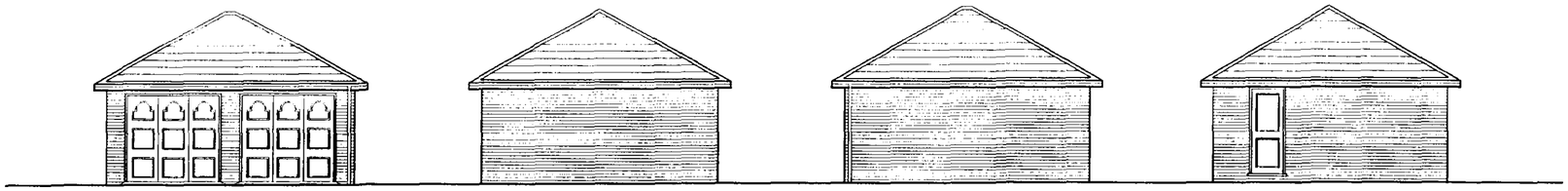
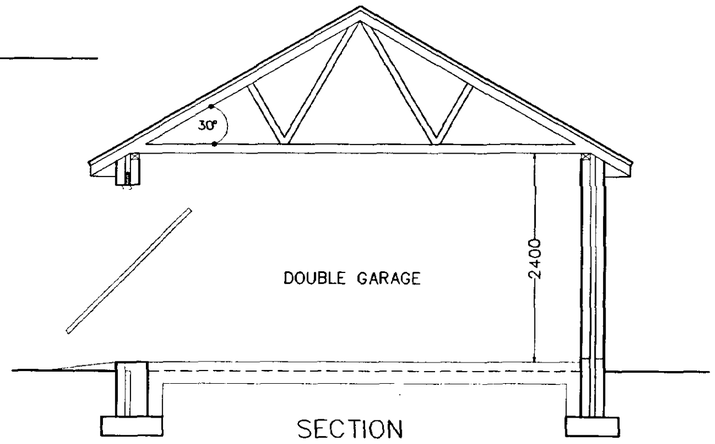
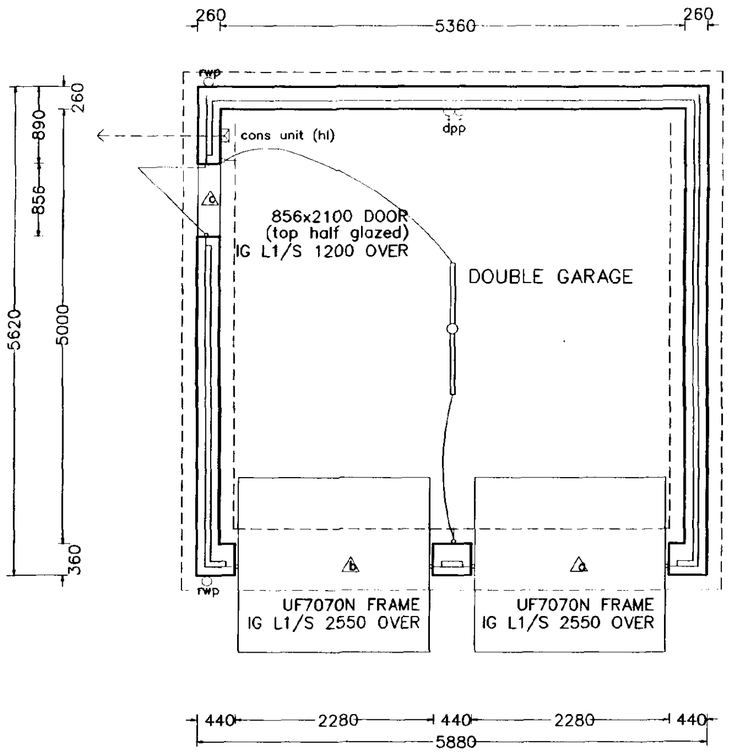
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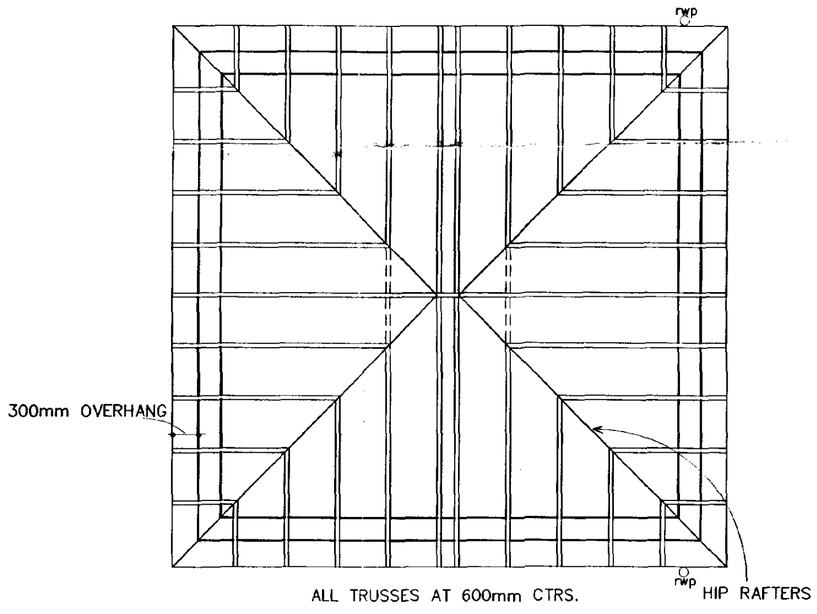
FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION




SECTION




FLOOR LAYOUT




ROOF LAYOUT

28 OCT 1999
1082/99

BROADGATE HOMES

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

PROJECT TITLE

Plots 1, 4, 19. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

SCALE 1:50 1:100

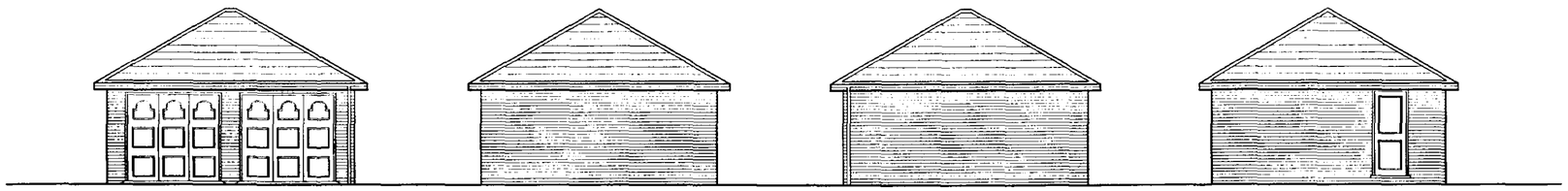
DRAWN Master Copy.

DATE OCT 1999

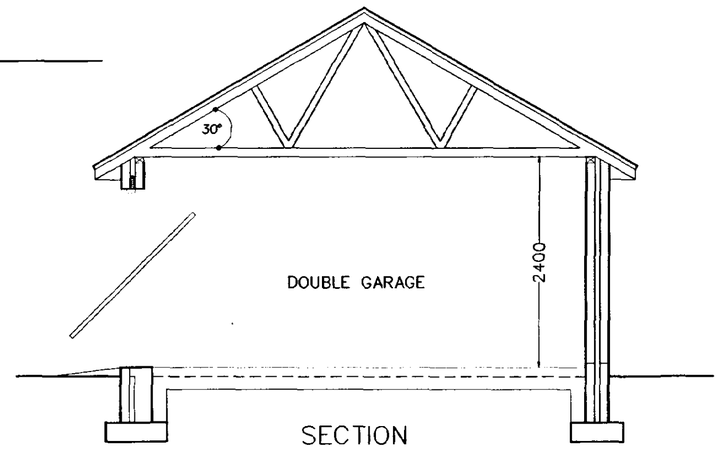
DRAWING No. 99019/1, 4, 19-03

DETERMINED
PLANS

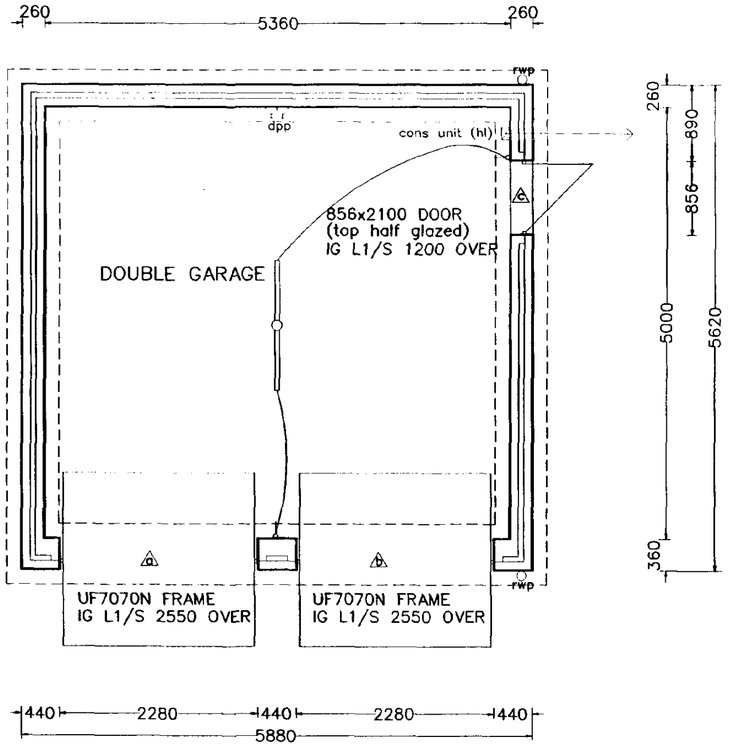
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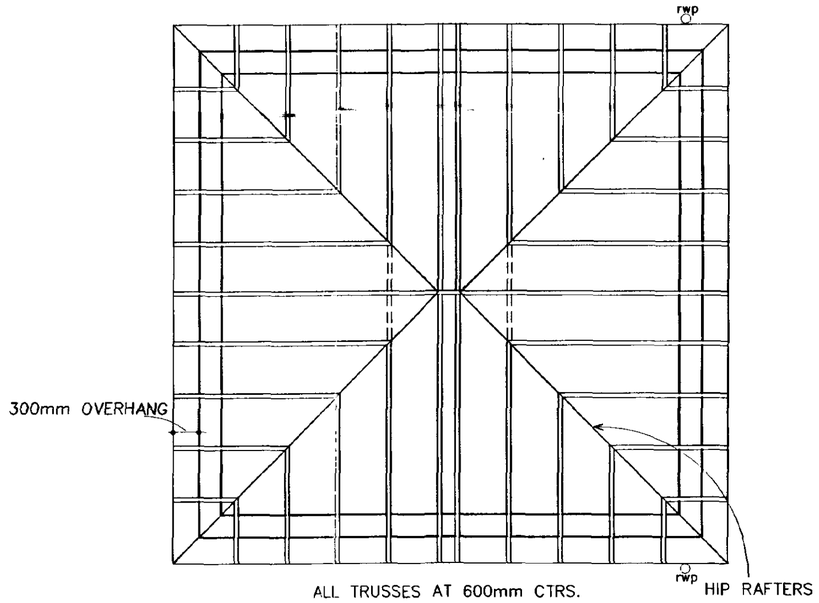
FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION




SECTION




FLOOR LAYOUT




ROOF LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
28 OCT 1999
Ref: 1082/99

BROADGATE HOMES

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

PROJECT TITLE

Plot 16. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|

SCALE 1:50 1:100

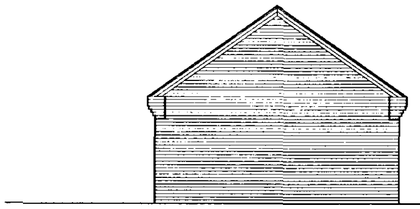
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DATE OCT 1999

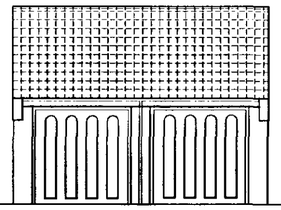
DRAWING No. 99019/16-03

DETERMINED

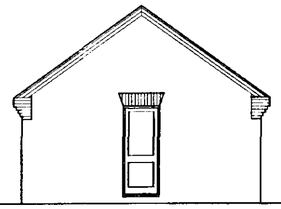
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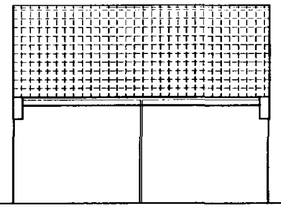
FRONT ELEVATION



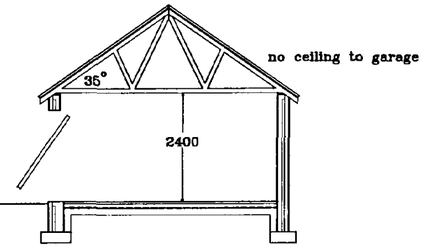
SIDE ELEVATION



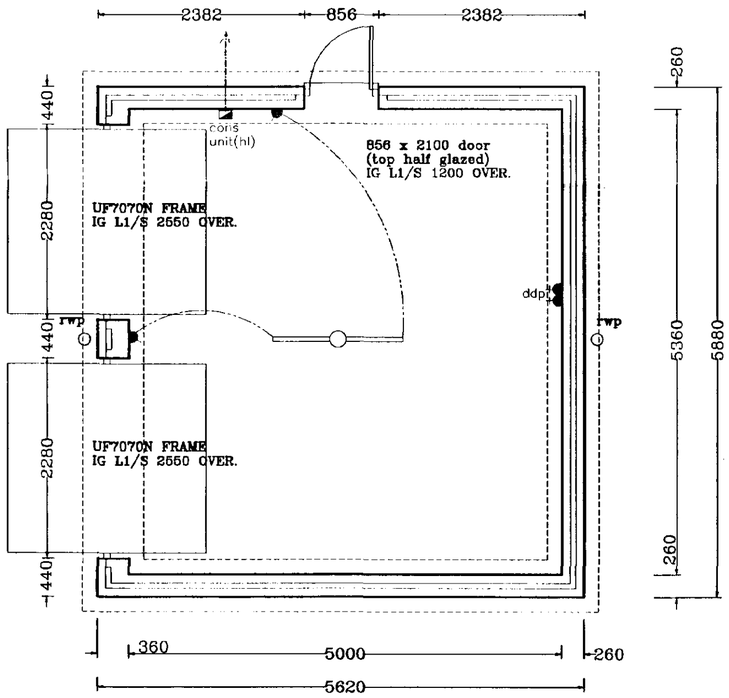
REAR ELEVATION



SIDE ELEVATION

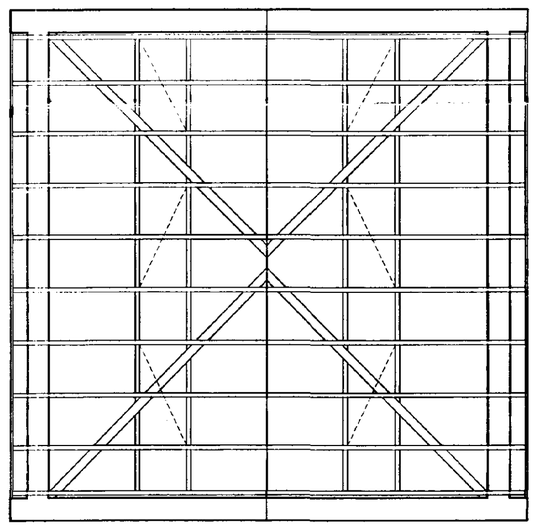



SECTION




FLOOR LAYOUT



ROOF LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
28 OCT 1999
Ref. 1052/99

BROADGATE HOMES

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

PROJECT TITLE

Plot 5, 7, 14. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

SCALE 1:50 1:100

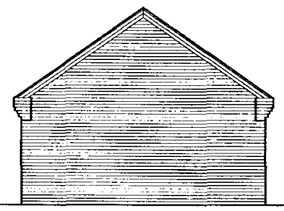
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DATE OCT 1999

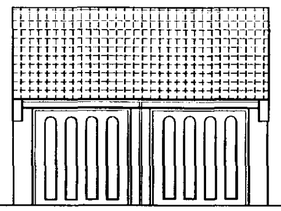
DRAWING No. 99019/5, 7, 14 – 03

DETERMINED PLAN

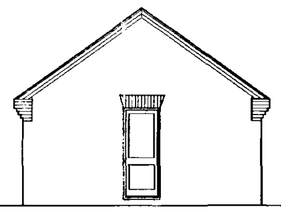
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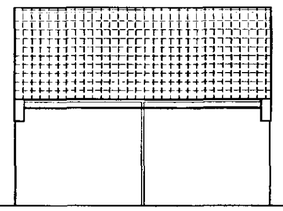
FRONT ELEVATION



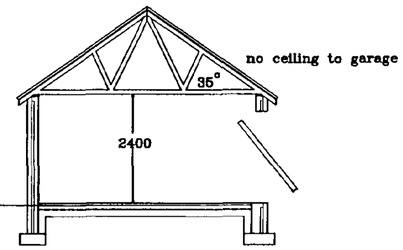
SIDE ELEVATION



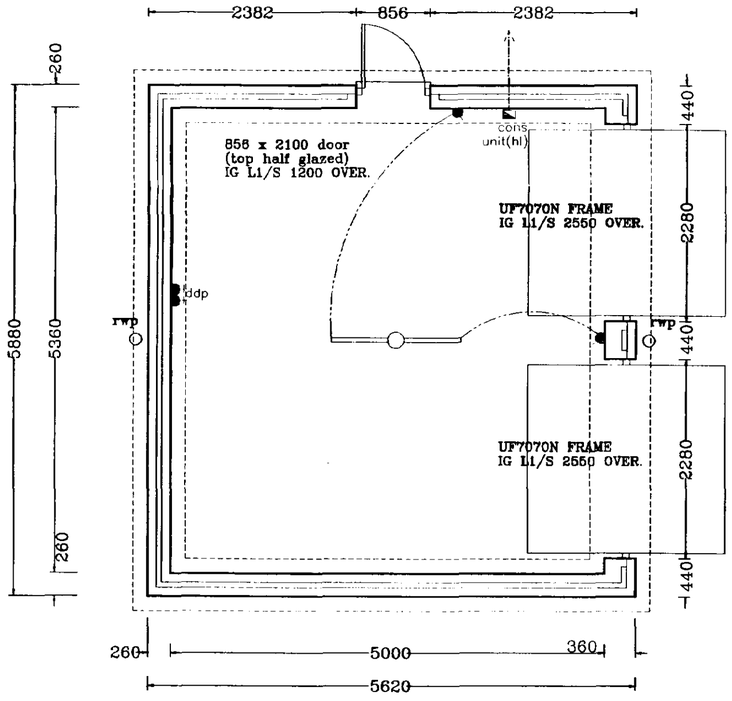
REAR ELEVATION



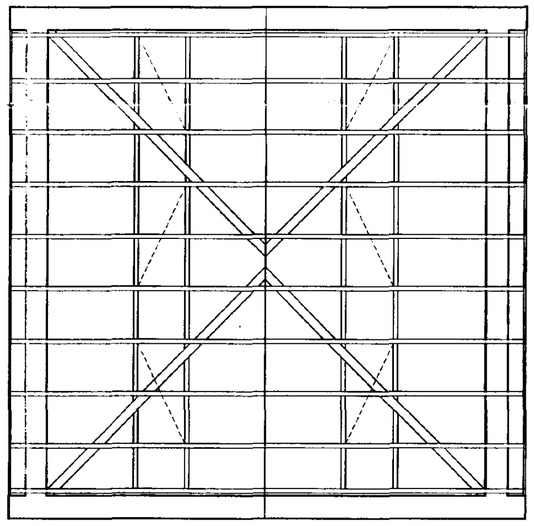
SIDE ELEVATION




SECTION




FLOOR LAYOUT



ROOF LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
28 OCT 1999
Ref. 1052/97

BROADGATE HOMES

**Broadgate Homes Limited**

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

PROJECT TITLE

Plot 2, 3, 17. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

SCALE: 1:50 1:100

DRAWN: Master Copy

DATE: OCT 1999

DRAWING No.: 99019/2, 3 ,17 – 03

DETERMINED
PLAN

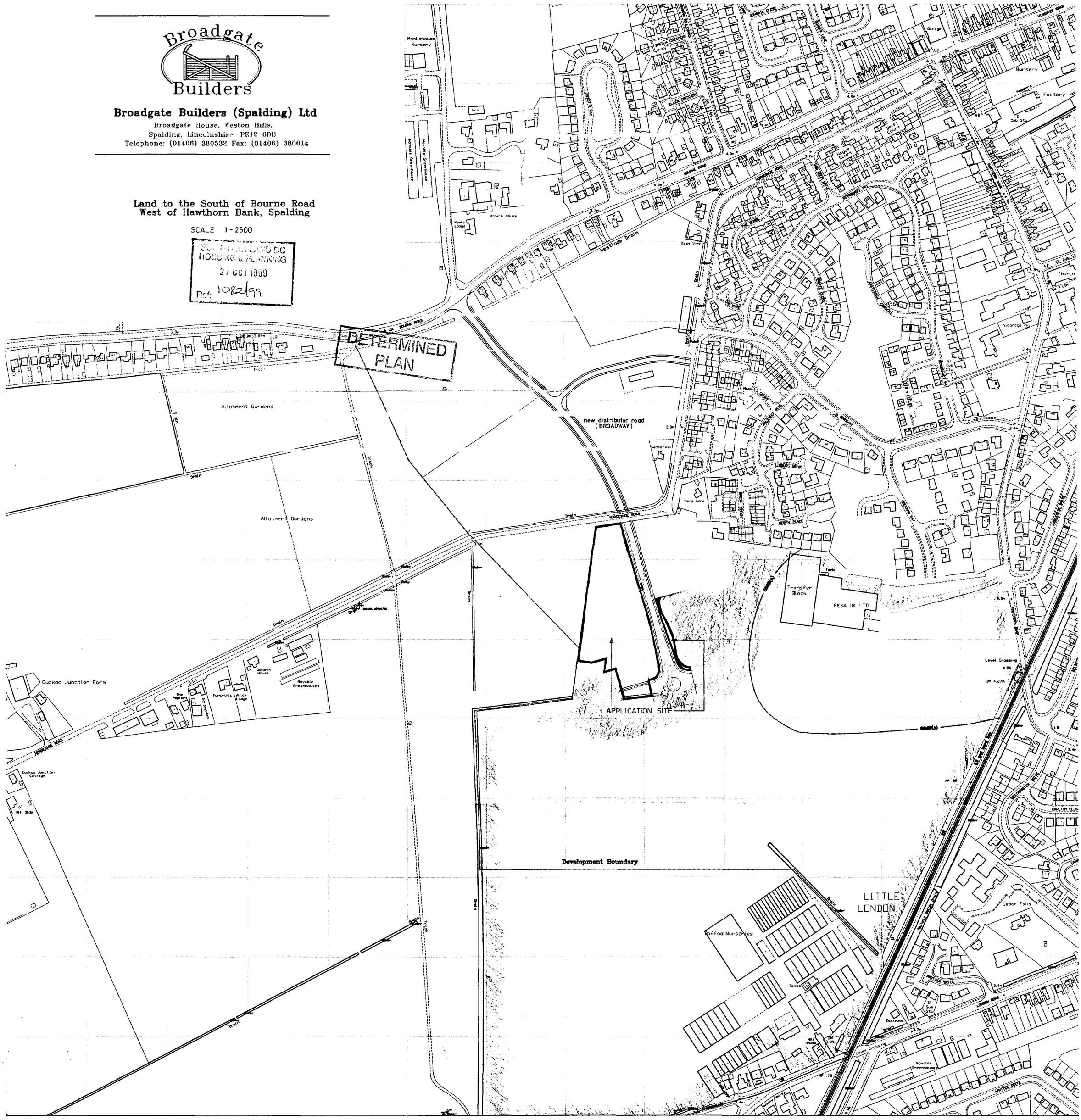
**Broadgate Builders (Spalding) Ltd**
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB
Telephone: (01406) 380532 Fax: (01406) 380014

**Land to the South of Bourne Road**
**West of Hawthorn Bank, Spalding**

SCALE 1-2500

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DETERMINED
PLAN



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Front Elevation

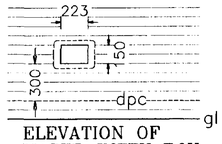
Rough sawn, wainey edged boarding 25 x 175-200mm to covered way over front door and over dormer window

Side Elevation

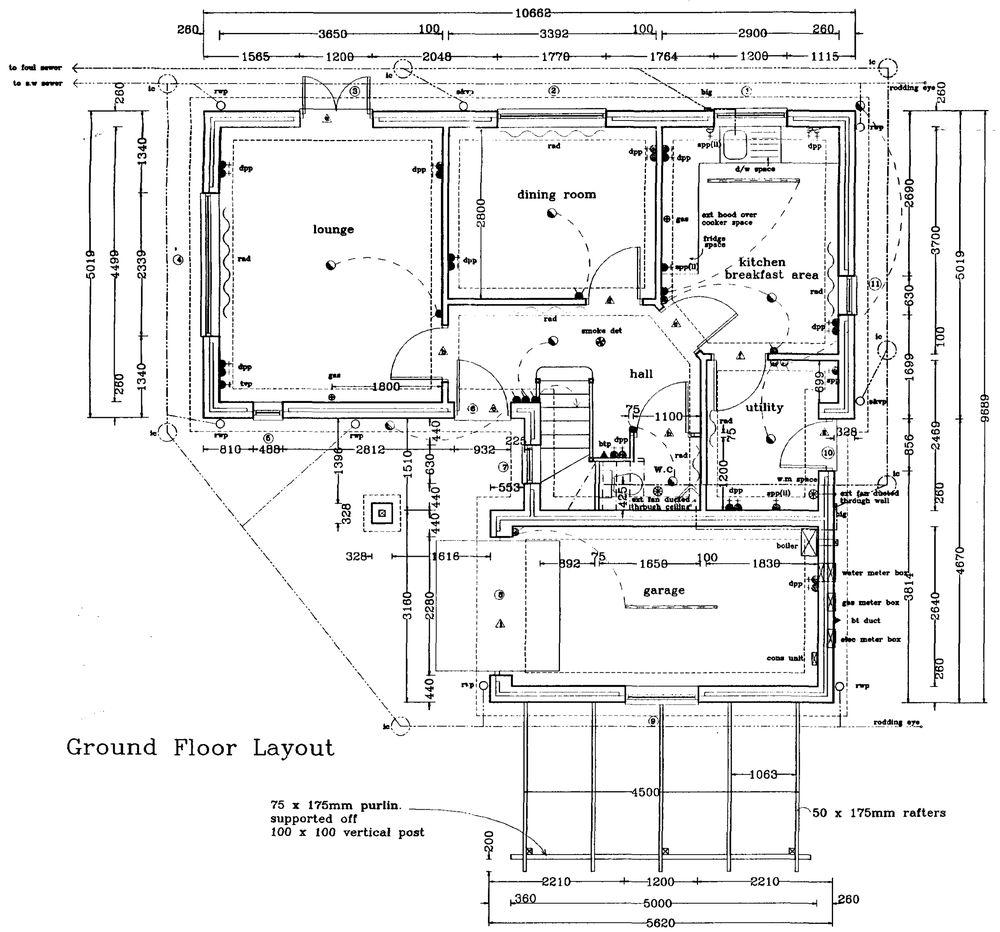
Rear Elevation

Side Elevation

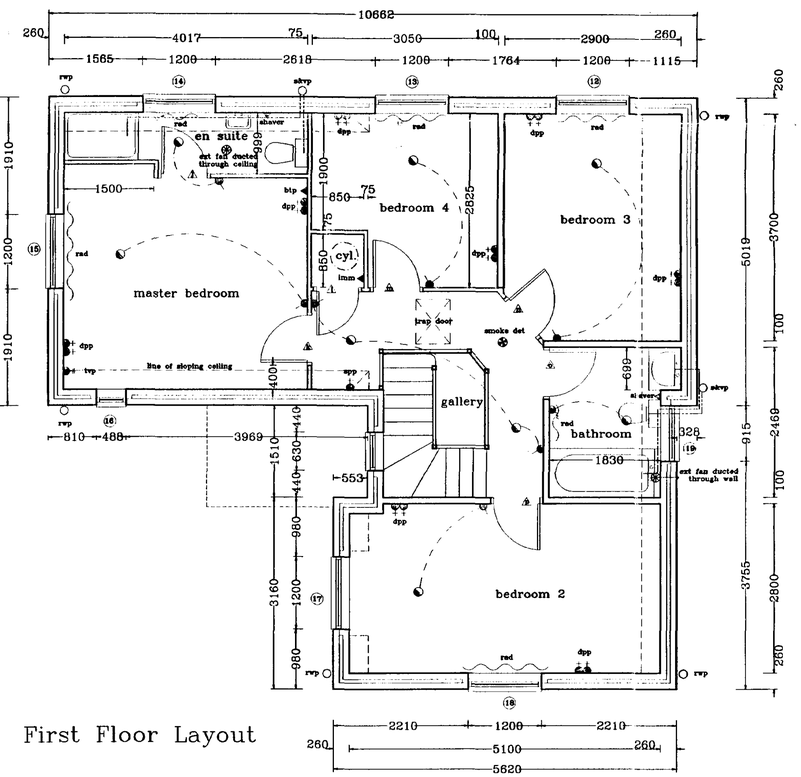
NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




ELEVATION OF WATER INTEX BOX




Ground Floor Layout




First Floor Layout

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel / | Length |
|---|---|---|---|---|
| 1. | Window | 1200 x 1050 | L1-S | 1500 |
| 2. | Window | 1770 x 1350 | L1-S | 2100 |
| 3. | Pair of Doors | 1200 x 2100 | L1-S | 1500 |
| 4. | Bay Window | 2339 x 1350 | L1-S | 2700 |
| 5. | Window (fixed) | 488 x 1350 | L1-S | 900 |
| 6. | Door-Premdor | 932 x 2100 | L1-S | 1350 |
| 7. | Window | 630 x 1350 | L1-S | 1050 |
| 8. | Garage Door | UF7070N | L1-S | 2700 |
| 9. | Window | 1200 x 1350 | L1-S | 1500 |
| 10. | Door-Premdor | 856 x 2100 | L1-S | 1200 |
| 11. | Window | 630 x 1350 | L1-S | 1050 |
| 12. | Window | 1200 x 1200 | L1-S | 1500 |
| 13. | Window | 1200 x 1200 | L1-S | 1500 |
| 14. | Window | 1200 x 750 | L1-S | 1500 |
| 15. | Window | 1200 x 1200 | L1-S | 1500 |
| 16. | Window | 488 x 750 | L1-S | 1050 |
| 17. | Window | 1200 x 1200 | 2No (bolted together) | 50 x 150 |
| 18. | Window | 1200 x 1200 | L1-S | 1500 |
| 19. | Window | 915 x 750 | L1-S | 1350 |

TO OPENING No's: 4, 5, 7, 9, ALLOW FOR BRICK CILLS.

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG EXCEPT REF B, D, E BOX 75 1200mm LONG

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

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

PROJECT TITLE

STANDARD DWELLING TYPE
-OAKDALE-
(TUDOR)
Plot 8. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1062/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Door 5 & 10, PREMDOR | 29.6.99 | J.V |
| b) | Amendment in compliance with new m. | 17.7.99 | A.S |
| c) | Pergola style' car parking bay added to side of Garage. | 22.10.99 | A.S.Z |

SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

DATE OCT 1999

DRAWING No. 99019/8 - 01



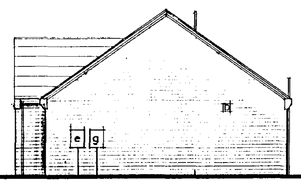
DETERMINED
PLAN



feature soldier + key.

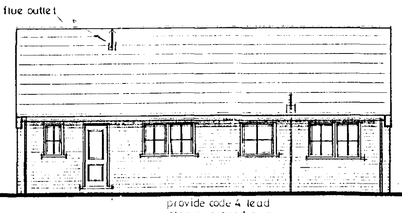
Front Elevation

BRICK GABLES AND
COREELS



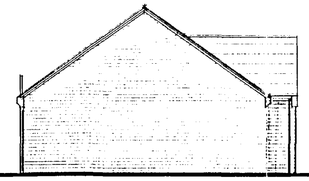

meter boxes b/flue outlet

Side Elevation




provide code 4 lead sleeve around s.v.p.

Rear Elevation



Side Elevation

**DOOR, WINDOW & LINTEL SCHEDULE**

| NO. | TYPE | JOINERY REF | LINTEL |
|---|---|---|---|
| 1 | WINDOW | SRV4N12 | L1/S 2100 |
| 2 | PREMDOR | | L1/S 1350 |
| 3 | WINDOW | SRV413 | L1/S 2700 |
| 4 | GARAGE DOOR | UF7070N | L1/S 2550 |
| 5 | WINDOW | SkV110 | L1/S 900 |
| 6 | PREMDOR | FN26M | L1/S 1200 |
| 7 | WINDOW | SRV4N10 | L1/S 2100 |
| 8 | WINDOW | SRV210 | L1/S 1500 |
| 9 | WINDOW | SRV4N12 | L1/S 2100 |

ALL INTERNAL LINTELS TO BE : I. G. INTERNAL TYPE 1200mm LONG

ALL LINTEL REFS : I. G. LINTELS
ALL JOINERY REFS : BOULTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED

**METER BOXES**

Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000m max above path level. Consumer unit at high level.

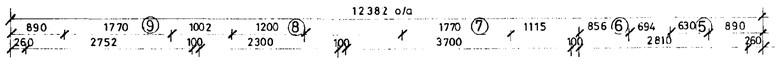
**BOILER**

Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

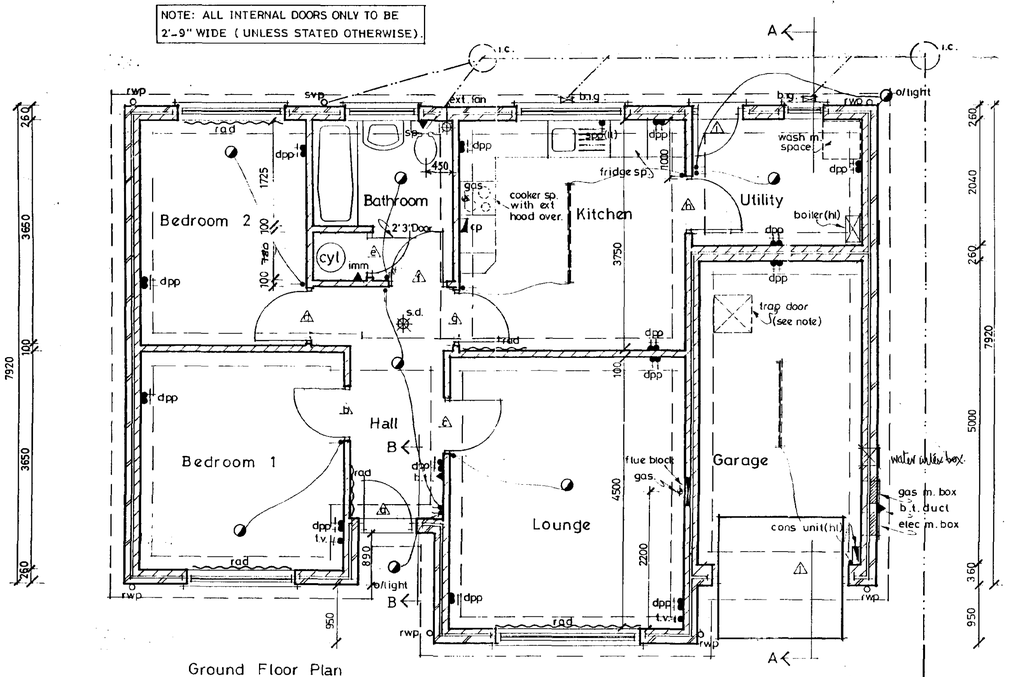
**CYLINDER**

30 gallon foam lagged indirect cylinder with immersion heater (3Kw).

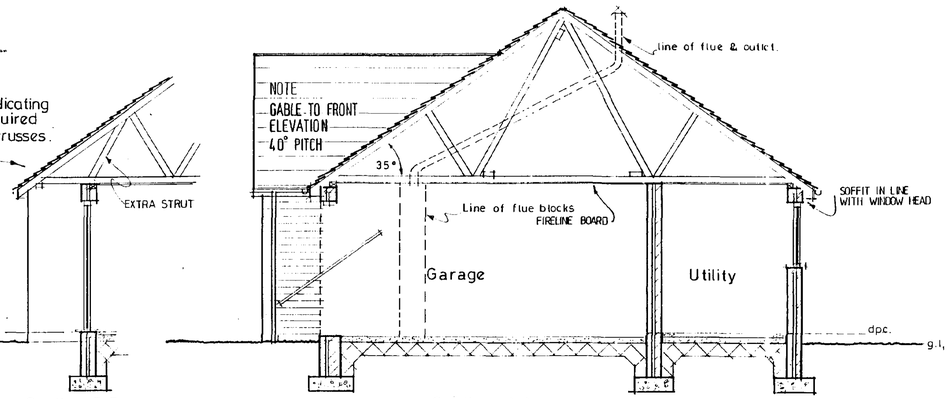
**TRAP DOOR** : To be 600mm x 600mm access in roof space opening to be lined and 25 x 25 planted stops provided re-movable access panel to be 12mm plywood with 12·5mm fireline boarding fixed to surface.




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



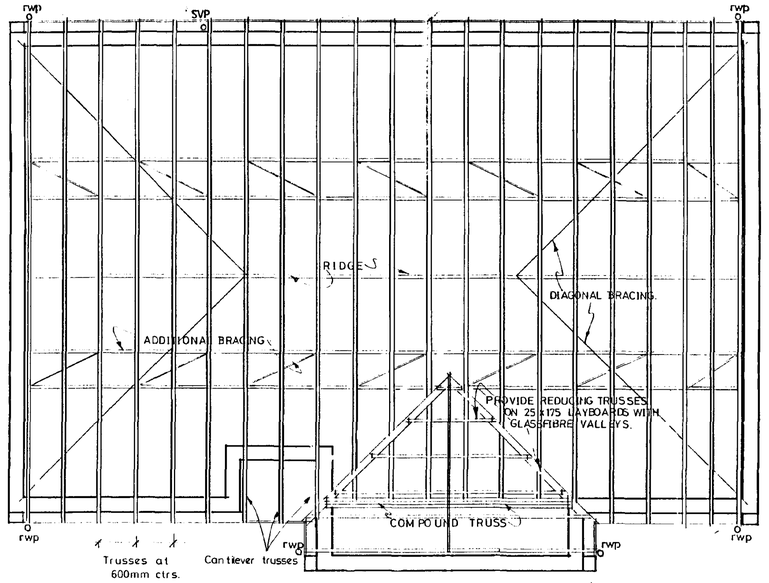

Ground Floor Plan



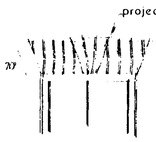

Section B-B

Section A-A

footings to 260mm walls to be 600mm




Roof Plan




Feature brick soldier and brick key.

**Broadgate Builders (Spalding) Limited**

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

Telephone: Holbeach (0406) 380532.

TITLE

Standard Dwelling Type

POPLARGATE
Plots 9 & 11. Phase 1
Off Broadway, Holland Park
Spalding
Floor, Roof plans, Section & Elevations.

| | |
|---|---|
| DATE SEP-8-92 | DRAWN MARK DOWNS |
| DRWG No. | SCALE 1-100, 1-50 |

| REVISIONS | DES | DATE | SIGN |
|---|---|---|---|
| A | Broadgate amendments | 18-9-92 | MARKDOWNS |
| B | BROADGATE AMEND - CROSS RIDGES REMOVED, DEL BRACKETS ADDED. SOFFIT LEVEL INDICATED | | |
| | CEILING BRACING REMOVED | 14-7-94 | JH |
| C | ELECTRICS AMENDED | 27.2.95 | MD |
| d | CHANGE FRONT & REAR DOORS STYLES. | 6-8-95 | JH |
| E | SCHEDULE AMENDED | 20-3-97 | GW |
| F | INTERNAL DOORS CHANGED TO 2'6" WIDE UNLESS STATED OTHERWISE. BOX TERRACE FRONT & REAR. | 6-10-97 | JH |

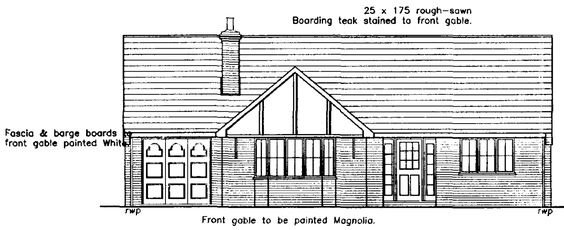
PLANNING BUILDING REGS

CHECK BY DETAILING MASTER COPY.

