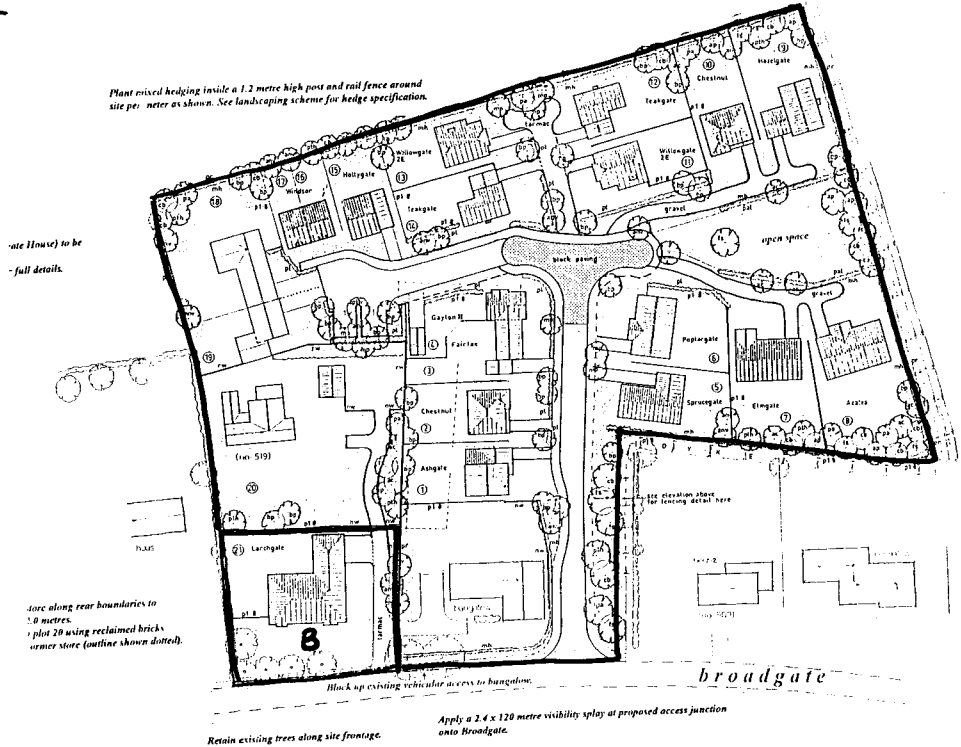
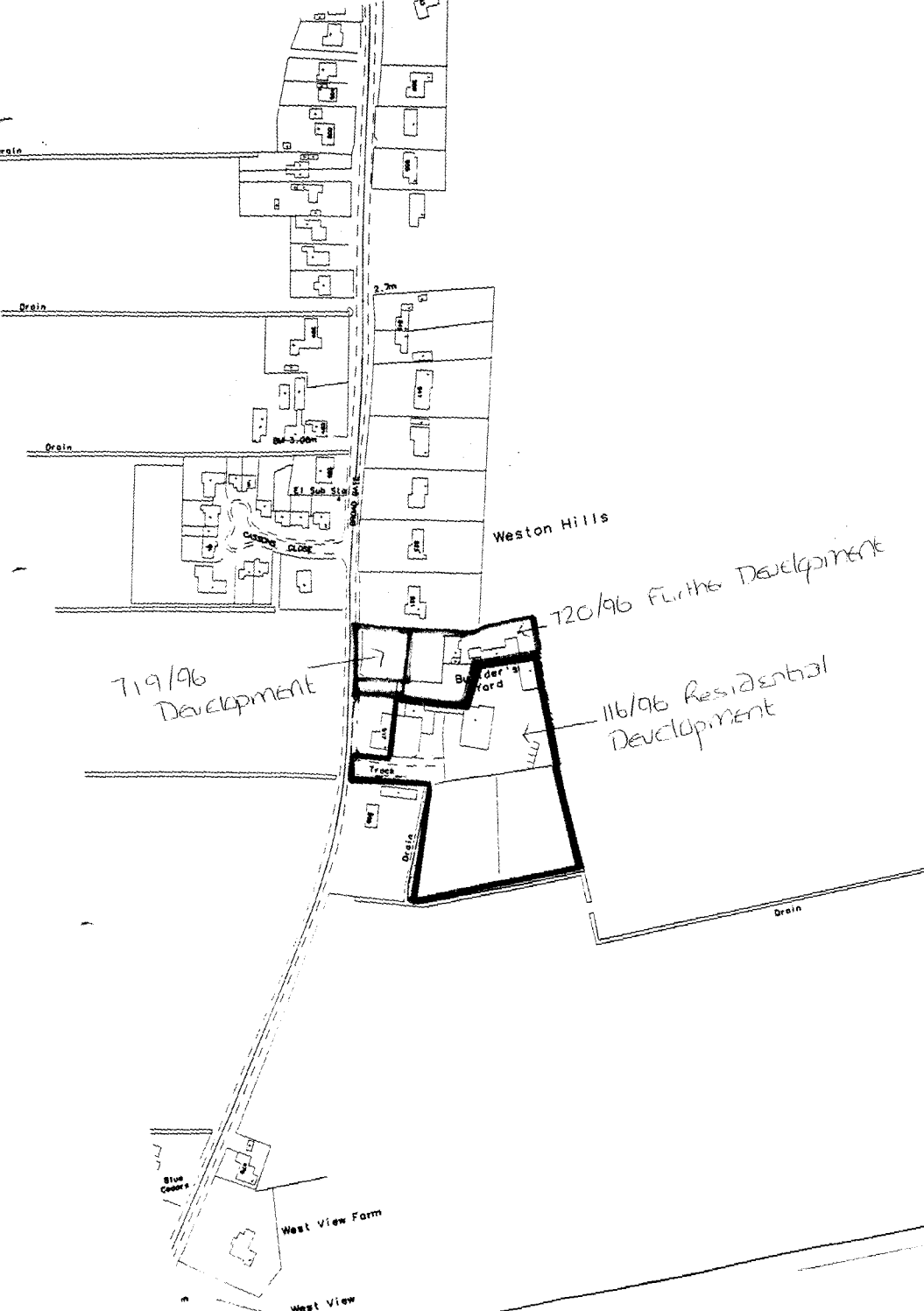
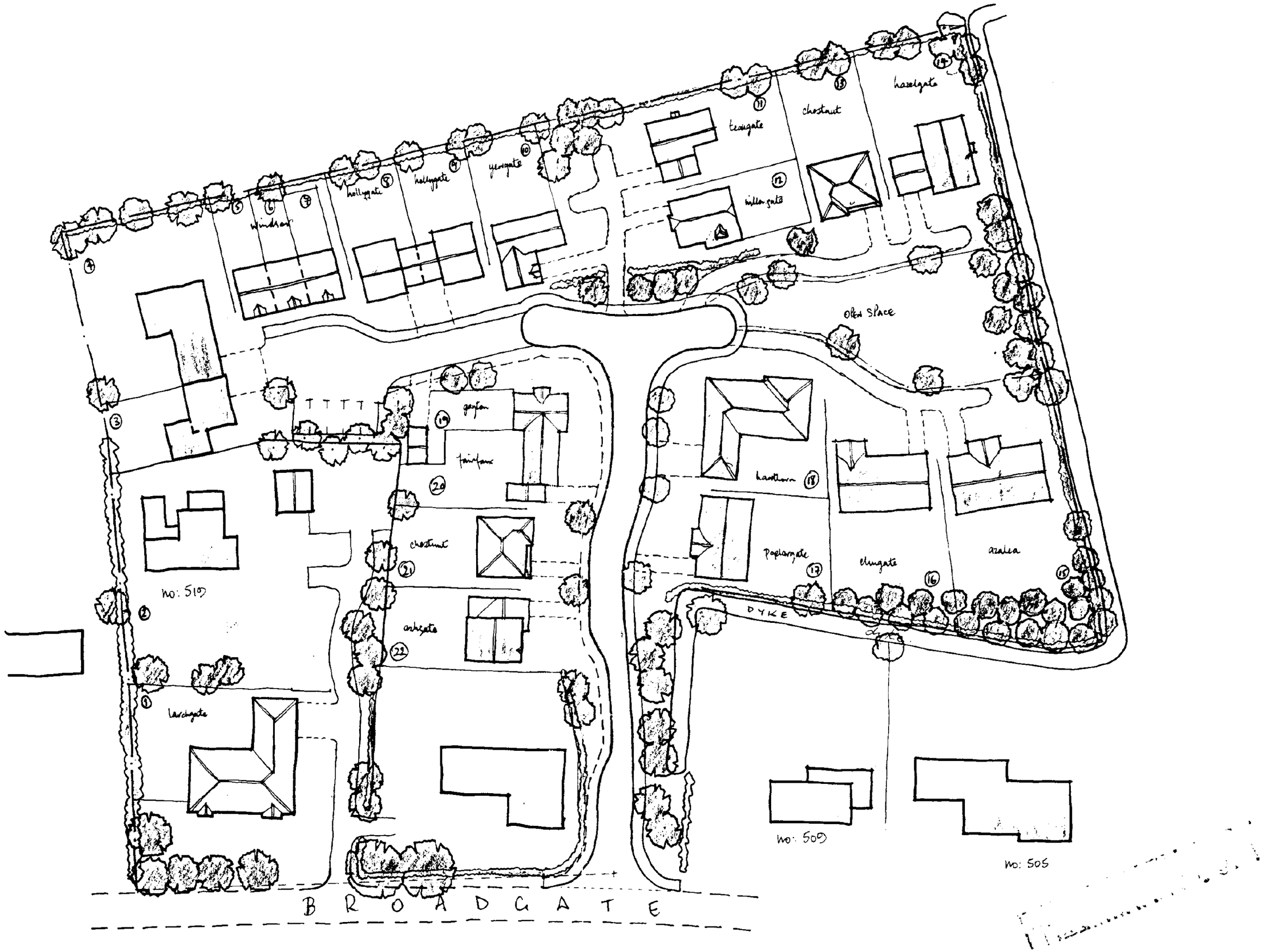
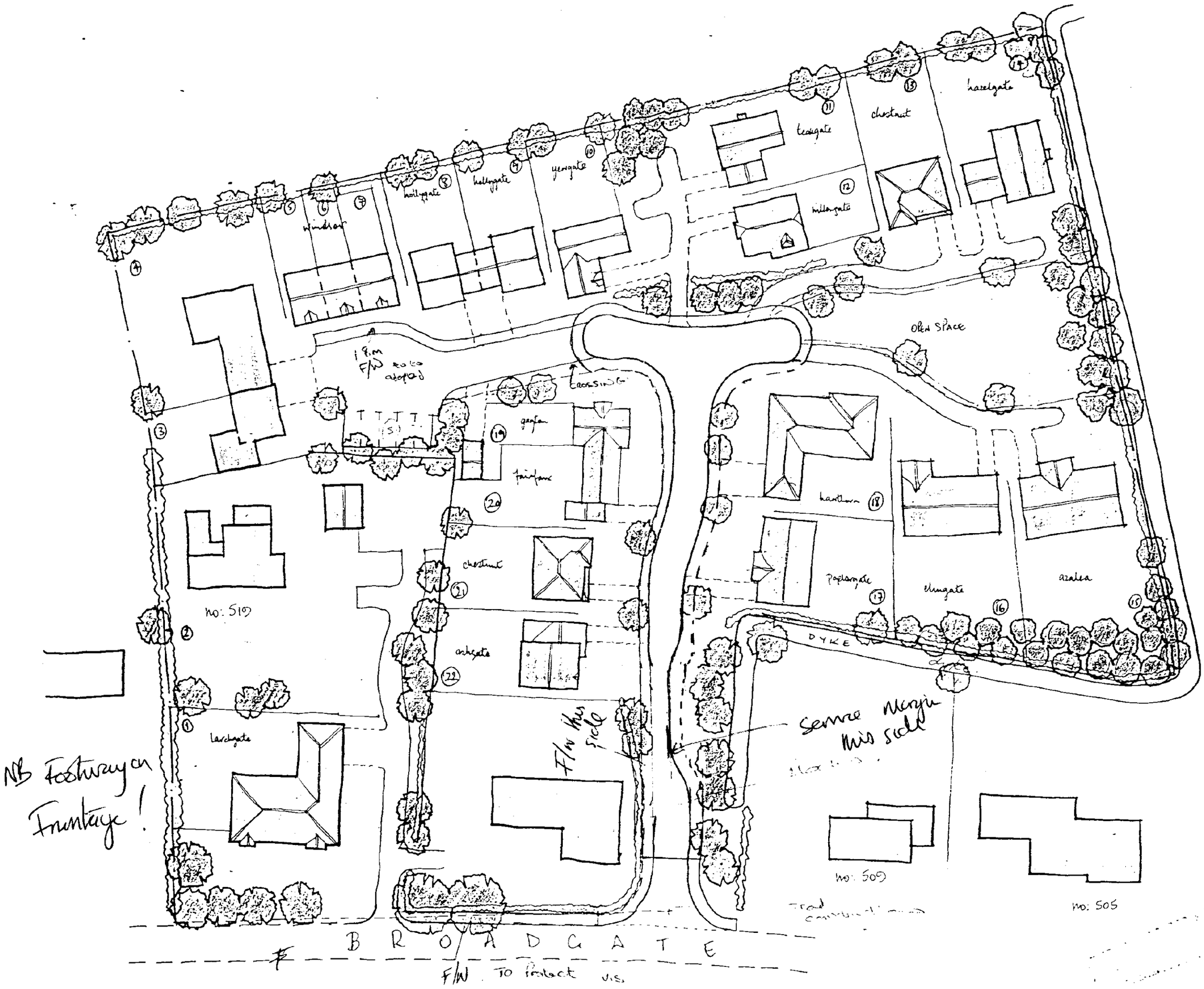
COPY OF PLAN ACCOMPANYING PERMISSION H22/0116/96.

