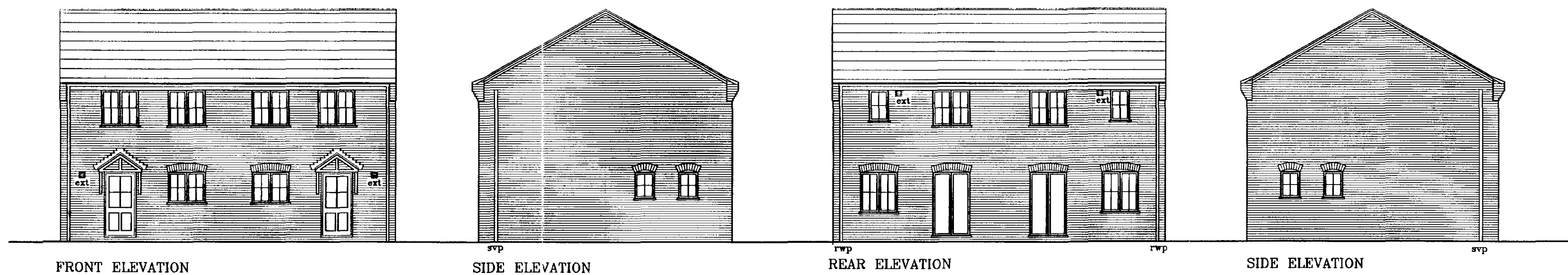
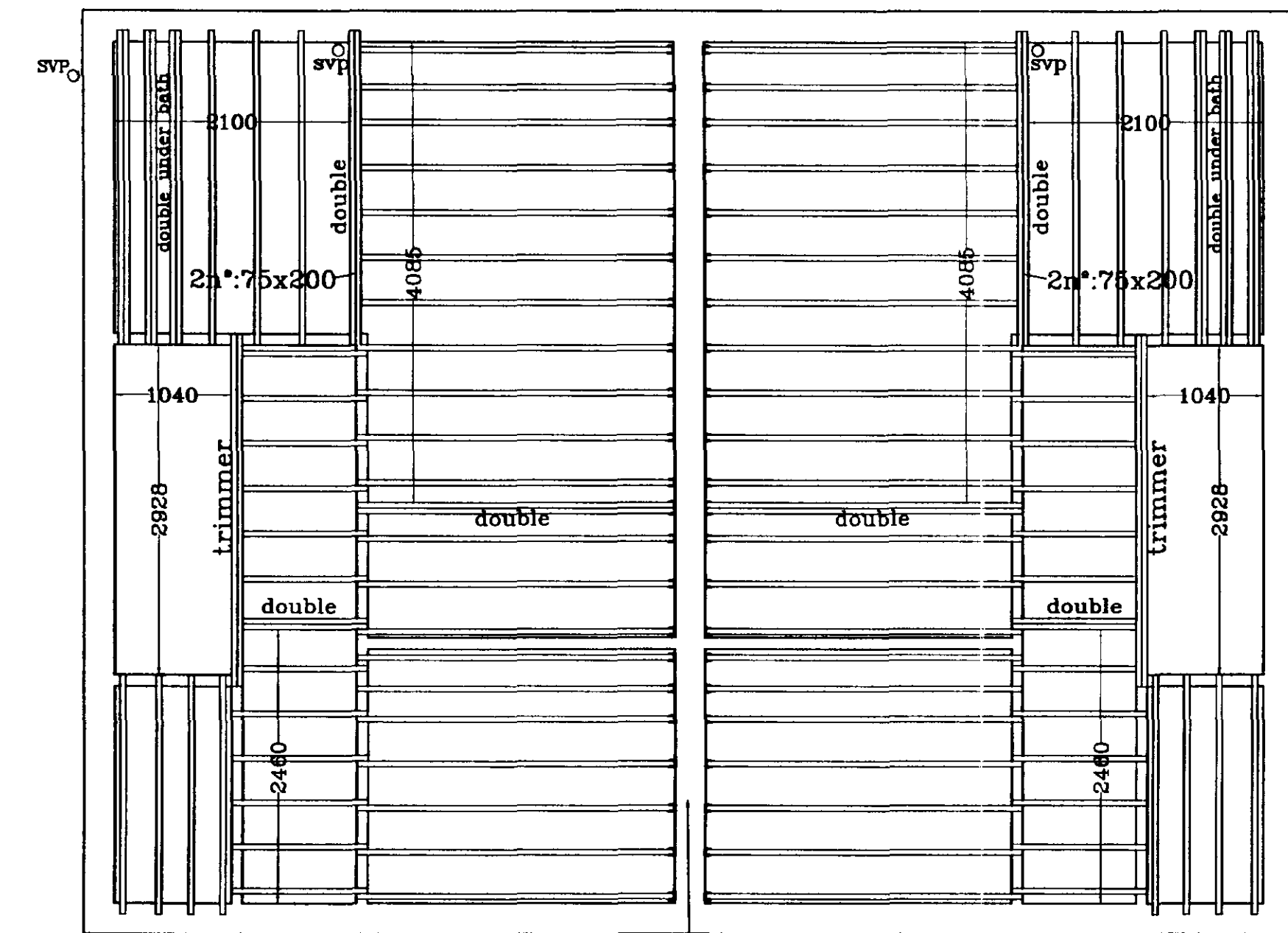
DEVELOPMENT
PLAN

REV	DESCRIPTION	DATE

SCALE 1 - 500

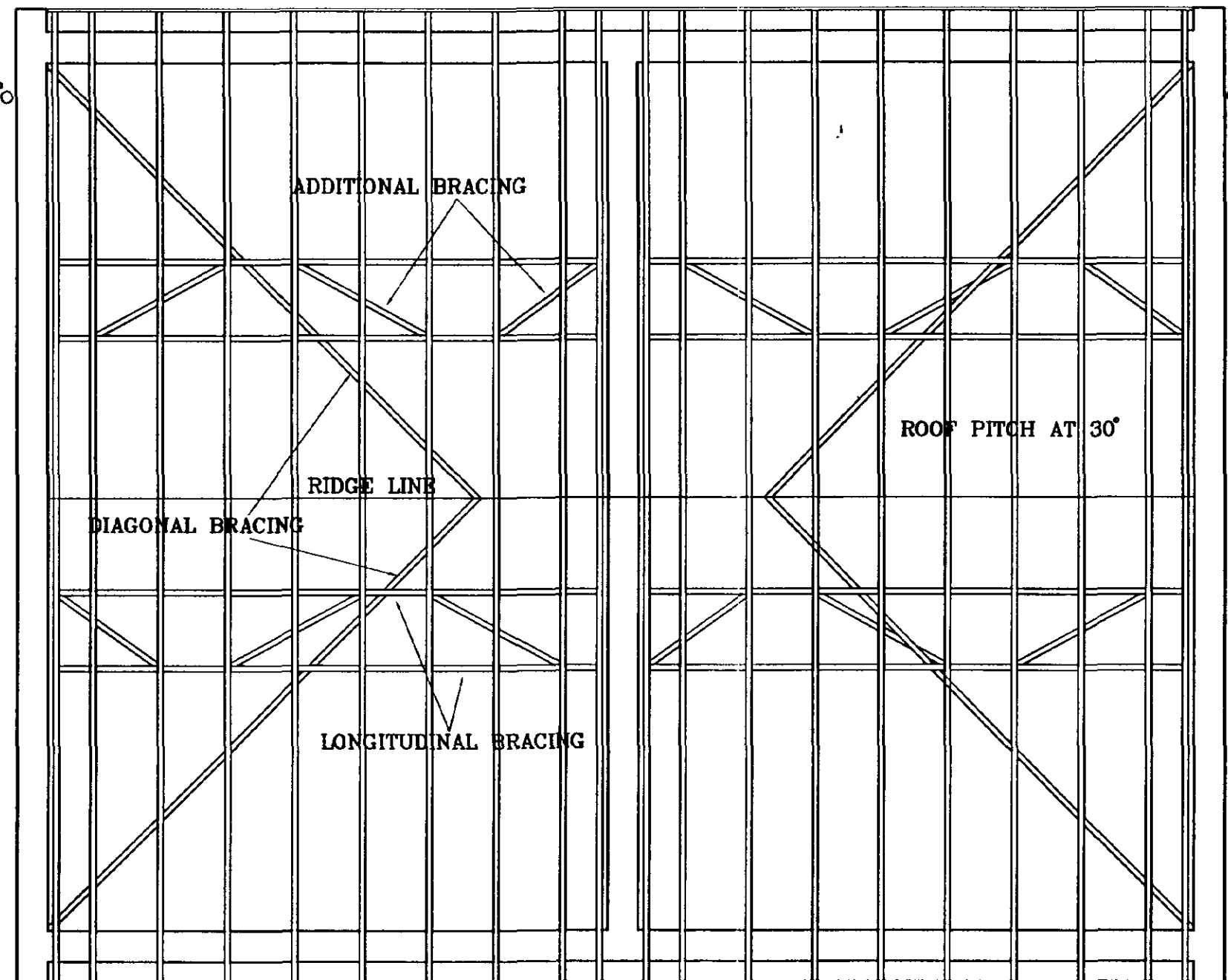
DATE August 2002 DRAWING No. 0119 - SL

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13 AUG 2002
Ref 940/02.



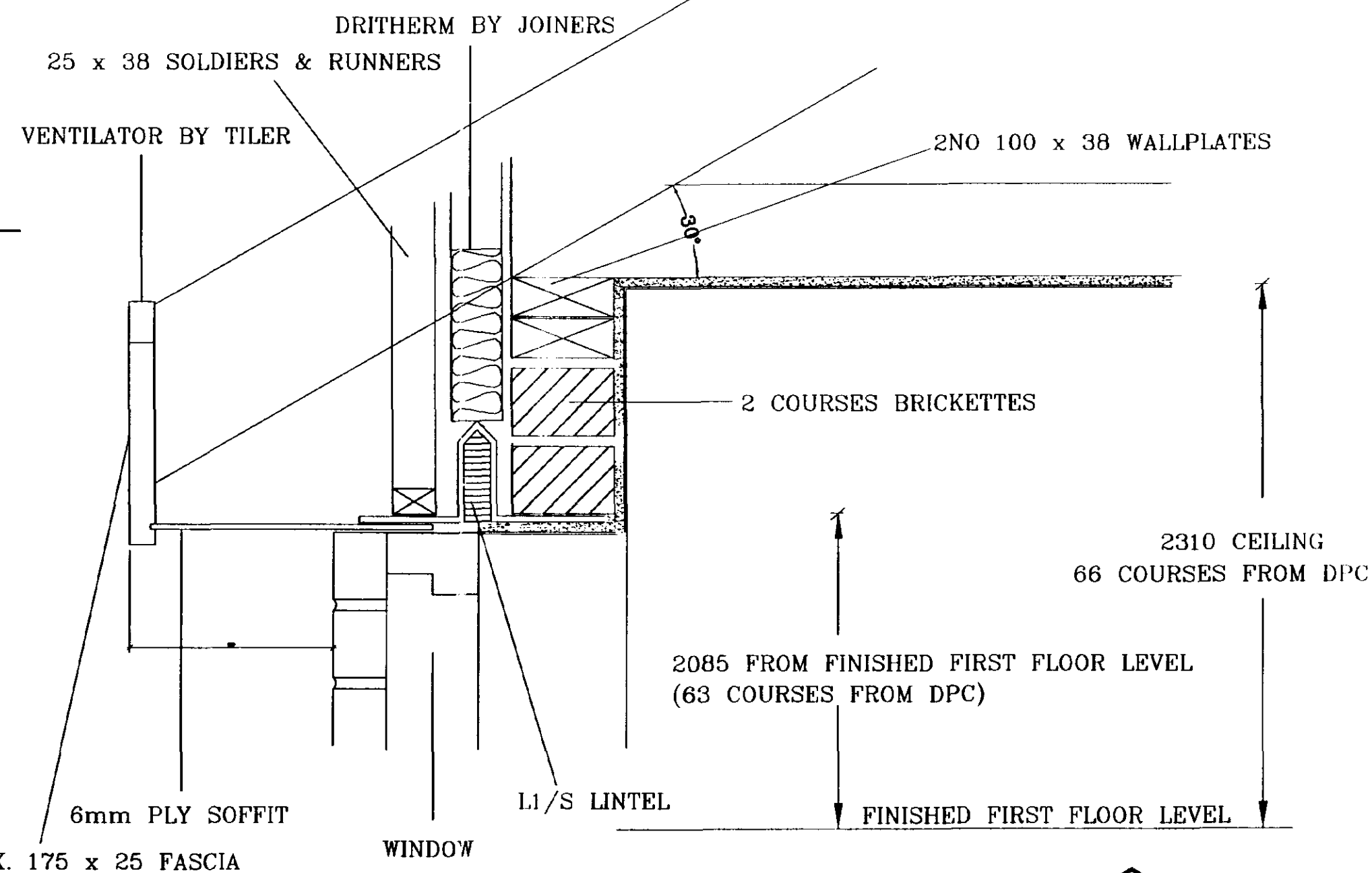
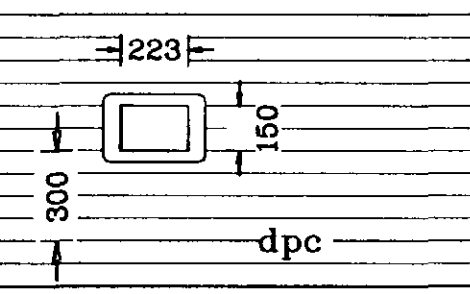
JOIST LAYOUT

joist hangers to party wall



ROOF LAYOUT

TRUSSES AT 600 CTRS

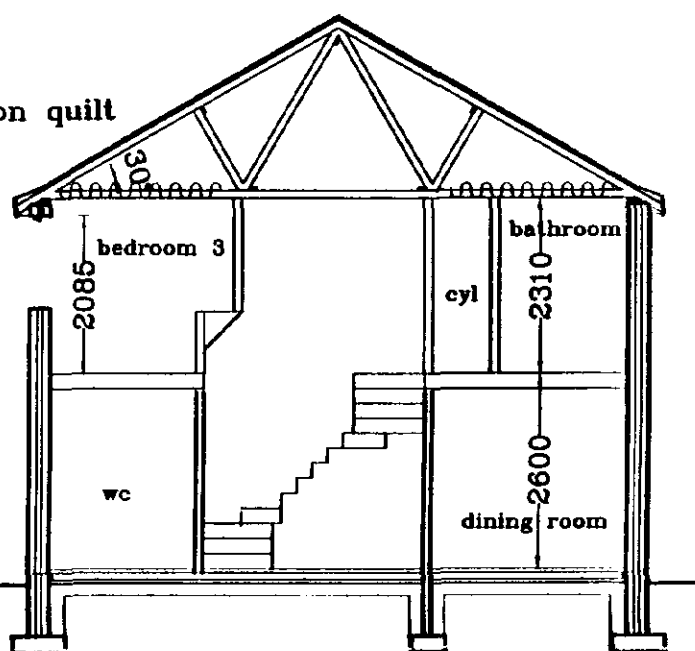


ELEVATION OF WATER INTEx BOX

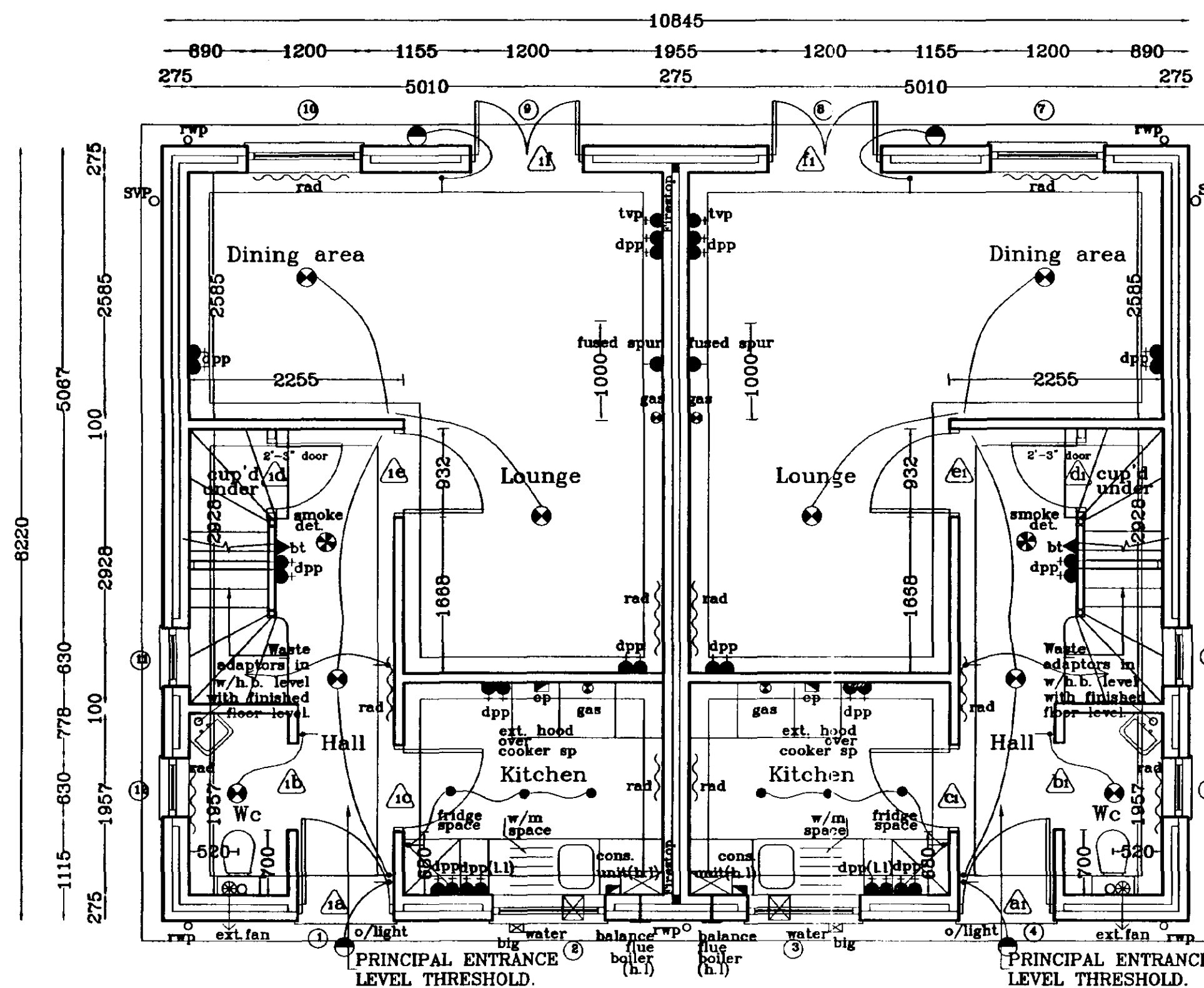
LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent
	External wall light

PROVIDE CELOTEX INSULATION UPSTAND AT EXTERNAL WALL PERIMETER TO UNDERSIDE OF SCREED (min 25mm).

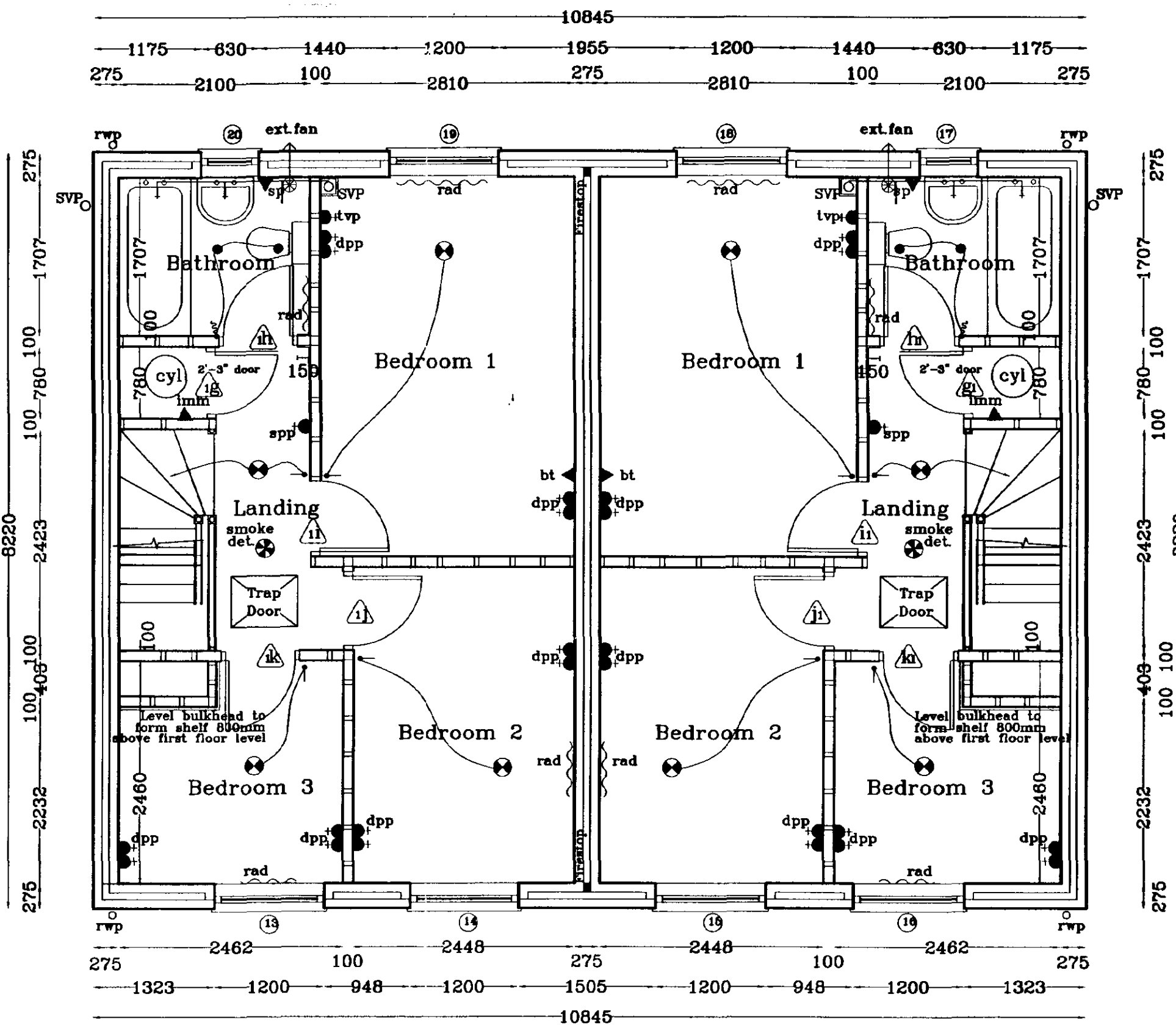
200mm thick insulation quilt over entire roof space.



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



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Lenght
1	DOOR	1015 x 2100	L1-S 75 1350
2	WINDOW	1200 x 1015	L1-S 75 1500
3	WINDOW	1200 x 1015	L1-S 75 1500
4	DOOR	1015 x 2100	L1-S 75 1350
5	WINDOW	630 x 900	L1-S 75 1050
6	WINDOW	630 x 900	L1-S 75 1050
7	WINDOW	1200 x 1350	L1-HD 75 1600
8	FRENCH DOORS	1200 x 2100	L1-S 75 1500
9	FRENCH DOORS	1200 x 2100	L1-S 75 1500
10	WINDOW	1200 x 1350	L1-S 75 1500
11	WINDOW	630 x 900	L1-S 75 1050
12	WINDOW	630 x 900	L1-S 75 1050
13	WINDOW	1200 x 1200	L1-S 75 1500
14	WINDOW	1200 x 1200	L1-S 75 1500
15	WINDOW	1200 x 1200	L1-S 75 1500
16	WINDOW	1200 x 1200	L1-S 75 1500
17	WINDOW	630 x 1050	L1-S 75 1050
18	WINDOW	1200 x 1200	L1-S 75 1500
19	WINDOW	1200 x 1200	L1-S 75 1500
20	WINDOW	630 x 1050	L1-S 75 1500

OPENING SASHES TO HABITABLE ROOMS AT FIRST FLOOR LEVEL TO COMPLY WITH BUILDING REGULATIONS DOCUMENT PART 3, ALLOWING A MINIMUM CLEAR OPENING SIZE OF 450 x 735mm

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom.
All internal lintels to be IG Internal type.



Broadgate Homes Limited

Broadgate House, Weston Hills,

Spalding, Lincolnshire. PE12 6BB

Telephone: 01406 380532 Fax: 01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
BLUEBELLGATE 2

Plots 10,11; 12,13; 14,15; 23,24.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

WORKING DRAWINGS

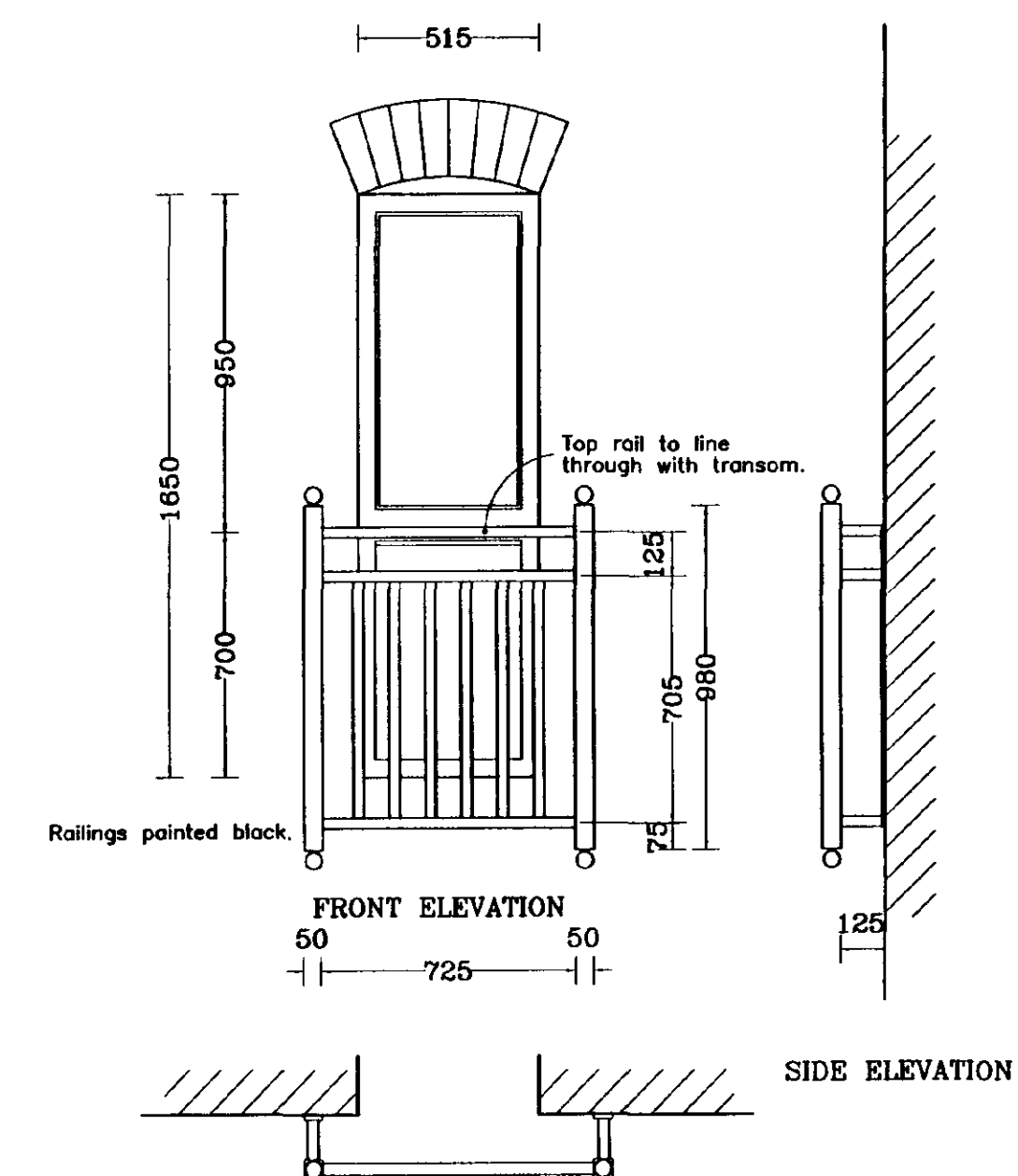
FLOOR LAYOUTS & ELEVATIONS

REV	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100
DRAWN JV

DATE AUG 2002
DRAWING No. 0119/10,11; 12,13; 14,15; 23,24-01

SHDC
Planning & Development
13 AUG 2002
940/2



PLAN VIEW
DETAIL OF WINDOW 35.

All front canopies over principal entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.

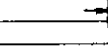


Diagram showing the elevation of a water intake box. The box is rectangular with a width of 223 and a height of 150. The total height of the structure is 300. The distance from the bottom of the box to the ground level is labeled 'dpc'.



PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

SUPERSEDED

SHDC
Planning & Development
13 AUG 2002
940/2

[illegible]

SCALE
1:100

DATE	11/11/2011
DRAWN	

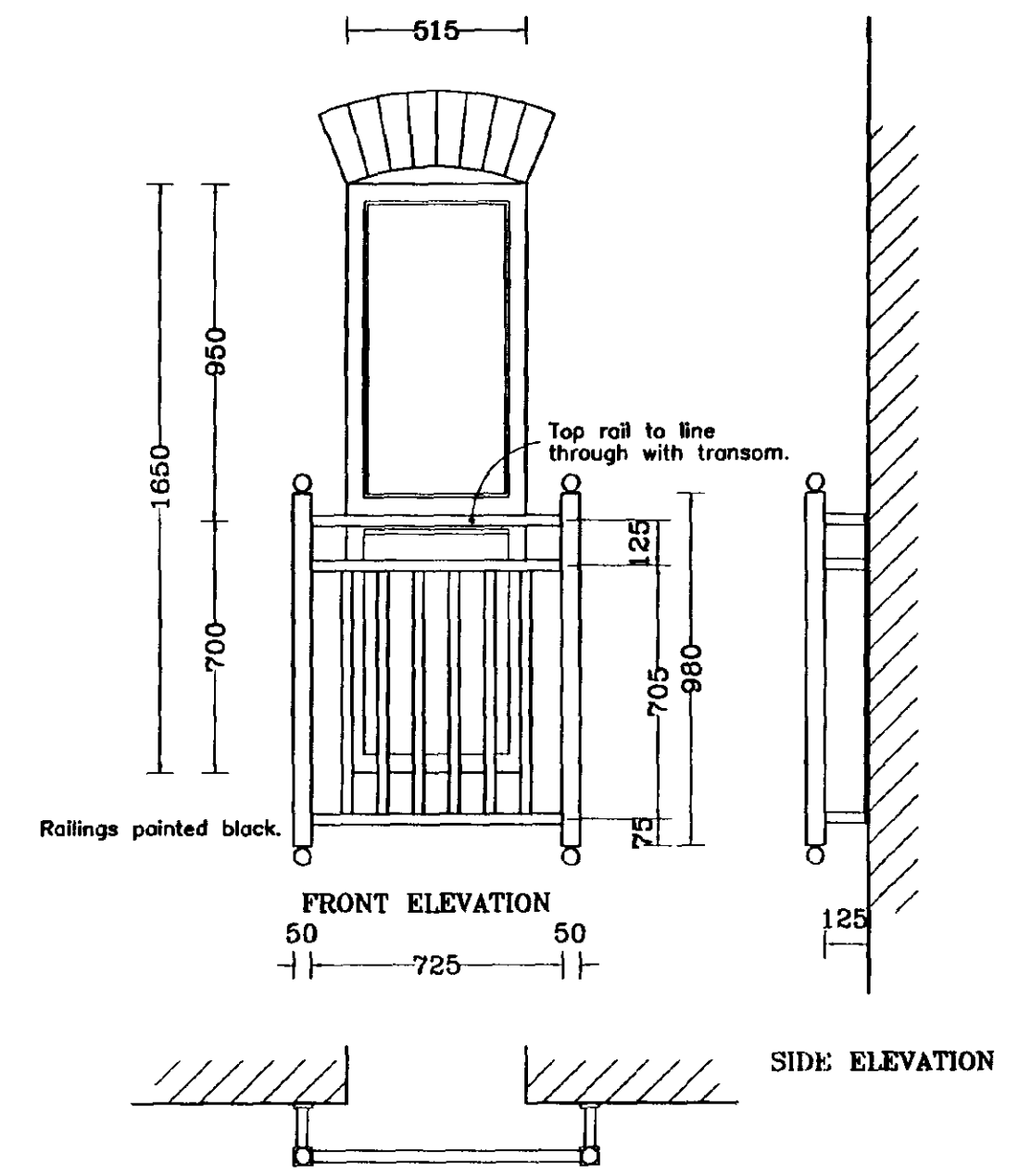
DATE _____

DRAWING No.

AUG 2002

0119/16,17,18,19,20,21,22-03

A circular diagram showing a cross-section of a wall with horizontal courses. A diagonal line represents a dog-tooth dentil course. The wall thickness is labeled as 25, and the height of the dentil course is labeled as 685. The text "Dog-tooth dentil courses." is written next to the diagram.

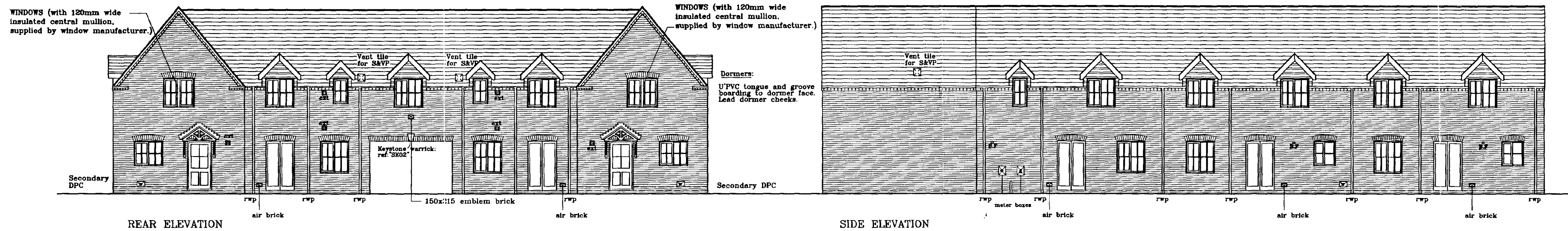


NOTE:
Boiler to have satisfactory efficiency to
comply with Part L1 revised 2002

NOTE:
All external glazing to be low emmissivity glass

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.

All front canopies over principal
entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.



PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

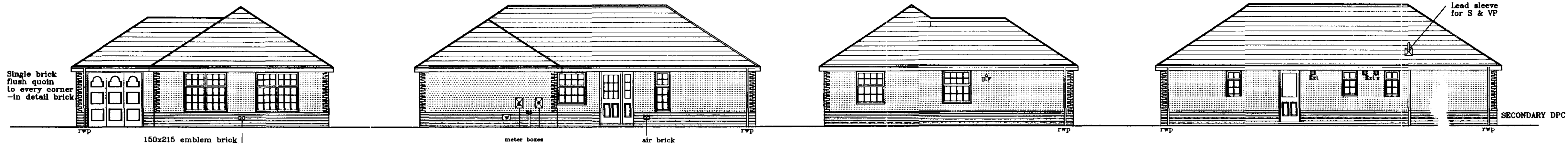
SUPERS

[illegible]

SHDC
Planning & Development
13 AUG 2002
940/2

SCALE		DRAWN	
1:100			
DATE		DRAWING No.	
AUG 2002		0119/16,17,18,19,20,21,22-03	

NOTE ONE COURSE OF BRICKS BETWEEN WINDOW HEAD AND SOFFITS



FRONT ELEVATION

SIDE ELEVATION

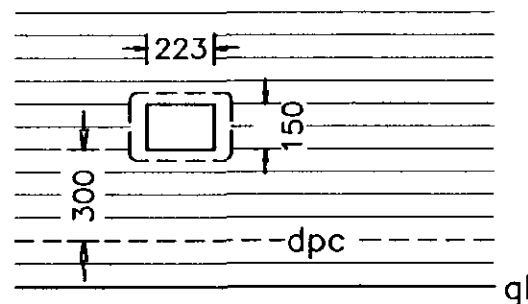
REAR ELEVATION

SIDE ELEVATION

NOTE: ALL INTERNAL DOORS TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE).

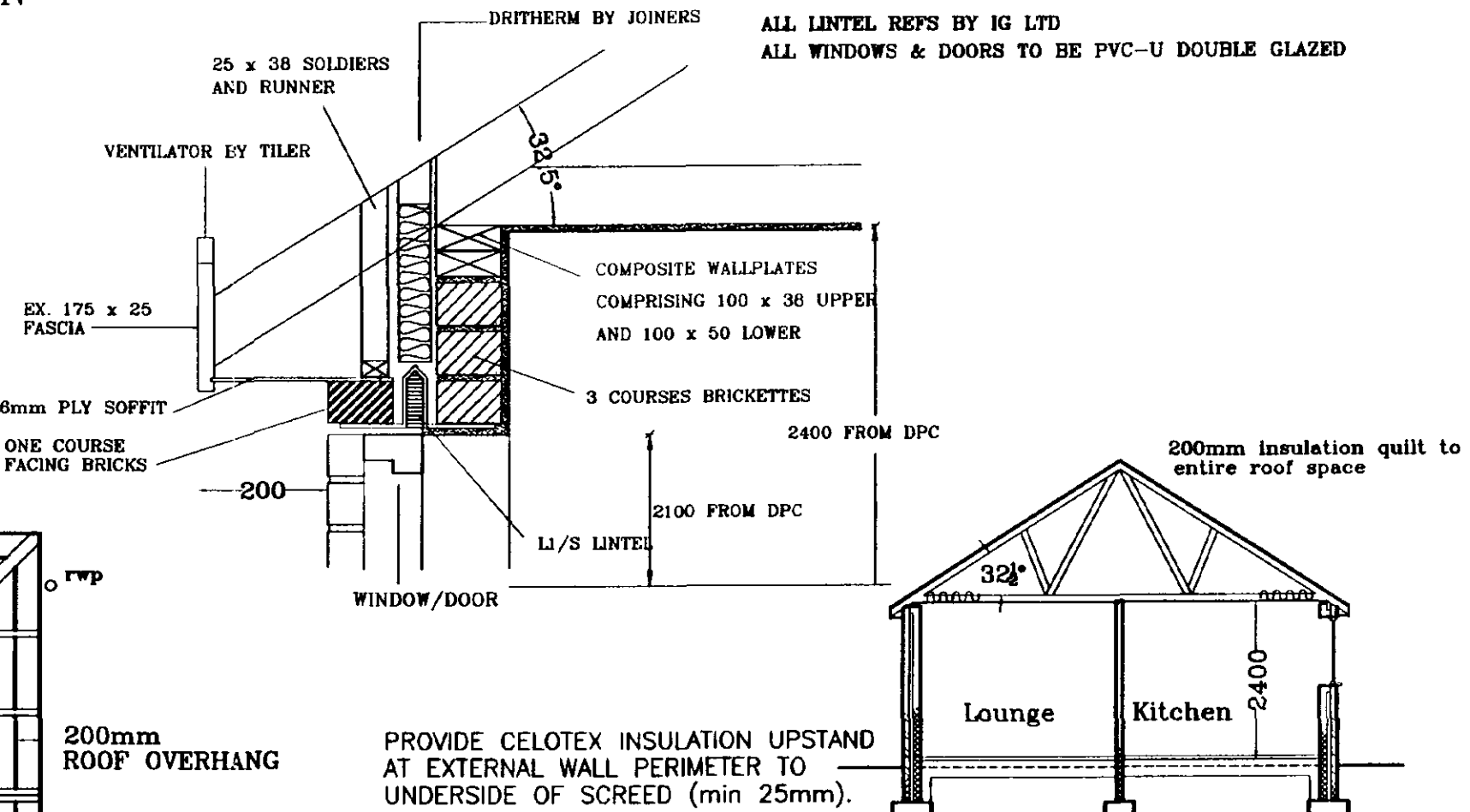
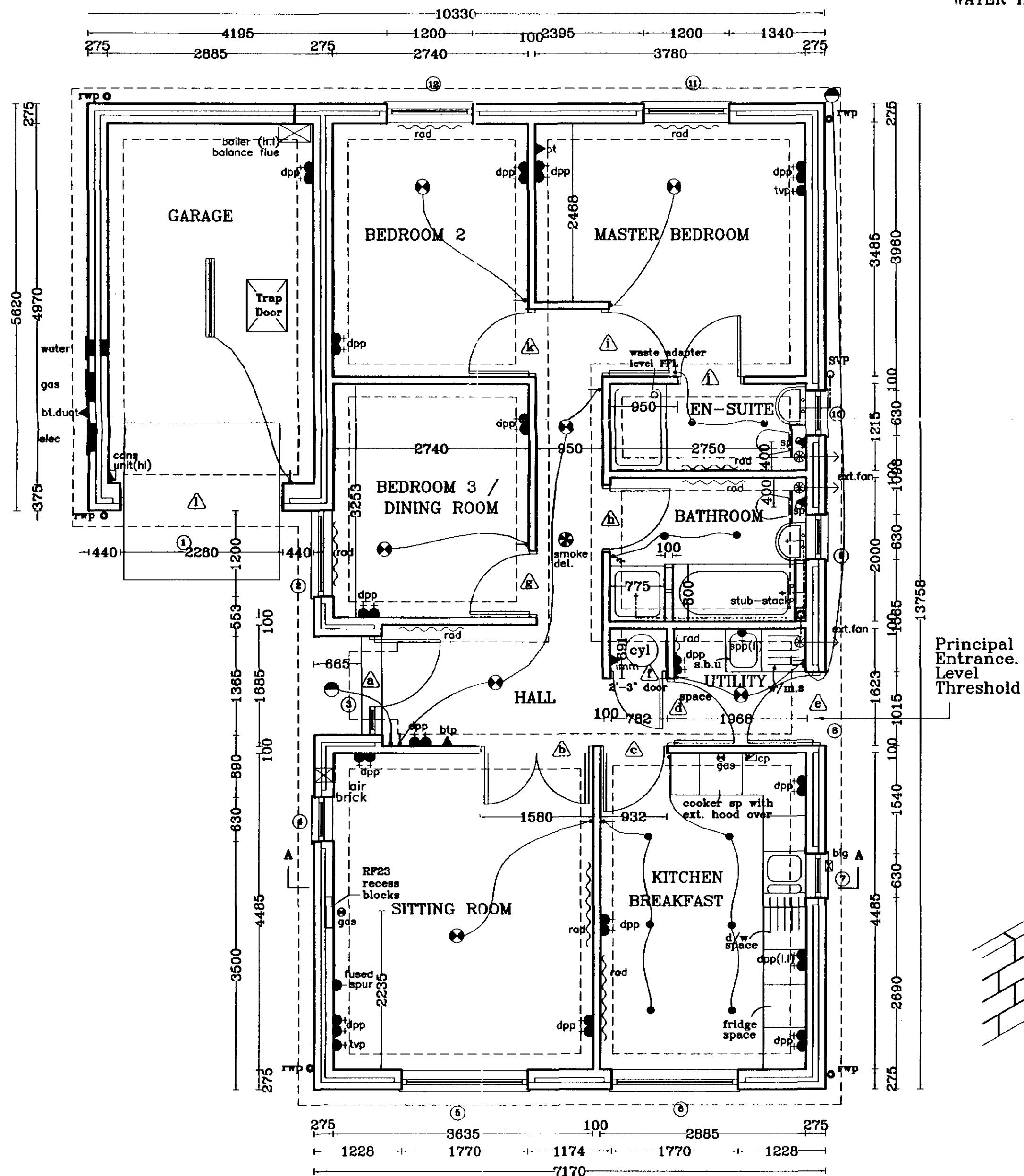
ABBREVIATIONS FOR UTILITY UNITS:
w/m.s. wash machine space(600mm)
s.b.u. single base unit(500mm)

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

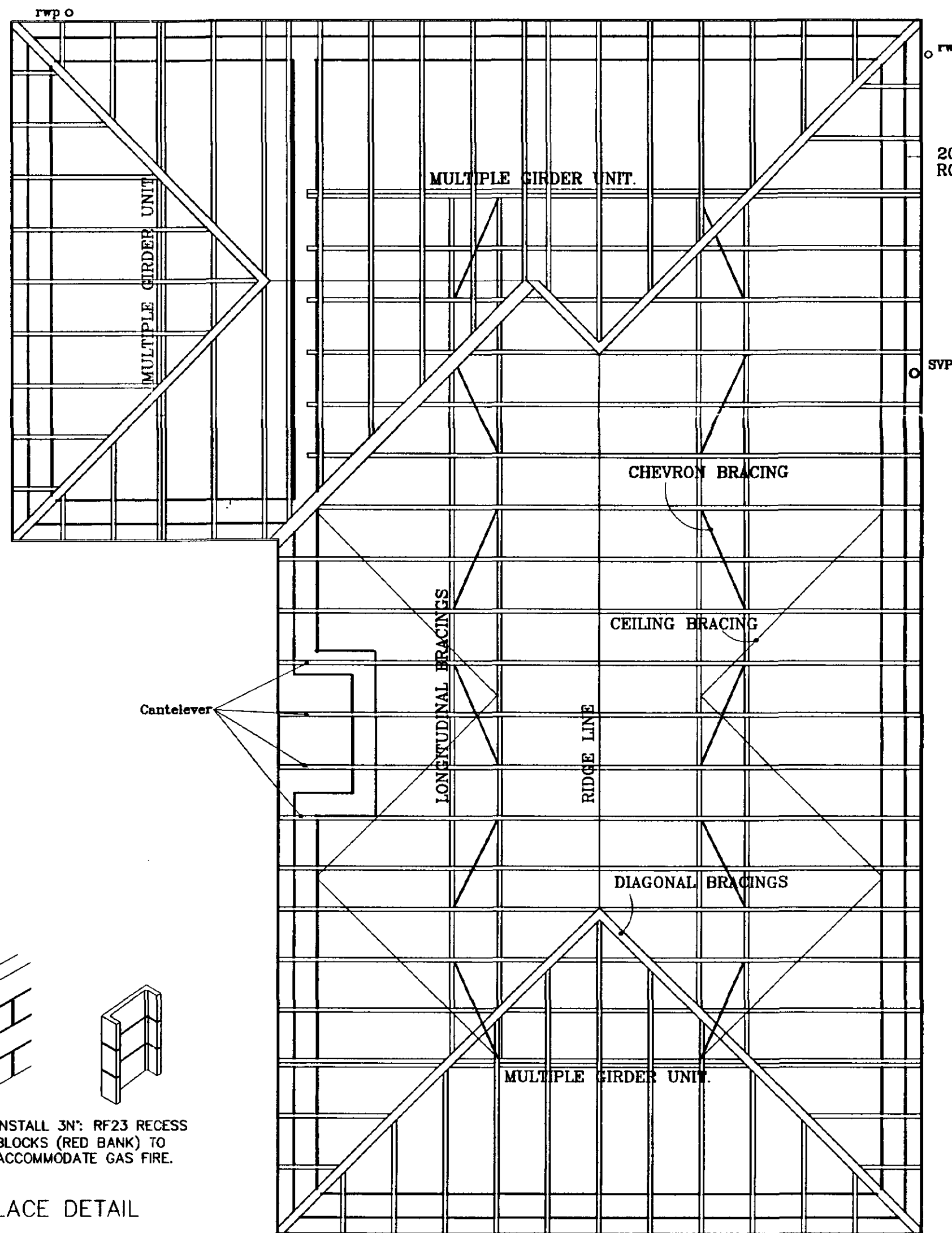


ELEVATION OF WATER INDEX BOX

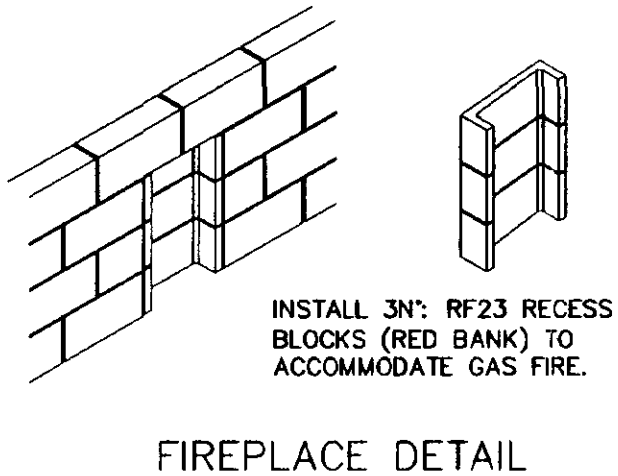
LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light



GROUND FLOOR LAYOUT



ROOF LAYOUT



FIREPLACE DETAIL

NOTE: Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE: All external glazing to be low emissivity glass



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-LILYGATE-

Plot 29.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

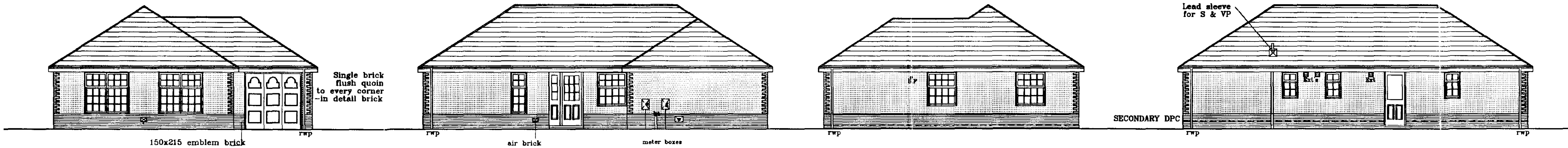
WORKING DRAWINGS

DETAILED
PLAN

REV	DESCRIPTION	DATE	BY
a)	Flue block incorporate in Lounge. Fireplace moved to internal wall.	19.08.01	ASZ
b)	Utility re-designed & brick chills removed.	05.12.01	"
c)	Offset flue blocks in sitting room. Opening 3 lintel length changed to 1650.	01.01.02	"
d)	Trap door moved into Garage.	07.03.02	"
e)	Flue block replaced by recess blocks.	22.05.02	ASZ
f)	Eaves detail added.	19.08.02	JLH
g)	Revisions relating to Part L Building Regs	05.07.02	JV

SCALE		DRAWN	
1:50	1:100	A.S.Z	
DATE		DRAWING No.	
AUG 2002		0119/29-01	

NOTE ONE COURSE OF BRICKS BETWEEN WINDOW HEAD AND SOFFITS



FRONT ELEVATION

SIDE ELEVATION

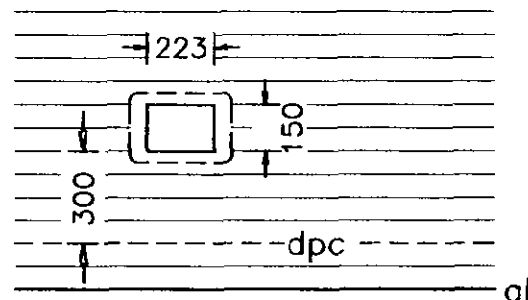
REAR ELEVATION

SIDE ELEVATION

NOTE: ALL INTERNAL DOORS TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE).