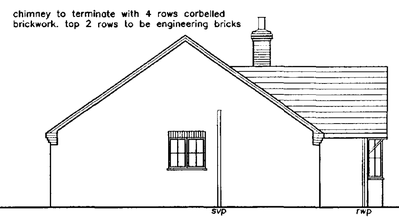
SOUTH HOLLAND DISTRICT COUNCIL HOUSING & BUILDING 27 OCT 1998 Ref: 1082/98

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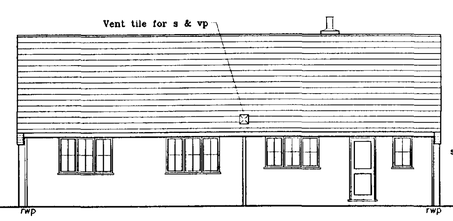
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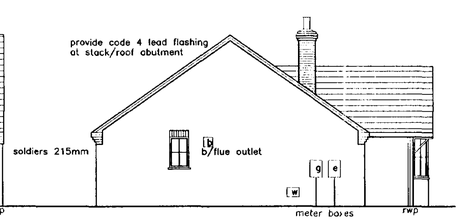

FRONT ELEVATION



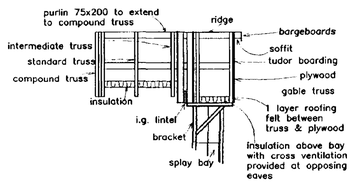

SIDE ELEVATION




REAR ELEVATION




SIDE ELEVATION



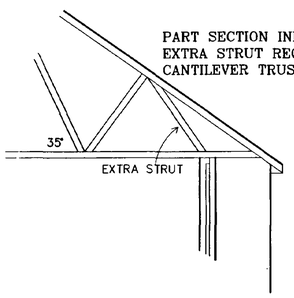

PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY

DOOR, WINDOW AND LINTEL SCHEDULE

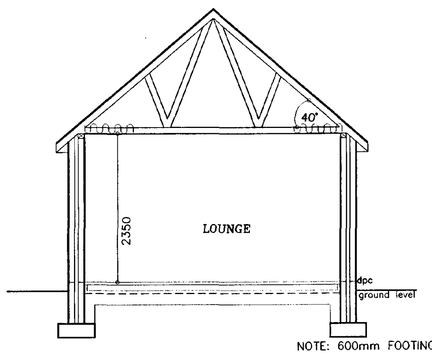
| | | | | |
|---|---|---|---|---|
| 1. | Garage Door | 2280 x 2100 | L1/S | 2550 |
| 2. | Bay Window | 2646 x 1350 | L1/S | 3000 |
| 3. | Ent. Frame PREMDOR | 1800 x 2100 | L1/S | 2250 |
| 4. | Window | 1770 x 1200 | L1/S | 2100 |
| 5. | Window | 1200 x 1050 | L1/S | 1500 |
| 6. | Window | 1770 x 1200 | L1/S | 2100 |
| 7. | Window | 1770 x 1200 | L1/S | 2100 |
| 8. | Window | 1770 x 1050 | L1/S | 2100 |
| 9. | Door PREMDOR | 856 x 2100 | L1/S | 1200 |
| 10. | Window | 630 X 1050 | L1/S | 900 |
| 11. | Window | 630 X 1050 | L1/S | 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 ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

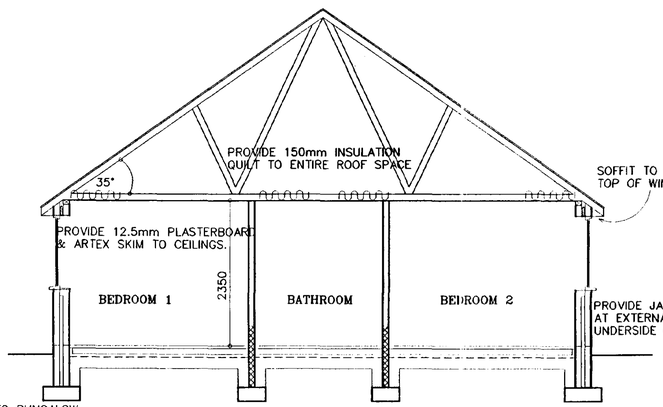



PART SECTION INDICATING EXTRA STRUT REQUIRED FOR CANTILEVER TRUSSES



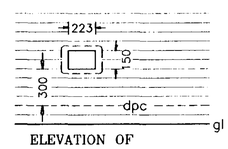

NOTE: 600mm FOOTINGS TO BUNGALOW

SECTION B-B

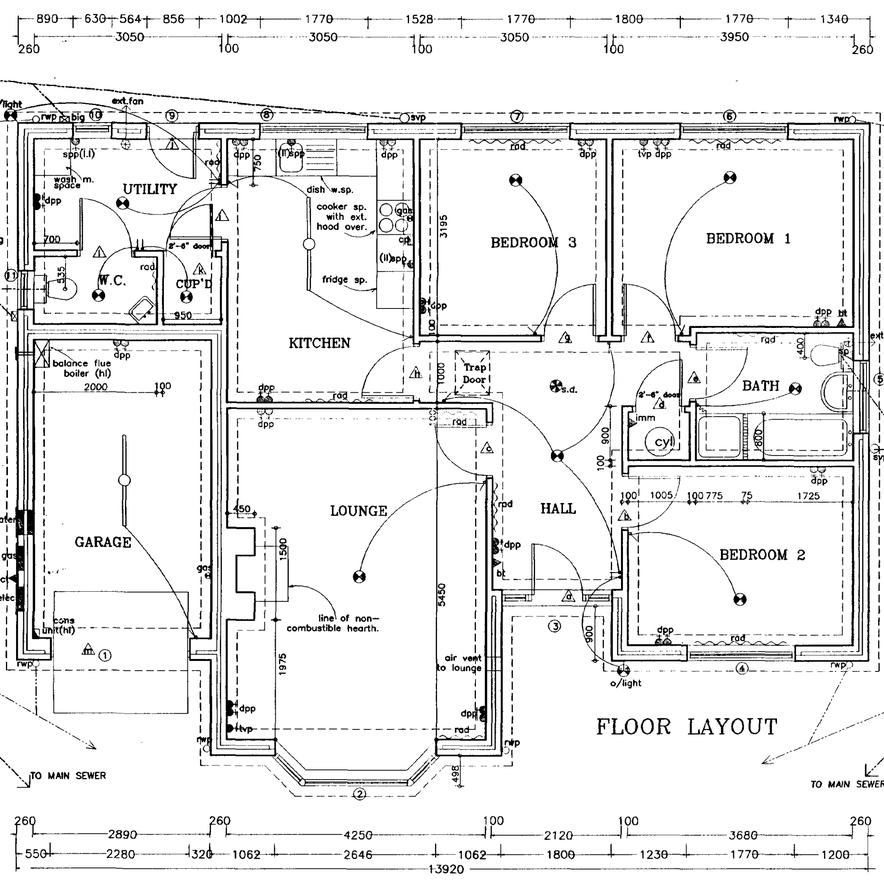


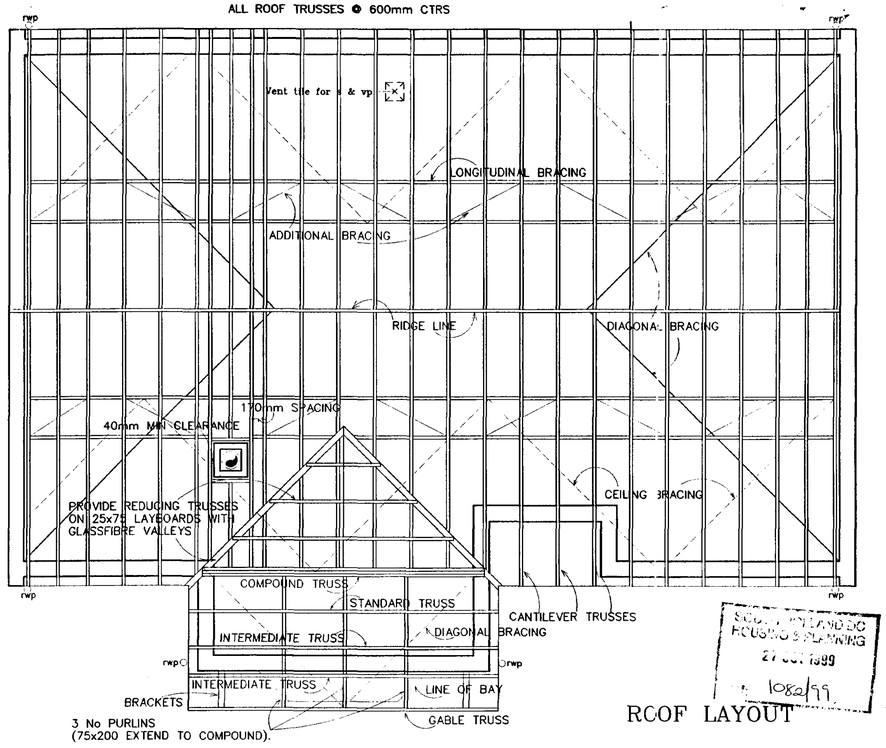

SECTION A-A

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




ELEVATION OF WATER INTEX BOX




ROOF LAYOUT

SOUTH HOLLAND DC HOUSING & PLANNING 27 OCT 1999 1082/99

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-AZALEA-

Plot 10. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Ext. fan in Utility. | 07.12.98 | S.L |
| b) | Front, back door & Utility window altered. | 20.01.99 | M.R |
| c) | Front entrance width altered. | 17.05.99 | S.L |
| d) | Water Intex Box added. | 13.08.99 | S.L |
| e) | Amendments in compliance with new part M. | 28.09.99 | A.S.Z |

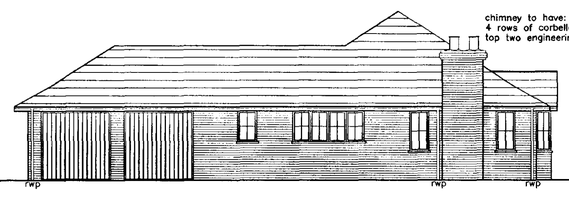
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DATE SEPT 1997 | DRAWING No. 99019/10 - 01

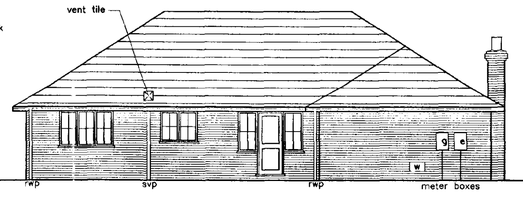
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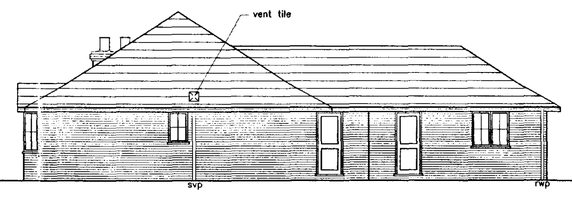

FRONT ELEVATION



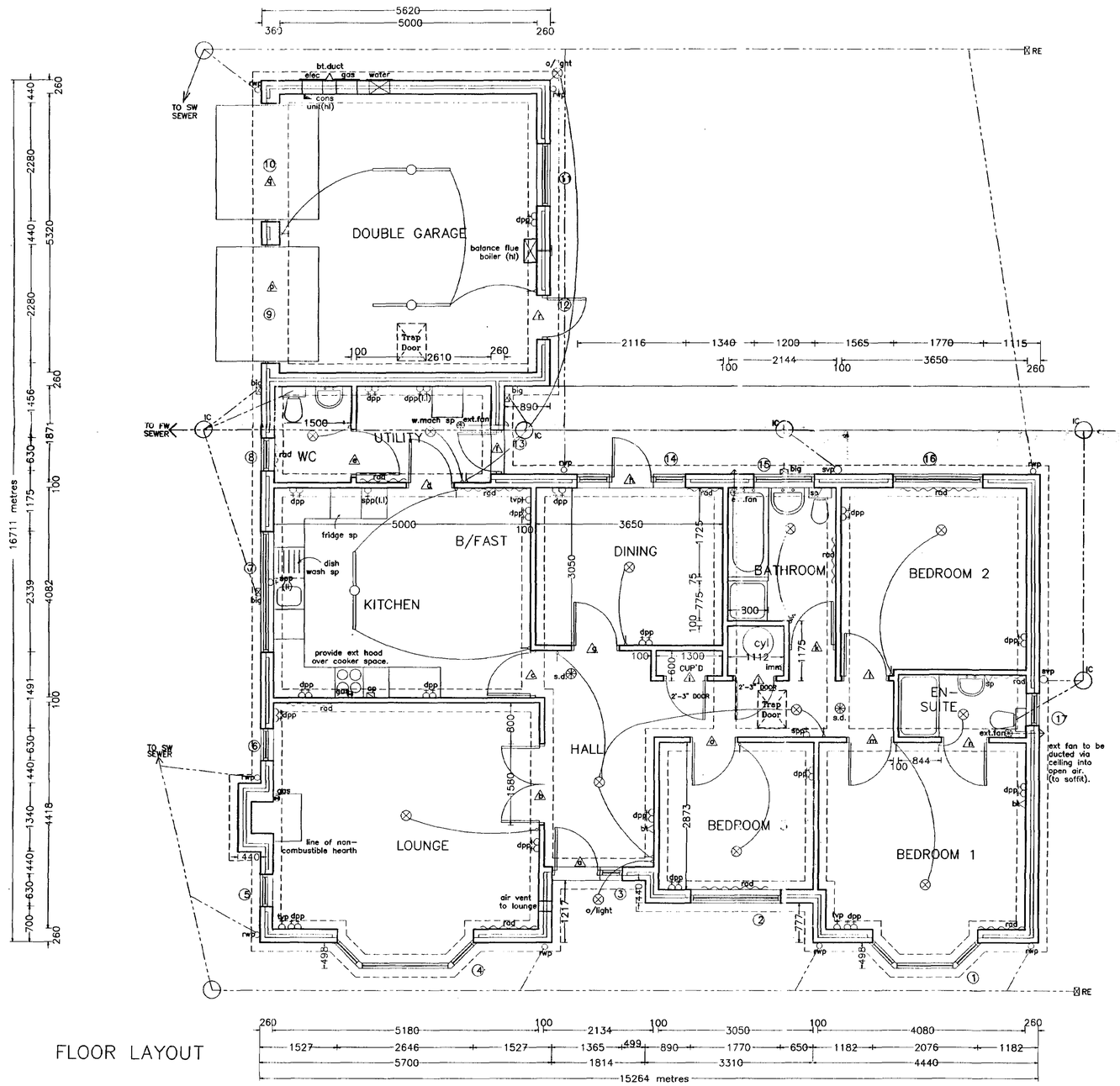

SIDE ELEVATION



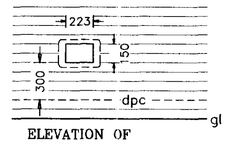

REAR ELEVATION




SIDE ELEVATION




FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Bay Window | 2076 x 1350 | L1-HD | 2400 |
| 2. | Window | 1770 x 1350 | L1-S | 2100 |
| 3. | Door-Premdor | 1365 x 2100 | L1-HD | 1800 |
| 4. | Bay Window | 2646 x 1350 | L1-HD | 3000 |
| 5. | Window | 630 x 1350 | L1-S | 900 |
| 6. | Window | 630 x 1350 | L1-S | 900 |
| 7. | Window | 2339 x 1050 | L1-S | 2700 |
| 8. | Window | 630 x 1050 | L1-S | 900 |
| 9. | Garage Door | 2280 x 2100 | L1-S | 2550 |
| 10. | Garage Door | 2280 x 2100 | L1-HD | 2550 |
| 11. | Window | 1200 x 1200 | L1-HD | 1500 |
| 12. | Door | 858 x 2100 | L1-S | 1200 |
| 13. | Door-Premdor | 858 x 2100 | L1-S | 1200 |
| 14. | Window/Door/Window | 2116 x 2100 | L1-HD | 2400 |
| 15. | Window | 1200 x 1050 | L1-S | 1500 |
| 16. | Window | 1770 x 1200 | L1-HD | 2100 |
| 17. | Window | 630 x 1050 | L1-S | 900 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF 8, BOX BEAM 100 1900mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS: BOULTON & PAUL
EXCEPT 3 & 13 BY PREMDOR
ALL WINDOWS TO BE DOUBLE GLAZED

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

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-

Plot 12. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

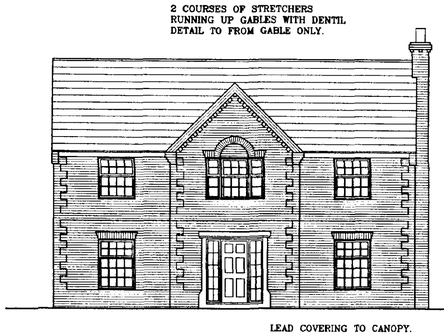
| REV | REV | DATE | BY |
|---|---|---|---|
| a) | Electrics amended. | 28.02.95 | M.D |
| b) | Windows altered + door styles | 06.03.95 | S.L |
| c) | En-suite increased to 1225 mm wide. | 24.11.95 | M.D |
| d) | Schedule amended. | 21.03.97 | C.N |
| e) | Kitchen, Utility, layout amended. | | |
| | Garage now 2280 mm. | 23.05.97 | C.N |
| f) | Ext. fan in Utility. | 07.12.98 | S.L |
| g) | Front & back door alterated. | 02.02.99 | M.R |
| | Window to Utility removed. | 17.05.99 | S.L |
| h) | Front entrance width alterated. | | |

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

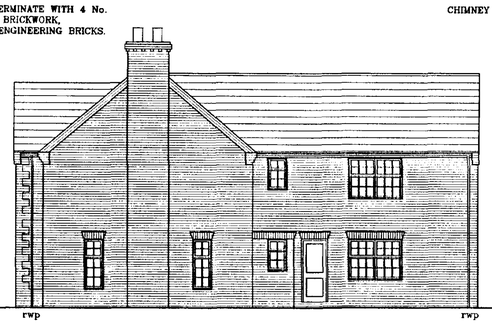
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| DATE | DRAWING No. |
| july 1995 | 99019/12 - 01 |

DETERMINED PLAN

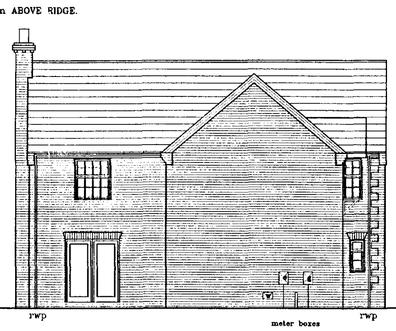
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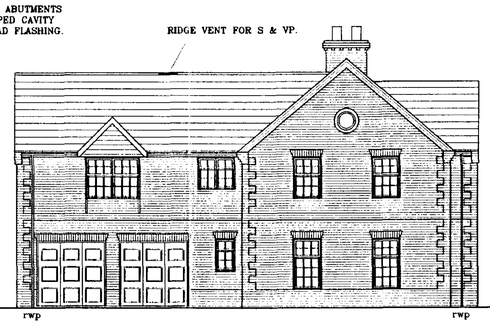

FRONT ELEVATION



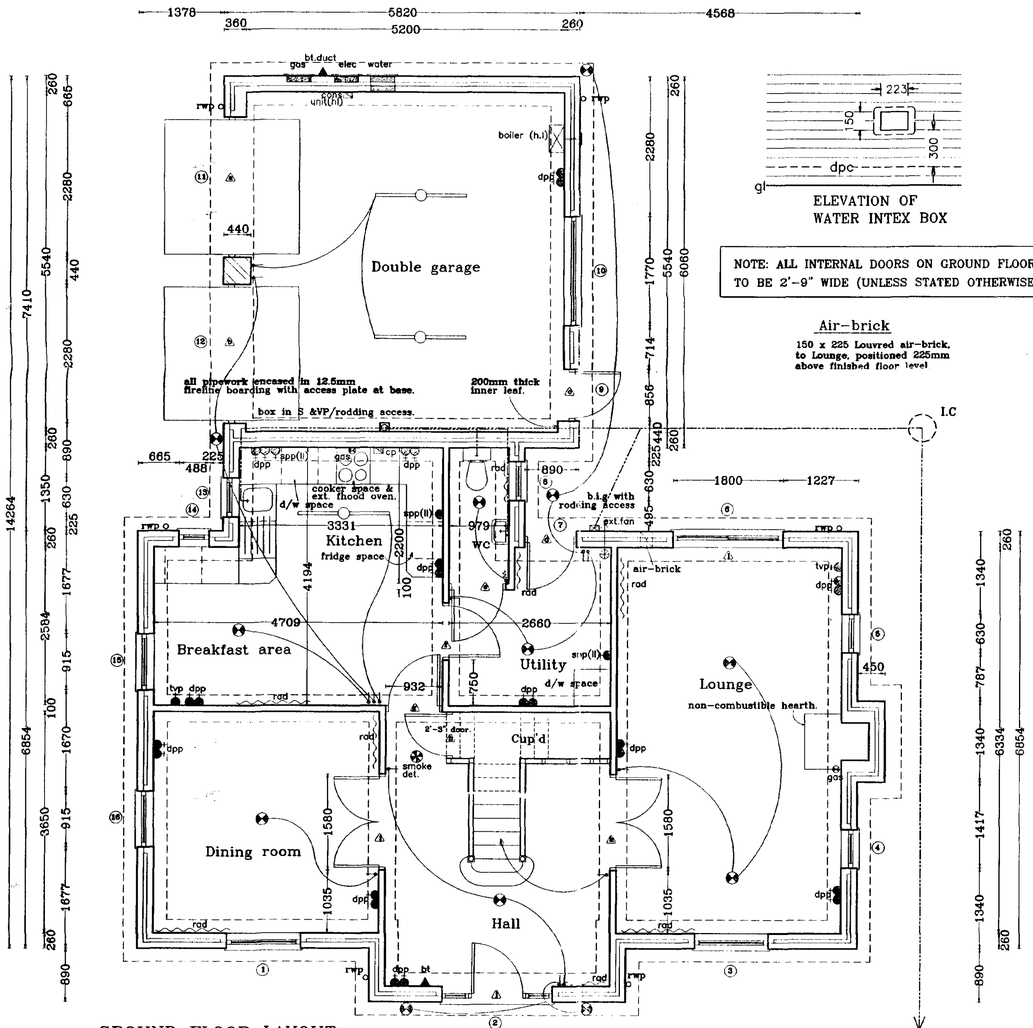

SIDE ELEVATION




REAR ELEVATION




SIDE ELEVATION




GROUND FLOOR LAYOUT

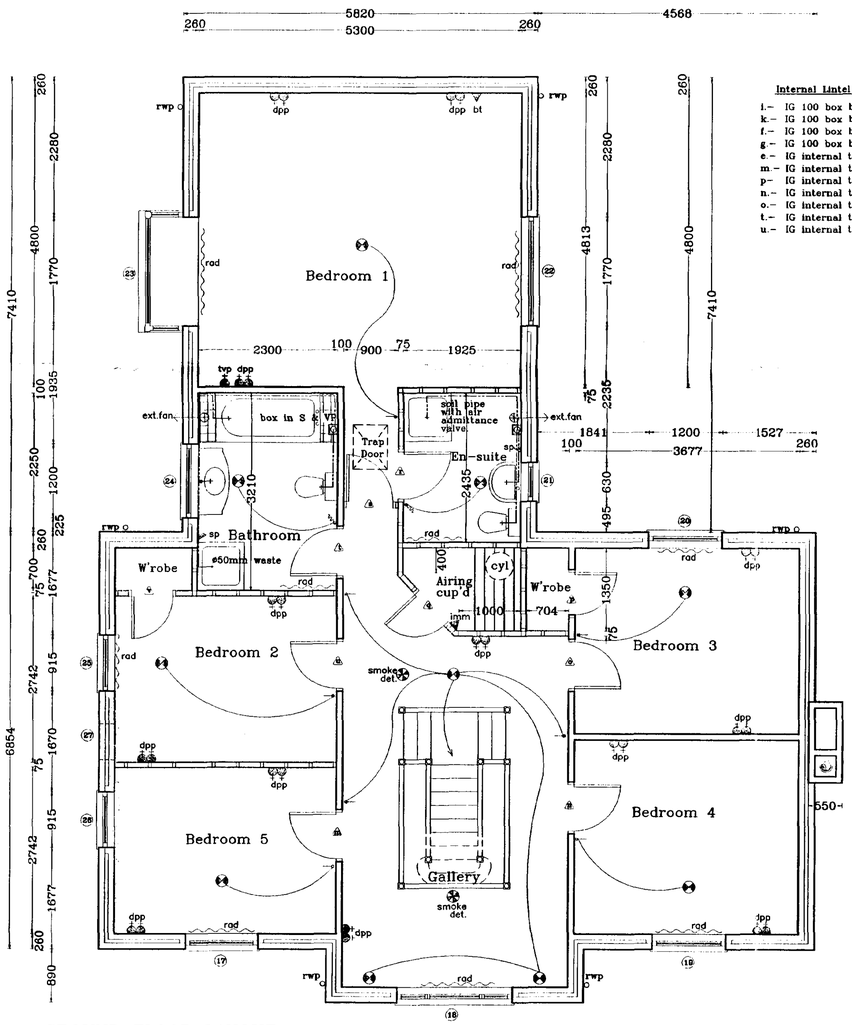



ELEVATION OF
WATER INTEX BOX

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

**Air-brick**

150 x 225 Louvred air-brick, to Lounge, positioned 225mm above finished floor level




GROUND FLOOR LAYOUT

**Internal Lintel Schedule**

| | |
|---|---|
| i.– | IG 100 box beam –1950 |
| k.– | IG 100 box beam –1950 |
| f.– | IG 100 box beam –1350 |
| g.– | IG 100 box beam –1350 |
| e.– | IG internal type –1350 |
| m.– | IG internal type –1200 |
| p– | IG internal type –1200 |
| n.– | IG internal type –1200 |
| o.– | IG internal type –1200 |
| t.– | IG internal type –1200 |
| u.– | IG internal type –1200 |

**DOOR, WINDOW & LINTEL SCHEDULE**

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Window | 1200 x 1650 | L1–S 1500 |
| 2. | Ext. Frame PREMDOR | 1800 x 2100 | L1–S 2400 |
| 3. | Window | 1200 x 1650 | L1–S 1500 |
| 4. | Window | 630 x 1650 | L1–S 900 |
| 5. | Window | 630 x 1650 | L1–S 900 |
| 6. | Patio Doors | 1800 x 2100 | L1–S 2250 |
| 7. | Door–Premdor | 856 x 2100 | STEEL BEAM 4 |
| 8. | Window | 630 x 1050 | L1–S 900 |
| 9. | Door–Premdor | 856 x 2100 | L1–HD 1350 |
| 10. | Window | 1770 x 1350 | L1–S 2100 |
| 11. | Garage Door | 2280 x 2100 | L1–HD 2850 |
| 12. | Garage Door | 2280 x 2100 | L5 2550 |
| 13. | Window | 630 x 1050 | L1–S 900 |
| 14. | Window | 488 x 1050 | L1–S 900 |
| 15. | Window | 915 x 1650 | L1–S 1200 |
| 16. | Window | 915 x 1650 | L1–S 1200 |
| 17. | Window | 1200 x 1350 | L1–S 1500 |
| 18. | Window | 1891 x 1350 | L1–S 2250 |
| 19. | Window | 1200 x 1350 | L1–S 1500 |
| 20. | Window | 1200 x 1350 | L1–S 1500 |
| 21. | Window | 630 x 1050 | L1–S 900 |
| 22. | Window | 1770 x 1350 | L1–S 2100 |
| 23. | Bay Window | 1770 x 1350 | L1–S 2100 |
| 24. | Window | 1200 x 1050 | L1–S 1500 |
| 25. | Window | 915 x 1350 | L1–S 1200 |
| 26. | Window | 915 x 1350 | L1–S 1200 |
| 27. | Window | ø 600 | L1–S 900 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF F, BOX BEAM 75 1200mm LONG
G, L11 1200mm LONG
I, K BOX BEAM 1950mm LONG

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
–CYPRESSGATE–

Plot 15. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Solid brick pier in Garage–440m² | 12.07.91 | S.L |
| b) | Building control amendments. | 26.07.91 | S.L |
| c) | Landing window – revised design | 17.05.93 | S.L |
| d) | Chimney stack redimension –off o/leaf | 12.07.91 | S.L |
| e) | Bandlng ommied rear + side door (w'robe) in | 12.07.91 | S.L |
| | Bedroom 3, Int refs amended. | 12.07.91 | M.D |
| f) | Additional bedroom, Bathroom revised. | 16.12.94 | M.D |
| g) | Alter electrics, rad. & window style. | 27.02.95 | S.L |
| h) | Kitchen layout + window 14 altered. | 20.05.99 | C.N |
| i) | Move rad in Kitchen. | 11.02.98 | S.L |
| j) | Put all bar window Style. | 20.10.99 | A.S.Z |
| k) | Amendment in compliance with new part M. | 20.10.99 | A.S.Z |

SCALE 1:25 1:50 1:100

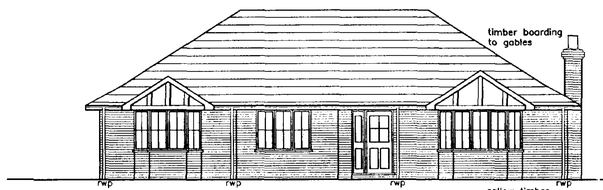
DRAWN MASTER COPY

DATE OCT 1999

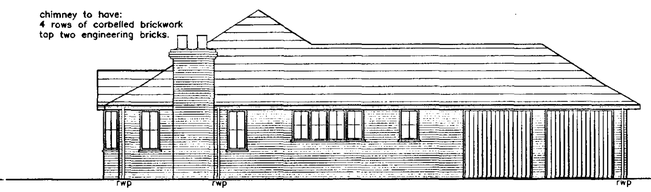
DRAWING No. 99019/15 – 01

DEVELOPMENT
PLAN

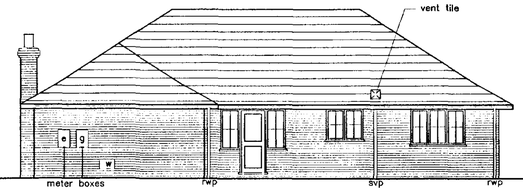
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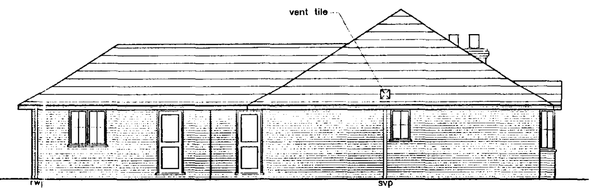

FRONT ELEVATION



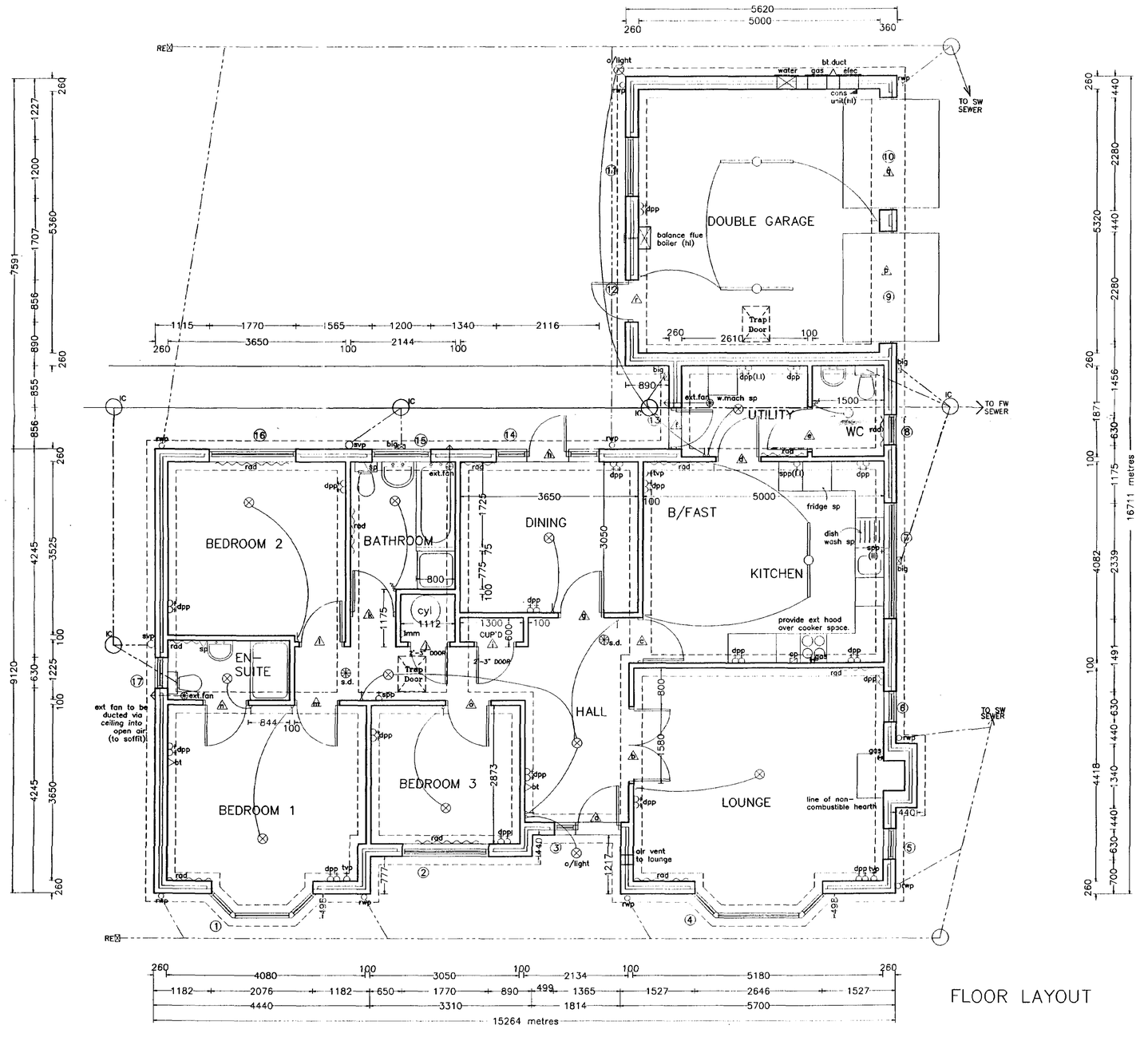

SIDE ELEVATION



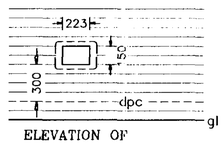

REAR ELEVATION




SIDE ELEVATION




FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

**DOOR, WINDOW & LINTEL SCHEDULE**

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Bay Window | 2078 x 1350 | L1-HD | 2400 |
| 2. | Window | 1770 x 1350 | L1-S | 2100 |
| 3. | Door-Premdor | 1365 x 2100 | L1-HD | 1800 |
| 4. | Bay Window | 2646 x 1350 | L1-HD | 3000 |
| 5. | Window | 630 x 1350 | L1-S | 900 |
| 6. | Window | 630 x 1350 | L1-S | 900 |
| 7. | Window | 2339 x 1050 | L1-S | 2700 |
| 8. | Window | 630 x 1050 | L1-S | 900 |
| 9. | Garage Door | 2280 x 2100 | L1-S | 2550 |
| 10. | Garage Door | 2280 x 2100 | L1-HD | 2550 |
| 11. | Window | 1200 x 1200 | L1-HD | 1500 |
| 12. | Door | 856 x 2100 | L1-S | 1200 |
| 13. | Door-Premdor | 856 x 2100 | L1-S | 1200 |
| 14. | Window/Door/Window | 2118 x 2100 | L1-HD | 2400 |
| 15. | Window | 1200 x 1050 | L1-S | 1500 |
| 16. | Window | 1770 x 1200 | L1-HD | 2100 |
| 17. | Window | 630 x 1050 | L1-S | 900 |

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

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS: BOULTON & PAUL
EXCEPT 3 & 13 BY PREMDOR
ALL WINDOWS TO BE DOUBLE GLAZED

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

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-

Plot 18. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | REV | DATE | BY |
|---|---|---|---|
| a) | Electrics amended. | 28.02.95 | M.D |
| b) | Windows altered + door styles | 06.03.95 | S.L |
| c) | En-suite increased to 1225 mm wide. | 24.11.95 | M.D |
| d) | Schedule amended. | 21.03.97 | C.N |
| e) | Kitchen, Utility, layout amended. | | |
| | Garage now 2280 mm. | 23.05.97 | C.N |
| f) | Ext. fan in Utility. | 07.12.98 | S.L |
| g) | Front & back door alterated. | 02.02.99 | M.R |
| | Window to Utility removed. | 17.05.99 | S.L |
| h) | Front entrance width alterated. | | |

SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

DATE july 1995

DRAWING No. 99019/18 - 01

DETERMINED PLAN

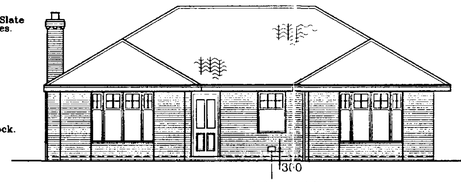
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Redland Stonewold Slate Grey with Red Ridges.

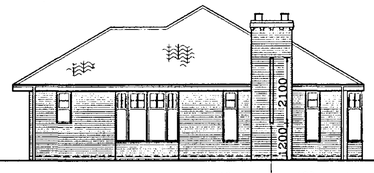
Fascia, Soffit painted white.

Rainwater goods to be white

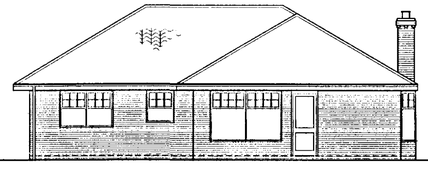
Ibstock Parkhouse New Canvendish Stock.



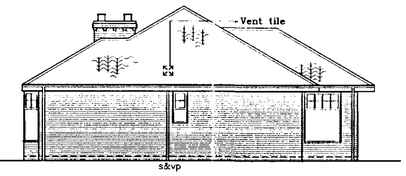

FLOOR ELEVATION



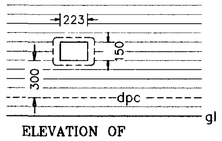

SIDE ELEVATION



REAR ELEVATION




SIDE ELEVATION




ELEVATION OF WATER INTEX BOX

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

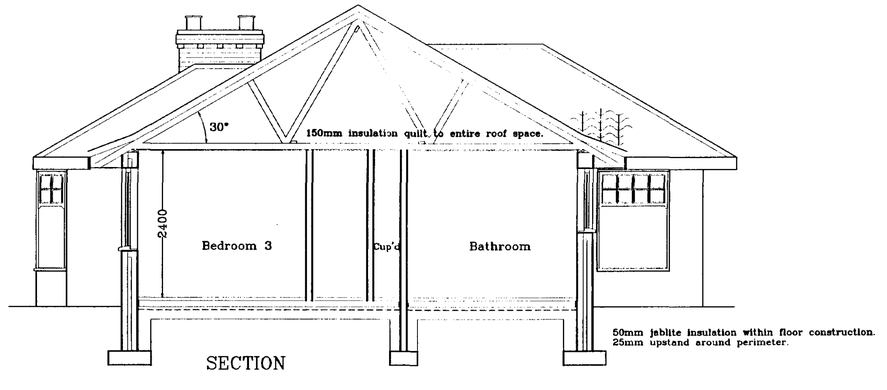
NOTE: For opening No's 1, 3, 4, 11, 12, 13, 14, allow or brick cills.