[DO NOT REMOVE FROM FILE]




Drain
Drain
Drain
Weston Hills
719/96 Development
720/96 Further Development
116/96 Residential Development
Track
Drain
Drain
West View Farm
West View


hazelgate
chestnut
teasgate
willowgate
hollygate
hollygate
yewgate
windsor
Open Space
gayton
fairfax
chestnut
orchgate
larchgate
hawthorn
Poplargate
elmgate
azalea
DYKE
no: 519
no: 509
no: 505
BROADGATE


hazelgate
chestnut
teasgate
willowgate
yewgate
hollygate
holly gate
windsor
OPEN SPACE
1 P.M F/W
existing
entrance
garden
fairlawn
chestnut
oakgate
no: 510
larchgate
F/W this side
NB Footway on Frontage!
hawthorn
poplargate
elmgate
azalea
DYKE
Service verge this side
no: 509
no: 505
B R O A D G A T E
F/W To Protect

oadgate House) to be converted back to
tion for this will be submitted shortly.

rmer store along rear boundaries to
eight of 2.0 metres.
with plot 3 using reclaimed bricks
the former store (outline shown dotted).

Retain existing trees along site frontage.

Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

SITE LAYOUT 1-500 scale

demolish existing store
windsor
applegate
applegate
applegate
hollygate
hollygate
chestnut
tarmac
footway
hawthorn
tarmac
teakgate
yewgate
sprucegate
poplargate
sprucegate
hazelgate
chestnut
ashgate
remove existing trees
demolish existing store
bungalow
larchgate
reduce existing access to 3.0m wide to form shared drive
4.0m high beech hedge
4.0m high leylandi
0.5m high leylandi
2.5m high leylandi
house
(no. 519)
(no 509)
(no. 505)
bungalows
broadgate
OPMH (no 520)
ROOTWATCH along site frontage to Arbtech VIS spacing

-oadgate House) to be converted back to
ition for this will be submitted shortly.

ormer store along rear boundaries to
height of 2.0 metres.
up with plot 3 using reclaimed bricks
of the former store (outline shown dotted).

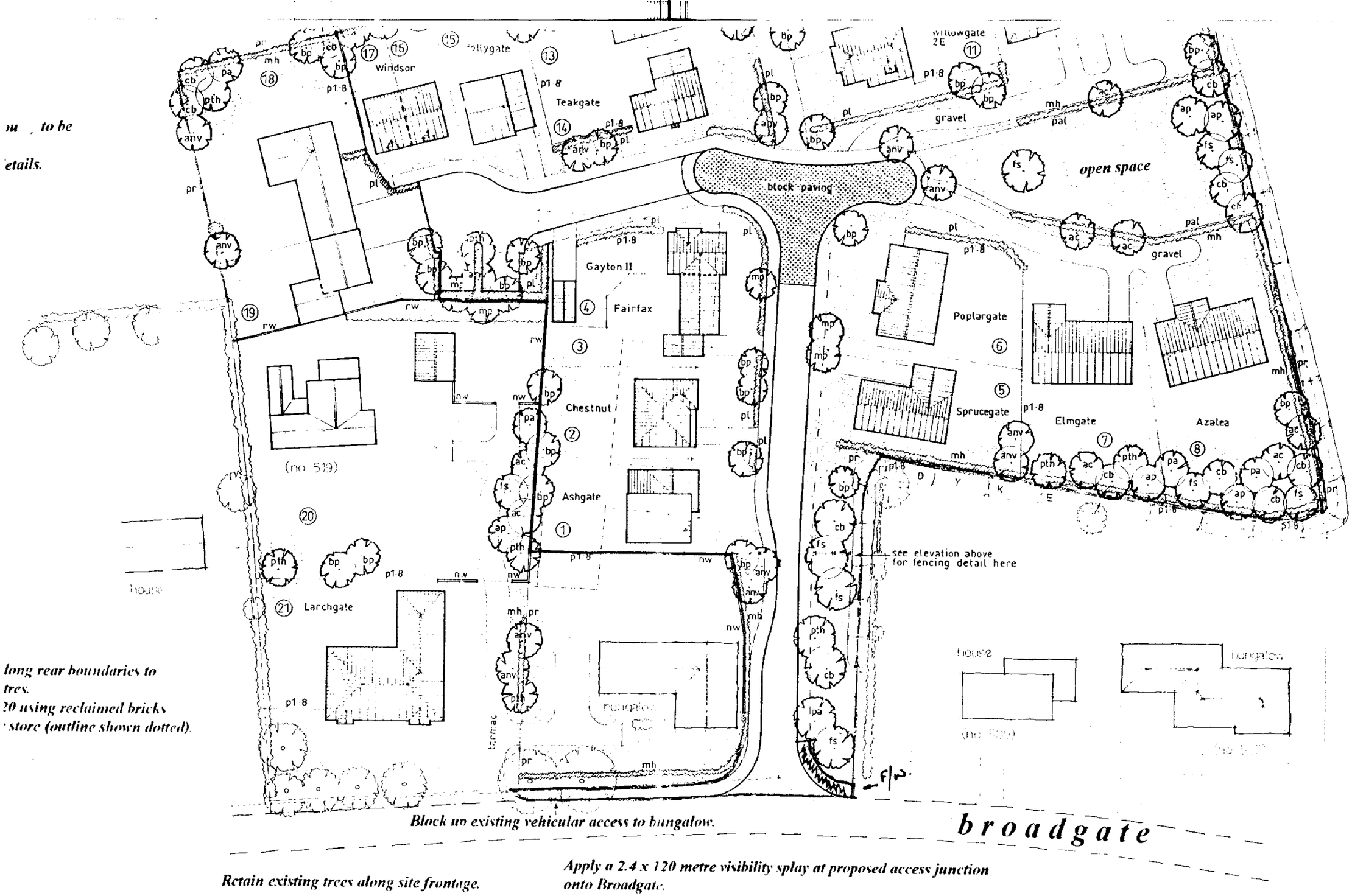
Retain existing trees along site frontage.

Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

SITE LAYOUT 1-500 scale

nu . to be

etails.



long rear boundaries to
trees.
20 using reclaimed bricks
store (outline shown dotted).

Block up existing vehicular access to bungalow.

broadgate

Retain existing trees along site frontage.

Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

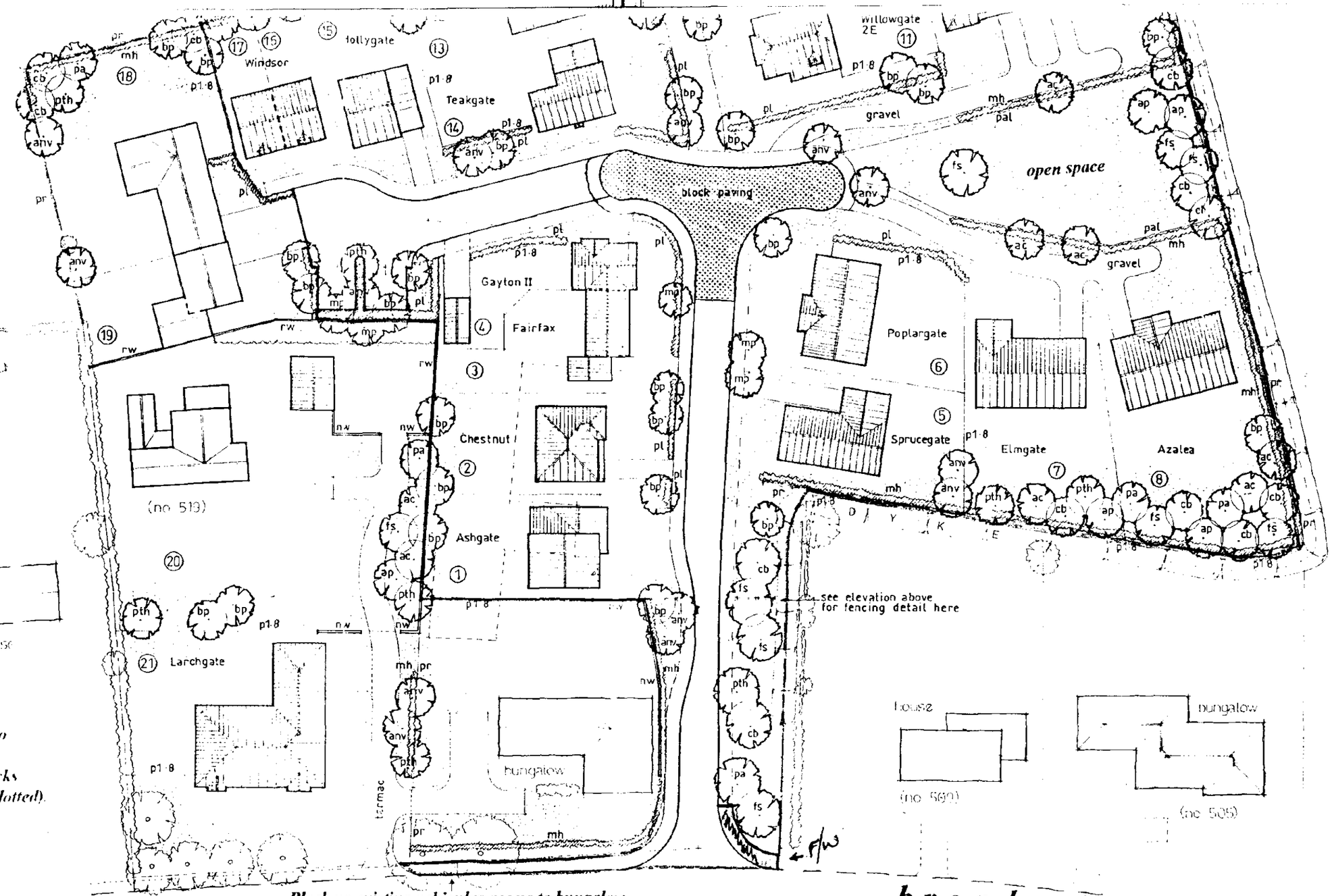
Site Layout. *1 : 500 scale.*

H22/0116/96/1

...u... to be

...etails.

...long rear boundaries to
...tres.
...20 using reclaimed bricks
...store (outline shown dotted).



Block up existing vehicular access to bungalow.

Retain existing trees along site frontage.

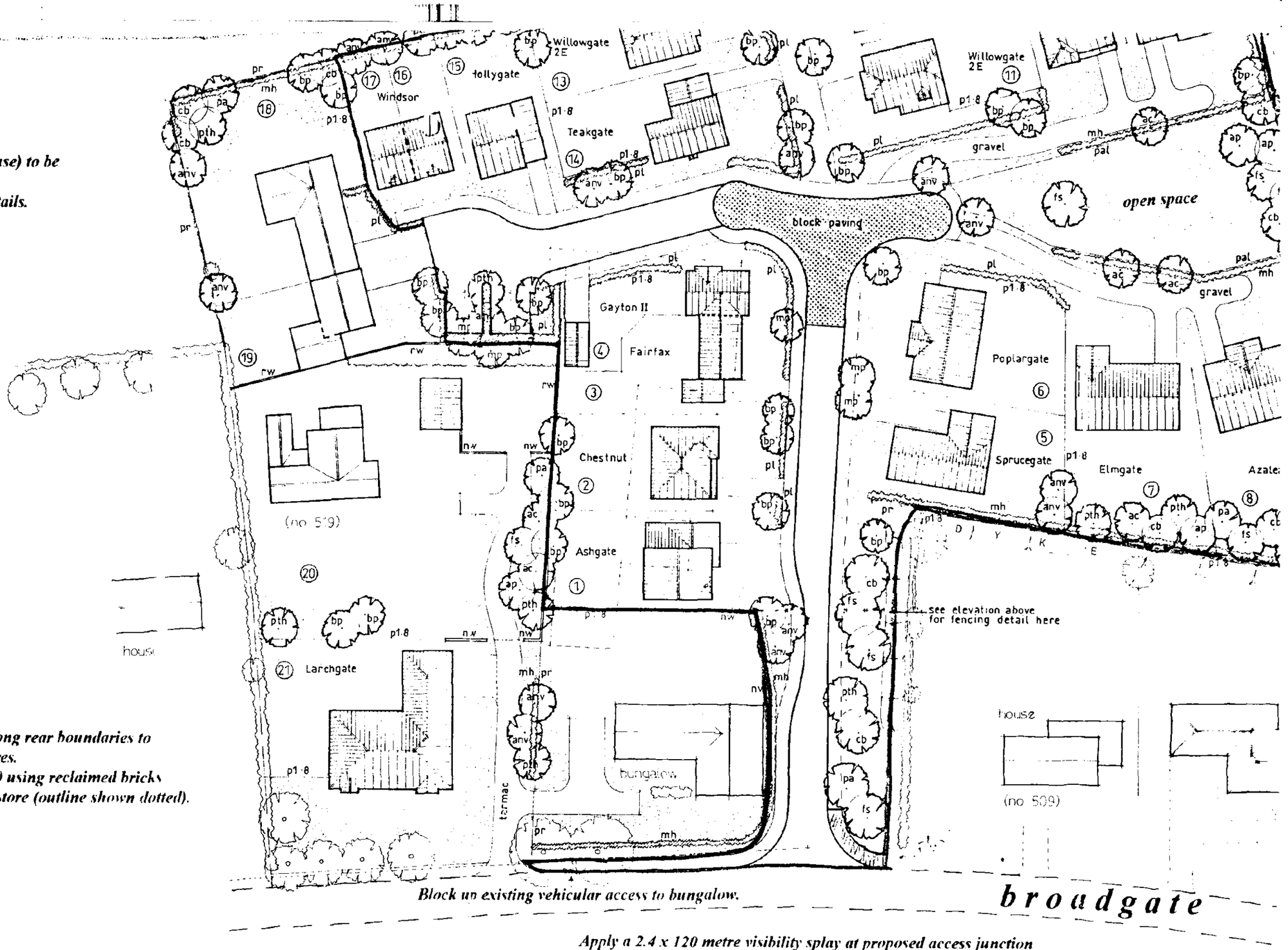
Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

Site Layout. *1 : 500 scale.*

H22/0116/96 11

Existing offices and no: 519 (Broadgate House) to be converted back to residential use.
See application for change of use for full details.

Retain existing brick wall to former store along rear boundaries to plots 1, 2 and 3. Maintain height of 2.0 metres.
Continue wall around to link up with plot 20 using reclaimed bricks salvaged from the demolition of the former store (outline shown dotted).



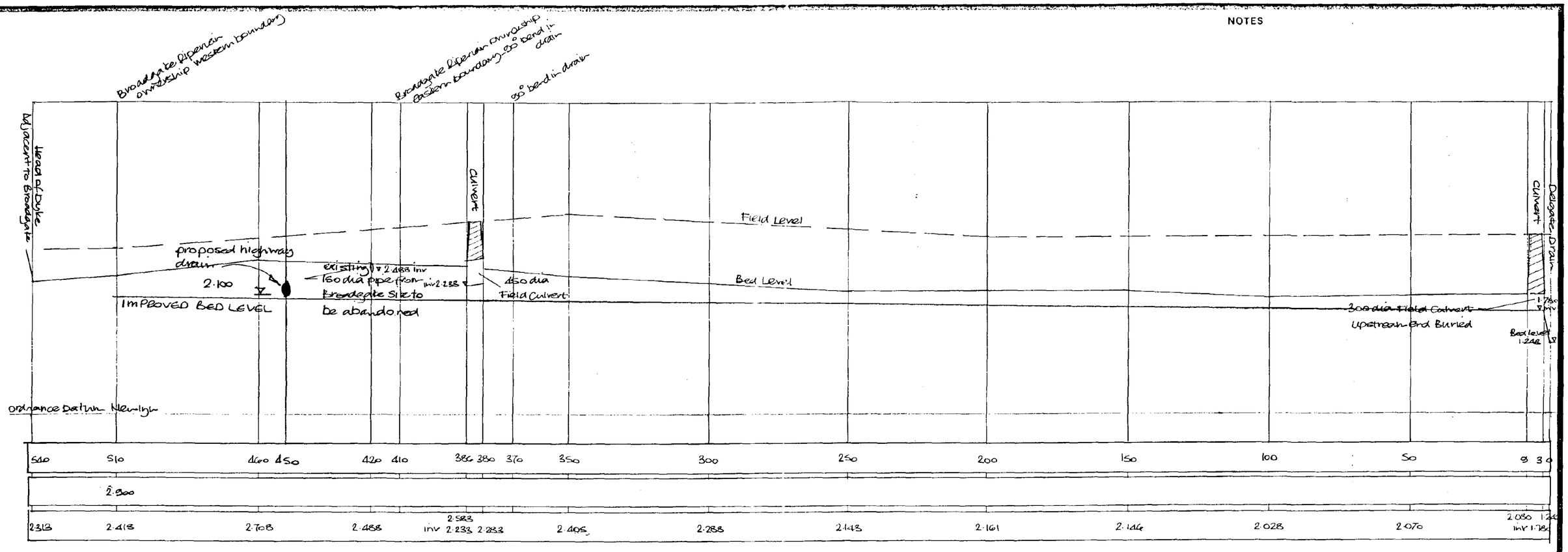
Retain existing trees along site frontage.

Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

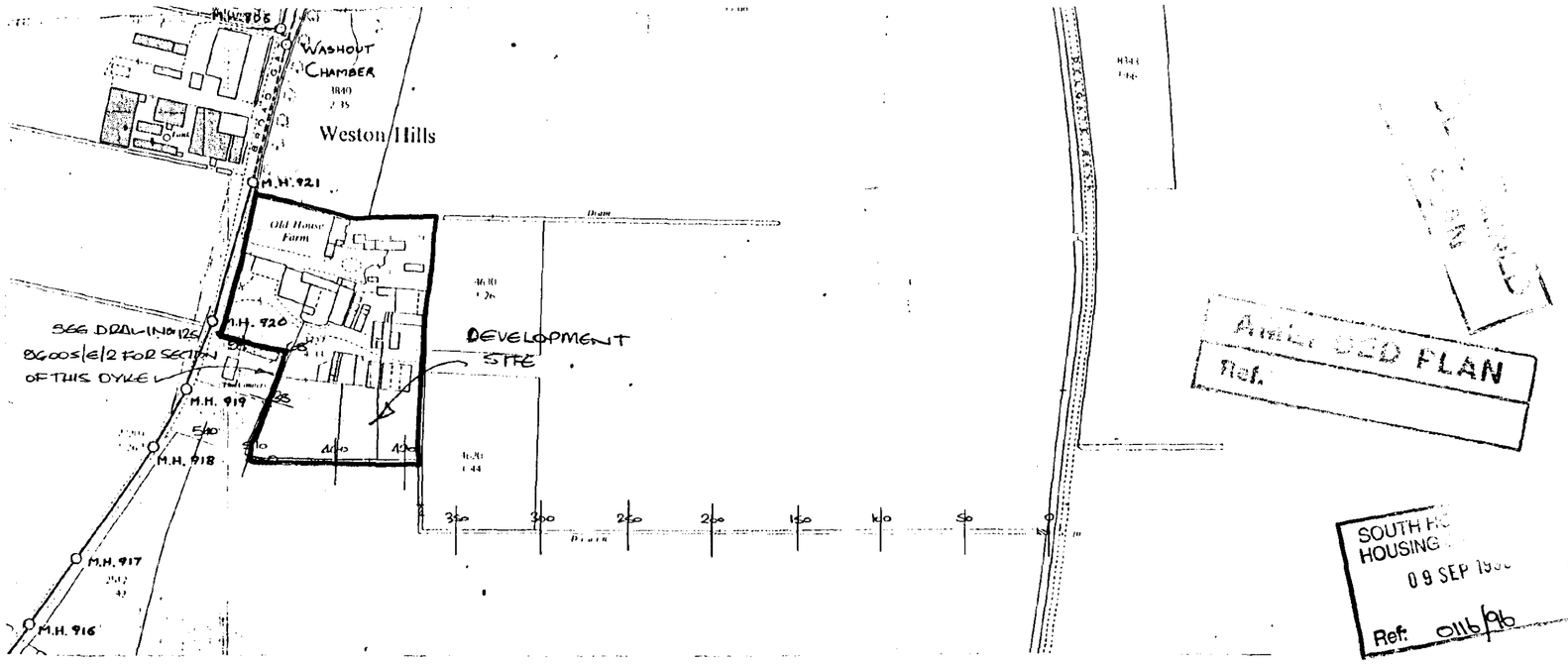
DO NOT REMOVE FROM FILE - PLAN ACCOMPANYING PLANNING PERMISSION H22/0116/96.