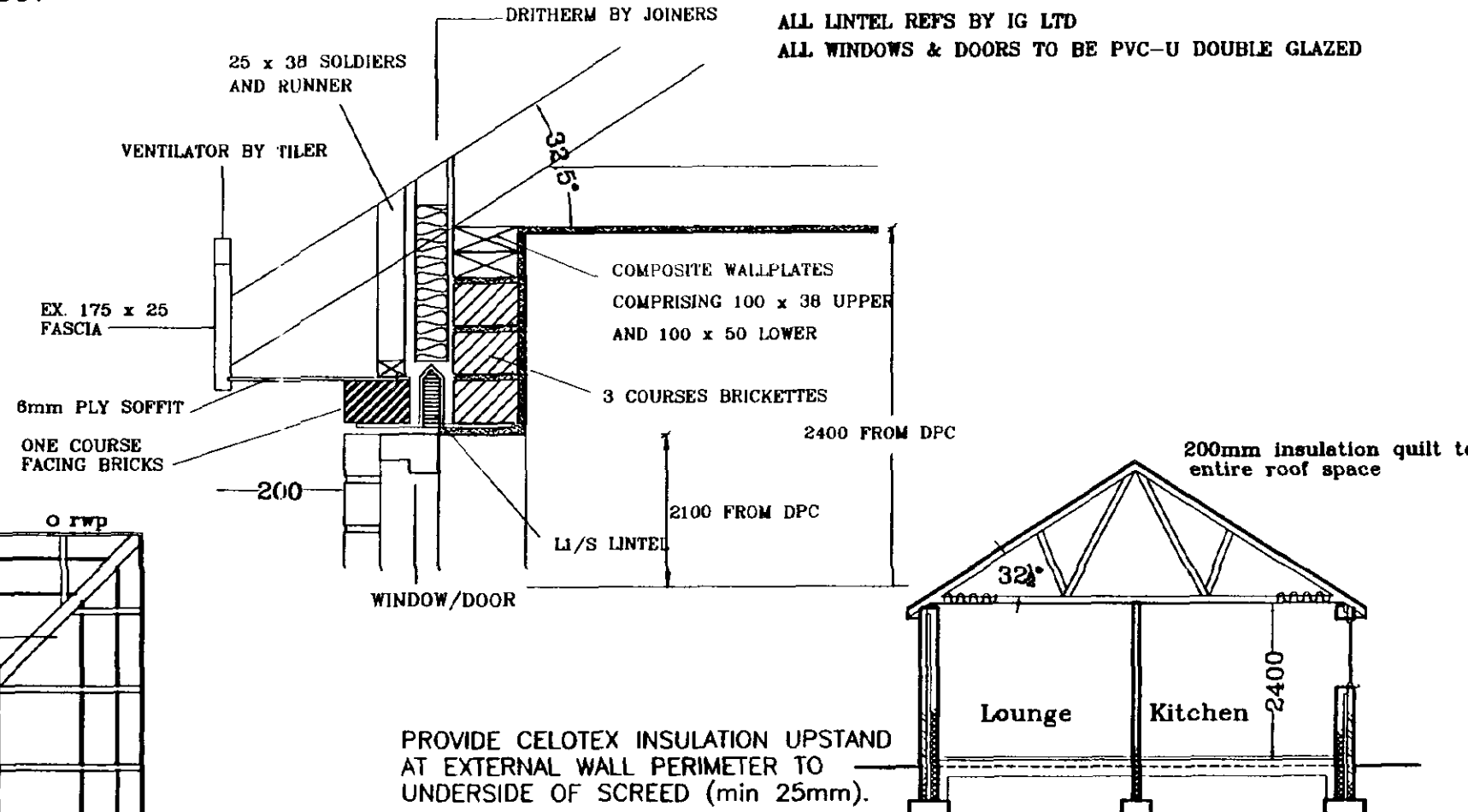
ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)

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

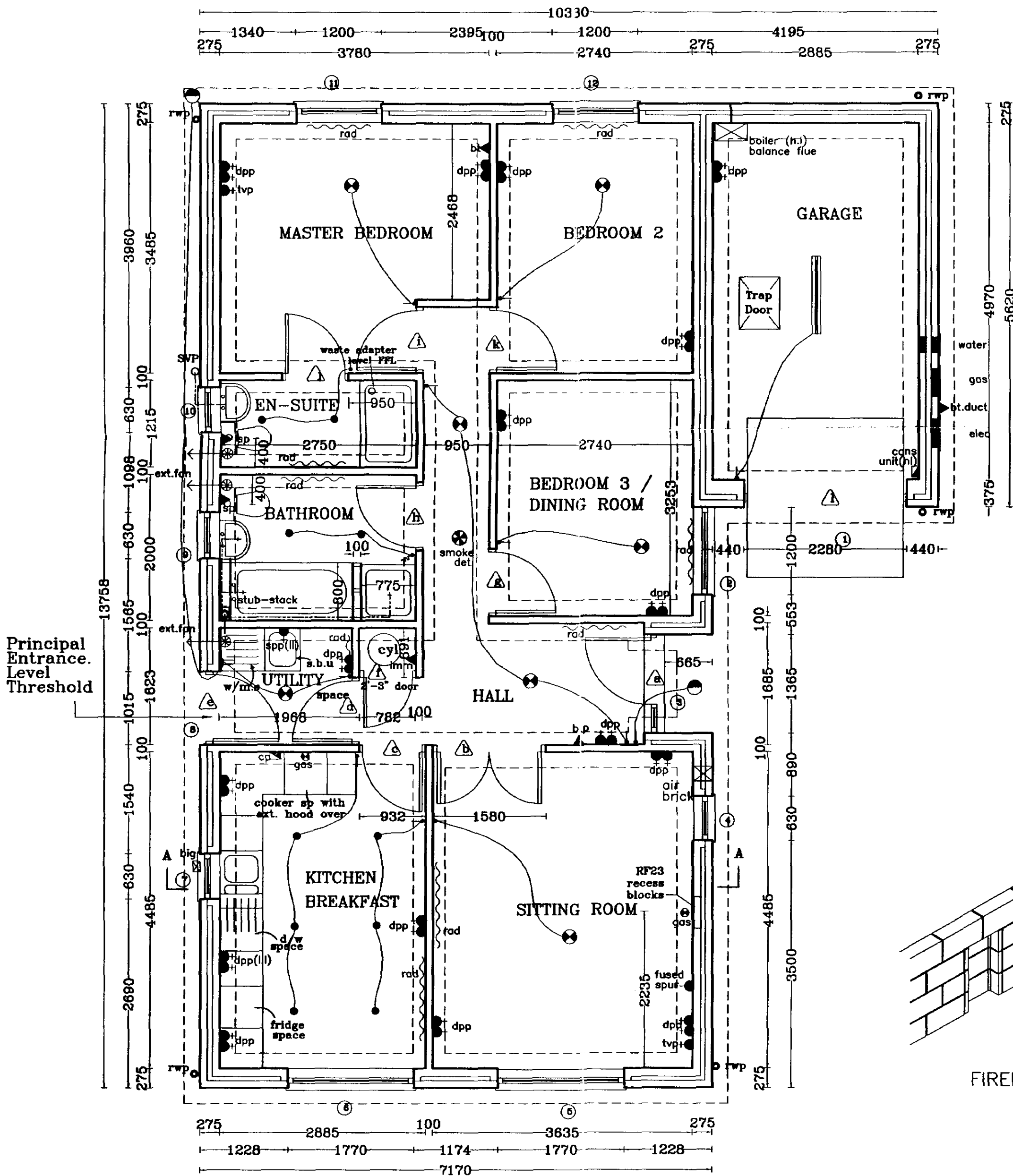


ELEVATION OF WATER INDEX BOX

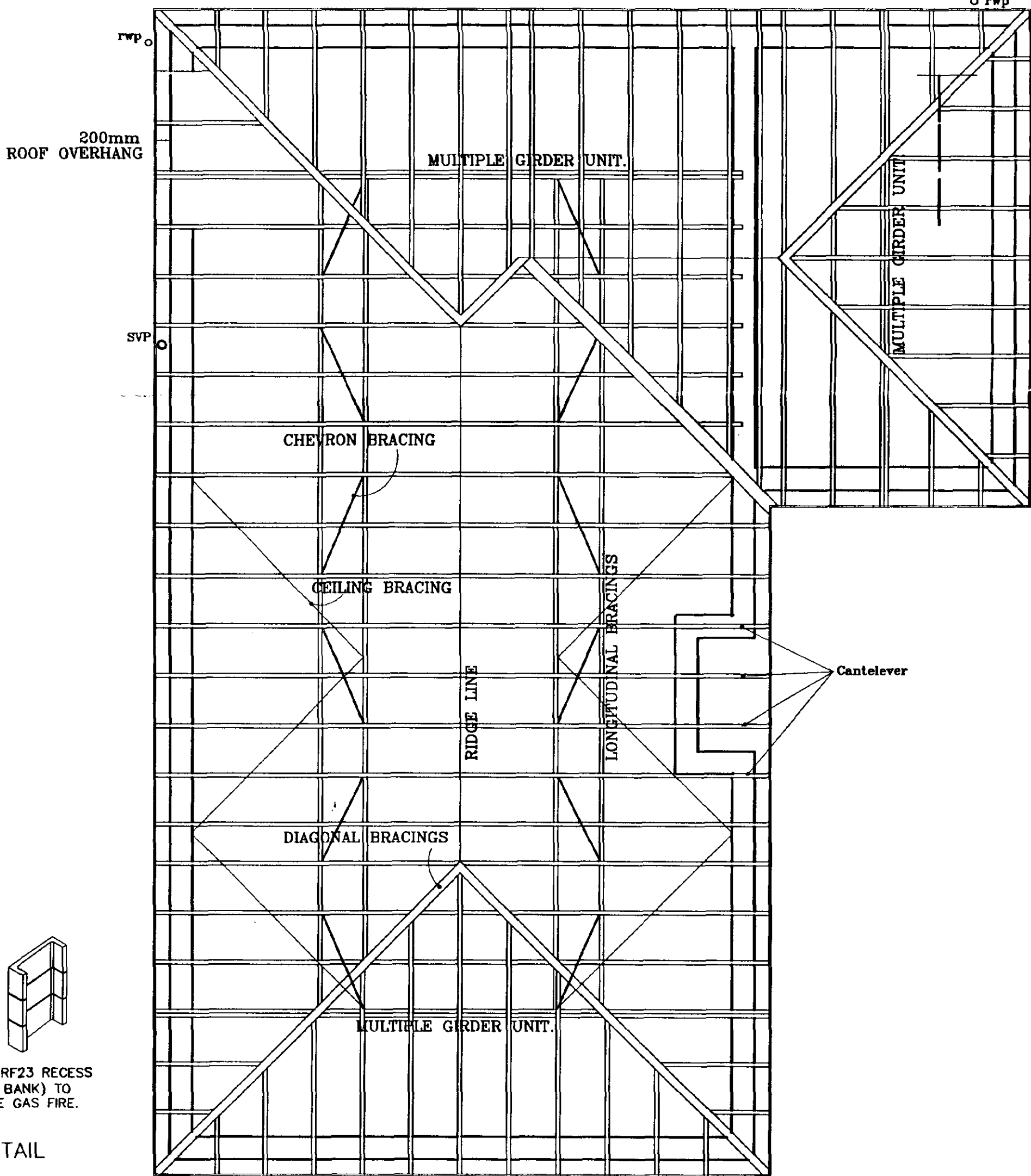
LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light



SECTION A-A FLOOR CONSTRUCTION TO INCORPORATE 50mm CELOTEX FLOORING GRADE SD INSULATION (below oversite).



GROUND FLOOR LAYOUT



ROOF LAYOUT

NOTE: Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE: All external glazing to be low emissivity glass



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-LILYGATE-

Plot 31.
OFF HORSESHOE ROAD,
SPALDING.

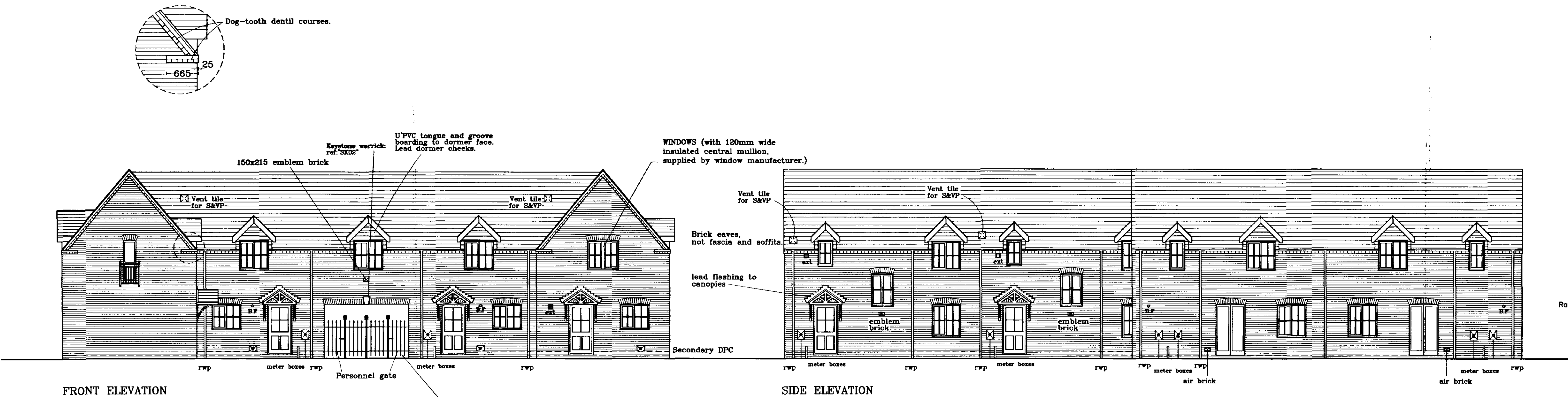
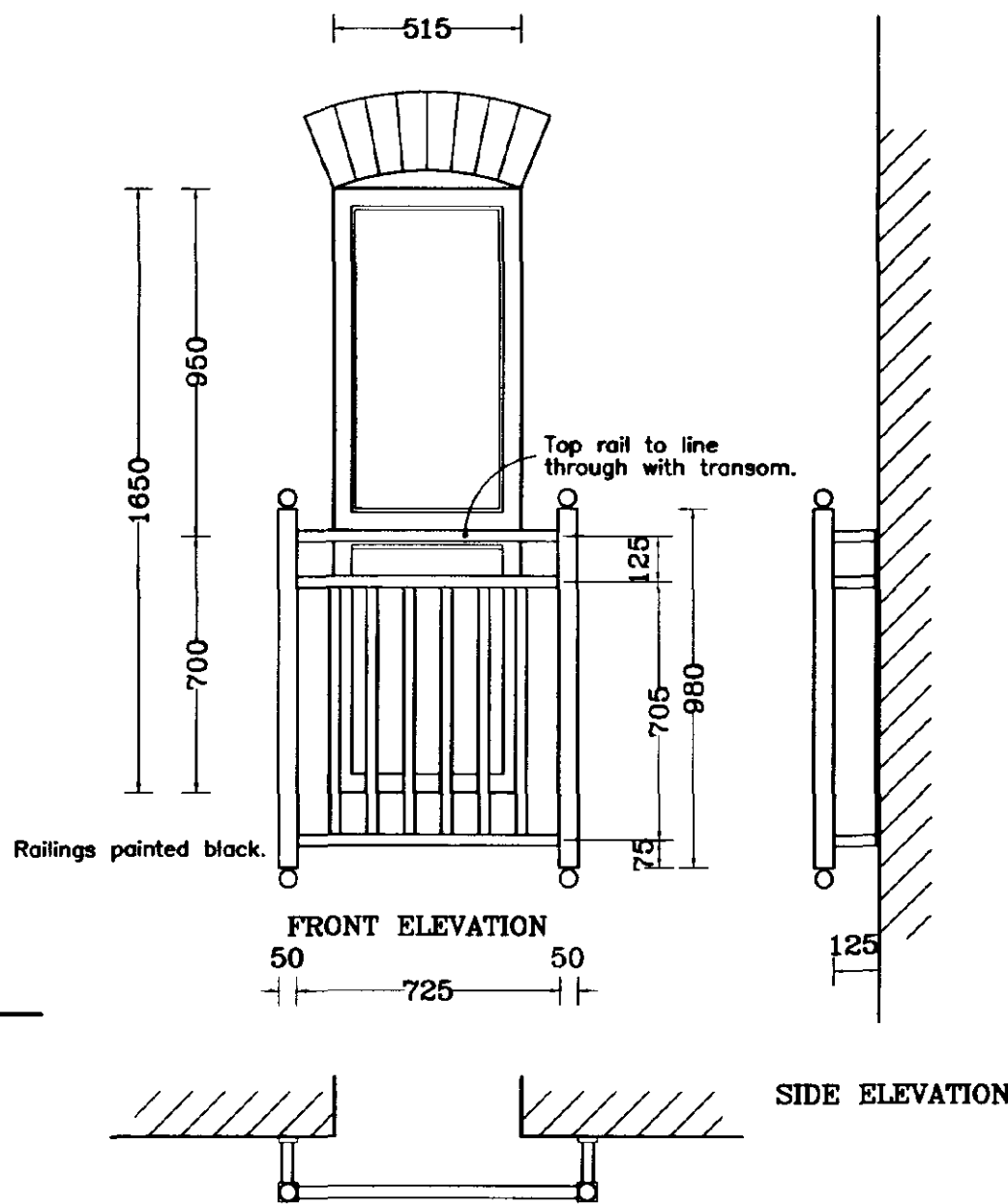
DRAWING

WORKING DRAWINGS

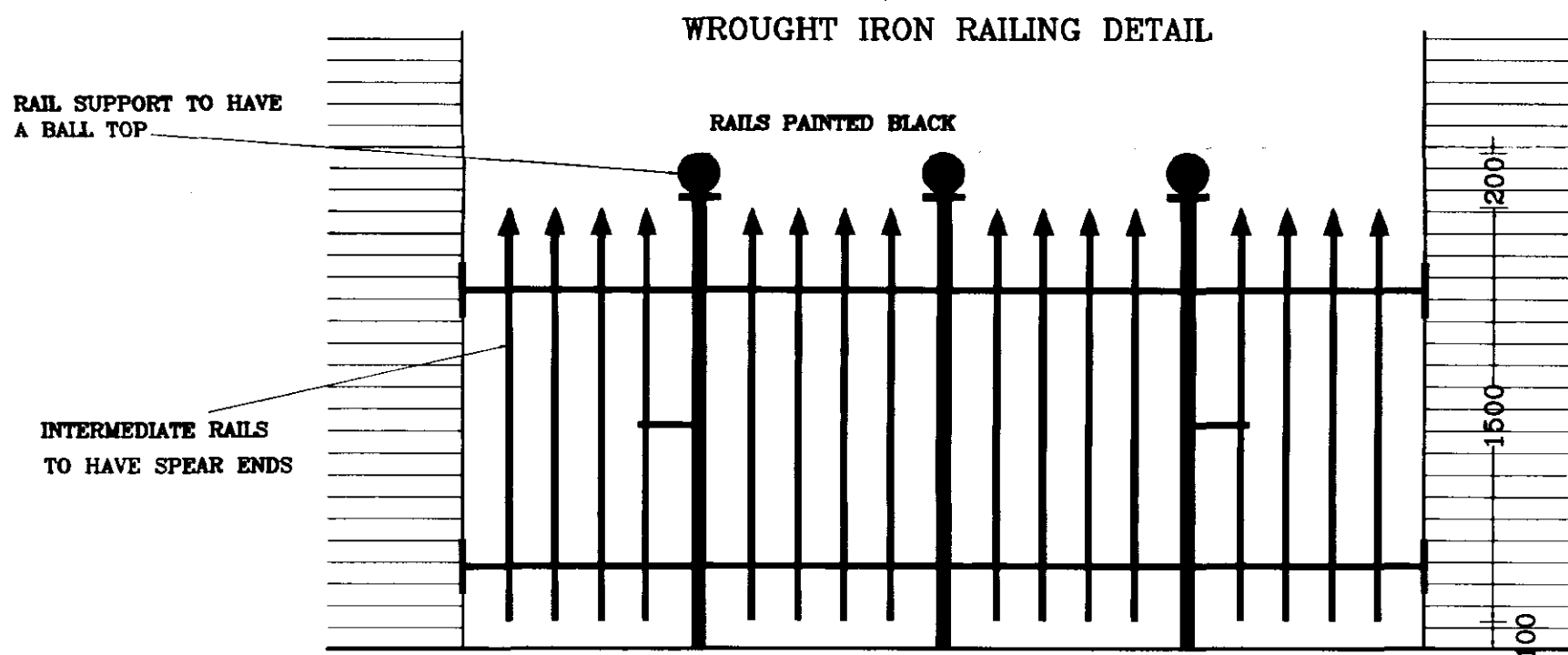
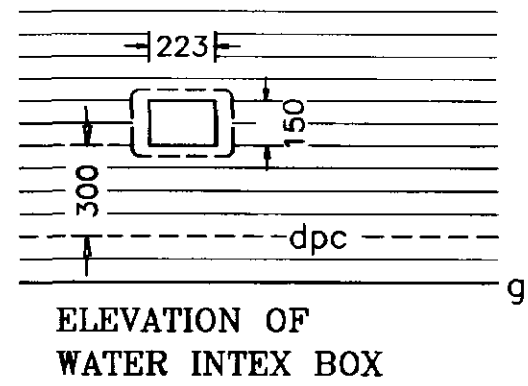
DEVELOPMENT
PLAN

REV	DESCRIPTION	DATE	BY
a)	Flue block incorporate in Lounge. Fireplace moved to internal wall.	19.06.01	ASZ
b)	Utility re-designed & brick cills removed.	05.12.01	"
c)	Offset flue blocks in sitting room Opening 3 lintel length changed to 1650.	10.01.02	"
d)	Trap door moved into Garage.	07.03.02	"
e)	Flue block replaced by recess blocks. Eaves detail added.	22.05.02	ASZ
f)	Revisions relating to Part L Building Regs	19.06.02	JLH
g)	Revisions relating to Part L Building Regs	05.07.02	JV

SCALE 1:50 1:100
DATE AUG 2002
DRAWING No. 0119/31-01
A.S.Z



PLAN VIEW
DETAIL OF WINDOW 35.

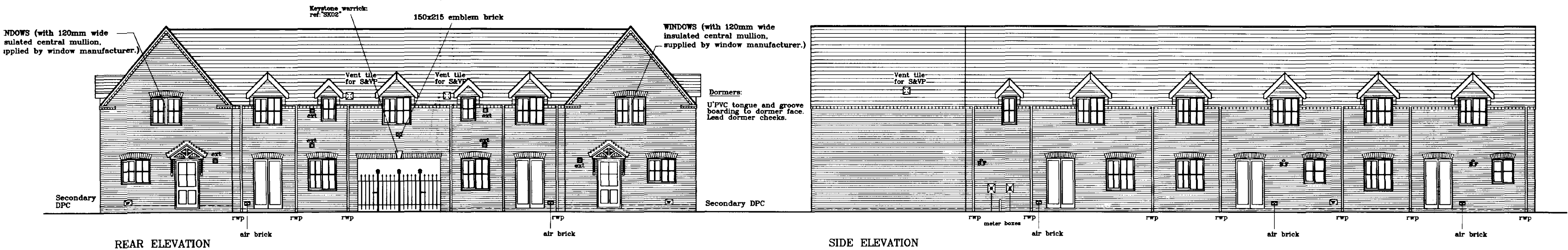


All front canopies over principal entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.

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

NOTE:
Boiler to have satisfactory efficiency to
comply with Part L1 revised 2002

NOTE:
All external glazing to be low
emissivity glass



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

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

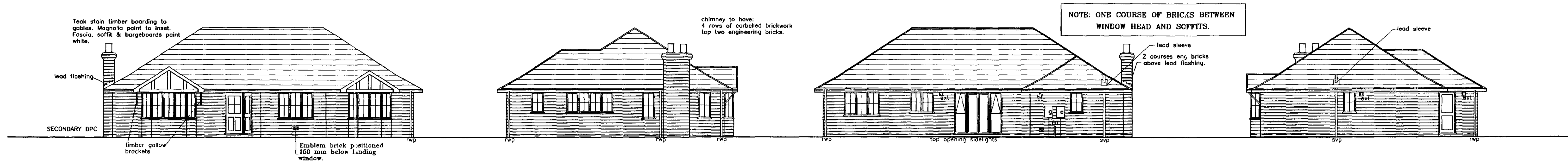
Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

REV	DESCRIPTION	DATE	BY
b)	Water supply up-dated.	31.01.02	ASZ
c)	Ridge vent for flue flue blocks removed.	21.05.02	ASZ
d)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z
e)	Railings added beneath archway.	05.12.02	JV

SCALE	DRAWN
1:100	ASZ
DATE	DRAWING No.
NOV 2002	0119/16,17,18,19,20,21,22-03



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

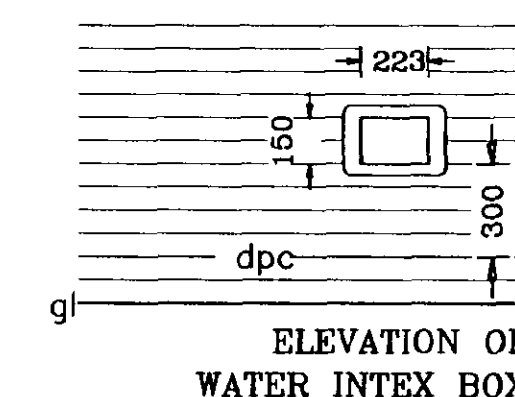
DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	2076 x 1350	L1-HD 75 2400
2.	Window	1770 x 1350	L1-S 75 2100
3.	Door	1385 x 2100	L1-HD 75 1800
4.	Bay Window	2846 x 1350	L1-HD 75 3000
5.	Window	630 x 1350	L1-S 75 900
6.	Window	630 x 1350	L1-S 75 900
7.	Window	2339 x 1050	L1-S 75 2700
8.	Window	630 x 1050	L1-S 75 900
9.	Window	630 x 1050	L1-S 75 900
10.	Door	856 x 2100	L1-S 75 1200
11.	French Doors	2400 x 2100	L1-HD 75 2700
12.	Window	1200 x 1050	L1-S 75 1500
13.	Window	1770 x 1200	L1-S 75 2100
14.	Window	630 x 1050	L1-S 75 900

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emmissivity glass

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)



ELEVATION OF WATER INDEX BOX

LIGHTING KEY	
	Pendant light
	Spotlight
	Fluorescent Strip light
	External wall light

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).

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

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1950mm LONG
D, BOX BEAM 100 1350mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE 2-

Plot 5.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

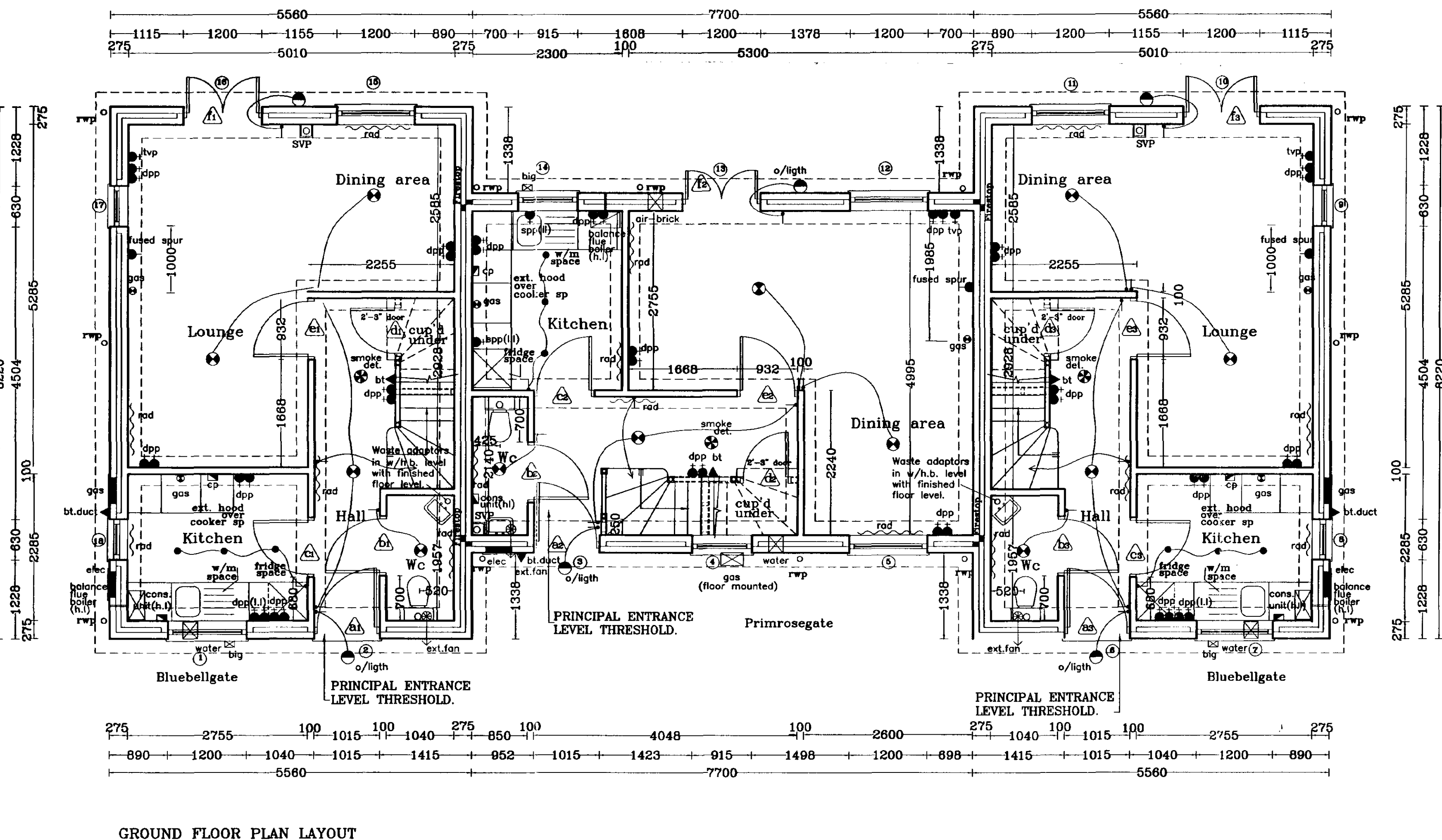
FLOOR LAYOUTS
&
ELEVATIONS

DETERMINED
PLAN

REV	DESCRIPTION	DATE	BY
A	water index box re-positioned re: utility	20.11.01	JV
B	consumer unit re-positioned in utility due to utility re-designed: brick clits removed	05.12.01	JV
C	Revisions relating to Part L Bldg Regs	11.6.02	JLH
D	Amendments regarding gallow bracket/utility and dimensions	15.07.02	JV

SCALE			DRAWN	
1:25	1:50	1:100	J.V	

DATE		DRAWING No.	
AUG 2002		0119/5-01	

[illegible]

* WINDOWS (with 120mm wide insulated central mullion, supplied by window manufacture.)

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom

All internal lintels to be IG Internal type.



PROJECT TITLE

THREE BEDROOM TERRACED
DWELLING ARRANGEMENT
BLUEBELLGATE AND PRIMROSEGATE

Plots 7,8,9
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS AND ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	
b)	Kitchen lighting amended as per Graham's	11.09.00	JV
c)	Kitchen re-designed	23.08.01	ASZ
d)	Further alteration to kitchen layout	31.10.01	ASZ
e)	Ext. fan in Bathroom ceiling mounted	09.11.01	ASZ
f)	Brick cills removed	06.12.01	ASZ
g)	Repainting Trap door.	10.01.02	ASZ
h)	SVP moved in Bluebelgate;	15.02.02	ASZ
	WC re-arranged in Primrosegate.	"	
j)	2nd rad. added in Lounge in both type house.	15.03.02	ASZ
k)	Flue blocks removed.	03.04.02	ASZ
l)	Revisions relating to Part L Building Regs.	18.04.02	A.S.Z

SCALE	1:25	1:50	1:100	DRAWN	A.S.Z
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DATE	DRAWING No.
AUG 2002	0119/7,8,9-01

Broodgate Homes (Spalding) Ltd.

SHDG
Planning & Development
13 AUG 2002
Re: 940/02

The architectural drawings show a two-story house with the following details:

- FRONT ELEVATION:**
 - Ridge vent for flue block.
 - 1 row stretcher course above 1 row dogtooth course running up gable on front elevation only.
 - Forticrete Keystone head or similar colour: BATH. Length: 1600.
 - Lead roof.
 - Secondary DPC front only.
 - PVC-U Shiplap boarding to dormer face. Lead cheeks.
 - emblem brick 150x215
 - air brick
- SIDE ELEVATION:**
 - 2 row stretchers course running up gable projecting 20mm.
 - dpc
 - meter boxes
- REAR ELEVATION:**
 - Ridge vent for flue block.
 - ext
 - ext
 - ext
- SIDE ELEVATION:**
 - 2 row stretchers course running up gable projecting 20mm.
 - ext
 - SVP

<u>DOOR, WINDOW & LINTEL SCHEDULE</u>				
No.	Type	Width x Depth	Lintel type /	Length
1.	Bay Window	2646 x 1350	L1/HD	3000
2.	Front door	1830 x 2100	L1-S	2250
3.	Garage Door	2820 x 2100	L1-S	2700
4.	Window	486 x 1050	L1-S	900
5.	Door	856 x 2100	L1-S	1200
6.	Door & s/lights	2400 x 2100	L1-S	2700
7.	Window	1770 x 1350	L1-S	2100
8.	Window	1200 x 1200	L1-S	1500
9.	Window	830 x 975	L1-S	1050
10.	Window	1200 x 1200	2m ² 50x150	1500
11.	Window	1200 x 1200	L1-S	1500
12.	Window	915 x 1050	L1-S	1350
13.	Window	1200 x 1200	L1-S	1600
14.	Window	486 x 1050	L1-S	900
15.	Lintel	-----	L-6	3000

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF b. BOX 100 1350mm LONG
d. IG 100BOX BEAM 1350mm LONG
(140 HIGH)
g. BOX 100 1350mm LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

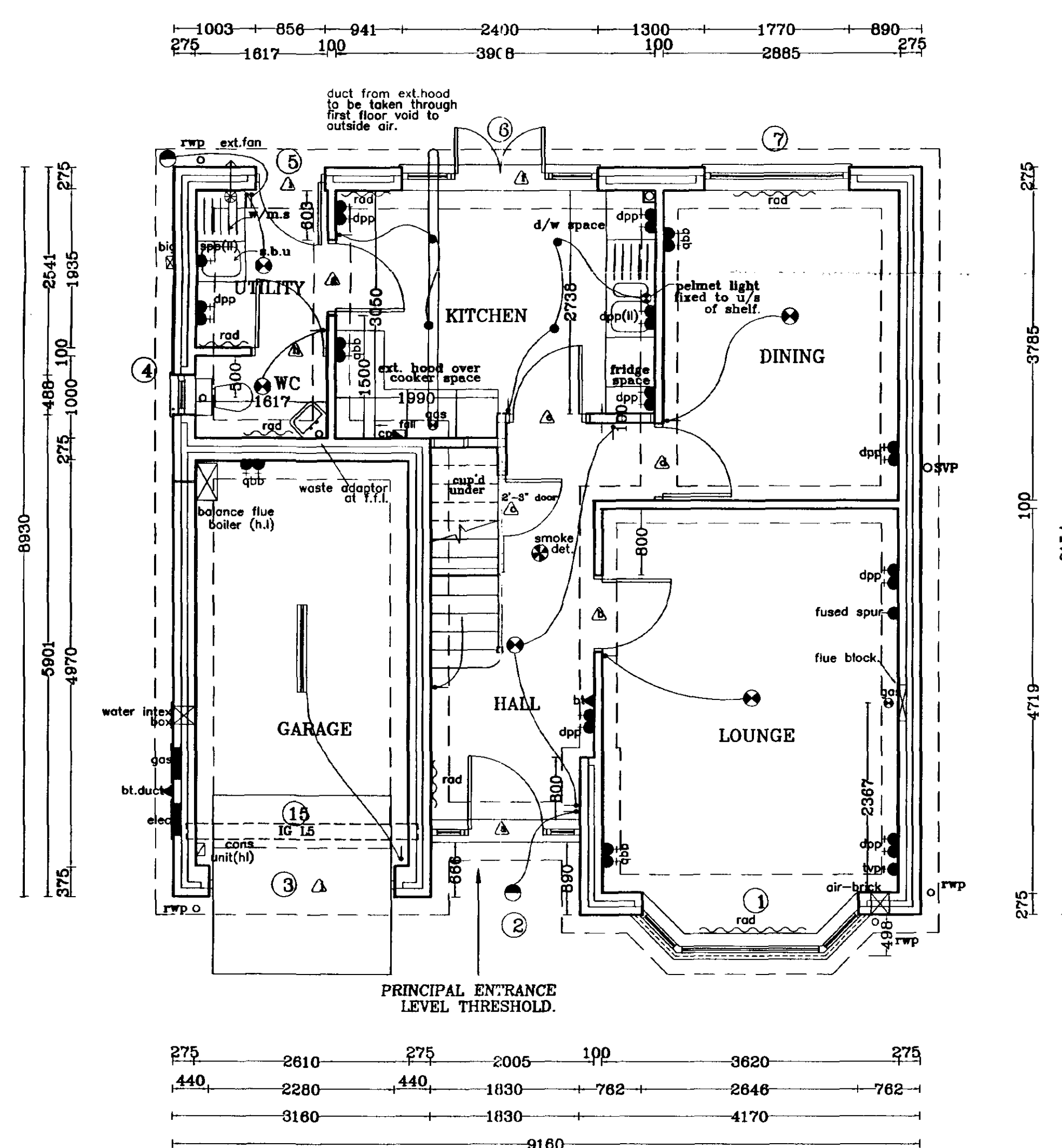
NOTE: ALL INTERNAL DOORS CN GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

ELEVATION OF
WATER INTEX BOX

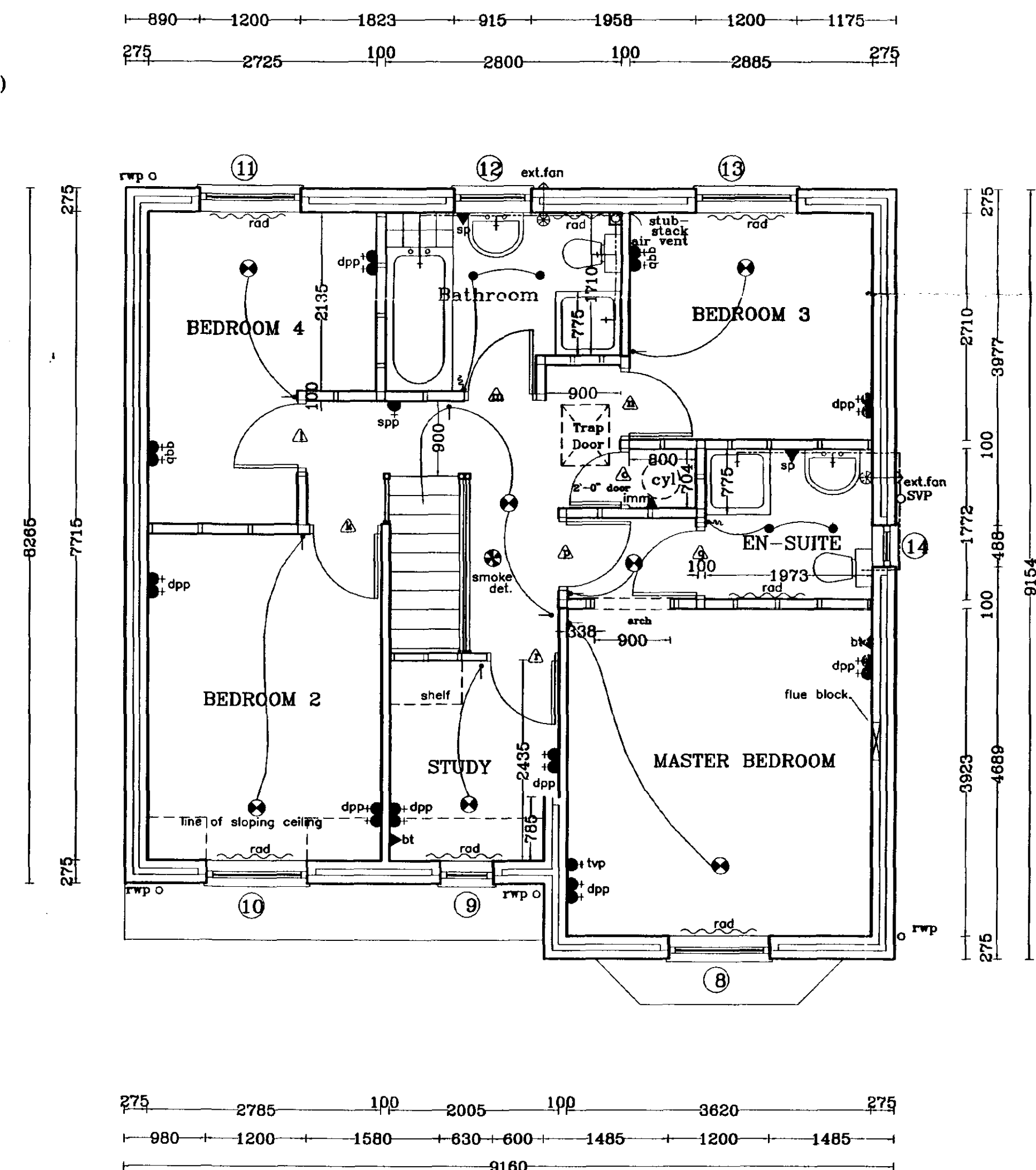
**Spotlights: 75 WATT Kitchen
50 WATT Bathroom & En-suite.**

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.

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single basic unit(500mm)



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.

PROJECT TITLE

STANDARD DWELLING TYPE
-POPPYGATE-

Plot 2.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	ASZ
f)	Various minor amendments.	22.05.01	ASZ
g)	Incorporated air-brick in Lounge.	15.06.01	"
h)	Duct from extractor hood repositioned.	22.08.01	"
i)	Beam "d" to be increased to 150 box	07.09.01	"
j)	Utility re-designed & brick cills removed.		
	BT point added in Study	05.12.01	"
k)	Dim. added in Kitchen.	25.02.02	"
j)	Revisions relating to part 1 building res.	18.04.02	JV
j)	Internal lintel schedule amended	31.07.02	JV

SCALE

1:25	1:50	1:100	A.S.Z
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DATE _____

AUG 2002

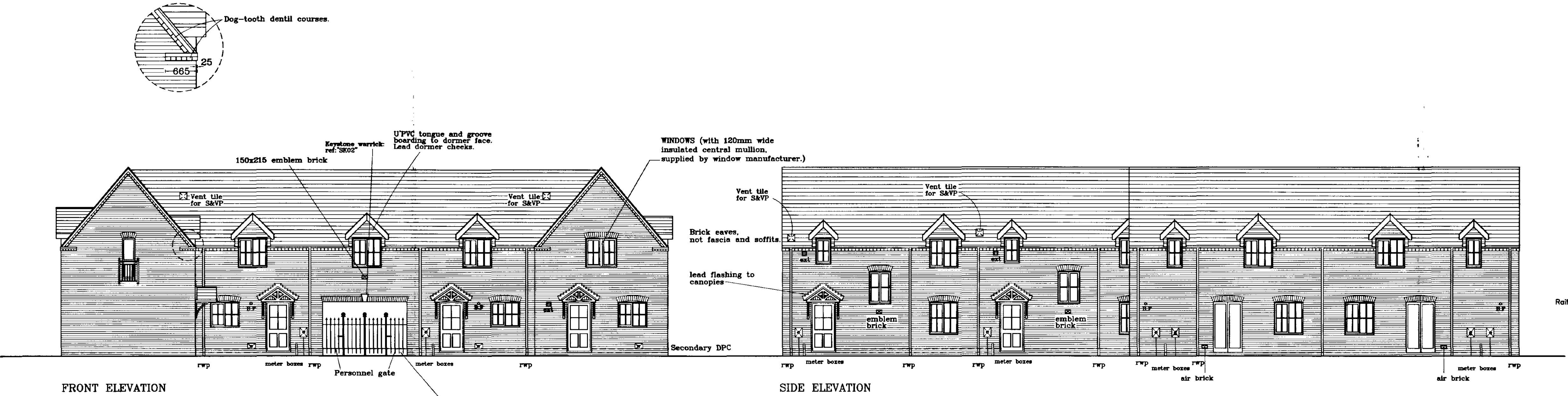
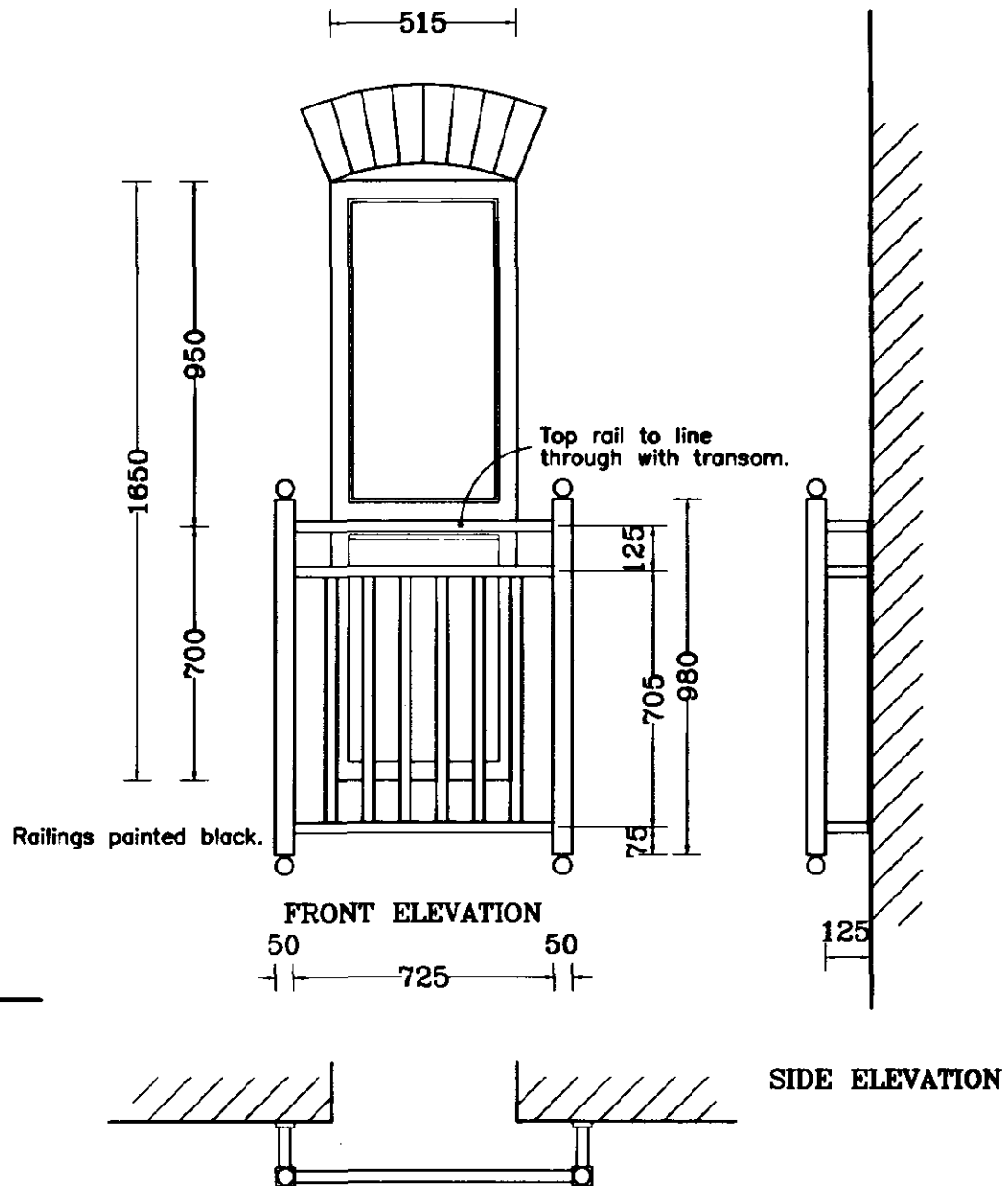
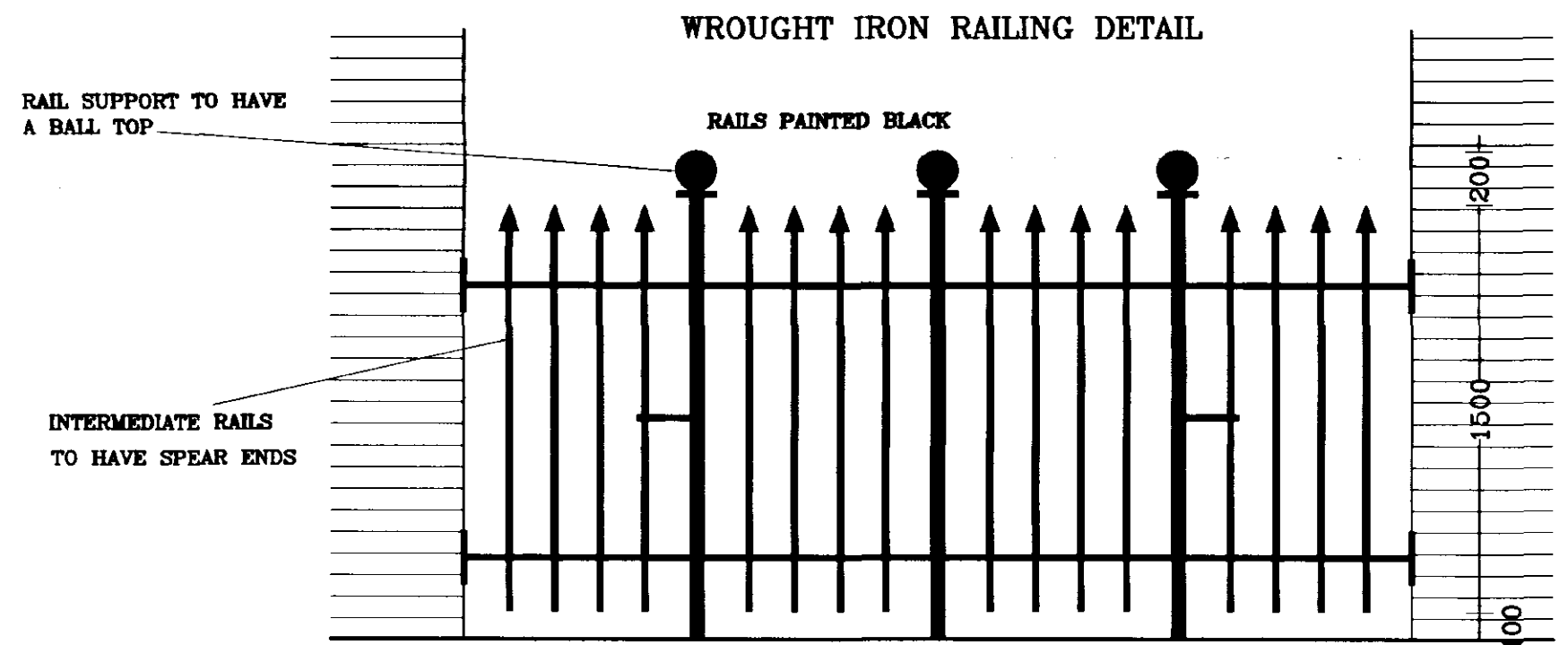
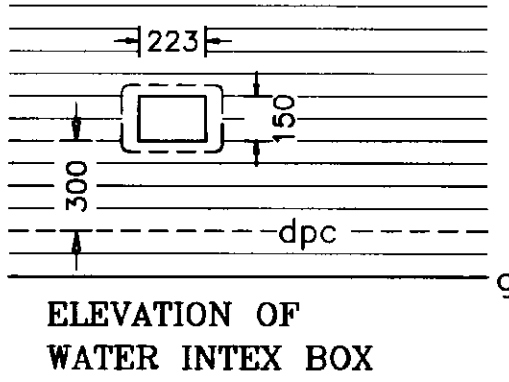
DRAWING No.
0119/2-01

Broodgate Homes (Spalding) Ltd.

SHDC Planning & Development

3 AUG 1992

1

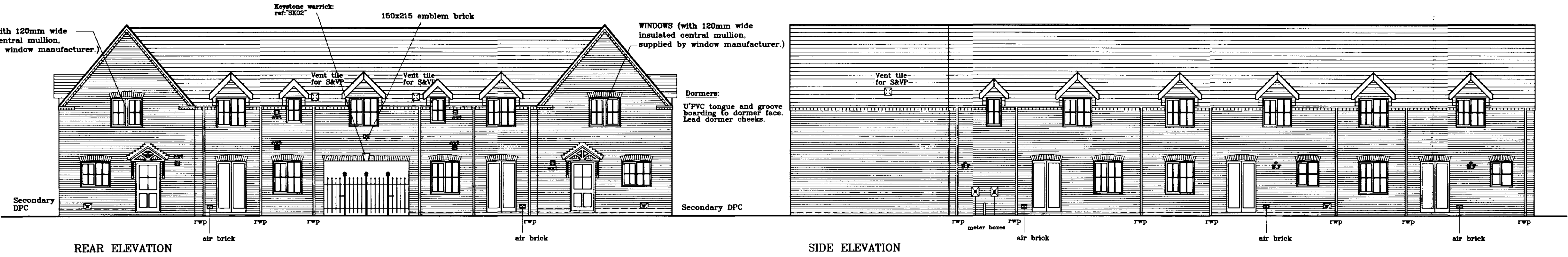


All front canopies over principal entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.