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT REF. g, BOX BEAM 1500mm LONG

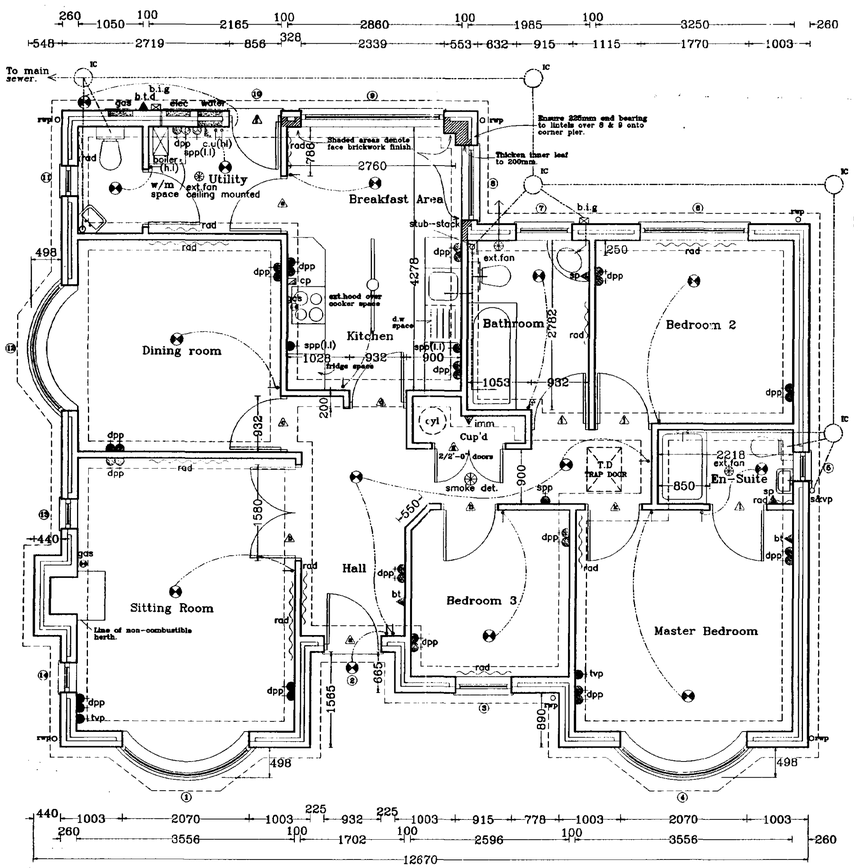
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

DOOR, WINDOW & LINTEL SCHEDULE

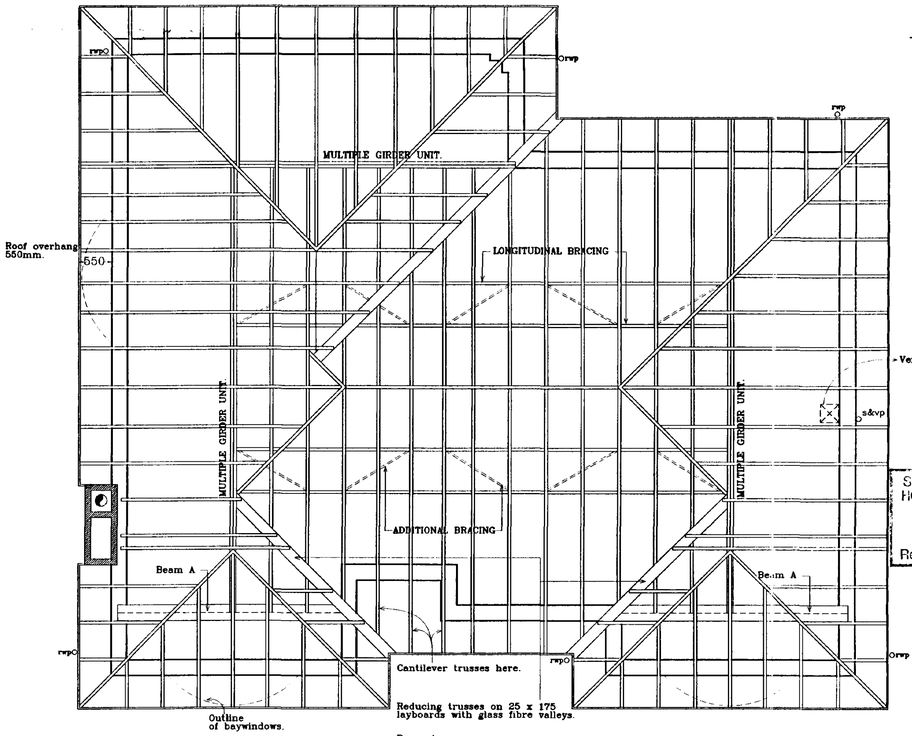
| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 2070 x 1650 | L1-S | 2400 |
| 2. | Door-Premdor | 932 x 2100 | L1-S | 1350 |
| 3. | Window | 915 x 1350 | L1-S | 1350 |
| 4. | Window | 2070 x 1650 | L1-S | 2400 |
| 5. | Window | 488 x 1050 | L1-S | 900 |
| 6. | Window | 1770 x 1200 | L-5 | 2100 |
| 7. | Window | 915 x 1050 | L1-S | 1350 |
| 8. | Window | 1200 x 1650 | L1-S | 1650 |
| 9. | Window | 2339 x 1650 | L1-S | 2850 |
| 10. | Door-Premdor | 856 x 2100 | L1-S | 1200 |
| 11. | Window | 488 x 1050 | L1-S | 900 |
| 12. | Window | 2070 x 1650 | L1-S | 2400 |
| 13. | Window | 488 x 1650 | L1-S | 900 |
| 14. | Window | 488 x 1650 | L-5 | 900 |




SECTION




FLOOR LAYOUT




ROOF LAYOUT

**Beam A**
160 x 90 parallel Flange Channel to beer onto 440 x 100 x 215 thick eng. brick padstones.
Trusses to be notched into botton Flange of Channel.
Top of channel to be chamfered to miss roof slope.

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-TYPE K-

Plot 19. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

TECHNICAL DRAWING

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING 27 OCT 1999 Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Amendment in compliance with new part M. | 30.09.99 | A.S.Z. |

SCALE 1:50 1:100

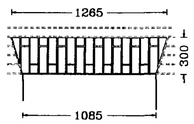
DRAWN MASTER COPY

DATE july 1999

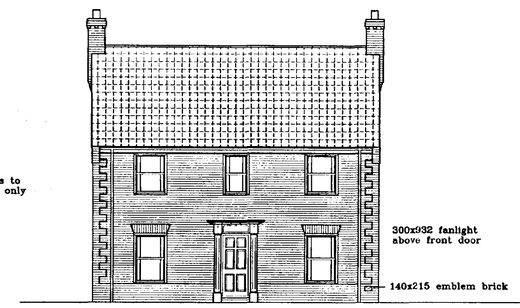
DRAWING No. 99019/19 - 01

BUILDING CONTROL PLAN

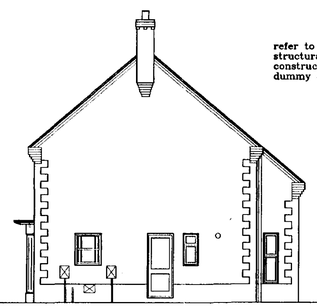
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DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY




FRONT ELEVATION



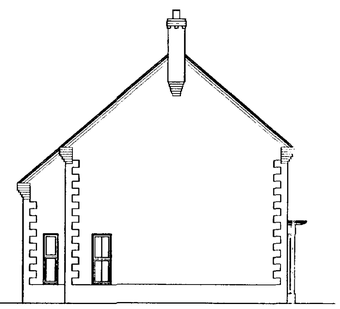
SIDE ELEVATION

refer to section drawing and structural calculations for construction details to build dummy chimneys

Vent tile for S & VP



REAR ELEVATION



SIDE ELEVATION

## DOOR, WINDOWS & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Window | 630 x 1650 | L1-HD 1050 |
| 2. | French doors with top opening sidelights | 2400 x 2100 | L1-HD 2700 |
| 3. | Window | 488 x 1650 | L1-S 900 |
| 4. | Window | 1770 x 1650 | L1-HD 2100 |
| 5. | Window | 488 x 1650 | L1-S 900 |
| 6. | Window | 488 x 900 | L1-S 900 |
| 7. | Window | 488 x 1050 | L1-S 900 |
| 8. | Door - PREMDOR | 856 x 2100 | L1-HD 1200 |
| 9. | Window | 1085 x 1050 | L1-S 1500 |
| 10. | Window | 1085 x 1650 | L1-S 1500 |
| 11. | Door - PREMDOR | 932 x 2100 | L1-HD 1350 |
| | Fan light - Workshop | 932 x 300 | - - |
| 12. | Window | 1085 x 1650 | L1-S 1500 |
| 13. | Window | 915 x 1350 | L1-S 1350 |
| 14. | Roof light | Velux GGL 104 | - - |
| 15. | Window | 915 x 1350 | L1-S 1350 |
| 16. | Window | 1085 x 1350 | L1-S 1500 |
| 17. | Window | 860 x 1350 | L1-S 1200 |
| 18. | Window | 1085 x 1350 | L1-S 1500 |

NOTE: For opening No's 10, 12, 16, 17, 18 allow for brick cills.

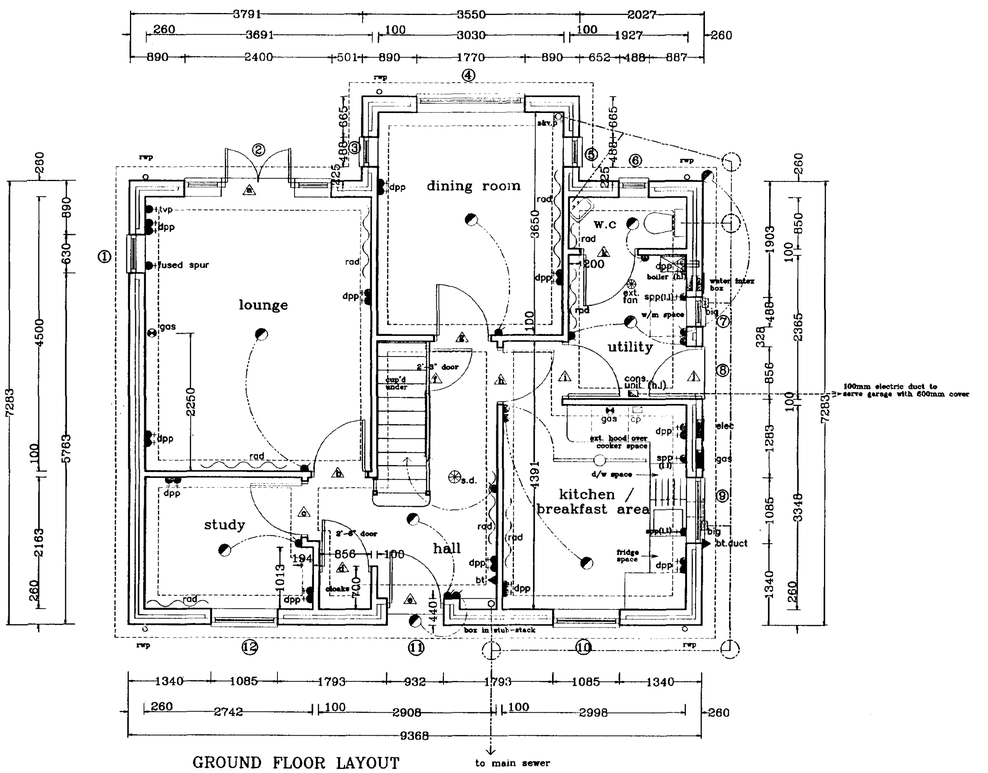
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

## INTERNAL LINTEL SCHEDULE

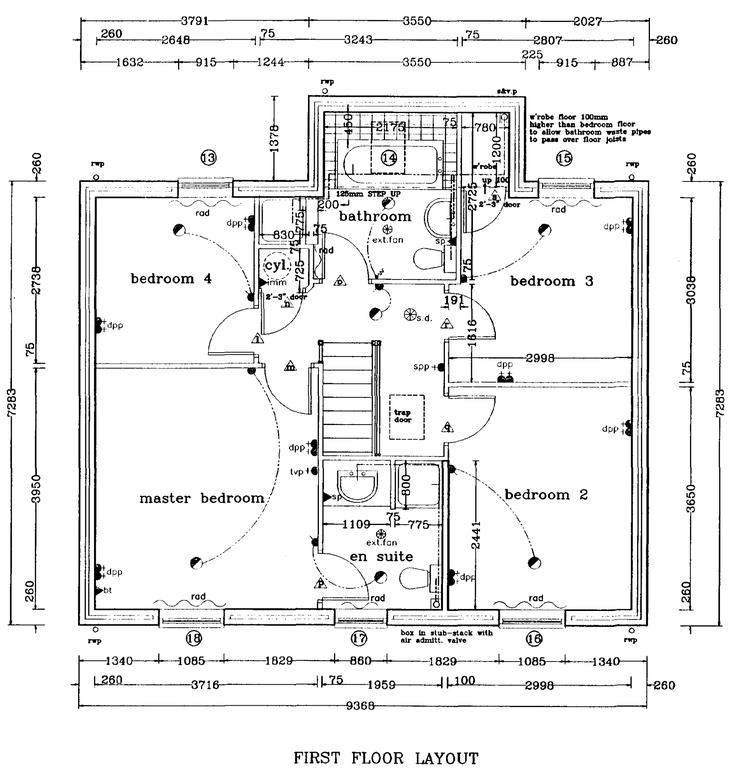
| | | |
|---|---|---|
| b.- | IG 100 box beam | 1200 |
| c.- | IG 100 box beam | 1200 |
| d.- | IG internal type | 1200 |
| g.- | IG 100 box beam | 1200 |
| h.- | IG 100 box beam | 1200 |
| i.- | IG internal type | 1200 |
| j.- | IG internal type | 1200 |




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




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
# -RICHFIELD-

Plot 7. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

## FLOOR LAYOUTS & ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | SPP. added in Kitchen | 1/6/99 | S.L |
| | fused spur in lounge. | | |
| b) | STEP UP / Plinth to shower in bathroom. | 1/6/99 | S.L |
| c) | kitchen layout amended. | 15/6/99 | S.L |
| d) | Amendments in compliance with new part m. | 1/7/99 | S.L |
| e) | Improvements in Kitchen/ Utility. | 6/8/99 | S.L |

SCALE 1:25 1:50 1:100

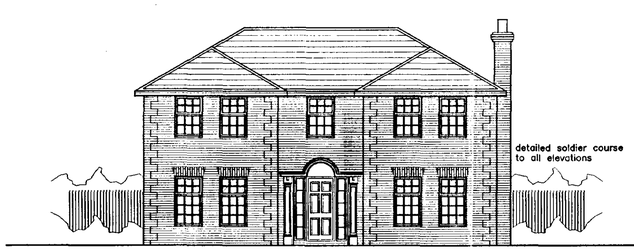
DRAWN MASTER COPY

DATE JUNE 1999

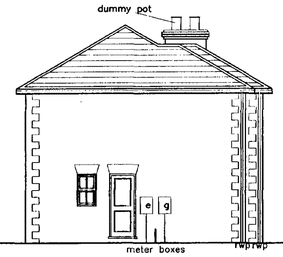
DRAWING No. 99019/ 7 - 01

DETERMINED PLAN

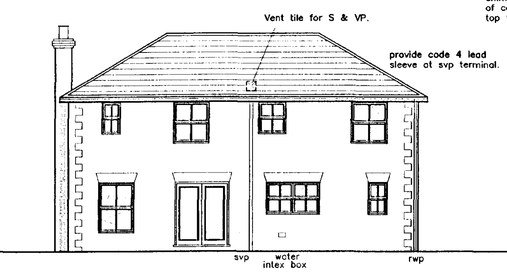
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FRONT ELEVATION

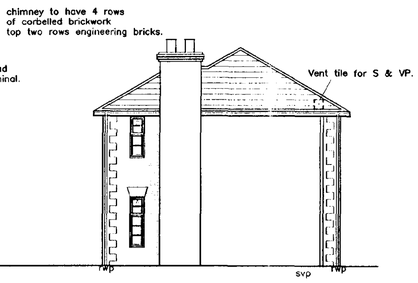



SIDE ELEVATION

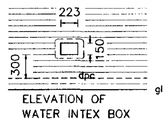



window no.11 (in study) to be adapted to provide means of escape from inner room in accordance with BS 5588 part 1 1990. opening to be n.l.t 850 x 550mm with bottom of window between 600-1100mm above f.f.l.

REAR ELEVATION

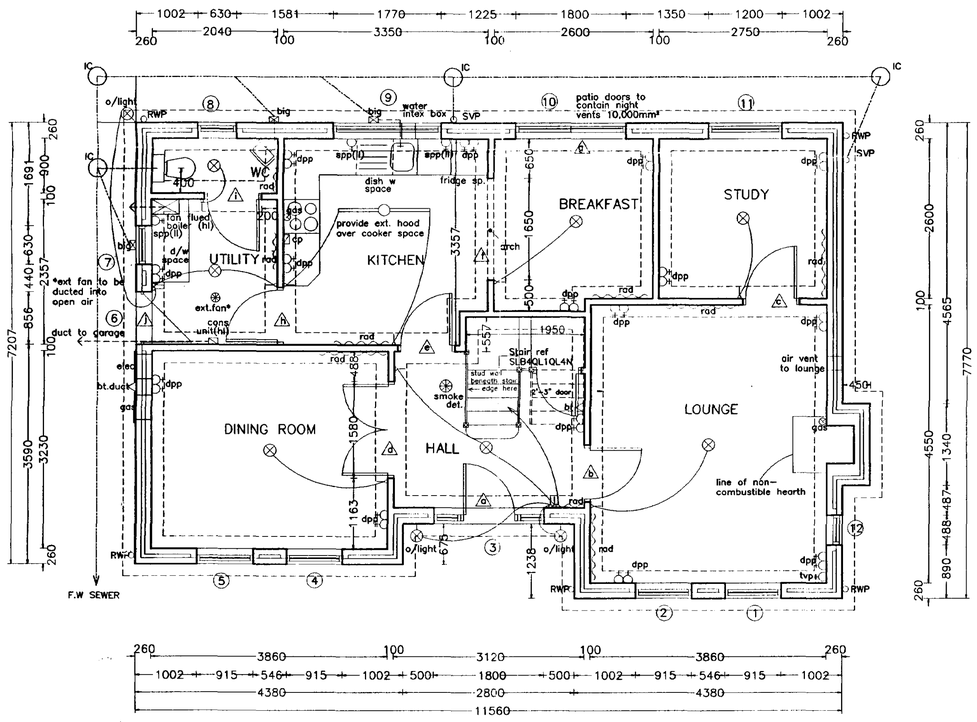



SIDE ELEVATION

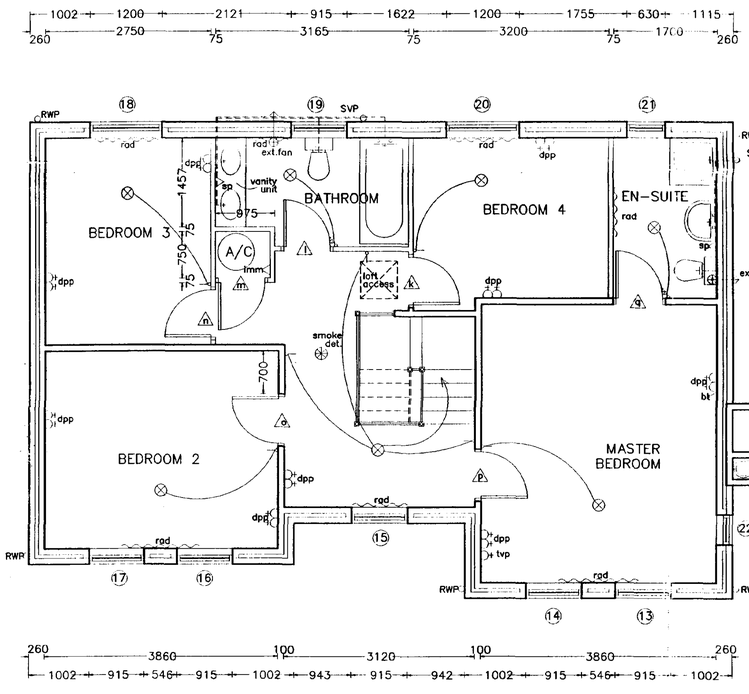



ELEVATION OF WATER INTEX BOX

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




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

## DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 915 X 1650 | L1-S | 1350 |
| 2. | Window | 915 X 1650 | L1-S | 1350 |
| 3. | Front Entrance PREMDOR | 1800 x 2100 | L1-S | 2100 |
| 4. | Window | 915 X 1650 | L1-S | 1350 |
| 5. | Window | 915 X 1650 | L1-S | 1350 |
| 6. | Door-PREMDOR | 858 x 2100 | L1-S | 1200 |
| 7. | Window | 630 x 1050 | L1-S | 1050 |
| 8. | Window | 630 x 1050 | L1-S | 1050 |
| 9. | Window | 1770 x 1050 | L1-S | 2100 |
| 10. | Patio-Doors | 1800 x 2100 | L1-S | 2100 |
| 11. | Window | 1200 x 1650 | L1-S | 1500 |
| 12. | Window | 915 x 1350 | L1-S | 1350 |
| 13. | Window | 915 x 1350 | L1-S | 1350 |
| 14. | Window | 915 x 1350 | L1-S | 1350 |
| 15. | Window | 915 x 1350 | L1-S | 1350 |
| 16. | Window | 915 x 1350 | L1-S | 1350 |
| 17. | Window | 915 x 1350 | L1-S | 1350 |
| 18. | Window | 1200 x 1200 | L1-HD | 1500 |
| 19. | Window | 915 x 1050 | L1-S | 1200 |
| 20. | Window | 1200 x 1200 | L1-S | 1500 |
| 21. | Window | 630 x 1050 | L1-S | 1050 |
| 22. | Window | 488 x 1350 | L1-S | 900 |

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF B, E- BOX 75 1200mm LONG
D, F- BOX 100 1950mm LONG

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

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BLOOMINGTON-
Plot 16. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

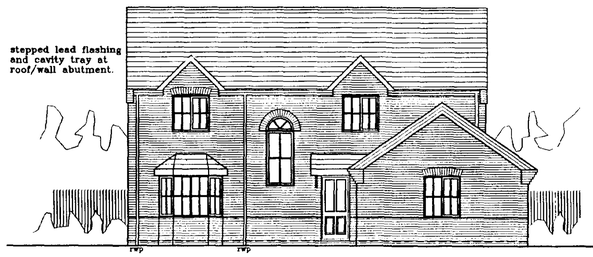
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Various Rads repositioned | 5.5.99 | S.L |
| | D.P.P in Lounge repositioned | | |
| b) | S.V.P 's moved | 1.6.99 | S.L |
| c) | Front Entrance amended- PREMDOR | 29.6.99 | J.V |
| | Front cup'd under stairs | | |
| d) | Amendments in compliance with new part m. | 1.7.99 | S.L |
| e) | Square shower tray in En-suite. | 4.8.99 | S.L |

SCALE 1:25 1:50 1:100
DRAWN MASTER COPY
DATE JUNE 1999
DRAWING No. 99019/16-01

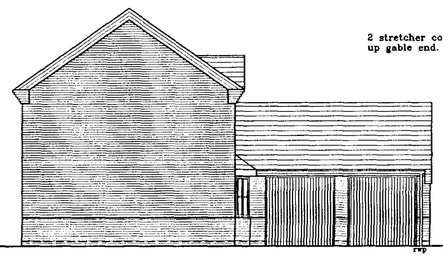
SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DETERMINED PLAN

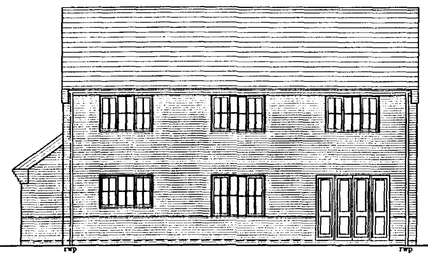
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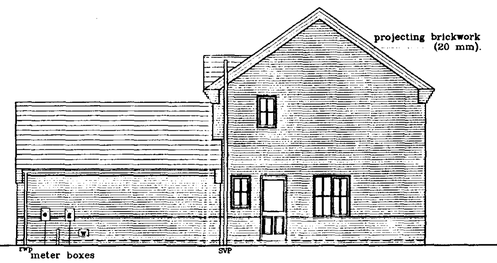

FROM ELEVATION




SIDE ELEVATION

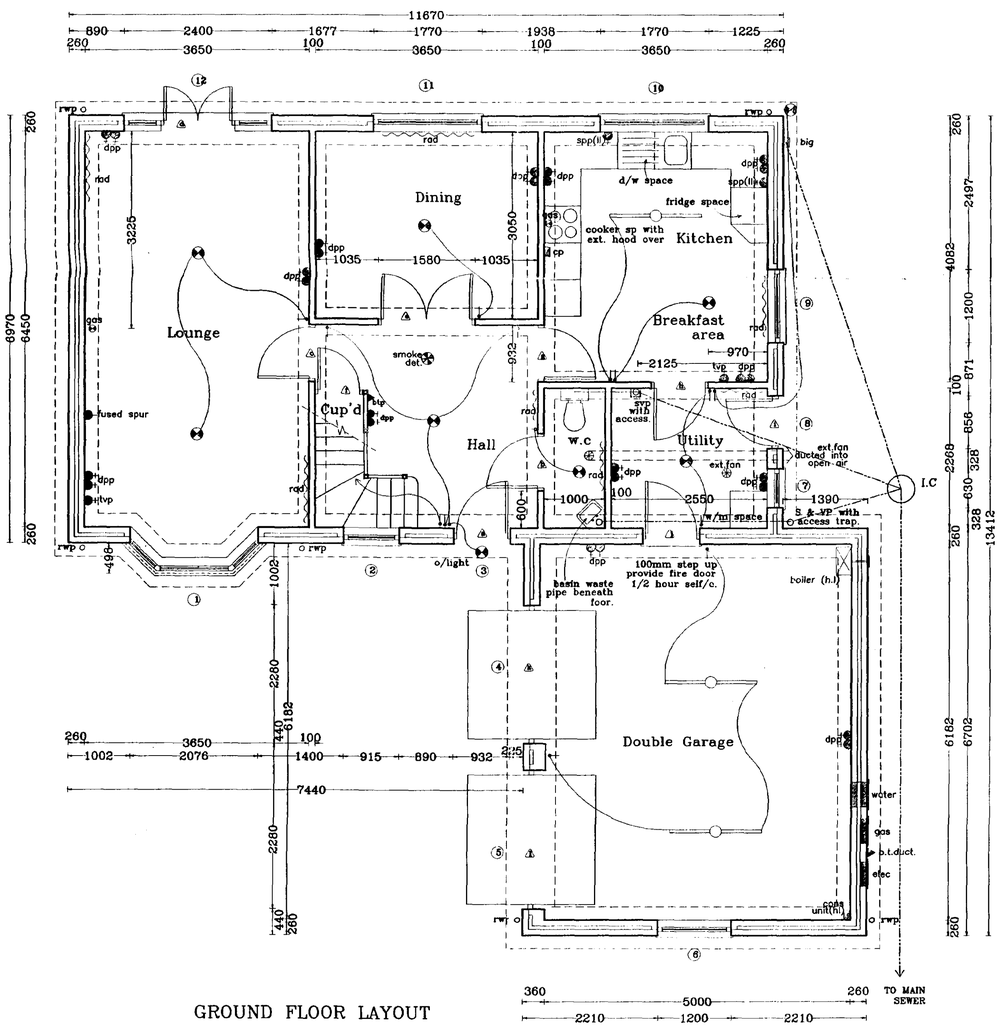



REAR ELEVATION

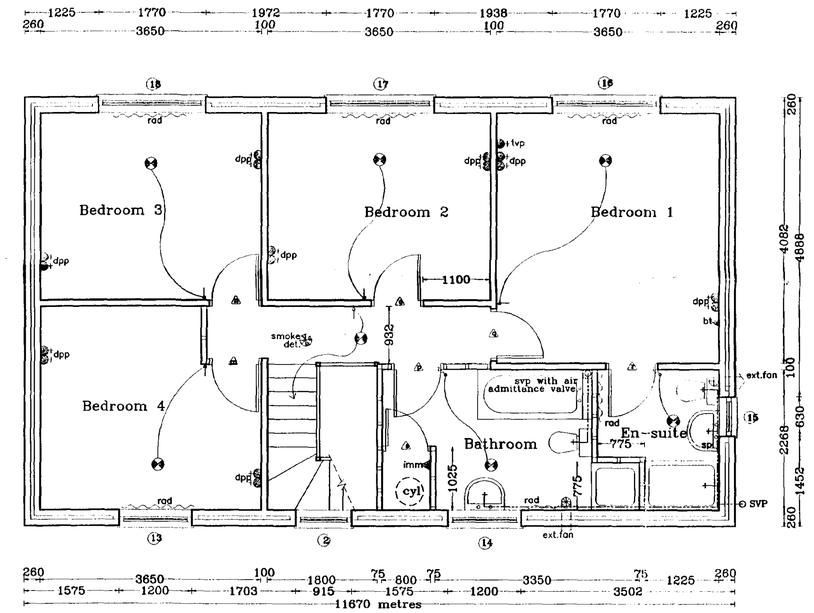



SIDE ELEVATION

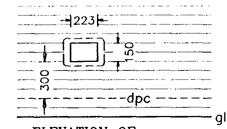
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF C, BOX BEAM 75 1350mm LONG
E, BOX BEAM 100 1950mm LONG
G, BOX BEAM 75 1350mm LONG

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

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Bay Window | 2076 x 1350 | L1-3 2400 |
| 2. | Arch Top Window | 915 x 2250 | L1-3 1350 |
| 3. | Door-Premdor | 932 x 2100 | L1-3 1350 |
| 4. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 5. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 6. | Window | 1200 x 1350 | L1-S 1500 |
| 7. | Window | 630 x 1050 | L1-S 900 |
| 8. | Door-Premdor | 856 x 2100 | L1-S 1200 |
| 9. | Window | 1200 x 1350 | L1-S 1500 |
| 10. | Window | 1770 x 1050 | L1-S 2100 |
| 11. | Window | 1770 x 1350 | L1-S 2100 |
| 12. | Pair Doors/S'lights | 2400 x 2100 | L1-HD 2700 |
| 13. | Window | 1200 x 1200 | L1-S 1500 |
| 14. | Window | 1200 x 1200 | L1-S 1500 |
| 15. | Window | 630 x 1050 | L1-S 900 |
| 16. | Window | 1770 x 1200 | L1-S 2100 |
| 17. | Window | 1770 x 1200 | L1-S 2100 |
| 18. | Window | 1770 x 1200 | L1-S 2100 |

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

PROJECT TITLE

STANDARD DWELLING TYPE
-SYCAMORE-

Plot 13. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| g) | Additional 50mm to overall depth. | | |
| | Broadgate amendments. | 29.06.94 | M.D |
| b) | Electric amendments. | 27.02.95 | M.D |
| c) | Windows altered. | 06.03.95 | M.D |
| d) | Schedule amendments. | 20.03.97 | C.N |
| e) | Ext. fan in Utility. | 07.12.98 | S.L |
| f) | Front & back door (3 & 7a) altered. | | |
| | Utility window altered. | 28.01.99 | M.R |
| g) | Water box added. | 13.08.99 | M.D |
| h) | Ommitt chimney + minor changes. | | |
| | Rename back door from 7a to 8. | | |
| | Amendments in compliance with new part M. | 06.10.99 | A.S.Z |

SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

DATE SEPT 1999

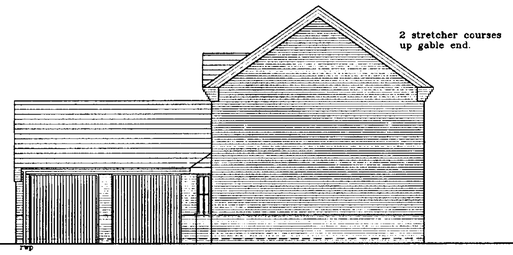
DRAWING No. 99019/13 - 01

DETERMINED PLAN

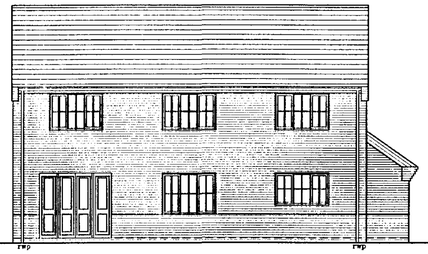
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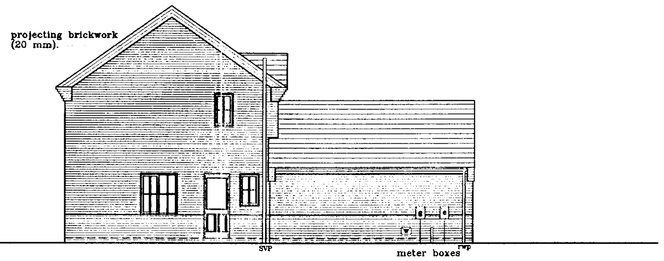

FROM ELEVATION




SIDE ELEVATION

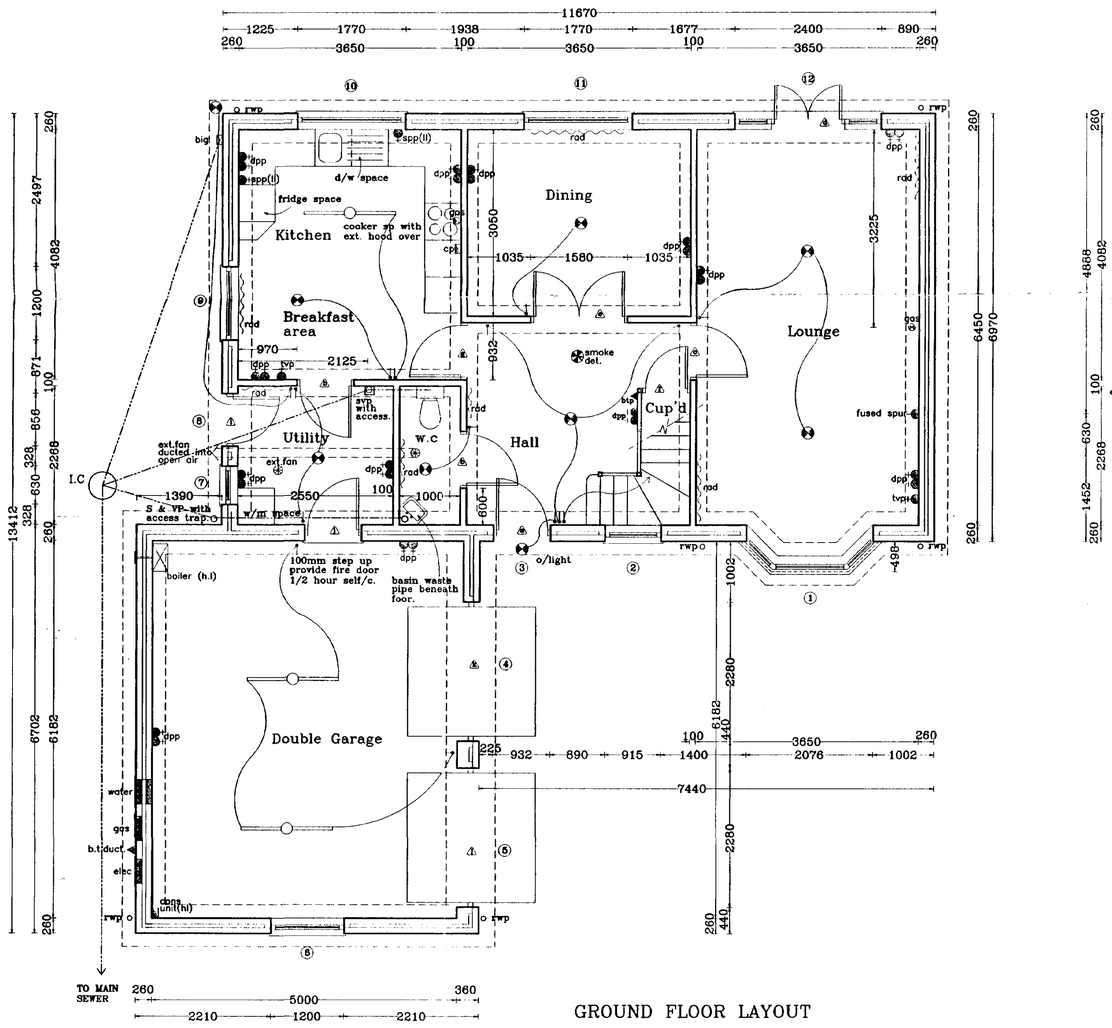



REAR ELEVATION

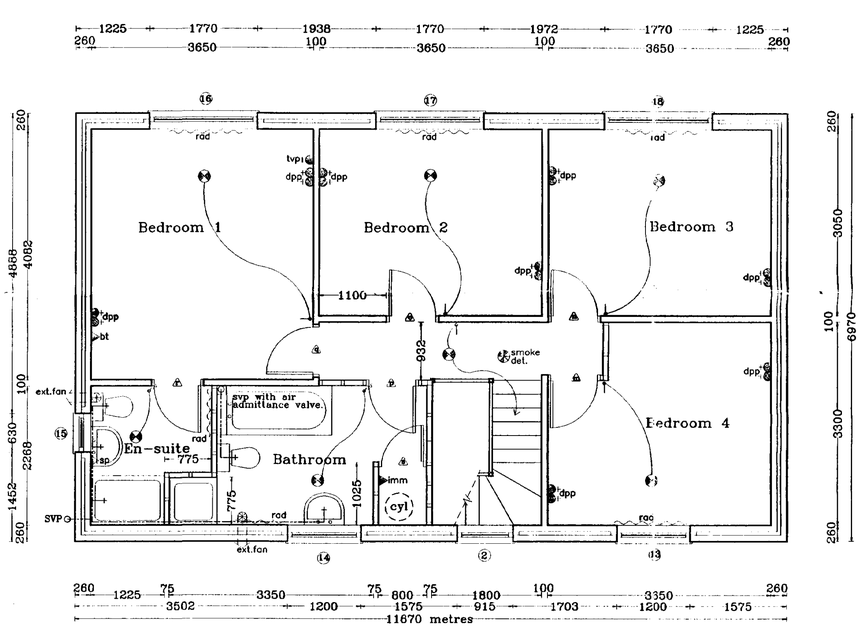



SIDE ELEVATION

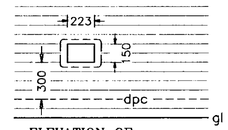
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF C, BOX BEAM 75 1350mm LONG
E, BOX BEAM 100 1950mm LONG
G, BOX BEAM 75 1350mm LONG

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

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Bay Window | 2076 x 1350 | L1-S 2400 |
| 2. | Arch Top Window | 915 x 2250 | L1-S 1350 |
| 3. | Door-Premdor | 932 x 2100 | L1-S 1350 |
| 4. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 5. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 6. | Window | 1200 x 1350 | L1-S 1500 |
| 7. | Window | 630 x 1050 | L1-S 900 |
| 8. | Door-Premdor | 856 x 2100 | L1-S 1200 |
| 9. | Window | 1200 x 1350 | L1-S 1500 |
| 10. | Window | 1770 x 1050 | L1-S 2100 |
| 11. | Window | 1770 x 1350 | L1-S 2100 |
| 12. | Pair Doors/S'lights | 2400 x 2100 | L1-HD 2700 |
| 13. | Window | 1200 x 1200 | L1-S 1500 |
| 14. | Window | 1200 x 1200 | L1-S 1500 |
| 15. | Window | 630 x 1050 | L1-S 900 |
| 16. | Window | 1770 x 1200 | L1-S 2100 |
| 17. | Window | 1770 x 1200 | L1-S 2100 |
| 18. | Window | 1770 x 1200 | L1-S 2100 |