Site Layout. ***1 : 500 scale.***

NOTES



SCALE horiz. 1:1000
vert. 1:50



SCALE 1:2500

APPROVED PLAN
Ref.
SOUTH HOLLAND HOUSING
09 SEP 1996
Ref: 0116/96

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone : Holbeach (0406) 380381 & 380532

TITLE

PRIVATE DYKE BETWEEN DELGATE DRAIN AND BROADGATE WESTON HILLS

LONGITUDINAL SECTION AND PLAN VIEW

DATE JUNE 1996	DRAWN
DRWG. No. 96005/E/1	SCALE AS NOTED

REVISIONS

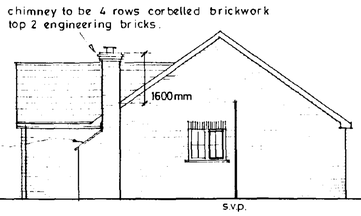
SUMMIT

2651-585

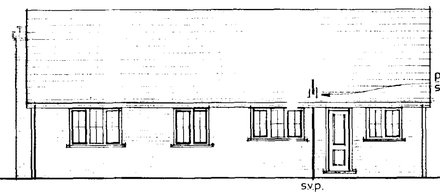
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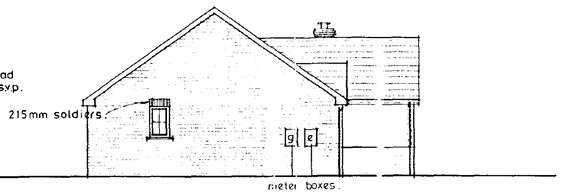
Front elevation



Side



Rear



Side

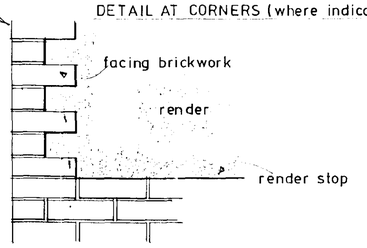
DOOR, WINDOW AND LINTEL SCHEDULE

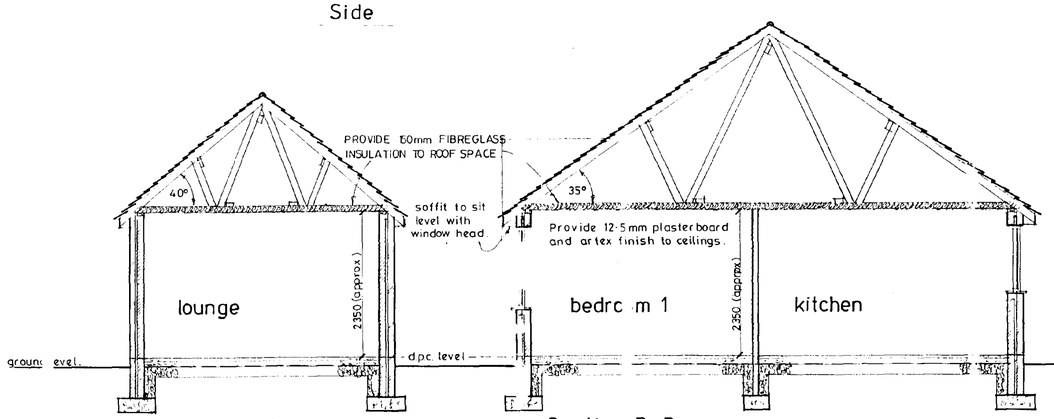
NO	TYPE	REF	INTEL
1	GARAGE DOOR	UF707ON	.1/HD 2700
2	WINDOW	C313CC	.1/S 2100
3	ENT. FRAME	FE15329/5L5566F (part)	.1/S 1950
4	WINDOW	C413CMC	.1/S 2700
5	WINDOW	C210C (OPP)	.1/S 1500
6	WINDOW	C312CC	.1/S 2100
7	WINDOW	C212CC	.1/S 1500
8	WINDOW	C310CC	.1/S 2100
9	DOOR	FM26M	.1/S 1200
10	WINDOW	C210C (OPP)	.1/S 1500
11	WINDOW	C110C	.1/S 1050

INTERNAL LINTELS TO BE I.G. INTERNAL TYPE 110 1M LONG

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

DETAIL AT CORNERS (where indicated)

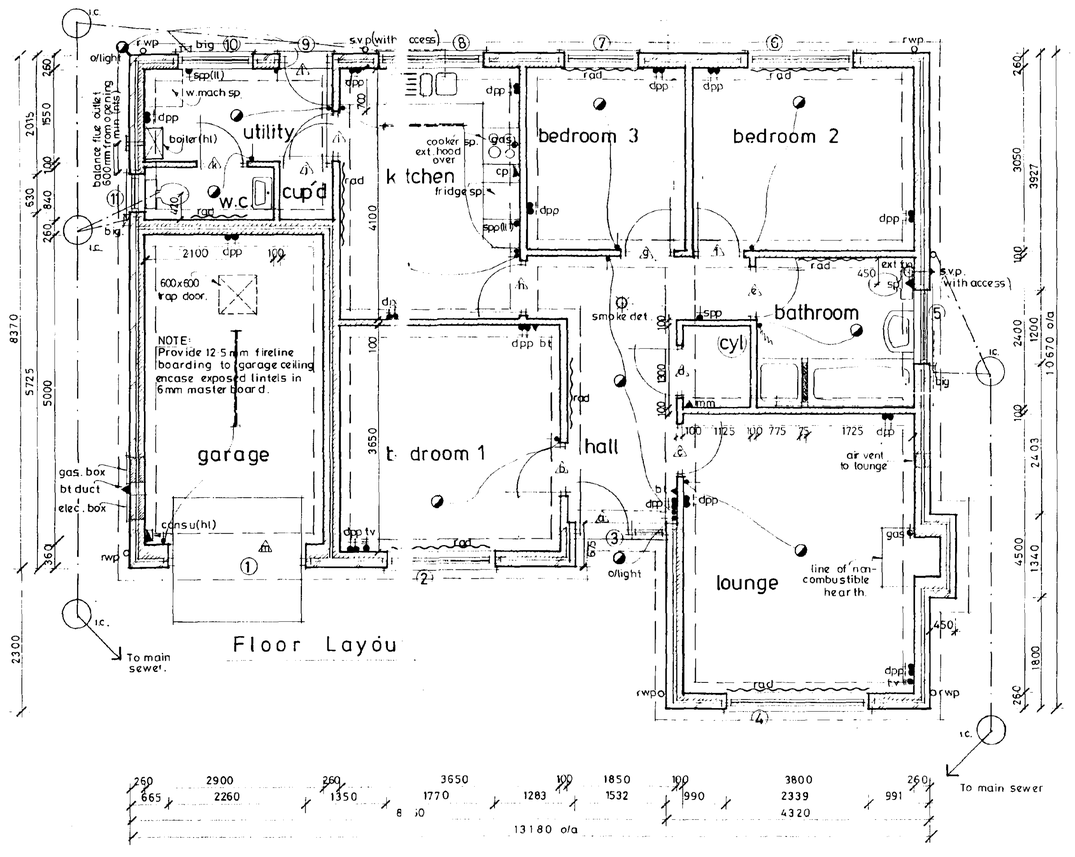




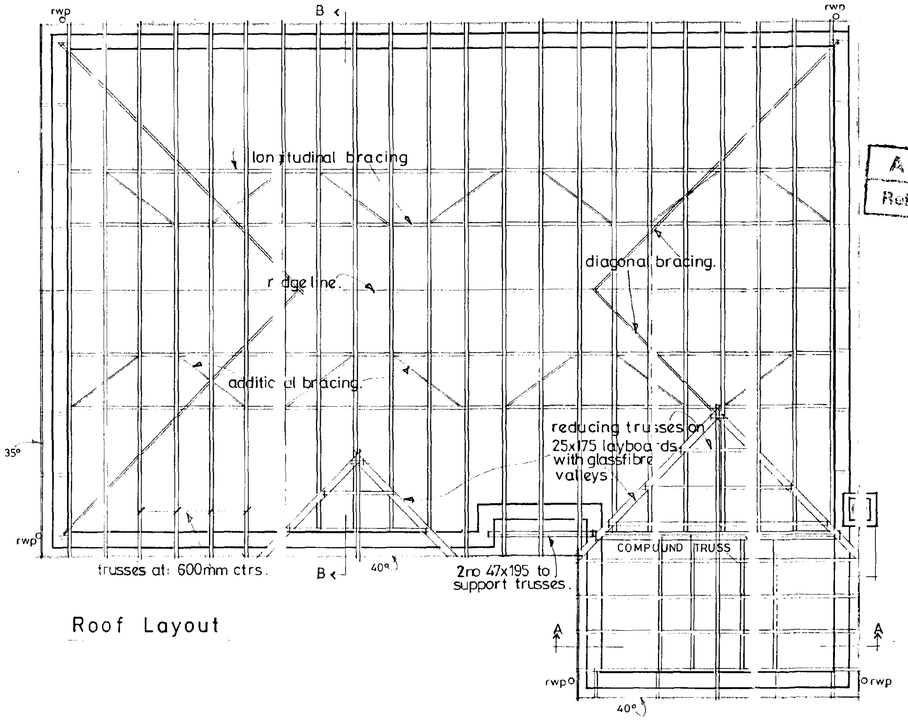
Section A-A

Note: 600mm footings to 260mm walls.

Section B-B



Floor Layou



Roof Layout

AMENDED PLAN
Ref.

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, West Hills,
Spalding, Lincolnshire PE11 2 6DB.
Telephone: (0406) 380532 Fax 0406) 380014

PROJECT TITLE
Standard Dwelling Type

E L M G A T E

Plot 7. Broadgate, Weston Hills, Spalding, Lincs.