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

NOTE:
Boiler to have satisfactory efficiency to
comply with Part L1 revised 2002

NOTE:
All external glazing to be low
emmissivity glass



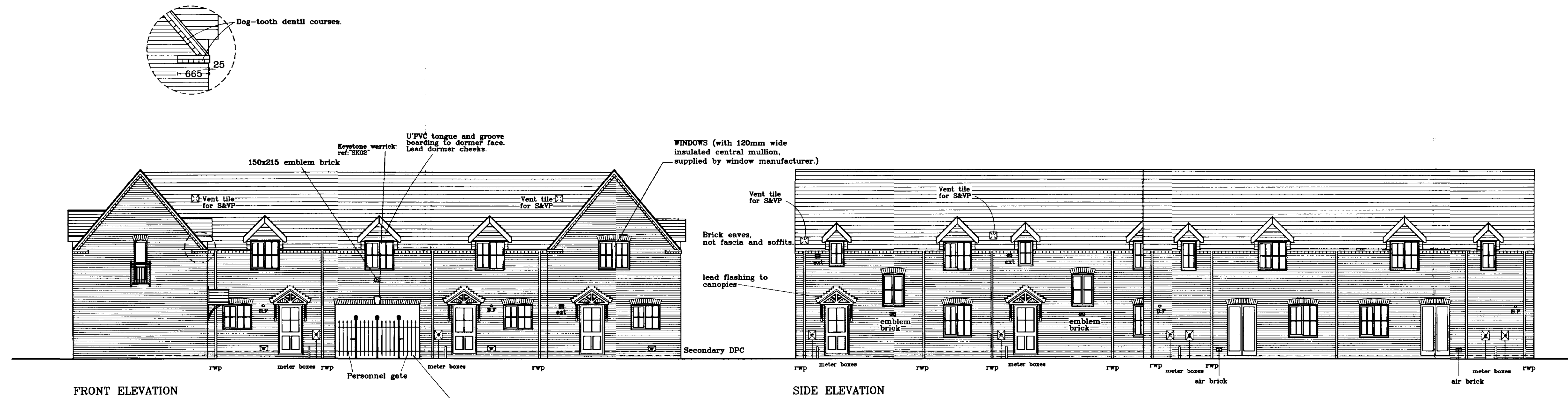
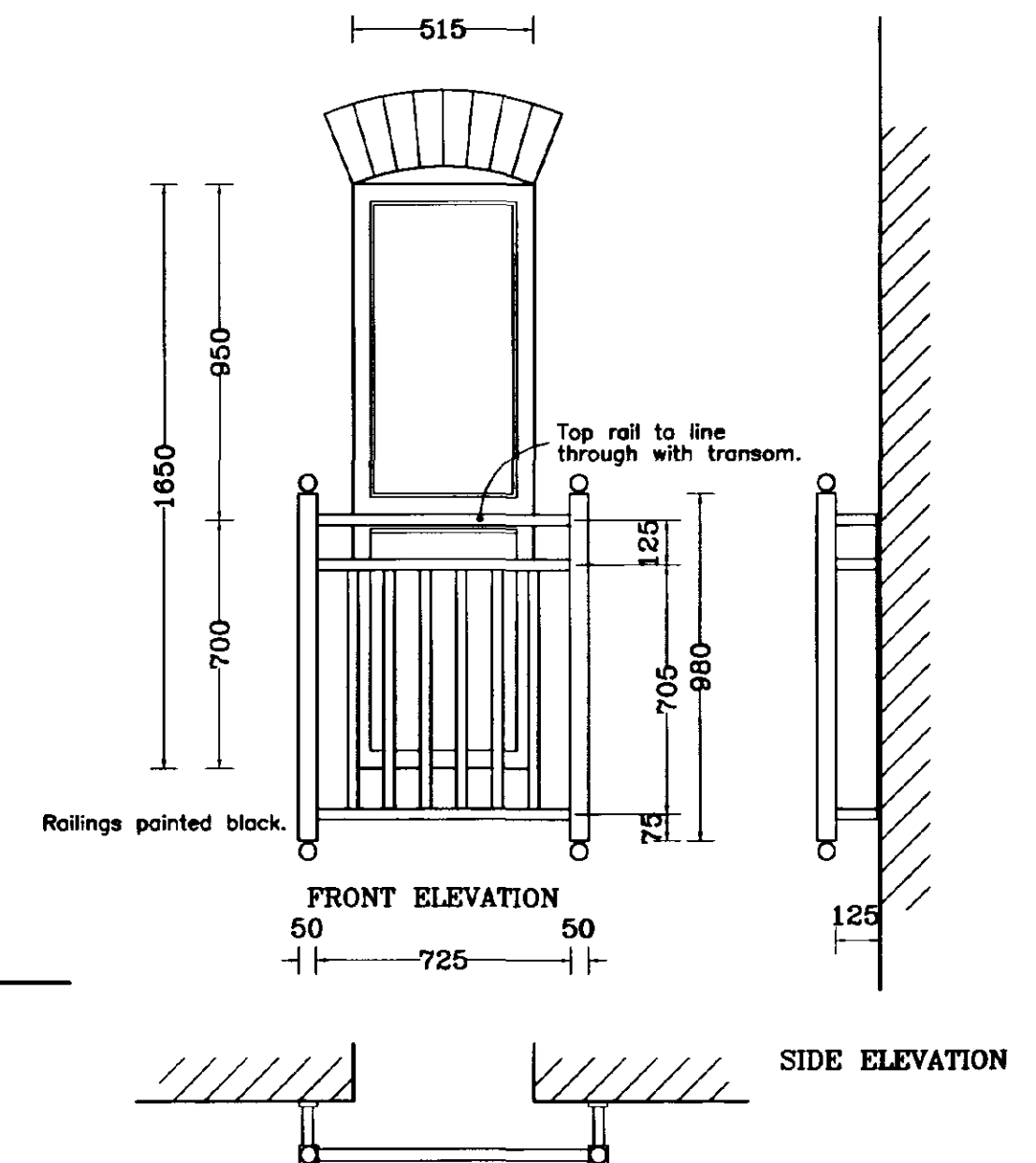
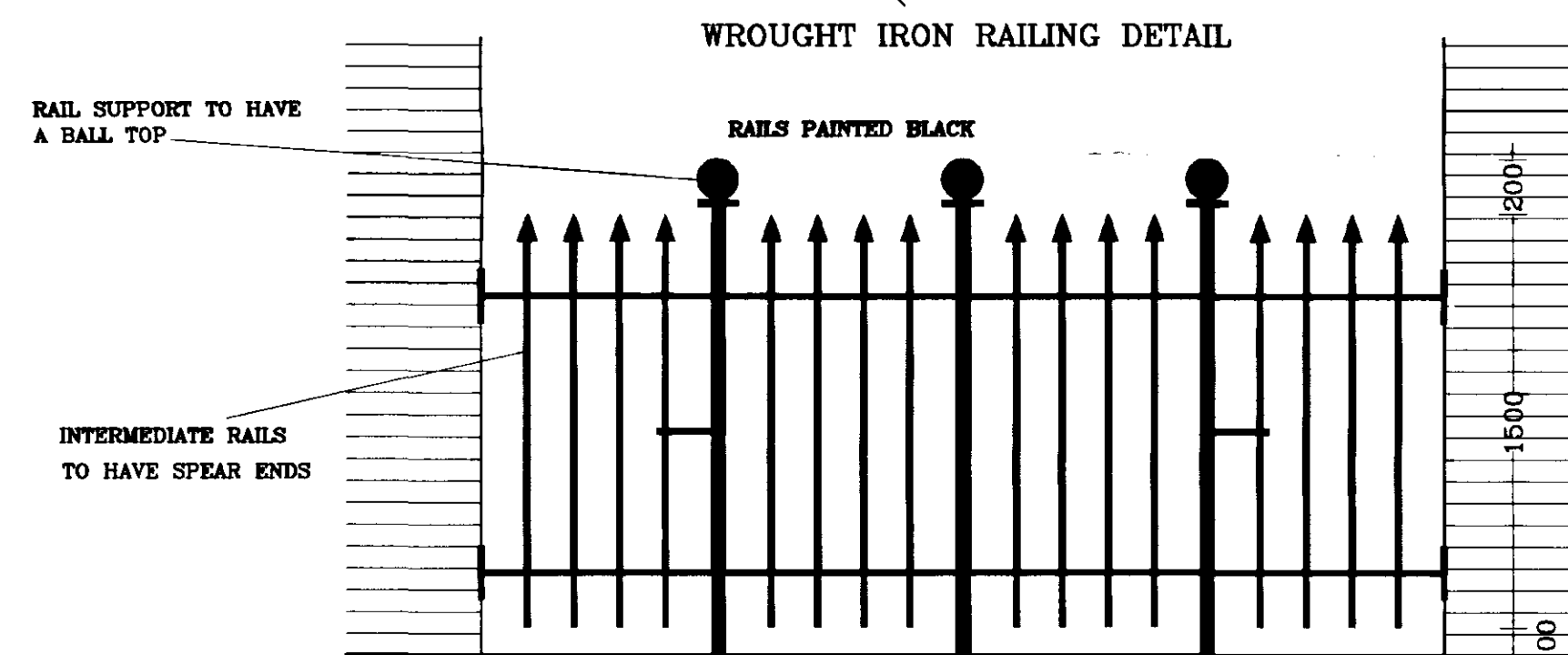
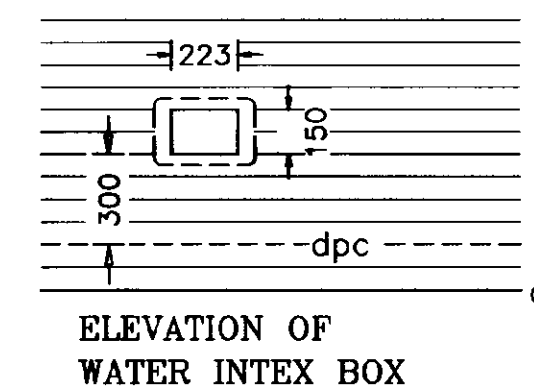
Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING			
ELEVATIONS			
REV	DESCRIPTION	DATE	BY
b)	Water supply up-dated.	31.01.02	ASZ
c)	Ridge vent for flue flue blocks removed.	21.05.02	ASZ
d)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z
e)	Railings added beneath archway.	05.12.02	JV
SCALE			
1:100		DRAWN	
NOV 2002		ASZ	
DATE		DRAWING No.	
NOV 2002		0119/16,17,18,19,20,21,22-03	

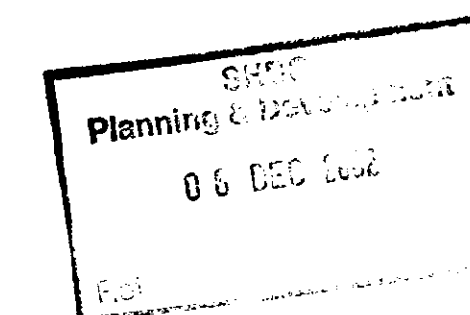


All front canopies over principal entrance to be: Minster Ltd. ref: 'The Tweed' 730 in GRP. with Fleur de Lys insert.

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

NOTE: Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE: All external glazing to be low emissivity glass



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

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

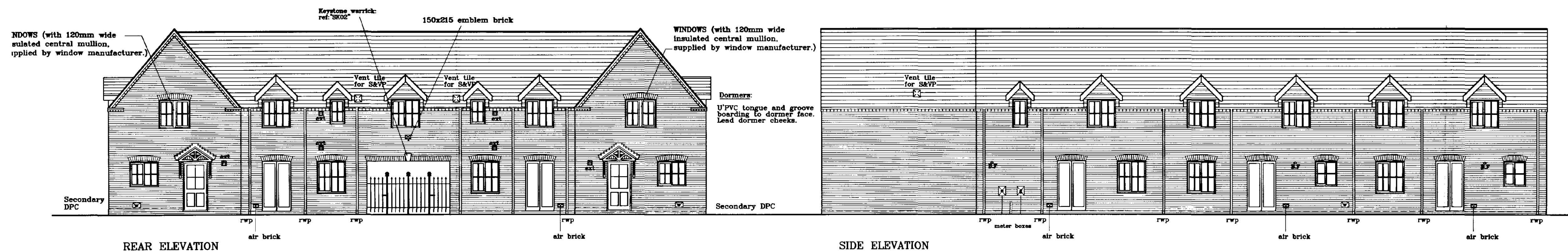
Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

REV	DESCRIPTION	DATE	BY
b)	Water supply up-dated.	31.01.02	ASZ
c)	Ridge vent for flue flue blocks removed.	21.05.02	ASZ
d)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z
e)	Rollings added beneath archway.	05.12.02	JV

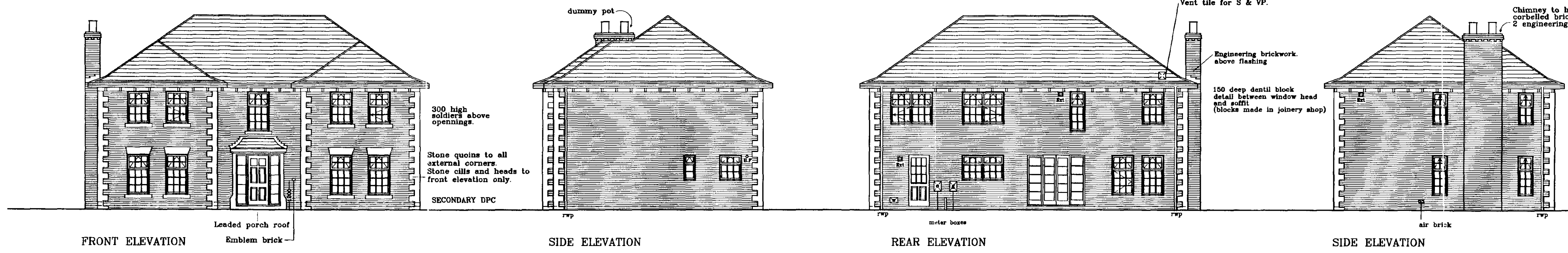
SCALE	DRAWN
1:100	ASZ
DATE	DRAWING No.
NOV 2002	0119/16,17,18,19,20,21,22-03



NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emissivity glass

NOTE: STONE QUOINS to be coursed from DPC with one quoin below dpc.(21 quoins total height to wall fascia).



DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1.	Window	915 x 1650	L1-S	1200
2.	Window	915 x 1650	L1-S	1200
3.	door + side's (made in joinery shop)	1800 x 2100	L1-S	2100
4.	Window	915 x 1650	L1-S	1200
5.	Window	915 x 1650	L1-S	1200
6.	Window	630 x 1650	L1-S	1050
7.	Window	630 x 1650	L1-S	1050
8.	Window	915 x 1650	L1-S	1200
9.	Window	915 x 1650	L1-HD	1200
10.	French doors + side's	2400 x 2100	L1-HD	2700
11.	Window	1770 x 1050	L1-S	2100
12.	door	856 x 2100	L1-S	1200
13.	Window	915 x 1050	L1-S	1200
14.	Window	488 x 1050	L1-S	900
15.	Window	915 x 1350	L1-S	1200
16.	Window	915 x 1350	L1-S	1200
17.	Window	915 x 1650	L1-S	1200
18.	Window	915 x 1350	L1-S	1200
19.	Window	915 x 1350	L1-S	1200
20.	Window	630 x 1350	L1-HD	1050
21.	Window	630 x 1350	L1-S	1050
22.	Window	915 x 1350	L1-S	1200
23.	Window	630 x 1650	L1-S	1050
24.	Window	1770 x 1350	L1-S	2100
25.	Window	1770 x 1350	L1-HD	2100

LIGHTING KEY	
●	Pendant light
○	Spotlight
—	Fluorescent Striplight
⊙	External wall light

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)

NOTE: WINDOW REF 8 TO BE ADAPTED TO PROVIDE MEANS OF ESCAPE FROM INNER ROOM/STUDY IN ACCORDANCE WITH BS 5588 PART 1 1990. OPENING TO BE N.L.T 850x500mm WITH BOTTOM OF WINDOW BETWEEN 0.8-1.1m ABOVE F.F.L.

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT REF B, BOX BEAM 100 1950mm LONG
C, BOX BEAM 100 1350mm LONG
J, BOX BEAM 100 1350mm LONG

ALL LINTEL REFS BY IG LTD.

ALL WINDOWS TO BE PVC-U DOUBLE GLAZED



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BIRCHGATE-

Plot 4,
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS

DETAILS & ELEVATIONS
PLAN

REV	DESCRIPTION	DATE	BY
a)	Design updated.	05.06.00	A.S.Z
b)	Lighting amendments.	20.06.00	"
c)	Stud wall changed from 75 to 100mm.	27.06.01	"
	Principal Entrance Level Threshold.	"	"
d)	Some changes made for Rob	08.08.01	"
e)	Escape windows added	18.10.01	"
f)	Utility & Kitchen re-designed	05.12.01	"
g)	Note ref. quoins added.	10.04.02	A.S.Z
h)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z

SCALE

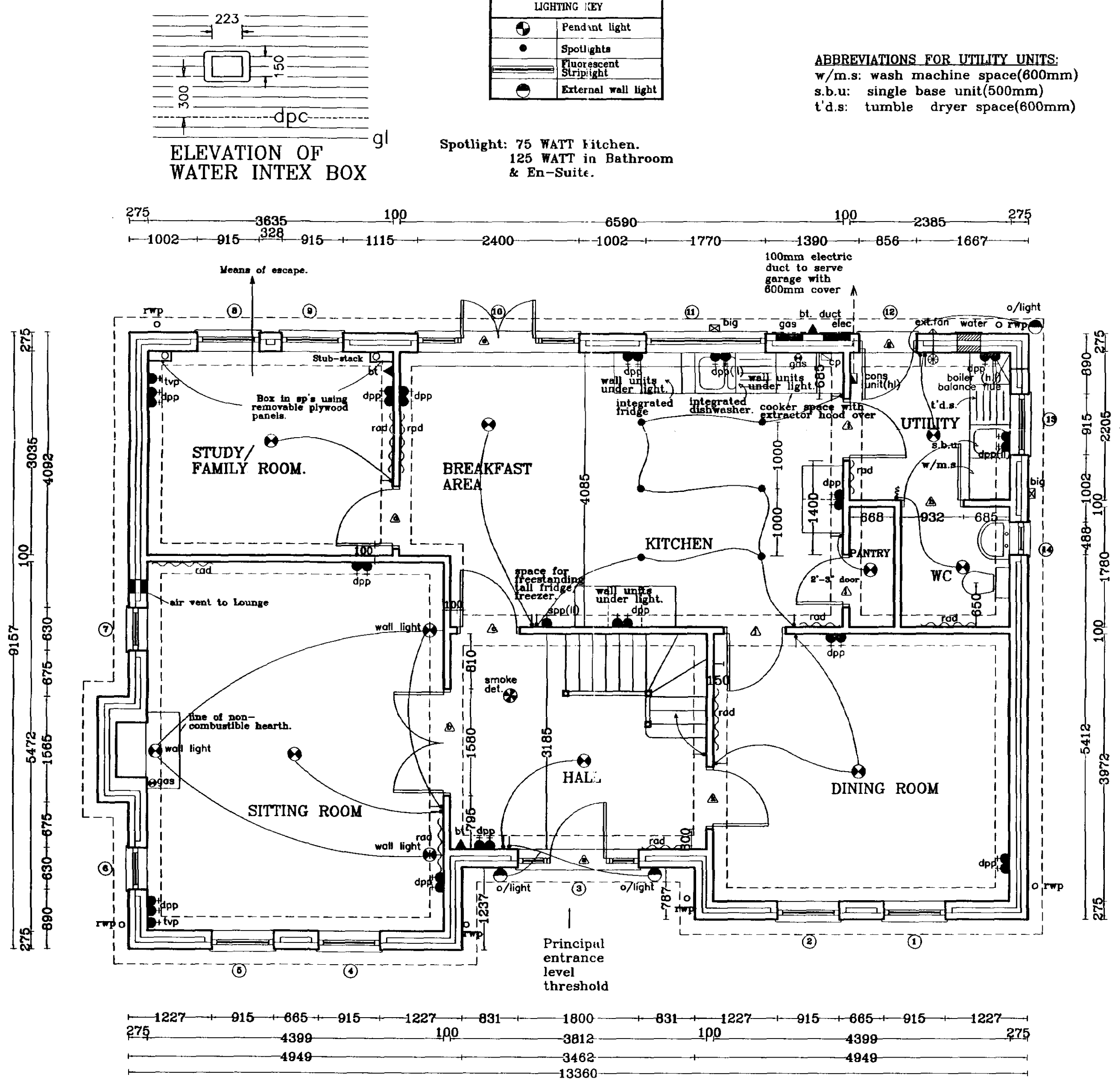
1:25 1:50 1:100 ASZ

DATE

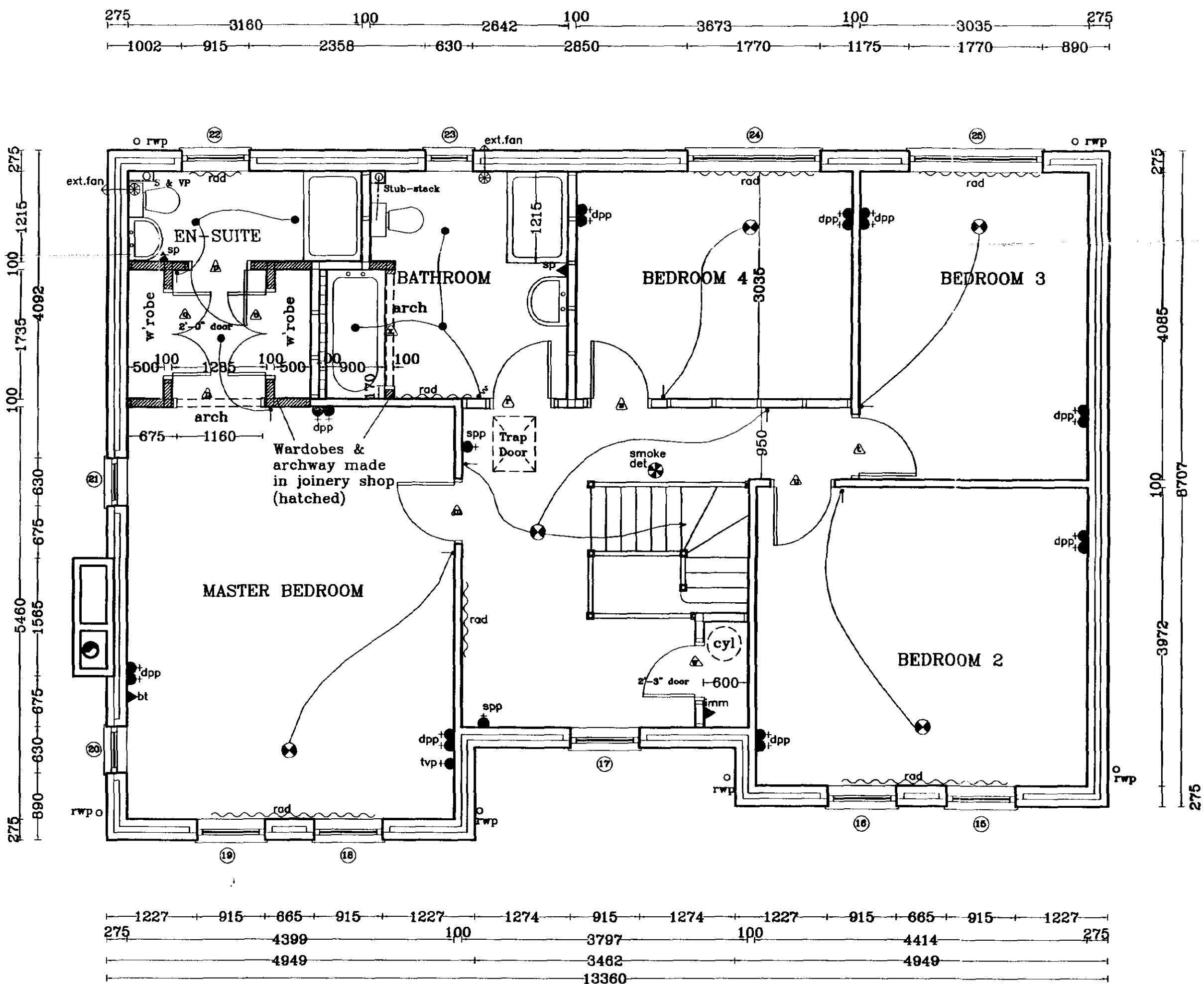
AUG 2002

DRAWING No.

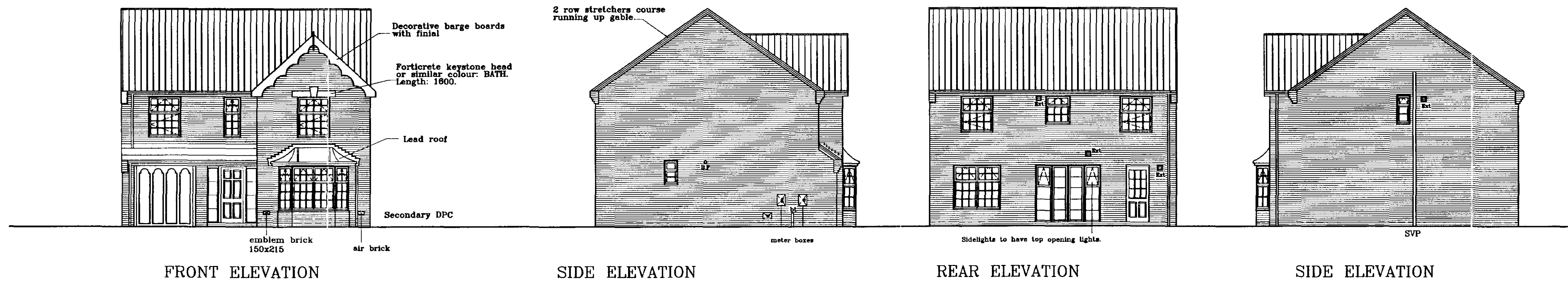
0119/4-01



GROUND FLOOR LAYOUT

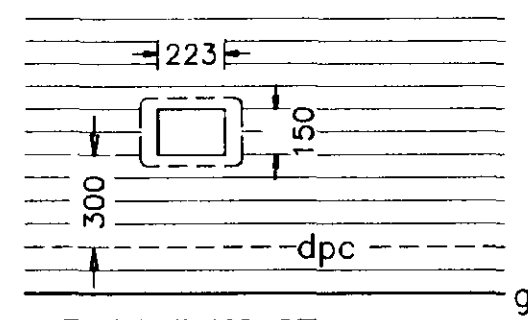


FIRST FLOOR LAYOUT



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

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



ELEVATION OF
WATER INDEX BOX

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)

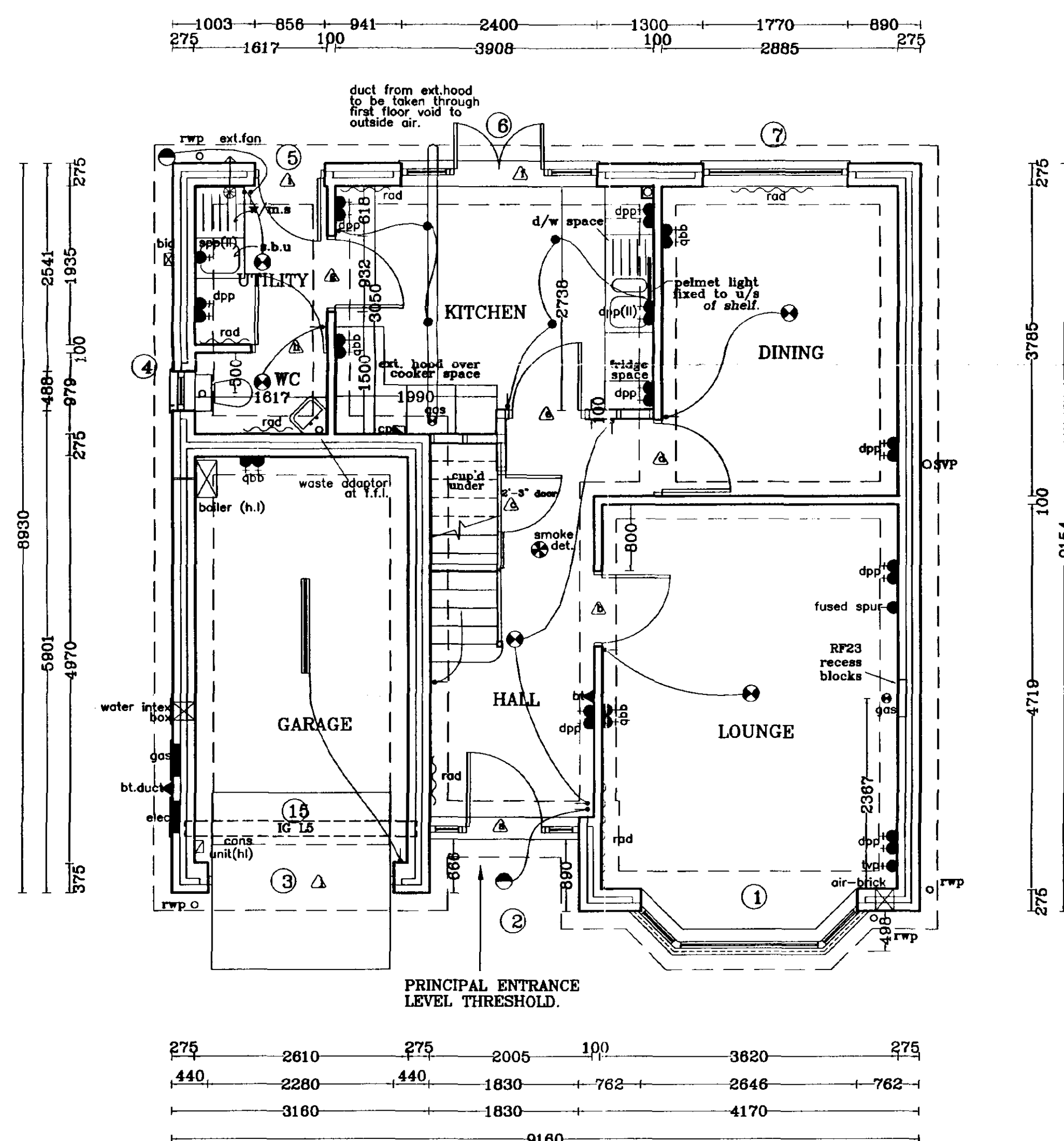
LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

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

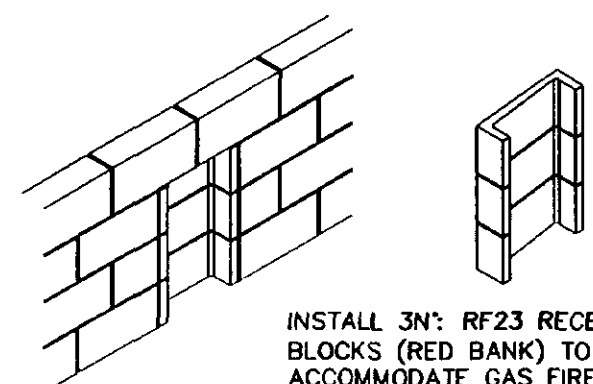
DOOR, WINDOW & LINTEL SCHEDULE				
No.	Type	Width x Depth	Lintel type /	Length
1.	Bay Window	2846 x 1650	LI-S	3000
2.	Front door	1830 x 2100	LI-S	2250
3.	Garage Door	2280 x 2100	LI-S	2700
4.	Window	488 x 900	LI-S	900
5.	Door	858 x 2100	LI-S	1200
6.	Door & s'lights	2400 x 2100	LI-S	2700
7.	Window	1770 x 1650	LI-S	2100
8.	Window	1200 x 1500	LI-S	1500
9.	Window	830 x 1500	LI-S	1050
10.	Window	1200 x 1500	LI-S	1500
11.	Window	1200 x 1350	LI-S	1500
12.	Window	915 x 1050	LI-S	1200
13.	Window	1200 x 1350	LI-S	1500
14.	Window	488 x 1050	LI-S	900
15.	Lintel	-----	L-S	3000

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF b. BOX 100 1350mm LONG
d. IG 100BOX BEAM 1350mm LONG
(140 HIGH)
g. BOX 100 1350mm LONG

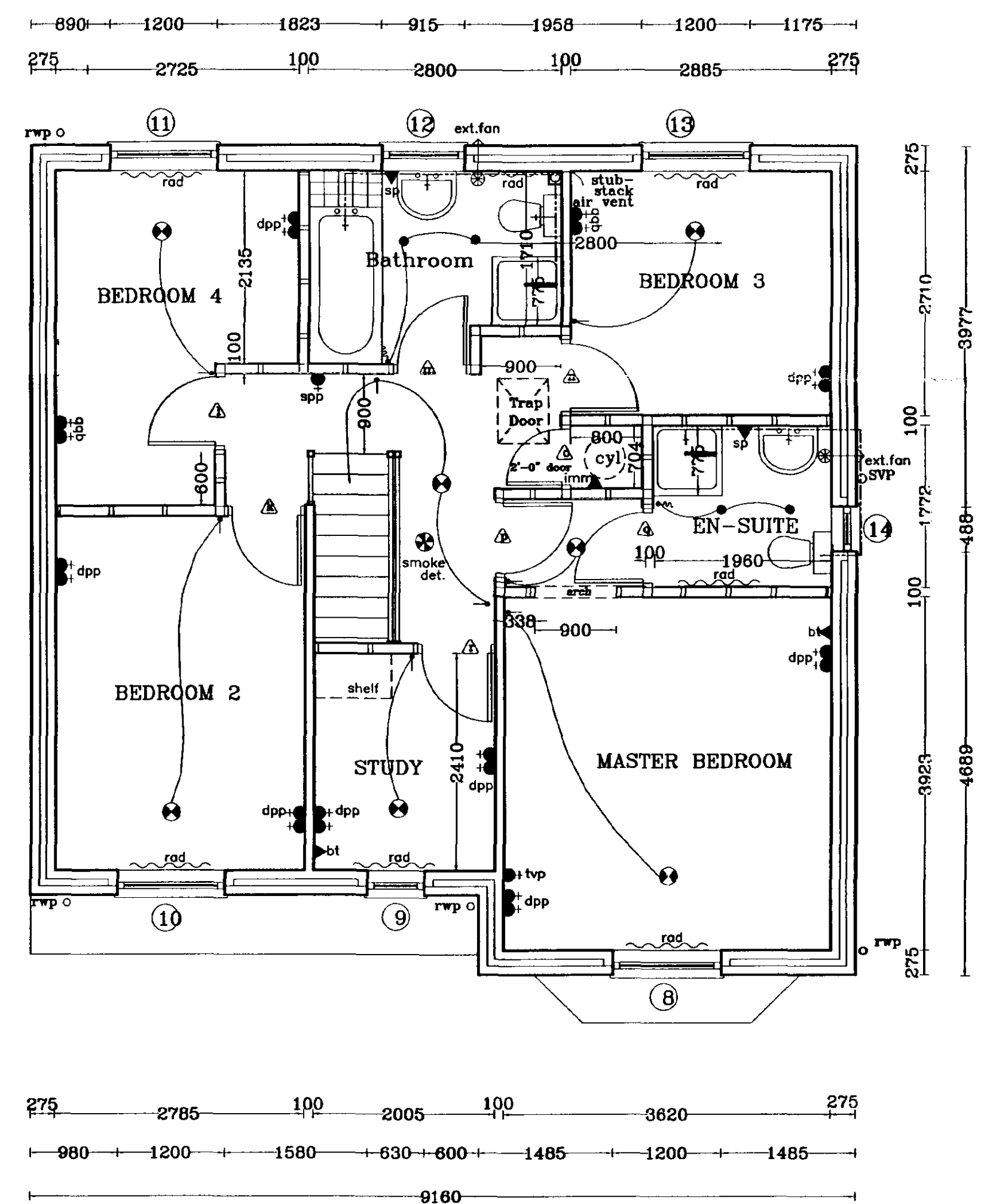
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



GROUND FLOOR LAYOUT



FIREPLACE DETAIL



FIRST FLOOR LAYOUT



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

PROJECT TITLE
**STANDARD DWELLING TYPE
-MALLOWGATE-**
Plot 3.
OFF HORSESHOE ROAD,
SPALDING.

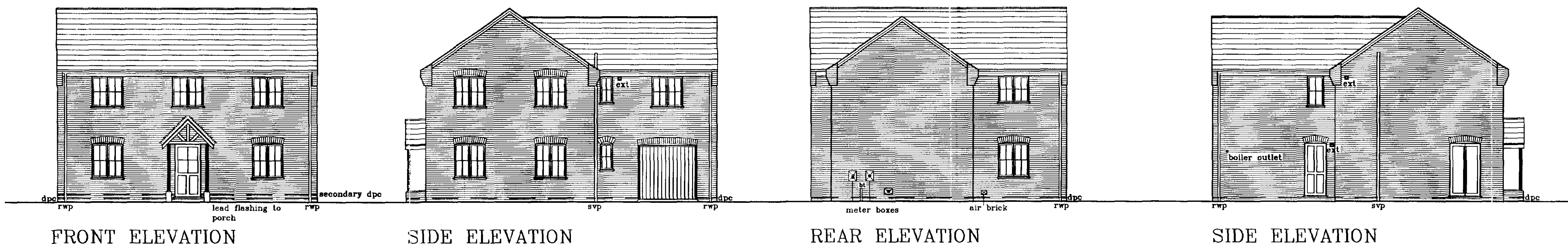
DRAWING

DETERMINED
PLAN
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	A.S.Z
b)	Windows in Master Bedroom & Bed 2 wider.	13.10.00	"
c)	Stud wall partition changed from 75 to 100mm	"	"
d)	Incorporated flue block & air-brick in Lounge.	15.08.01	ASZ
e)	Repositioned wall in Study & Hall	16.08.01	"
f)	Means of escape window changed.	22.08.01	"
g)	Utility re-designed & brick cills removed.	"	"
	Bf point added in Study	05.12.01	"
h)	Dim. added in Kitchen.	25.03.02	"
i)	Revisions referring to Part L Building Regs.	11.04.02	JV
j)	Radiator & DPP re-positioned in the lounge.	25.04.02	JV
k)	Flue block replaced by recess blocks.	23.05.02	ASZ
l)	Internal lintel schedule amended	31.07.02	JV

SCALE
1:50 1:100
DRAWN
A.S.Z

DATE
AUG 2002
DRAWING No.
0119/3-01



DOOR, WINDOWS & LINTEL SCHEDULE

1.	WINDOW	1200x1350	L1-S 75	1500
2.	DOOR	1015x2100	L1-S 75	1350
3.	WINDOW	1200x1350	L1-S 75	1500
4.	WINDOW	1200x1350	L1-S 75	1500
5.	WINDOW	1200x1350	L1-S 75	1500
6.	WINDOW	488x1050	L1-S 75	900
7.	GARAGE DOOR	2285x2197	L1-S 75	2700
8.	DOOR	856x2100	L1-S 75	1200
9.	WINDOW	1200x1350	L1-S 75	1500
10.	FRENCH DOORS	1200x2100	L1-HD 75	1500
11.	WINDOW	1200x1200	L1-S 75	1500
12.	WINDOW	1200x1200	L1-S 75	1500
13.	WINDOW	1200x1200	L1-S 75	1500
14.	WINDOW	1200x1200	L1-S 75	1500
15.	WINDOW	1200x1200	L1-S 75	1500
16.	WINDOW	488x1050	L1-S 75	900
17.	WINDOW	1200x1200	L1-S 75	1500
18.	WINDOW	630x1200	L1-S 75	1050
19.	WINDOW	1200x1050	L1-S 75	1500

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

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

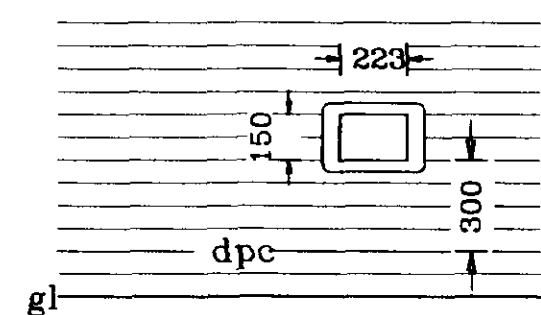
NOTE:
Opening sashes to habitable rooms at 1st floor level to comply with Building Regulations Document Part B, allowing a minimum clear opening size of 450 x 735mm

NOTE:
All external glazing to be low emissivity glass

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

NOTE: ALL INTERNAL DOORS ON FIRST FLOOR ONLY
TO BE 2'-6" WIDE (UNLESS STATED OTHERWISE).

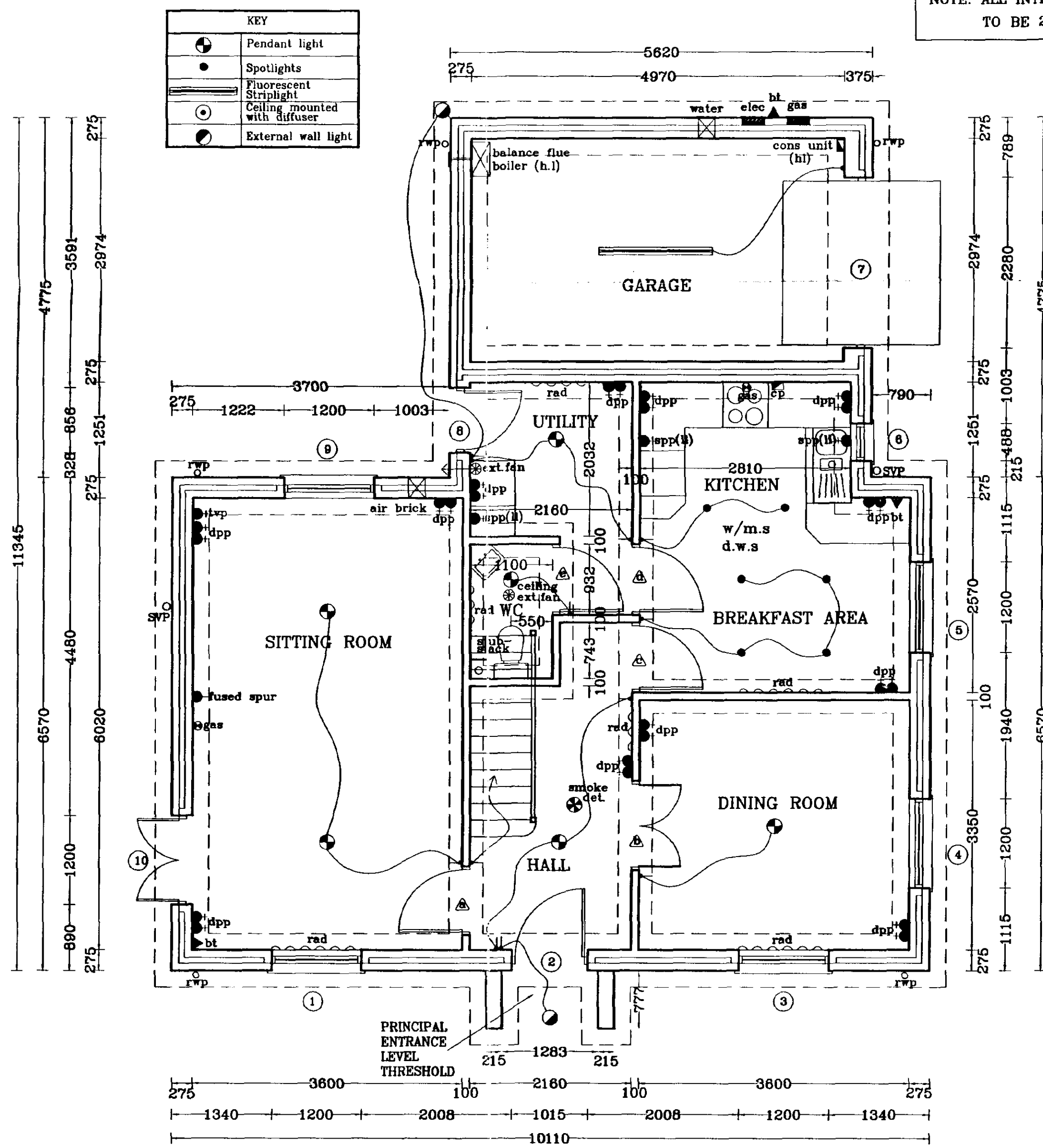


ELEVATION OF
WATER INDEX BOX

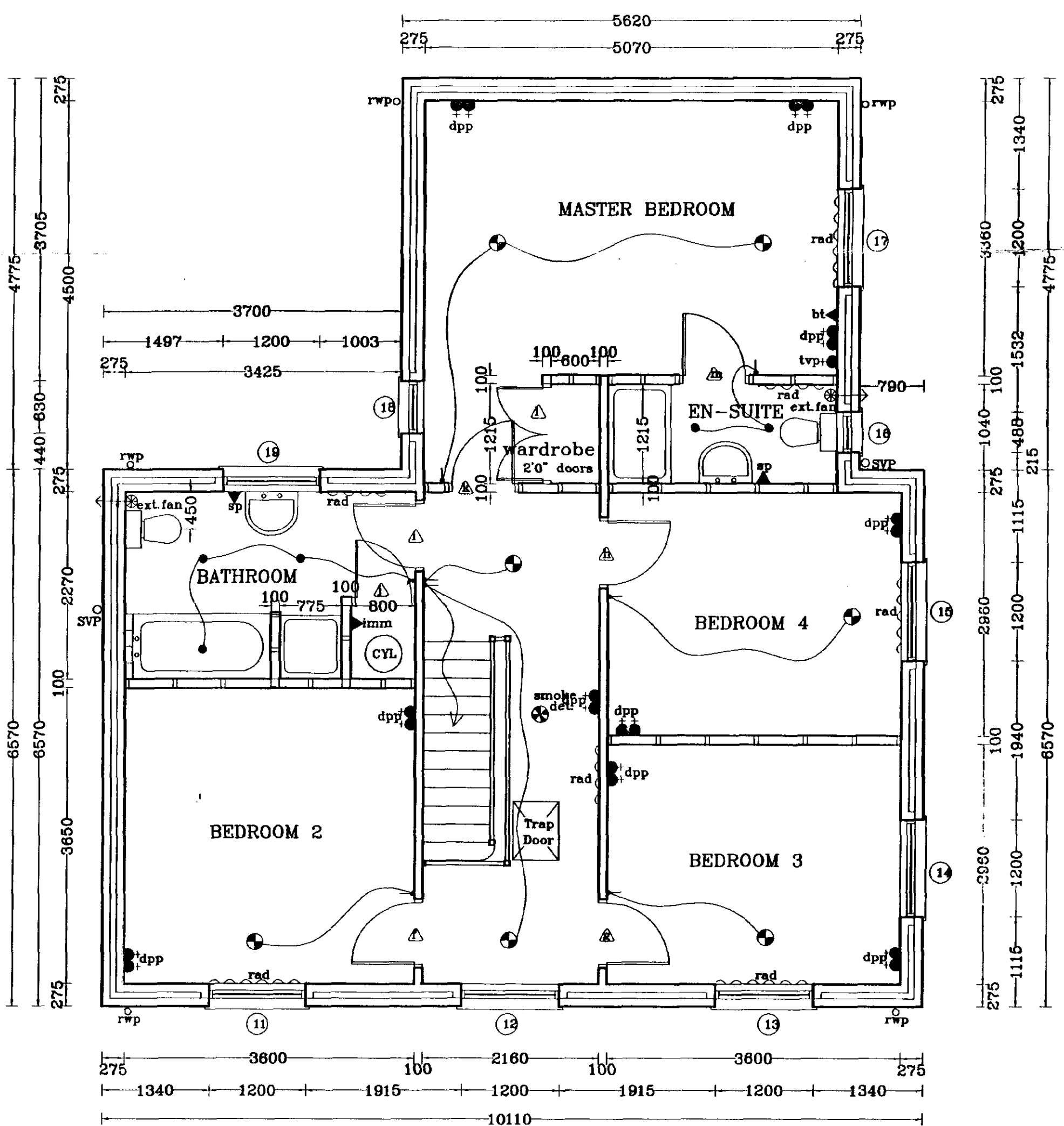
ALL LINTEL REFS BY IG LTD

INTERNAL LINTEL SCHEDULE

Internal lintels to be I.G. Internal type 1100mm long.
All lintel Regs by I.G. lintels.
All windows to be PVC-U double glazed.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
LAWSON 2

Plot 1.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

WORKING DRAWINGS
FLOOR LAYOUTS & ELEVATIONS

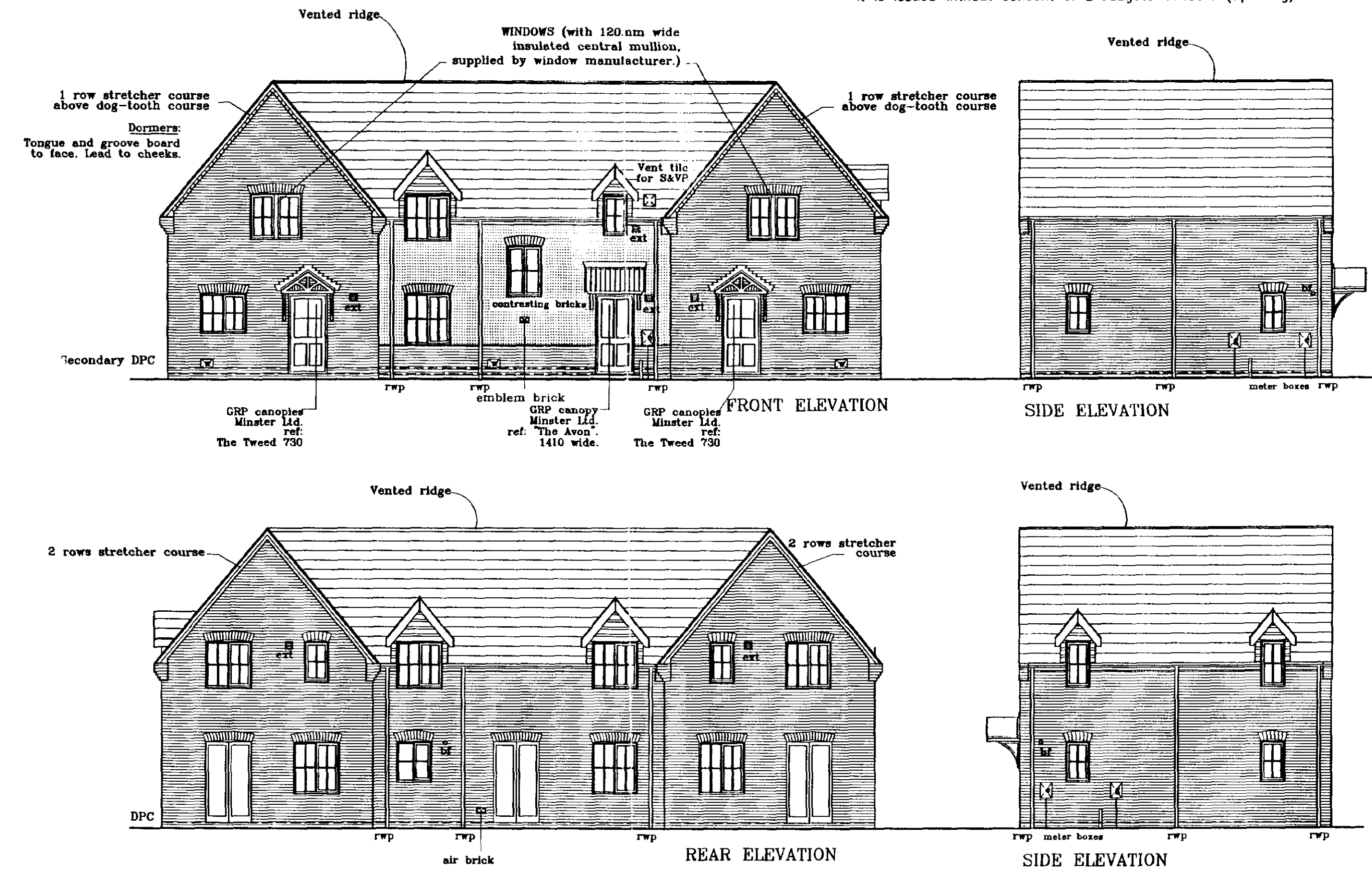
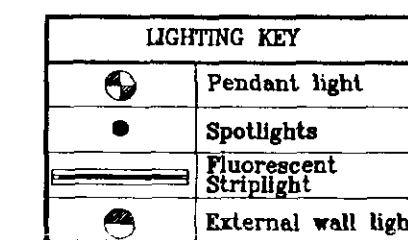
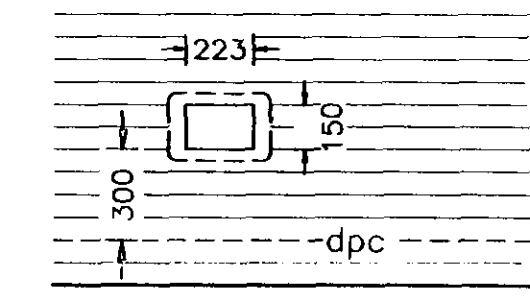
REV	DESCRIPTION	DATE	BY

SCALE
1:50, 1:100

DATE
AUG 2002

DRAWING No.
0119/1-01

SPDC
Planning Development
13 AUG 2002
940/0

[illegible]DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1, 7	Windows	1200 x 1050	LI-S	1500
2,3,6	Entrance doors	1015 x 2100	LI-S	1350
4,	Windows	915 x 1350	LI-S	1350
5, 11, 12, 15	Windows	1200 x 1350	LI-S	1500
8, 9, 17, 18	Window	630 x 1050	LI-S	1050
10, 16	French doors	1200 x 2100	LI-S	1500
13,	French doors	1200 x 2100	LI-HD	1500
14	Window	915 x 1050	LI-S	1350
19, 22	Windows	2n 1380 x 1200	LI-S	1850
20,	Windows	630 x 1050	2n* 50x160	1050
29,30	Windows	630 x 1200	2n* 50x160	1050
24,27	Windows	630 x 1050	LI-S	1050
23,26,	Windows	1200 x 1200	LI-S	1500
21,25,28	Windows	1200 x 1200	2n* 50x160	1500

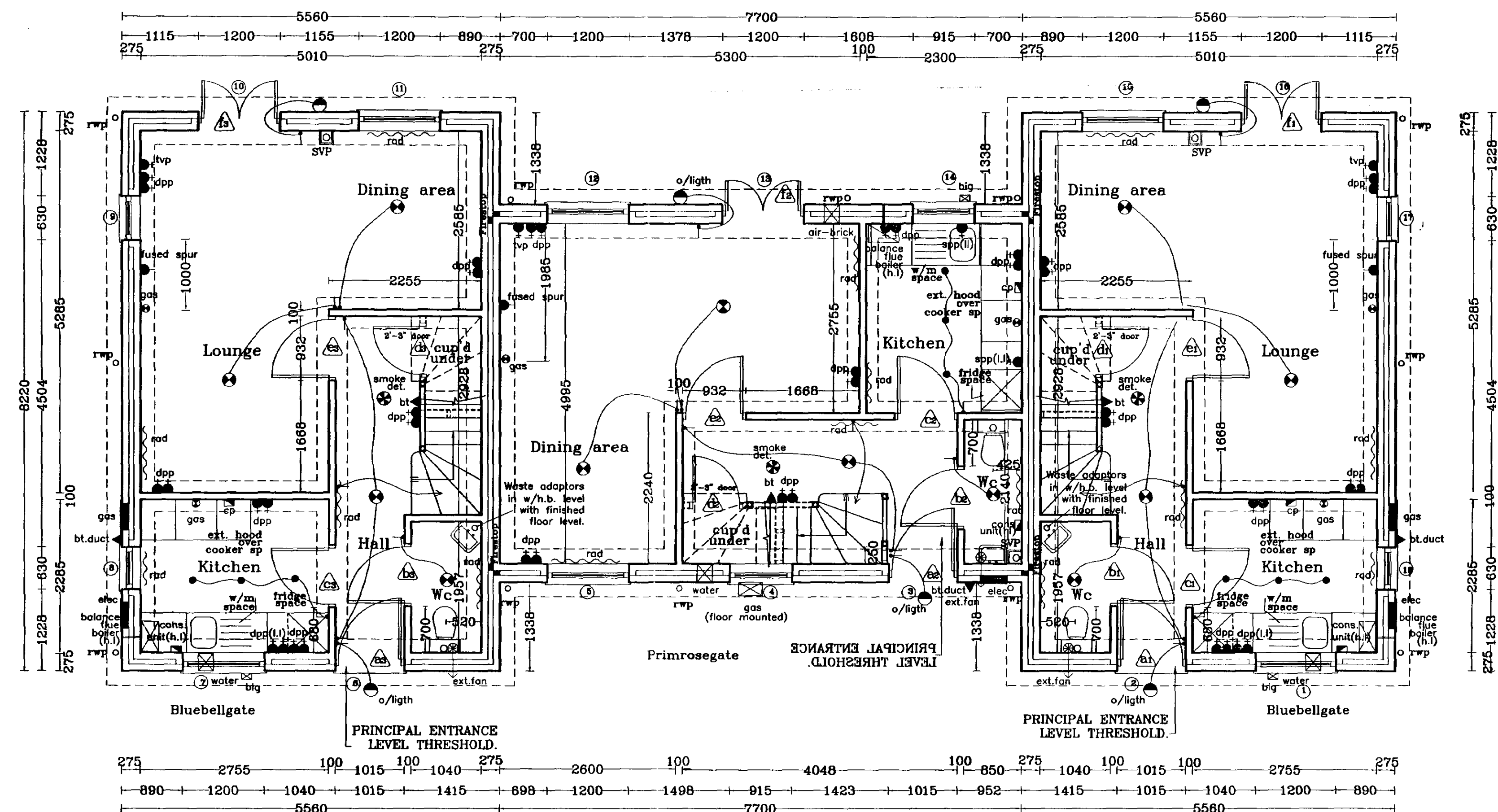
* WINDOWS (with 120mm wide insulated central mullion, supplied by window manufacture.)