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

PROJECT TITLE

STANDARD DWELLING TYPE
-SYCAMORE-

Plot 6. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

SOUTH HOLLAND D.C.
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Additional 50mm to overall depth. | | |
| | Broadgate amendments. | 29.06.94 | M.D |
| b) | Electric amendments. | 27.02.95 | M.D |
| c) | Windows altered. | 06.03.95 | M.D |
| d) | Schedule amendments. | 20.03.97 | C.N |
| e) | Ext. fan in Utility. | 07.12.98 | S.L |
| f) | Front & back door (3 & 7a) altered, | | |
| | Utility window altered. | 28.01.99 | M.R |
| g) | Water box added. | 13.08.99 | M.D |
| h) | Ommitt chimney + minor changes. | | |
| | Rename back door from 7a to 8. | | |
| | Amendments in compliance with new part M. | 06.10.99 | A.S.Z |

SCALE
1:25 1:50 1:100

DRAWN
MASTER COPY

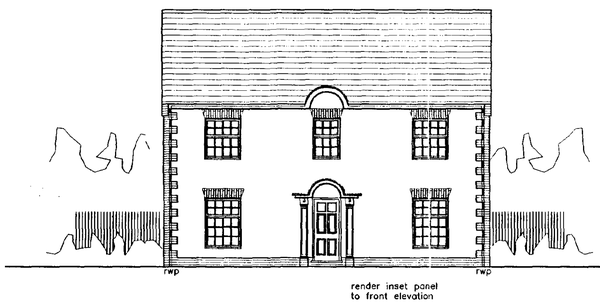
DATE
SEPT 1999

DRAWING No.
99019/6 - 01

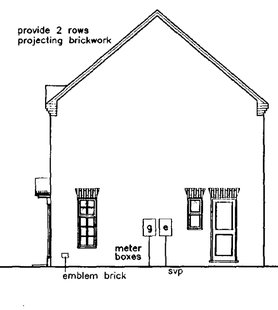


DETERMINED PLAN

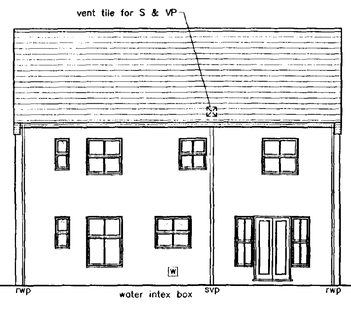
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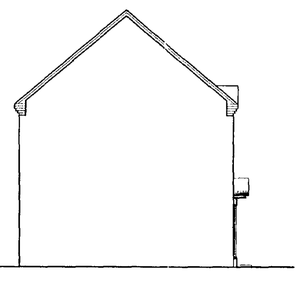

FRONT ELEVATION




SIDE ELEVATION

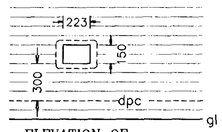



REAR ELEVATION

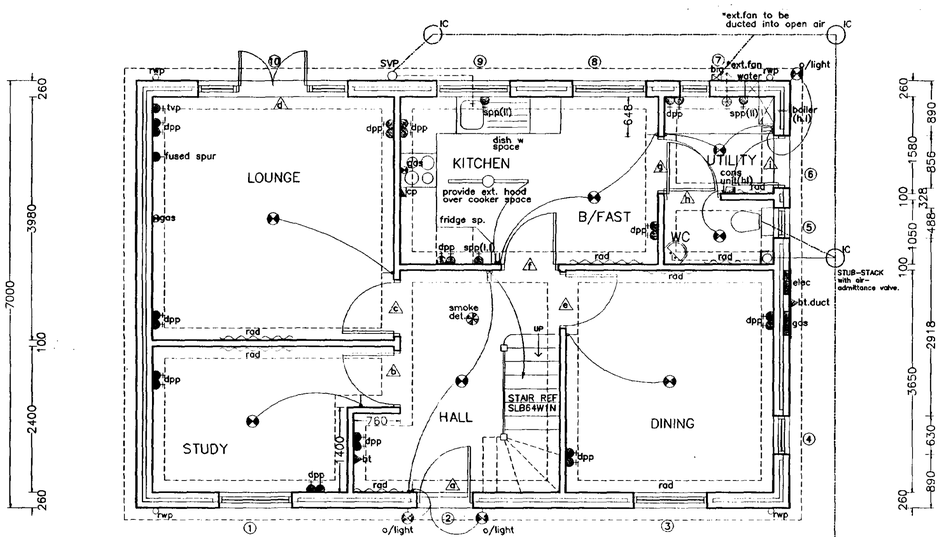


SIDE ELEVATION

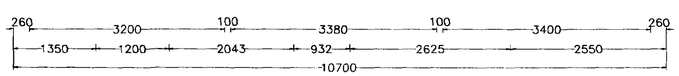
**NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).**

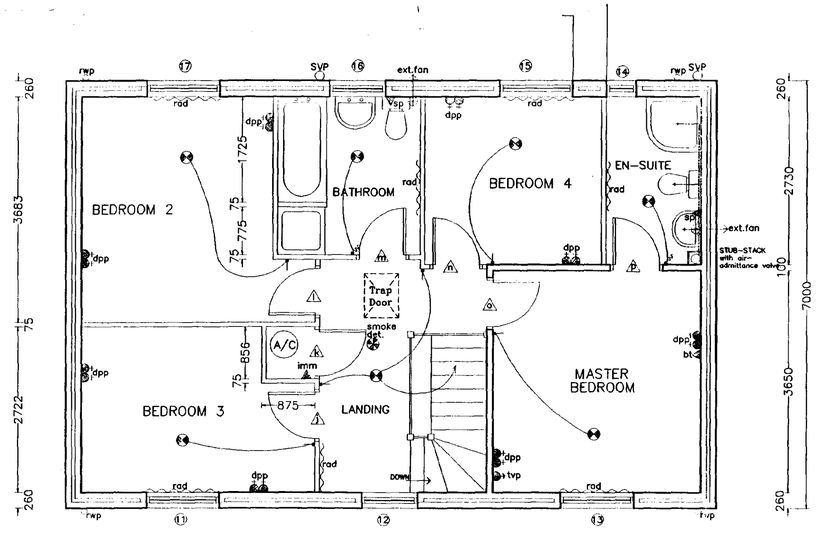



ELEVATION OF WATER INTEX BOX

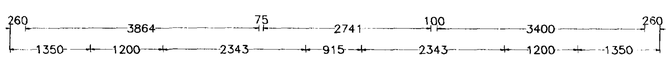



GROUND FLOOR PLAN




FIRST FLOOR PLAN




**DOOR, WINDOW & LINTEL SCHEDULE**

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 1200 x 1650 | L1-S | 1500 |
| 2. | Door-Premdor | 932 x 2100 | L1-S | 1200 |
| 3. | Window | 1200 x 1650 | L1-S | 1500 |
| 4. | Window | 630 x 1650 | L1-S | 1050 |
| 5. | Window | 488 x 1050 | L1-S | 900 |
| 6. | Door-Premdor | 856 x 2100 | L1-S | 1200 |
| 7. | Window | 488 x 1050 | L1-S | 900 |
| 8. | Window | 1200 x 1650 | L1-S | 1500 |
| 9. | Window | 1200 x 1050 | L1-HD | 1500 |
| 10. | Pair of windows | 1200 x 2100 | L1-S | |
| | & wini ows | 2(630 x 1200) | L1-S | 2850 |
| 11. | Window | 1200 x 1350 | L1-S | 1500 |
| 12. | Window | 915 x 1350 | L1-S | 1350 |
| 13. | Window | 1200 x 1350 | L1-S | 1500 |
| 14. | Window | 488 x 1050 | L1-S | 900 |
| 15. | Window | 1200 x 1200 | L1-S | 1500 |
| 16. | Window | 915 x 1050 | L1-S | 1350 |
| 17. | Window | 1200 x 1200 | L1-S | 1500 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT REF B, C, E, F BOX 75 – 1200 LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS 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 -TYPE P rev-

Plot 5, 14. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

## FLOOR LAYOUTS & ELEVATIONS

SOUTH HOLLAND DC HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Building control amendments. | 14.12.98 | M.D |
| b) | Move some rad. positions. | 18.05.99 | S.L |
| c) | Kitchen layout amended. | 15.06.99 | C.N |
| d) | Amendments in compliance with new part M. | 07.09.99 | A.S.Z |

SCALE 1:25 1:50 1:100

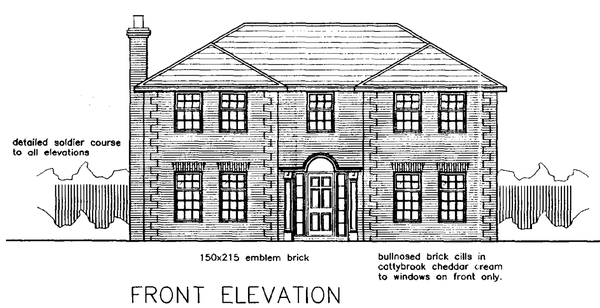
DRAWN MASTER COPY

DATE Sept 1999

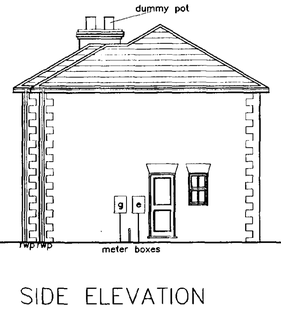
DRAWING No. 99019/5, 14 - 01

DETERMINED PLAN

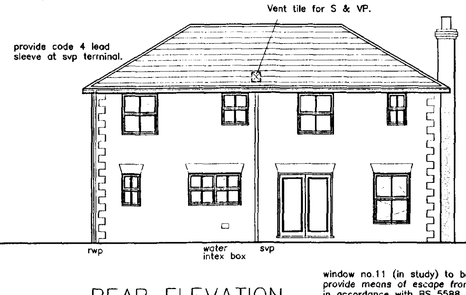
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FRONT ELEVATION

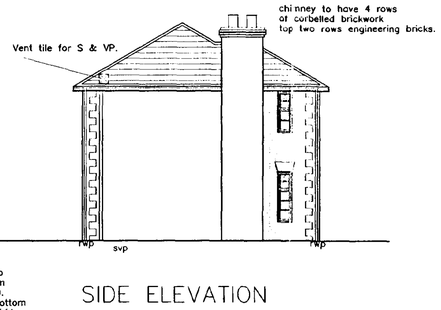



SIDE ELEVATION

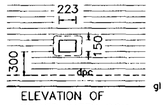



REAR ELEVATION

window no.11 (in study) to be adapted to provide means of escape from inner room in accordance with BS 5588 part 1 1990. opening to be n.l.t 850 x 550mm with bottom of window between 600–1100mm above f.f.l.




SIDE ELEVATION




ELEVATION OF WATER INTEX BOX

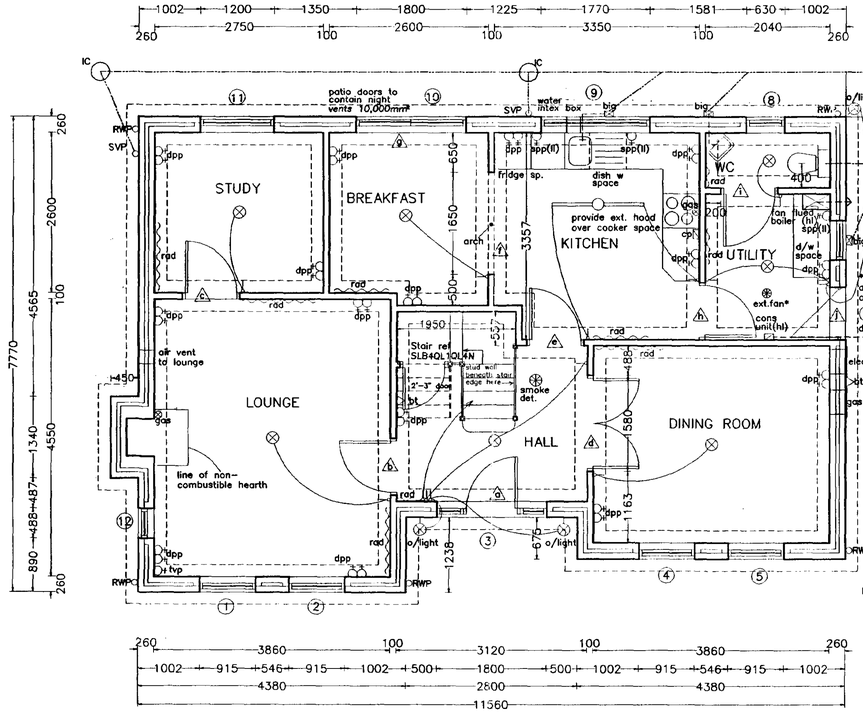
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)

**DOOR, WINDOW & LINTEL SCHEDULE**

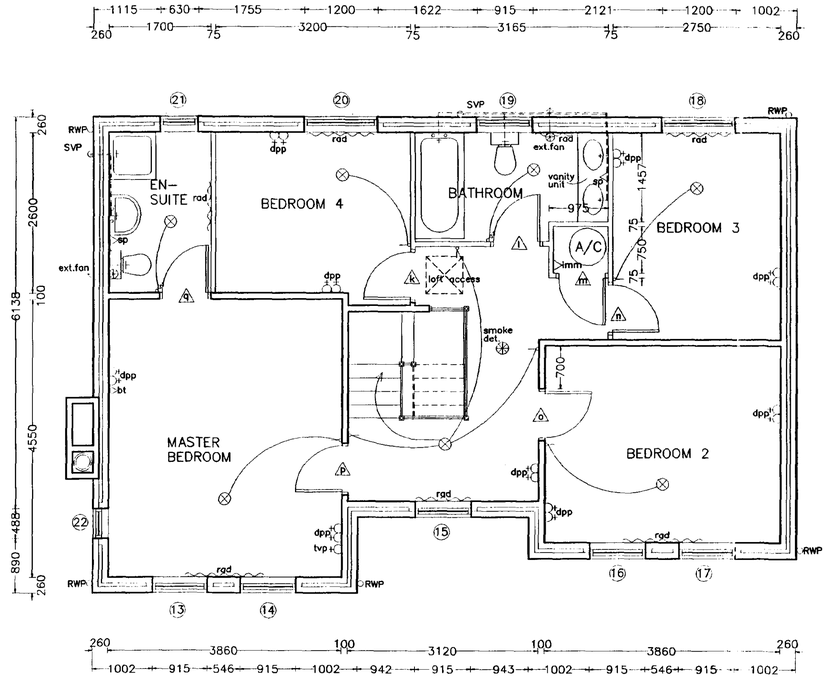
| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 915 X 1650 | L1–S | 1350 |
| 2. | Window | 915 X 1650 | L1–S | 1350 |
| 3. | Front Entrance PREMDOR | 1800 x 2100 | L1–S | 2100 |
| 4. | Window | 915 X 1650 | L1–S | 1350 |
| 5. | Window | 915 X 1650 | L1–S | 1350 |
| 6. | Door–PREMDOR | 856 x 2100 | L1–S | 1200 |
| 7. | Window | 630 x 1050 | L1–S | 1050 |
| 8. | Window | 630 x 1050 | L1–S | 1050 |
| 9. | Window | 1770 x 1050 | L1–S | 2100 |
| 10. | Patio–Doors | 1800 x 2100 | L1–S | 2100 |
| 11. | Window | 1200 x 1650 | L1–S | 1500 |
| 12. | Window | 915 x 1350 | L1–S | 1350 |
| 13. | Window | 915 x 1350 | L1–S | 1350 |
| 14. | Window | 915 x 1350 | L1–S | 1350 |
| 15. | Window | 915 x 1350 | L1–S | 1350 |
| 16. | Window | 915 x 1350 | L1–S | 1350 |
| 17. | Window | 915 x 1350 | L1–S | 1350 |
| 18. | Window | 1200 x 1200 | L1–HD | 1500 |
| 19. | Window | 915 x 1050 | L1–S | 1200 |
| 20. | Window | 1200 x 1200 | L1–S | 1500 |
| 21. | Window | 630 x 1050 | L1–S | 1050 |
| 22. | Window | 488 x 1350 | L1–S | 900 |

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF B, E– BOX 75 1200mm LONG
D, F– BOX 100 1950mm LONG

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




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
–BLOOMINGTON–

Plot 4. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

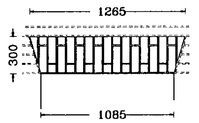
DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

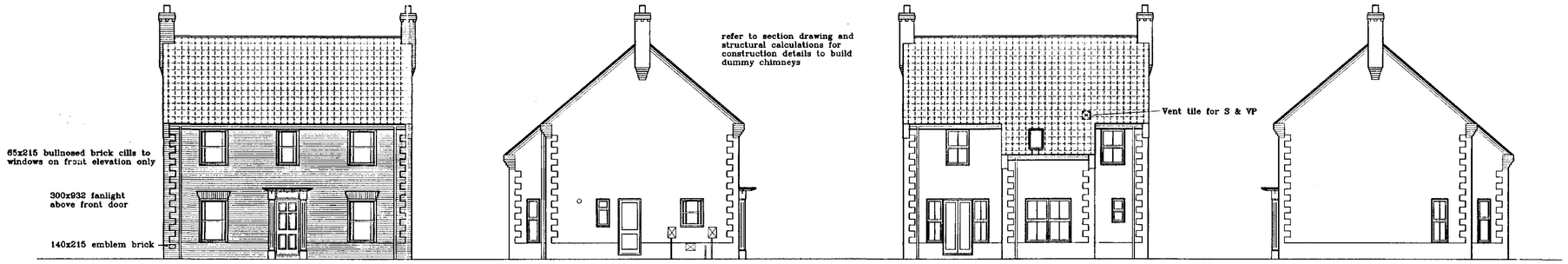
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Various Rads repositioned | 5.5.99 | S.L |
| | D.P.P in Lounge repositioned | | |
| b) | S.V.P 's moved | 1.6.99 | S.L |
| c) | Front Entrance amended– PREMDOR | 29.6.99 | J.V |
| | Front cup'd under stairs | | |
| d) | Amendments in compliance with new part m. | 1.7.99 | S.L |
| e) | Square shower tray in En–suite. | 4.8.99 | S.L |

SCALE 1:25 1:50 1:100
DRAWN MASTER COPY
DATE JUNE 1999
DRAWING No. 99019/4 – 01

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DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY




FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

## DOOR, WINDOWS & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Window | 630 x 1650 | L1-HD 1050 |
| 2. | French doors with top opening sidelights | 2400 x 2100 | L1-HD 2700 |
| 3. | Window | 488 x 1650 | L1-S 900 |
| 4. | Window | 1770 x 1650 | L1-HD 2100 |
| 5. | Window | 488 x 1650 | L1-S 900 |
| 6. | Window | 488 x 900 | L1-S 900 |
| 7. | Window | 488 x 1050 | L1-S 900 |
| 8. | Door - PREMDOR | 856 x 2100 | L1-HD 1200 |
| 9. | Window | 1085 x 1050 | L1-S 1500 |
| 10. | Window | 1085 x 1650 | L1-S 1500 |
| 11. | Door - PREMDOR | 932 x 2100 | L1-HD 1350 |
| | Fan light - Workshop | 932 x 300 | - - |
| 12. | Window | 1085 x 1650 | L1-S 1500 |
| 13. | Window | 915 x 1350 | L1-S 1350 |
| 14. | Roof light | Velux GGL 104 | - - |
| 15. | Window | 915 x 1350 | L1-S 1350 |
| 16. | Window | 1085 x 1350 | L1-S 1500 |
| 17. | Window | 860 x 1350 | L1-S 1200 |
| 18. | Window | 1085 x 1350 | L1-S 1500 |

NOTE: For opening No's 10, 12, 16, 17, 18 allow for brick cills.

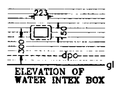
ALL LINTEL REFS BY IG LTD

ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

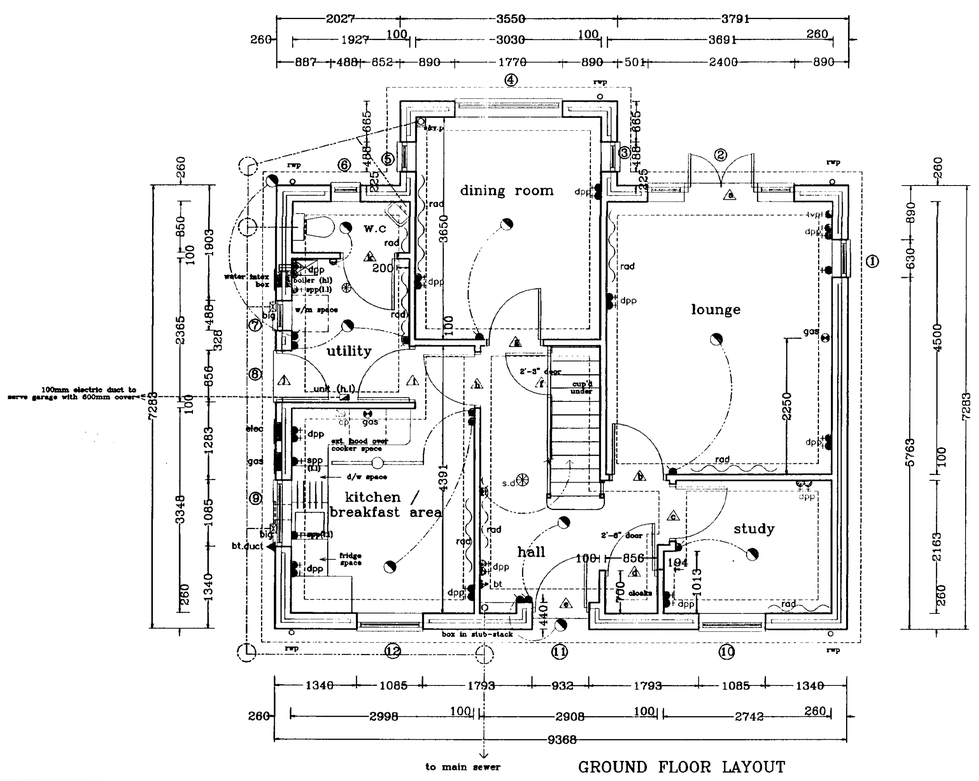
## INTERNAL LINTEL SCHEDULE

| | | |
|---|---|---|
| b.- | IG 100 box beam | 1200 |
| c.- | IG 100 box beam | 1200 |
| d.- | IG internal type | 1200 |
| g.- | IG 100 box beam | 1200 |
| h.- | IG 100 box beam | 1200 |
| i.- | IG internal type | 1200 |
| j.- | IG internal type | 1200 |

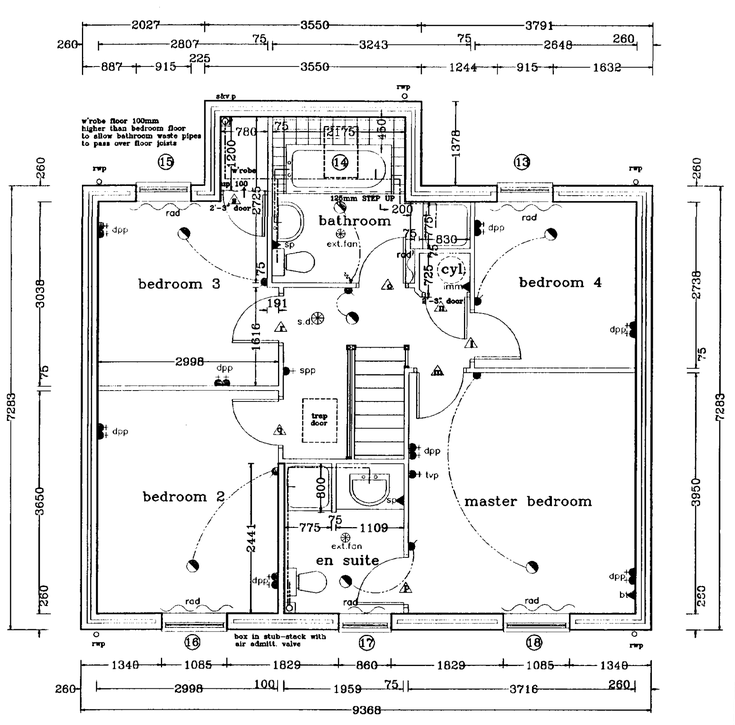
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)




ELEVATION OF WATER INTEX BOX




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

SOUTH HOLLAND DC HOUSING & PLANNING 27 OCT 1999 Rec 1082/99

BROADGATE HOMES

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

PROJECT TITLE

# STANDARD DWELLING TYPE -RICHFIELD-

Plot 3. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

## FLOOR LAYOUTS & ELEVATIONS

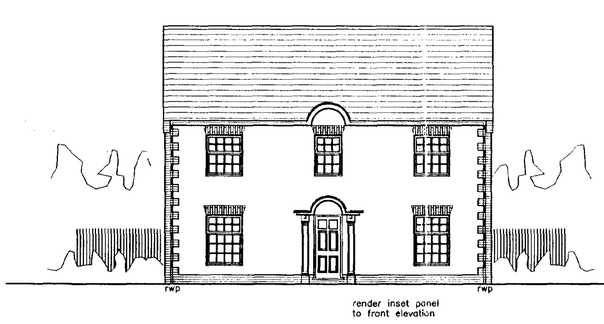
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | SPP. added in Kitchen fused spur in lounge. | 1/6/99 | S.L |
| b) | STEP UP / Plinth to shower in bathroom. | 1/6/99 | S.L |
| c) | kitchen layout amended. | 15/6/99 | S.L |
| d) | Amendments in compliance with new part m. | 1/7/99 | S.L |
| e) | Improvements in Kitchen/ Utility. | 6/8/99 | S.L |

SCALE 1:25 1:50 1:100 | DRAWN MASTER COPY

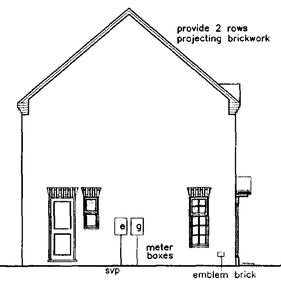
DATE JUNE 1999 | DRAWING No. 99019/3 - 01

DETERMINED - PLAN

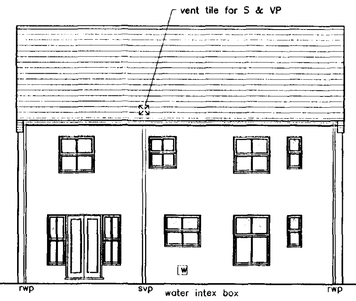
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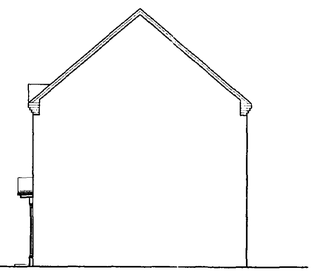

FRONT ELEVATION




SIDE ELEVATION

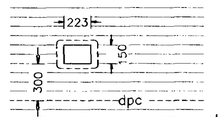



REAR ELEVATION

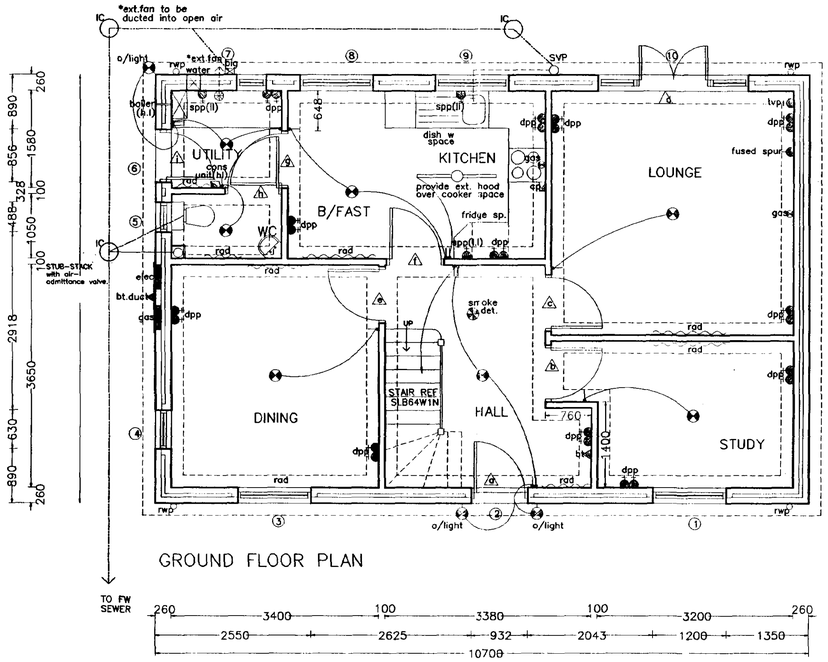


SIDE ELEVATION

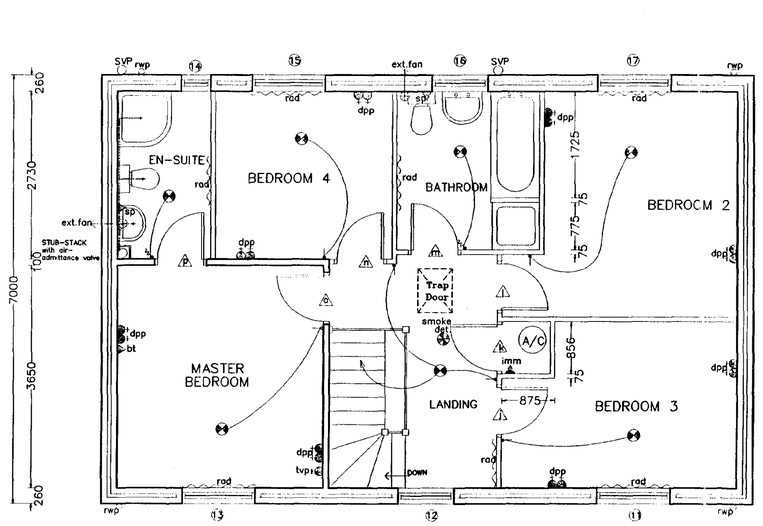
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).




ELEVATION OF WATER INTEX BOX




GROUND FLOOR PLAN




FIRST FLOOR PLAN

FIRST FLOOR PLAN

**DOOR, WINDOW & LINTEL SCHEDULE**

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 1200 x 1650 | L1-S | 1500 |
| 2. | Door-Premdor | 932 x 2100 | L1-S | 1200 |
| 3. | Window | 1200 x 1650 | L1-S | 1500 |
| 4. | Window | 630 x 1650 | L1-S | 1050 |
| 5. | Window | 488 x 1050 | L1-S | 900 |
| 6. | Door-Premdor | 856 x 2100 | L1-S | 1200 |
| 7. | Window | 488 x 1050 | L1-S | 900 |
| 8. | Window | 1200 x 1650 | L1-S | 1500 |
| 9. | Window | 1200 x 1050 | L1-HD | 1500 |
| 10. | Pair of windows | 1200 x 2100 | L1-S | |
| | & wini ows | 2(630 x 1200) | L1-S | 2850 |
| 11. | Window | 1200 x 1350 | L1-S | 1500 |
| 12. | Window | 915 x 1350 | L1-S | 1350 |
| 13. | Window | 1200 x 1350 | L1-S | 1500 |
| 14. | Window | 488 x 1050 | L1-S | 900 |
| 15. | Window | 1200 x 1200 | L1-S | 1500 |
| 16. | Window | 915 x 1050 | L1-S | 1350 |
| 17. | Window | 1200 x 1200 | L1-S | 1500 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, C, E, F BOX 75 - 1200 LONG

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

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

PROJECT TITLE

STANDARD DWELLING TYPE
-TYPE P rev-

Plot 2, 17. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

SOUTH KESTEVEN DISTRICT COUNCIL HOUSING & PLANNING 27 OCT 1999 Ref: 108/2/99

FLOOR LAYOUTS & ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Building control amendments. | 14.12.98 | M.D |
| b) | Move some rad. positions. | 18.05.99 | S.L |
| c) | Kitchen layout amended. | 15.06.99 | C.N |
| d) | Amendments in compliance with new part M. | 07.09.99 | A.S.Z |

SCALE 1:25 1:50 1:100

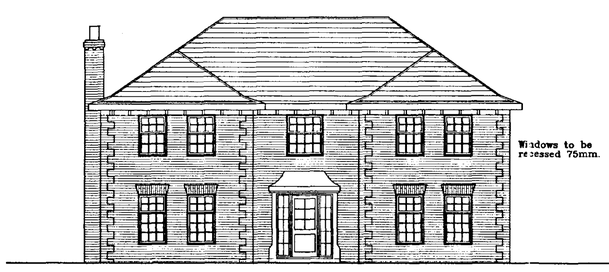
DRAWN MASTER COPY

DATE Sept 1999

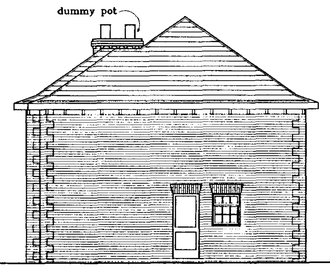
DRAWING No. 99019/02, 17 - 01

DETERMINED PLAN

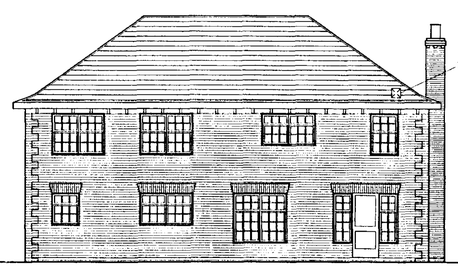
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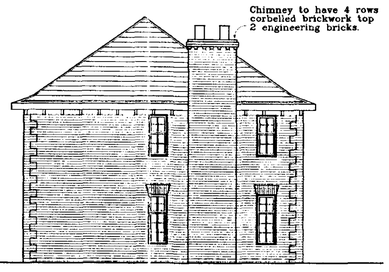

FRONT ELEVATION




SIDE ELEVATION

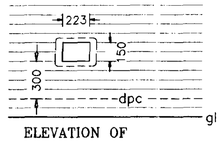



REAR ELEVATION

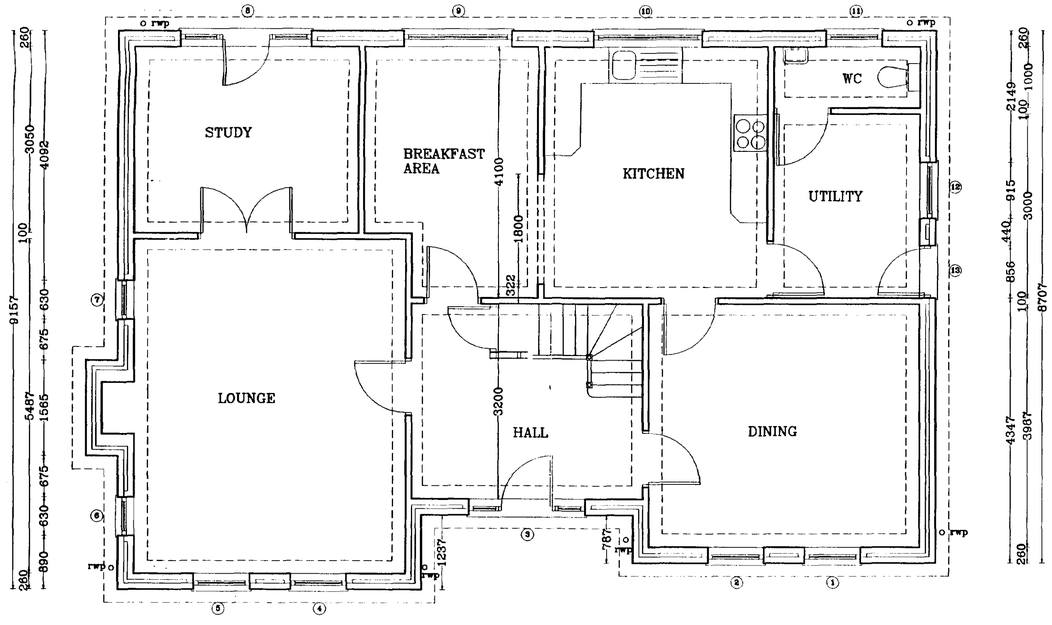



SIDE ELEVATION

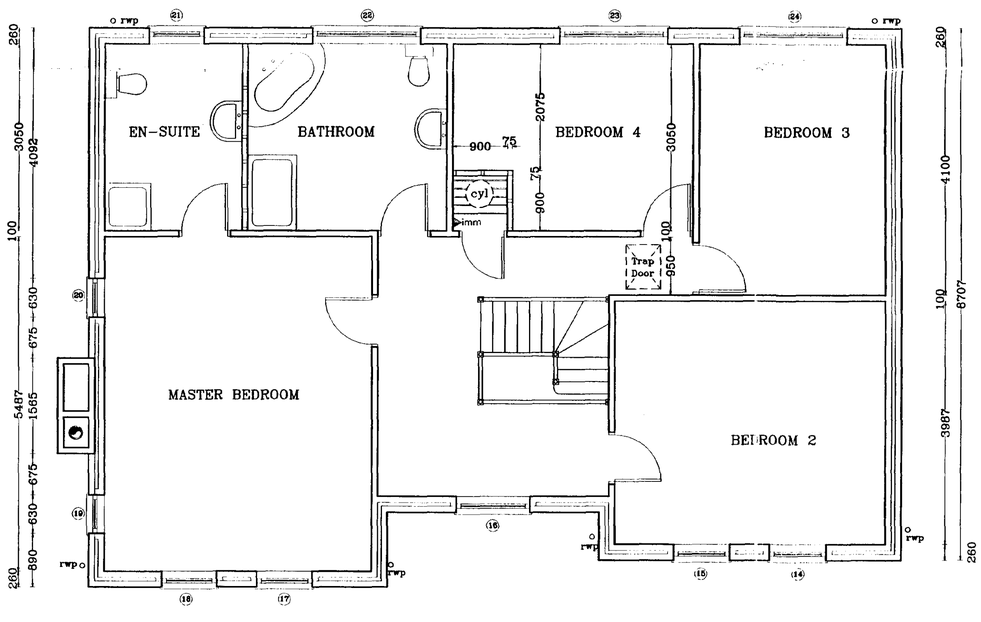
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




ELEVATION OF WATER INTEX BOX




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

DETERMINED PLAN

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

PROJECT TITLE

STANDARD DWELLING TYPE
–BIRCHGATE–

Plot 1. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

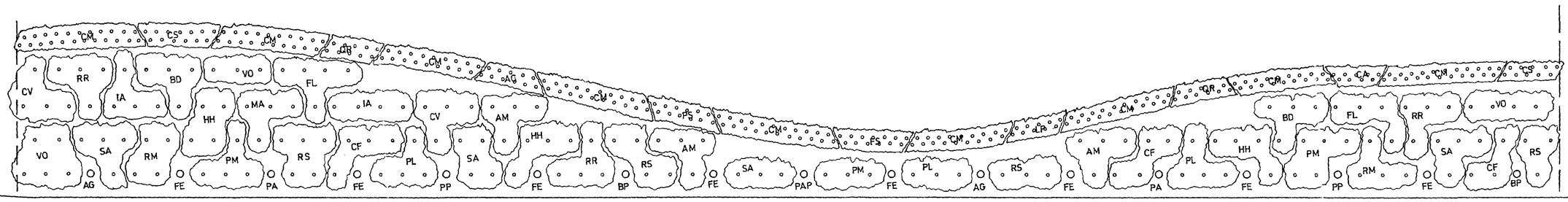
DRAWING

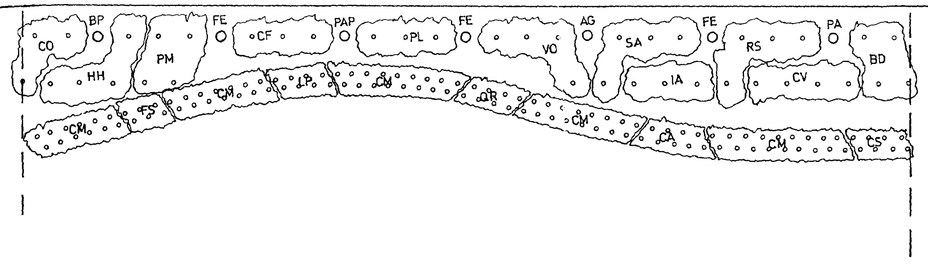
FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Electrics & windows alterwed. | 27.02.95 | S.L |
| b) | Schedule amended. | 3.03.97 | C.N |
| c) | Kitchen & Utility Layout amended. | 16.05.97 | C.N |
| d) | Amendments in compliance with new part M. | 26.10.99 | A.S.Z |

SCALE 1:25 1:50 1:100 — DRAWN MASTER COPY.