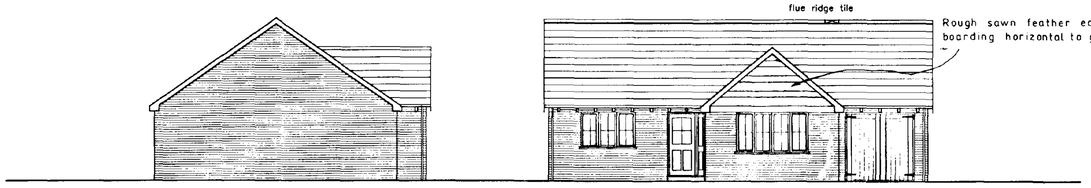
DRAWING
floor layout
roof layout
elevations
sections.

S.H.C. HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

REV.	DESCRIPTION	DATE	BY
A	ROOF TRUSS TOLERANCE FRAME CODE ALTERED & FLOOR DOOR MOVED	4·7·96	CAT

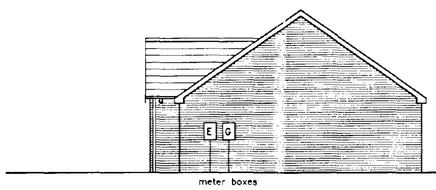
SCALE 1:100, 1:50
DRAWN MD.
DATE NOV / 1994
DRAWING No. 96005-7

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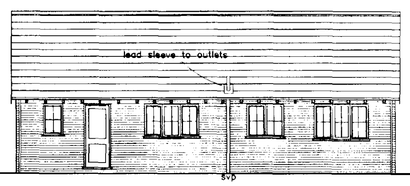


SIDE ELEVATION

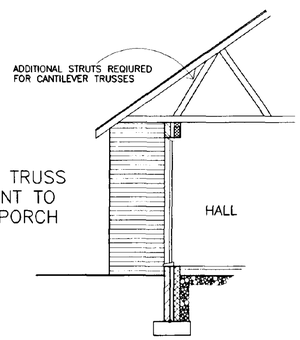
FRONT ELEVATION



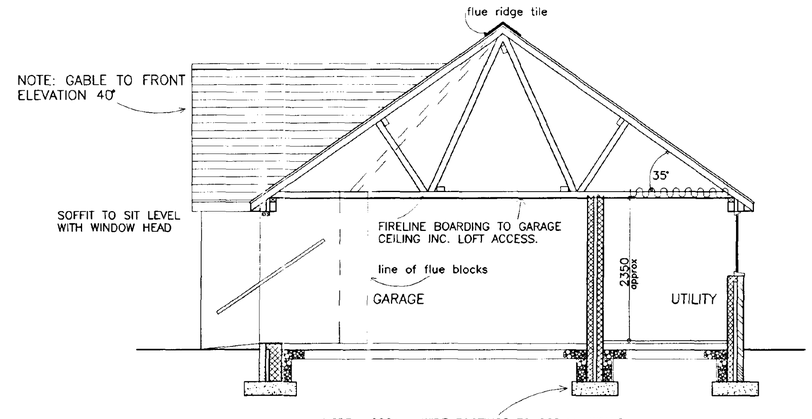
SIDE ELEVATION



REAR ELEVATION



CANTILEVER TRUSS ARRANGEMENT TO ENTRANCE PORCH

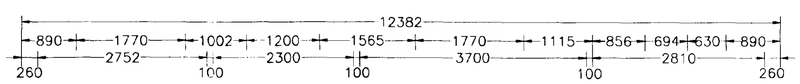


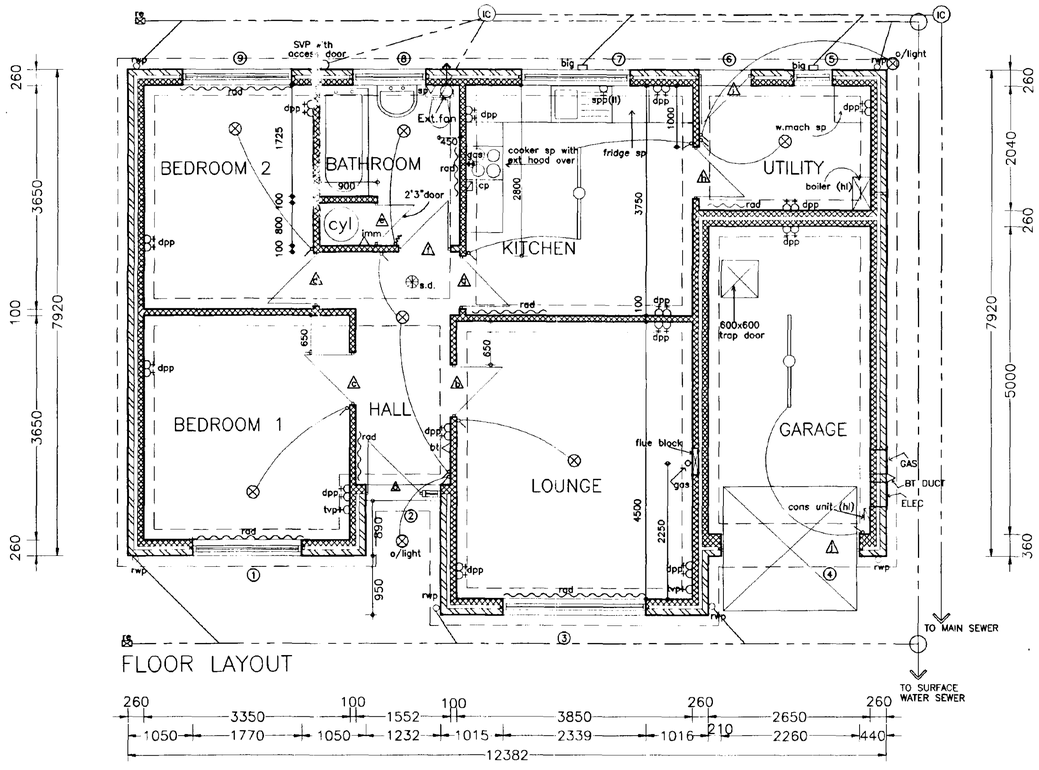
SECTION

DOOR, WINDOW AND LINTEL SCHEDULE

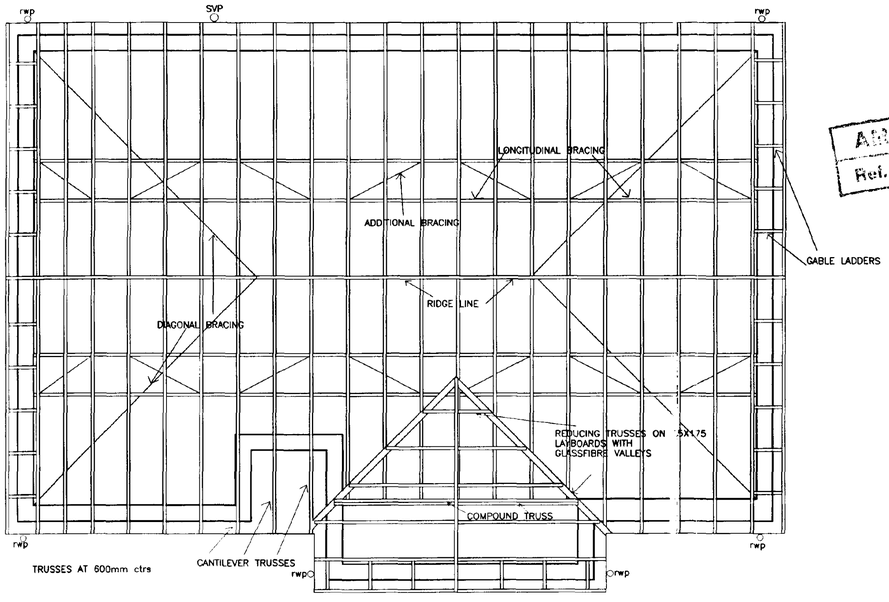
REF	TYPE	REF	LINTEL
1	WINDOW	C312CC	L1/S 2100
2	ENT FRAME	FER 1229	L1/S 1650
3	WINDOW	C413CMC	L1/S 2700
4	GARAGE DOOR	UF7070N	L1/S 2700
5	WINDOW	C110C	L1/S 1050
6	DOOR	FN26M	L1/S 1200
7	WINDOW	C310CC	L1/S 2100
8	WINDOW	C210C	L1/S 1500
9	WINDOW	C312CC	L1/S 2100

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1100mm long
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON & PAUL.
ALL LINTEL REFS BY I.G. LINTELS LTD





FLOOR LAYOUT



ROOF LAYOUT

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

ABANDONED PLAN Ref.

PROJECT TITLE

Poplargate

Plot 6. Broadgate, Weston Hills, Spalding, Lincs.

DRAWING

SOUTH HOLLAND DC HOUSING & PLANNING 31 JUL 1996 Ref: 0116/96

REV	DESCRIPTION	DATE	BY

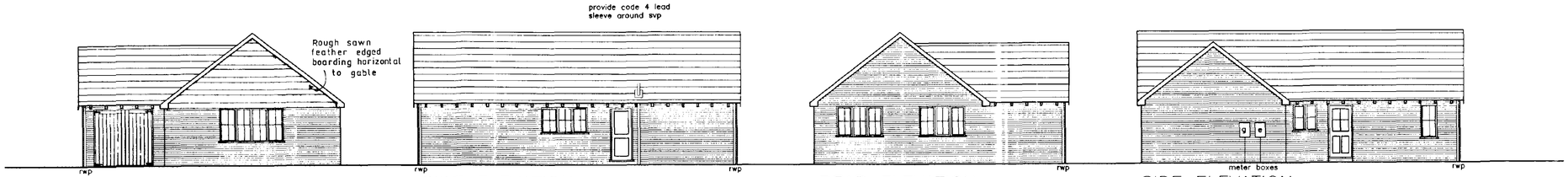
SCALE 1:50, 1:100.

DRAWN M.Dennis

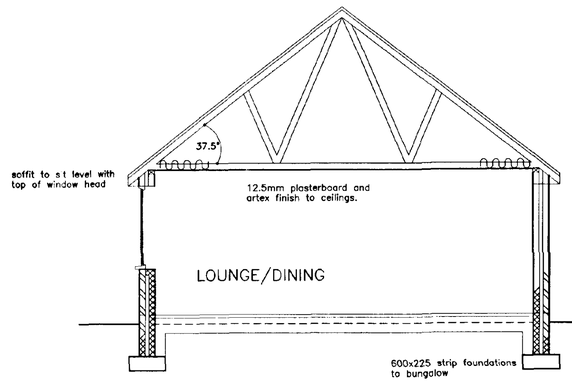
DATE FEB 1996.