OPENING SASHES TO HABITABLE ROOMS AT FIRST FLOOR
LEVEL TO COMPLY WITH BUILDING REGULATIONS
DOCUMENT PART B, ALLOWING A MINIMUM CLEAR
OPENING SIZE OF 450 x 735mm

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

Spotlights: 75 WATT Kitchen.
50 WATT in Bahtroom

All internal lintels to be IG Internal type.



Broadgate Homes Limited

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

PROJECT TITLE

THREE BEDROOM TERRACED
DWELLING ARRANGEMENT
BLUEBELLGATE AND PRIMROSEGATE

Plots 25,26,27.
OFF HORSESHOE ROAD,
SPALDING.

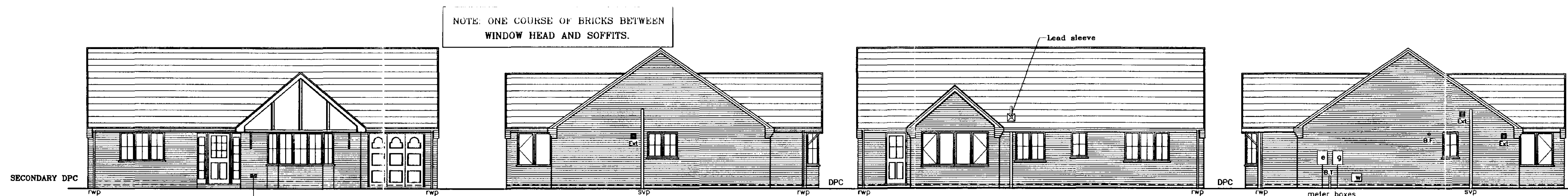
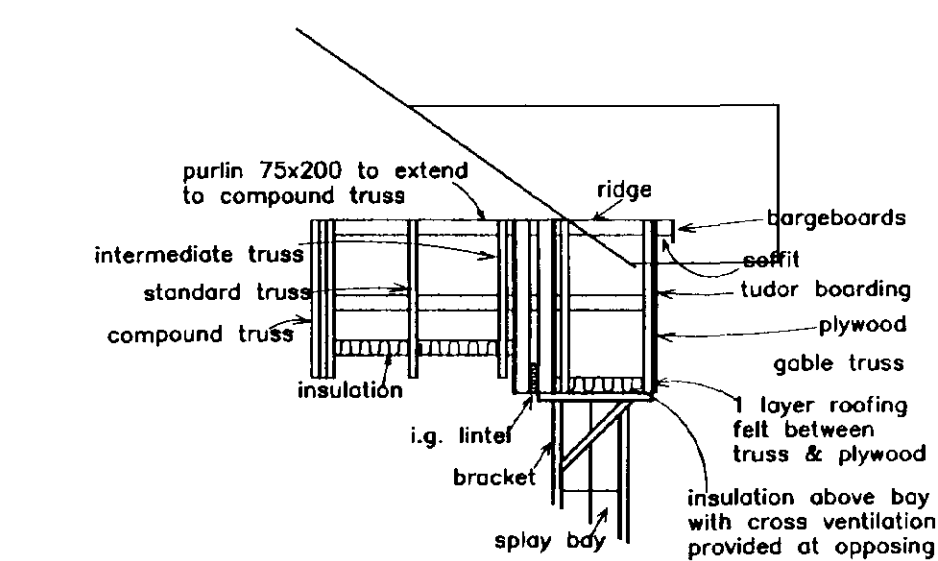
DRAWING

DETERMINED **FLOOR LAYOUTS**
PLAN **AND ELEVATIONS**

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.01	"
b)	Kitchen layout amended as per Graham's	08.01.01	JV
c)	Kitchen re-designed	23.08.01	ASZ
d)	Further alterations to kitchen layout	31.10.01	ASZ
e)	Ext. fan in Bathroom ceiling mounted	09.11.01	ASZ
f)	Brick cells removed	06.12.01	ASZ
g)	Reposition Trap door.	10.01.02	ASZ
h)	SVP moved in Bluebellgate;	15.02.02	ASZ
	WC re-arranged in Primrosegate.	"	ASZ
j)	2nd rd. added in Lounge in both type	15.03.02	ASZ
j)	Flue blocks removed.	03.04.02	ASZ
k)	Revisions relating to Part L Building Regs.	18.04.02	A.S.Z

SCALE	DRAWN
1:25 1:50 1:100	A.S.Z

DATE	DRAWING No.
AUG 2002	0119/25,26,27-01



NOTE: Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

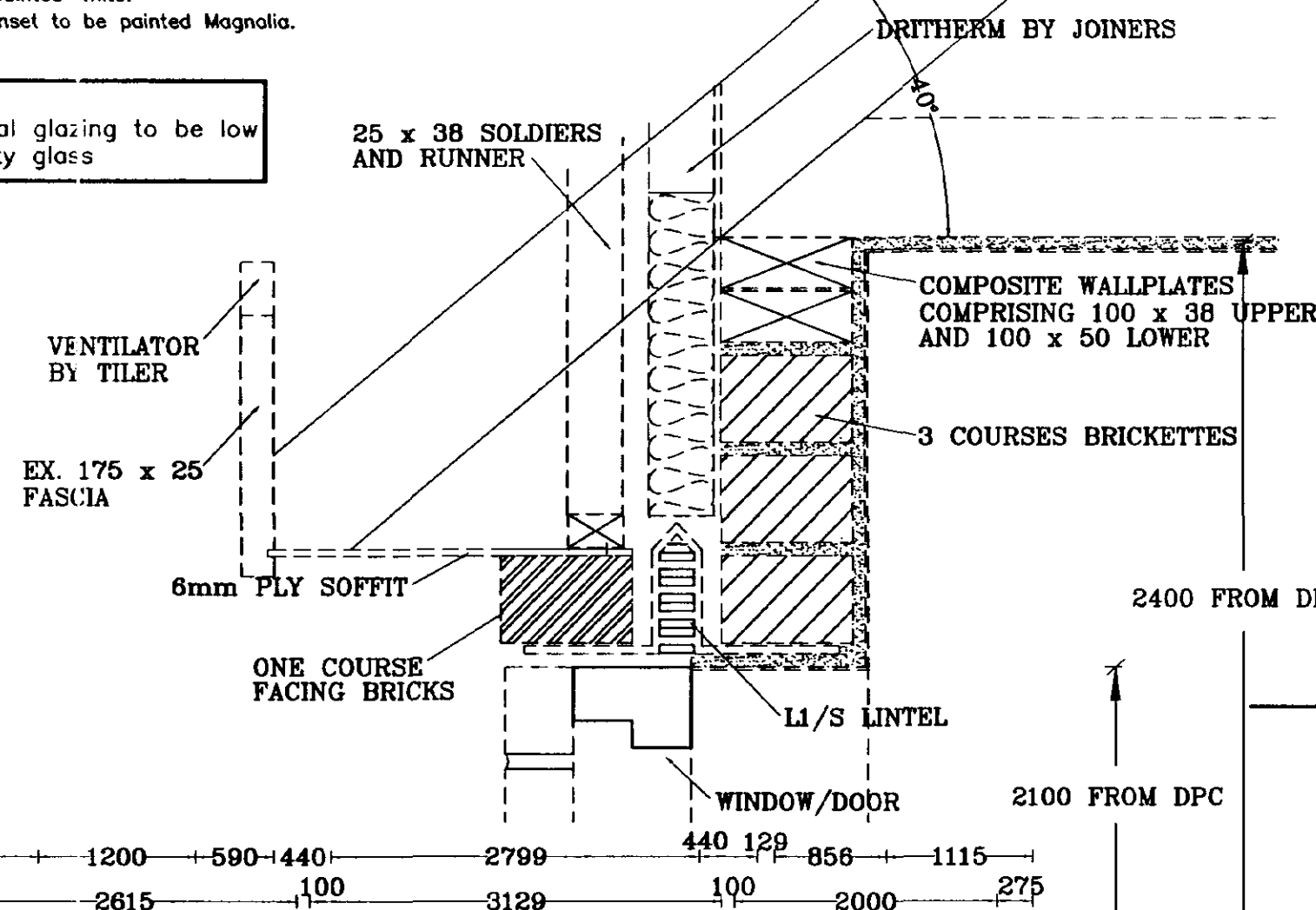
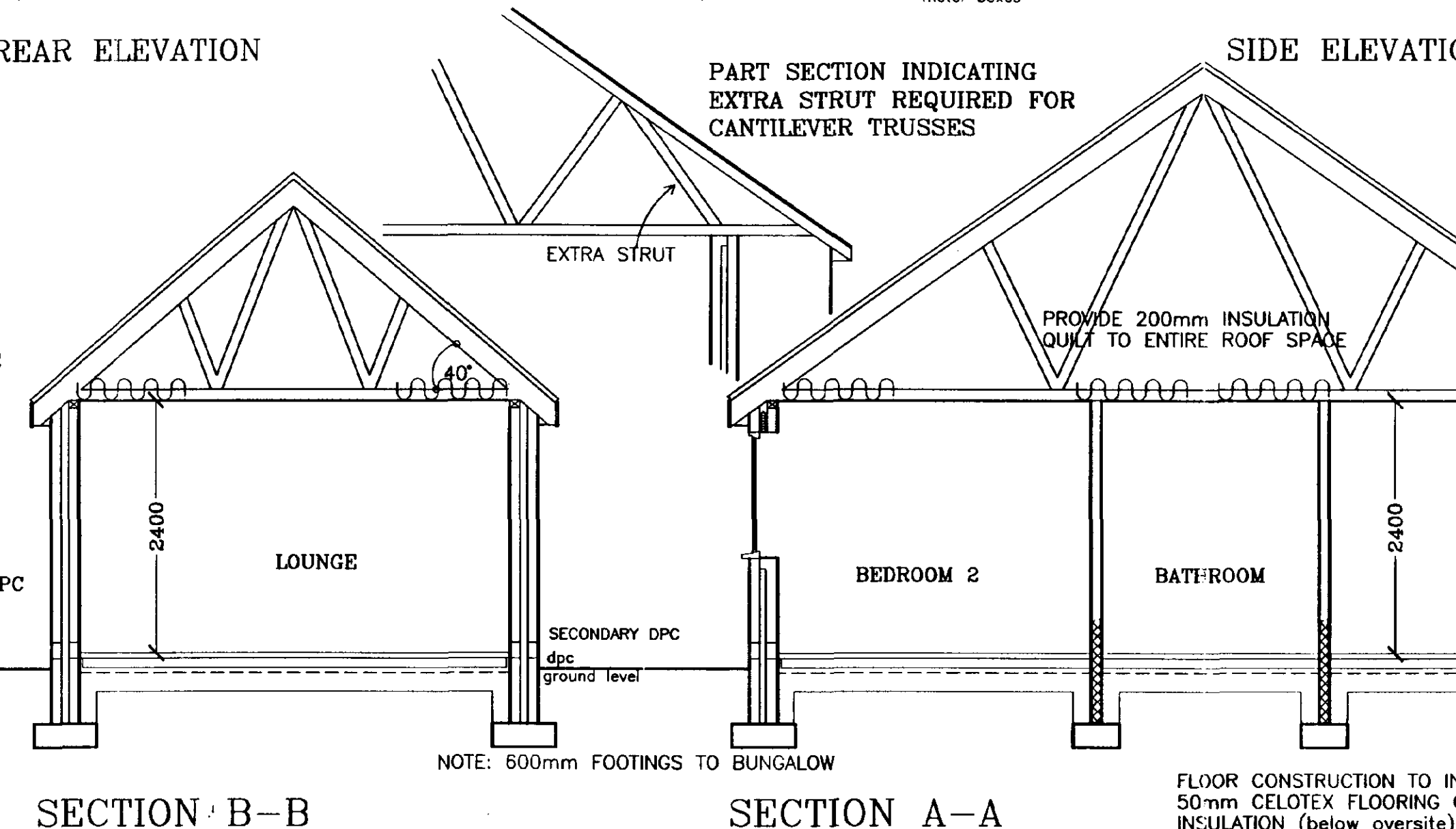
DOOR, WINDOW AND LINTEL SCHEDULE

1. Garage Door	2280 x 2100	L/S 75	2700
2. Bay Window	2846 x 1350	L/S 75	3000
3. Ent. Frame	1800 x 2100	L/S 75	2100
4. Window	1770 x 1200	L/S 75	2100
5. Window	1200 x 1050	L/S 75	1500
6. Window	1770 x 1200	L/S 75	2100
7. Window	630 x 1050	L/S 75	1050
8. Window	1200 x 1200	L/S 75	1500
9. Window	1350 x 1350	L/S 75	1650
10. Window	2799 x 1350	L/S 75	3150
11. Window	1350 x 1350	L/S 75	1650
12. Door	856 x 2100	L/S 75	1200
13. Window	630 x 1050	L/S 75	900

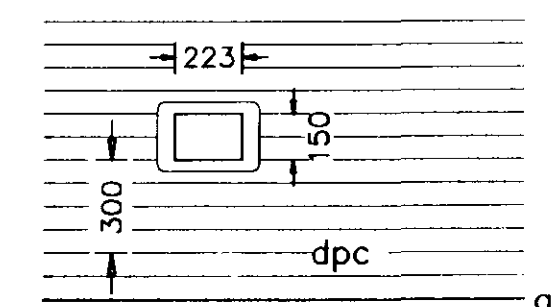
ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

NOTE: All external glazing to be low emissivity glass



PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY

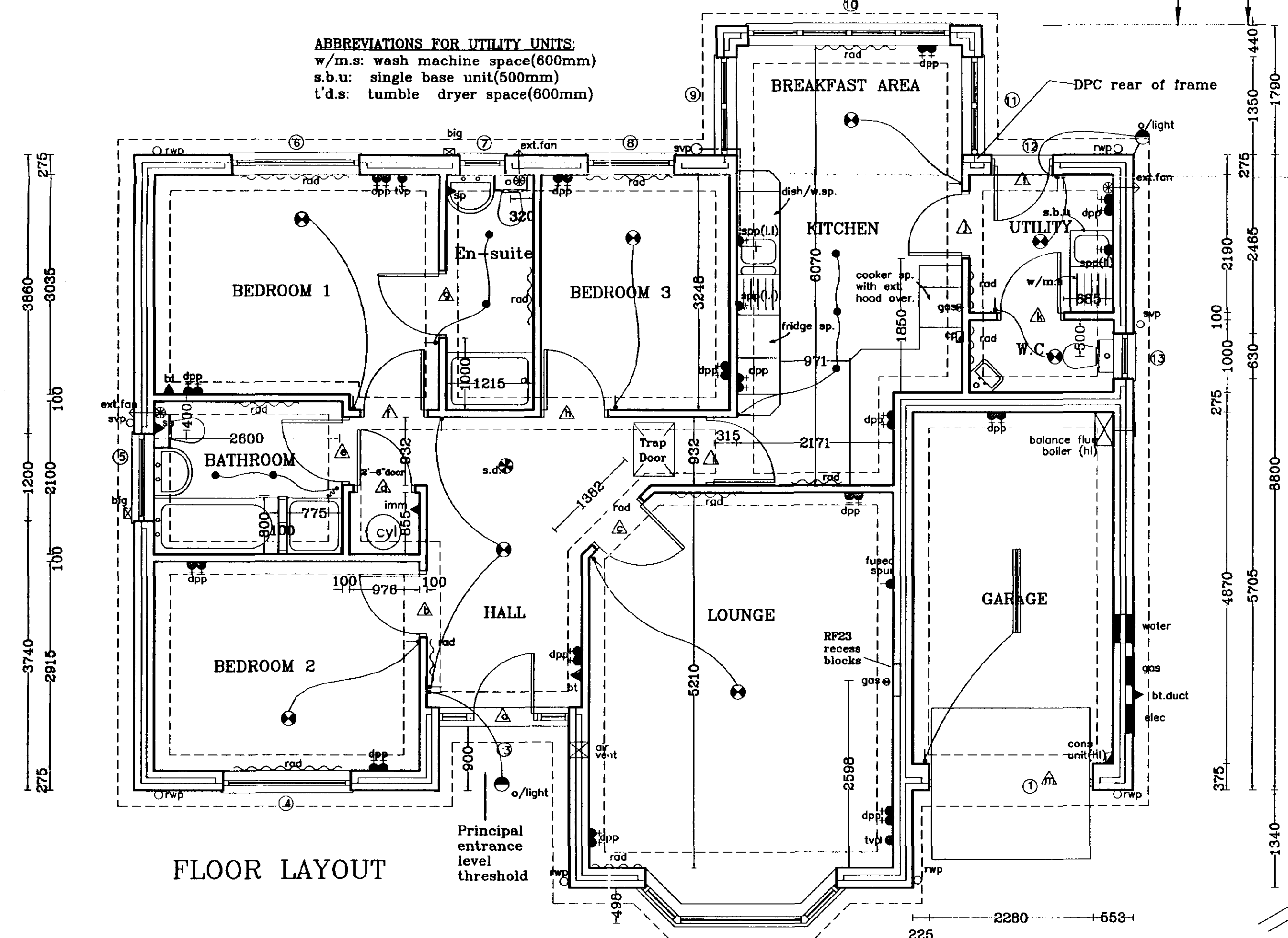


ELEVATION OF WATER INTEX BOX

PROVIDE CELOTEX INSULATION UPSTAND AT EXTERNAL WALL PERIMETER TO UNDERSIDE OF SCREED (min 25mm).

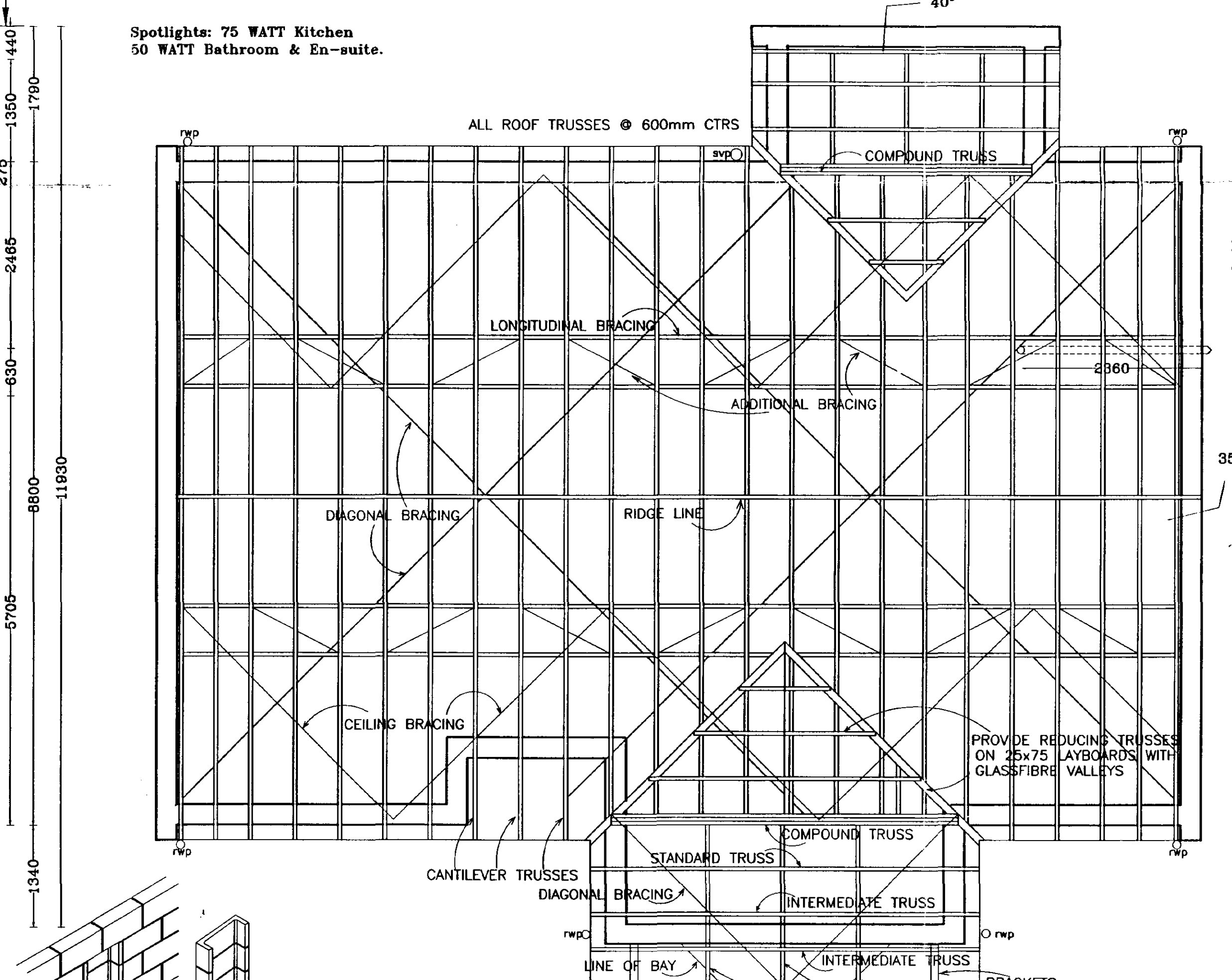
LIGHTING KEY	
●	Pendant light
●	Spotlight
●	Fluorescent Striplight
●	External wall light

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(600mm)
t.d.s: tumble dryer space(600mm)

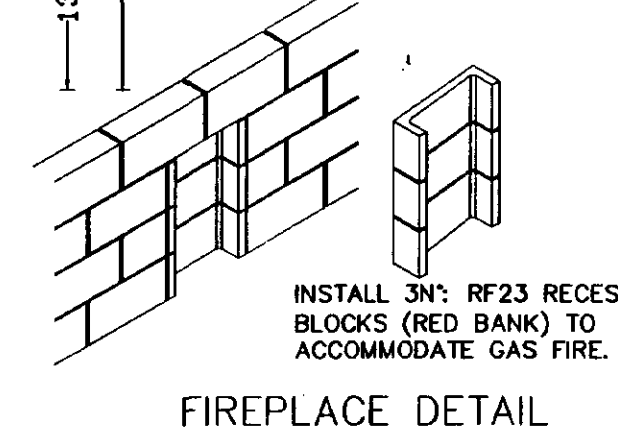


FLOOR LAYOUT

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



ROOF LAYOUT



FIREPLACE DETAIL



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-HAMPTON 2-

Plot 30.
OFF HORSESHOE ROAD,
SPALDING.

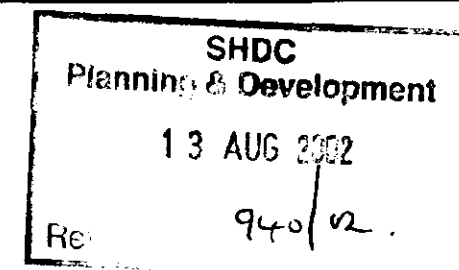
DRAWING

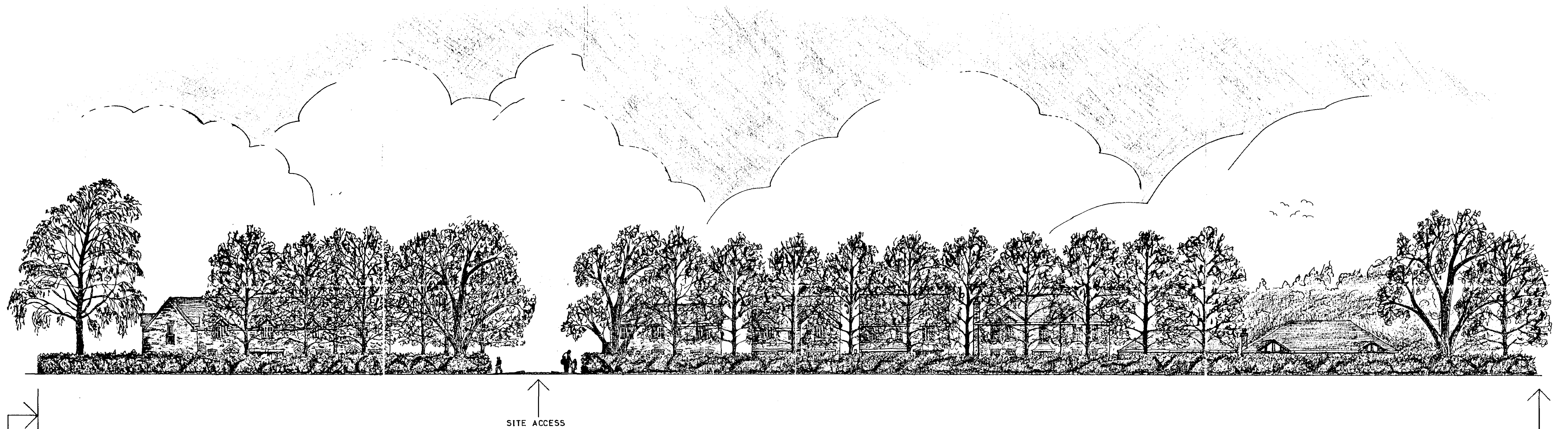
WORKING DRAWING

REV	DESCRIPTION	DATE	BY
a)	Opening lintel increased to 2700 in Garage.	31.07.00	A.S.Z
b)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	"
c)	Change stud wall in Bathroom to 100mm and reduce Cyl cup'd to 1006mm	21.06.01	"
d)	Extra roof bracing added	21.08.01	"
e)	Construction of Breakfast Area re-designed.	24.08.01	"
f)	SVP added for Bathroom.	25.09.01	"
g)	Utility room & Kitchen re-designed.	05.12.01	"
h)	Brick chim removed	18.12.01	"
i)	Revisions relating to Part L Bldg Regs	05.02.02	J.H.
j)	Flue blocks replaced with recess blocks.	22.05.02	ASZ
	Eaves detail added.		

SCALE: 1:25 1:50 1:100 A.S.Z

DATE: AUG 2002 DRAWING No. 0119/30-01





ARTIST'S IMPRESSION OF SITE FRONTAGE AS VIEWED ALONG HORSESHOE ROAD.

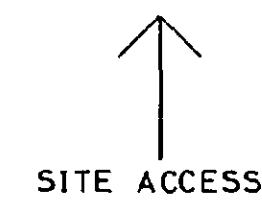
SCALE: 1:200

EXTENT OF
CURRENT DEVELOPMENT

DEVELOPMENT
BOUNDARY



EXTENT OF
CURRENT DEVELOPMENT



SITE ACCESS

ARTIST'S IMPRESSION OF SITE FRONTAGE AS VIEWED ALONG HORSESHOE ROAD.

SCALE: 1:200

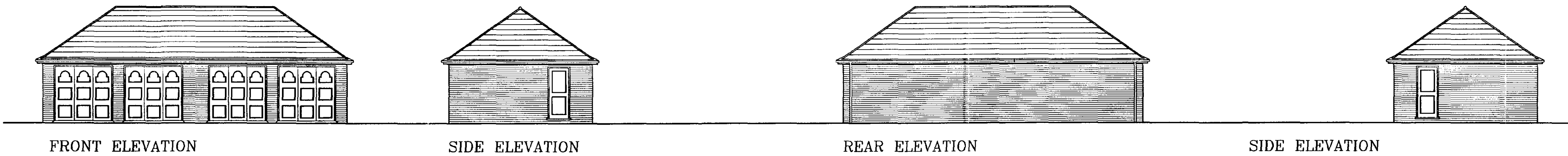
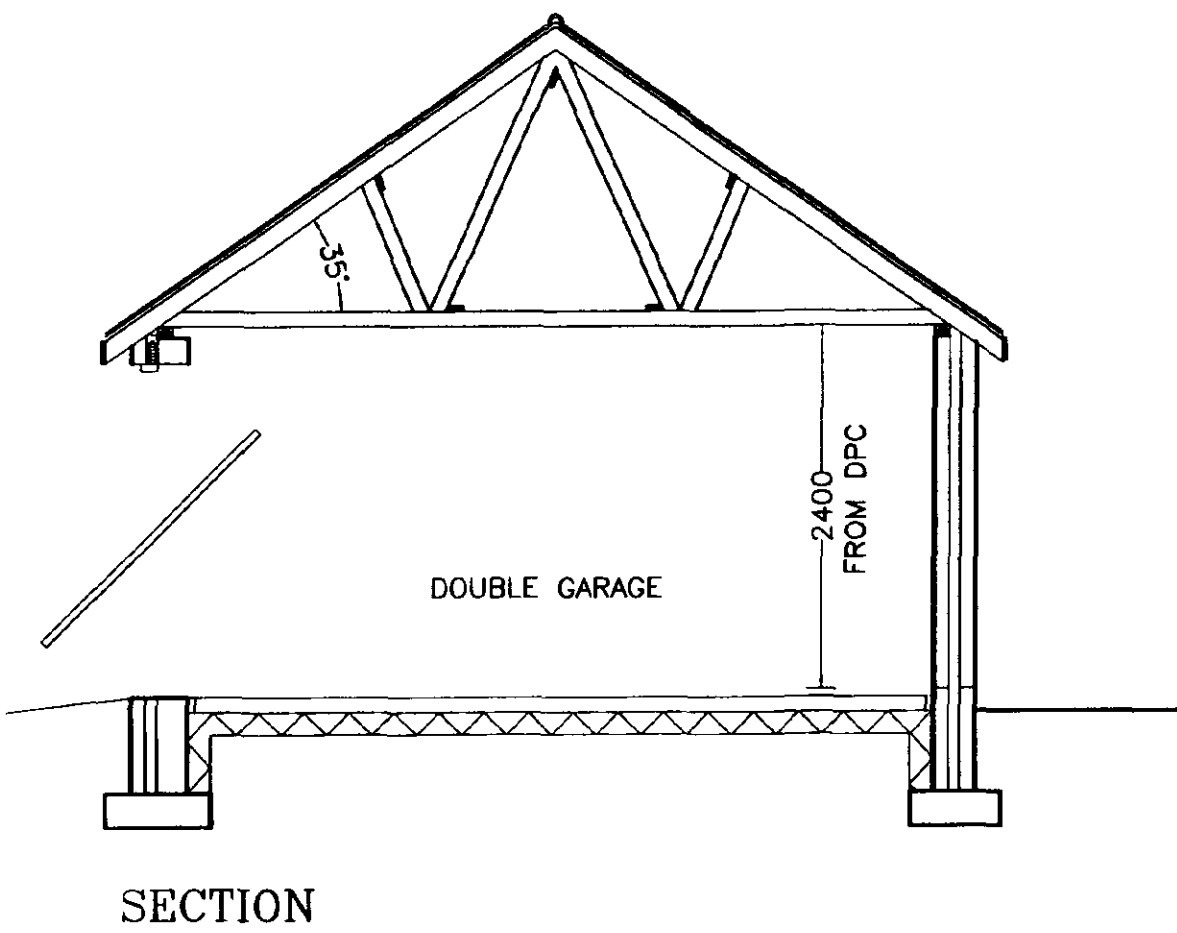
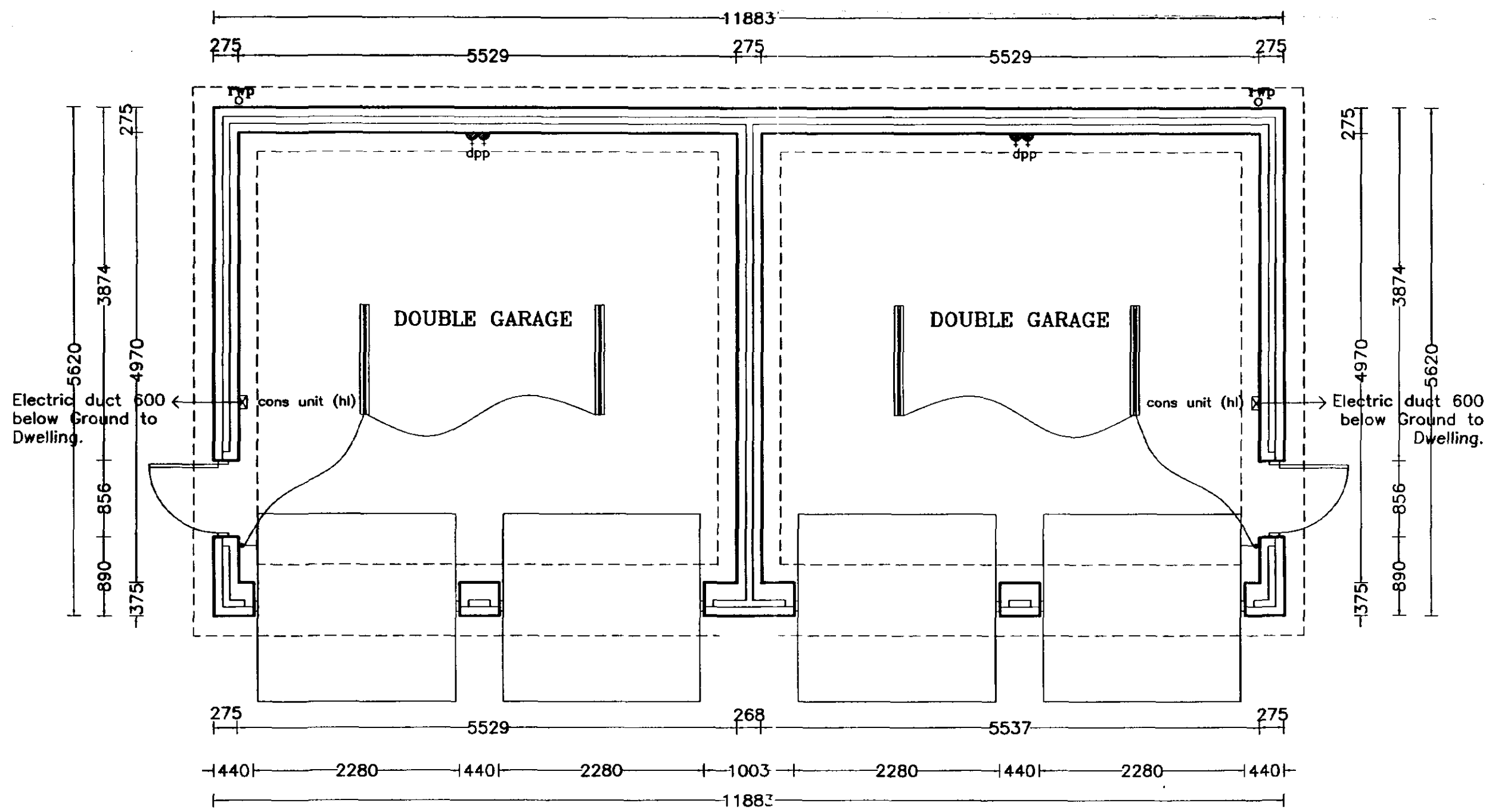
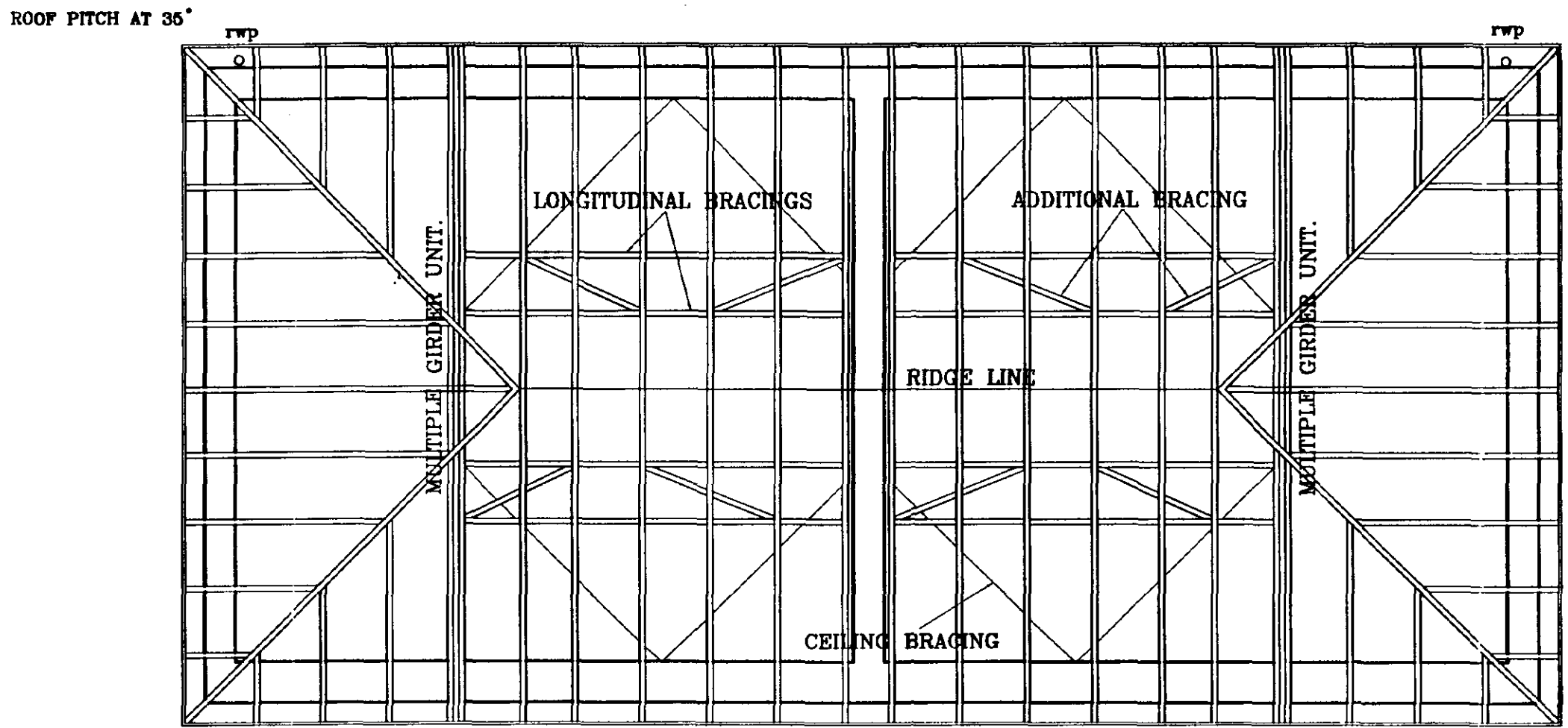


DEVELOPMENT
BOUNDARY

DETERMINED
PLAN

SHDC
Planning & Development
13 AUG 2002
940/02

JP



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

PROJECT TITLE
GARAGES
Plot 4.5,
OFF HORSESHOE ROAD,
SPALDING.

DRAWING
WORKING DRAWINGS

REV	DESCRIPTION	DATE	BY

SCALE
1:50 1:100
DATE
AUG 2002
DRAWN
JV
DRAWING No.
0119/4.5-03



<u>DOOR, WINDOW & LINTEL SCHEDULE</u>				
No.	Type	Width x Depth	Lintel type /	Length
1,3,9.	Windows	1200 x 1350	L1-S 75	1500
2.	Door	1015 x 2100	L1-S 75	1350
4.	French Doors	1200 x 2100	L1-S 75	1500
5,14.	Windows	488 x 1050	L1-S 75	900
6.	Door	856 x 2100	L1-S 75	1200
7.	Garage door	2280 x 1350	L1-S 75	2700
8.	Window	1200 x 1050	L1-S 75	1500
10,11,12, 16,17.	Windows	1200 x 1200	L1-S 75	1500
13.	Window	630 x 1200	L1-S 75	1050
15.	Window	915 x 750	L1-S 75	1350

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED

**NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)**



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

LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Strip light
	External wall light



FIRST FLOOR LAYOUT

FLOOR LAYOUTS & ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Secondary DPC added to elevations.	10.1.00	ASZ
f)	Weather Entrance door to 1015.	1.8.00	"
g)	Lighting amended in Kitchen, Bathroom & En-suite	8.9.00	"
h)	Minor amendments	23.2.01	"
j)	Up dated plan (thickness studs,etc.)	01.06.01	"
j)	Utility re-designed & brick clads removed.	05.12.01	"
k)	275mm cavity wall changed from 260mm	09.2.02	"
l)	Amendments as per Part L Building Regs	09.5.02	JLH

SCALE			DRAWN	
1:25	1:50	1:100	A.S.Z	
DATE			DRAWING No.	
AUG 2002			0119/28-01	

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DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type/Length
1.	Window	1200 x 1350	L-5 75 1500
2.	Entrance Door	1015 x 2100	L-5 75 1350
3.	Window	488 x 1350	L1-5 75 900
4.	Window	1200 x 1350	L-5 75 1500
5.	Window	488 x 1050	L1-8 75 900
6.	Window	488 x 1050	L1-8 75 900
7.	Door	858 x 2100	L-5 75 1200
8.	Window	1770 x 1350	L-5 75 2100
9.	French Doors	2400 x 2100	L-5 75 2700
10.	Window	488 x 1350	L1-8 75 900
11.	Window	488 x 1350	L1-8 75 900
12.	Window	915 x 1050	2 n° 50x150 1350
13.	Roof light	550 x 980	Velux GGL 104
14.	Window	915 x 1050	2 n° 50x150 1350
15.	Roof light	550 x 980	Velux GGL 104

INTERNAL LINTEL SCHEDULE

INTERNAL LINE SCHEDULE

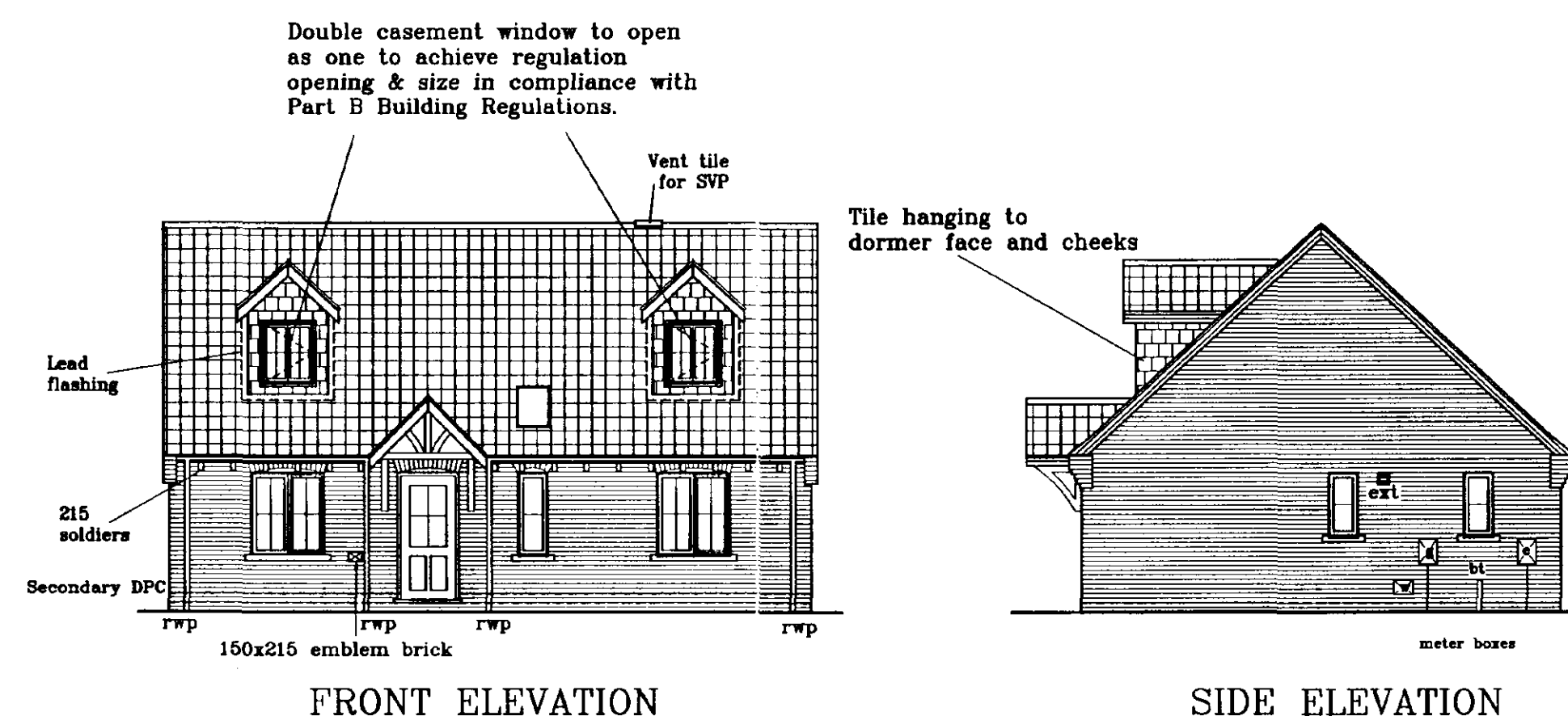
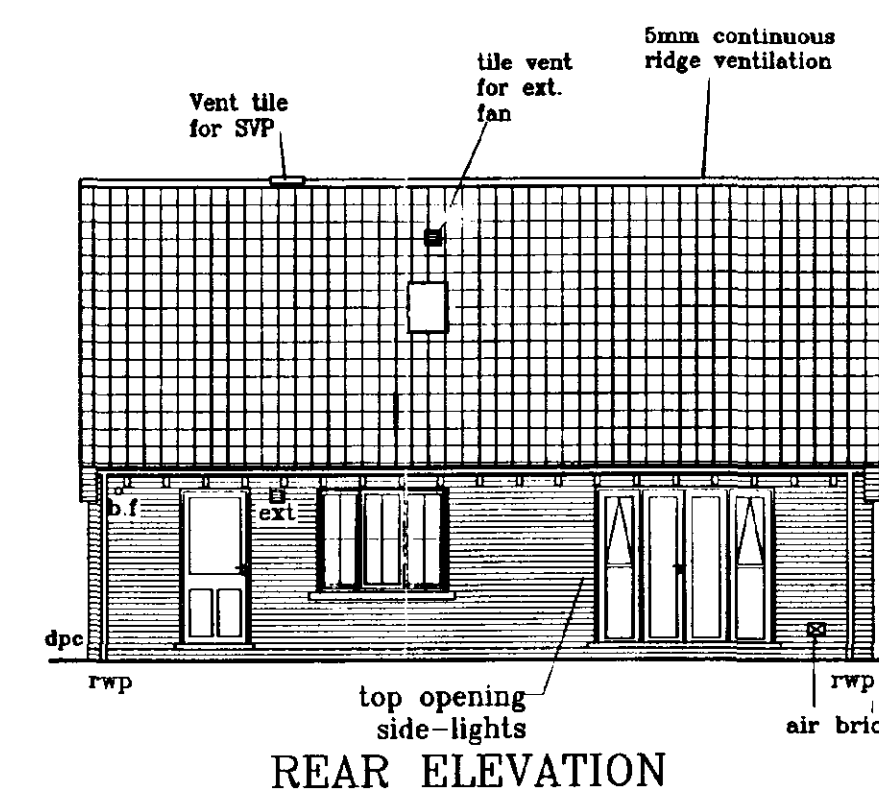
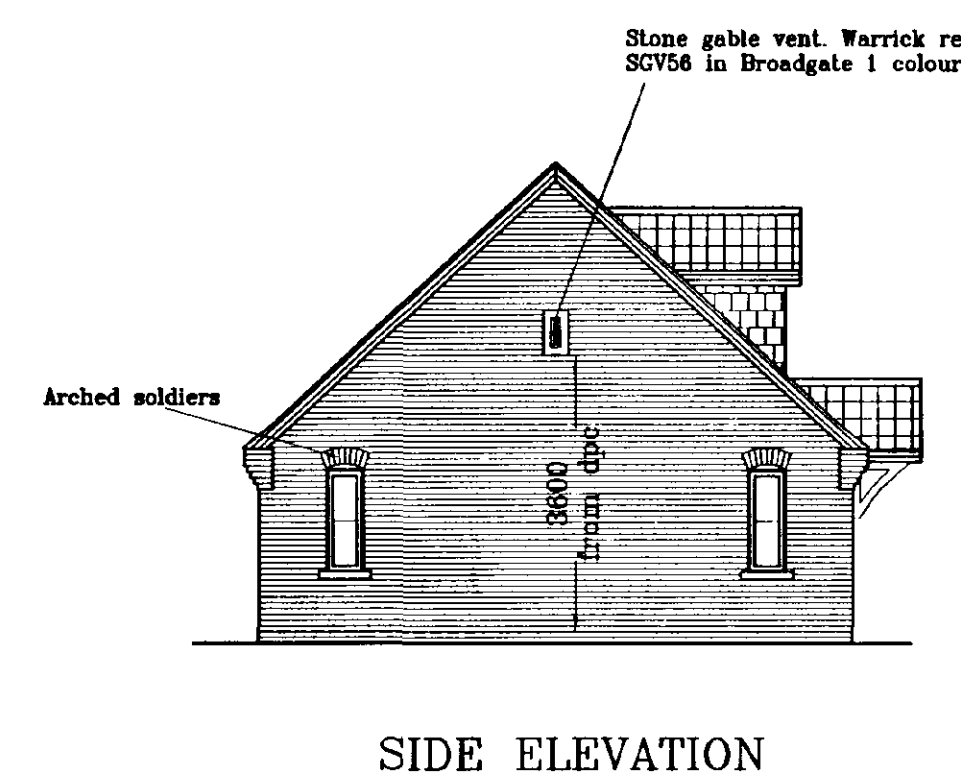
b.-	IG 100 BOX BEAM	1950.
c.-	IG 100 BOX BEAM	1350.
e.-	IG 100 BOX BEAM	1350.
g.-	IG INTERNAL TYPE	1200.
h.-	IG 100 BOX BEAM	1350.
i.-	IG INTERNAL TYPE	1200.
j.-	IG INTERNAL TYPE	1200.

KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

ALL WINDOWS TO BE IVORY COLOUR PVCU FITTED WITH
LOW EMISSIVITY DOUBLE GLAZED UNITS. NO JACK BARS

FRONT DOOR TO BE VICTORIAN S2 STYLE IN MAHOGANY WOODGRAIN
FRAME TO BE IVORY.

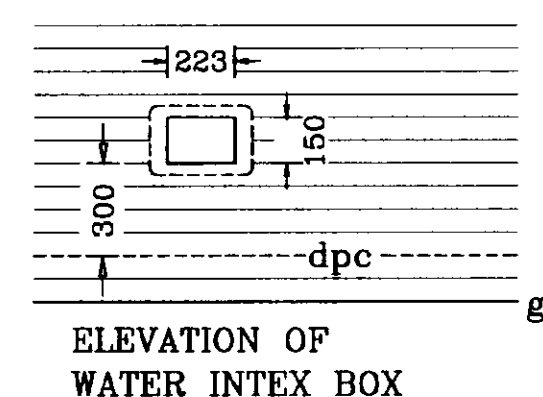
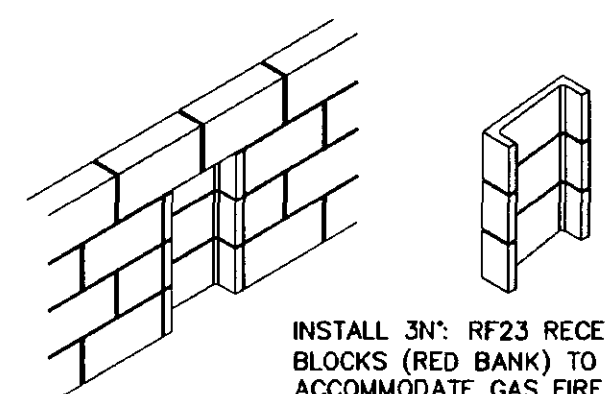
REAR DOOR TO BE 2XGG STYLE IN IVORY. FRAME TO BE IVORY
SAME APPLIES TO PERSONNEL DOOR TO GARAGE.



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.

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

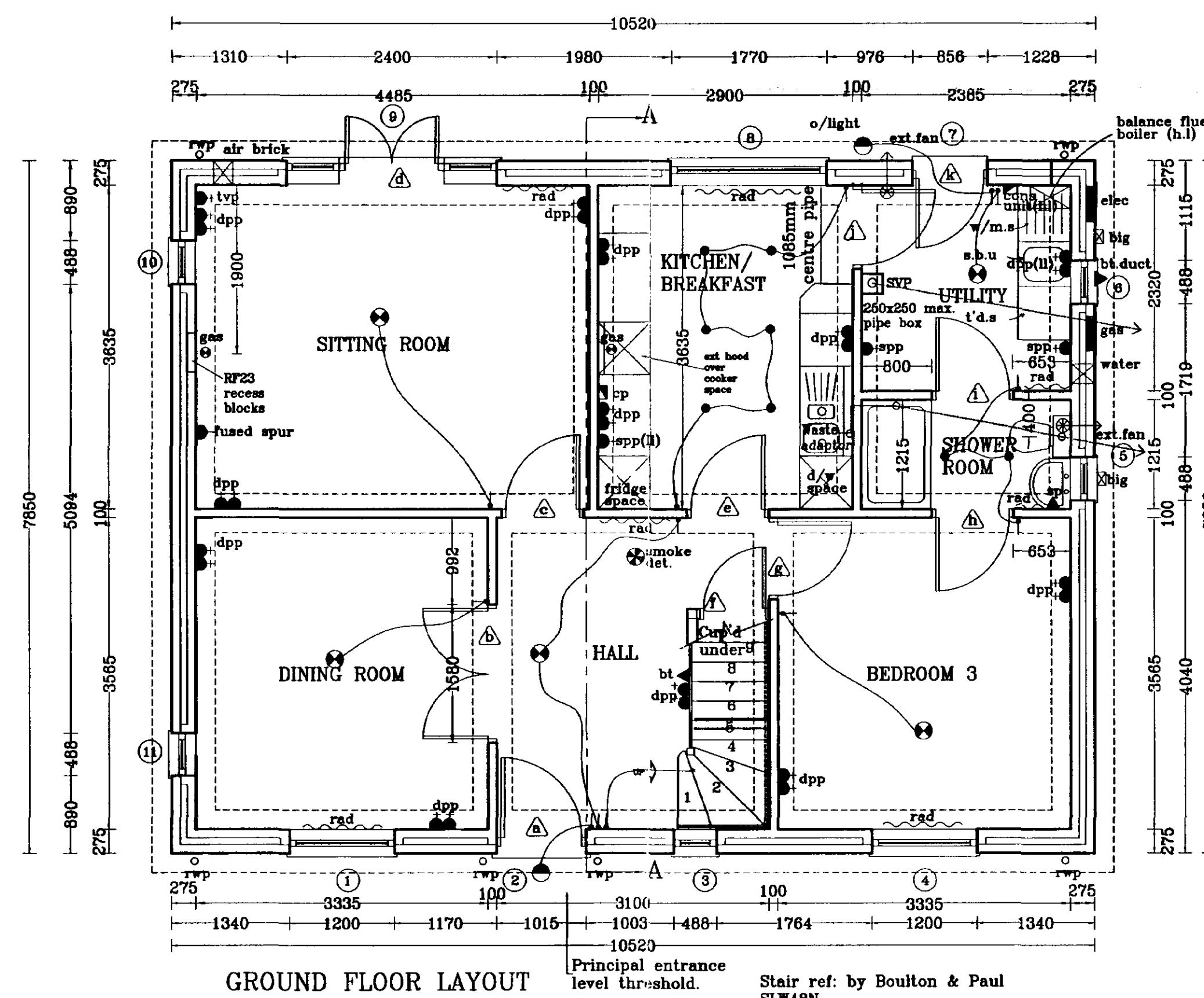
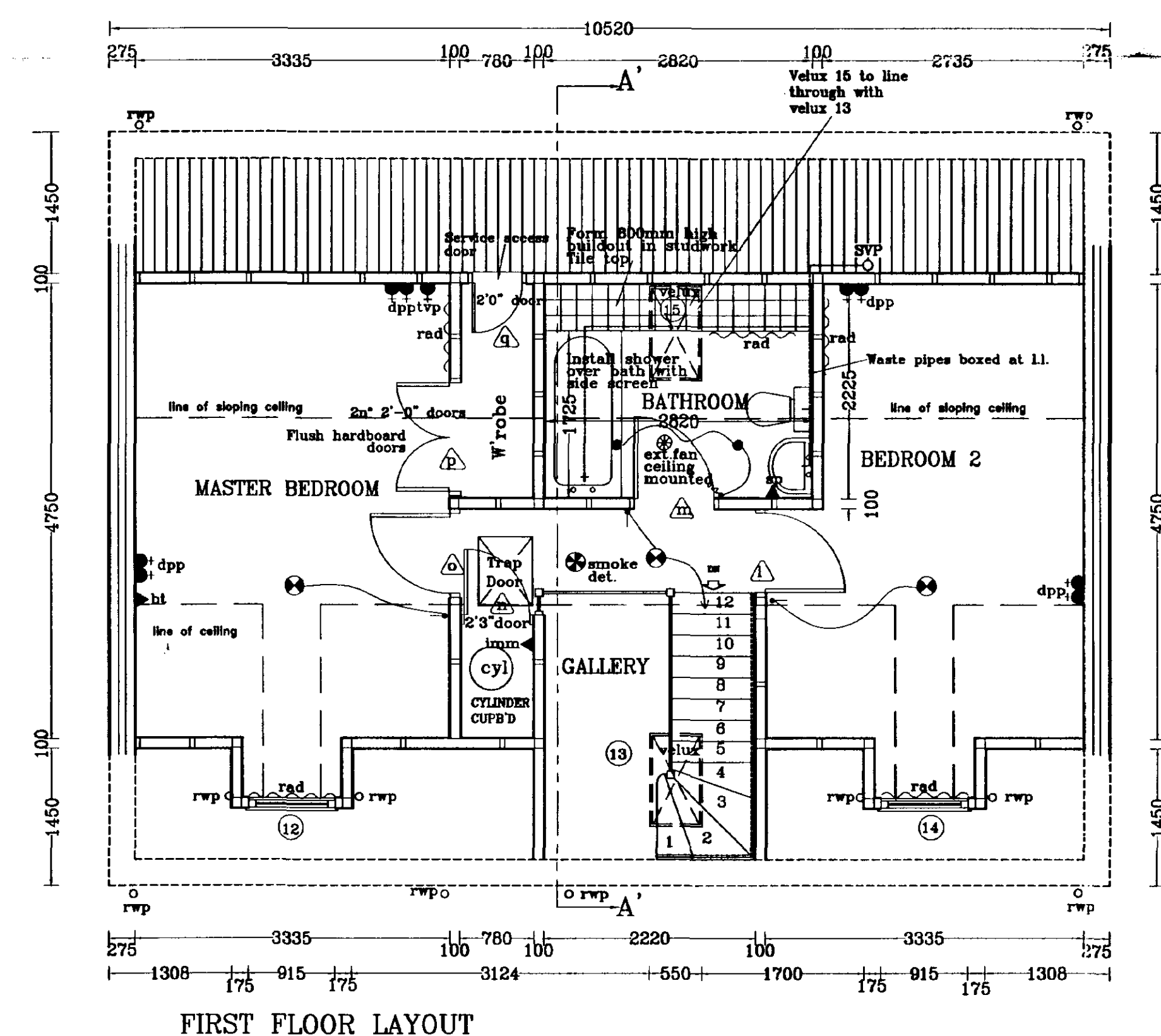
ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single basic unit(500mm)
t.d.s: tumble dryer space(600mm)



NOTE:
Boiler to have satisfactory efficiency to comply
with Part L1 revised 2002

NOTE:
All external glazing to be low
emmissivity glass

FIREPLACE DETAIL



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 8DB.
Telephone: 01406 380532 Fax:01406 380533

PROJECT TITLE

STANDARD DWELLING TYPE
-IVYGATE-

Plot 6.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

[illegible]

SCALE	DRAWN
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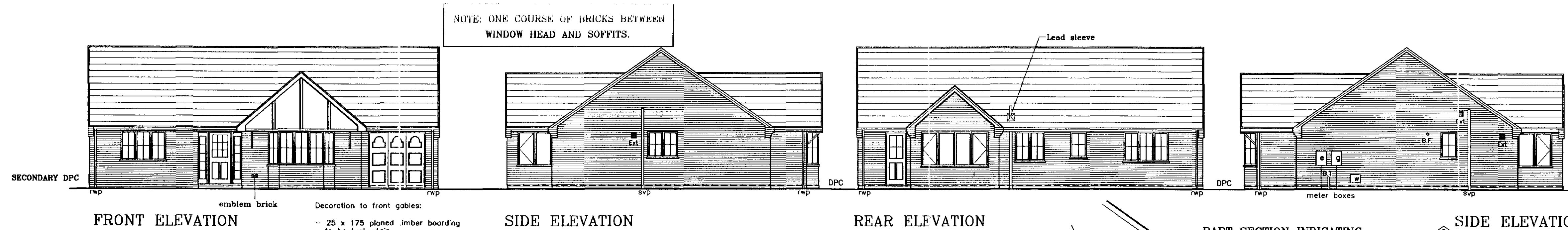
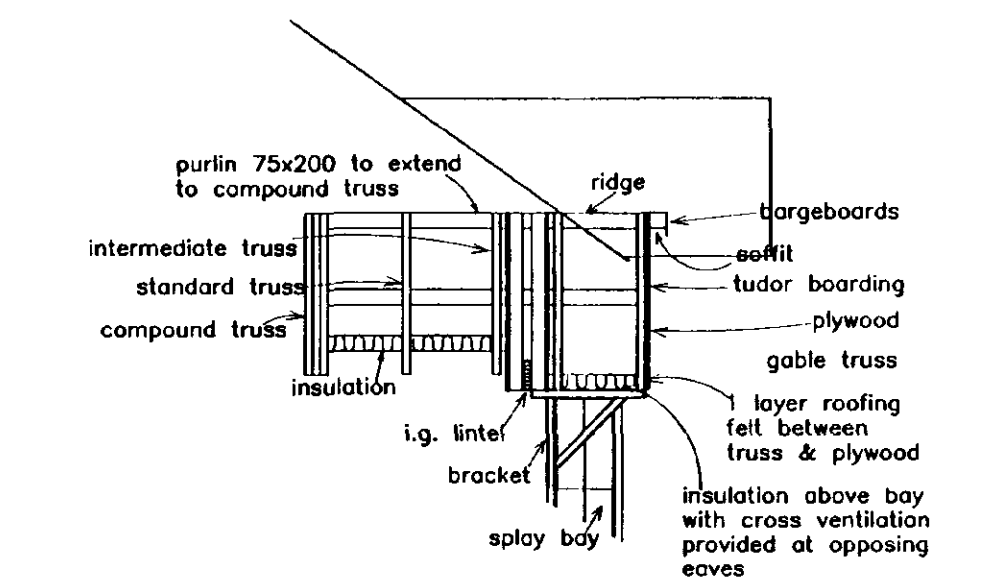
1:25	1:50	1:100
DATE AUG 2002		DRAWING No. 0119/6-01

ShDC
Planning & Development

13 AUG 8302

FILE 94012

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PART SECTION INDICATING ROOF
CONSTRUCTION OVER SPLAY BAY

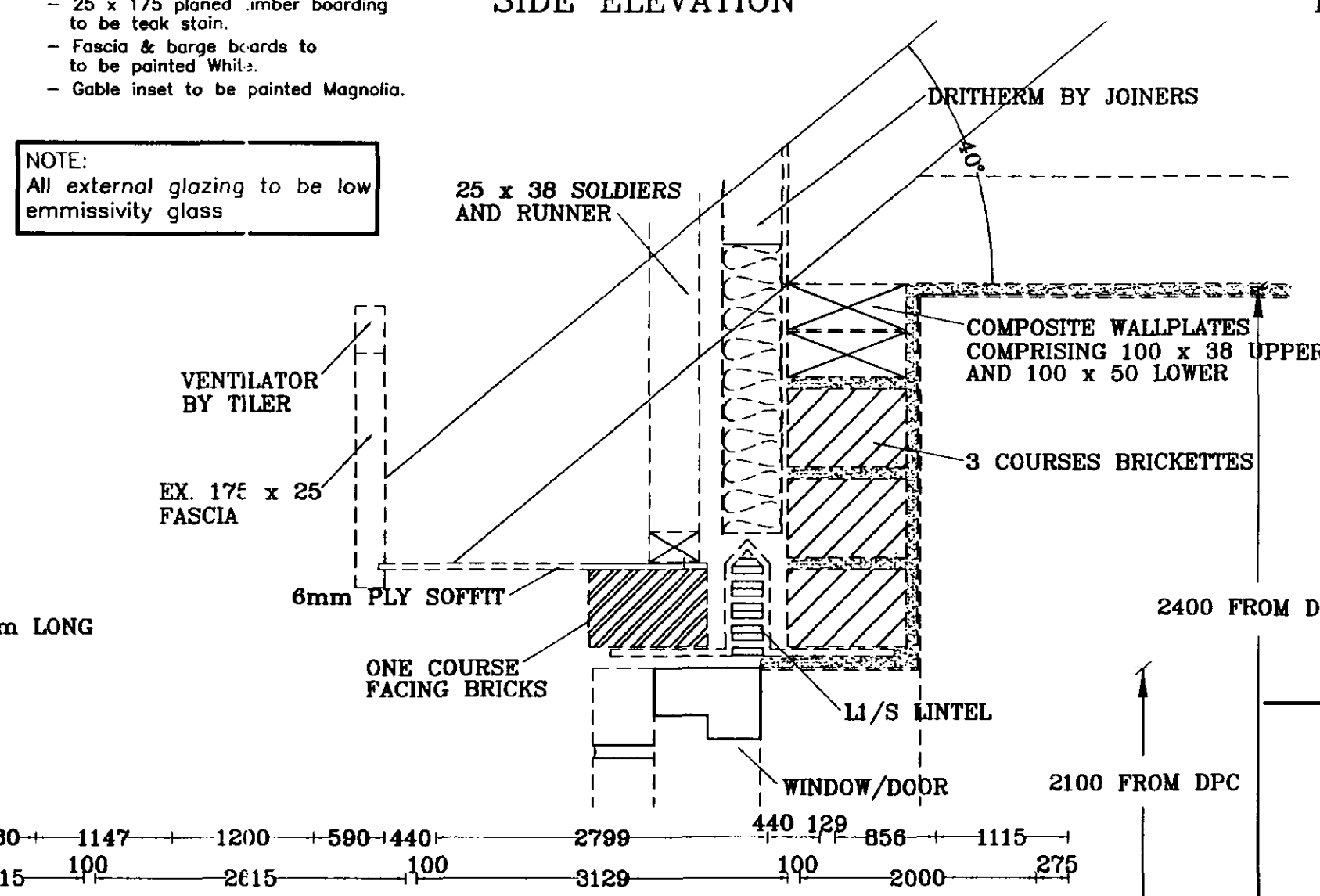
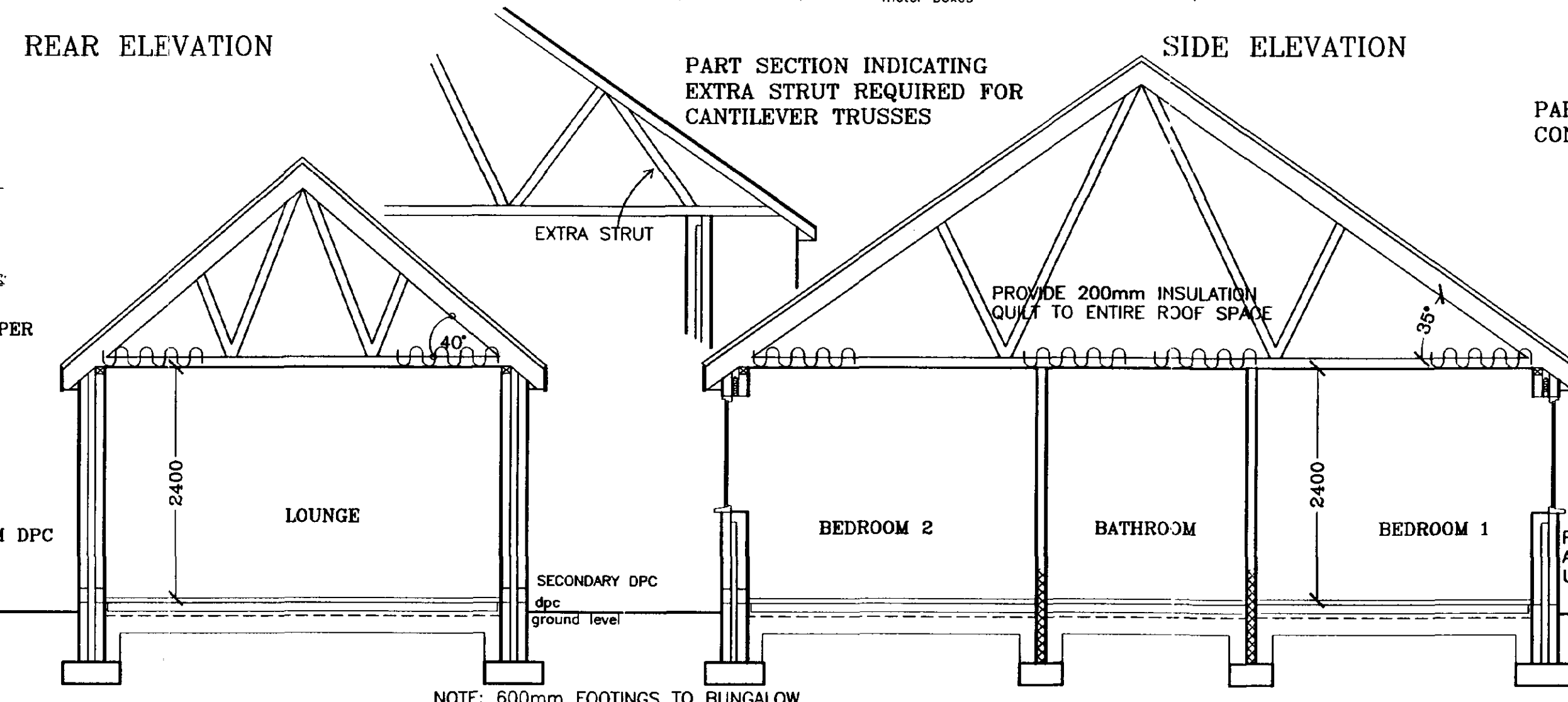
DOOR, WINDOW AND LINTEL SCHEDULE

1.	Garge Door	2280 X 2100	L1/S	75	2700
2.	Bay Window	2846 X 1350	L1/S	75	3000
3.	Ent. Frame	1800 X 2100	L1/S	75	2100
4.	Window	1770 X 1200	L1/S	75	2100
5.	Window	1200 X 1050	L1/S	75	1500
6.	Window	1770 X 1200	L1/S	75	2100
7.	Window	630 X 1050	L1/S	75	1050
8.	Window	1200 X 1200	L1/S	75	1500
9.	Window	1350 X 1350	L1/S	75	1650
10.	Window	2799 X 1350	L1/S	75	3150
11.	Window	1350 X 1350	L1/S	75	1650
12.	Door	856 X 2100	L1/S	75	1200
13.	Window	630 X 1050	L1/S	75	900

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS TO BE
2'-9" WIDE (UNLESS STATED OTHERWISE).

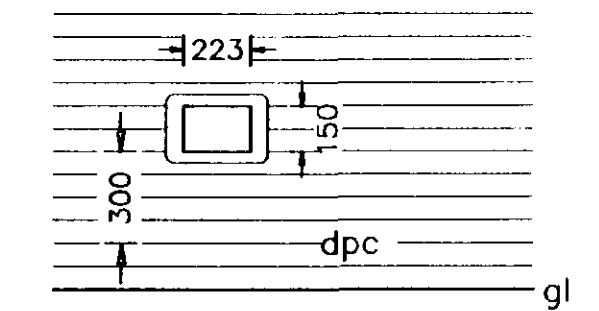
NOTE:
All external glazing to be low emmissivity glass



SECTION B-B

SECTION A-A

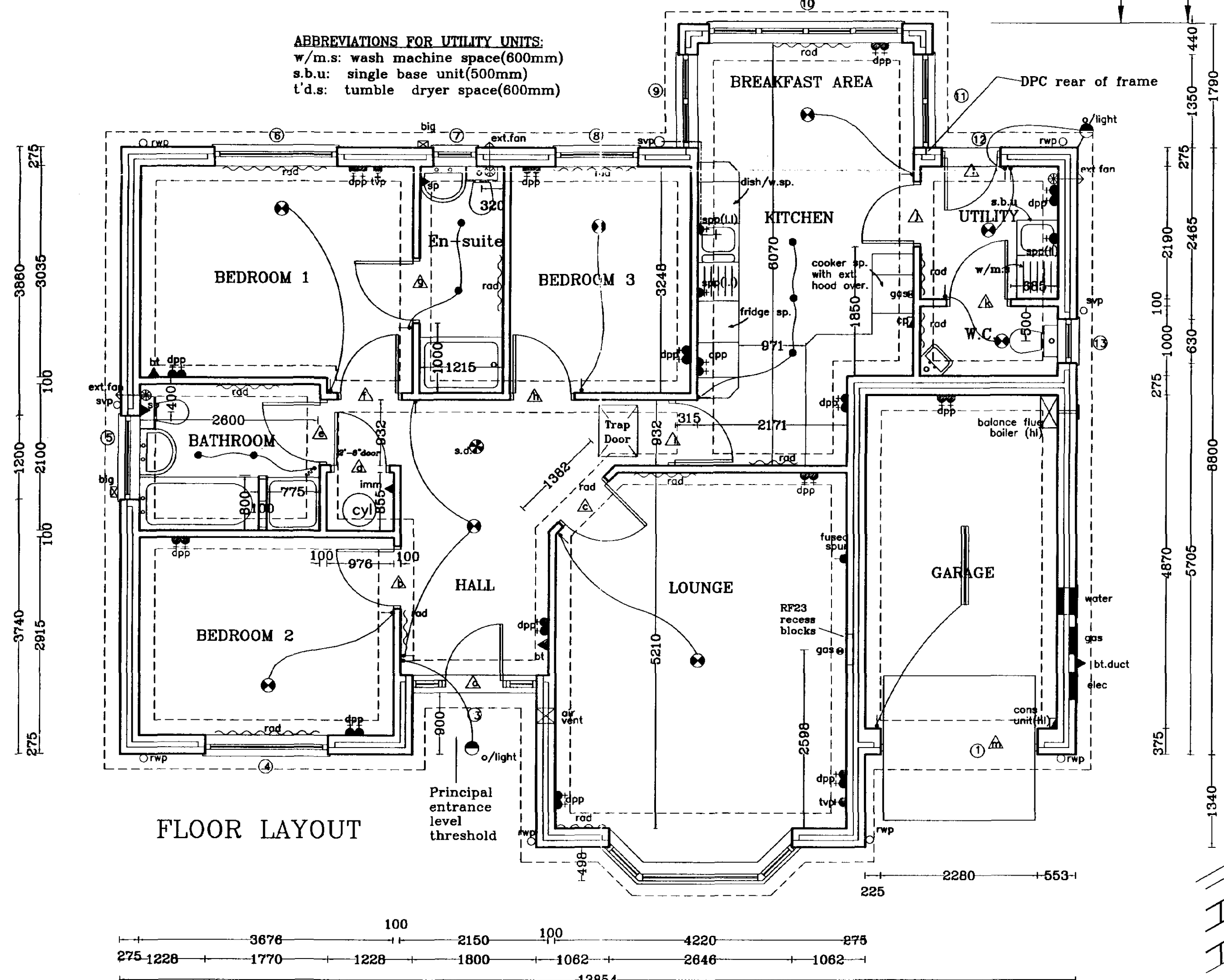
FLOOR CONSTRUCTION TO INCORPORATE
50mm CELOTIX FLOORING GRADE SD
INSULATION (below oversite).

ELEVATION OF
WATER INTEX BOX

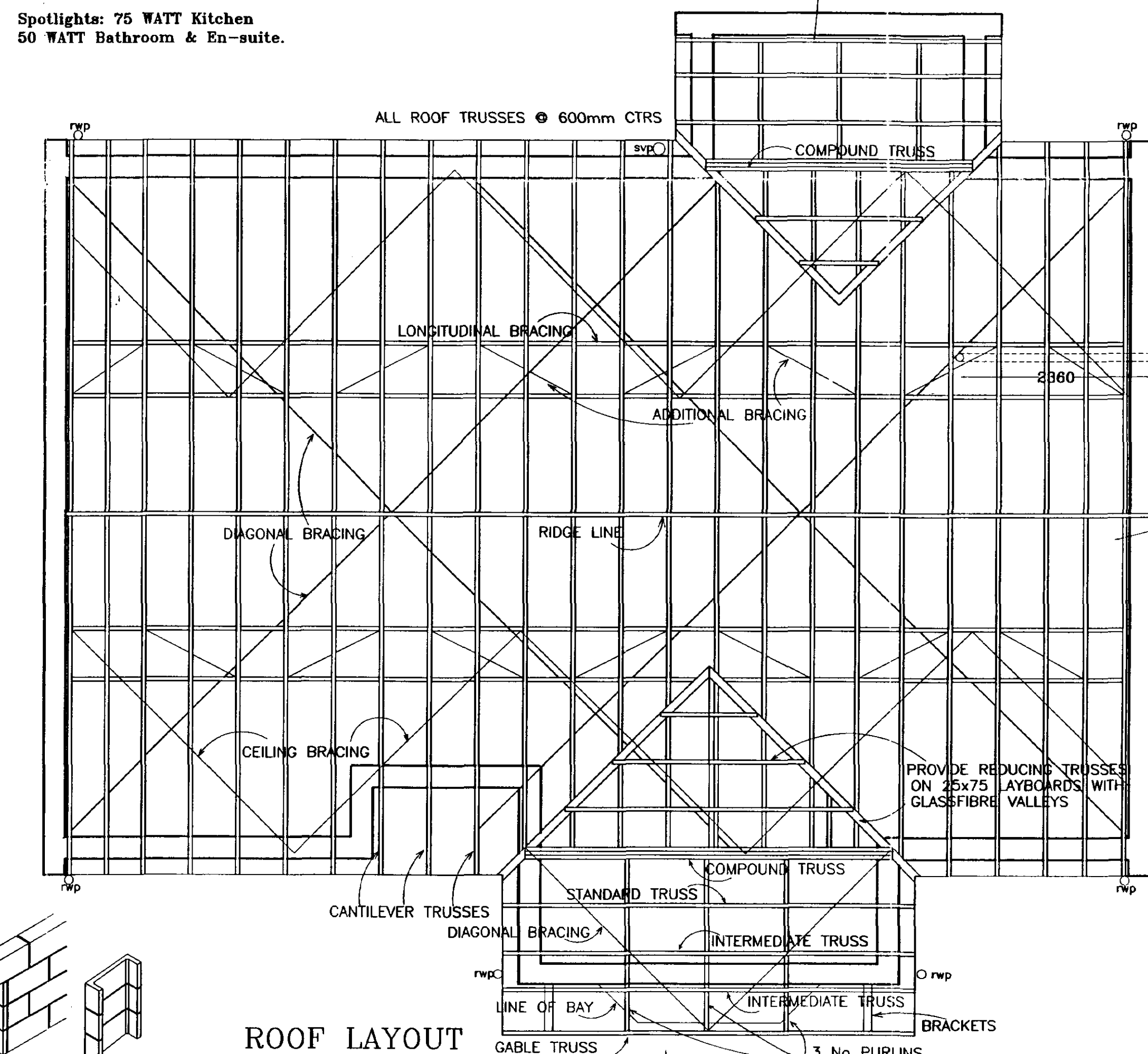
PROVIDE CELOTEX INSULATION UPSTAND
AT EXTERNAL WALL PERIMETER TO
UNDERSIDE OF SCREED (min 25mm).

LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)

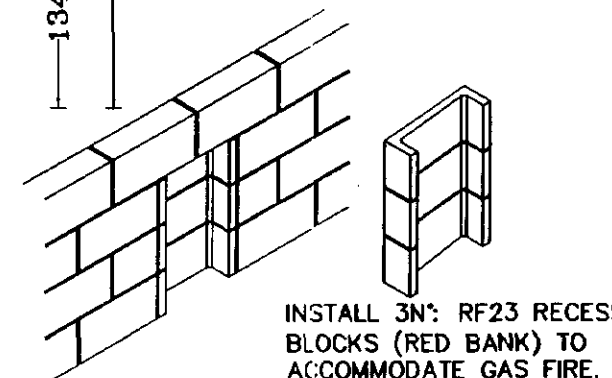


FLOOR LAYOUT



ROOF LAYOUT

FIREPLACE DETAIL



INSTALL 3N": RF23 RECESS
BLOCKS (RED BANK) TO
ACCOMMODATE GAS FIRE.



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

PROJECT TITLE

STANDARD DWELLING TYPE
-HAMPTON 2-

Plot 30.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

WORKING DRAWING

DETERMINED
PLAN

REV	DESCRIPTION	DATE	BY
a)	Opening lintel increased to 2700 in Garage.	31.07.00	A.S.Z
b)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	"
c)	Change stud wall in Bathroom to 100mm and reduce C/P cup'd to 1006mm	21.06.01	"
d)	Extra roof bracing added	21.08.01	"
e)	Construction of Breakfast Area re-designed.	24.08.01	"
f)	SVP added for Bathroom.	25.09.01	"
g)	UTILITY room & Kitchen re-designed.	05.12.01	"
h)	Brick sills removed	18.12.01	"
i)	Revisions relating to Part L Bldg Regs	09.02.02	JIH
j)	Flue blocks replaced with recess blocks. Eaves detail added.	22.05.02	ASZ

SCALE

DILUTION			STRAIN
1:25	1:50	1:100	A.S.Z

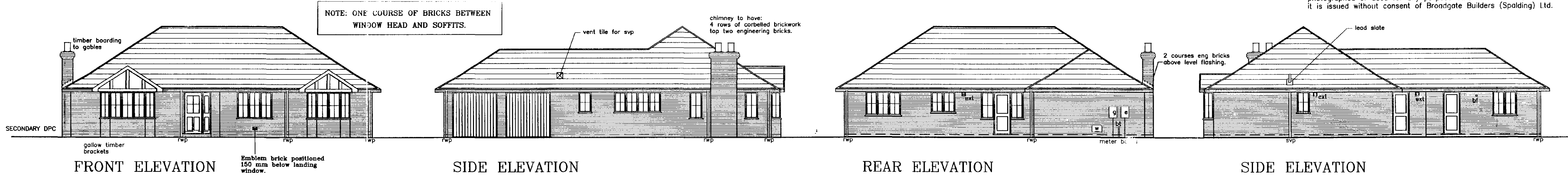
DATE
AUG 2002

DRAWING No.
0119/30-01

Broodgate Hornes (Spalding) Ltd.

SHDC
Planning & Development
13 AUG 2002
940 12

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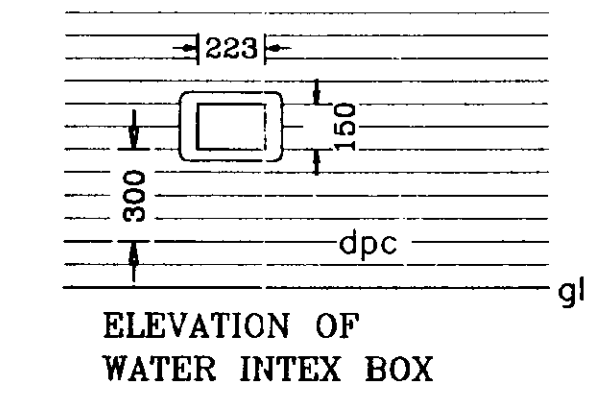


DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	2076 x 1350	L1-HD 75 2400
2.	Window	1770 x 1350	L1-S 75 2100
3.	Door	1365 x 2100	L1-HD 75 1800
4.	Bay Window	2846 x 1350	L1-HD 75 3000
5.	Window	630 x 1350	L1-S 75 900
6.	Window	630 x 1350	L1-S 75 900
7.	Window	2339 x 1050	L1-S 75 2700
8.	Window	630 x 1050	L1-S 75 900
9.	Garage Door	2280 x 2100	L1-S 75 2550
10.	Garage Door	2280 x 2100	L1-HD 75 2550
11.	Window	1200 x 1200	L1-HD 75 1500
12.	Door	856 x 2100	L1-S 75 1200
13.	Door	856 x 2100	L1-S 75 1200
14.	Window/Door/Window	2116 x 2100	L1-HD 75 2400
15.	Window	1200 x 1050	L1-S 75 1500
16.	Window	1770 x 1200	L1-HD 75 2100
17.	Window	630 x 1050	L1-S 75 900

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF b, BOX BEAM 100 1900mm LONG
d, BOX BEAM 100 1350mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED



ELEVATION OF WATER INDEX BOX

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emissivity glass

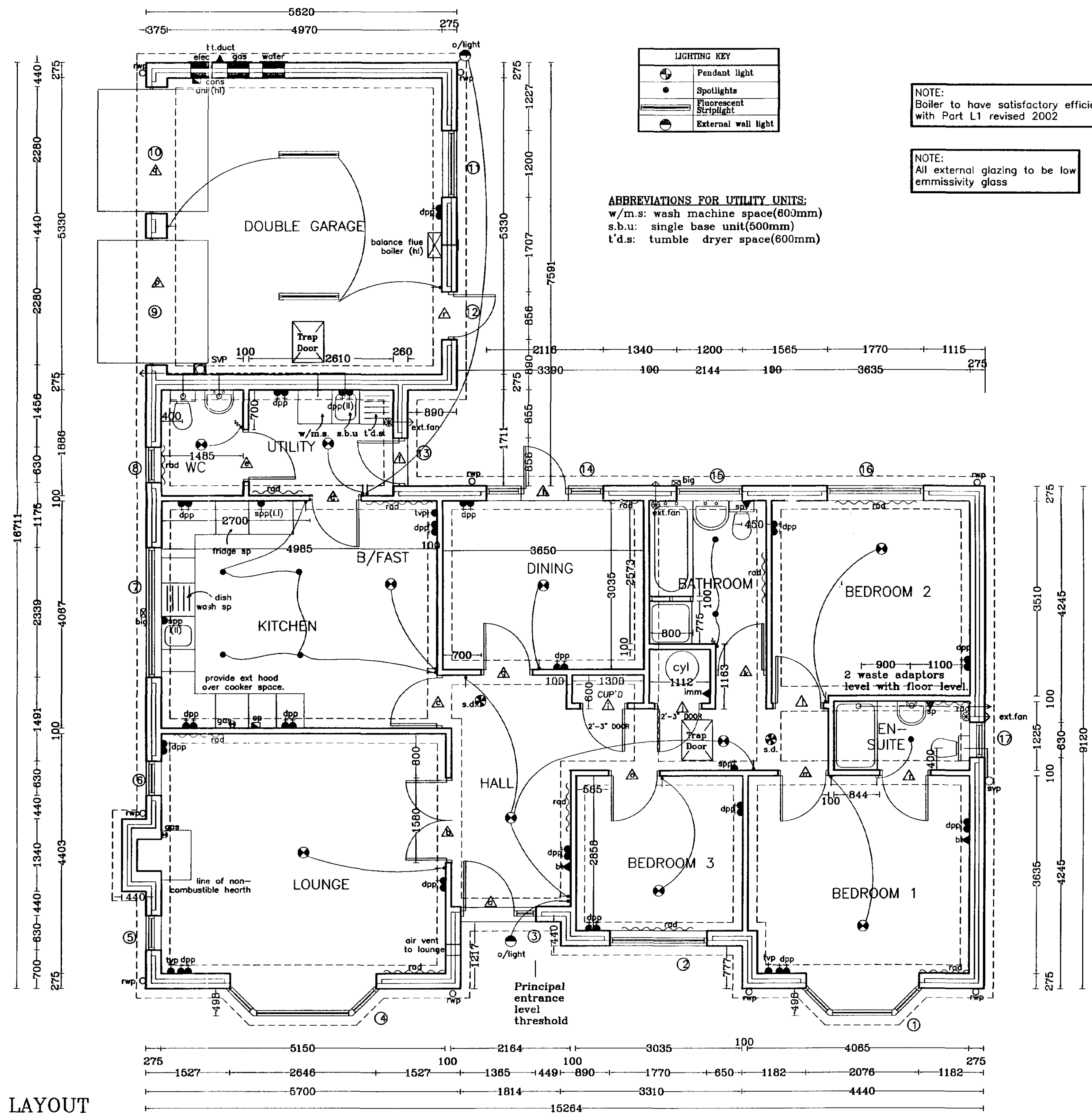
NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS OTHERWISE).

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

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

LIGHTING KEY	
●	Pendant light
●	Spotlights
—	Fluorescent Striplight
●	External wall light

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)



FLOOR LAYOUT



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

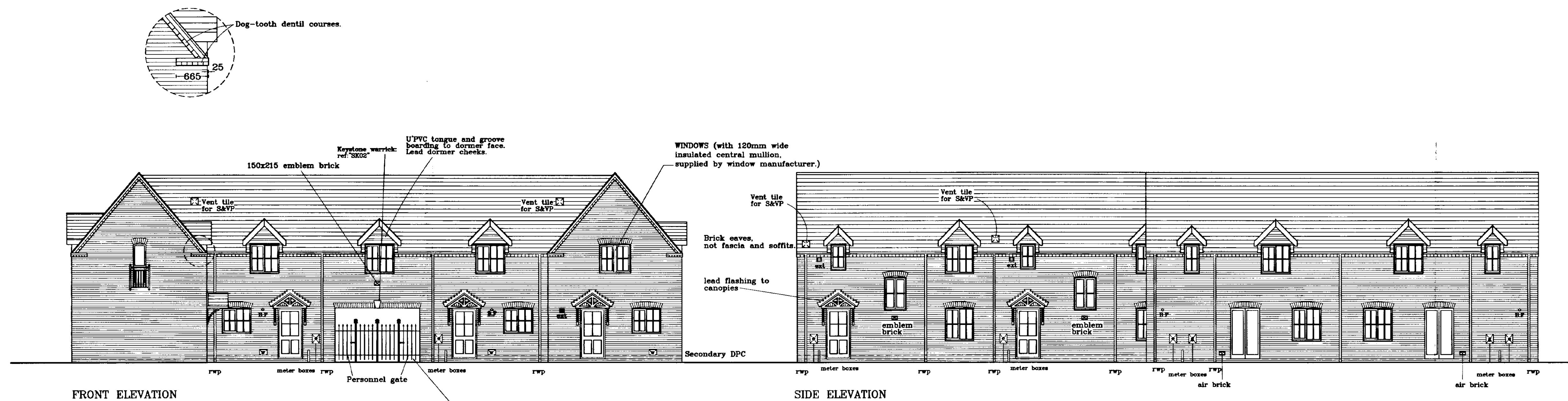
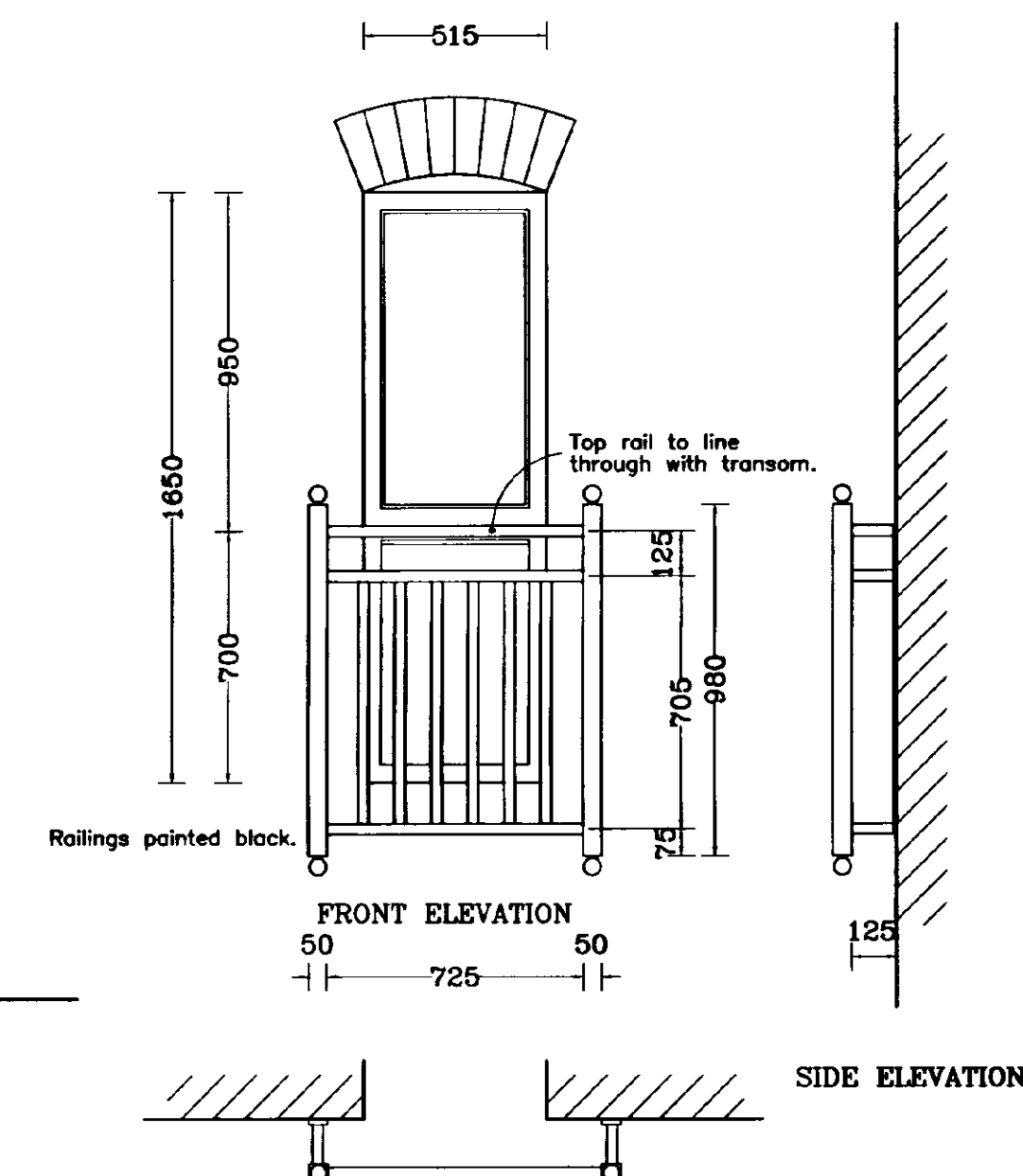
PROJECT TITLE
**STANDARD DWELLING TYPE
-LARCHGATE-**
Plot 32.
OFF HORSESHOE ROAD,
SPALDING.

FLOOR LAYOUTS
&
ELEVATIONS

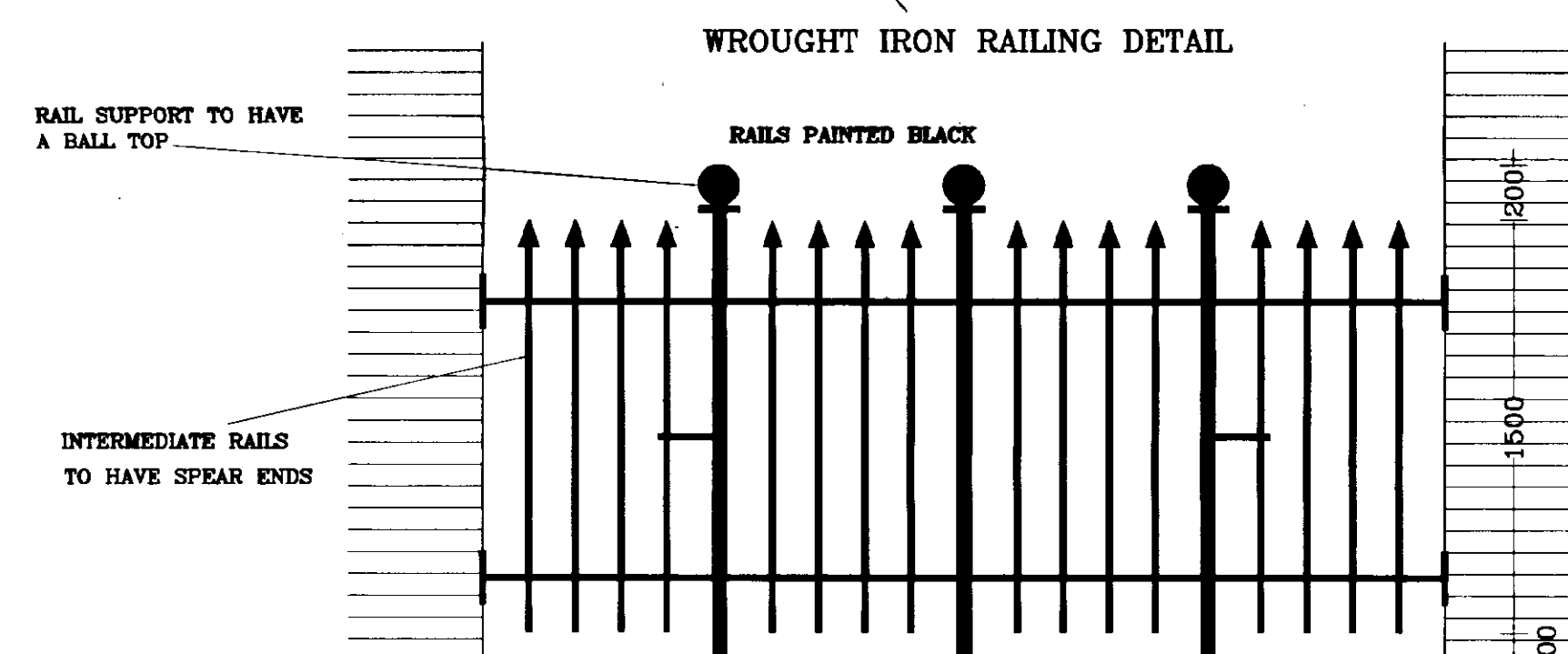
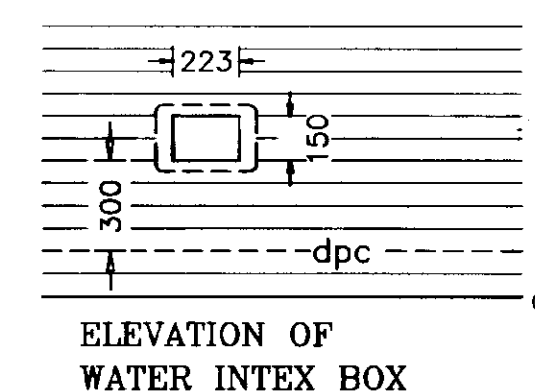
REV	REV	DATE	BY
a)	Ext. fan in Utility.	07.12.98	S.L.
b)	Front & back door altered.	02.02.99	M.R.
c)	Window to Utility removed.	17.05.99	S.L.
d)	Front entrance width altered.		
e)	Secondary DPC added to elevations.	10.01.00	A.Z.
f)	Utility/Kitchen door swing amended.		J.V.
g)	Lighting amendments.	20.06.00	A.Z.
h)	Principal entrance added.	19.02.01	"
i)	utility amended as per Grahams/Jewsons	22.11.01	J.V.
j)	Utility re-designed.	05.12.01	ASZ
k)	Dim in Garage amended	21.03.02	ASZ
m)	Revisions relating to Part L Building Regs	06.06.02	J.L.H.

SCALE	DRAWN
1:25 1:50 1:100	A.S.Z
DATE	DRAWING No.
AUG 2002	0119/32-01

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PLAN VIEW
DETAIL OF WINDOW 35.