DATE NOV 1999 — DRAWING No. 99019/01-01



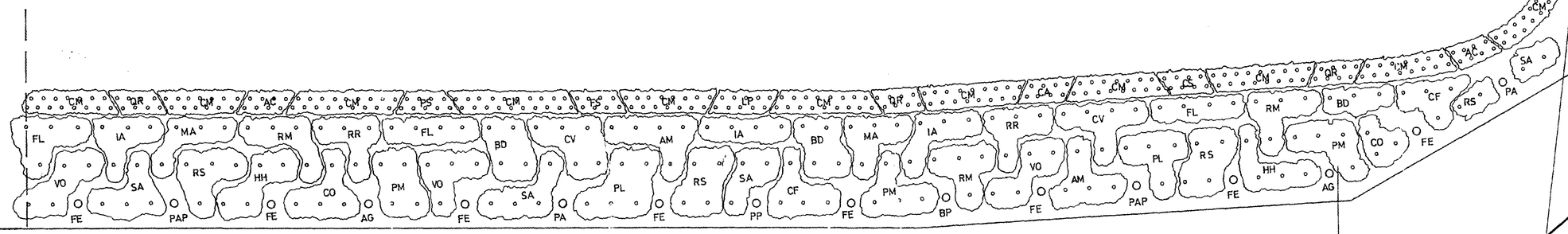

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100

DWG NO: HP/DR.SOUTH/L/07 DRAWN:

DETERMINED
PLAN



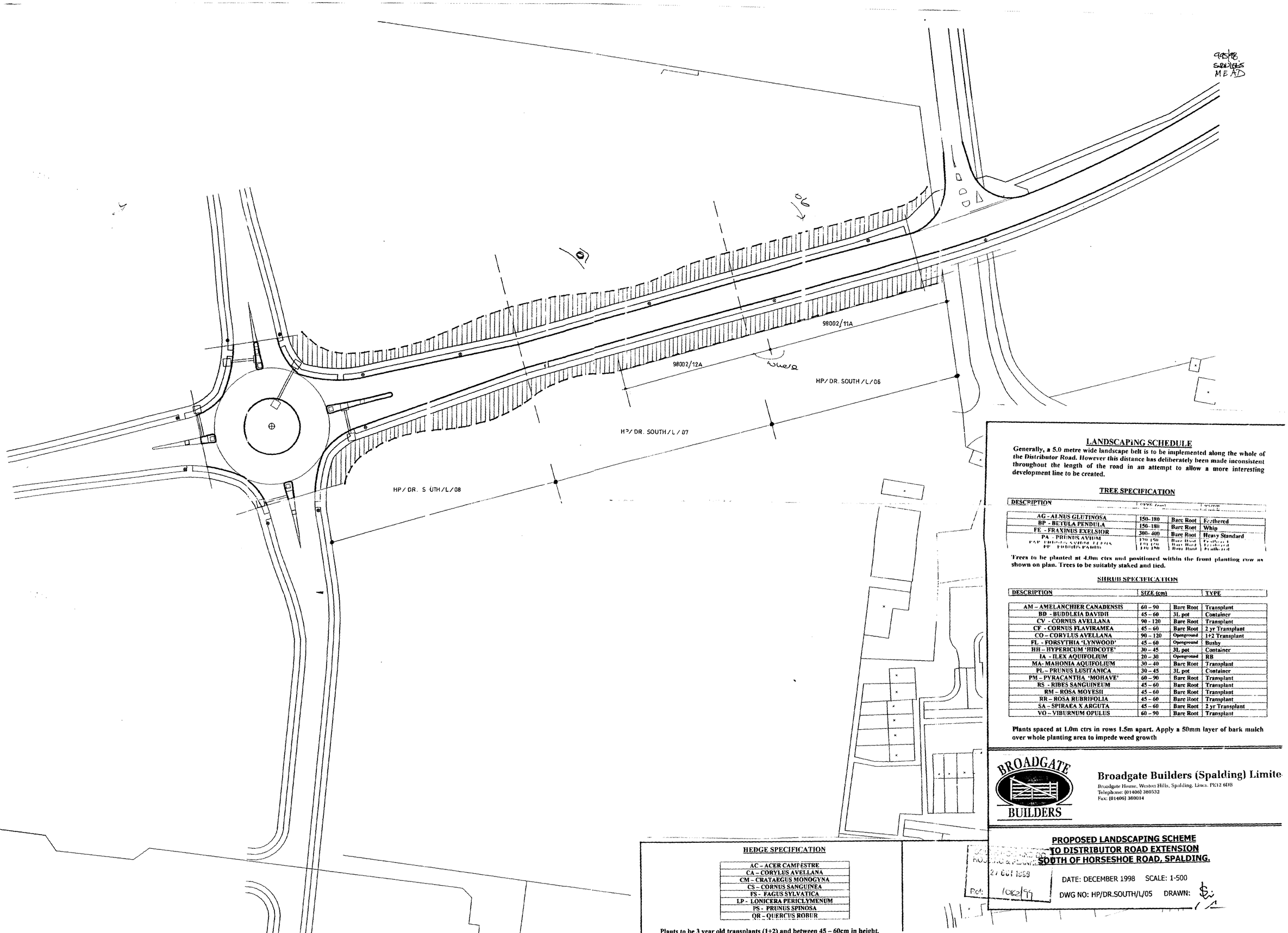

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100

DWG NO: HP/DR.SOUTH/L/06 DRAWN: $\mathcal{B}_i$

DETERMINED




## LANDSCAPING SCHEDULE

**Generally, a 5.0 metre wide landscape belt is to be implemented along the whole of the Distributor Road. However this distance has deliberately been made inconsistent throughout the length of the road in an attempt to allow a more interesting development line to be created.**

### TREE SPECIFICATION

| DESCRIPTION | SIZE (cm) | | TYPE |
|---|---|---|---|
| AG - ALNUS GLUTINOSA | 150-180 | Bare Root | Feathered |
| BP - BETULA PENDULA | 150-180 | Bare Root | Whip |
| FE - FRAXINUS EXELSIOR | 300-400 | Bare Root | Heavy Standard |
| PA - PRUNUS AVIUM | 150-180 | Bare Root | Feathered |
| PAP - PRUNUS AVIUM 'PLENA' | 150-180 | Bare Root | Feathered |
| PP - PRUNUS PADUS | 150-180 | Bare Root | Feathered |

**Trees to be planted at 4.0m ctrs and positioned within the front planting row as shown on plan. Trees to be suitably staked and tied.**

### SHRUB SPECIFICATION

| DESCRIPTION | SIZE (cm) | | TYPE |
|---|---|---|---|
| AM – AMELANCHIER CANADENSIS | 60 – 90 | Bare Root | Transplant |
| BD - BUDDLEIA DAVIDII | 45 – 60 | 3L pot | Container |
| CV - CORNUS AVELLANA | 90 - 120 | Bare Root | Transplant |
| CF - CORNUS FLAVIRAMEA | 45 – 60 | Bare Root | 2 yr Transplant |
| CO – CORYLUS AVELLANA | 90 – 120 | Openground | 1+2 Transplant |
| FL – FORSYTHIA 'LYNWOOD' | 45 – 60 | Openground | Bushy |
| HH – HYPERICUM 'HIDCOTE' | 30 – 45 | 3L pot | Container |
| IA - ILEX AQUIFOLIUM | 20 – 30 | Openground | RB |
| MA- MAHONIA AQUIFOLIUM | 30 – 40 | Bare Root | Transplant |
| PL – PRUNUS LUSITANICA | 30 – 45 | 3L pot | Container |
| PM – PYRACANTHA 'MOHAVE' | 60 – 90 | Bare Root | Transplant |
| RS - RIBES SANGUINEUM | 45 – 60 | Bare Root | Transplant |
| RM – ROSA MOYESII | 45 – 60 | Bare Root | Transplant |
| RR – ROSA RUBRIFOLIA | 45 – 60 | Bare Root | Transplant |
| SA – SPIRAEA X ARGUTA | 45 – 60 | Bare Root | 2 yr Transplant |
| VO – VIBURNUM OPULUS | 60 – 90 | Bare Root | Transplant |

**Plants spaced at 1.0m ctrs in rows 1.5m apart. Apply a 50mm layer of bark mulch over whole planting area to impede weed growth**

### HEDGE SPECIFICATION

| |
|---|
| AC – ACER CAMPESTRE |
| CA – CORYLUS AVELLANA |
| CM – CRATAEGUS MONOGYNA |
| CS – CORNUS SANGUINEA |
| FS – FAGUS SYLVATICA |
| LP - LONICERA PERICLYMENUM |
| PS - PRUNUS SPINOSA |
| QR – QUERCUS ROBUR |

**Plants to be 3 year old transplants (1+2) and between 45 – 60cm in height. Plant in double staggered row at 450mm ctrs and 400**

BROADGATE BUILDERS

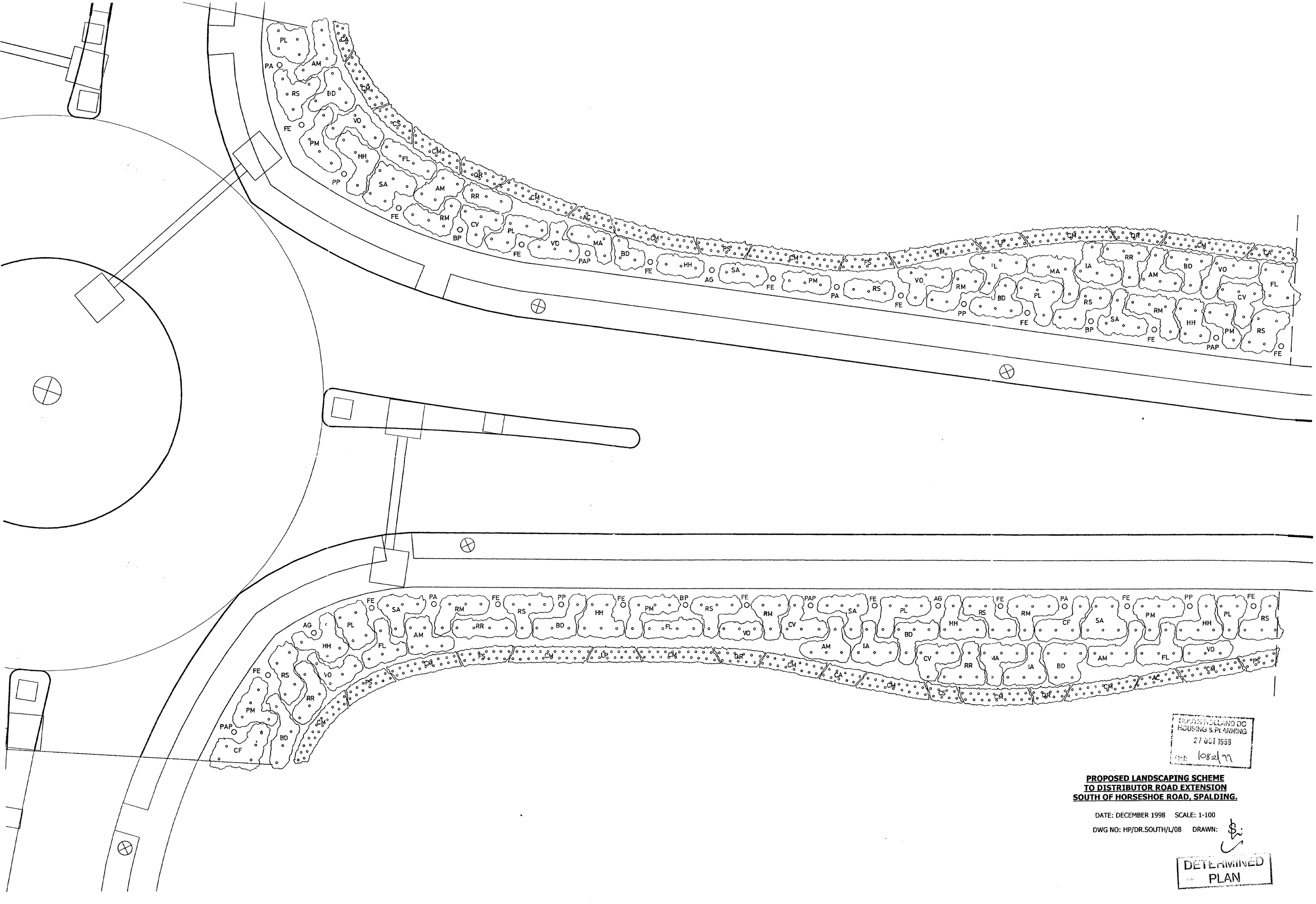
**Broadgate Builders (Spalding) Limited**
Broadgate House, Weston Hills, Spalding, Lincs. PE12 6DB
Telephone: (01406) 380532
Fax: (01406) 380014

# PROPOSED LANDSCAPING SCHEME TO DISTRIBUTOR ROAD EXTENSION SOUTH OF HORSESHOE ROAD, SPALDING.

DATE: DECEMBER 1998 SCALE: 1-500

DWG NO: HP/DR.SOUTH/L/05 DRAWN:

PLANNING AND HOUSING & PLANNING
27 OCT 1998
Ref: 1062/98




SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100

DWG NO: HP/DR.SOUTH/L/08 DRAWN:

DETERMINED
PLAN

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## PRIVATE DRIVE SPECIFICATION

Private drives ▒▒▒ to be block paved using Marshalls Rialta in Burnt Ochre to create a cobblestone effect.

. ● lb = lighting bollard.

## LANDSCAPING SPECIFICATION

TREES
.ac = Acer Campestre (Field Maple)
.bp = Betula Pendula (Silver Birch)
.fs = Fagus Sylvatica (Common Beech)
.mg = *Malus 'Golden Hornet'* (Flowering Crab)
.rp = Robinia Pseudoacacia 'Frisia' (False Acacia)

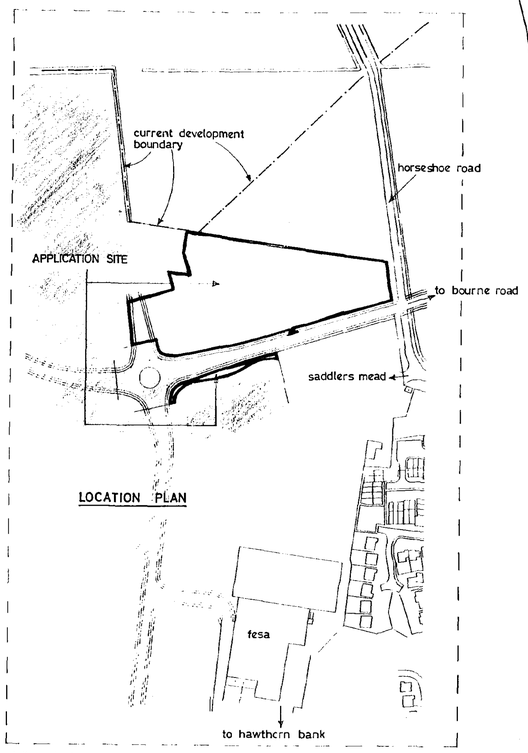
All trees to be 1.8 – 2.4 metre high standards and when planted need to be suitably staked and tied.

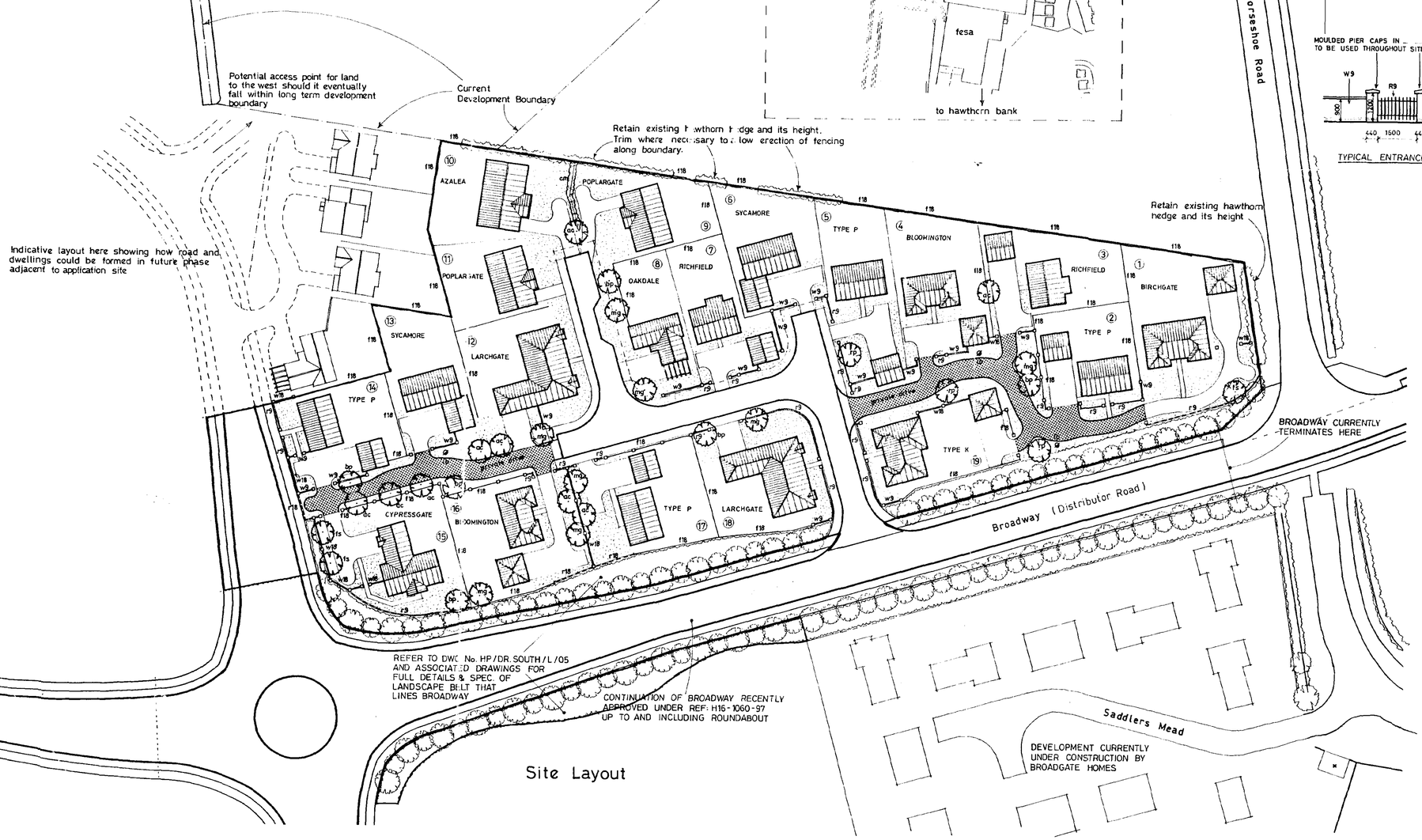
HEDGING
.cm = Crataegus Monogyna (Hawthorn). Use 600 – 900mm high specimens planted at 600mm ctrs in 2 rows staggered.

## GENERAL

All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width) finished in Tarmacadam.
Footpaths leading to front entrance with level thresh-hold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

All front gardens to be turfed.




Site Layout

## WALL, FENCE & RAILING SPECIFICATION

—o— w18 = 1725mm high brick wall including coping stone.

—o— w9 = 1025mm high brick wall including coping stone.

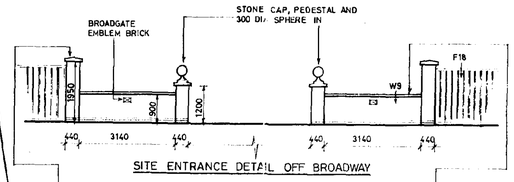
Note: All brick walling and piers to be built in Ibstock Birtley Beamish Blend. (See details below for further information)

.—— f18 = 1800mm high vertical board fence.

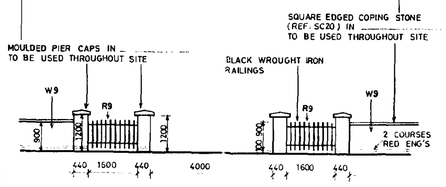
.——r18 = 1800mm high black wrought iron railing.

.——r9 = 900mm high black wrought iron railing.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.




SITE ENTRANCE DETAIL OFF BROADWAY




TYPICAL ENTRANCE DETAIL - EXAMPLE OF PLOT 7 ILLUSTRATED

SOUTH HOLLAND DC HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

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

PROJECT TITLE

Proposed Residential Development
Plots 1-19. Phase 1.
Off Broadway, Holland Park,
Spalding, Lincs.

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT
- WALL & RAILING DETAILS

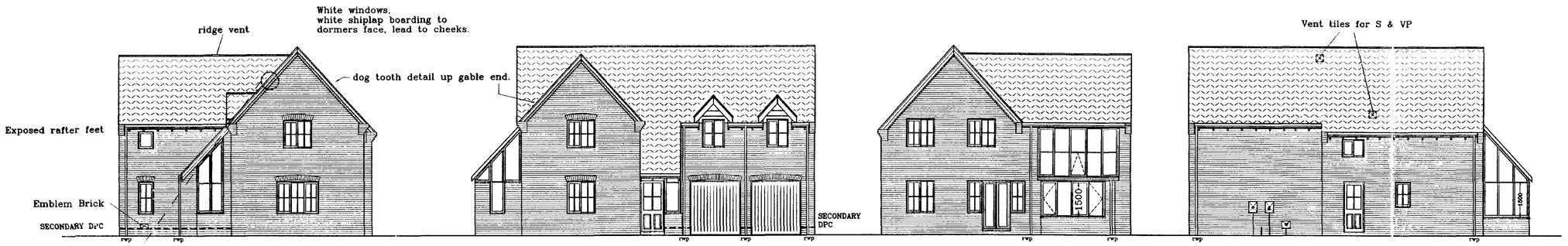
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|

SCALE 1:500, 1:2500, 1:100 | DRAWN

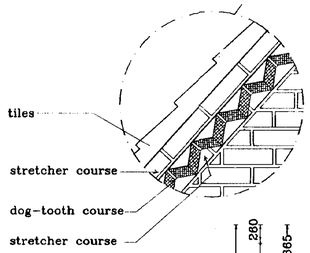
DATE OCTOBER 1999 | DRAWING No. 99019/SL

DETERMINED PLAN

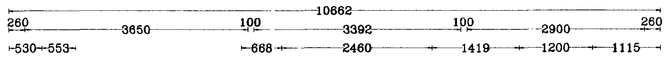
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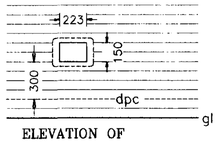



Front Elevation | Side Elevation | Rear Elevation | Side Elevation

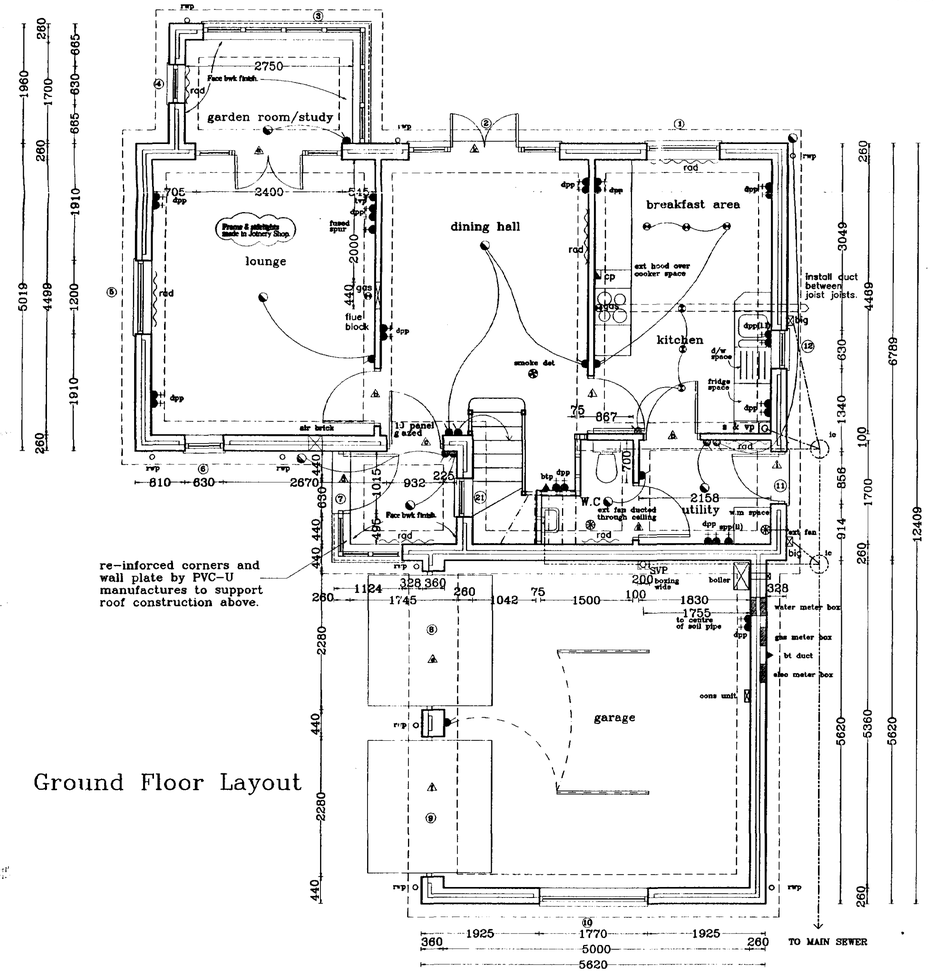



NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

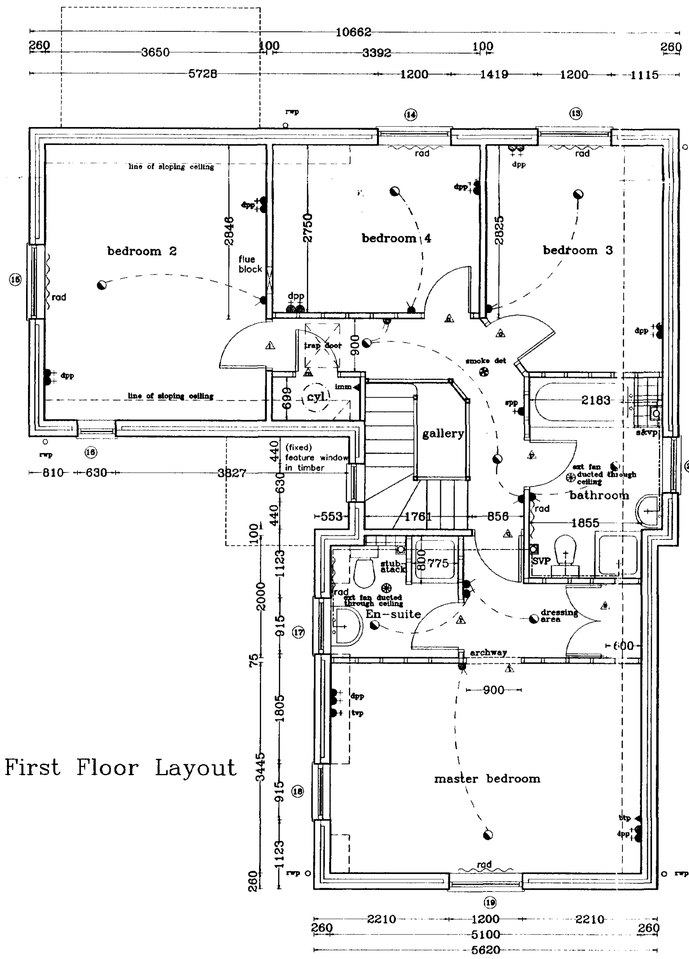



ELEVATION OF WATER INTEX BOX




Ground Floor Layout




First Floor Layout

## DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel / | Length |
|---|---|---|---|---|
| 1. | Window | 1200 x 1350 | L1-S | 1500 |
| 2. | Pair of Door & windows | 1200 x 2100<br>630 x 1350 | L1-HD | 2850 |
| 3. | Glazed feature window & roof | see manufacturers details. | | |
| 4. | Feature window | | | |
| 5. | Window | 1200 x 1350 | L1-S | 1500 |
| 6. | Window | 630 x 1350 | L1-S | 1050 |
| 7. | Feature window | see manufacturers details. | | |
| 8. | Garage Door | 2280 x 2100 | L1-HD | 2700 |
| 9. | Garage Door | 2280 x 2100 | L1-HD | 2700 |
| 10. | Window | 1770 x 1350 | L1-S | 2100 |
| 11. | Door | 856 x 2100 | L1-S | 1200 |
| 12. | Window | 630 x 1050 | L1-S | 1050 |
| 13. | Window | 1200 x 1200 | L1-S | 1500 |
| 14. | Window | 1200 x 1200 | L1-S | 1500 |
| 15. | Window | 1200 x 1200 | L1-S | 1500 |
| 16. | Window | 630 x 750 | L1-S | 1050 |
| 17. | Window | 915 x 1200 | 2n° 50x150 | |
| 18. | Window | 915 x 1200 | 2n° 50x150 | |
| 19. | Window | 1200 x 1200 | L1-S | 1500 |
| 20. | Window | 915 x 750 | L1-S | 1350 |
| 21. | Window | 630 x 1350 | L1-S | 1050 |

TO OPENING No's: 5, 6, 7, 8, 11, 16, 17,18, 19, 20.
ALLOW FOR BRICK CILLS.

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF b- 100 box beam 1200mm LONG
c- L1-S 1200mm LONG
j- 100 box beam 1200mm LONG

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

PLAN No. A3
SOUTH HOLLAND DC HOUSING & PLANNING
- 4 MAY 2000
Ref: 1082/99

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-OAKDALE-

Plot 8. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Door 6 & 10, PREMDOR | 29.6.99 | J.V |
| b) | Amendment in compliance with new m. | 17.7.99 | A.S |
| c) | Pergola style' car parking bay added to side of Garage. | 22.10.99 | A.S.Z |
| d) | Secondary DPC added to elevations. | 10.01.00 | " |
| e) | BH re-design | 14.03.00 | " |

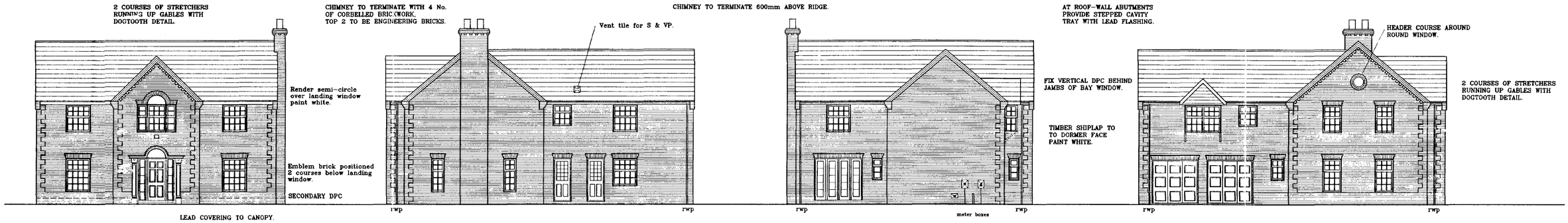
SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

DATE MAR 2000

DRAWING No. 99019/8 - 01

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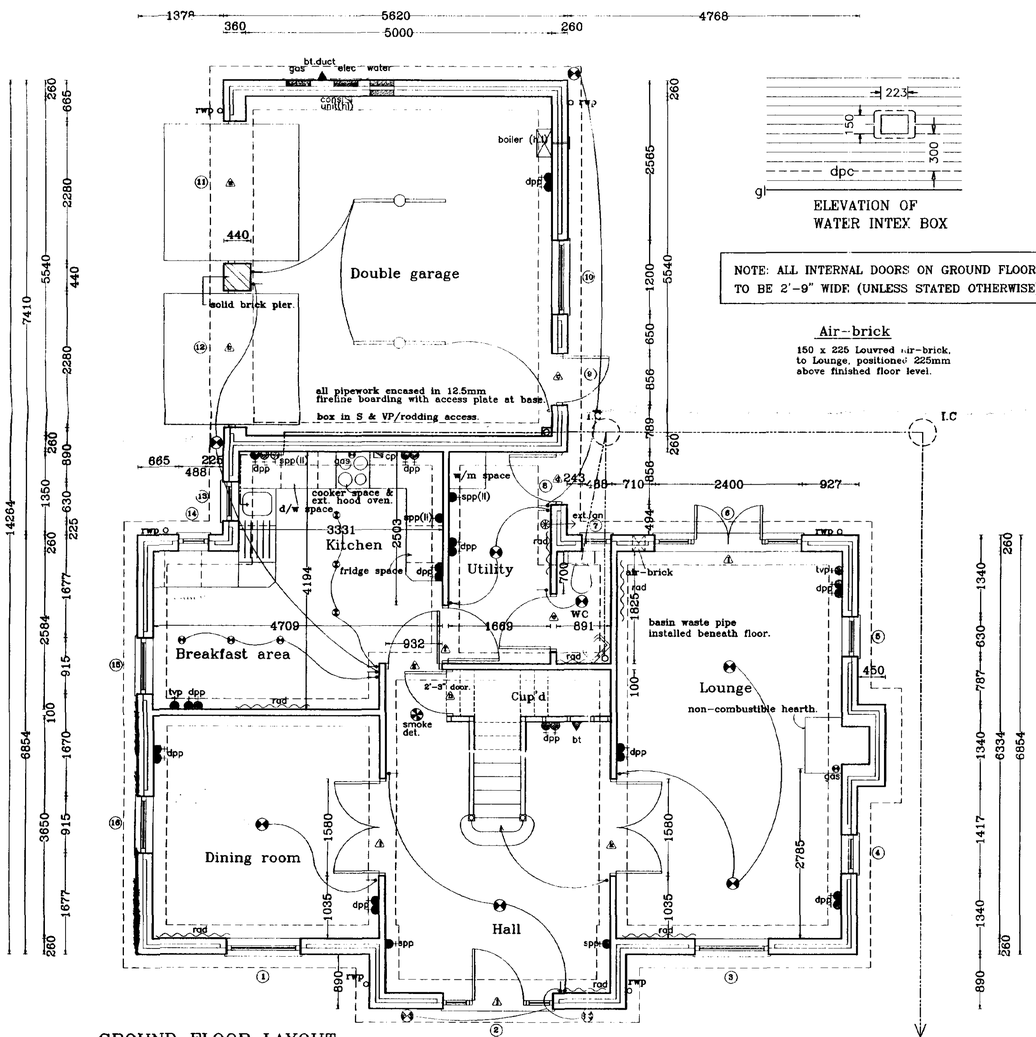

FRONT ELEVATION

SIDE ELEVATION

Note: Windows n° 1, 3, 13, 14, 15, 16, 17, 18, 19, 24, 25, 26, to have brick cills.

REAR ELEVATION

SIDE ELEVATION


1378
360
5620
5000
260
4768
bt duct
gas elec water
cavity insulation
rwp
boiler (h)
dpp
Double garage
440
solid brick pier.
all pipework encased in 12.5mm fireline boarding with access plate at base.
box in S & VP/rodding access.
665
488
225
dpp
spp(ll)
gas
cp
dpp
w/m space
spp(ll)
cooker space & ext. hood over.
d/w space
3331
Kitchen
2503
fridge space
dpp
Utility
ext fan
rad
700
WC
891
4709
4194
1669
932
Breakfast area
tvp dpp
rad
2'-3" door.
smoke det.
Cup'd
dpp bt
air-brick
rad
1825
basin waste pipe installed beneath floor.
100
Lounge
non-combustible hearth.
dpp
gas
450
Dining room
1580
1035
dpp
rad
spp
Hall
spp
rad
890
rwp
rwp
1340
1340
1417
1340
630
787
6334
6854
260
260
260

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**PRIVATE DRIVE SPECIFICATION**

Private drives ▒▒▒ to be block paved using Marshalls Rialta in Burnt Ochre to create a cobblestone effect.

. ● lb = lighting bollard.

**LANDSCAPING SPECIFICATION**

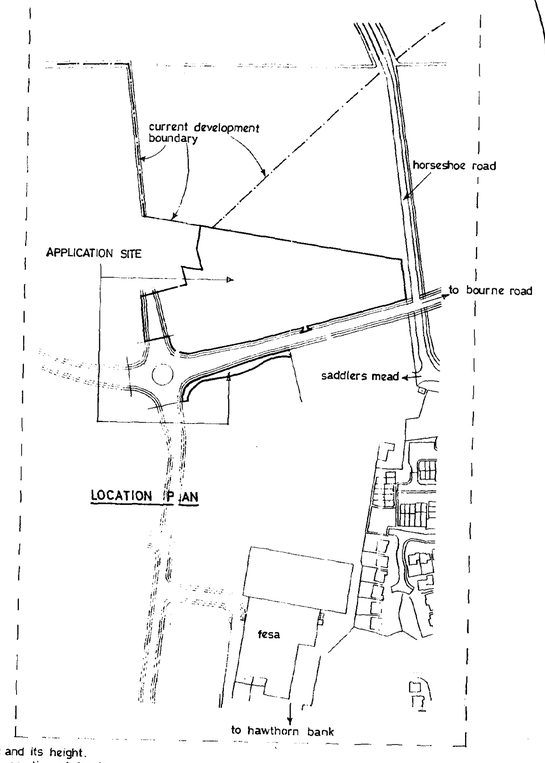
TREES
.ac = Acer Campestre (Field Maple)
.bp = Betula Pendula (Silver Birch)
.fs = Fagus Sylvatica (Common Beech)
.mg = Malus 'Golden Hornet' (Flowering Crab)
.rp = Robinia Pseudoacacia 'Frisia' (False Acacia)

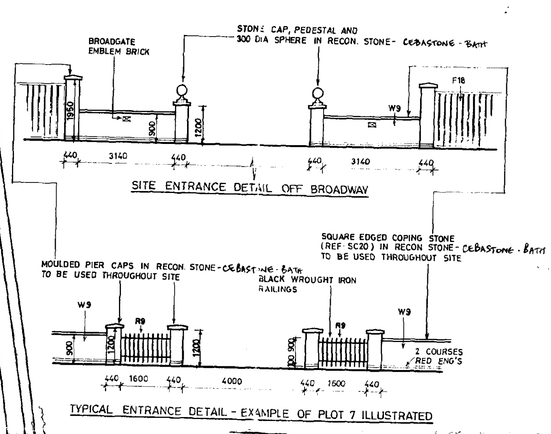
All trees to be 1.8 ~ 2.4 metre high standards and when planted need to be suitably staked and tied.

HEDGING
.cm = Crataegus Monogyna (Hawthorn). Use 600 – 900mm high specimens planted at 600mm ctrs in 2 rows staggered.

**GENERAL**
All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width)
Footpaths leading to front entrance with level threshhold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

All front gardens to be turfed.




**WALL, FENCE & RAILING SPECIFICATION**

w18 = 1725mm high brick wall including coping stone.

w9 = 1025mm high brick wall including coping stone.