DRAWING No. 96005 - 6

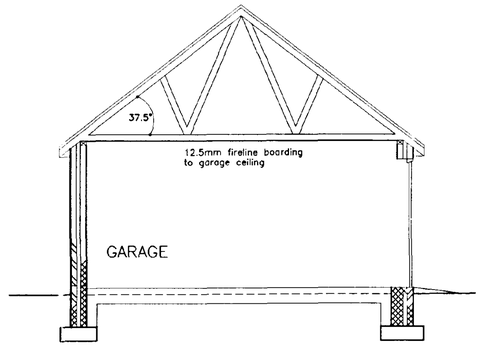
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FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



SECTION A–A



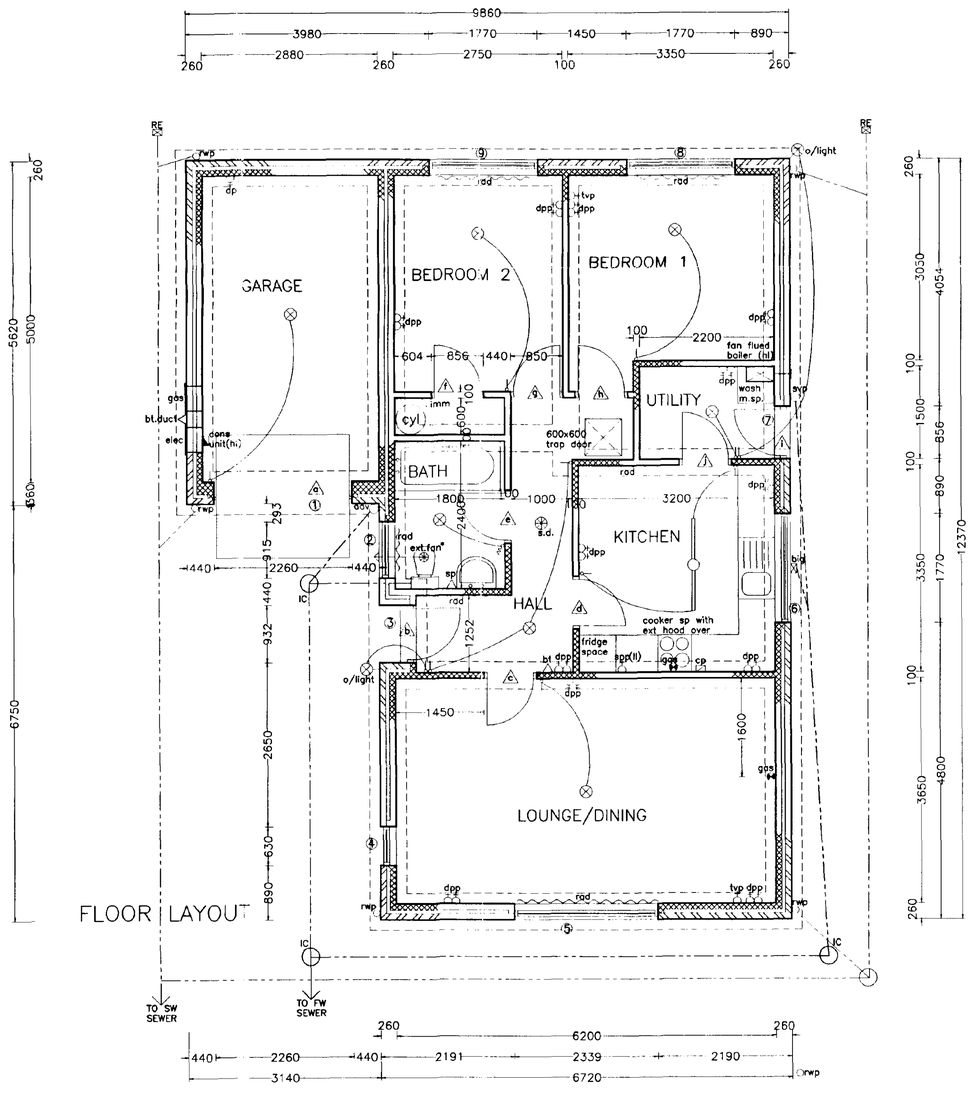
SECTION B–B

DOOR, WINDOW AND LINTEL SCHEDULE

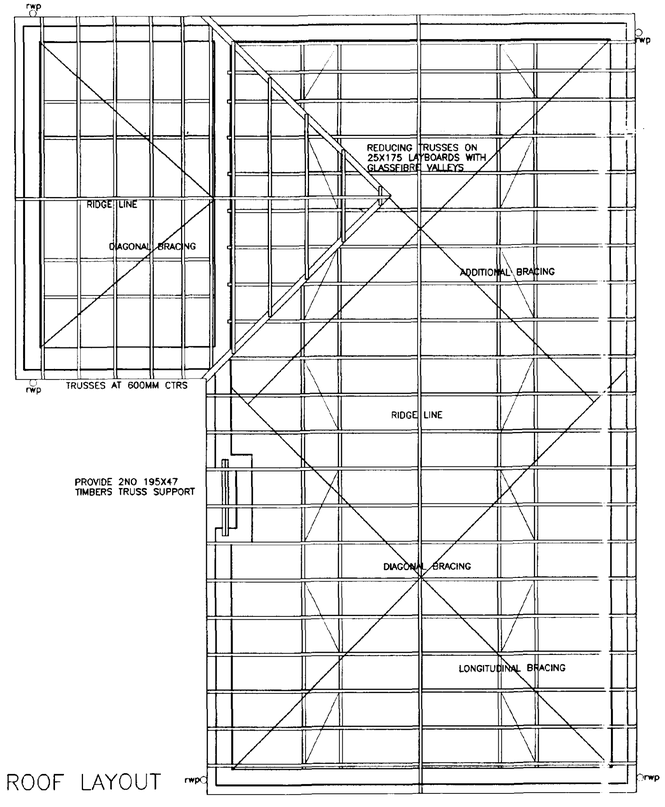
1	GARAGE DOOR	UF7070N	L1/S	2700
2	WINDOW	H2N10C	L1/S	1350
3	ENT DOOR	FN29M	L1/S	1200
4	WINDOW	C113C	L1/S	1050
5	WINDOW	C413CMC	L1/S	2850
6	WINDOW	C310CC	L1/S	2100
7	DOOR	FN26M	L1/S	1200
8	WINDOW	C312CC	L1/S	2100
9	WINDOW	C312CC	L1/S	2100

ALL INTERNAL LINTELS TO BE IG INTERNAL TYPE 1100MM LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON & PAUL



FLOOR LAYOUT



ROOF LAYOUT

AMENDED PLAN
Ref.

Broadgate Homes

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

PROJECT TITLE

Sprucegate.

Plot 5. Broadgate, Weston Hills, Spalding, Lincs.

DRAWING

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

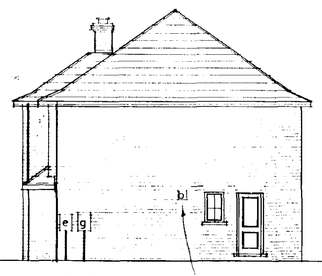
REV.	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100. | DRAWN M.DENNIS

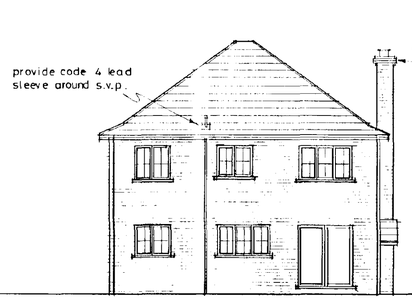
DATE FEB. 1996. | DRAWING No. 96005-5



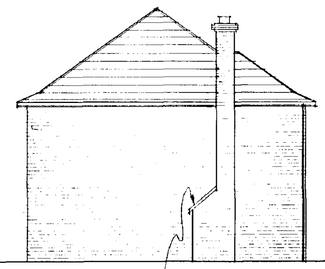
Front Elevation



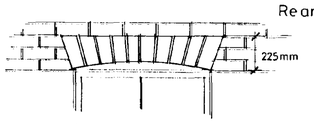
Side Elevation



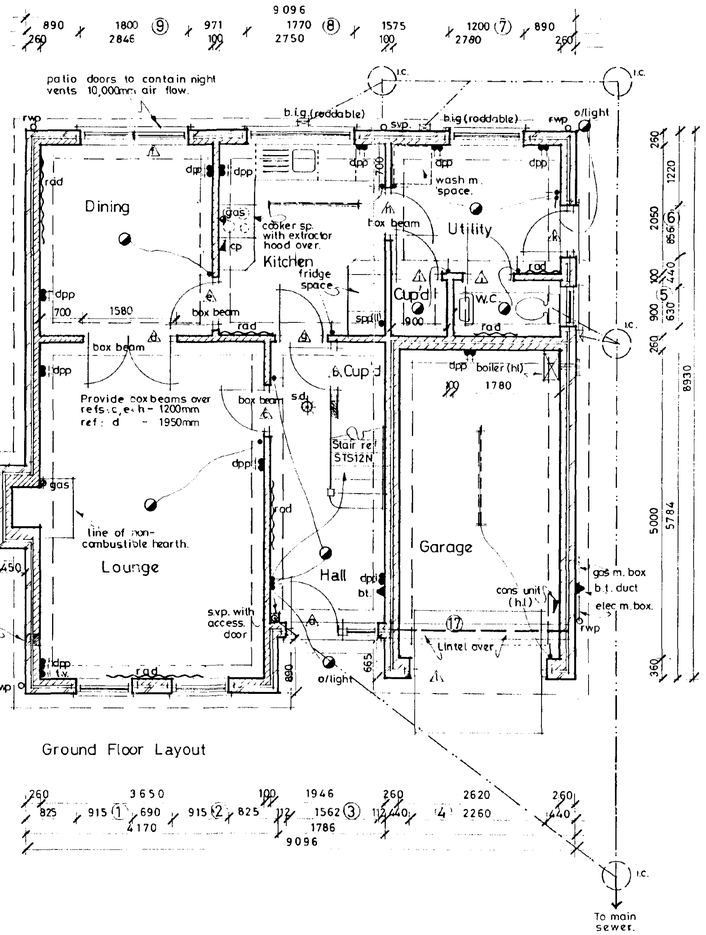
Rear Elevation



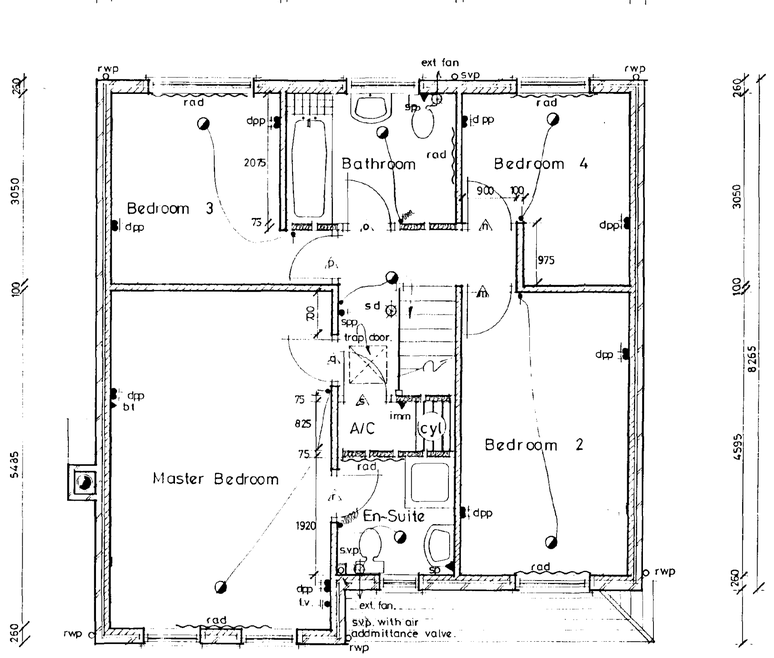
Side Elevation



Detail of arch above openings on front elevation only.
1-20 scale



Ground Floor Layout



First Floor Layout

NOTES

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 fomm lagged indirect cylinder with immersion heater (3Kw).