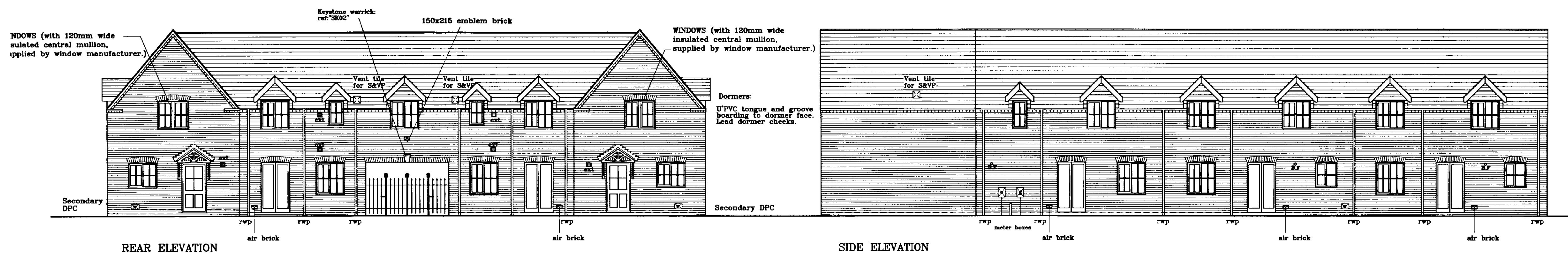


All front canopies over principal entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.

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.

NOTE:
Boiler to have satisfactory efficiency to
comply with Part L1 revised 2002

NOTE:
All external glazing to be low
emmissivity glass



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

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

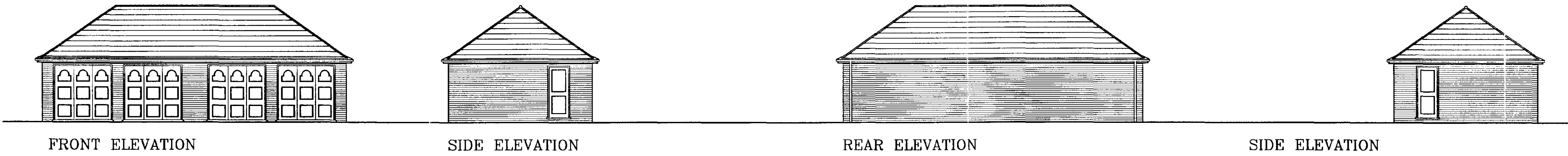
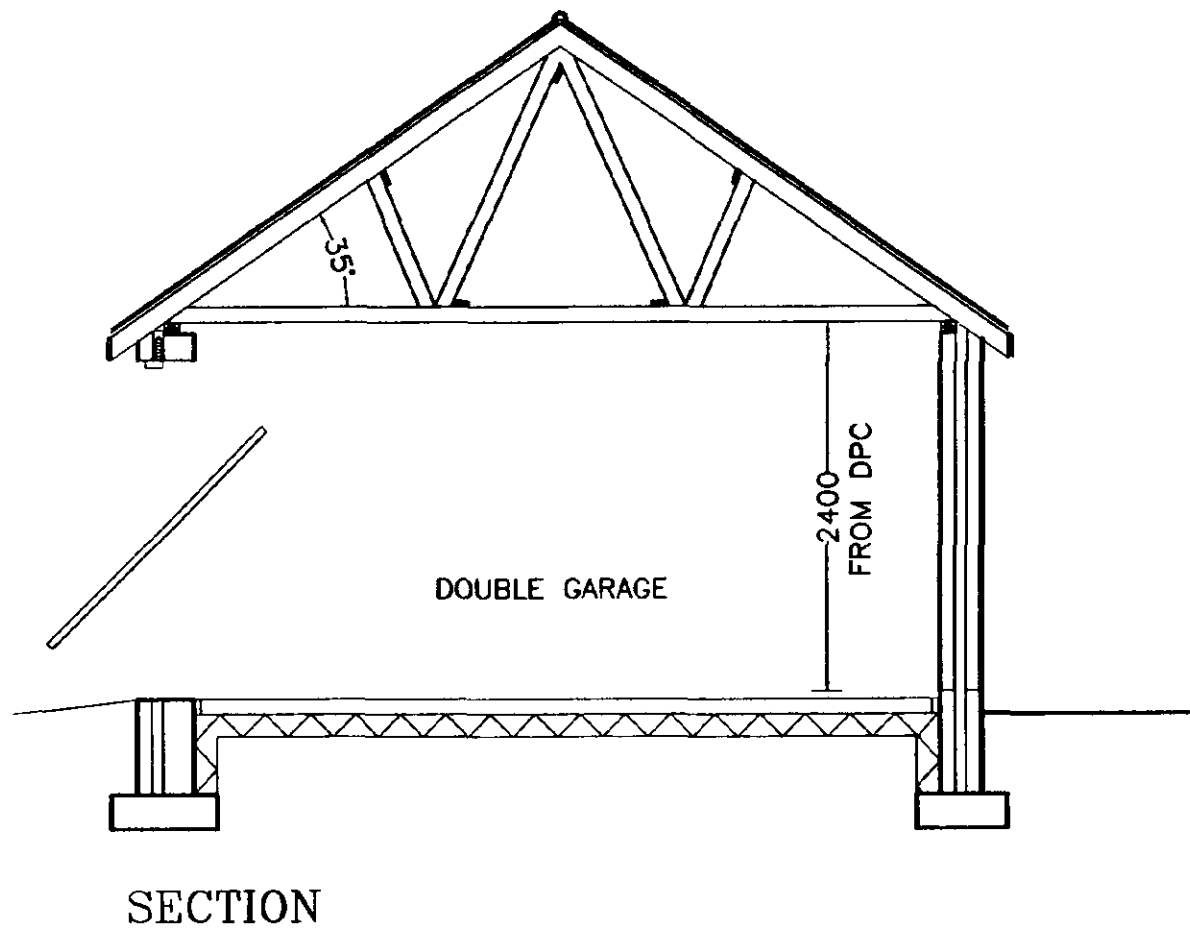
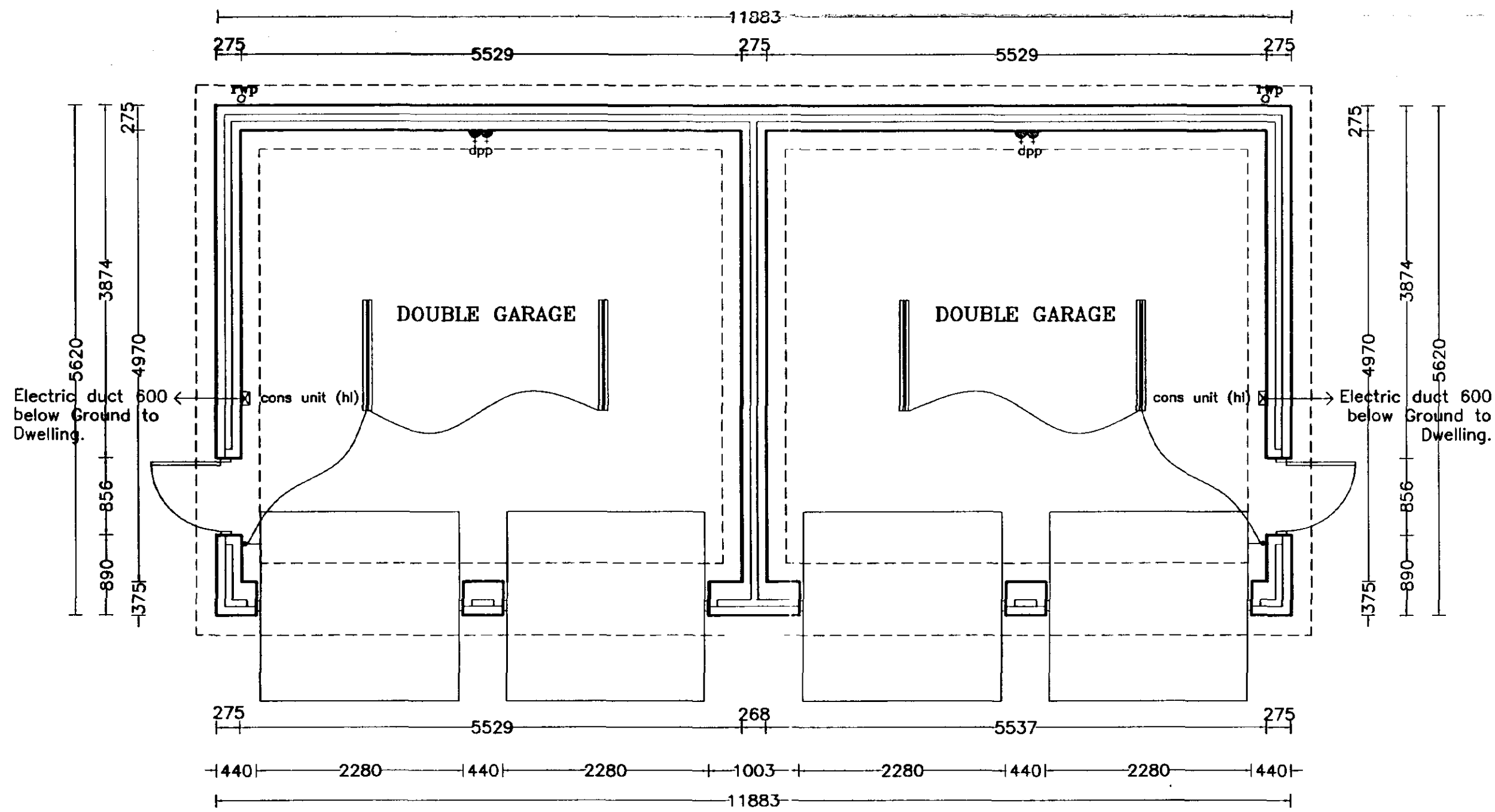
REV	DESCRIPTION	DATE	BY
b)	Water supply up-dated.	31.01.02	AS
c)	Ridge vent for flue flue blocks removed.	21.05.02	AS
d)	Revisions relating to Part L Building Regs.	10.04.02	AS
e)	Railings added beneath archway.	05.12.02	JV

SCALE
1:100

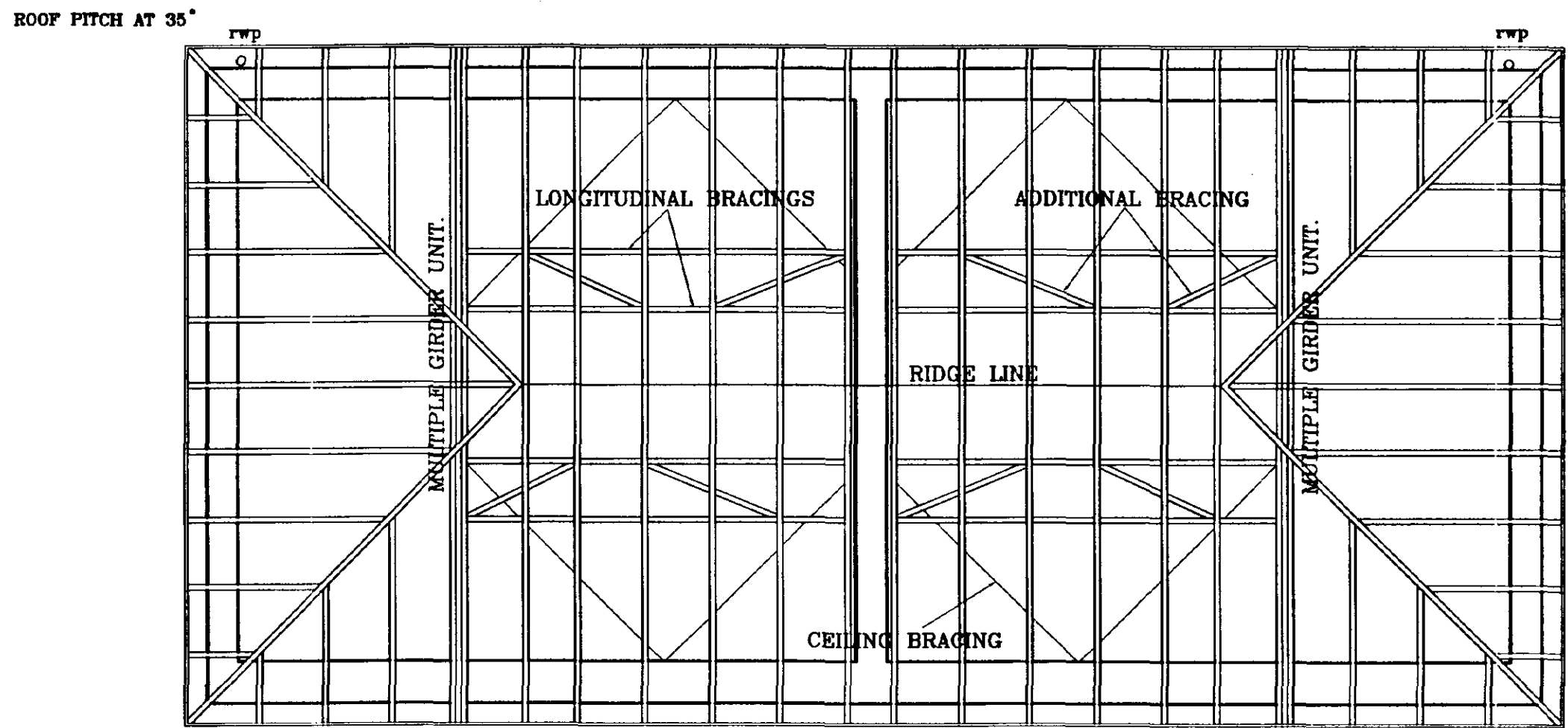
DRAWN
ASZ

DATE
NOV 2002

DRAWING No.
0119/16,17,18,19,20,21,22-03



GROUND FLOOR LAYOUT



ROOF LAYOUT



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

PROJECT TITLE

GARAGES

Plot 4.5,
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

WORKING DRAWINGS

SHDC
Planning & Development
13 AUG 2002
File 940/02

REV	DESCRIPTION	DATE	BY

SCALE
1:50 1:100

DRAWN
JV

DATE
AUG 2002

DRAWING No.
0119/4.5-03

NOTE: ONE COURSE OF BRICKS BETWEEN WINDOW HEAD AND SOFFITS.

timber boarding to gables

SECONDARY DPC

gallow timber brackets

Emblem brick positioned 150 mm below landing window.

vent tile for svp

chimney to have: 4 rows of corbelled brickwork top two engineering bricks.

2 courses eng bricks above level flashing.

lead slate

meter boxes

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

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No.	Type	Width x Depth	Lintel type /	Length
1.	Bay Window	2076 x 1350	L1-HD 75	2400
2.	Window	1770 x 1200	L1-S 75	2100
3.	Door	1365 x 2100	L1-HD 75	1800
4.	Bay Window	2846 x 1350	L1-HD 75	3000
5.	Window	630 x 1350	L1-S 75	900
6.	Window	630 x 1350	L1-S 75	900
7.	Window	2339 x 1050	L1-S 75	900
8.	Window	630 x 1050	L1-S 75	900
9.	Garage Door	2280 x 2100	L1-S 75	2550
10.	Garage Door	2280 x 2100	L1-HD 75	2550
11.	Window	1200 x 1200	L1-HD 75	1500
12.	Door	656 x 2100	L1-S 75	1200
13.	Door	656 x 2100	L1-S 75	1200
14.	Window/Door/Window	2116 x 2100	L1-HD 75	2400
15.	Window	1200 x 1050	L1-HD 75	1500
16.	Window	1770 x 1200	L1-HD 75	2100
17.	Window	630 x 1050	L1-S 75	900

ALL LINTEL REFS BY IG LINTELS

ALL WINDOWS TO BE DOUBLE GLAZED

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

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

STANDARD DWELLING TYPE
-LARCHGATE-

FLOOR LAYOUTS & ELEVATIONS

REV	REV	DATE	BY
c)	Ext. fan in Utility.	07.12.98	S.L
d)	Front & back door altered.	02.02.99	M.R
e)	Window to Utility removed.	17.05.99	S.L
	Front entrance width altered.		
f)	Secondary DPC added to elevations.	10.01.00	A.Z
g)	Utility/Kitchen door swing amended.		J.V
h)	Lighting amendments.	20.06.00	A.Z
j)	Principal entrance added.	19.02.01	"
j)	utility amended as per Gramhams/Jewsons	22.11.01	JV
k)	Utility Re-designed.	05.12.01	ASZ
	Dim in Garage amended	21.03.02	ASZ
m)	Revisions relating to Part L Building Regs	9.06.02	JLH

DATE	DRAWING No.
AUG 2002	0119/32-01

FLOOR LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE

Single brick flush quoin to every corner - in detail brick.

150x215 emblem brick

air brick

meter boxes

SECONDARY DPC

Lead sleeve for S & VP

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

DRITHERM BY JOINERS

ALL LINTEL REFS BY IG LTD

ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

25 x 38 SOLDIERS AND RUNNER

VENTILATOR BY TILER

EX 175 x 25 FASCIA

6mm PLY SOFFIT

ONE COURSE FACING BRICKS

COMPOSITE WALLPLATES COMPRISING 100 x 38 UPPER AND 100 x 50 LOWER

3 COURSES BRICKETTES

2400 FROM DPC

2100 FROM DPC

14/S LINTEL

WINDOW/DOOR

200mm insulation quilt to entire roof space

32°

Lounge

Kitchen

2400

PROVIDE CELOTEX INSULATION UPSTAND AT EXTERNAL WALL PERIMETER TO UNDERSIDE OF SCREED (min 25mm).

FIREPLACE DETAIL

Diagram illustrating the components of a roof truss system, including:

- Multiple Girder Unit**: Indicated at the top and bottom of the main truss structure.
- Chevron Bracing**: Shown as diagonal members connecting the top and bottom chords.
- Ceiling Bracing**: Shown as diagonal members connecting the bottom chord to the ceiling structure.
- Longitudinal Bracing**: Shown as diagonal members connecting the top chord to the longitudinal structure.
- Ridge Line**: The central vertical line where the two roof slopes meet.
- Diagonal Bracings**: Shown as diagonal members connecting the top and bottom chords.
- Cantilever**: Indicated by a bracket on the right side of the truss.
- Labels on the left side**: "0mm HANG" and "SVP" (likely a typo for "SVP" or "SVP").
- Labels on the right side**: "0 rwp" (likely a typo for "0 rwp" or "0 rwp").

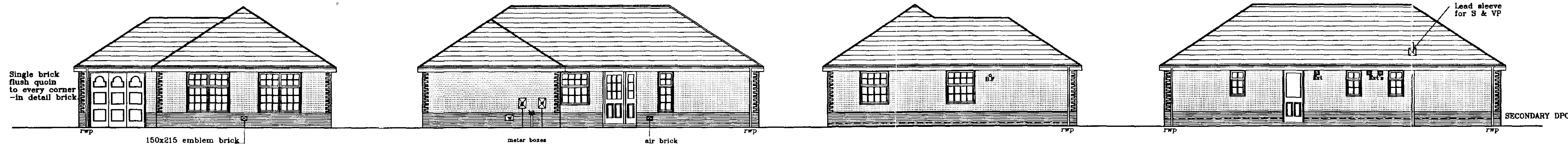
SHDC
Planning & Development
13 AUG 2002
Re: 940/02

WORKING DRAWINGS

REV	DESCRIPTION	DATE	BY
a)	Flue block incorporate in Lounge. Fireplaces moved to internal wall.	19.06.01	ASZ
b)	Utility re-designed & brick cills removed.	05.12.01	"
c)	Offset flue blocks in Sitting room Opening 3 lintel length changed to 1650.	10.01.02	"
d)	Trap door moved into Garage.	07.03.02	"
e)	Flue block replaced by ceramic blocks. Eaves detail added.	22.05.02	ASZ
f)	Revisions relating to Part L Building Regs	19.06.02	JLH
g)	Revisions relating to Part L Building Regs	05.07.02	JV

SCALE		DRAWN	
1:50 1:100		A.S.Z	
DATE		DRAWING No.	
AUG 2002		0119/31-01	

NOTE ONE COURSE OF BRICKS BETWEEN WINDOW HEAD AND SOFFITS



FRONT ELEVATION

SIDE ELEVATION

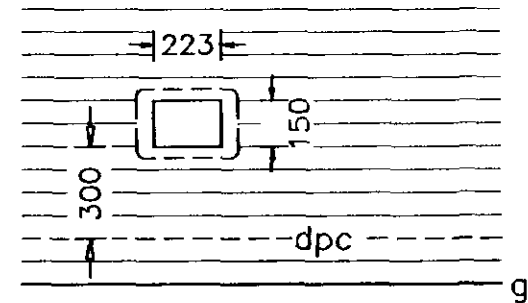
REAR ELEVATION

SIDE ELEVATION

NOTE: ALL INTERNAL DOORS TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE).

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)

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



ELEVATION OF WATER INTX BOX

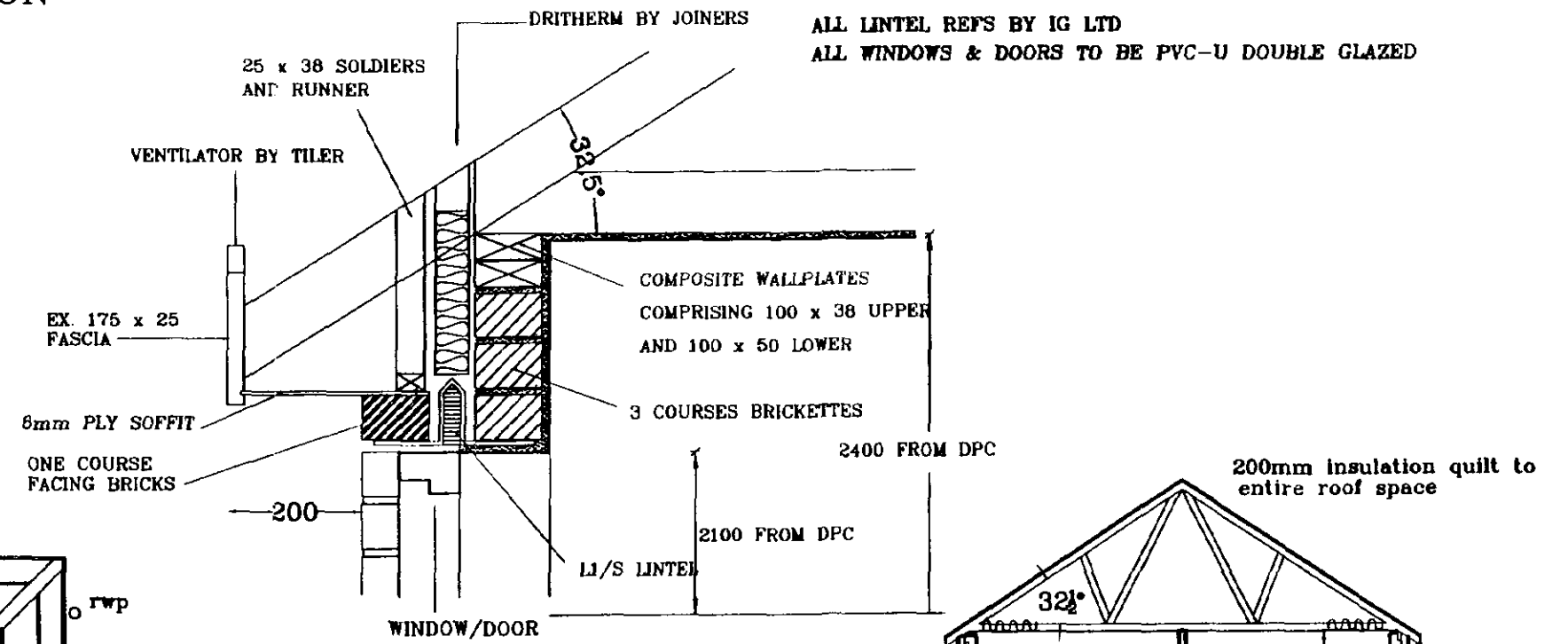
LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length	
1.	Garage Door	2280 x 2100	L-S 75	2700
2.	Window	1200 x 1350	L1-S 75	1500
3.	Front Door	1365 x 2100	L1-S 75	1650
4.	Window	630 x 1650	L1-S 75	1050
5,6	Windows	1770 x 1650	L1-S 75	2100
7,9,10	Windows	630 x 1050	L1-S 75	1050
8.	Door	1015 x 2100	L1-S 75	1350
11,12.	Windows	1200 x 1350	L1-S 75	1500

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT, b.- 1950 100 BOX BEAM.

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



SECTION A-A FLOOR CONSTRUCTION TO INCORPORATE 50mm CELOTEX FLOORING GRADE SD INSULATION (below oversite).



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

PROJECT TITLE

STANDARD DWELLING TYPE
-LILYGATE-

Plot 29.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

WORKING DRAWINGS

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emissivity glass

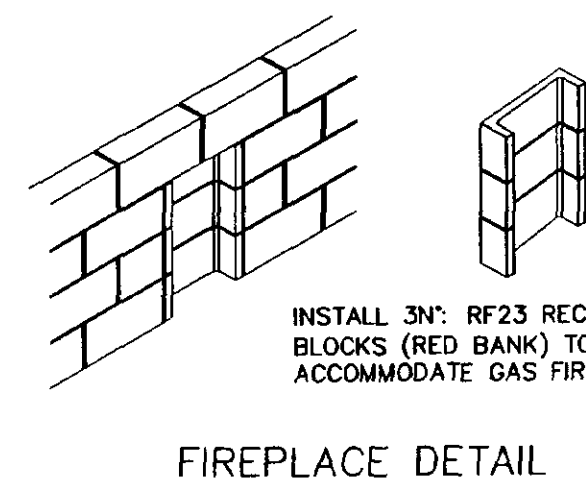
SHDC
Planning & Development
13 AUG 2002
Ref: 940/2

REV	DESCRIPTION	DATE	BY
a)	Flue block incorporate in Lounge. Fireplace moved to internal wall.	19.06.01	ASZ
b)	Utility re-designed & brick cills removed.	05.12.01	-
c)	Offset flue blocks in Sitting room Opening 3 lintel length changed to 1650.	10.01.02	-
d)	Trap door moved into Garage.	07.03.02	-
e)	Flue block replaced by recess blocks. Eaves detail added.	22.05.02	ASZ
f)	Revisions relating to Part L Building Regs	19.06.02	JH
g)	Revisions relating to Part L Building Regs	05.07.02	JV

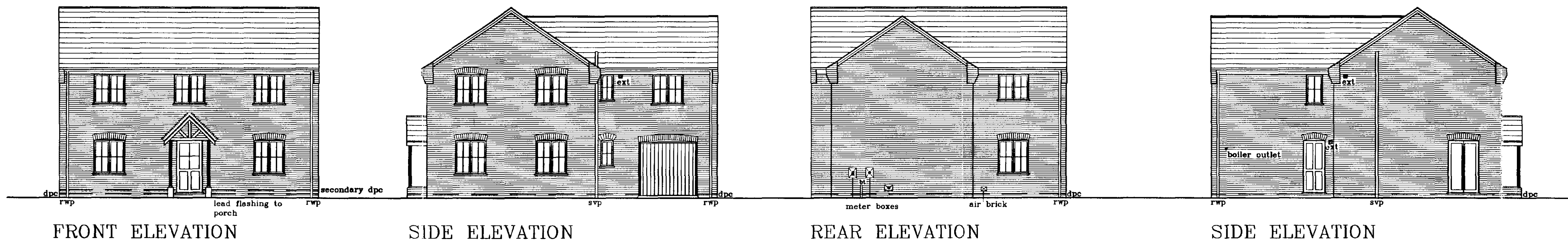
SCALE	DRAWN
1:50 1:100	A.S.Z
DATE	DRAWING No.
AUG 2002	0119/29-01

GROUND FLOOR LAYOUT

ROOF LAYOUT



FIREPLACE DETAIL



DOOR, WINDOWS & LINTEL SCHEDULE				
1.	WINDOW	1200x1350	L1-S 75	1500
2.	DOOR	1015x2100	L1-S 75	1350
3.	WINDOW	1200x1350	L1-S 75	1500
4.	WINDOW	1200x1350	L1-S 75	1500
5.	WINDOW	1200x1350	L1-S 75	1500
6.	WINDOW	488x1050	L1-S 75	900
7.	GARAGE DOOR	2285x2197	L1-S 75	2700
8.	DOOR	856x2100	L1-S 75	1200
9.	WINDOW	1200x1350	L1-S 75	1500
10.	FRENCH DOORS	1200x2100	L1-HD 75	1500
11.	WINDOW	1200x1200	L1-S 75	1500
12.	WINDOW	1200x1200	L1-S 75	1500
13.	WINDOW	1200x1200	L1-S 75	1500
14.	WINDOW	1200x1200	L1-S 75	1500
15.	WINDOW	1200x1200	L1-S 75	1500
16.	WINDOW	488x1050	L1-S 75	900
17.	WINDOW	1200x1200	L1-S 75	1500
18.	WINDOW	630x1200	L1-S 75	1050
19.	WINDOW	1200x1050	L1-S 75	1500

ALL LINTEL REFS BY IG LTD

INTERNAL LINTEL SCHEDULE

Internal lintels to be I.G. Internal type 1100mm long.
All lintel Regs by I.G. lintels.
All windows to be PVC-U double glazed.

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

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

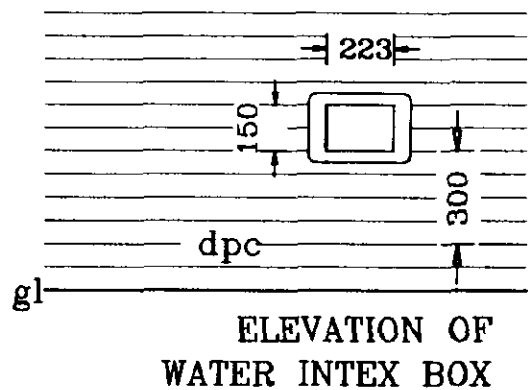
NOTE:
Opening sashes to habitable rooms at 1st floor level to comply with Building Regulations Document Part B, allowing a minimum clear opening size of 450 x 735mm

NOTE:
All external glazing to be low emissivity glass

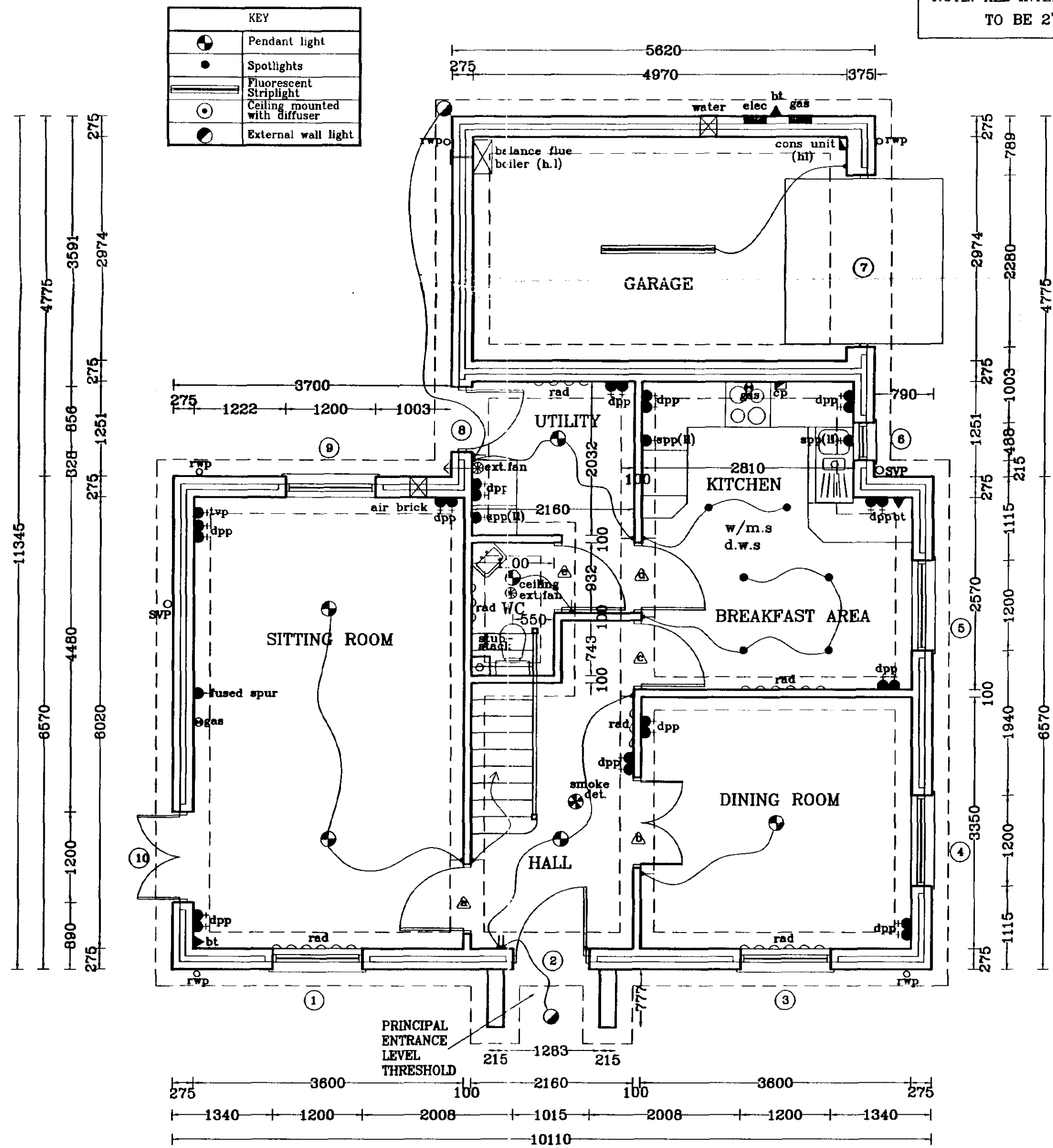
ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

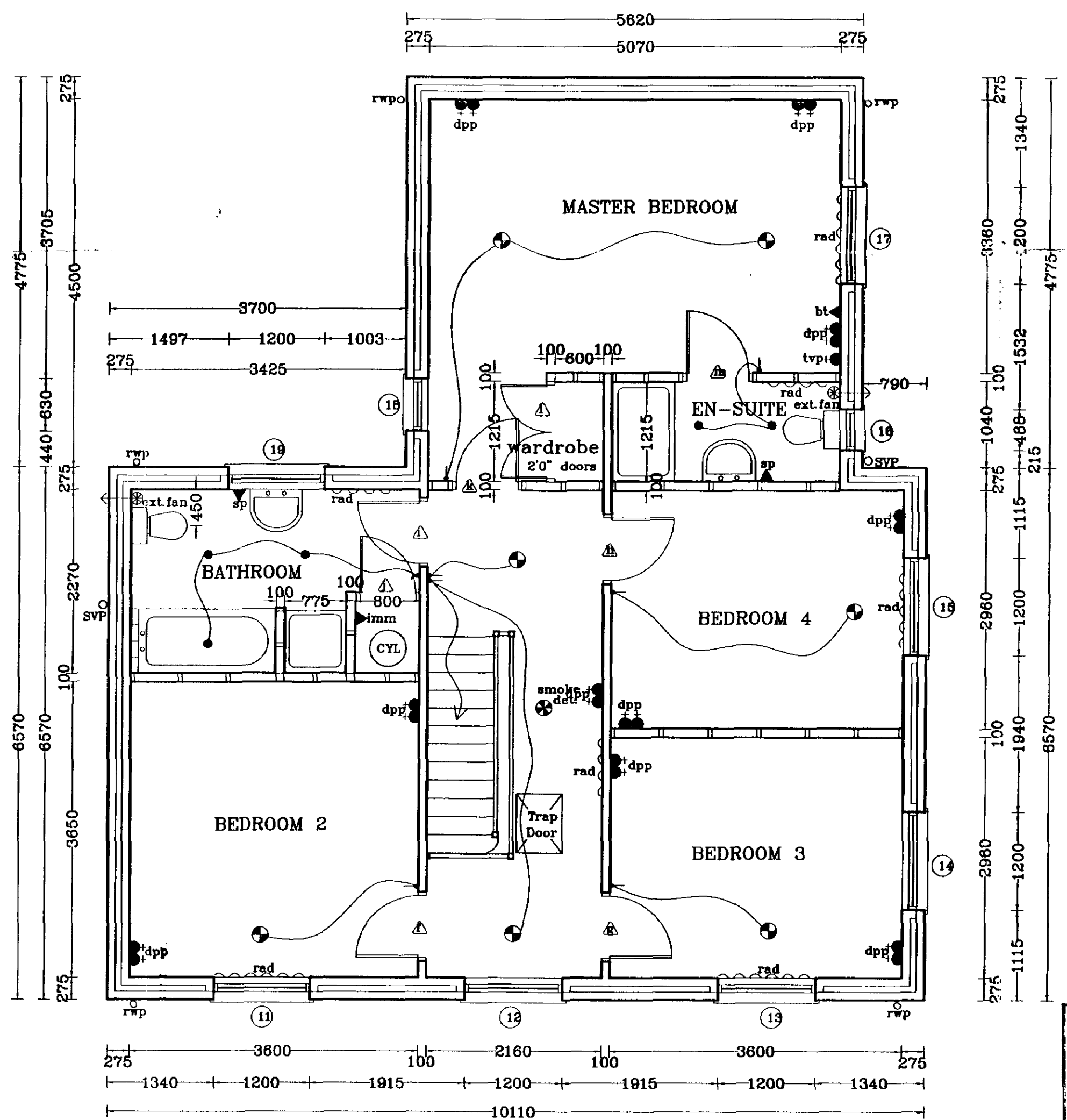
NOTE: ALL INTERNAL DOORS ON FIRST FLOOR ONLY
TO BE 2'-6" WIDE (UNLESS STATED OTHERWISE).



ELEVATION OF
WATER INDEX BOX



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
LAWSON 2

Plot 1.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

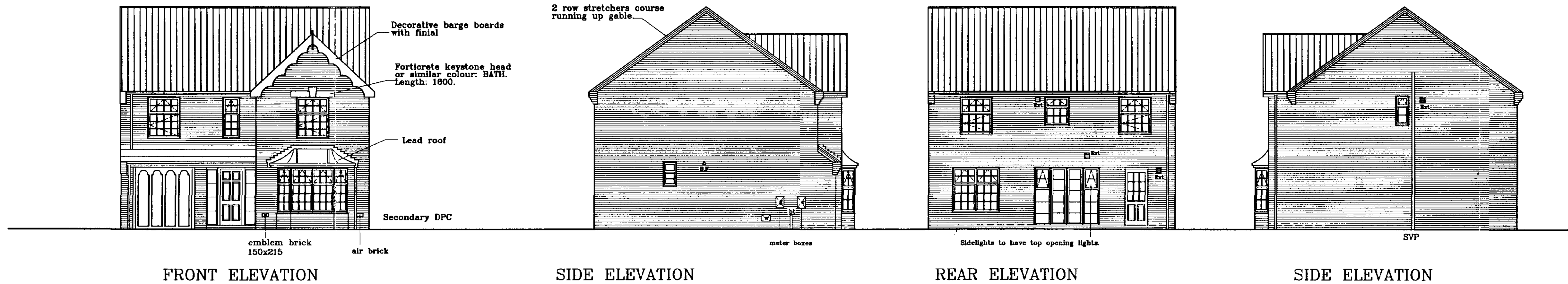
WORKING DRAWINGS
FLOOR LAYOUTS & ELEVATIONS

SHDC
Planning & Development
13 AUG 2002
Re 940/2

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN
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DATE	DRAWING No.
AUG 2002	0119/1-01

Broadgate Homes (Spalding) Ltd



FRONT ELEVATION

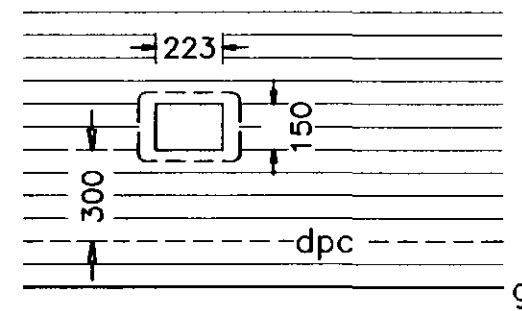
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

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

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



ELEVATION OF
WATER INDEX BOX

LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Strip light
	External wall light

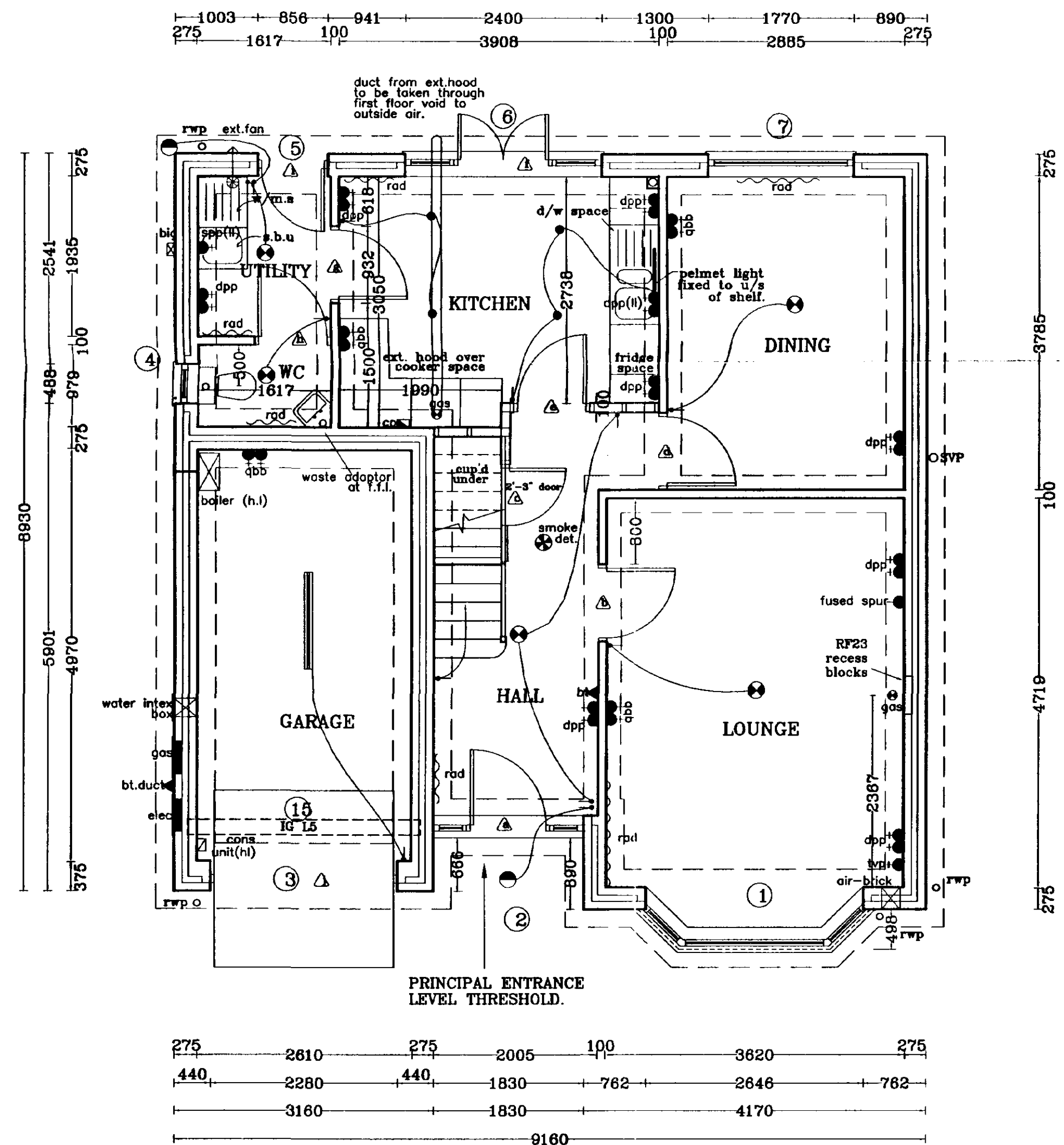
Opening sashes to habitable rooms
at first floor level to comply with
Building Regulation Document Part B
allowing a minimum clear opening
size of 450x735 mm.

DOOR, WINDOW & LINTEL SCHEDULE

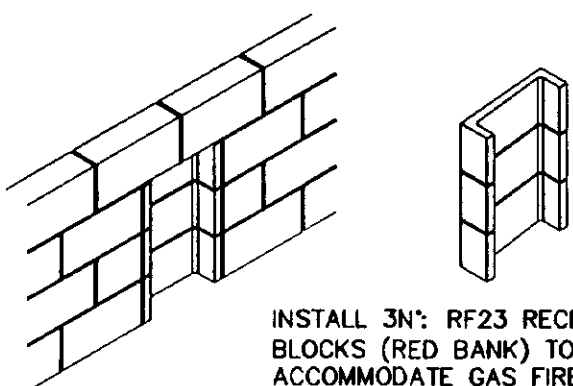
No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	2846 x 1650	LI-S 3000
2.	Front door	1830 x 2100	LI-S 2250
3.	Garage Door	2280 x 2100	LI-S 2700
4.	Window	488 x 900	LI-S 900
5.	Door	856 x 2100	LI-S 1200
6.	Door & s'lights	2400 x 2100	LI-S 2700
7.	Window	1770 x 1650	LI-S 2100
8.	Window	1200 x 1600	LI-S 1500
9.	Window	830 x 1600	LI-S 1050
10.	Window	1200 x 1500	LI-S 1500
11.	Window	1200 x 1350	LI-S 1500
12.	Window	916 x 1050	LI-S 1200
13.	Window	1200 x 1350	LI-S 1500
14.	Window	488 x 1050	LI-S 900
15.	Lintel	-----	L-S 3000

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF b. BOX 100 1350mm LONG
d. IG 100BOX BEAM 1350mm LONG
(140 HIGH)
g. BOX 100 1350mm LONG

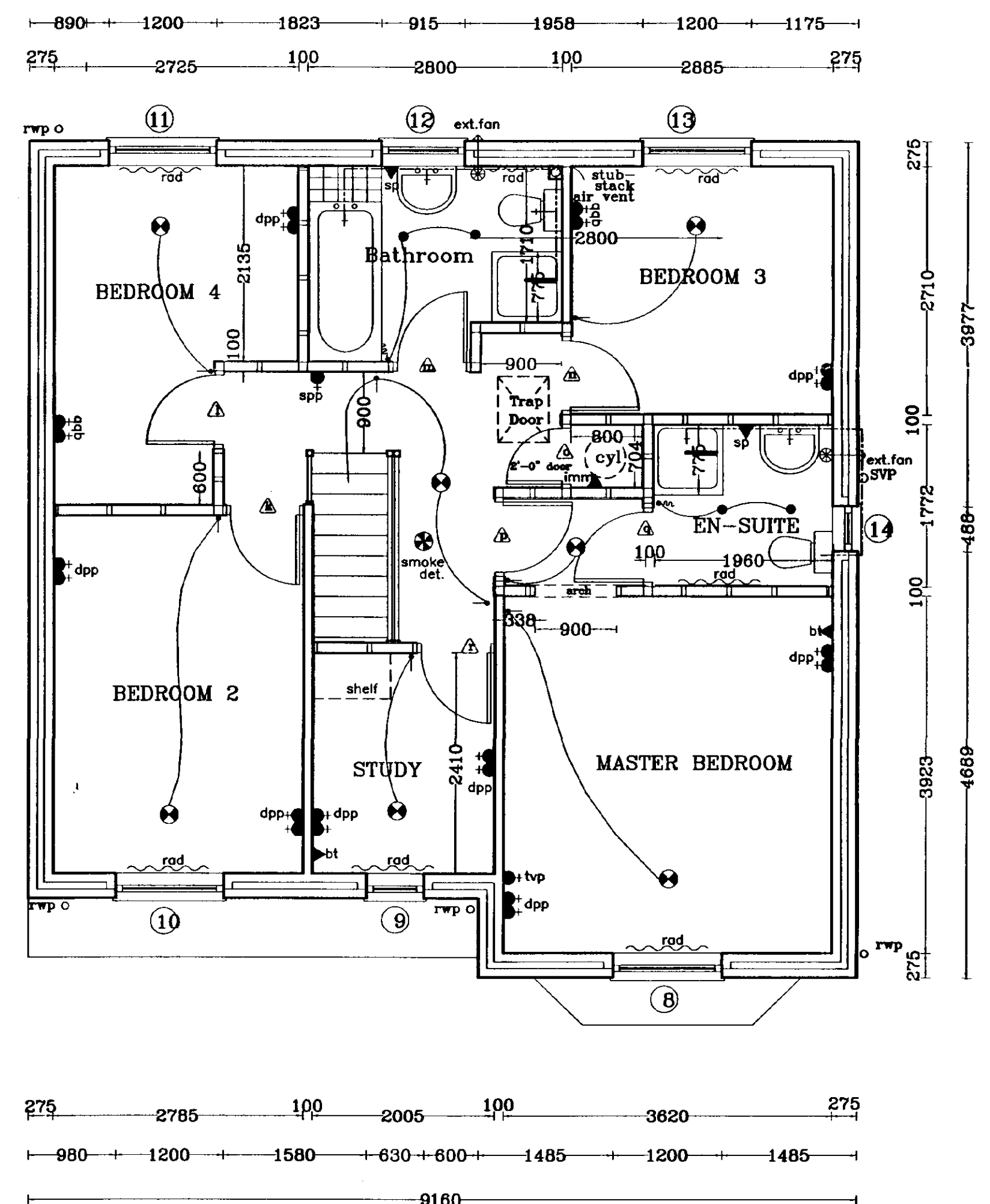
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED



GROUND FLOOR LAYOUT



FIREPLACE DETAIL



FIRST FLOOR LAYOUT



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-MALLOWGATE-

Plot 3.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	A.S.Z
b)	Windows in Master Bedroom & Bed 2 wider.	13.10.00	"
c)	Stud wall partition changed from 75 to 100mm.	"	"
d)	Incorporated flue block & air-brick in Lounge.	15.06.01	ASZ
e)	Repositioned wall in Study & Hall	16.08.01	"
f)	Means of escape window changed.	22.08.01	"
g)	Utility re-designed & brick chills removed.	"	"
	BI point added in Study	05.12.01	"
h)	Dim. added in Kitchen.	25.03.02	"
i)	Revisions referring to Part L Building Regs.	11.04.02	JV
j)	Radiator & DPP re-positioned in the lounge.	25.04.02	JV
k)	Flue block replaced by recess blocks.	23.05.02	ASZ
l)	Internal lintel schedule amended	31.07.02	JV

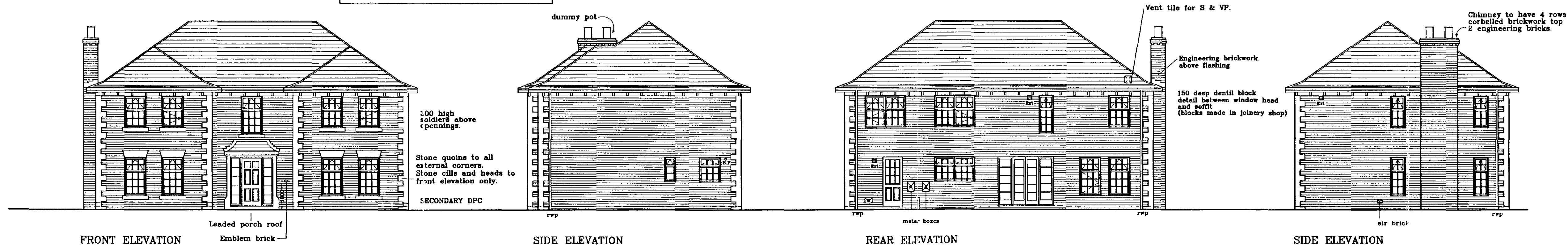
SCALE 1:50 1:100 A.S.Z

DATE AUG 2002 DRAWING No. 0119/3-01

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

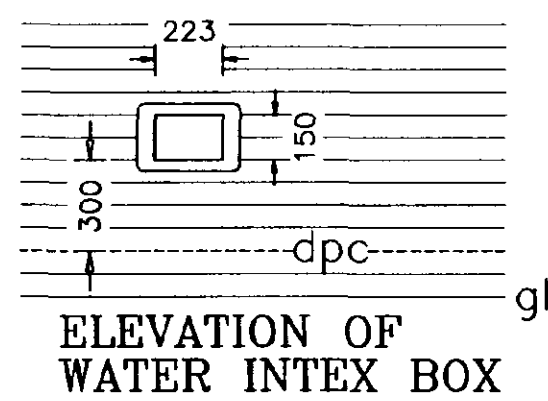
NOTE:
All external glazing to be low emissivity glass

NOTE: STONE QUOINS to be coursed from DPC with one quoin below dpc.(21 quoins total height to wall fascia).



DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1.	Window	915 x 1650	L1-S 1200
2.	Window	915 x 1650	L1-S 1200
3.	door + side/l's (made in joinery shop)	1800 x 2100	L1-S 2100
4.	Window	915 x 1650	L1-S 1200
5.	Window	915 x 1650	L1-S 1200
6.	Window	830 x 1650	L1-S 1050
7.	Window	830 x 1650	L1-S 1050
8.	Window	915 x 1650	L1-S 1200
9.	Window	915 x 1650	L1-HD 1200
10.	french doors + side/l's	2400 x 2100	L1-HD 2700
11.	Window	1770 x 1050	L1-S 2100
12.	door	856 x 2100	L1-S 1200
13.	Window	915 x 1050	L1-S 1200
14.	Window	488 x 1050	L1-S 900
15.	Window	915 x 1350	L1-S 1200
16.	Window	915 x 1350	L1-S 1200
17.	Window	915 x 1650	L1-S 1200
18.	Window	915 x 1350	L1-S 1200
19.	Window	915 x 1350	L1-S 1200
20.	Window	630 x 1350	L1-HD 1050
21.	Window	830 x 1350	L1-S 1050
22.	Window	915 x 1350	L1-S 1200
23.	Window	630 x 1650	L1-S 1050
24.	Window	1770 x 1350	L1-S 2100
25.	Window	1770 x 1350	L1-HD 2100



LIGHTING KEY	
●	Pendant light
○	Spotlights
□	Fluorescent Strip light
○	External wall light

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)

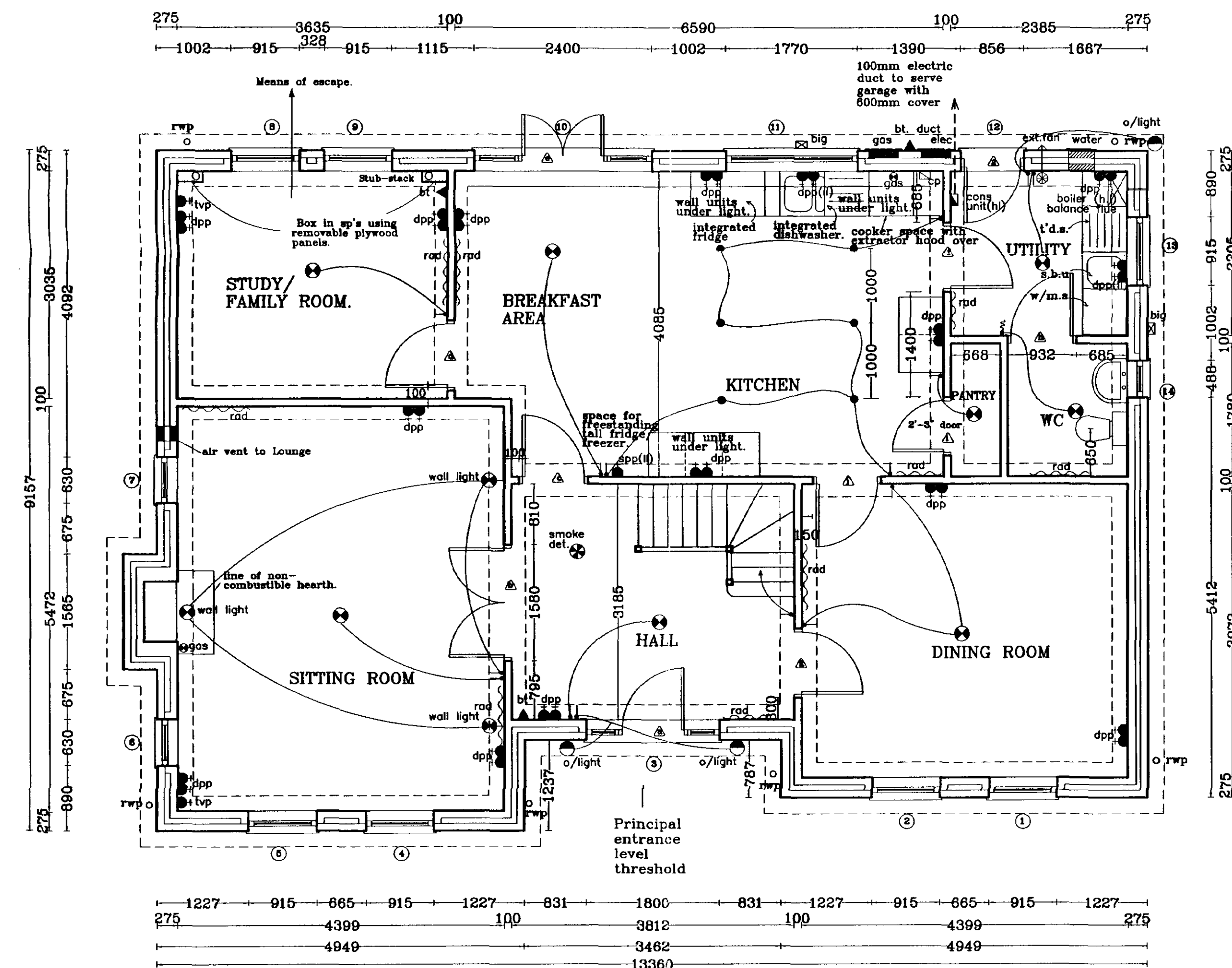
NOTE: WINDOW REF 8 TO BE ADAPTED TO PROVIDE MEANS OF ESCAPE FROM INNER ROOM/STUDY IN ACCORDANCE WITH BS 5588 PART 1 1990. OPENING TO BE N.L.T 850x500mm WITH BOTTOM OF WINDOW BETWEEN 0.6-1.1m ABOVE F.F.L

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

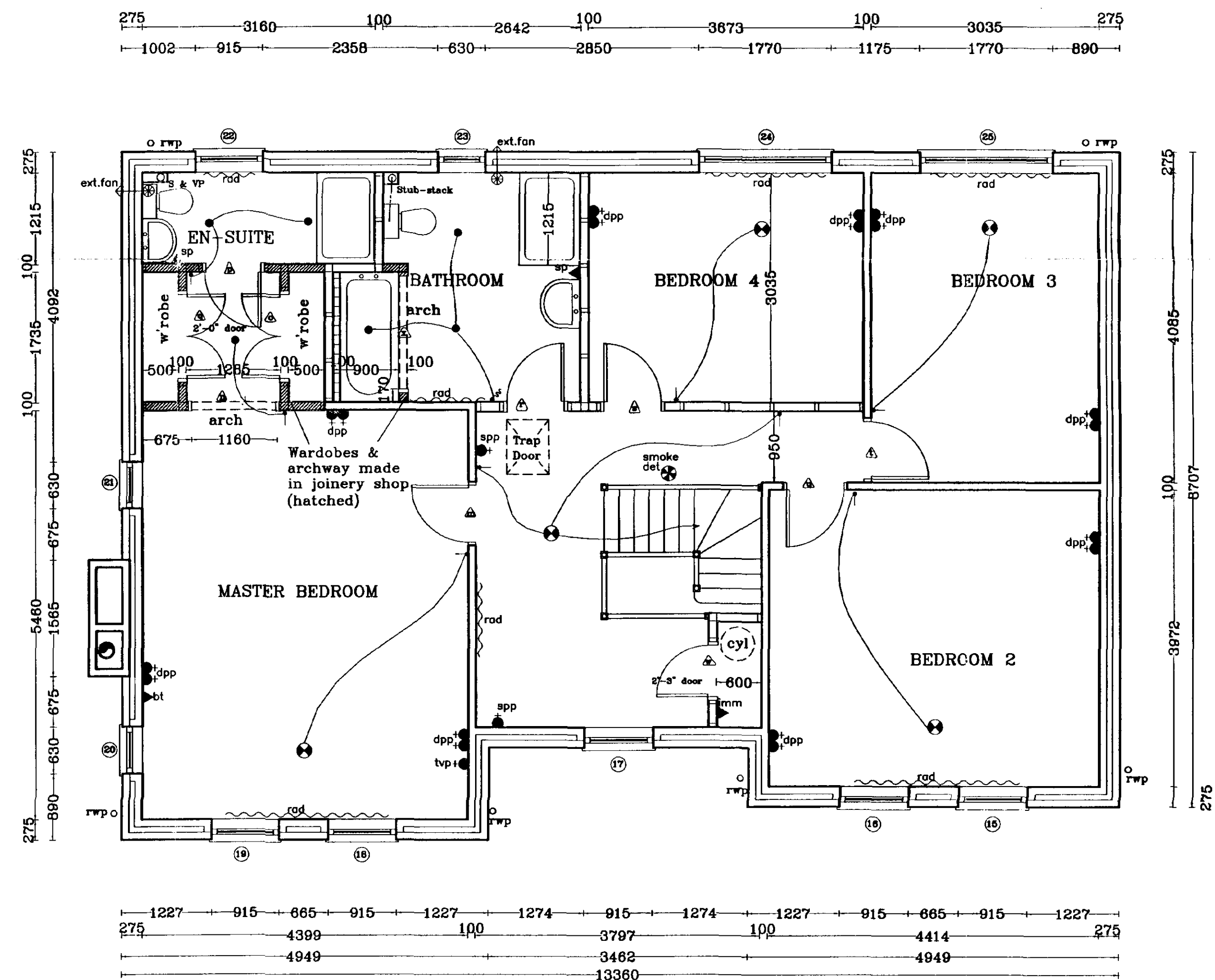
INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1950mm LONG
C, BOX BEAM 100 1350mm LONG
J, BOX BEAM 100 1350mm LONG

ALL LINTEL REFS BY IG LTD.

ALL WINDOWS TO BE PVC-U DOUBLE GLAZED



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BIRCHGATE-

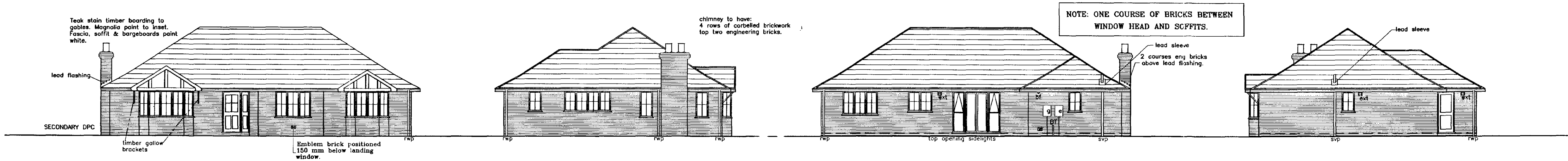
Plot 4.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Design updated	05.06.00	A.S.Z
b)	Lighting amendments.	20.06.00	"
c)	Stud wall changed from 75 to 100mm.	27.06.01	"
	Principal Entrance Level Threshold.	"	"
d)	Some changes made for Reb	08.08.01	"
e)	Escape windows added	18.10.01	"
f)	Utility & Kitchen re-designed	05.12.01	"
g)	Note ref. quoins added.	10.04.02	A.S.Z
h)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z

SCALE			DRAWN	
1:25	1:50	1:100	ASZ	
DATE			DRAWING No.	
AUG 2002			0119/4-01	



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

DOOR, WINDOW & LINTEL SCHEDULE

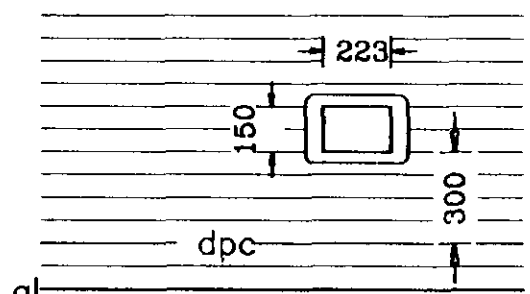
No.	Type	Width x Depth	Lintel type / Length
1.	Bay Window	2076 x 1350	L1-HD 75 2400
2.	Window	1770 x 1350	L1-S 75 2100
3.	Door	1365 x 2100	L1-HD 75 1800
4.	Bay Window	2846 x 1350	L1-HD 75 3000
5.	Window	630 x 1350	L1-S 75 900
6.	Window	630 x 1350	L1-S 75 900
7.	Window	2339 x 1050	L1-S 75 2700
8.	Window	630 x 1050	L1-S 75 900
9.	Window	630 x 1050	L1-S 75 900
10.	Door	856 x 2100	L1-S 75 1200
11.	French Doors	2400 x 2100	L1-HD 75 2700
12.	Window	1200 x 1050	L1-S 75 1500
13.	Window	1770 x 1200	L1-S 75 2100
14.	Window	630 x 1050	L1-S 75 900

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, BOX BEAM 100 1950mm LONG
D, BOX BEAM 100 1350mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emissivity glass



ELEVATION OF WATER INDEX BOX

LIGHTING KEY	
●	Pendant light
●	Spotlights
—	Fluorescent Striplight
●	External wall light

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).

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



Broadgate Homes Limited

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Telephone: 01406 380532 Fax:01406 380014

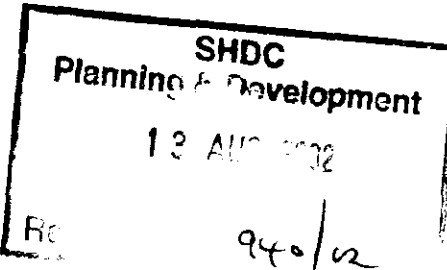
PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE 2-

Plot 5.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

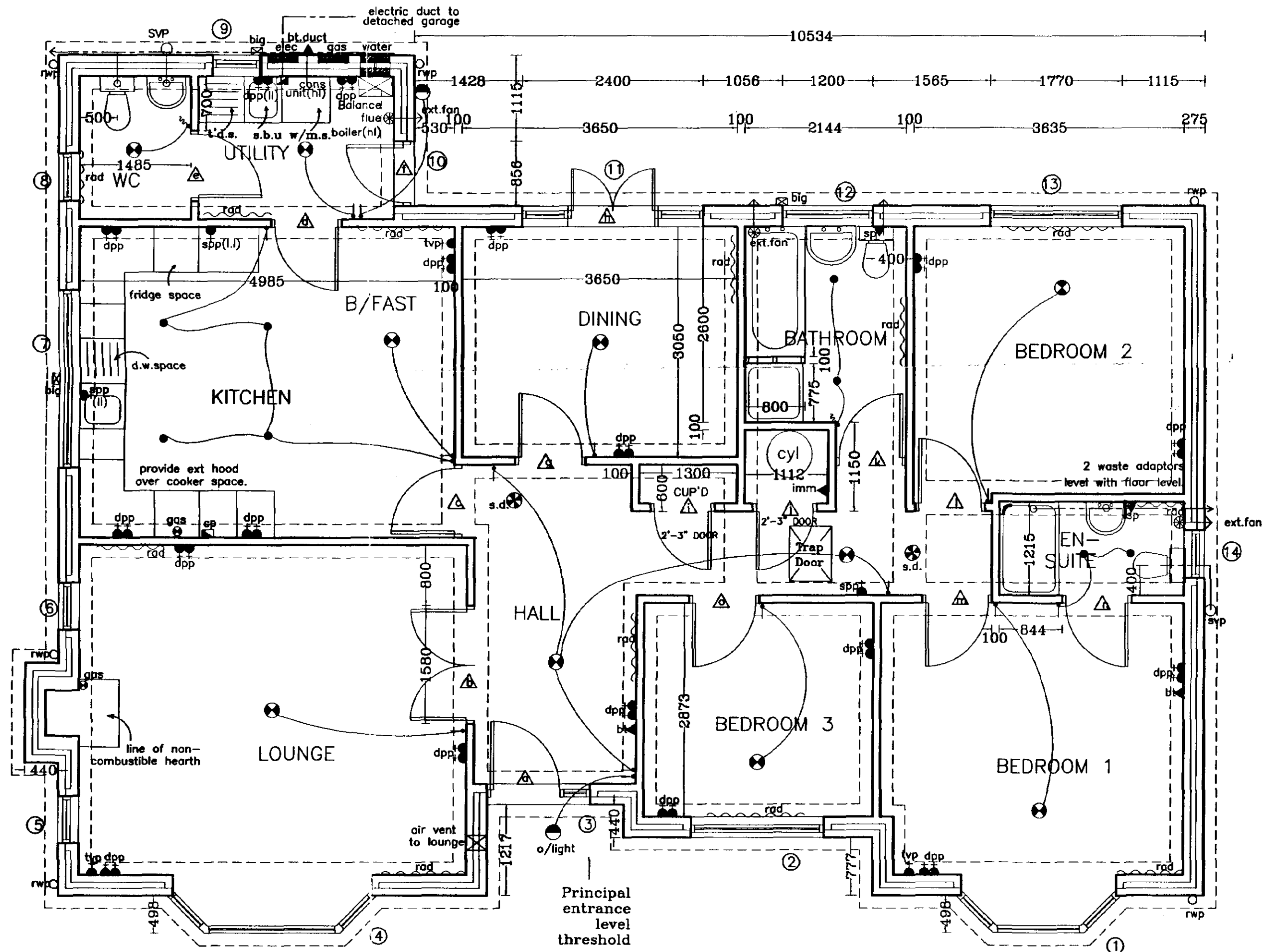
FLOOR LAYOUTS
&
ELEVATIONS



REV	DESCRIPTION	DATE	BY
A	water index box re-positioned re: utility	20.11.01	JV
B	consumer unit re-positioned in utility due to utility re-designed: brick cills removed	05.12.01	JV
C	Revisions relating to Part L Bldg Regs	11.6.02	JLH
D	Amendments regarding gallow bracket/utility and dimensions	15.07.02	JV

SCALE	1:25 1:50 1:100	DRAWN	J.V
DATE	AUG 2002	DRAWING No.	0119/5-01

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single base unit(500mm)
t.d.s: tumble dryer space(600mm)



FLOOR LAYOUT

DOOR, WINDOW & LINTEL SCHEDULE



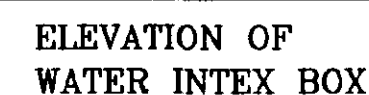
No.	Type	Width x Depth	Lintel type/Length
1.	Window	1200 x 1350	L-5 75 1500
2.	Entrance Door	1015 x 2100	L- 5 75 1350
3.	Window	488 x 1350	L1-3 75 900
4.	Window	1200 x 1350	L- 5 75 1500
5.	Window	488 x 1050	L1-3 75 900
6.	Window	488 x 1050	L1- 3 75 900
7.	Door	856 x 2100	L-5 75 1200
8.	Window	1770 x 1350	L-5 75 2100
9.	French Doors	2400 x 2100	L- 5 75 2700
10.	Window	488 x 1350	L1-3 75 900
11.	Window	488 x 1350	L1- 3 75 900
12.	Window	915 x 1050	2 n° 50x150 1350
13.	Roof light	550 x 980	Velux GGL 104
14.	Window	915 x 1050	2 n° 50x150 1350
15.	Roof light	550 x 980	Velux GGL 104

INTERNAL LINTEL SCHEDULE

b.- IG 100 BOX BEAM	1950
c.- IG 100 BOX BEAM	1350.
e.- IG 100 BOX BEAM	1350.
g.- IG INTERNAL TYPE	1200
h.- IG 100 BOX BEAM	1350
i.- IG INTERNAL TYPE	1200
j.- IG INTERNAL TYPE	1200

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(600mm)
s.b.u: single basic unit(500mm)
t.d.s: tumble dryer space(600mm)



NOTE:
Boiler to have satisfactory efficiency to comply
with Part L1 revised 2002

NOTE:
All external glazing to be low
emmissivity glass

KEY	
	Pendant light
	Spotlights
	Fluorescent Striplight
	External wall light

ALL WINDOWS TO BE IVORY COLOUR PVCU FITTED WITH LOW EMISSIVITY DOUBLE GLAZED UNITS. NO JACK BARS

FRONT DOOR TO BE VICTORIAN S2 STYLE IN MAHOGANY WOODGRAIN
FRAME TO BE IVORY

REAR DOOR TO BE 2XGG STYLE IN IVORY. FRAME TO BE IVORY
SAME APPLIES TO PERSONNEL DOOR TO GARAGE

Principal entrance
level threshold.

Stair ref: by Boulton & Paul
SLW48N



SHDC
Planning & Development
13 AUG 2002
Pg 940/02

Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax: 01406 38

PROJECT TITLE

STANDARD DWELLING TYPE
-IVYGATE-

Plot 6.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

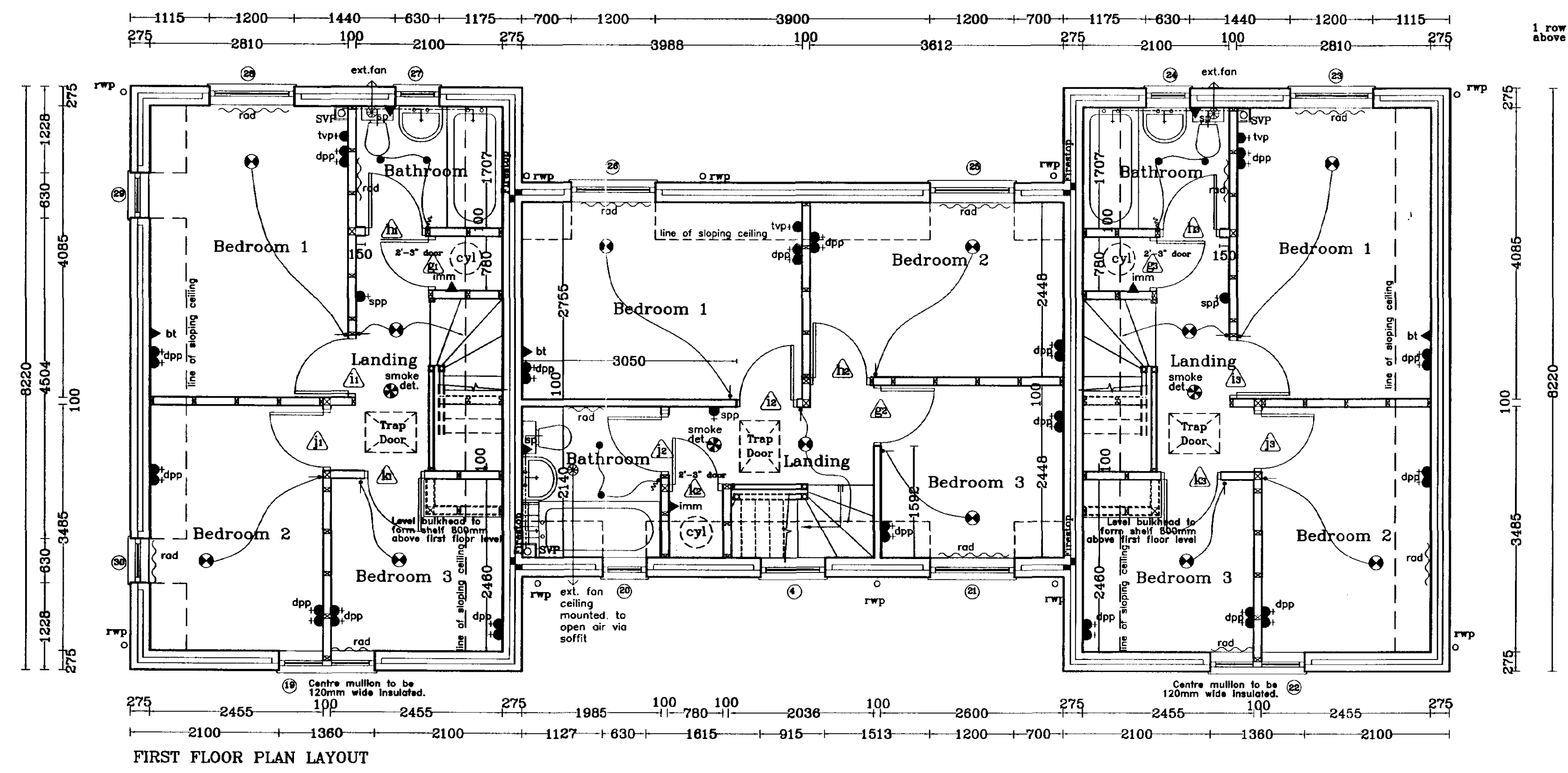
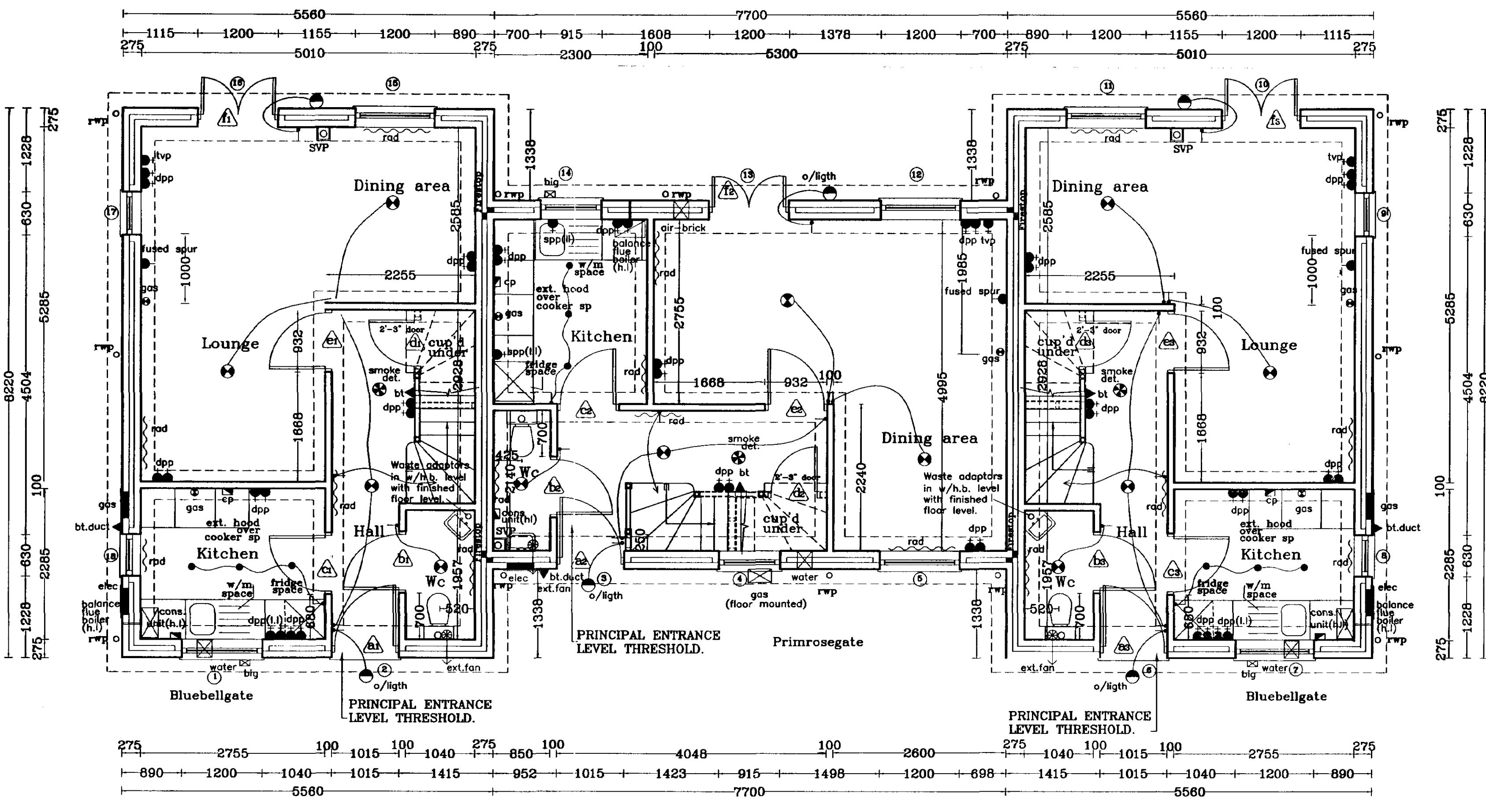
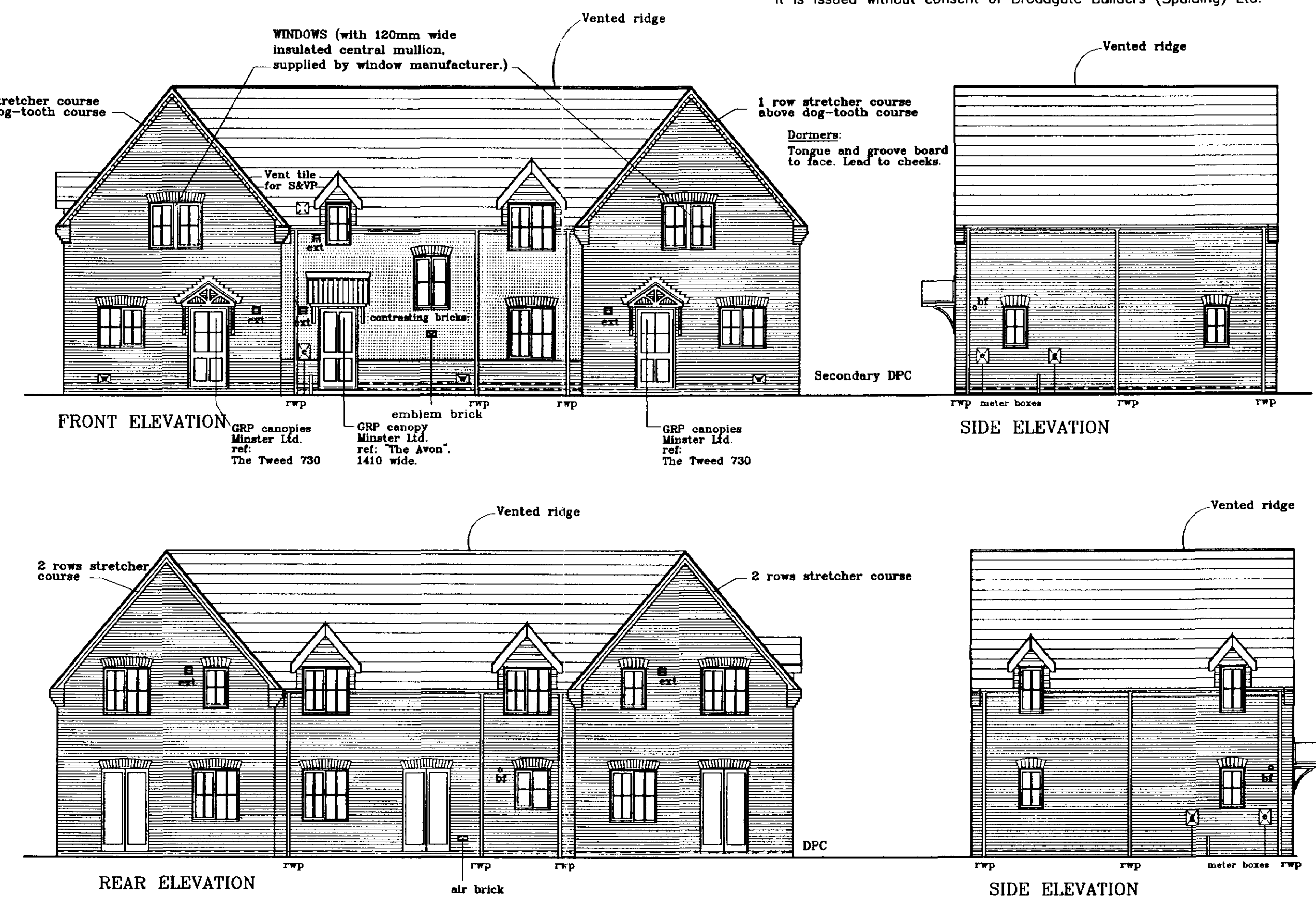
FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	re-configure stairs	20.03.02	AS
b)	Revisions relating to Part L Building Regs	20.05.02	JL
c)	Revisions re SL final check	08.07.02	JV
d)	Revisions re construction check	01.08.02	JV

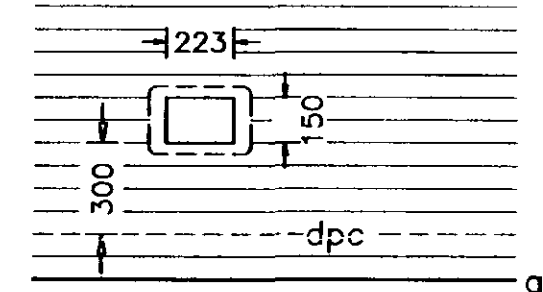
SCALE

1:25 1:50 1:100

DATE	DRAWING No.
AUG 2002	0119/6-01



LIGHTING KEY	
	Pendant light
	Spotlight
	Fluorescent strip light
	External wall light



DOOR, WINDOW & LINTEL SCHEDULE				
No.	Type	Width x Depth	Lintel type / Lenght	
1, 7	Windows	1200 x 1050	LI-S	1500
2,3,6	Entrance doors	1015 x 2100	LI-S	1350
4.	Windows	915 x 1350	LI-S	1350
5, 11, 12, 15	Windows	1200 x 1350	LI-S	1500
8, 9, 17, 18	Window	630 x 1050	LI-S	1050
10, 16	French doors	1200 x 2100	LI-S	1500
13.	French doors	1200 x 2100	LI-HD	1500
14	Window	915 x 1050	LI-S	1350
*19, 22	Windows	2m x 1380 x 1200	LI-S	1850
20.	Windows	630 x 1050	2m x 50x150	1050
29,30	Windows	630 x 1200	2m x 50x150	1050
24,27	Windows	630 x 1050	LI-S	1050
23,28.	Windows	1200 x 1200	LI-S	1500
21,25,26	Windows	1200 x 1200	2m x 50x150	1500

* WINDOWS (with 120mm wide insulated central mullion, supplied by window manufacture.)

OPENING SASHES TO HABITABLE ROOMS AT FIRST FLOOR LEVEL TO COMPLY WITH BUILDING REGULATIONS DOCUMENT PART B. ALLOWING A MINIMUM CLEAR OPENING SIZE OF 450 x 735mm

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom

All internal lintels to be IG Internal type.

SHDC
Planning & Development
13 AUG 2002
740/2



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

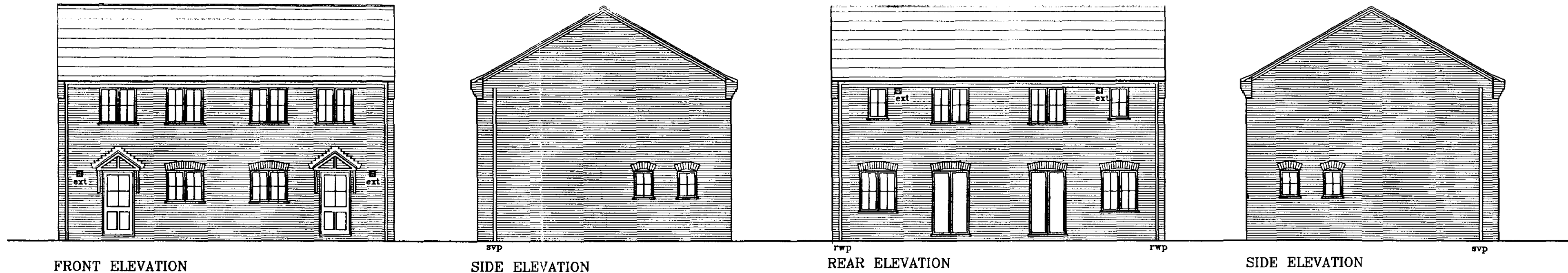
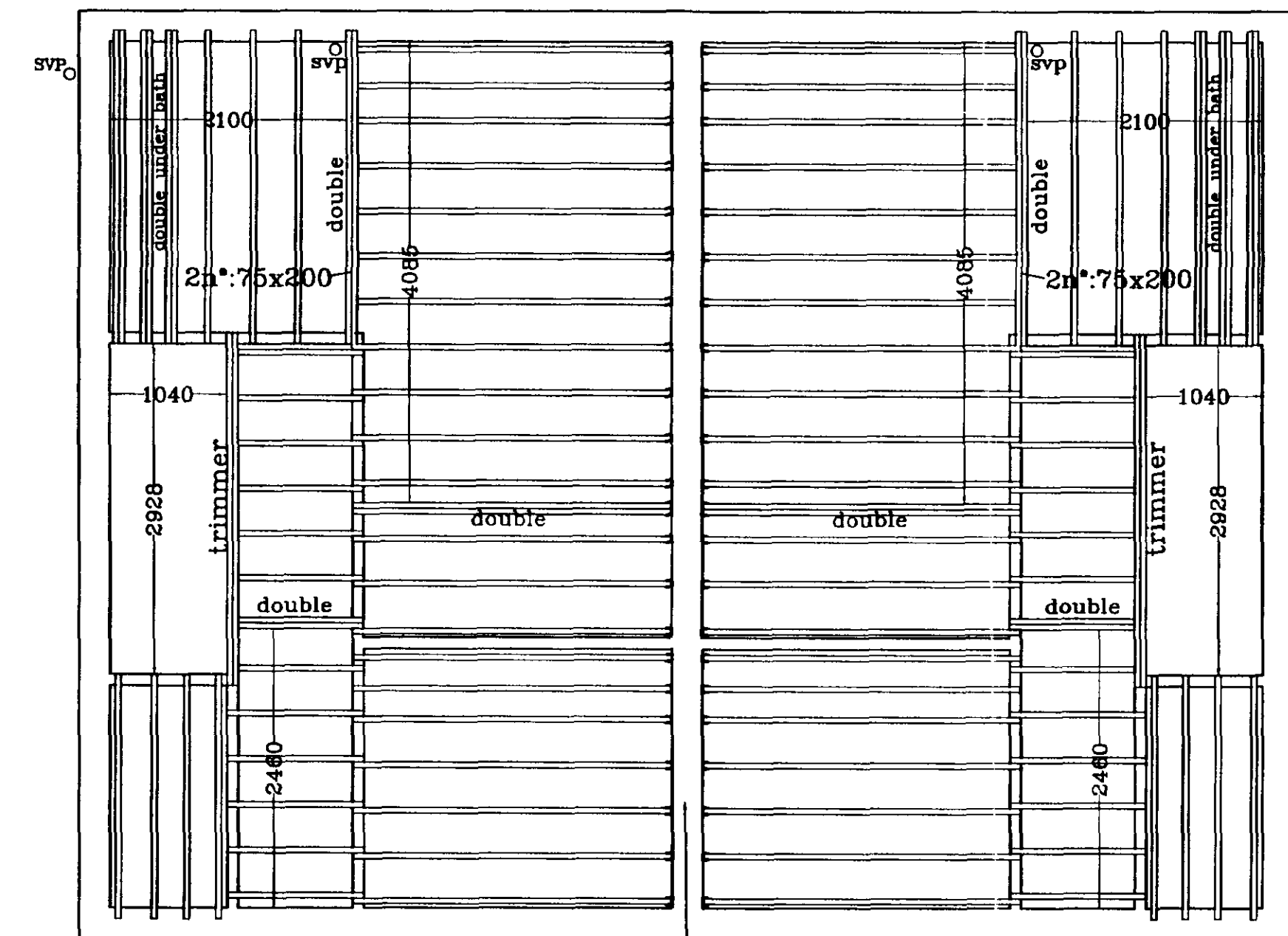
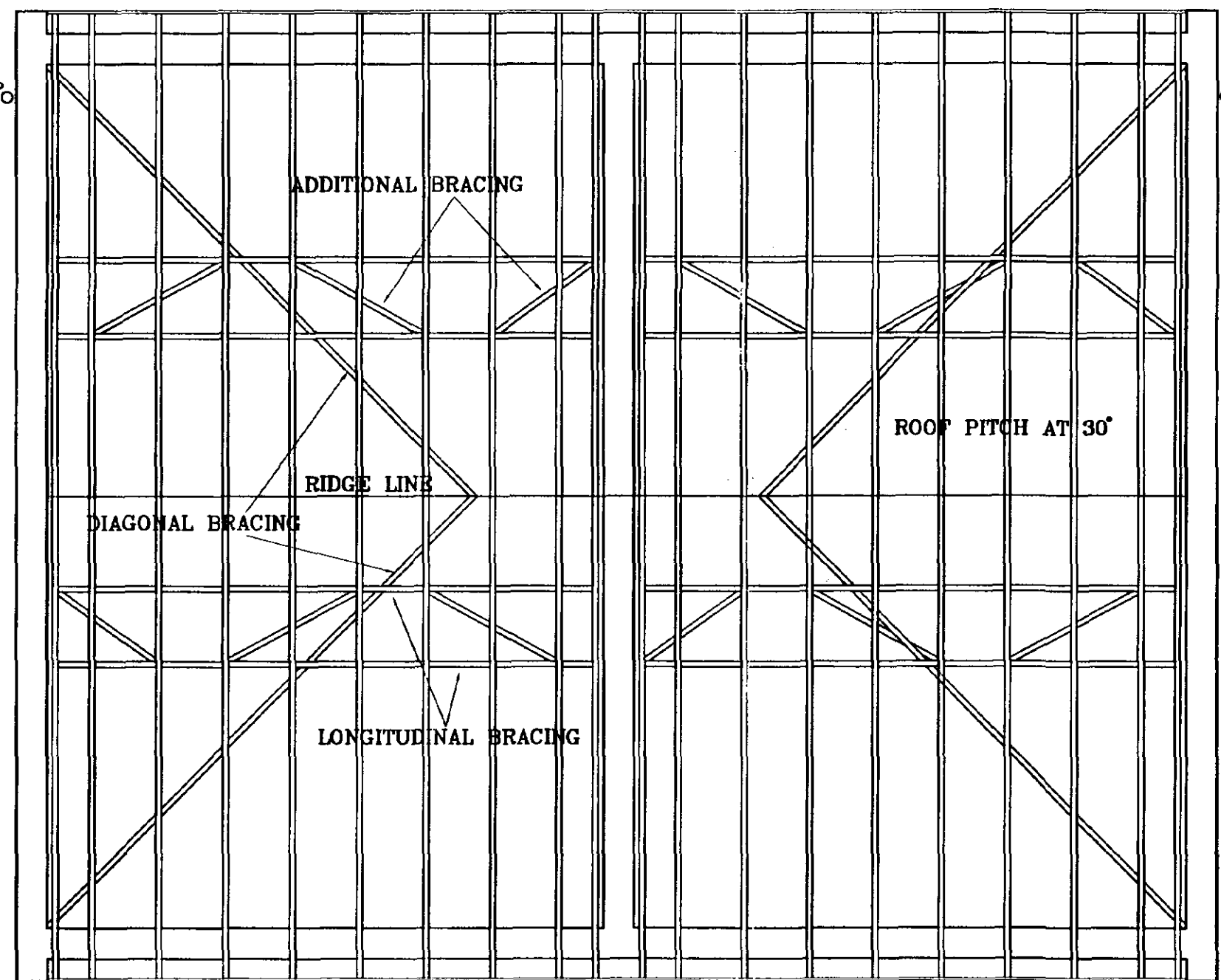
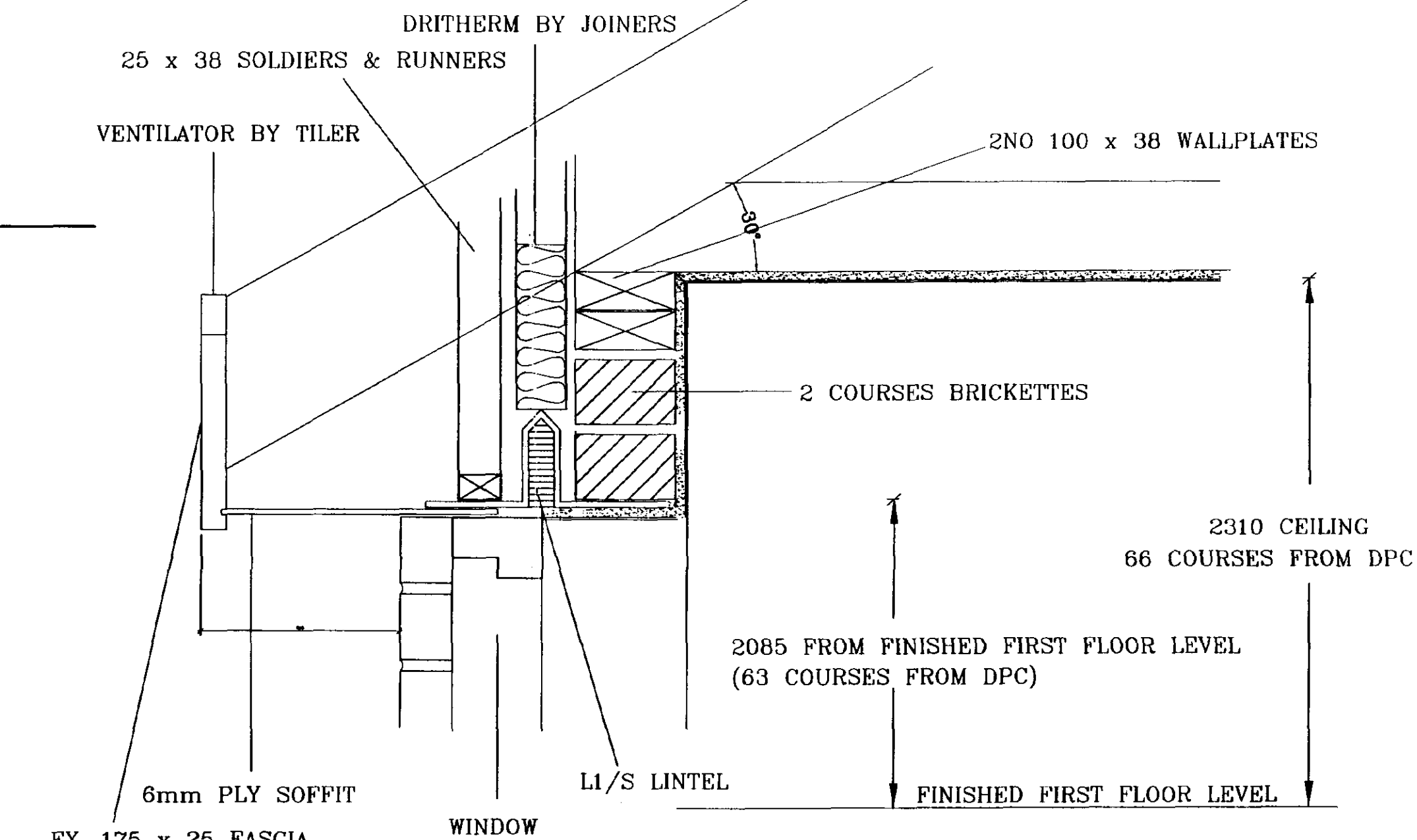
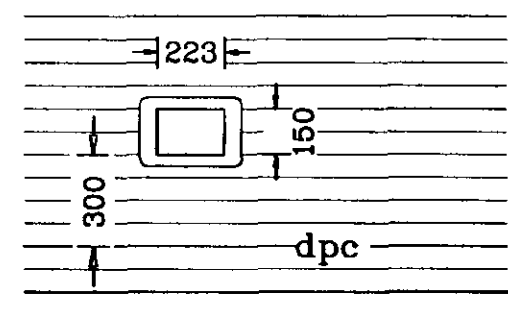
PROJECT TITLE
**THREE BEDROOM TERRACED
DWELLING ARRANGEMENT
BLUEBELLGATE AND PRIMROSEGATE**

Plots 7,8,9
OFF HORSESHOE ROAD,
SPALDING.