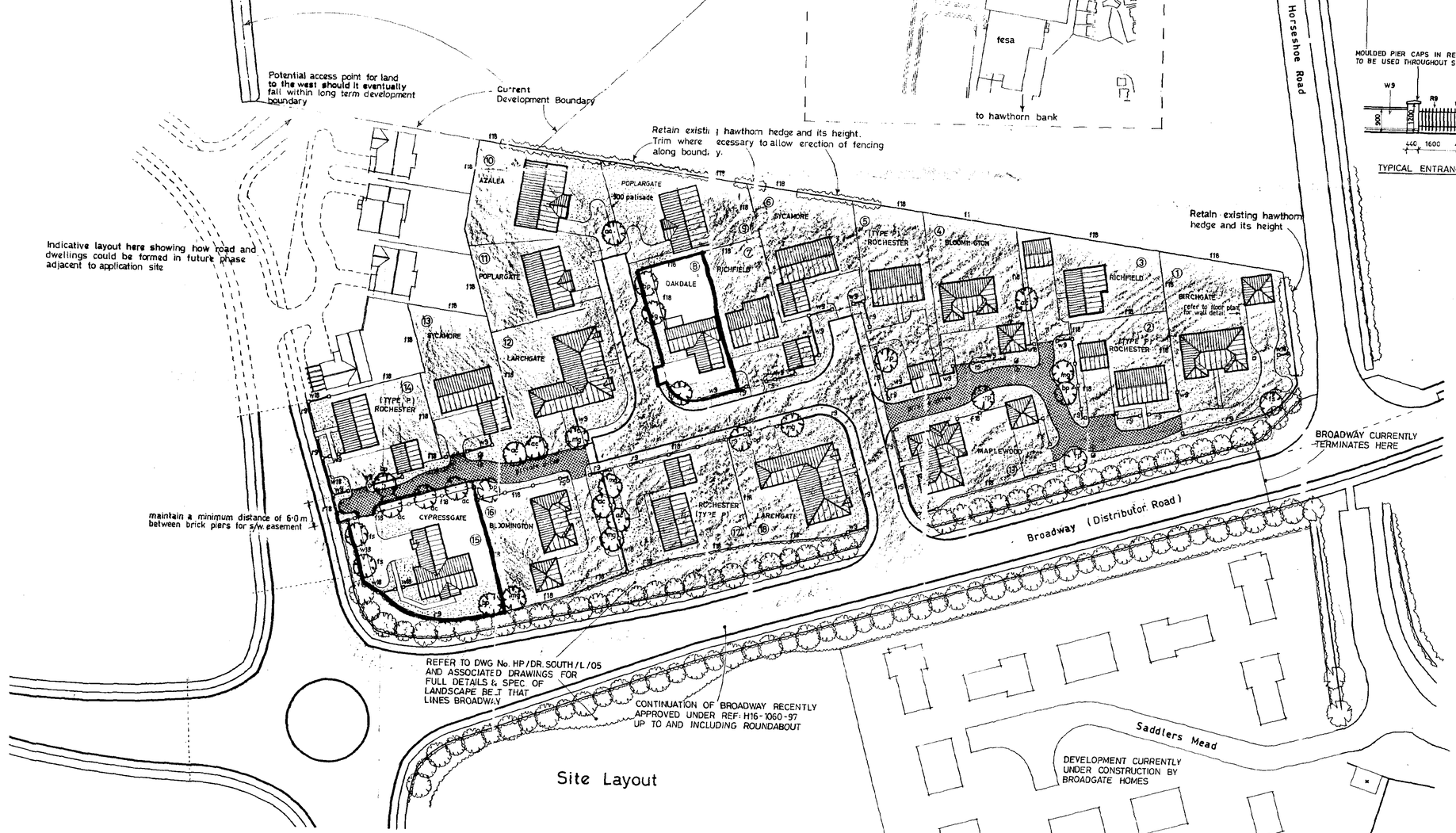
Note: All brick walling and piers to be built in Ibstock Birtley Beamish Blend. (Except for Plot 1) (See details below for further information)

f18 = 1800mm high vertical board fence.

r18 = 1800mm high black wrought iron railing.

r9 = 900mm high black wrought iron railing.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.




Site Layout

Ref. A3

SUFFOLK COASTAL DC ROUSHAM HOUSE
- 4 MAY 2000
Ref: 1082/99

**BROADGATE HOMES**

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

PROJECT TITLE

Proposed Residential Development
Plots 1-19. Phase 1.
Off Broadway, Holland Park,
Spalding, Lincs.

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT
- WALL & RAILING DETAILS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | plot 9 hawked hedge removed from front | 11.11.99 | S. |
| b) | plot 19 substitute for Maplewood | 14.12.99 | S |
| c) | R9 con Stone colour changed to Bath | 7.2.00 | S |
| d) | note added relating to S.W. easement strip. | 10.3.00 | S |

SCALE 1·500 , 1·2500 , 1·100
DRAWN
DATE OCTOBER 1999
DRAWING No. 99019/SL(d)

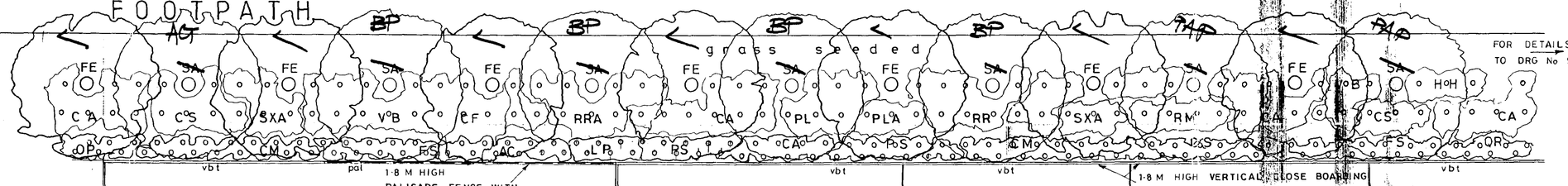
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DISTRIBUTOR ROAD

VERGE

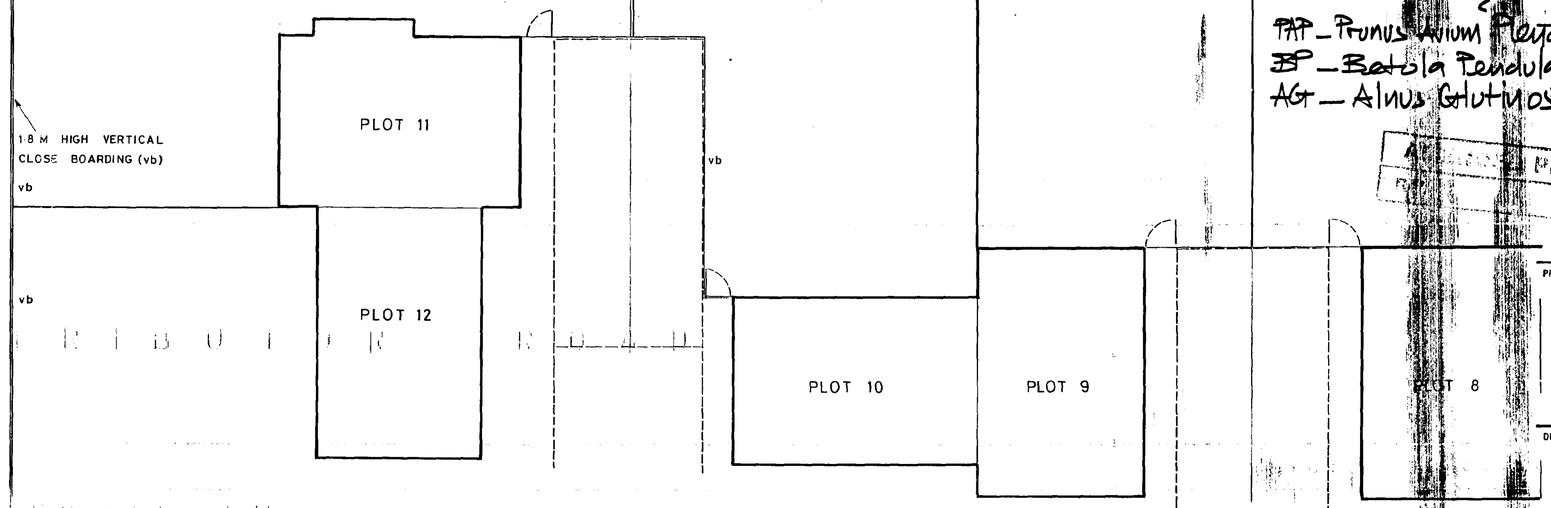
grass seeded

FOOTPATH




FOR DETAILS REFER TO DRG No 98002/11

SEE DRAWING No 98002/11 FOR DETAILS OF LANDSCAPING SCHEDULE FOR DISTRIBUTOR ROAD




PAP - Prunus Avium 'Plena'
BP - Betula Pendula
AGT - Alnus Glutinosa

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
17 AUG 1998
Ref: 0389/98

BROADGATE HOMES

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

PROJECT TITLE
LONGHURST HOUSING ASSOCIATION,
HOLLAND PARK,
SPALDING,
LINC'S

AMENDMENTS TO H16/389/98.

DRAWING
LANDSCAPING DETAILS TO DISTRIBUTOR ROAD

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| A | FENCE ALTERED TO SECURE BY DESIGN REQUIREMENTS | JULY 98 | MR |

SCALE 1:100
DRAWN Mark Ryan
DATE APRIL 98
DRAWING No. 98002/12 A

SA – Sorbus Aucuparia

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100

DWG NO: HP/DR.SOUTH/L/06 DRAWN:

SUGGESTED AMENDMENTS




SUGGESTED AMENDMENT.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 NOV 1998
Ref: 1082/97

**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100
DRAWING NO: HP/DR.SOUTH/L/07 DRAWN:

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1082/99

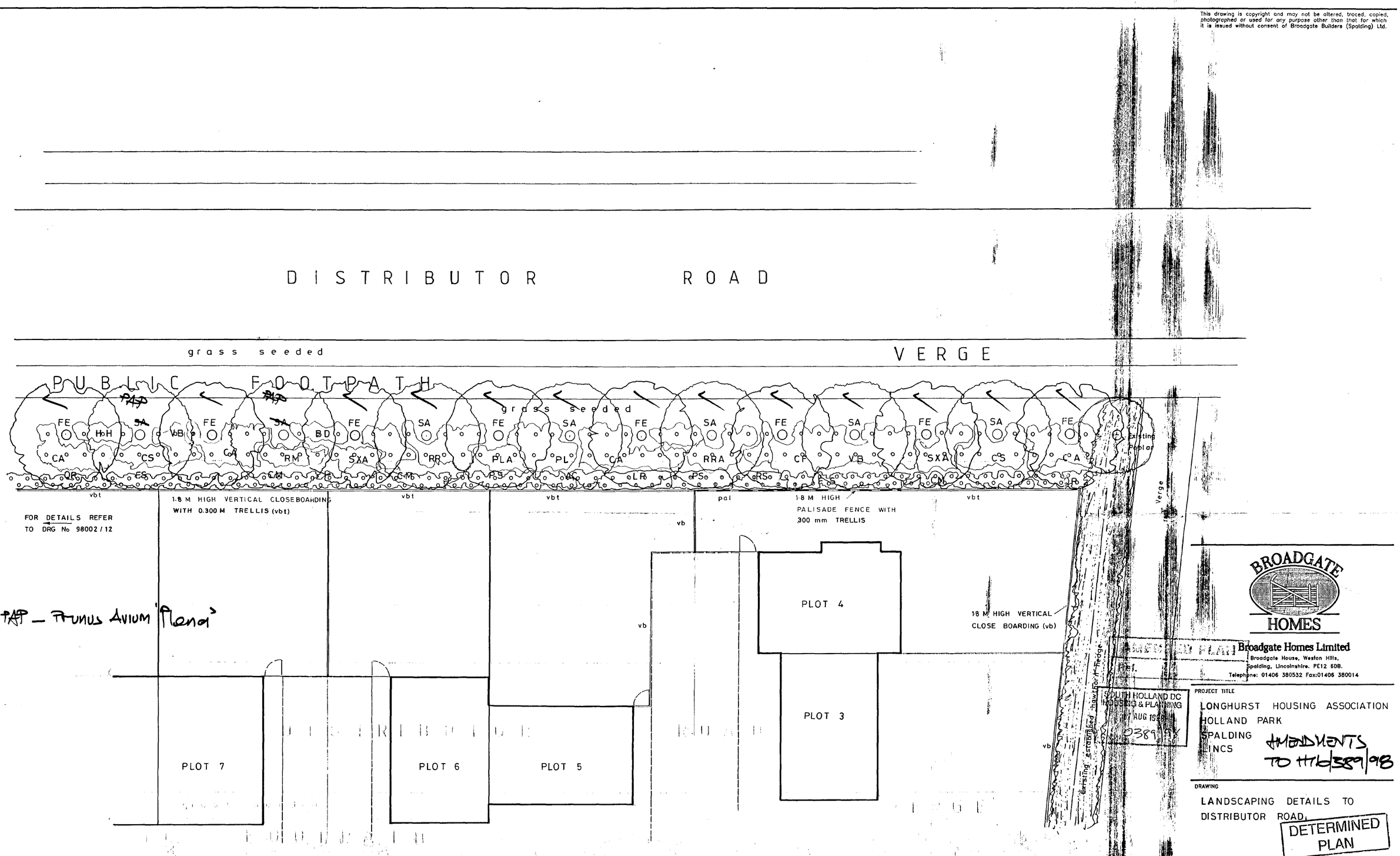
**PROPOSED LANDSCAPING SCHEME**
**TO DISTRIBUTOR ROAD EXTENSION**
**SOUTH OF HORSESHOE ROAD, SPALDING.**

DATE: DECEMBER 1998 SCALE: 1-100

DWG NO: HP/DR.SOUTH/L/08 DRAWN: $S.

SUGGESTED AMENDMENTS

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## LANDSCAPING SCHEDULE

## DISTRIBUTOR ROAD

| HEDGE MIX | | |
|---|---|---|
| AC | ACER CAMPESTRE | 5 |
| CS | CORNUS SANGUINEA | 2 |
| CA | CORYLUS AVELLANA | 5 |
| CM | CRATAGEUS MONOGYNA | 50 |
| FS | FAGUS SYLVATICA | 14 |
| LP | LONICERA PERICYLMENUM | 5 |
| PS | PRUNUS SPINOSA | 5 |
| QR | QUERUS ROBUR | 14 |

PROPOSED PLANTING TO BE DOUBLE STAGGERED ROW AT 450 mm CENTRES. 400 mm BETWEEN ROWS. PLANTS TO BE 3 YEAR OLD TRANSPLANTS(1+2) HEIGHT TO BE 45/60 cm.

| SHRUB MIX | | SIZE | SPEC |
|---|---|---|---|
| BD | BUDDLEIA DAVIDI | 45-60 | CONTAINER |
| CA | CORNUS AVELLANA | 90-120 | TRANSPLANT |
| CF | CORNUS FLAVIRAMEA | 45-60 | 2 YR TRANSPLANT |
| CS | CORNUS SANGUINEA | 45-60 | 2 YR TRANSPLANT |
| HH | HYPERICUM HIDCOTE | 30-45 | CONTAINER |
| PL | PRUNUS LAUROCERASUS | 45-60 | TRANSPLANT |
| PLA | PRUNUS LUSITANICA | 30-45 | TRANSPLANT |
| RM | ROSA MOYESII | 45-60 | TRANSPLANT |
| RRA | ROSA RUGOSA ALBA | 45-60 | TRANSPLANT |
| RR | ROSA RUBRIFOLIA | 45-60 | TRANSPLANT |
| SXA | SPIRAEA X ARGUTA | 45-60 | 2 YR TRANSPLANT |
| VB | VIBURNUM OPULUS | 60-90 | TRANSPLANT |

ALL SHRUBS TO BE PLANTED IN GROUPS AS INDICATED AND PLANTED AT 1 M x 1·5 M CENTRES

TREE PLANTING

FE FRAXINUS EXELSIOR 14-16 cm BARE ROOT EXTRA HEAVY STANDARD AT 8 M CTRS

SA SORBUS AUCUPARIA 8-10 cm BARE ROOT STANDARD (INTER PLANTING) AT 8 M CTRS

BROADGATE HOMES

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

Ref.

SOUTH HOLLAND DC HOUSING & PLANNING 7 AUG 1998 0389/98/FUL

PROJECT TITLE

LONGHURST HOUSING ASSOCIATION
HOLLAND PARK
SPALDING
LINCS

AMENDMENTS TO H/0389/98

DRAWING

LANDSCAPING DETAILS TO DISTRIBUTOR ROAD.

DETERMINED PLAN

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| AA | FENCE ALTERED TO SUIT BY DESIGN REQUIREMENTS | JULY 98 | MC |

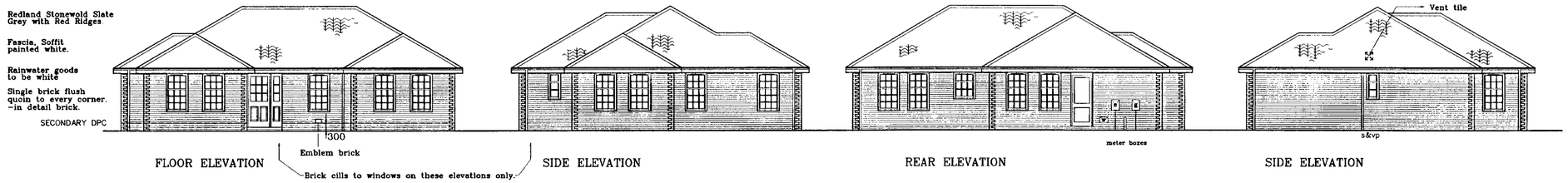
SCALE 1:100

DRAWN Mark Rayson

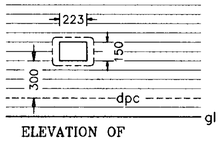
DATE APRIL 98

DRAWING No. 98002/11 A

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FLOOR ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION




ELEVATION OF WATER INTEX BOX

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

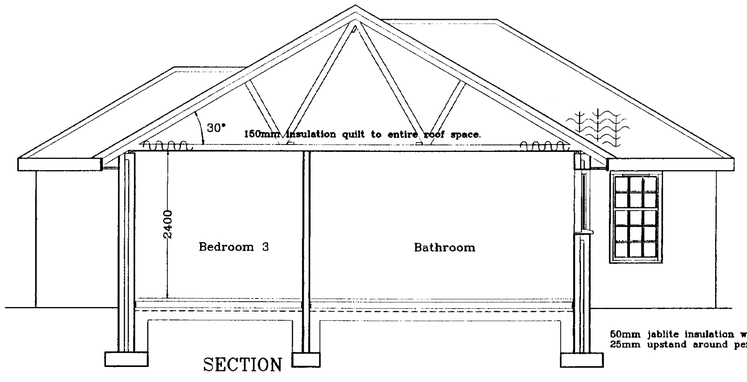
NOTE: For opening No's 1, 2, 4, 5, 6, 15, 16, 17, 18, 19 allow or brick cills.

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

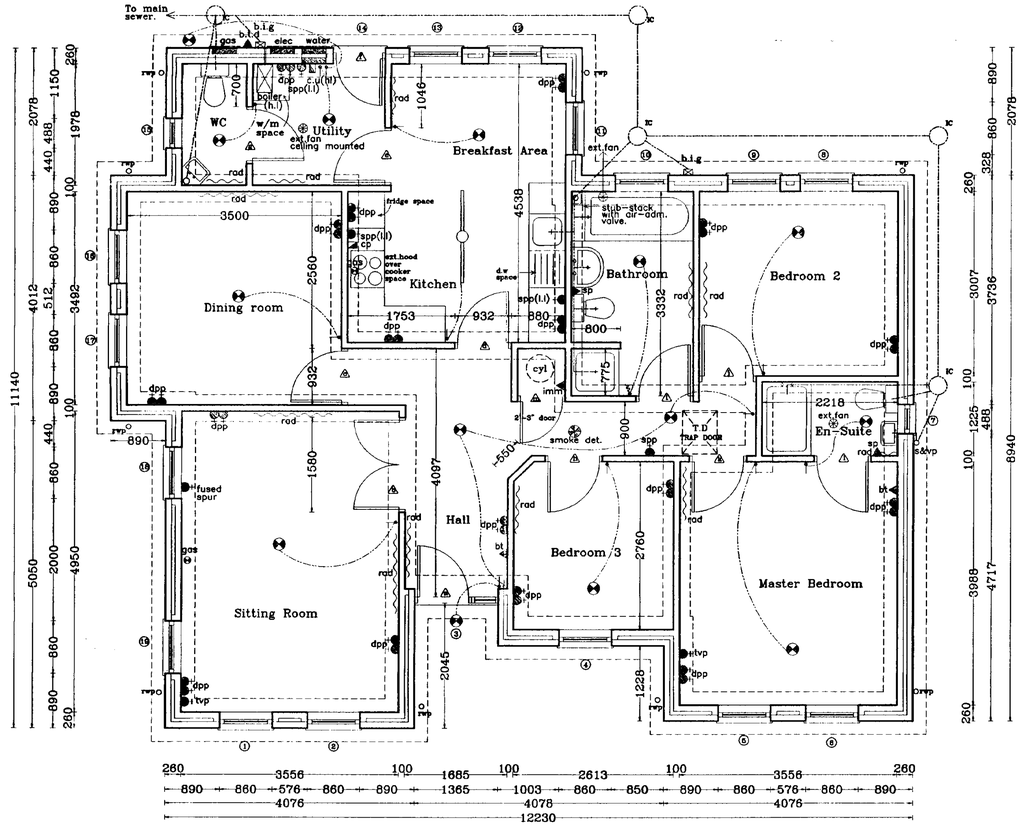
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

DOOR, WINDOW & LINTEL SCHEDULE

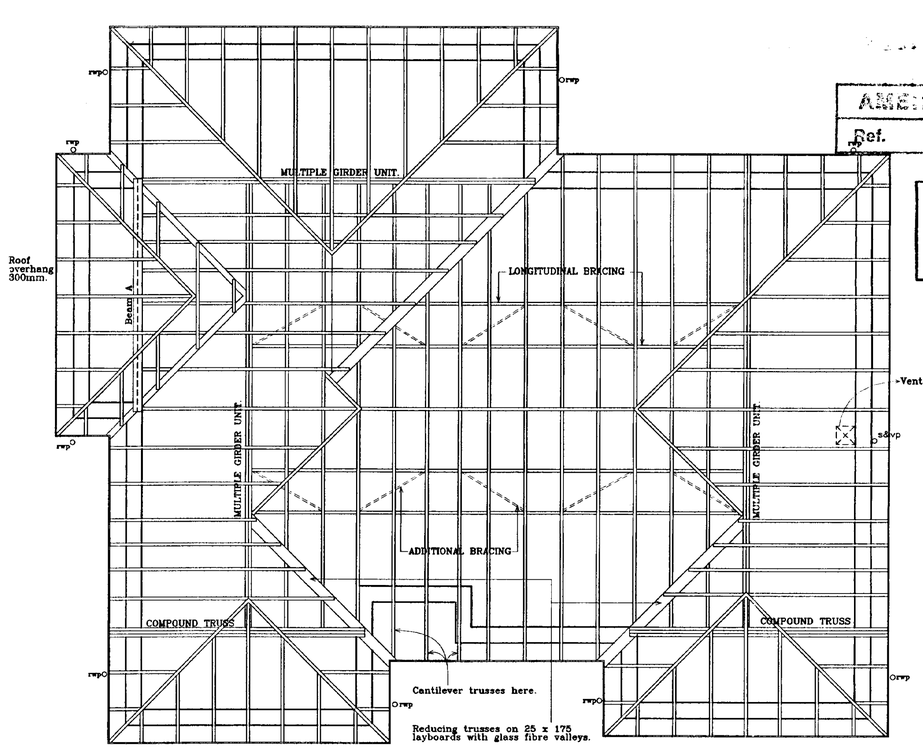
| No | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 860 x 1500 | L1-S | 1200 |
| 2. | Window | 860 x 1500 | L1-S | 1200 |
| 3. | Door-Premdor | 1365 x 2100 | L1-S | 1650 |
| 4. | Window | 860 x 1500 | L1-S | 1200 |
| 5. | Window | 860 x 1500 | L1-S | 1200 |
| 6. | Window | 860 x 1500 | L1-S | 1200 |
| 7. | Window | 488 x 1050 | L1-S | 900 |
| 8. | Window | 860 x 1500 | L1-S | 1200 |
| 9. | Window | 860 x 1500 | L-5 | 1200 |
| 10. | Window | 860 x 1050 | L1-S | 1200 |
| 11. | Window | 860 x 1500 | L1-S | 1200 |
| 12. | Window | 860 x 1500 | L1-S | 1200 |
| 13. | Window | 860 x 1500 | L1-S | 1200 |
| 14. | Door-Premdor | 858 x 2100 | L1-S | 1200 |
| 15. | Window | 488 x 1050 | L1-S | 900 |
| 16. | Window | 860 x 1500 | L1-S | 1200 |
| 17. | Window | 860 x 1500 | L1-S | 1200 |
| 18. | Window | 860 x 1500 | L1-S | 1200 |
| 19. | Window | 860 x 1500 | L-5 | 1200 |




SECTION




FLOOR LAYOUT




**Beam A**
160 x 90 parallel Flange Channel to beer onto 440 x 100 x 215 thick eng. brick padstones.
Trusses to be notched into botton flange of Channel.
Top of channel to be chamfered to miss roof slope.

ROOF LAYOUT

ARCHIVED PLAN
Ref. A1

SOUTH KESTEVEN DISTRICT COUNCIL
HOUSING & PLANNING
-7 FEB 2000
Ref: 1082/99

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-MAPLEWOOD-

Plot 19. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

TECHNICAL DRAWING

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Amendment in compliance with new part M. | 30.09.99 | A.S.Z. |
| b) | Secondary DPC added to elevations. | 10.01.00 | |
| c) | Door & rad moved in WC. | 19.01.00 | A.S.Z. |

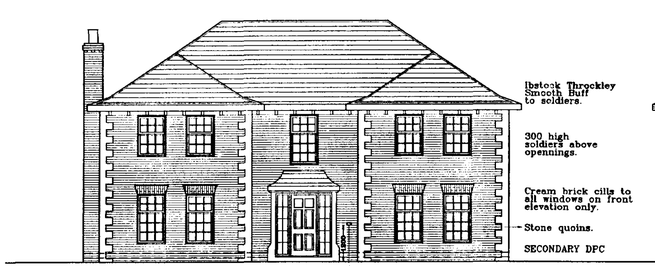
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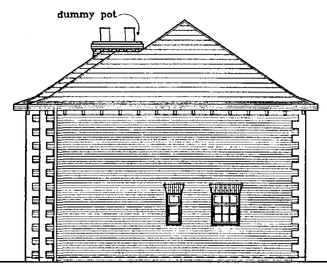
DATE Dec 1999

DRAWING No. 99019/19-01

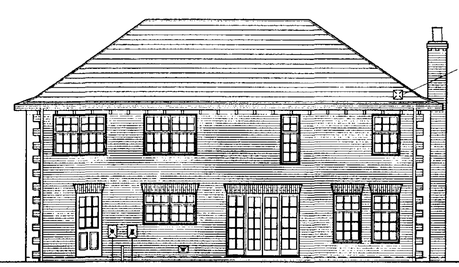
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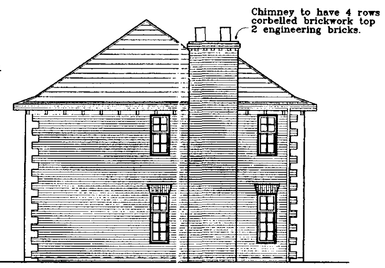

FRONT ELEVATION




SIDE ELEVATION

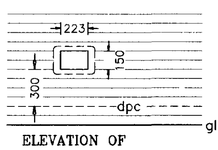



REAR ELEVATION




SIDE ELEVATION

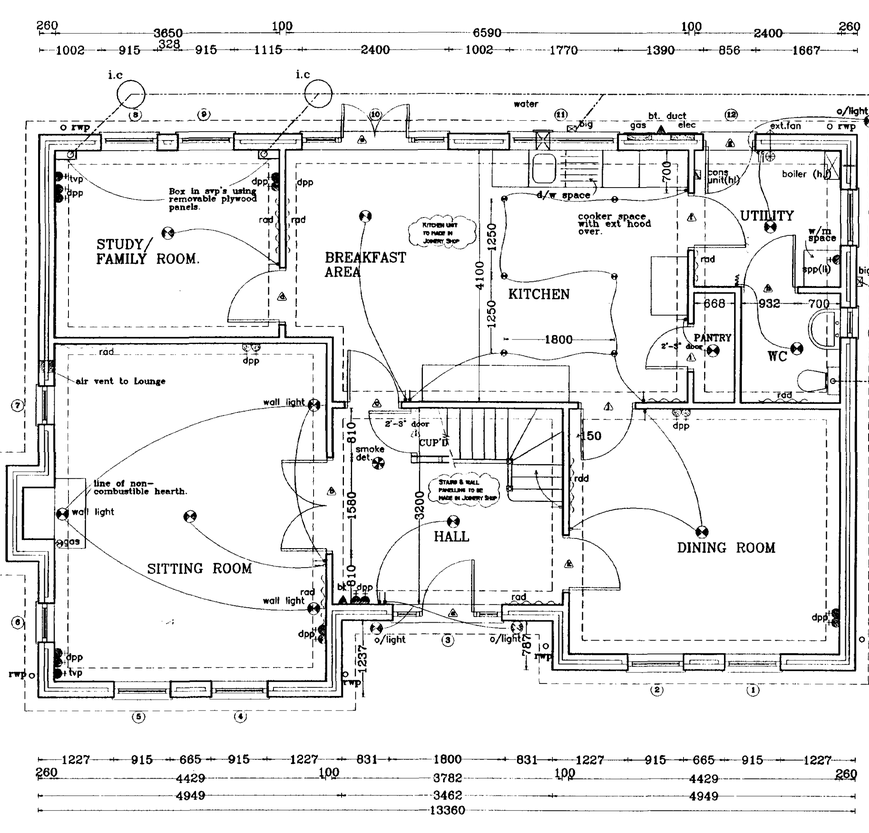
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).



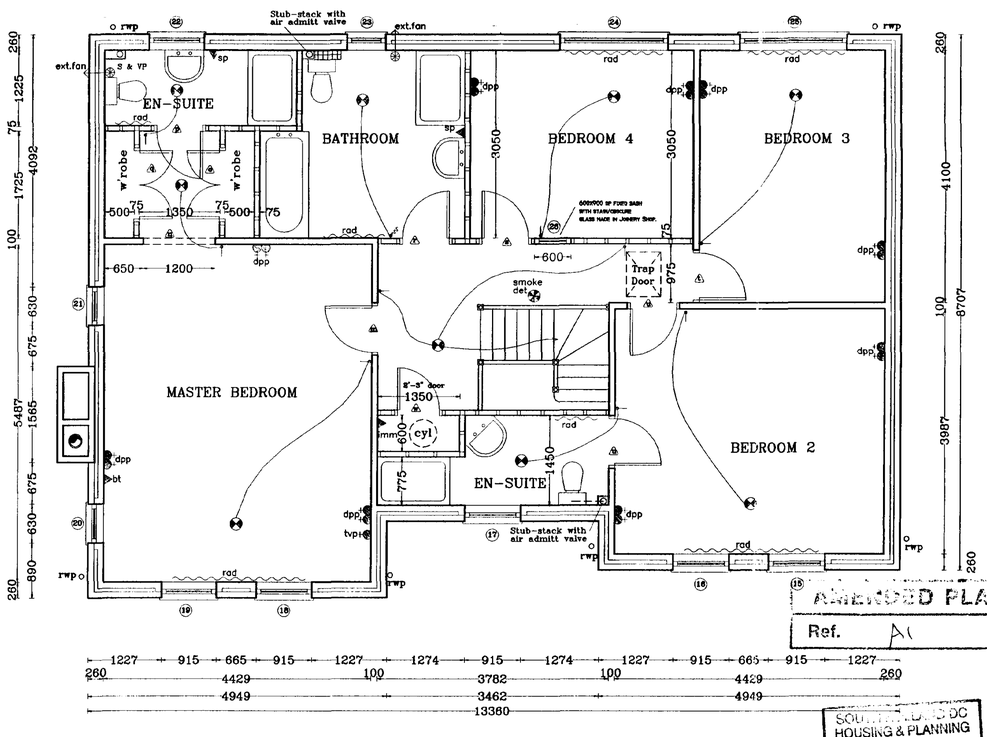

ELEVATION OF WATER INTEX BOX

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. | Ent.Door-Premdor | 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. | Window/D/Window | 2400 x 2100 | L1-HD 2700 |
| | 11. | Window | 1770 x 1050 | L1-S 2100 |
| | 12. | Door-Premdor | 856 x 2100 | L1-S 1200 |
| | 13. | Window | 915 x 1050 | L1-S 1200 |
| | 14. | Window | 488 x 1050 | L1-S 900 |
| (obscure glass) | 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 |
| (obscure glass) | 21. | Window | 630 x 1350 | L1-S 1050 |
| (obscure glass) | 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 |
| (obscure glass) | 26. | Timber Window | 600 x 900 | |




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

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
N, BOX BEAM 100 1500mm LONG

ALL LINTEL REFS BY IG LTD.

ALL WINDOWS TO BE PVC-U DOUBLE GLAZED EXCEPT FOR No 26.

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BIRCHGATE-

Plot 1. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
- 7 FEB 2000
Ref: 19/01/01

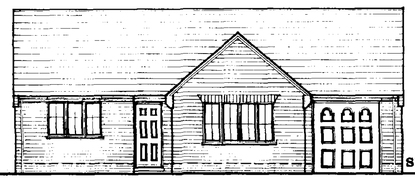
| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Electrics & windows altered. | 27.02.95 | S.L |
| b) | Schedule amended. | 3.03.97 | C.N |
| c) | Kitchen & Utility Layout amended. | 16.05.97 | C.N |
| d) | Amendments in compliance with new part M. | 26.10.98 | A.S.Z |
| e) | Secondary DPC added. | | |
| | Moved WC door. | 06.01.00 | A.S.Z |
| d) | Re-design internal layout | 02.02.00 | A.S.Z |

SCALE 1:25 1:50 1:100

DRAWN Master Copy

DATE NOV 1999

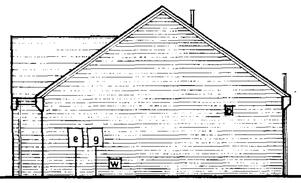
DRAWING No. 99019/01-01



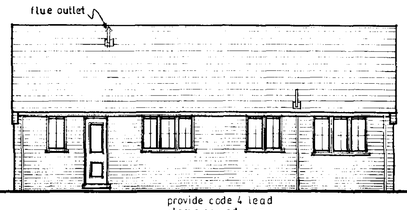
SECONDARY D.P.C.

FRONT ELEVATION

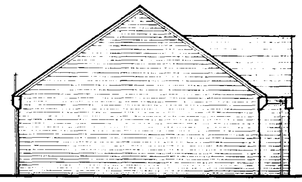
BRICK GABLES AND CORBLES




SIDE ELEVATION




REAR ELEVATION



SIDE ELEVATION

DOOR, WINDOW & LINTEL SCHEDULE

| NO. | TYPE | JOINERY REF. | LINTEL | |
|---|---|---|---|---|
| 1. | WINDOW | 1770 X 1200 | IG L1-S | 2100 |
| 2. | PREMDOR | 932 X 2100 | IG L1-S | 1350 |
| 3. | WINDOW | 2339 X 1350 | IG L1-S | 2700 |
| 4. | GARAGE DOOR | 2280 X 2100 | IG L1-S | 2700 |
| 5. | WINDOW | 630 X 1050 | IG L1-S | 1050 |
| 6. | PREMDOR | 856 X 2100 | IG L1-S | 1200 |
| 7. | WINDOW | 1770 X 1050 | IG L1-S | 2100 |
| 8. | WINDOW | 1200 X 1050 | IG L1-S | 1500 |
| 9. | WINDOW | 1770 X 1200 | IG L1-S | 2100 |

ALL INTERNAL LINTELS TO BE : I.G. INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS: I.G. LINTELS
ALL JOINERY REFS: BOULTON & PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
FASCIA AND SOFFITS TO BE PVCU

METRE BOXES

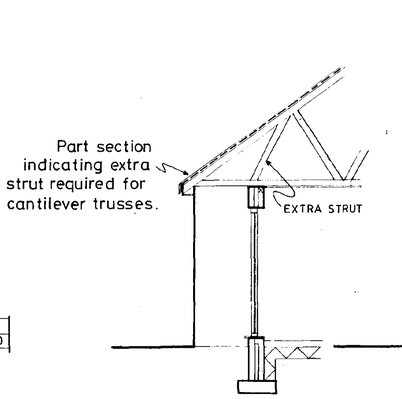
Position gas and electric metre boxes as shown. Boxes to be 500mm min. — 1000m max. above path level. Consumer unit at high level.

BOILER

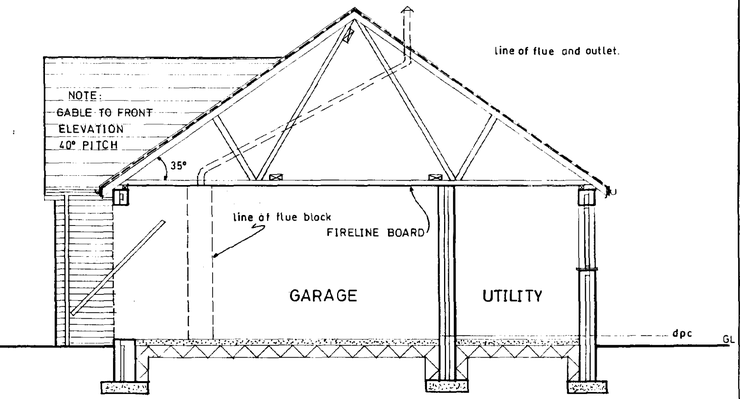
Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

CYLINDER

30 gallon foam lagged indirect cylinder with immersion heater (3Kw)

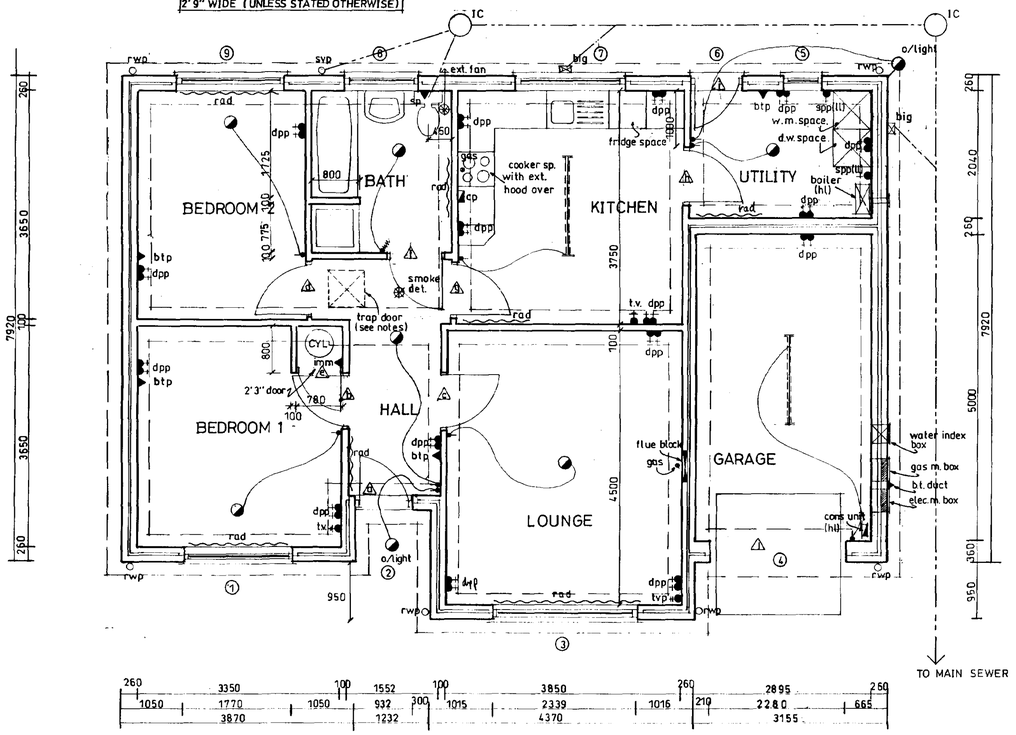



SECTION B-B

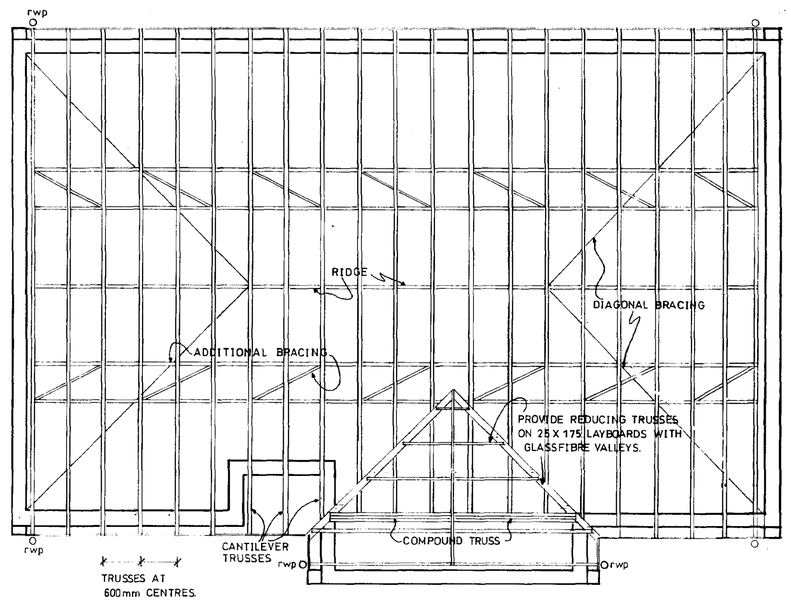



SECTION A-A

footings to 260mm walls to be 600mm




GROUND FLOOR PLAN




ROOF PLAN

NOTES

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 FEB 2000
Ref: 1882/PPF

BROADGATE HOMES


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


TITLE

POPLARGATE

Plot 9. Phase 1
Off Broadway, Holland Park
Spalding

FLOOR, ROOF PLANS, SECTION & ELEVATIONS

| | |
|---|---|
| DATE DECEMBER 1999. | DRAWN JF |
| DRWG. No. | SCALE 1:100, 1:50 |

| REV. | | DATE | SIGN |
|---|---|---|---|
| A. | CLIENTS AMENDMENTS. | 14.12.99 | JV |
| B. | SECONDARY DP ADDED TO ELEVATIONS. | 10.1.00 | JV |
| C | BATHROOM DOOR REVERSED. | 21.1.00 | JV |
| D. | FASCIA & SOFFITS TO BE PVCU. | 4.2.00 | JV |

PLANNING | BUILDING REGS.