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide stadium air vent 216mm x 140mm with insect mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	H2N13CC	L1/S 1350
2	WINDOW	H2N13CC	L1/S 1350
3	DOOR/WINDOW	FN29M/C113C	L1/S 1950
4	GARAGE DOOR	UP7070N	L1/S 2700
5	WINDOW	C110C	L1/S 1050
6	DOOR	FN26M	L1/S 1200
7	WINDOW	C210C	L1/S 1500
8	WINDOW	C310CC	L1/S 2100
9	PATIO DOORS	1.8M WIDE	L1/S 2250
10	WINDOW	H2N13CC	L1/S 1350
11	WINDOW	H2N13CC	L1/S 1350
12	WINDOW	C113C	L1/S 1050
13	WINDOW	C213CC	L1/HD 1500
14	WINDOW	C212C	L1/HD 1500
15	WINDOW	C710C	L1/S 1500
16	WINDOW	C312CC	L1/HD 2100
17	LINTEL	———	L1/HD 3000

INTERNAL LINTELS

ALL DOORS TO BE I.G. INTERNAL TYPE UNLESS OTHERWISE STATED
ALL JOINERY REFS BY BOULTON AND PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFS BY I.G. LINTELS

AMENDED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
Standard Dwelling Type
CHESTNUT
Plot 10. Broadgate, Weston Hills, Spalding, Lincs.
Floor Plans & Elevations.

DATE 17 - AUG - 1992 | DRAWN MARK DOWNS

DRWG. No 96005-10 | SCALE 1-100 , 1-50

REVISIONS	DES	DATE	SIGN
A	Electrics amended	27.2.95	MD
B	EXTENSION OF MASTER BEDROOM/ENSUITE	27.3.95	MD

PLANNING | BUILDING REGS

CHECK BY

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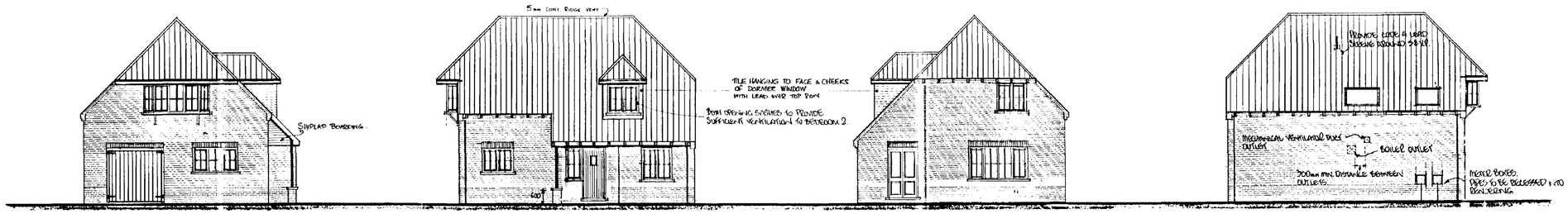
DOOR WINDOW & LINTEL SCHEDULE

WILLOWGATE IV

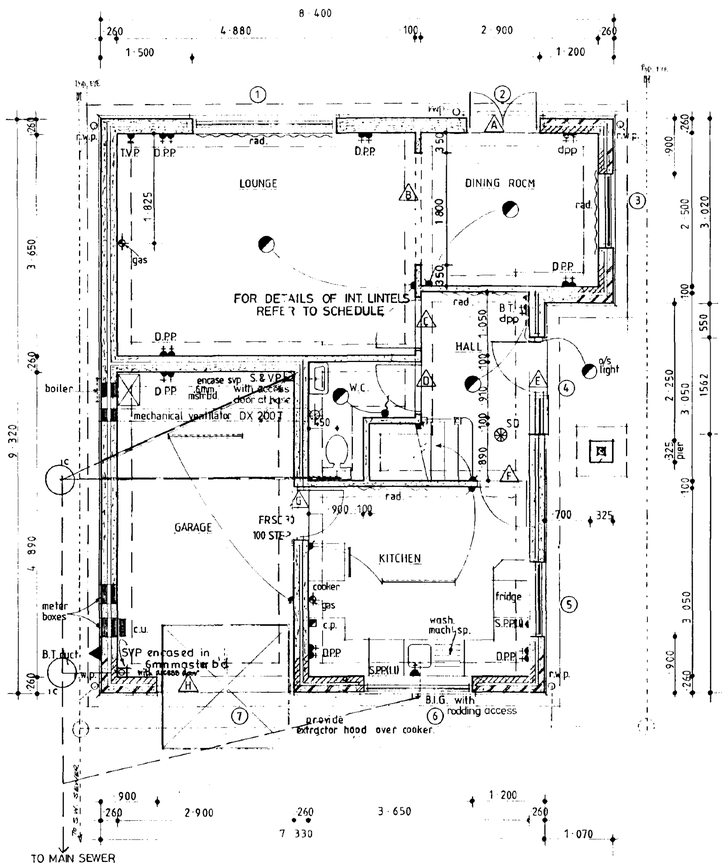
No.	Type	Joinery Ref	Lintel Ref
1	Window	C413CMC	LI/HD 2700
2	Pair of Doors	FCP120	LI/S 1500
3	Window	C213CC	LI/S 1500
4	Door/Window	C113C/FN29M	LI/HD 1950
5	Window	C210CC	LI/S 1500
6	Window	C310CC	LI/S 2100
7	Garage Door	UF7070M	LI/S 2700
8	Window	C212CC	Timber
9	Splay Bay	SP3/2 NoC112C/C312CC	LI/S 3000
10	Roof Light	Velux GGL 7 (obscure)	
11	WINDOW	C212CC	LS 1500
12	Roof light	GGL 304	——

INTERNAL LINTEL SCHEDULE

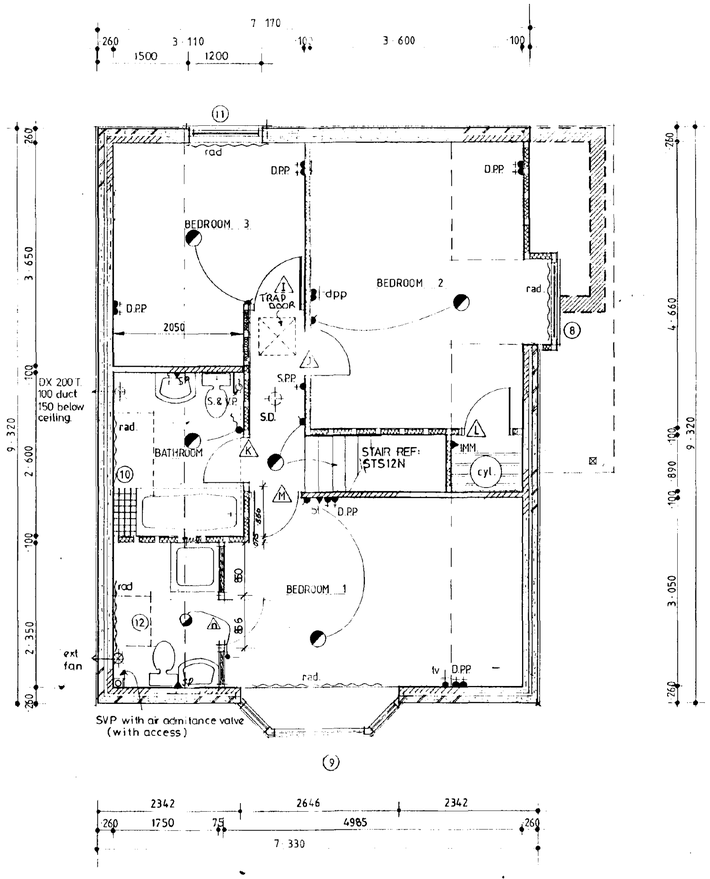
REF.	LINTEL TYPE
A	Ext Ref 2
B	Box 100/2100
C, D	Box 100/2400 Long Continuous.
E	Ext Ref 4
F	Int 100/1100
G	LI/S 1200
H	Ext Ref 7
I	Timber
J	Timber
K	Timber
L	Timber
M	Timber



Front Elevation | Side Elevation | Rear Elevation | Side Elevation



Ground Floor Plan



First Floor Plan

AMENDED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND DC HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380381 & 380532

TITLE
standard dwelling type
WILLOWGATE 2E
Plots 11, 13. Broadgate, Weston Hills, Spalding, Lincs.
FLOOR PLANS / ELEVATIONS

DATE April 1989 | DRAWN

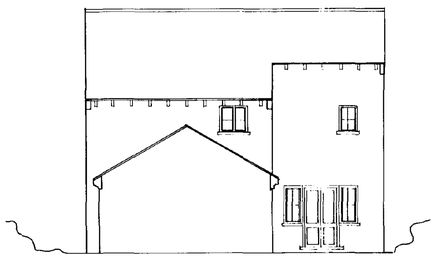
DRWG No 96005 - 11,13 | SCALE 1·50, 1·100

REVISIONS	DES.		DATE	SIGN
A	BB Amendments		16/6/94	WJ
B	Building Control Amendments. Rad 2 Hardboy Vent.		12.9.95	JL
C	Plots 11 & 13 Amended		1.2.96	MD
D	Detail Revised		9-5-97	MD
E	Amendments to Front Elevations Amended		10-7-97	MD
F	Window Style Changed inc Lintel Sch	MD	14-5-98	AE
G	Lintels Corrected/Wardrobe Doors Ad	N	9-8-96	MD
H	En-suite to bed1, electrics amended,		24-2-95	MD
PLANNING I	Window to bed 3. Shaded Point Indicard A	BUILDING REGS.	23-10-95	MD.