DRAWING
**FLOOR LAYOUTS
AND ELEVATIONS**

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	"
b)	kitchen layout amended as per Graham's	13.08.01	JV
c)	kitchen re-designed	23.08.01	ASZ
d)	Further alteration to kitchen layout	31.10.01	ASZ
e)	Ext. fan in Bathroom ceiling mounted	09.11.01	ASZ
f)	Brick chills removed	06.12.01	ASZ
g)	Reposition Trap door.	10.01.02	ASZ
h)	SVP moved in Bluebellgate;	15.02.02	ASZ
i)	WC re-arranged in Primrosegate.	"	"
j)	2nd rad. added in Lounge in both type house.	15.03.02	ASZ
k)	Flue blocks removed.	03.04.02	ASZ
l)	Revisions relating to Part L Building Regs.	18.04.02	A.S.Z

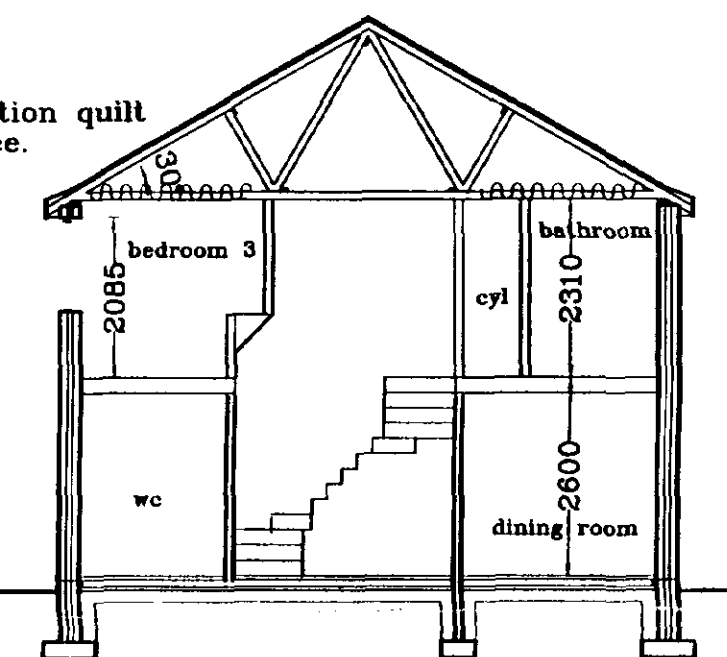
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DATE		DRAWING No.	
AUG 2002		0119/7,8,9-01	



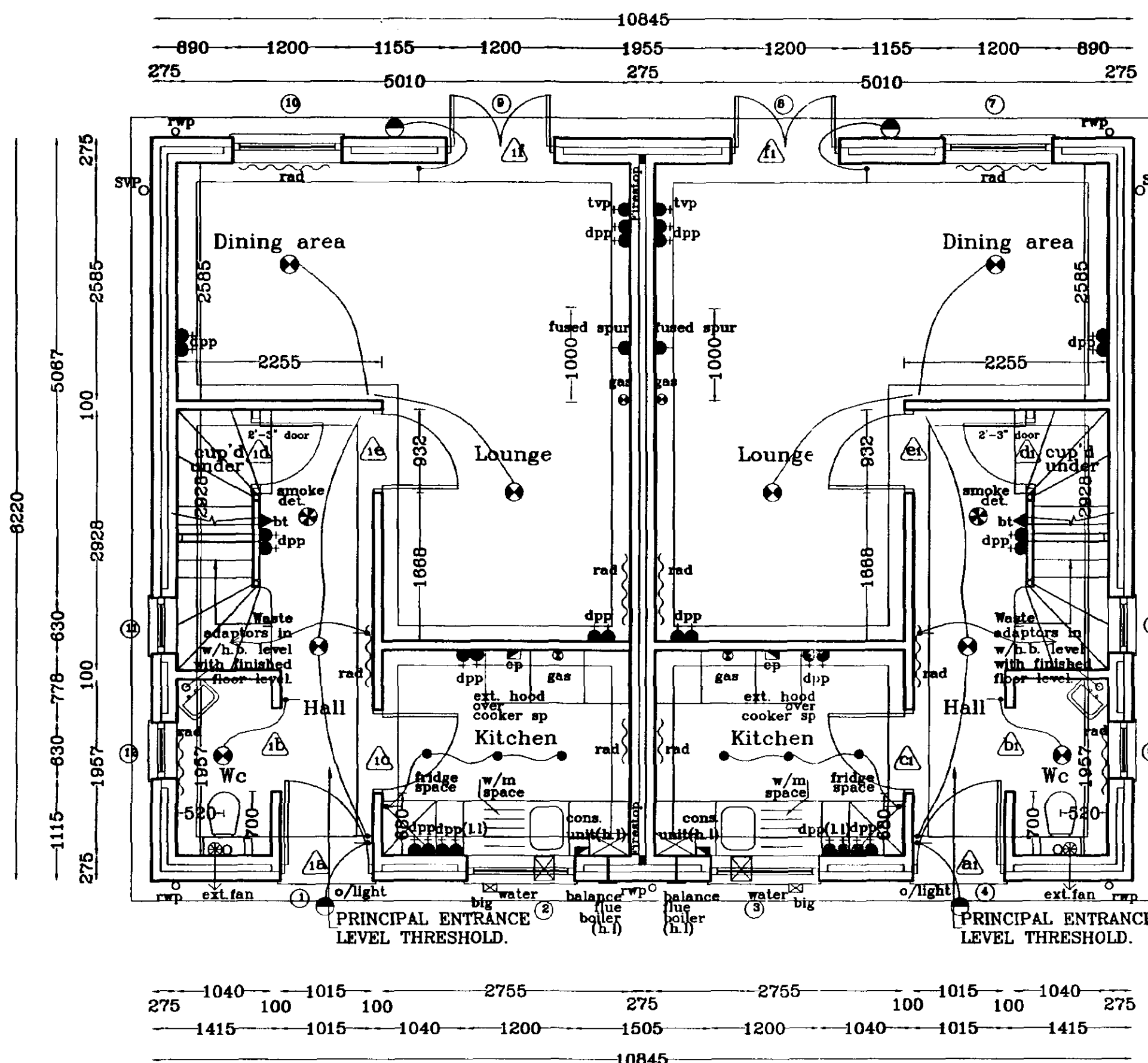
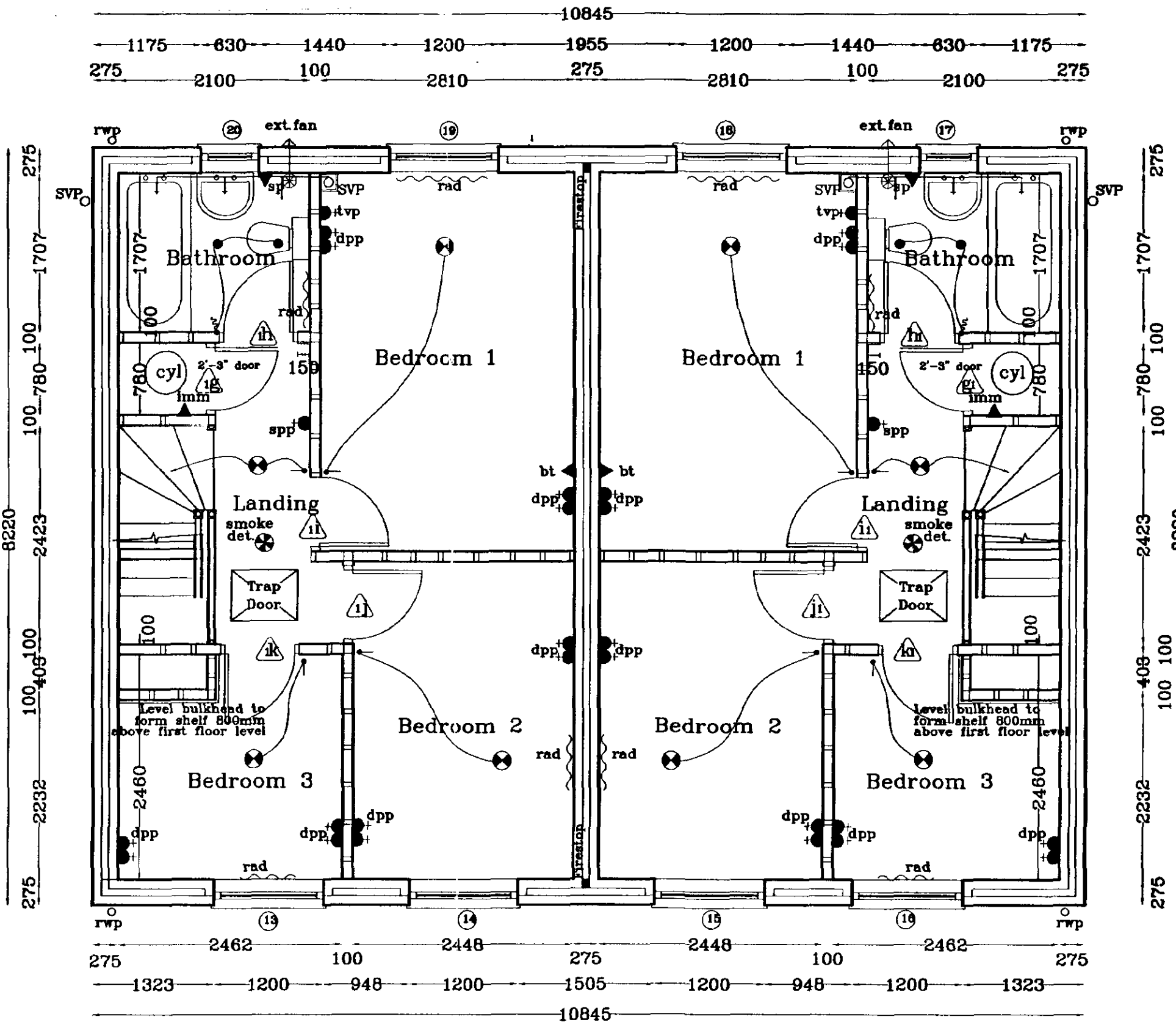
LIGHTING KEY	
●	Pendant light
●	Spotlights
—	Fluorescent Striplight
●	External wall light

PROVIDE CELOTEX INSULATION UPSTAND AT EXTERNAL WALL PERIMETER TO UNDERSIDE OF SCREED (min 25mm).

200mm thick insulation quilt over entire roof space.



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



DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1	DOOR	1015 x 2100	L1-S 75 1350
2	WINDOW	1200 x 1015	L1-S 75 1500
3	WINDOW	1200 x 1015	L1-S 75 1500
4	DOOR	1015 x 2100	L1-S 75 1350
5	WINDOW	630 x 900	L1-S 75 1050
6	WINDOW	630 x 900	L1-S 75 1050
7	WINDOW	1200 x 1350	L1-HD 75 1500
8	FRENCH DOORS	1200 x 2100	L1-S 75 1500
9	FRENCH DOORS	1200 x 2100	L1-S 75 1500
10	WINDOW	1200 x 1350	L1-S 75 1500
11	WINDOW	630 x 900	L1-S 75 1050
12	WINDOW	630 x 900	L1-S 75 1050
13	WINDOW	1200 x 1200	L1-S 75 1500
14	WINDOW	1200 x 1200	L1-S 75 1500
15	WINDOW	1200 x 1200	L1-S 75 1500
16	WINDOW	1200 x 1200	L1-S 75 1500
17	WINDOW	630 x 1050	L1-S 75 1050
18	WINDOW	1200 x 1200	L1-S 75 1500
19	WINDOW	1200 x 1200	L1-S 75 1500
20	WINDOW	630 x 1050	L1-S 75 1500

OPENING SASHES TO HABITABLE ROOMS AT FIRST FLOOR LEVEL TO COMPLY WITH BUILDING REGULATIONS DOCUMENT PART B, ALLOWING A MINIMUM CLEAR OPENING SIZE OF 450 x 735mm

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom
All internal lintels to be IG Internal type.



Broadgate Homes Limited

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

PROJECT TITLE

STANDARD DWELLING TYPE
BLUEBELGATE 2

Plots 10,11; 12,13; 14,15; 23,24.
OFF HORSESHOE ROAD,
SPALDING.

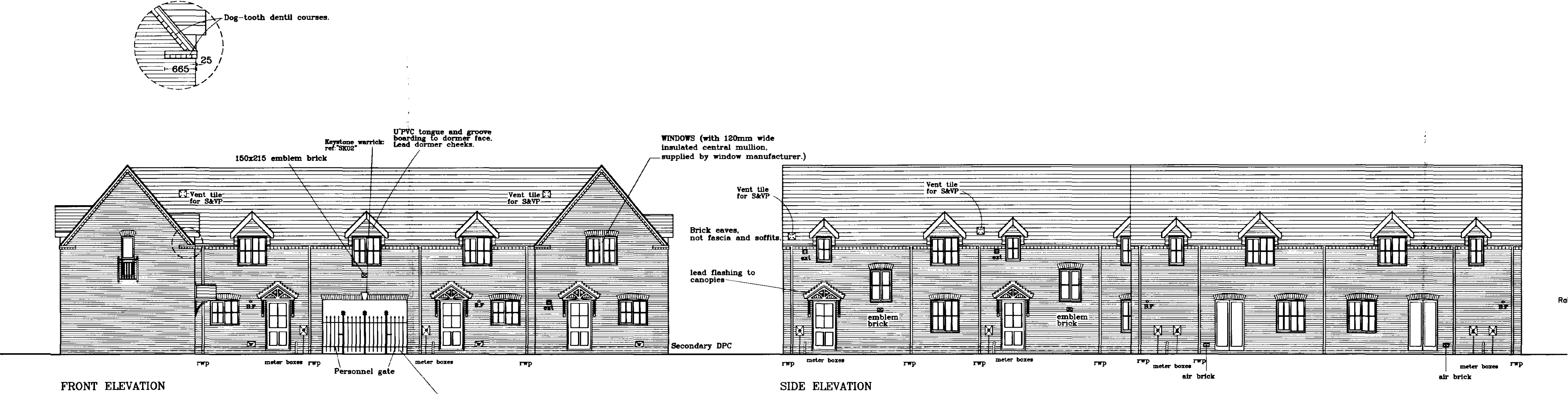
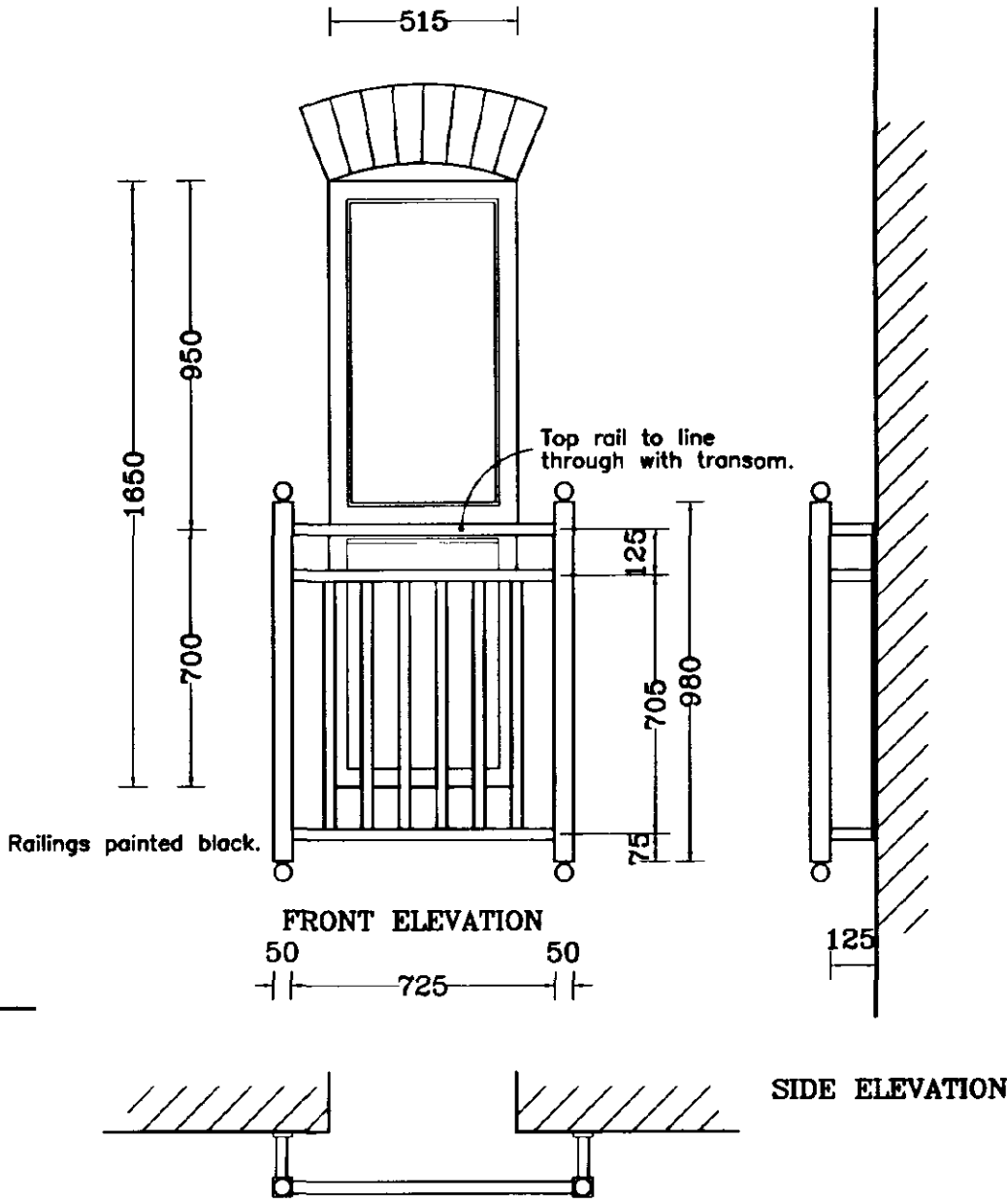
DRAWING

WORKING DRAWINGS
FLOOR LAYOUTS & ELEVATIONS

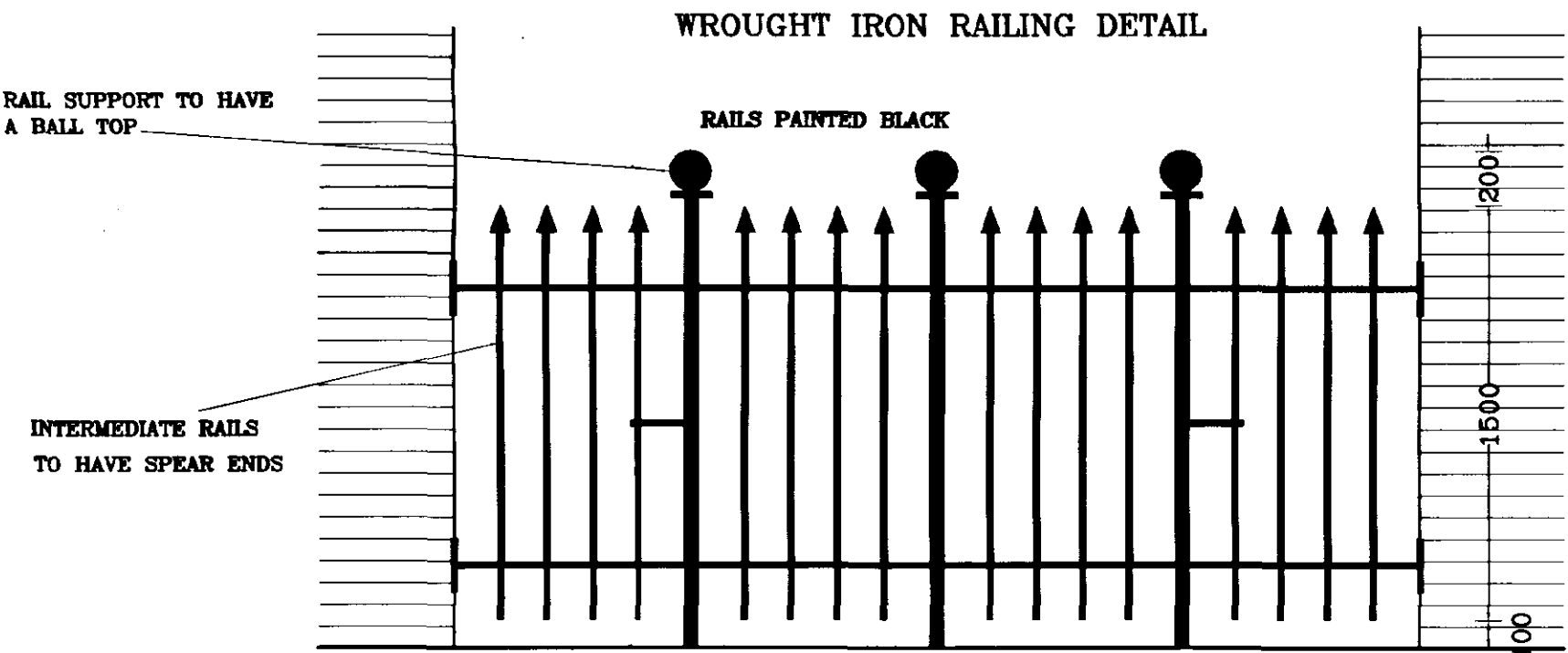
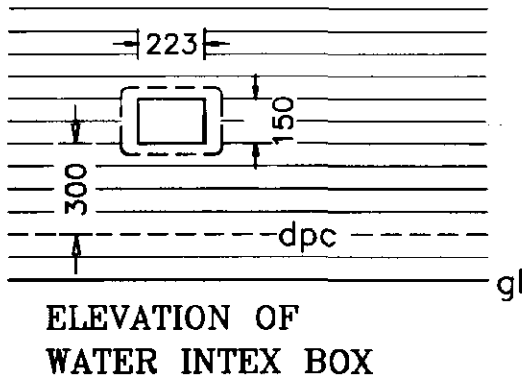
REV	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100	DRAWN JV
DATE AUG 2002	DRAWING No. 0119/10,11; 12,13; 14,15; 23,24-01

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13 AUG 2002
94/02



PLAN VIEW
DETAIL OF WINDOW 35.

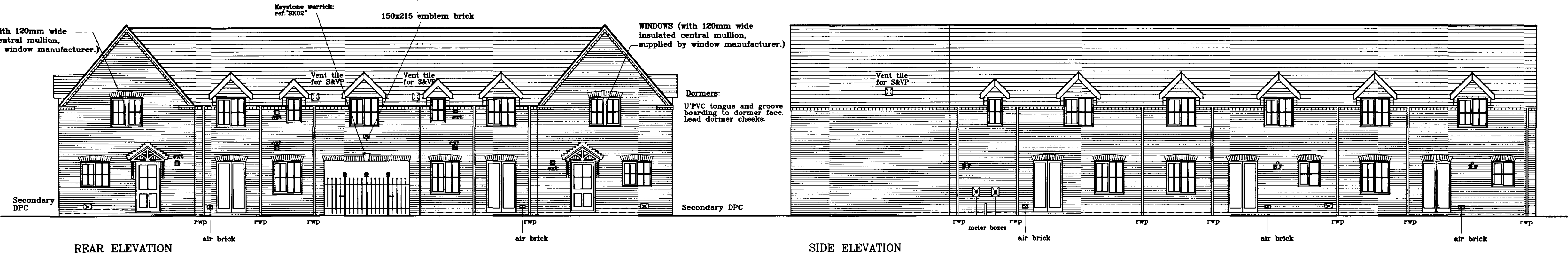


All front canopies over principal entrance to be:
Minster Ltd.
ref: "The Tweed" 730 in GRP.
with Fleur de Lys insert.

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

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE:
All external glazing to be low emissivity glass



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

PROJECT TITLE

STANDARD DWELLINGS TYPE
BLUEBELLGATE, PRIMROSEGATE
& CLOVERGATE

Plots 16,17,18,19,20,21,22.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

ELEVATIONS

REV	DESCRIPTION	DATE	BY
b)	Water supply up-dated.	31.01.02	ASZ
c)	Ridge vent for flue flue blocks removed.	21.05.02	ASZ
d)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z
e)	Railings added beneath archway.	05.12.02	JV

SCALE
1:100

DRAWN
ASZ

DATE

NOV 2002

DRAWING No.

0119/16,17,18,19,20,21,22-03

Planting along site frontage and development boundary

All trees to be 1.8 - 2.4 metre high standards, suitably staked and tied.

Planting to be in 2 rows 400mm apart. Plants to be staggered and spaced at 450mm apart.
Use 3 yr old transplants (1+2) 450-600 mm high.
Apply 65mm thick bark mulch along planting area.

Tire Planting

All trees to be 1.8 – 2.4 metre high standards, suitably staked and tied.

C10 - 1.0 metre high galvanised fencing
P18 - 1.8 metre high palisade
PR15 - 1.5 metre high timber post and rail
VB18 - 1.8 metre high vertical board fence
PG - 900mm wide personnel gates fitted with shock-bolts

Side plot boundaries defined by
450mm high cone post and wire



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

PROJECT TITLE

Proposed Residential Development.
Plots 1-32. Off Horseshoe Road,
Spalding, Lincs.

DRAWING

[illegible]

(ref: Record Play Equipment Ltd)

A- RP691	Wisp playtime unit comprising: 1.0 m platform height to slide, glacier entry, arched ladder and sailors climb.
B- RP161	Swingmaster, 1 seat (cradle).
C- RP278	Puppy springer
D- RP392	1.0 m high combined gate comprising: self-closing pedestrian gate + lockable maintenance gate.
E- RP321	Abbey bench
G- RP328	Minster litter bin
G10- RP399	Galvanised guardrail fencing, 1.0 m high mild steel box section.

Surfacing below all play equipment to comprise:
45mm thick rubber crumb insitu surfacing (black) retained by concrete
edging flush with finished ground level.
Other surfacing within TPA to be grass seeded.

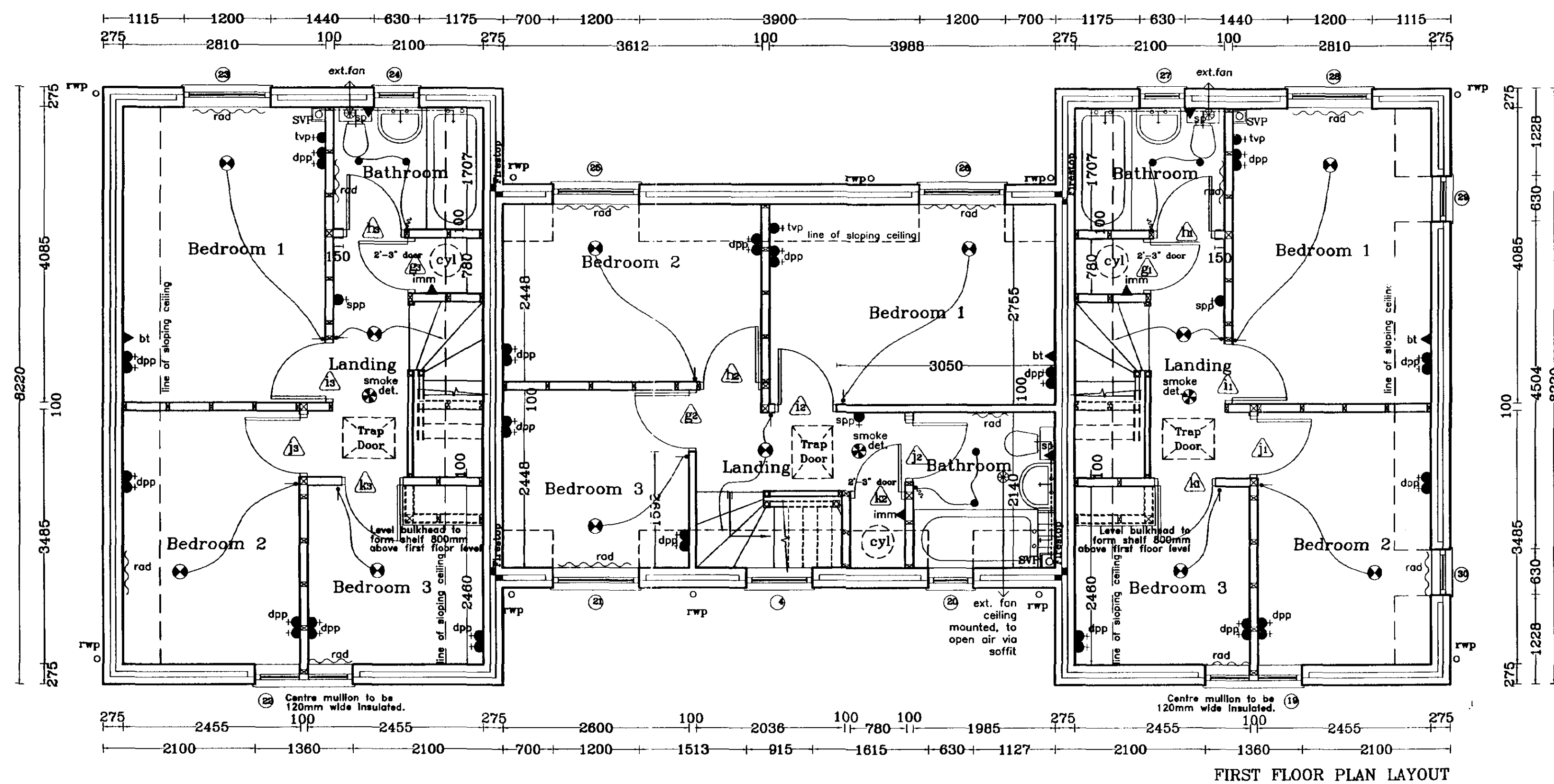
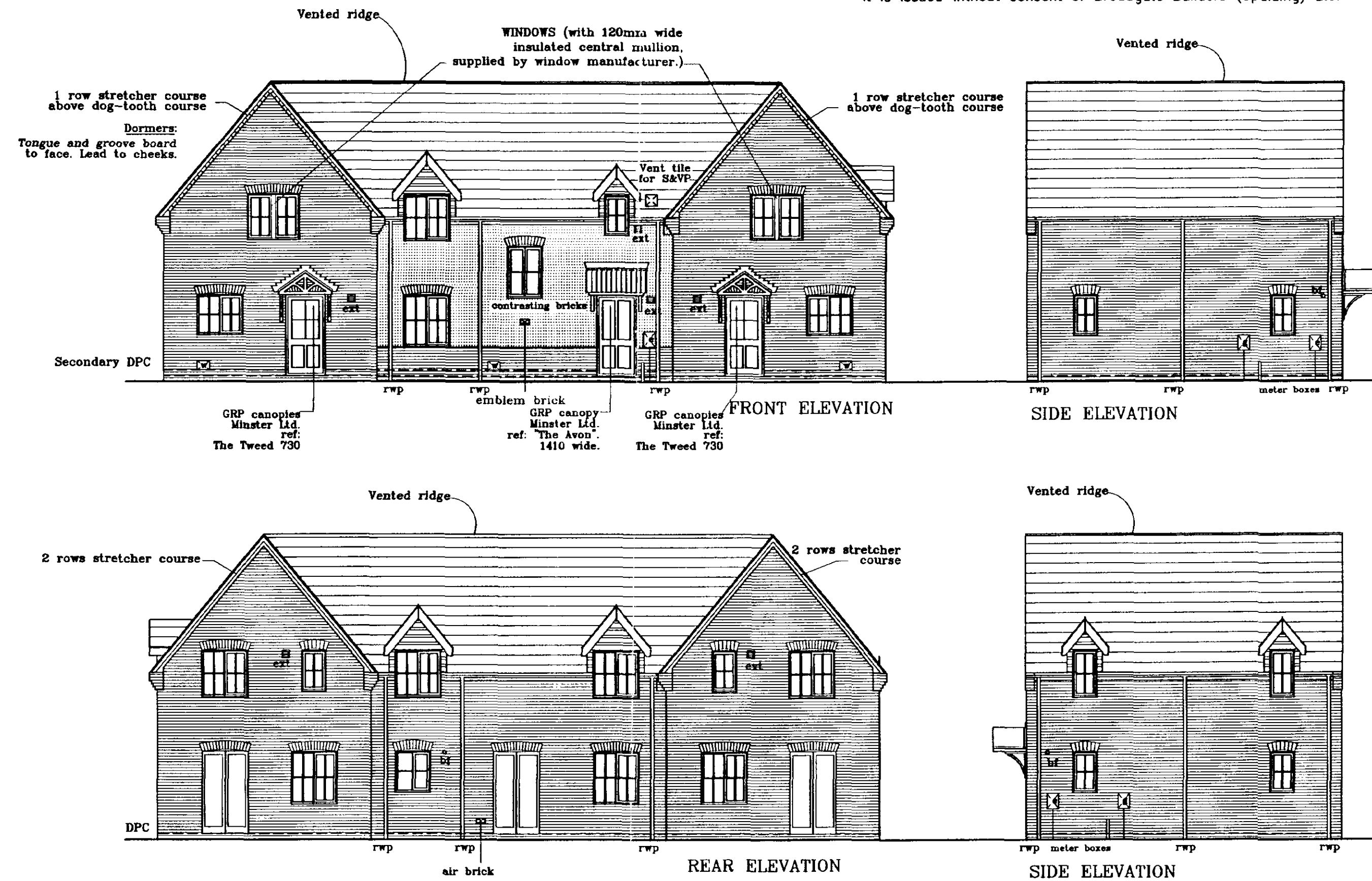


LANDSCAPE BELT ALONG SITE FRONTAGE
AND DEVELOPMENT BOUNDARY COMPRISING
OF A TREE LINE SET INSIDE A NATIVE
HEDGEROW.
REFER TO SCHEDULE FOR DETAILS.

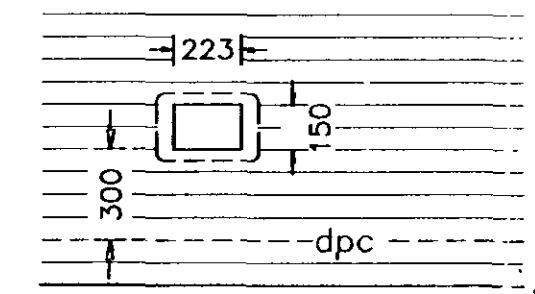
PUBLIC OPEN SPACE LOCATED BESIDE
DEVELOPMENT BOUNDARY TO FURTHER
SOFTEN AND FRAGMENT DEVELOPMENT
BESIDE OPEN COUNTRYSIDE

DEVELOPMENT BOUNDARY

DEVELOPMENT LAYOUT



LIGHTING KEY	
	Pendant light
	Spotlights
	Fluorescent Strip light
	External wall light



ELEVATION OF WATER INDEX BOX

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type / Length
1, 7	Windows	1200 x 1050	L1-S 1500
2,3,6	Entrance doors	1015 x 2100	L1-S 1350
4	Windows	915 x 1350	L1-S 1350
5, 11, 12, 15	Windows	1200 x 1350	L1-S 1500
8, 9, 17, 18	Window	630 x 1050	L1-S 1050
10, 16	French doors	1200 x 2100	L1-S 1500
13	French doors	1200 x 2100	L1-HD 1500
14	Window	915 x 1050	L1-S 1350
*19, 22	Windows	2n" 1360 x 1200	L1-S 1650
20	Windows	630 x 1050	2n" 50x150 1050
29,30	Windows	630 x 1200	2n" 50x150 1050
24,27	Windows	630 x 1050	L1-S 1050
23,28	Windows	1200 x 1200	L1-S 1500
21,25,26	Windows	1200 x 1200	2n" 50x150 1500

* WINDOWS (with 120mm wide insulated central mullion, supplied by window manufacture.)

OPENING SASHES TO HABITABLE ROOMS AT FIRST FLOOR LEVEL TO COMPLY WITH BUILDING REGULATIONS DOCUMENT PART B, ALLOWING A MINIMUM CLEAR OPENING SIZE OF 450 x 735mm

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom

All internal lintels to be IG Internal type.

SHDC
Planning & Development
13 AUG 2002
940/a



Broadgate Homes Limited

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

PROJECT TITLE
THREE BEDROOM TERRACED
DWELLING ARRANGEMENT
BLUEBELLGATE AND PRIMROSEGATE

Plots 25,26,27.
OFF HORSESHOE ROAD,
SPALDING.

DRAWING

FLOOR LAYOUTS
AND ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	JV
b)	Kitchen layout amended as per Graham's	13.08.01	ASZ
c)	Kitchen re-designed	23.08.01	ASZ
d)	Further alteration to kitchen layout	31.10.01	ASZ
e)	Ext. fan in Bathroom ceiling mounted	09.11.01	ASZ
f)	Brick dills removed	06.12.01	ASZ
g)	Reposition trap door.	10.01.02	ASZ
h)	SVP moved in Bluebellgate.	15.02.02	ASZ
i)	WC re-arranged in Primrosegate.	15.03.02	ASZ
j)	2nd rad. added in Lounge in both type house.	15.03.02	ASZ
k)	Flue blocks removed.	03.04.02	ASZ
l)	Revisions relating to Part L Building Regs.	18.04.02	ASZ

SCALE
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A.S.Z

DATE
AUG 2002
DRAWING No.
0119/25,26,27-01

Planting along site frontage and development boundary

All trees to be 1.8 – 2.4 metre high standards, suitably staked and tied.

Planting to be in 2 rows 400mm apart. Plants to be staggered and spaced at 450mm apart. Use 3 yr old transplants (1+2) 450-600 mm high. Apply 65mm thick bark mulch along planting area.

Tree Planting

All trees to be 1.8 – 2.4 metre high standards, suitably staked and tied.

G10	- 1.0 metre high galvanised fencing.
P18	- 1.8 metre high palisade
PR15	- 1.5 metre high timber post and rail.
VB18	- 1.8 metre high vertical board fence
PG	- 900mm wide personnel gates fitted with shock-bolts

LB - low level illuminated
bollard type:
Central Erdington ERD900
or similar

TODDLERS PLAY AREA SCHEDULE

(ref: Record Play Equipment Ltd)

A- RP691	Wisp playtime unit comprising: 1.0 m platform height to slide, glaucy entry, arched ladder and sailors climb.
B- RP161	Swingmaster, 1 seat (cradlc).
C- RP278	Puppy springer
D- RP392	1.0 m high combined gate comprising self-closing pedestrian gate + lockable maintenance gate.
E- RP321	Abbey bench
G- RP328	Minster litter bin
G10- RP399	Galvanised guardrail fencing, 1.0 m high mild steel Box section.

Surfacing below all play equipment to comprise:
45mm thick rubber crumb insitu surfacing (black) retained by concrete
edging flush with finished ground level.
Other surfacing within TPA to be grass seeded.



PUBLIC OPEN SPACE LOCATED BESIDE
DEVELOPMENT BOUNDARY TO FURTHER
SOFTEN AND FRAGMENT DEVELOPMENT
BESIDE OPEN COUNTRYSIDE

DEVELOPMENT BOUNDARY

development currently under construction by persimmon homes

INSTALL NEW 1.8M
FOOTPATH ALONG SITE
FRONTAGE AND LINK
TO BROADWAY

existing mature
hawthorn hedge

existing trees
within gardens
adjacent

existing 1.8m high
vertical board fence

existing mature —
hawthorn retained
to provide nature



Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.

Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

Proposed Residential Development.
Plots 1-32. Off Horseshoe Road,
Spalding, Lincs.

SHDC
Planning & Development
10 NOV 2003
Ref 0940/02

DRAWING

AMENDED PLAN

Q **A**

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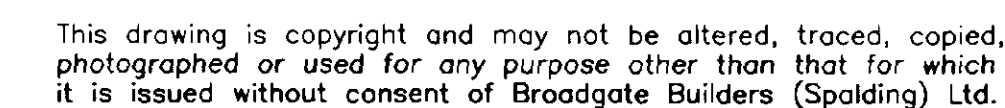
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DATE
August 2002

DRAWING No.

0119 - SL

DEVELOPMENT LAYOUT

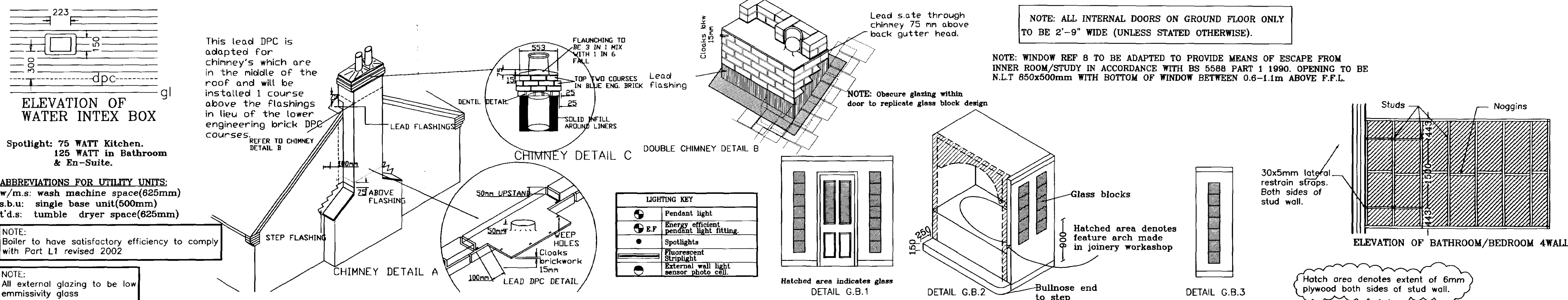
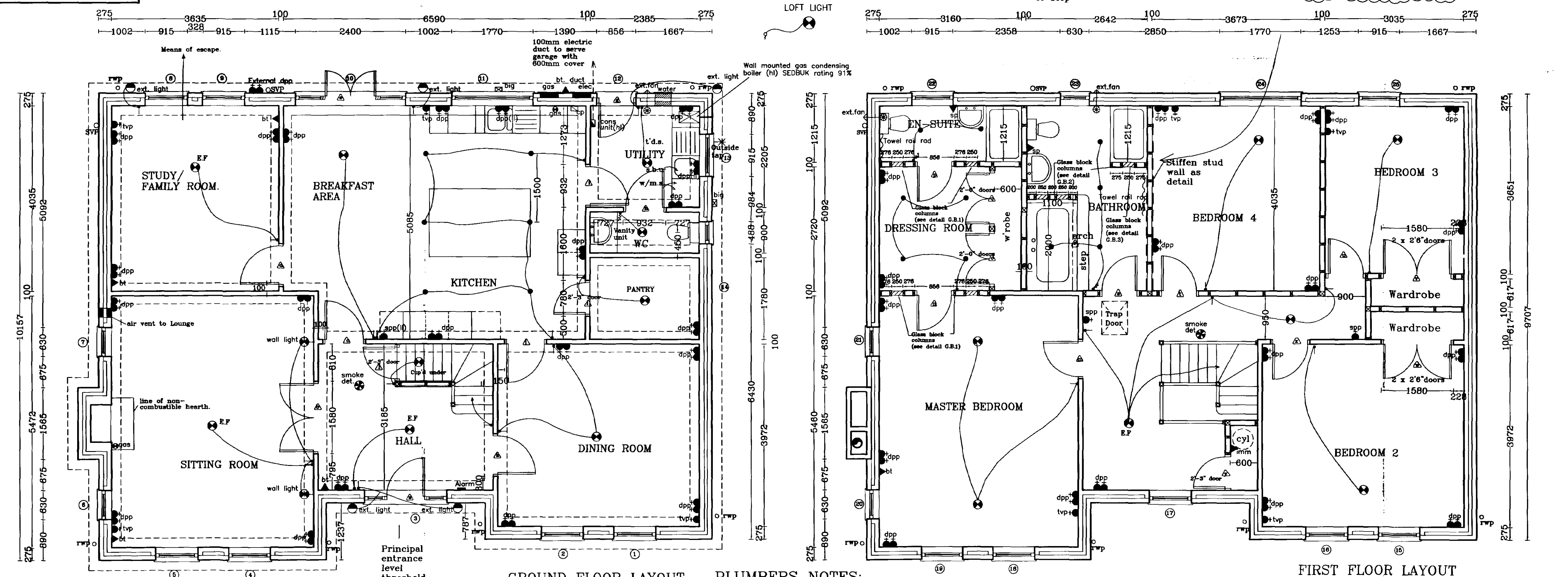


No.	Type	Width x Depth	Lintel type / Length
1.	Window	915 x 1650	L1-S-75 1350
2.	Window	915 x 1650	L1-S-75 1350
3.	door + side'l's (made in joinery shop)	1800 x 2100	L1-S-75 2100
4.	Window	915 x 1650	L1-S-75 1350
5.	Window	915 x 1650	L1-S-75 1350
6.	Window	830 x 1650	L1-S-75 1050
7.	Window	830 x 1650	L1-S-75 1050
8.	Window	915 x 1650	L1-S-75 1350
9.	Window	915 x 1650	L1-S-75 1350
10.	french doors + side'l's	2400 x 2100	L1-HD-75 2700
11.	Window	1770 x 1050	L1-S-75 2100
12.	door	856 x 2100	L1-S-75 1200
13.	Window	915 x 1050	L1-S-75 1350
14.	Window	488 x 1050	L1-S-75 900
15.	Window	915 x 1350	L1-S-75 1350
16.	Window	915 x 1350	L1-S-75 1350
17.	Window	915 x 1650	L1-S-75 1350
18.	Window	915 x 1350	L1-S-75 1350
19.	Window	915 x 1350	L1-S-75 1350
20.	Window	630 x 1350	L-5-75 1050
21.	Window	830 x 1350	L1-S-75 1050
22.	Window	915 x 1350	L1-S-75 1350
23.	Window	830 x 1650	L1-S-75 1050
24.	Window	1770 x 1350	L1-S-75 2100
25.	Window	915 x 1350	L-5-75 1350

INTERNAL LINTEL SCHEDULE

b- 100 box - 1950	j- 100 box - 1350
c- 100 box - 1350	k- 100 box - 1350
d- 100 box - 1350	m- int. type - 1200
f- int. type - 1200	w- 100 box - 1950
h- 100 box - 1350	x- int. type - 1200
i- int. type - 1200	

ALL LINTEL REFS BY IG LTD.
ALL WINDOWS TO BE PVC-U DOUBLE GLAZED



PLUMBERS NOTES

Install under-floor heating system (system to be agreed)

All towel rail rads off main hot water system

REV	DESCRIPTION	DATE	BY
c)	Stud wall changed from 75 to 100mm. Principal Entrance Level Threshold.	27.06.01	A.S.Z.
d)	Some changes made for Rob	08.08.01	"
e)	Escape windows added	18.10.01	"
f)	Utility & Kitchen re-designed	05.12.01	"
g)	Note ref. quonals added.	10.04.02	A.S.Z.
h)	Revisions relating to Part L Building Regs.	10.04.02	A.S.Z.
i)	Lighting amended re energy efficiency.	27.09.02	J.V
j)	Condensing boiler, SEDBUK rating 81X Standard chimney details added	20.02.03	J.V
k)	Internal lintel schedule amended	21.02.03	A.S.Z.
l)	Vent tile changed for lead stone around SVP on elevation.	28.03.03	A.S.Z.
m)	Clients alterations	17.10.03	J.J.T

SCALE	DRAWN		
1:25 1:50 1:100	ASZ		

DATE	DRAWING No.
MAR 2003	0119/04-01

Architectural drawings showing the rear elevation and side elevations of a building, including annotations for materials, ventilation, and structural details.

FRONT ELEVATION

- Double casement window to open as one to achieve regulation opening & size in compliance with Part B Building Regulations.
- Vent tile for SVP
- Lead flashing
- 215 arched soldiers
- Secondary DPC
- 150x215 emblem brick

SIDE ELEVATION

- Tile hanging to dormer face and cheeks

REAR ELEVATION

- Vent tile for SVP
- tile vent for ext. fan
- 5mm continuous ridge ventilation
- top opening side-lights
- air brick

SIDE ELEVATION

- Arched soldiers
- Stone gable vent. Warrick ref: SGV56 in Broadgate : colour.
- 3600 from dpc

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY
TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

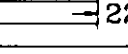


Diagram showing the elevation of a water index box. The box is rectangular with a width of 223 and a height of 150. The total height of the box assembly is 300. The box is labeled 'dpc' and 'gl'.



INSTALL 3N[®] RF23 RECESS
BLOCKS (RED BANK) TO
ACCOMMODATE GAS FIRE.

NOTE:
All external glazing to be low
emmissivity glass

LIGHTING KEY	
	Pendant light
 E.F.	Energy efficient pendant light fitting.
	Spotlights
	Fluorescent Striplight
	External wall light sensor photo cell.

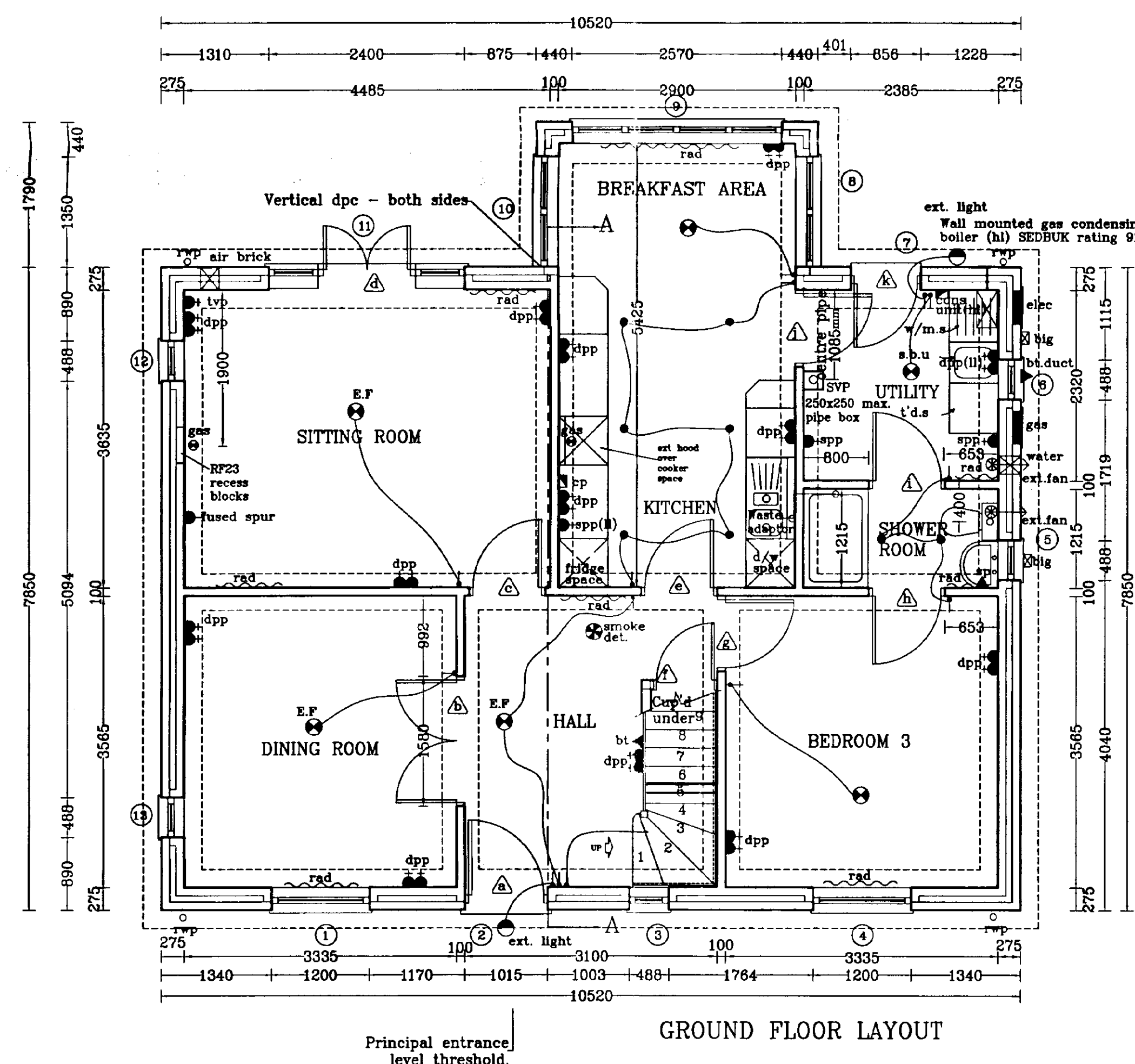
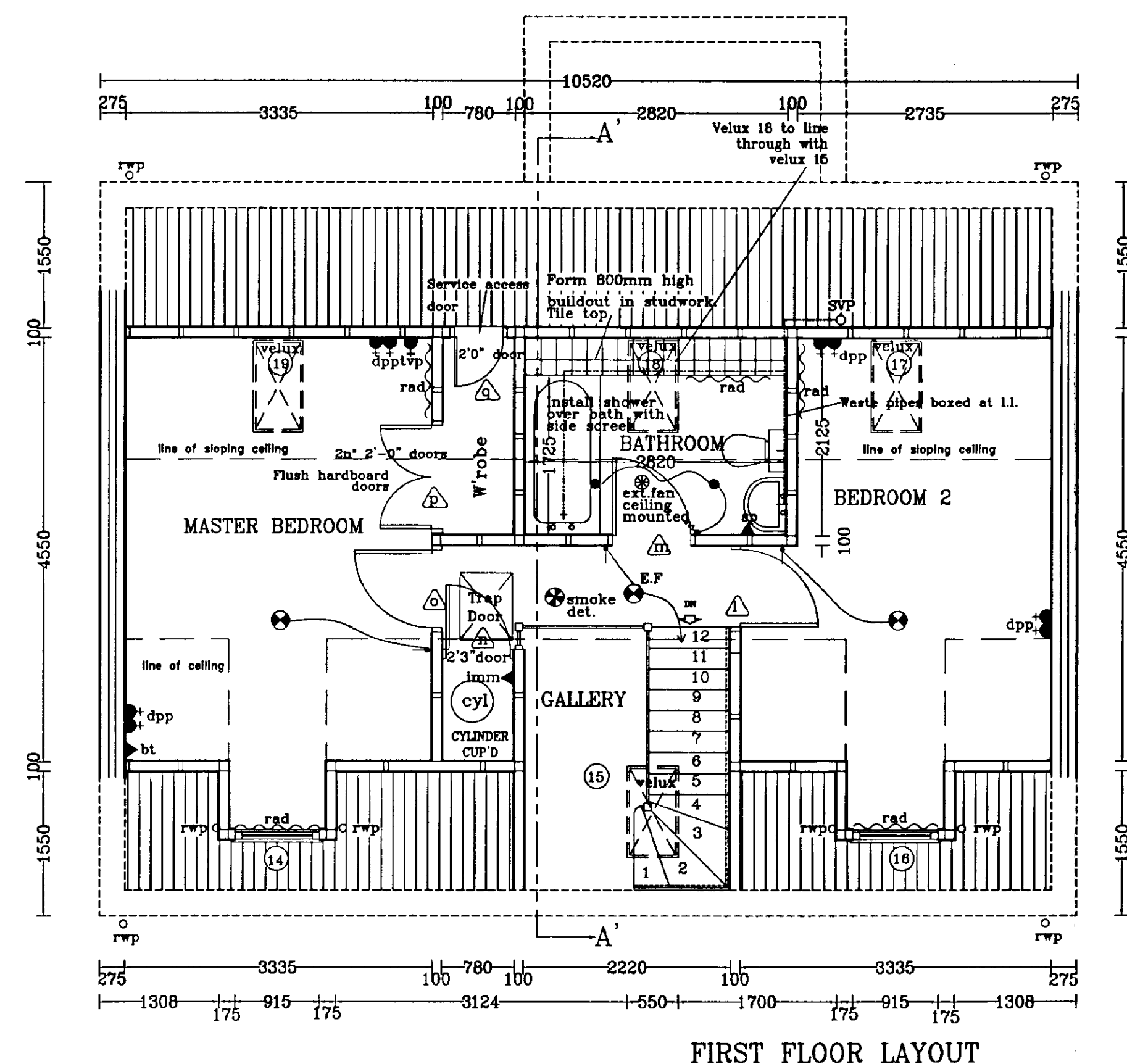
INTERNAL LINTEL SCHEDULE

b.- IG 100 BOX BEAM	1950.
c.- IG 100 BOX BEAM	1350.
e.- IG 100 BOX BEAM	1350.
g.- IG INTERNAL TYPE	1200
h.- IG 100 BOX BEAM	1350.
i.- IG INTERNAL TYPE	1200.
j.- IG INTERNAL TYPE	1200.

ALL WINDOWS TO BE IVORY COLOUR PVCU FITTED WITH LOW EMISSIVITY DOUBLE GLAZED UNITS. NO JACK BARS.

FRONT DOOR TO BE VICTORIAN S2 STYLE IN MAHOGANY WOODGRAIN.
FRAME TO BE IVORY.

REAR DOOR TO BE 2XGG STYLE IN IVORY. FRAME TO BE IVORY
SAME APPLIES TO PERSONNEL DOOR TO GARAGE.



Broadgate Homes Limited

Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.

Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-IVYGATE II-

PLOT 6
OFF HORSEHOE ROAD,
SPALDING,
LINCOLNSHIRE

DRAWING

FLOOR LAYOUTS & ELEVATIONS

[illegible]

SCALE	DRAWN
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DATE	DRAWING No.
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JULY '03	0119/6 - 01
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