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## PRIVATE DRIVE SPECIFICATION

Private drives ▒▒▒ to be block paved using Marshalls Rialta in Burnt Ochre to create a cobblestone effect.

. ● lb = lighting bollard.

## LANDSCAPING SPECIFICATION

TREES
.ac = Acer Campestre (Field Maple)
.bp = Betula Pendula (Silver Birch)
.fs = Fagus Sylvatica (Common Beech)
.mg = Malus 'Golden Hornet' (Flowering Crab)
.rp = Robinia Pseudoacacia 'Frisia' (False Acacia)

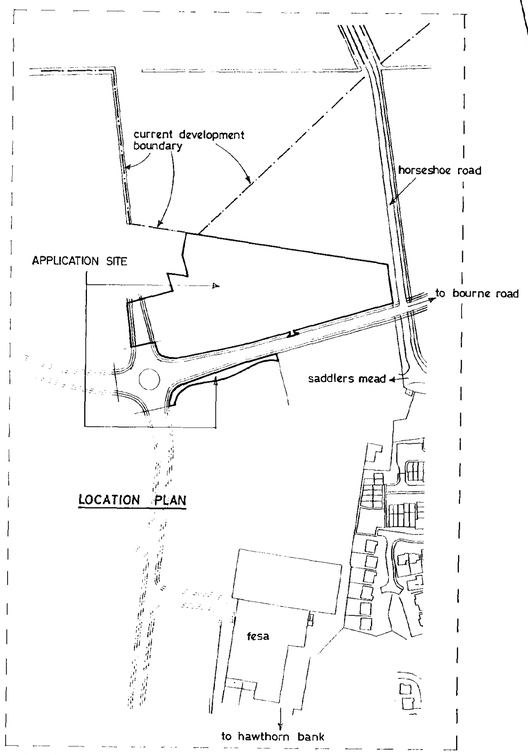
All trees to be 1.8 – 2.4 metre high standards and when planted need to be suitably staked and tied.

HEDGING
.cm = Crataegus Monogyna (Hawthorn). Use 600 – 900mm high specimens planted at 600mm ctrs in 2 rows staggered.

## GENERAL

All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width)
Footpaths leading to front entrance with level thresh-hold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.

All front gardens to be turfed.




LOCATION PLAN

N

Potential access point for land to the west should it eventually fall within long term development boundary

Current Development Boundary

Retain existing hawthorn hedge and its height. Trim where necessary to allow erection of fencing along boundary.

Retain existing hawthorn hedge and its height

Indicative layout here showing how road and dwellings could be formed in future phase adjacent to application site

AZALEA
POPLARGATE
900 palisade
SYCAMORE
OAKDALE
RICHFIELD
(TYPE P) ROCHESTER
BLOOMINGTON
BIRCHGATE
LARCHGATE
CYPRESSGATE
MAPLEWOOD
ROCHESTER (TYPE P)

BROADWAY CURRENTLY TERMINATES HERE

Broadway (Distributor Road)

Saddlers Mead

DEVELOPMENT CURRENTLY UNDER CONSTRUCTION BY BROADGATE HOMES

REFER TO DWG No. HP/DR.SOUTH/L/05 AND ASSOCIATED DRAWINGS FOR FULL DETAILS & SPEC. OF LANDSCAPE BELT THAT LINES BROADWAY

CONTINUATION OF BROADWAY RECENTLY APPROVED UNDER REF: H16-1060-97 UP TO AND INCLUDING ROUNDABOUT

Site Layout

Horsseshoe Road

## WALL, FENCE & RAILING SPECIFICATION

—o— w18 = 1725mm high brick wall including coping stone.

—o— w9 = 1025mm high brick wall including coping stone.

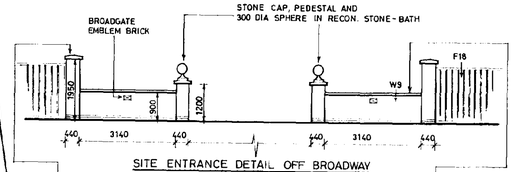
Note: All brick walling and piers to be built in Ibstock Birtley Beamish Blend. (See details below for further information)

. —— f18 = 1800mm high vertical board fence.

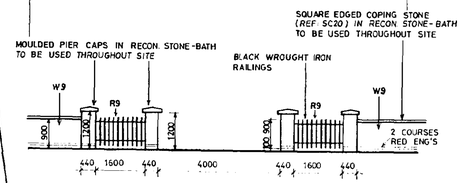
.—— r18 = 1800mm high black wrought iron railing.

.------ r9 = 900mm high black wrought iron railing.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.




SITE ENTRANCE DETAIL OFF BROADWAY




TYPICAL ENTRANCE DETAIL - EXAMPLE OF PLOT 7 ILLUSTRATED

BROADGATE HOMES

PLANNING DRAWING
Ref. A1

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

PROJECT TITLE

Proposed Residential Development
Plots 1-19. Phase 1.
Off Broadway, Holland Park,
Spalding, Lincs.

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT
- WALL & RAILING DETAILS

SOUTH HOLLAND DC HOUSING & PLANNING
7 FEB 2000
Ref: 1082/99

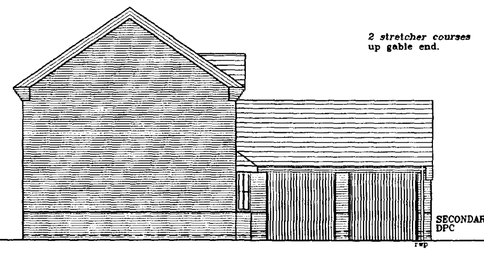
| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | plot 9 handed, hedge removed from front | 11-11-99 | |
| b) | plot 19 substitute for Maplewood | 14-12-99 | |

SCALE 1·500 , 1·2500 , 1·100
DRAWN
DATE OCTOBER 1999
DRAWING No. 99019/SL(b)

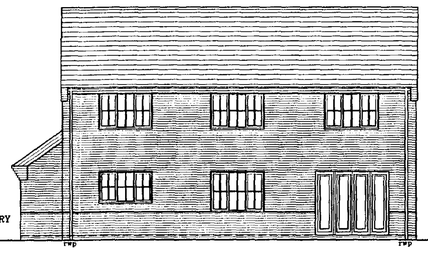
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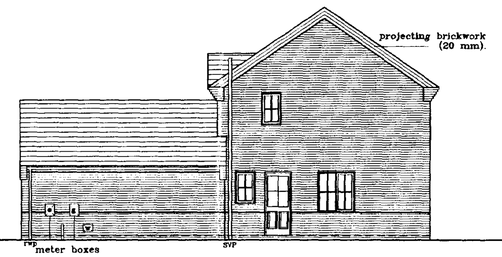

FROM ELEVATION




SIDE ELEVATION

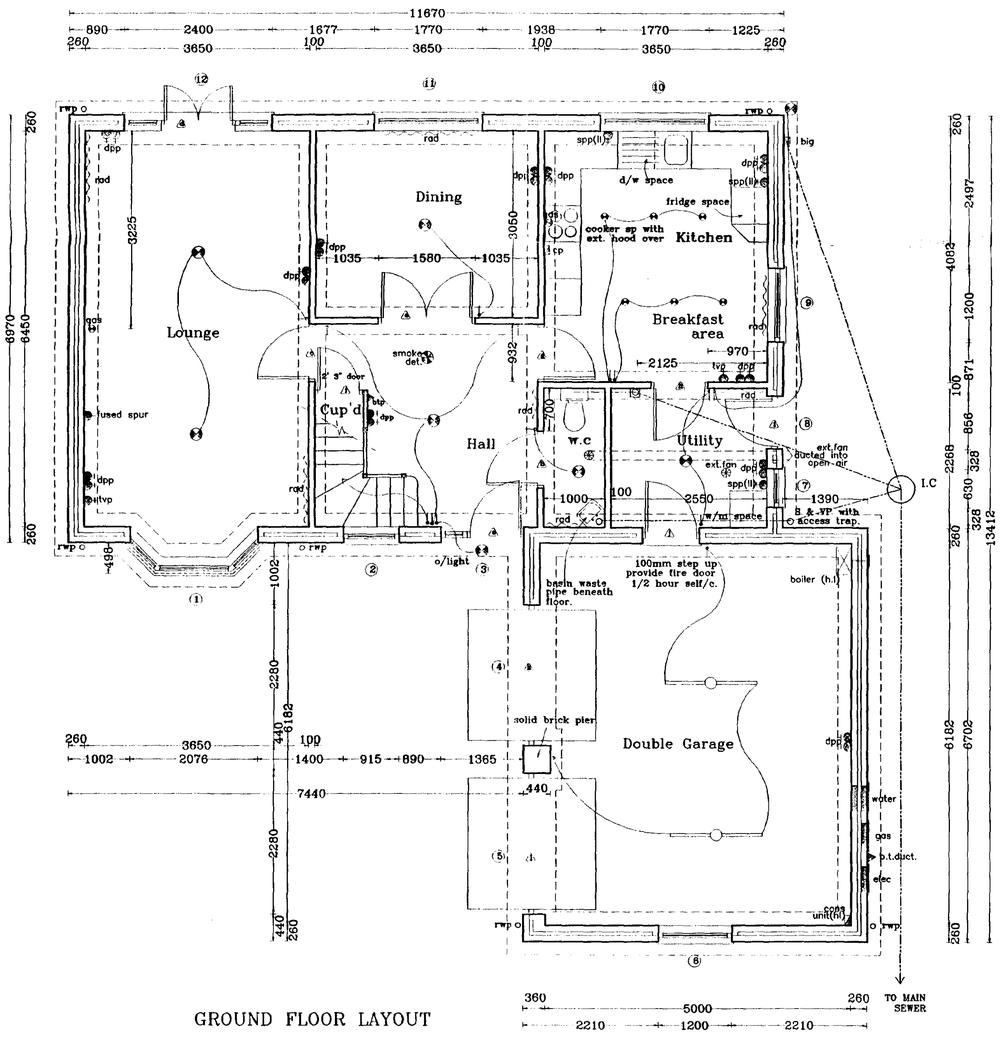



REAR ELEVATION

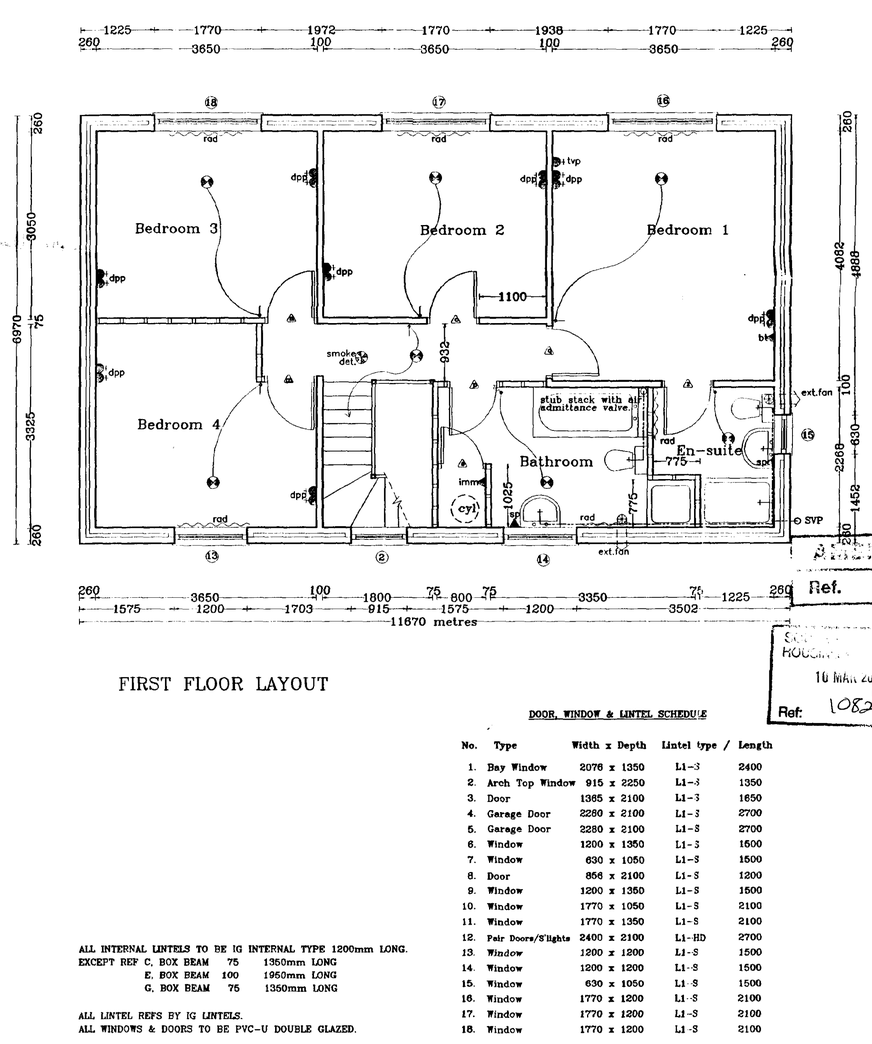



SIDE ELEVATION

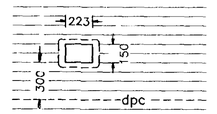
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Bay Window | 2076 x 1350 | L1-3 2400 |
| 2. | Arch Top Window | 915 x 2250 | L1-3 1350 |
| 3. | Door | 1365 x 2100 | L1-3 1650 |
| 4. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 5. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 6. | Window | 1200 x 1350 | L1-3 1500 |
| 7. | Window | 630 x 1050 | L1-S 1500 |
| 8. | Door | 856 x 2100 | L1-S 1200 |
| 9. | Window | 1200 x 1350 | L1-S 1500 |
| 10. | Window | 1770 x 1050 | L1-S 2100 |
| 11. | Window | 1770 x 1350 | L1-S 2100 |
| 12. | Pair Doors/S'lights | 2400 x 2100 | L1-HD 2700 |
| 13. | Window | 1200 x 1200 | L1-S 1500 |
| 14. | Window | 1200 x 1200 | L1-S 1500 |
| 15. | Window | 630 x 1050 | L1-S 1500 |
| 16. | Window | 1770 x 1200 | L1-S 2100 |
| 17. | Window | 1770 x 1200 | L1-S 2100 |
| 18. | Window | 1770 x 1200 | L1-S 2100 |

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF C, BOX BEAM 75 1350mm LONG
E, BOX BEAM 100 1950mm LONG
G, BOX BEAM 75 1350mm LONG

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

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

PROJECT TITLE

Ref. A2

STANDARD DWELLING TYPE
-SYCAMORE-

Plot 13. Phase 1.
Off Broadway, HOLLAND PARK.
SPALDING. LINCS.

SOUTH HOLLAND DISTRICT COUNCIL
16 MAR 2000
Ref: 1082/99

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Additional 50mm to overall depth. | | |
| | Broadgate amendments. | 29.06.94 | M.D |
| b) | Electric amendments. | 27.02.95 | M.D |
| c) | Windows altered. | 06.03.95 | M.D |
| d) | Schedule amendments. | 20.03.97 | C.N |
| e) | Ext. fan in Utility. | 07.12.98 | S.L |
| f) | Front & back door (3 & 7a) altered. | | |
| | Utility window altered. | 28.01.99 | M.R |
| g) | Water box added. | 13.08.99 | M.D |
| h) | Ommitt chimney + minor changes, | | |
| | Rename back door from 7a to 8. | | |
| | Amendments in compliance with new part M. | 06.10.99 | A.S.Z |
| h) | Secondary DPC added and WC door moved. | 19.01.00 | " |
| i) | Front Entrance changed and | | |
| | solid brick pier to garage. | 18.02.00 | " |

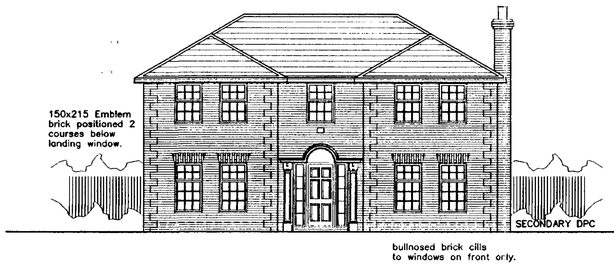
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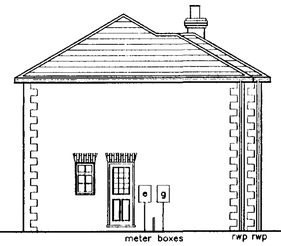
DATE SEPT 1999

DRAWING No. 99019/13 - 01

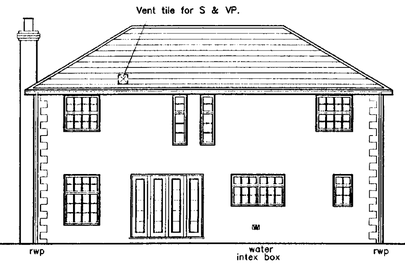
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FRONT ELEVATION

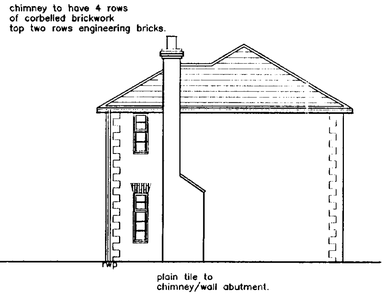



SIDE ELEVATION

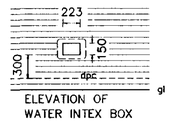



window no.11 (in study) to be adapted to provide means of escape from inner room in accordance with BS 5588 part 1 1990. opening to be n.l.t 850 x 550mm with bottom of window between 600-1100mm above f.f.l.

REAR ELEVATION

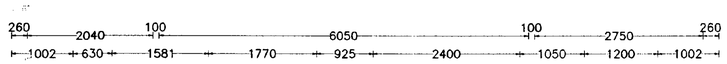


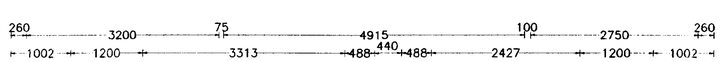

SIDE ELEVATION

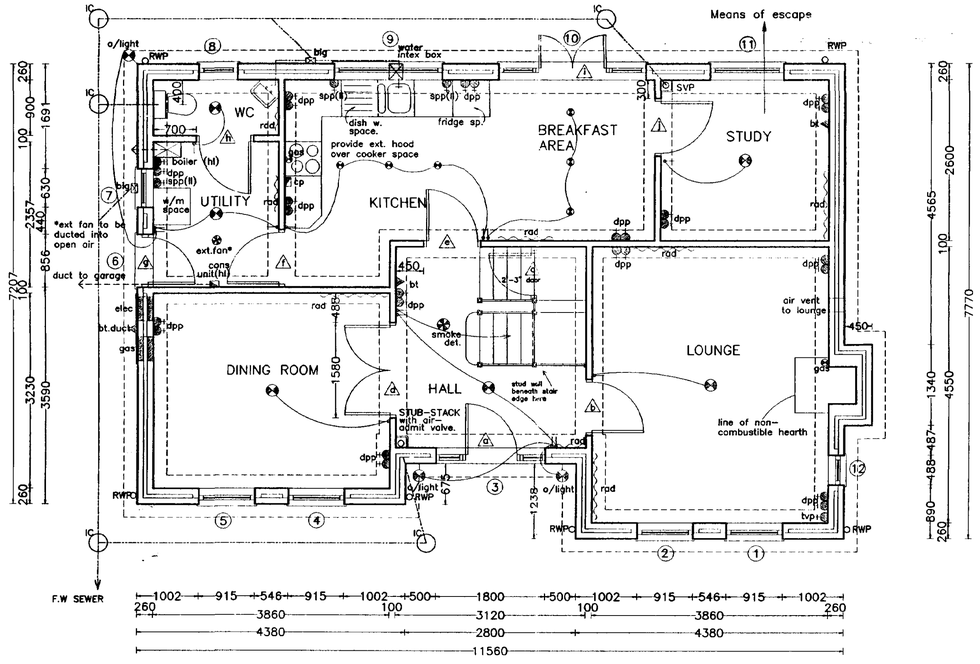



ELEVATION OF WATER INTEX BOX

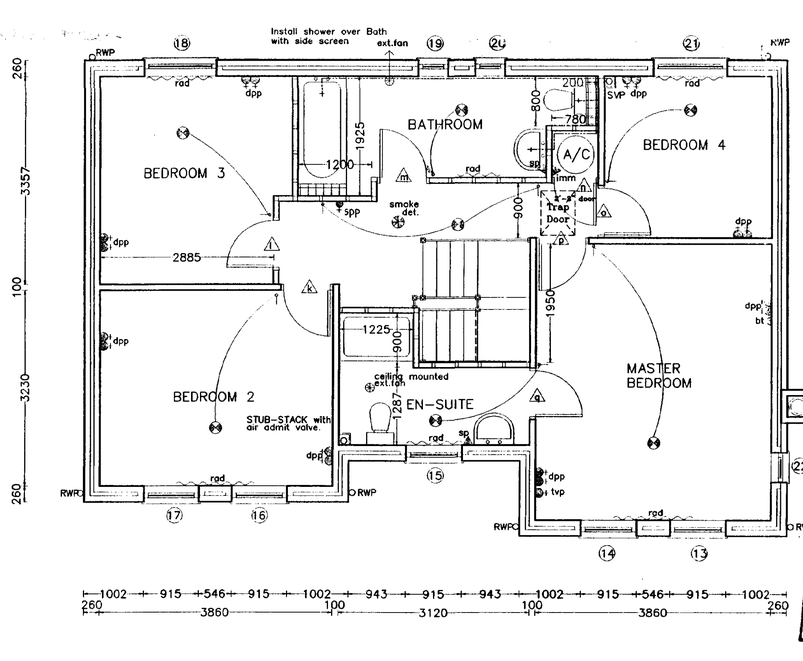
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE)




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

## DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 915 X 1650 | L1-S | 1350 |
| 2. | Window | 915 X 1650 | L1-S | 1350 |
| 3. | Front Entrance | 1800 x 2100 | L1-S | 2100 |
| 4. | Window | 915 X 1650 | L1-S | 1350 |
| 5. | Window | 915 X 1650 | L1-S | 1350 |
| 6. | Door | 856 x 2100 | L1-S | 1200 |
| 7. | Window | 630 x 1050 | L1-S | 1050 |
| 8. | Window | 630 x 1050 | L1-S | 1050 |
| 9. | Window | 1770 x 1050 | L1-HD | 2100 |
| 10. | French doors and sidelights. | 2400 x 2100 | L1-HD | 2700 |
| 11. | Window | 1200 x 1650 | L1-S | 1500 |
| 12. | Window | 488 x 1650 | L1-S | 900 |
| 13. | Window | 915 x 1350 | L1-S | 1350 |
| 14. | Window | 915 x 1350 | L1-S | 1350 |
| 15. | Window | 915 x 1350 | L1-S | 1350 |
| 16. | Window | 915 x 1350 | L1-S | 1350 |
| 17. | Window | 915 x 1350 | L1-S | 1350 |
| 18. | Window | 1200 x 1200 | L-5 | 1500 |
| 19. | Window | 488 x 1650 | L1-S | 900 |
| 20. | Window | 488 x 1650 | L1-S | 900 |
| 21. | Window | 1200 x 1200 | L-5 | 1500 |
| 22. | Window | 488 X 1350 | L1-HD | 900 |

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF b - 100 box beam - 1350
d - 100 box beam - 1950
e - 100 box beam - 1350
f - 100 box beam - 1350
j - 100 box beam - 1350

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

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BLOOMINGTON-

PLOT 16. Phase 1.
Broadway, Spalding. LINCS.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING
16 MAR 2000
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Various rads repositioned | 5.5.99 | S.L |
| | D.P.P in Lounge repositioned | | |
| b) | S.V.P 's moved | 1.6.99 | S.L |
| c) | Front Entrance amended- PREMDOR | 29.6.99 | J.V |
| | Front cup'd under stairs | | |
| d) | Amendments in compliance with new part M. | 1.7.99 | S.L |
| e) | Square shower tray in En-suite. | 4.8.99 | S.L |
| f) | Pair of glazed doors to study | 23.11.99 | A.S.Z |
| g) | Moved WC door. | | |
| | Secondary DPC added. | 18.01.00 | A.S.Z |
| i) | BH- internal amendments. | 03.03.00 | " |

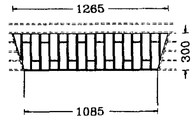
SCALE 1:25 1:50 1:100 A2

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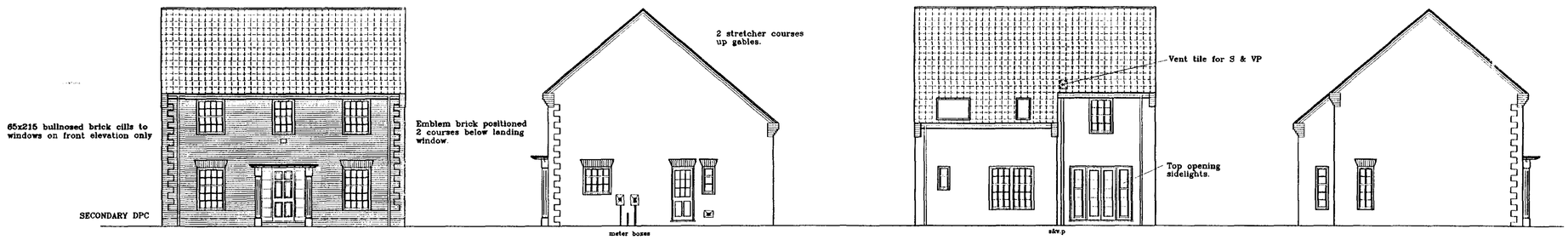
DATE Jan 2000

DRAWING No. 99019/16 - 01

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DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY




FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

DOOR, WINDOWS & LINTEL SCHEDULE

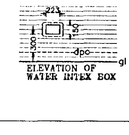
| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 1085 x 1650 | L1-S | 1500 |
| 2. | Entrance Door | 1800 x 2100 | L1-S | 2100 |
| 3. | Window | 1085 x 1650 | L1-S | 1500 |
| 4. | Window | 630 x 1650 | L1-HD | 1050 |
| 5. | French doors with top opening sidelights | 2400 x 2100 | L1-HD | 2700 |
| 6. | Window | 488 x 1650 | L1-S | 900 |
| 7. | Window | 1770 x 1650 | L1-S | 2100 |
| 8. | Window | 488 x 900 | L1-S | 900 |
| 9. | Window | 488 x 1050 | L1-S | 900 |
| 10. | Door | 856 x 2100 | L1-S | 1200 |
| 11. | Window | 1085 x 1050 | L1-S | 1500 |
| 12. | Window | 1085 x 1350 | L1-S | 1500 |
| 13. | Window | 860 x 1350 | L1-S | 1200 |
| 14. | Window | 1085 x 1350 | L1-S | 1500 |
| 15. | Window | 915 x 1350 | L1-S | 1350 |
| 16. | Roof light | Boulton & Paul SV510 | | ( 540 x-980) |
| 17. | Roof hght | Boulton & Paul SV1310 | | (1340 x 980) |

NOTE: For opening No's 1, 3, 12, 13, 14 allow for brick cills.

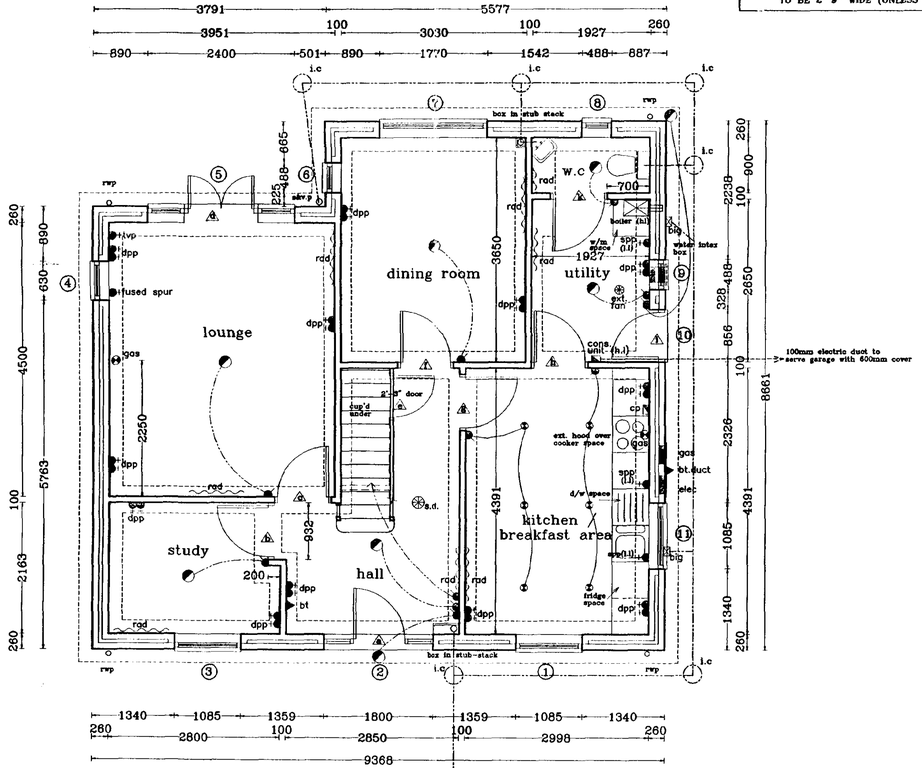
ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

ALL INTERNAL LINTEL TO BE IG INTERNAL TYPE 1350
EXCEPT FOR:
b.- IG 100 box beam 1350
f.- IG 100 box beam 1350
g.- IG 100 box beam 1350

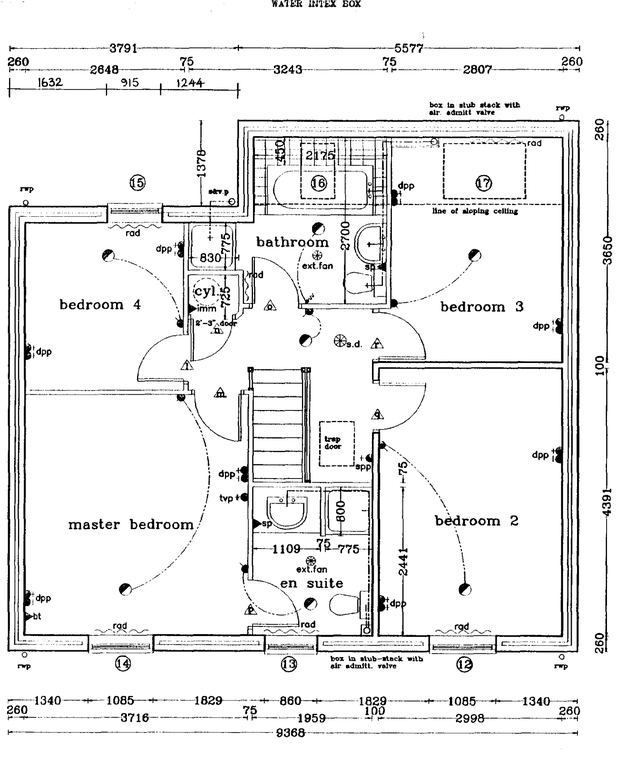
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)




ELEVATION OF WATER INTEX BOX




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

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

PROJECT TITLE

STANDARD DWELLING TYPE
-RICHFIELD-

Plot 7. Phase 1 .
Broadway, Spalding, LINCS.

PLANNING PLAN
Ref. A2

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

RECEIVED
10 MAR 2000
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | SPP. added in Kitchen<br>fused spur in lounge. | 1/6/99 | S.L |
| b) | STEP UP / Plinth to shower in bathroom. | 1/6/99 | S.L |
| c) | kitchen layout amended. | 15/6/99 | S.L |
| d) | Amendments in compliance with new part m. | 1/7/99 | S.L |
| e) | Improvements in Kitchen/ Utility. | 6/8/99 | S.L |
| f) | Door WC moved. | 18/1/00 | A.S.Z |
| g) | BH - Internal amendments. | 18/2/00 | " |

SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

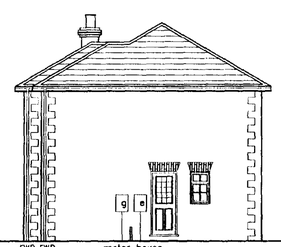
DATE Jan 2000

DRAWING No. 99019/7 - 01

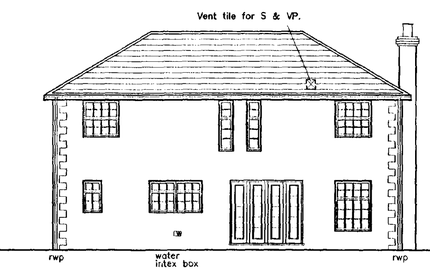
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FRONT ELEVATION

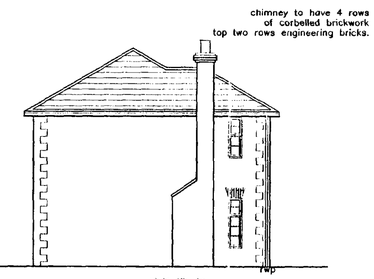



SIDE ELEVATION

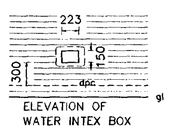



window no.11 (in study) to be adapted to provide means of escape from inner room in accordance with BS 5588 part 1 1990. opening to be n.l.t 850 x 550mm with bottom of window between 600–1100mm above f.f.l.

REAR ELEVATION

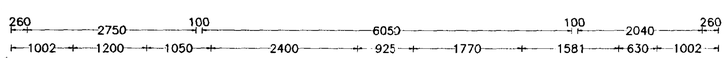


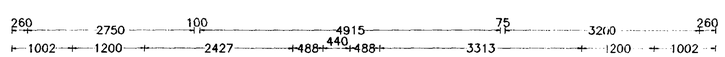

SIDE ELEVATION




ELEVATION OF WATER INTEX BOX

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



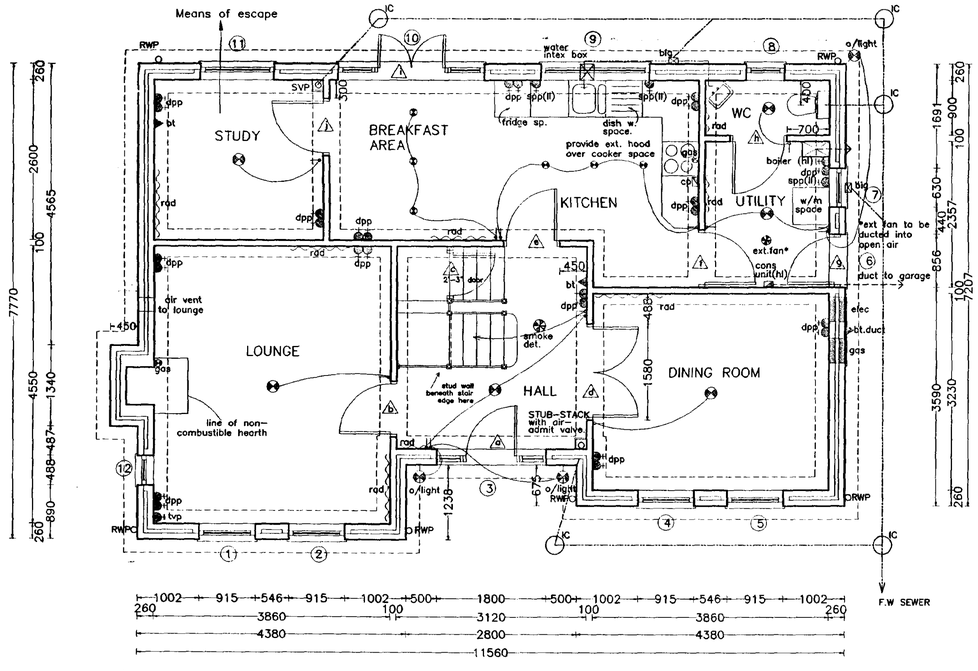




## DOOR, WINDOW & LINTEL SCHEDULE

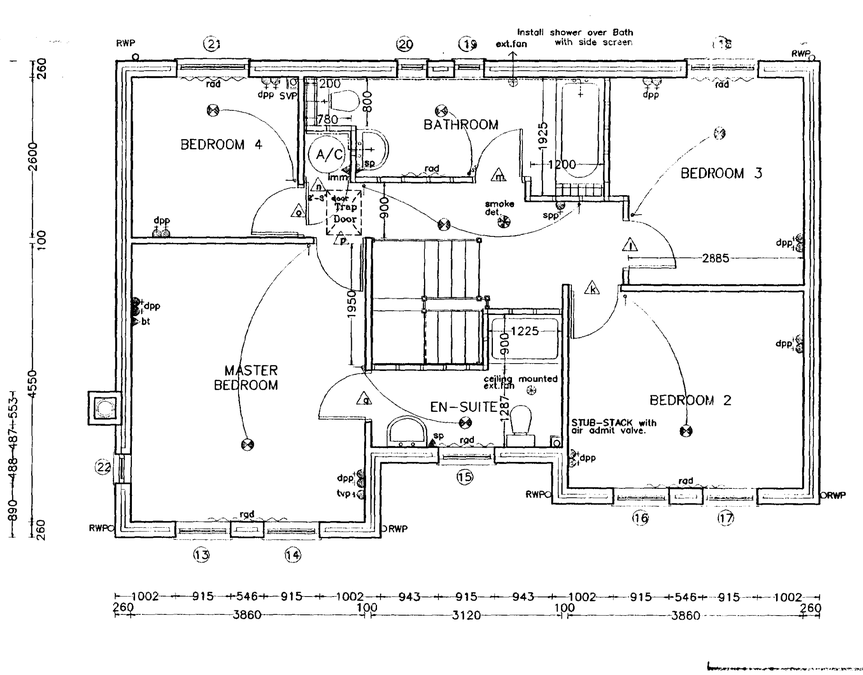
| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 915 X 1650 | L1–S | 1350 |
| 2. | Window | 915 X 1650 | L1–S | 1350 |
| 3. | Front Entrance | 1800 x 2100 | L1–S | 2100 |
| 4. | Window | 915 X 1650 | L1–S | 1350 |
| 5. | Window | 915 X 1650 | L1–S | 1350 |
| 6. | Door | 858 x 2100 | L1–S | 1200 |
| 7. | Window | 630 x 1050 | L1–S | 1050 |
| 8. | Window | 630 x 1050 | L1–S | 1050 |
| 9. | Window | 1770 x 1050 | L1–HD | 2100 |
| 10. | French doors and sidelights. | 2400 x 2100 | L1–HD | 2700 |
| 11. | Window | 1200 x 1650 | L1–S | 1500 |
| 12. | Window | 488 x 1650 | L1–S | 900 |
| 13. | Window | 915 x 1350 | L1–S | 1350 |
| 14. | Window | 915 x 1350 | L1–S | 1350 |
| 15. | Window | 915 x 1350 | L1–S | 1350 |
| 16. | Window | 915 x 1350 | L1–S | 1350 |
| 17. | Window | 915 x 1350 | L1–S | 1350 |
| 18. | Window | 1200 x 1200 | L–5 | 1500 |
| 19. | Window | 488 x 1650 | L1–S | 900 |
| 20. | Window | 488 x 1650 | L1–S | 900 |
| 21. | Window | 1200 x 1200 | L–5 | 1500 |
| 22. | Window | 488 X 1350 | L1–HD | 900 |

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG
EXCEPT REF b – 100 box beam – 1350
d – 100 box beam – 1950
e – 100 box beam – 1350
f – 100 box beam – 1350
j – 100 box beam – 1350

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




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

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

PROJECT TITLE

STANDARD DWELLING TYPE
–BLOOMINGTON–

PLOT 4. Phase 1.
Broadway, Spalding. LINCS.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

16 MAR 2000
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Various rads repositioned | 5.5.99 | S.L |
| | D.P.P. in Lounge repositioned | | |
| b) | S.V.P 's moved | 1.6.99 | S.L |
| c) | Front Entrance amended– PREMDOR | 28.6.99 | J.V |
| | Front cup'd under stairs | | |
| d) | Amendments in compliance with new part M. | 1.7.99 | S.L |
| e) | Square shower tray in En–suite. | 4.8.99 | S.L |
| f) | Pair of glazed doors to study | 23.11.99 | A.S.Z |
| g) | Moved WC door. | | |
| | Secondary DPC added. | 18.01.00 | A.S.Z |
| i) | BH– Internal amendments. | 03.03.00 | " |

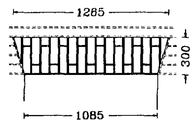
SCALE
1:25 1:50 1:100

DRAWN
MASTER COPY

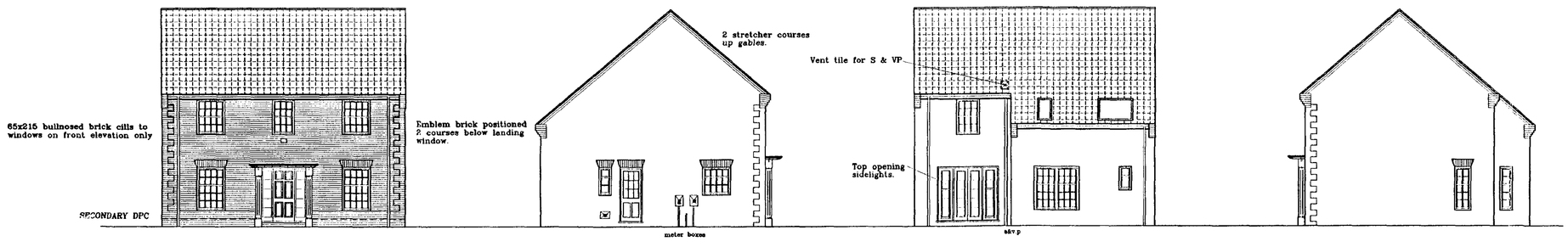
DATE
Jan 2000

DRAWING No.
99019/4 – 01

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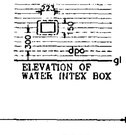



DETAIL OF SOLDIER COURSE ABOVE GROUND FLOOR WINDOWS TO FRONT ELEVATION ONLY

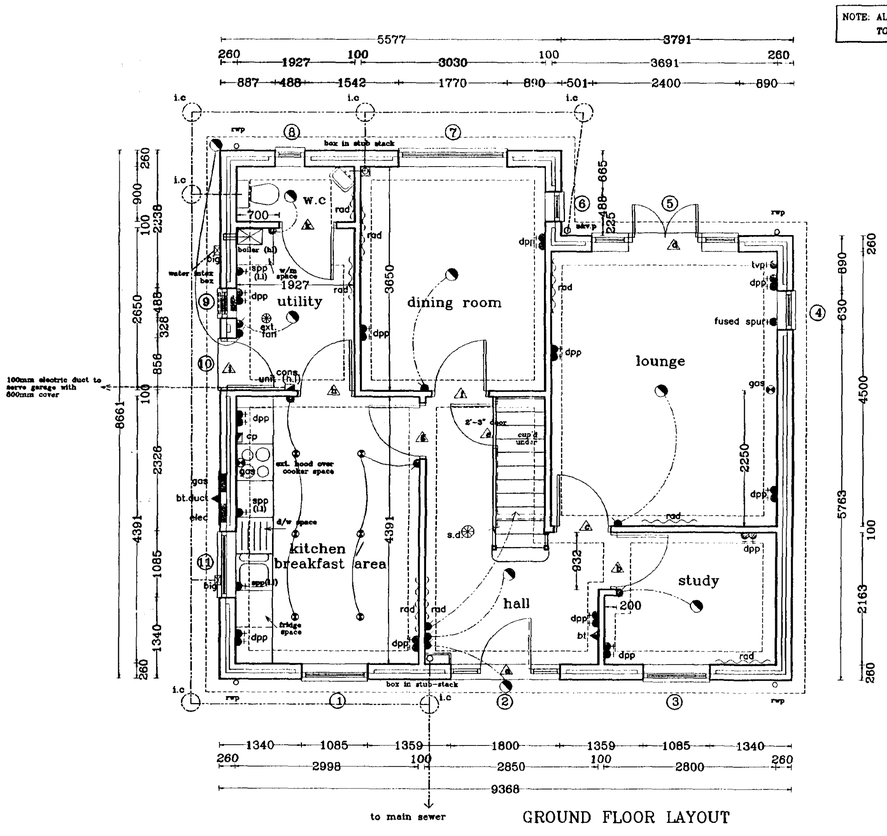



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION

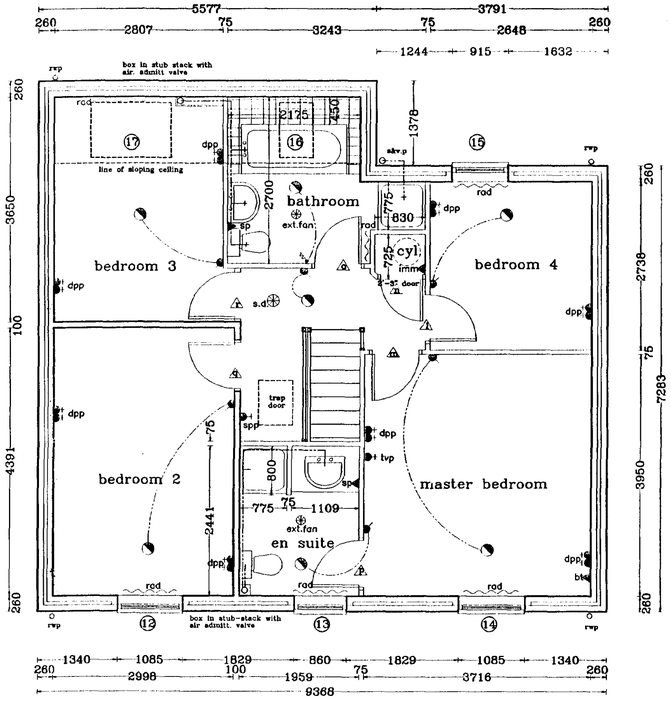
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2' 9" WIDE (UNLESS STATED OTHERWISE)




ELEVATION OF WATER INTEX BOX




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT

DOOR, WINDOWS & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 1085 x 1650 | L1-S | 1500 |
| 2. | Entrance Door | 1800 x 2100 | L1-S | 2100 |
| 3. | Window | 1085 x 1650 | L1-S | 1500 |
| 4. | Window | 630 x 1650 | L1-HD | 1050 |
| 5. | French doors with top opening sidelights | 2400 x 2100 | L1-HD | 2700 |
| 6. | Window | 488 x 1650 | L1-S | 900 |
| 7. | Window | 1770 x 1650 | L1-S | 2100 |
| 8. | Window | 488 x 900 | L1-S | 900 |
| 9. | Window | 488 x 1050 | L1-S | 900 |
| 10. | Door | 856 x 2100 | L1-S | 1200 |
| 11. | Window | 1085 x 1050 | L1-S | 1500 |
| 12. | Window | 1085 x 1350 | L1-S | 1500 |
| 13. | Window | 860 x 1350 | L1-S | 1200 |
| 14. | Window | 1085 x 1350 | L1-S | 1500 |
| 15. | Window | 915 x 1350 | L1-S | 1350 |
| 16. | Roof light | Boulton & Paul SV610 | | ( 540 x-980) |
| 17. | Roof light | Boulton & Paul SV1310 | | (1340 x 980) |

NOTE: For opening No's 1, 3, 12, 13, 14 allow for brick cills.

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

ALL INTERNAL LINTEL TO BE IG INTERNAL TYPE 1350
EXCEPT FOR:
b.- IG 100 box beam 1350
f.- IG 100 box beam 1350
g.- IG 100 box beam 1350

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

PROJECT TITLE

STANDARD DWELLING TYPE
-RICHFIELD-

Plot 3. Phase 1.
Broadway, Spalding, LINCS.

A2

DRAWING

TO MAR 2000
Ref: 1082/99

FLOOR LAYOUTS & ELEVATIONS

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | SPP. added in Kitchen<br>fused spur in lounge. | 1/6/99 | S.L |
| b) | STEP Up / Plinth to shower in bathroom. | 1/6/99 | S.L |
| c) | kitchen layout amended. | 15/6/99 | S.L |
| d) | Amendments in compliance with new part m. | 1/7/99 | S.L |
| e) | Improvements in Kitchen/ Utility. | 6/8/99 | S.L |
| f) | Door WC moved. | 18/1/00 | A.S.Z |
| g) | BH - Internal amendments. | 18/2/00 | " |

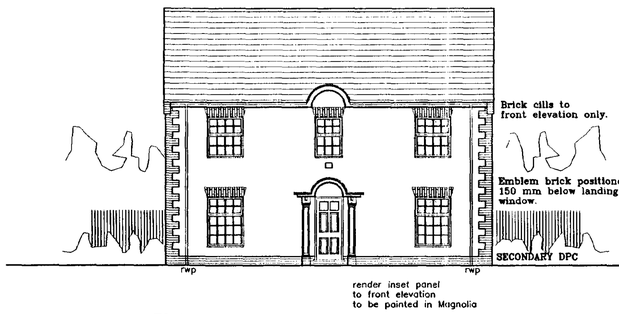
SCALE 1:25 1:50 1:100

DRAWN MASTER COPY

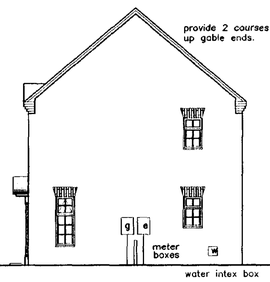
DATE Jan 2000

DRAWING No. 99019/3 - 01

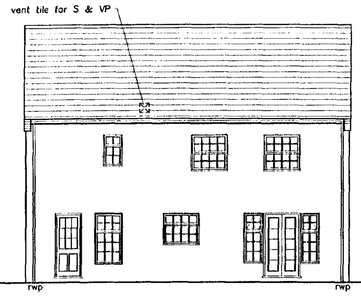
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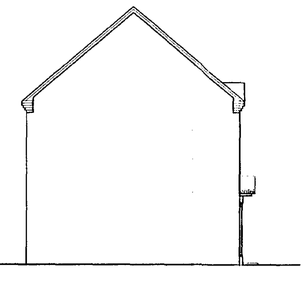

FRONT ELEVATION




SIDE ELEVATION

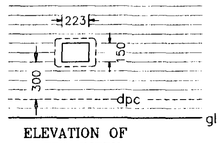



REAR ELEVATION

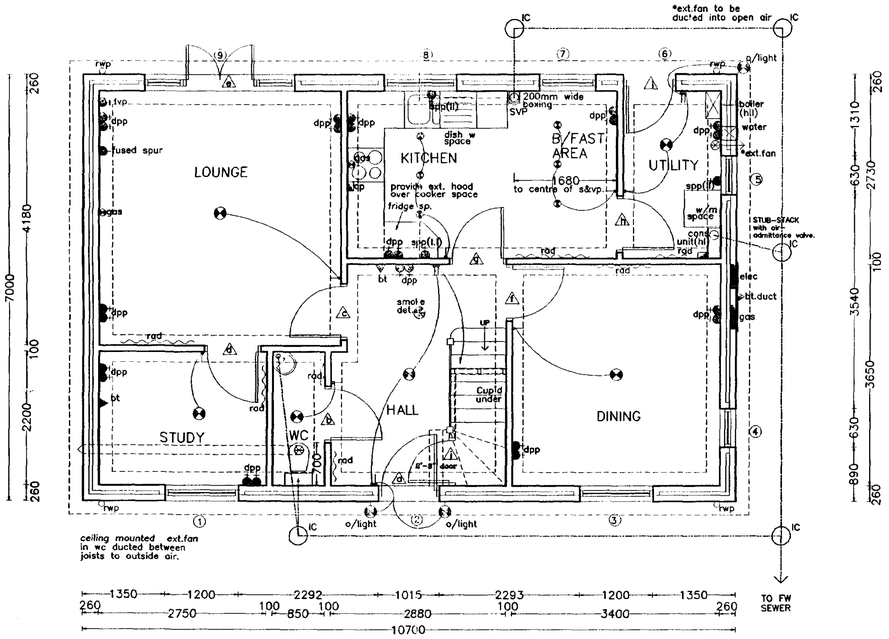


SIDE ELEVATION

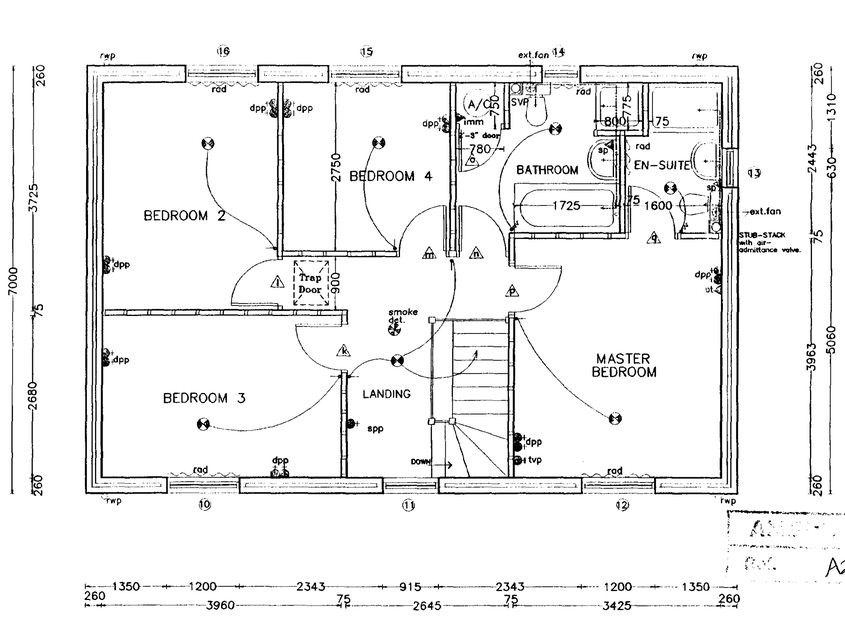
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




ELEVATION OF
**WATER INTEX BOX**




GROUND FLOOR PLAN




FIRST FLOOR PLAN

**DOOR, WINDOW & LINTEL SCHEDULE**

| No. | Type | Width x Depth | Lintel type / | Length |
|---|---|---|---|---|
| 1. | Window | 1200 x 1650 | L1-S | 1500 |
| 2. | Door | 1015 x 2100 | L1-HD | 1350 |
| 3. | Window | 1200 x 1650 | L1-S | 1500 |
| 4. | Window | 630 x 1650 | L1-S | 1050 |
| 5. | Window | 630 x 1050 | L1-S | 1050 |
| 6. | Door | 856 x 2100 | L1-HD | 1200 |
| 7. | Window | 915 x 1650 | L1-S | 1350 |
| 8. | Window | 1200 x 1050 | L1-HD | 1500 |
| 9. | Pair of doors & windows | 1200 x 2100 2(630 x 1650) | L1-HD | 2850 |
| 10. | Window | 1200 x 1350 | L1-S | 1500 |
| 11. | Window | 915 x 1350 | L1-S | 1350 |
| 12. | Window | 1200 x 1350 | L1-S | 1500 |
| 13. | Window | 630 x 1050 | L1-S | 1050 |
| 14. | Window | 630 x 1050 | L1-S | 1050 |
| 15. | Window | 1200 x 1200 | L1-S | 1500 |
| 16. | Window | 1200 x 1200 | L1-S | 1500 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm EXCEPT REF B, C, F, G BOX 100 - 1200 LONG

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

NOTE: For openning No's 1, 3, 10, 11, 12 allow for brick cills.

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

PROJECT TITLE

STANDARD DWELLING TYPE
-ROCHESTER-

Plots 5, 14. Phase 1.
Off Broadway. Spalding.
LINCOLNSHIRE.

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

SOUTH HOLLAND DISTRICT COUNCIL
10 MAR 2000
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Building control amendments. | 14.12.98 | M.D |
| b) | Move some rad. positions. | 18.05.99 | S.L |
| c) | Kitchen layout amended. | 15.06.99 | C.N |
| d) | Amendments in compliance with new part M. | 07.09.99 | A.S.Z |
| e) | Breakfast area door swing. Door & toilet moved in WC. Secondary DPC added. | 19.01.00 | A.S.Z |
| f) | BH - Internal amendments. | 15.02.00 | " |

PAPER SIZE A2

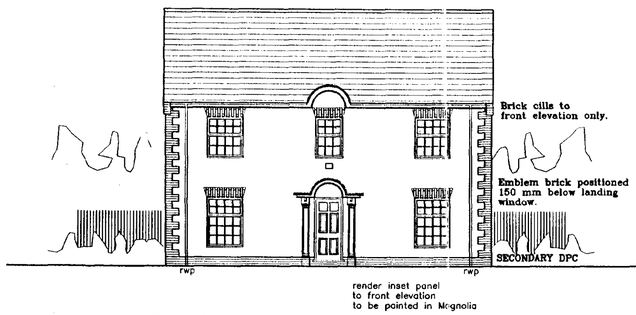
SCALE 1:25 1:50 1:100

DRAWN MASTER copy

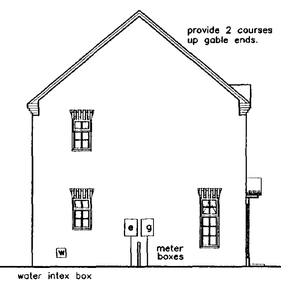
DATE Jan 2000

DRAWING No. 99019/5, 14 - 01

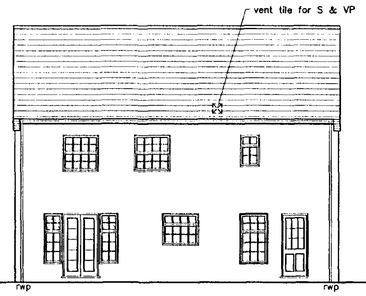
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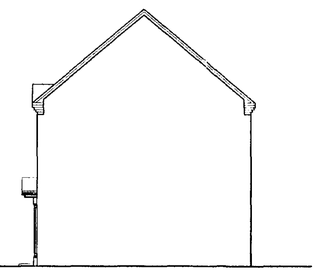

FRONT ELEVATION




SIDE ELEVATION




REAR ELEVATION



SIDE ELEVATION

**DOOR, WINDOW & LINTEL SCHEDULE**

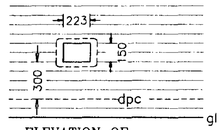
| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Window | 1200 x 1650 | L1-S 1500 |
| 2. | Door | 1015 x 2100 | L1-HD 1350 |
| 3. | Window | 1200 x 1650 | L1-S 1500 |
| 4. | Window | 630 x 1650 | L1-S 1050 |
| 5. | Window | 630 x 1050 | L1-S 1050 |
| 6. | Door | 856 x 2100 | L1-HD 1200 |
| 7. | Window | 915 x 1650 | L1-S 1350 |
| 8. | Window | 1200 x 1050 | L1-HD 1500 |
| 9. | Pair of doors & windows | 1200 x 2100 2(630 x 1650) | L1-HD 2850 |
| 10. | Window | 1200 x 1350 | L1-S 1500 |
| 11. | Window | 915 x 1350 | L1-S 1350 |
| 12. | Window | 1200 x 1350 | L1-S 1500 |
| 13. | Window | 630 x 1050 | L1-S 1050 |
| 14. | Window | 630 x 1050 | L1-S 1050 |
| 15. | Window | 1200 x 1200 | L1-S 1500 |
| 16. | Window | 1200 x 1200 | L1-S 1500 |

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF B, C, F, G BOX 100 – 1200 LONG

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

NOTE: For openning No's 1, 3, 10, 11, 12
allow for brick cills.

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




ELEVATION OF WATER INTEX BOX







FIRST FLOOR PLAN

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
–ROCHESTER–

Plots 2, 17. Phase 1.
Off Broadway. Spalding.
LINCOLNSHIRE.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

10 MAR 2000
Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Building control amendments. | 14.12.99 | M.D |
| b) | Move some rad. positions. | 18.05.99 | S.L |
| c) | Kitchen layout amended. | 15.06.99 | C.N |
| d) | Amendments in compliance with new part M. | 07.09.99 | A.S.Z |
| e) | Breakfast area door swing. Door & toilet moved in WC. | | |
| | Secondary DPC added. | 19.01.00 | A.S.Z |
| A) | BH – Internal amendments. | 15.02.00 | " |

SCALE 1:25 1:50 1:100

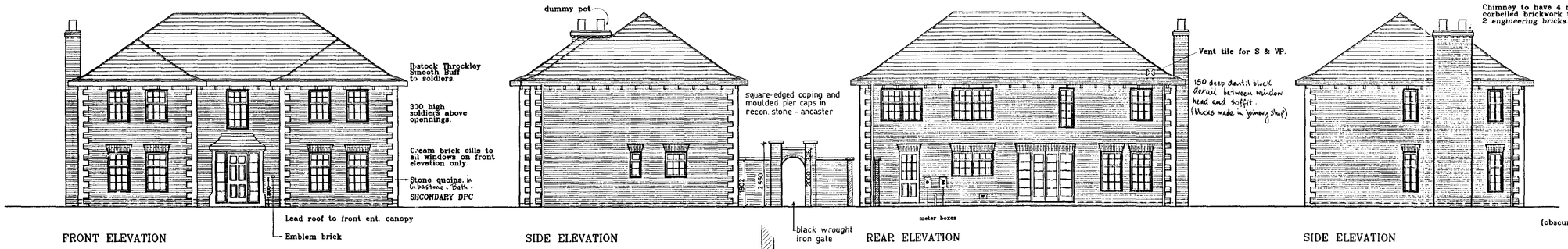
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DATE Jan 2000

DRAWING No. 99019/2, 17 – 01

A2

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FRONT ELEVATION

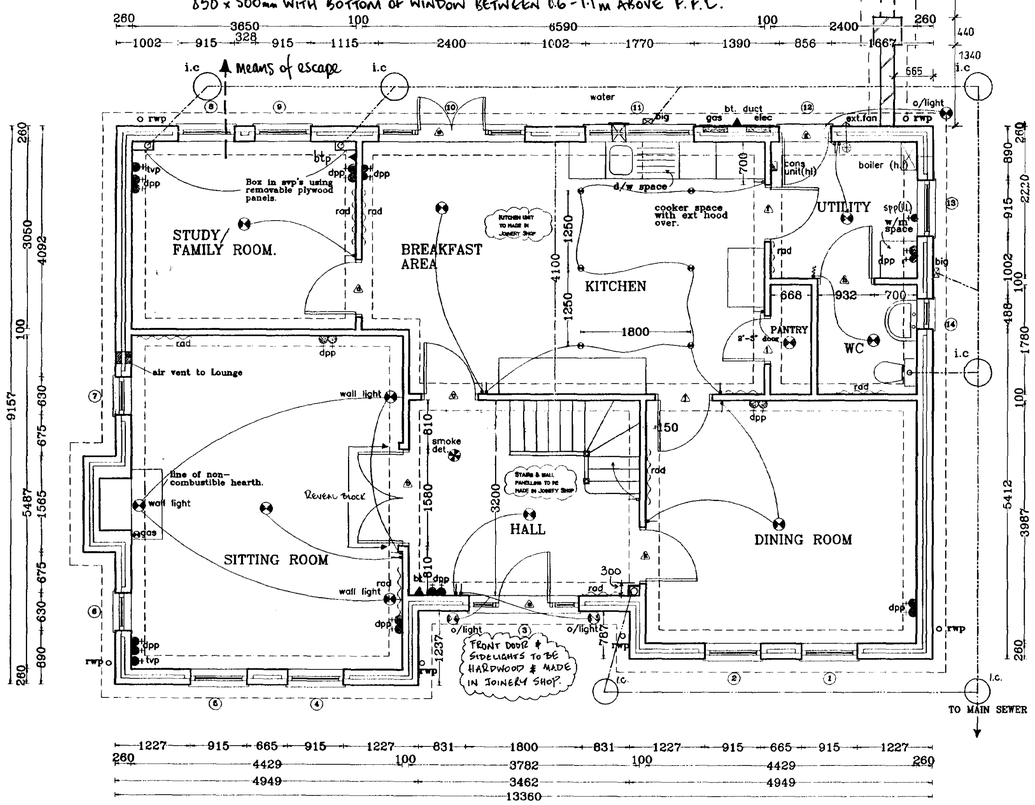
SIDE ELEVATION

REAR ELEVATION

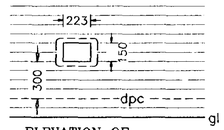
SIDE ELEVATION

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

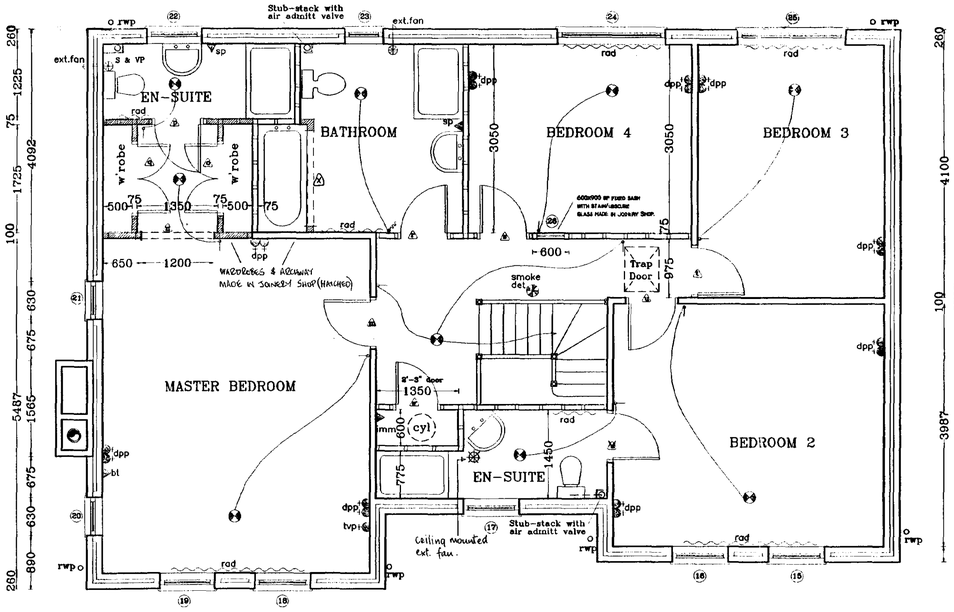
NOTE: WINDOW R6F: 8 TO BE ADAPTED TO PROVIDE MEANS OF ESCAPE FROM INNER ROOM - STUDY IN ACCORDANCE WITH BS 5588 PART 1 1990. OPENING TO BE N.L.T. 850 x 500mm WITH BOTTOM OF WINDOW BETWEEN 0.6 - 1.1m ABOVE F.F.L.




GROUND FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX




FIRST FLOOR LAYOUT

## 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. | Ext Doors, Sidelights (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 & Sidelights. | 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 |
| (obscure glass) | 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 |
| (obscure glass) | 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 |
| (obscure glass) | 26. | Timber Window | 600 x 900 | | |

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 EXCEPT FOR No 26.

BROADGATE HOMES

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

PROJECT TITLE

STANDARD DWELLING TYPE
-BIRCHGATE-

Plot 1. Phase 1.
OFF BROADWAY, HOLLAND PARK.
SPALDING, LINCS.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

TO MAR 2000

Ref: 1082/99

| REV | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Electrics & windows altered. | 27.02.95 | S.L |
| b) | Schedule amended. | 3.03.97 | C.N |
| c) | Kitchen & Utility Layout amended. | 16.05.97 | C.N |
| d) | Amendments in compliance with new part M. | 26.10.99 | A.S.Z |
| e) | Secondary DPC added. | | |
| | Moved WC door. | 06.01.00 | A.S.Z |
| f) | Re-design internal layout | 02.02.00 | A.S.Z |
| g) | Internal alterations | 7.2.00 | SL |
| h) | Building Control amendments | 10.2.00 | SL |
| i) | Minor amendments. | 3.2.00 | SL |

SCALE 1:25 1:50 1:100 Ref. A2

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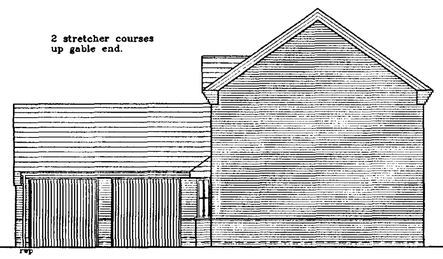
DATE NOV 1999

DRAWING No. 99019/01-01

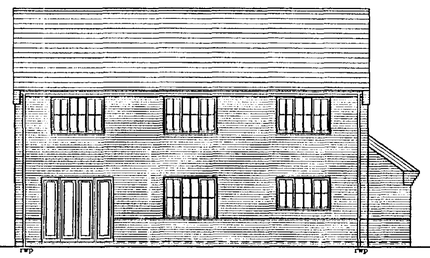
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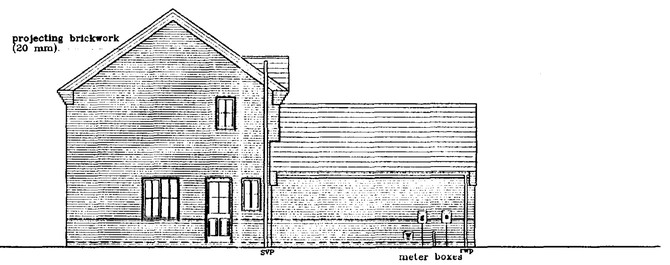

FROM ELEVATION




SIDE ELEVATION

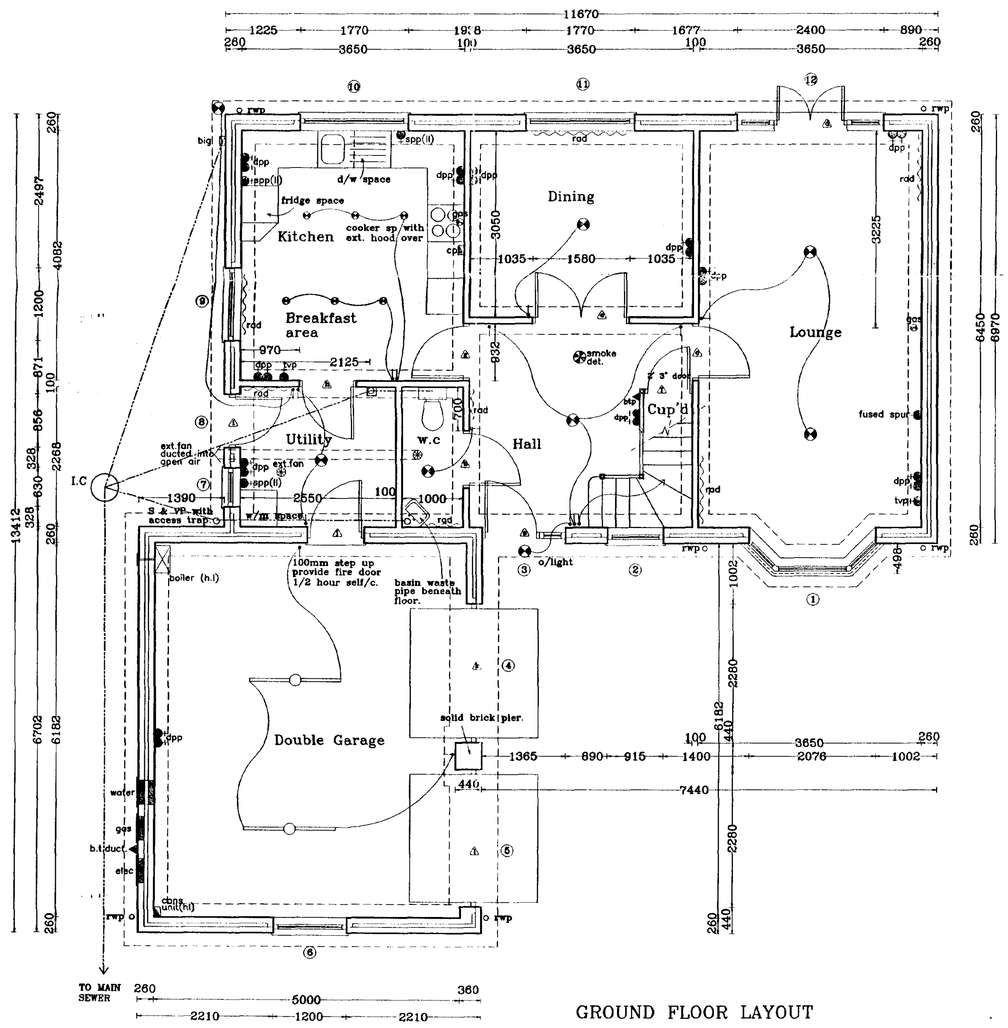



REAR ELEVATION

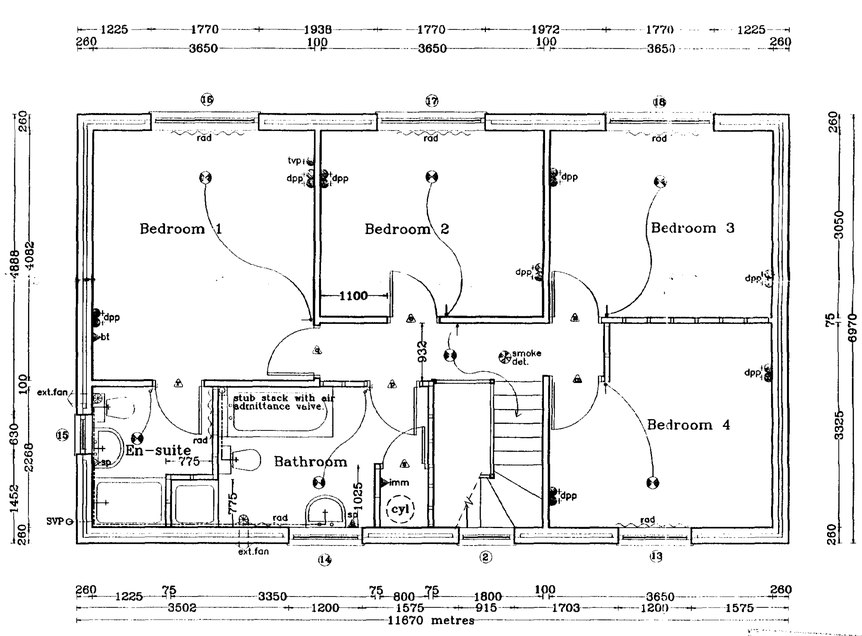



SIDE ELEVATION

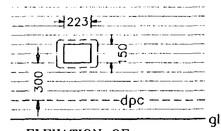
NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).




GROUND FLOOR LAYOUT




FIRST FLOOR LAYOUT




ELEVATION OF WATER INTEX BOX

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm LONG.
EXCEPT REF C, BOX BEAM 75 1350mm LONG
E, BOX BEAM 100 1950mm LONG
G, BOX BEAM 75 1350mm LONG

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

DOOR, WINDOW & LINTEL SCHEDULE

| No. | Type | Width x Depth | Lintel type / Length |
|---|---|---|---|
| 1. | Bay Window | 2076 x 1350 | L1-S 2400 |
| 2. | Arch Top Window | 915 x 2250 | L1-S 1350 |
| 3. | Door | 1365 x 2100 | L1-S 1650 |
| 4. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 5. | Garage Door | 2280 x 2100 | L1-S 2700 |
| 6. | Window | 1200 x 1350 | L1-S 1500 |
| 7. | Window | 630 x 1050 | L1-S 1500 |
| 8. | Door | 856 x 2100 | L1-S 1200 |
| 9. | Window | 1200 x 1350 | L1-S 1500 |
| 10. | Window | 1770 x 1050 | L1-S 2100 |
| 11. | Window | 1770 x 1350 | L1-S 2100 |
| 12. | Pair Doors/S'lights | 2400 x 2100 | L1-HD 2700 |
| 13. | Window | 1200 x 1200 | L1-S 1500 |
| 14. | Window | 1200 x 1200 | L1-S 1500 |
| 15. | Window | 630 x 1050 | L1-S 1500 |
| 16. | Window | 1770 x 1200 | L1-S 2100 |
| 17. | Window | 1770 x 1200 | L1-S 2100 |
| 18. | Window | 1770 x 1200 | L1-S 2100 |

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & BUILDING CONTROL 10 MAR 2000 Ref: 1082/99

APPROVED PLANS Ref. A2

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

PROJECT TITLE

STANDARD DWELLING TYPE
-SYCAMORE-
Plot 6. Phase 1.
Off Broadway, HOLLAND PARK.
SPALDING. LINCS.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| a) | Additional 50mm to overall depth. | | |
| | Broadgate amendments. | 29.06.94 | M.D |
| b) | Electric amendments. | 27.02.95 | M.D |
| c) | Windows altered. | 06.03.95 | M.D |
| d) | Schedule amendments. | 20.03.97 | C.N |
| e) | Ext. fan in Utility. | 07.12.98 | S.L |
| f) | Front & back door (3 & 7a) altered, | | |
| | Utility window altered. | 28.01.99 | M.R |
| g) | Water box added. | 13.08.99 | M.D |
| h) | Ommitt chimney + minor changes. | | |
| | Rename back door from 7a to 8. | | |
| | Amendments in compliance with new part M. | 06.10.99 | A.S.Z |
| h) | Secondary DPC added and WC door moved. | 19.01.00 | " |
| i) | Front Entrance changed and | | |
| | solid brick pier to garage. | 18.02.00 | " |

SCALE 1:25 1:50 1:100

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DATE Dec 1999

DRAWING No. 99019/6 - 01