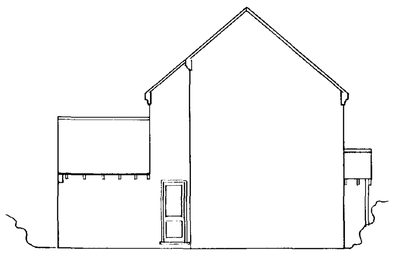
CHECK BY:

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SIDE



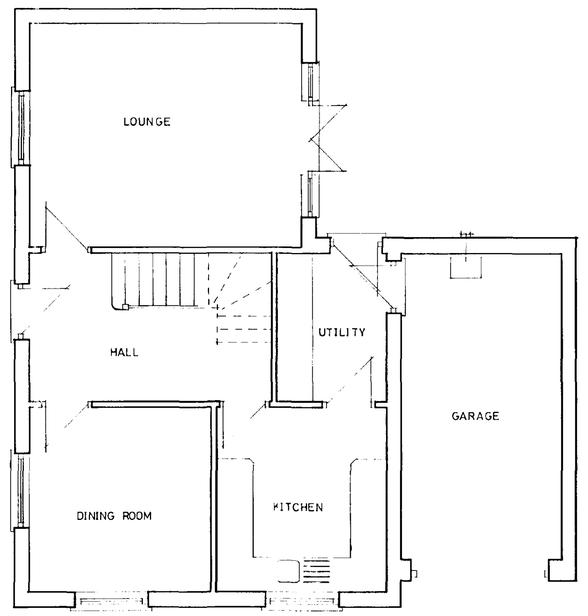
REAR



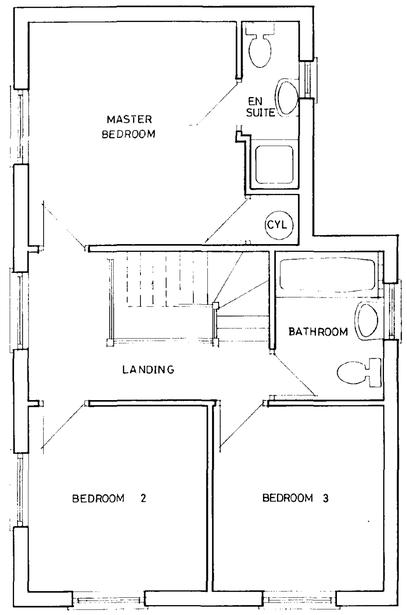
FRONT / SIDE



FRONT



GROUND FLOOR



FIRST FLOOR

ASSESSED PLAN
Ref.

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

Plots 12, 14. Broadgate,
Weston Hills, Spalding, Lincs.

TEAKGATE

DRAWING

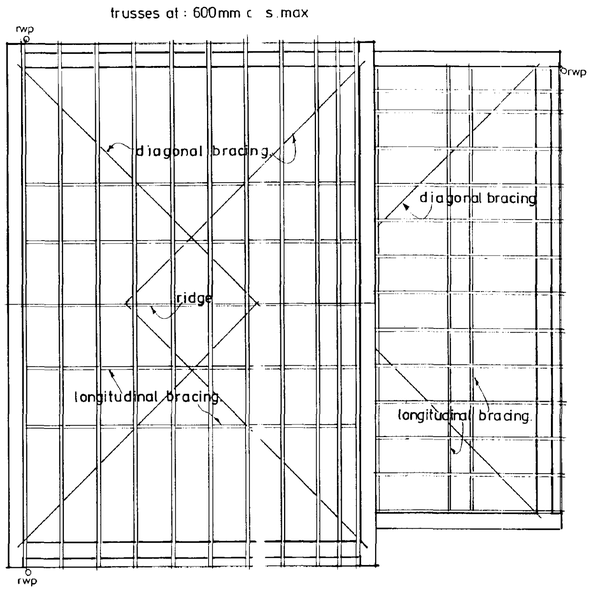
SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

REV.	DESCRIPTION	DATE	BY

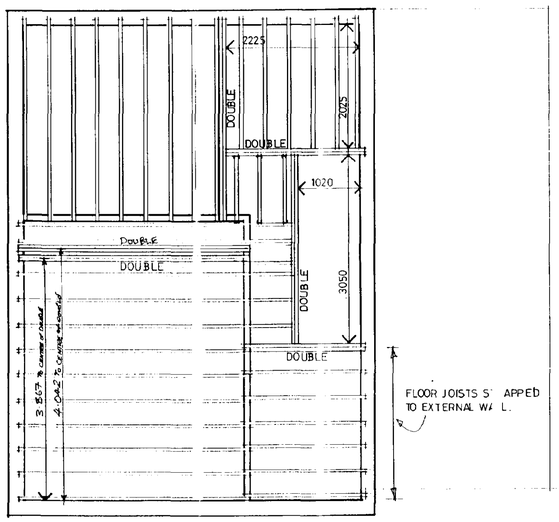
SCALE 1:50 / 1:100 — DRAWN CW

DATE 080796 — DRAWING No. 96005 - 12,14

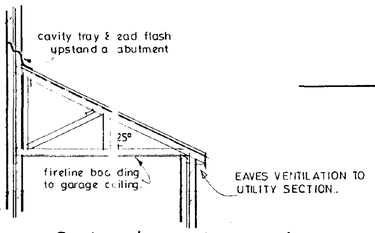
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Roof Plan



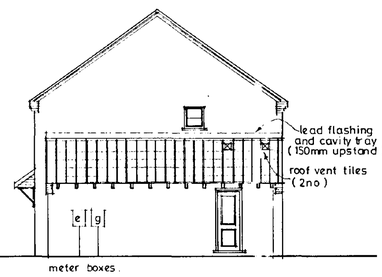
Joist Plan



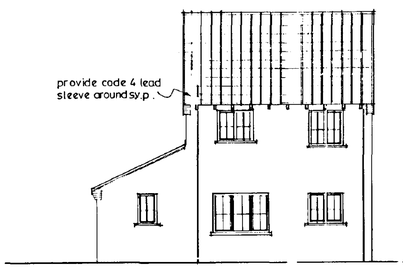
Section (mono trusses to garage & utility).



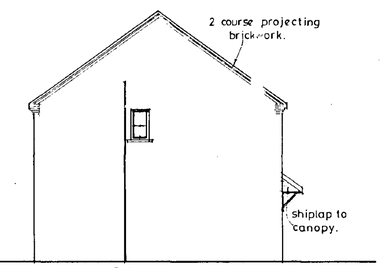
Front elevation



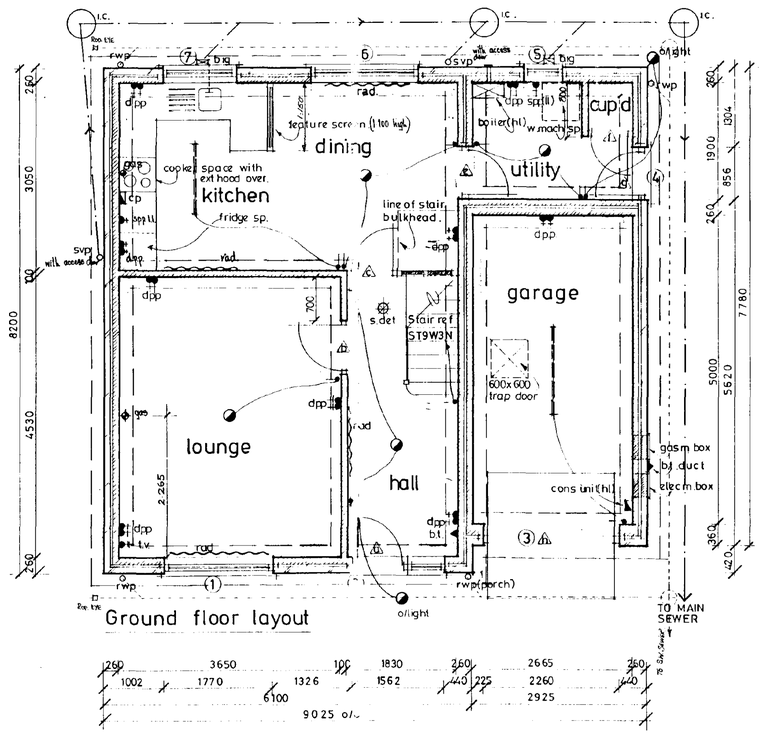
Side



Rear elevation



Side



Ground floor layout

First floor layout

Section

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Re	Lintel
1	Window	C3 cc	LI/S 2100
2	Door/Window	FN m/ 13c	LI/S 1950
3	Garage Door	UP 070N	LI/S 2700
4	Door	FN.2m	LI/S 1200
5	Window	C11nc	LI/S 1050
6	window	C3 1cc	LI/HD 2100
7	Window	C2 1cc	LI/S 1500
8	Window	C3 1cc	LI/S 2100
9	Window	C2 1cc	LI/S 1500
10	Window	H1 1c	LI/S 1050
11	Window	C2 1c	LI/S 1500
12	Window	C2 1c	LI/S 1500
13	Window	HN 06	LI/S 1050

Internal Lintels to be I.C. Internal type 1100mm long.
Except Ref B, ox Beam 1200 long.
Ref E, LI/S 1200 long.

All Lintel Refs by I. G. Lintels
All windows to be double glazed
All joinery re s to be Boulton and Paul

AMENDED PLAN
Ref.

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

Standard Dwelling Type.

HOLLYGATE

Plot 15. Broadgate, Weston Hills,
Spalding, Lincs.

DRAWING

floor plans.
roof + joist plan.
elevations.
section.

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

REV	DESCRIPTION	DATE	BY
A	UPDATE ELECTRICS	28.2.95	L.
b.	WINDOWS ALTERED	2.3.95	L.
C.	RB amendments	16.8.95	L
D	REF 13 CORRECTED	5.5.95	MD.
E.	ALTER BEDROOM 2 WINDOW & REPLACE PATIO DOORS WITH WINDOW	1.7.95	L.
F	REF 7 CORRECTED	4.11.95	MD

SCALE 1:100 , 1:50 DRAWN MD.

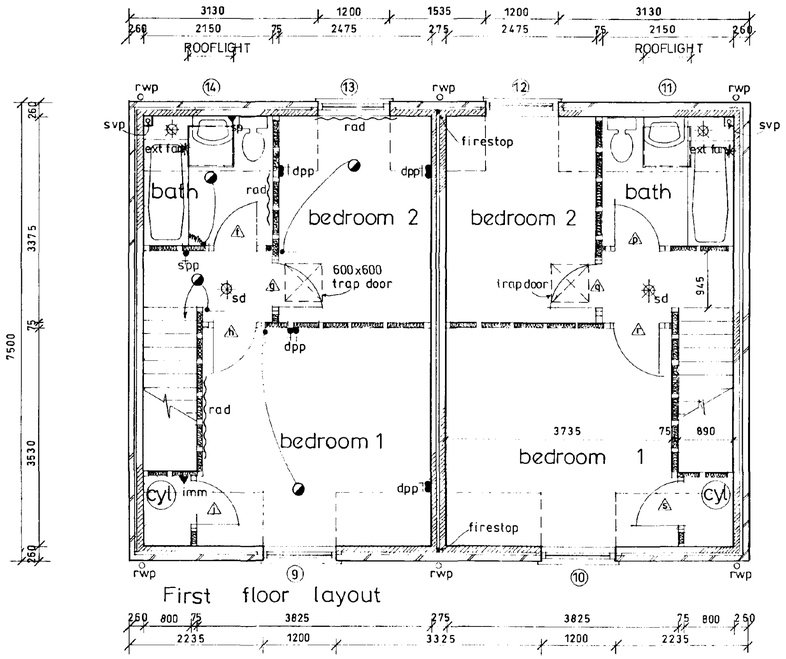
DATE OCT / 1994

DRAWING No. 96005 - 15

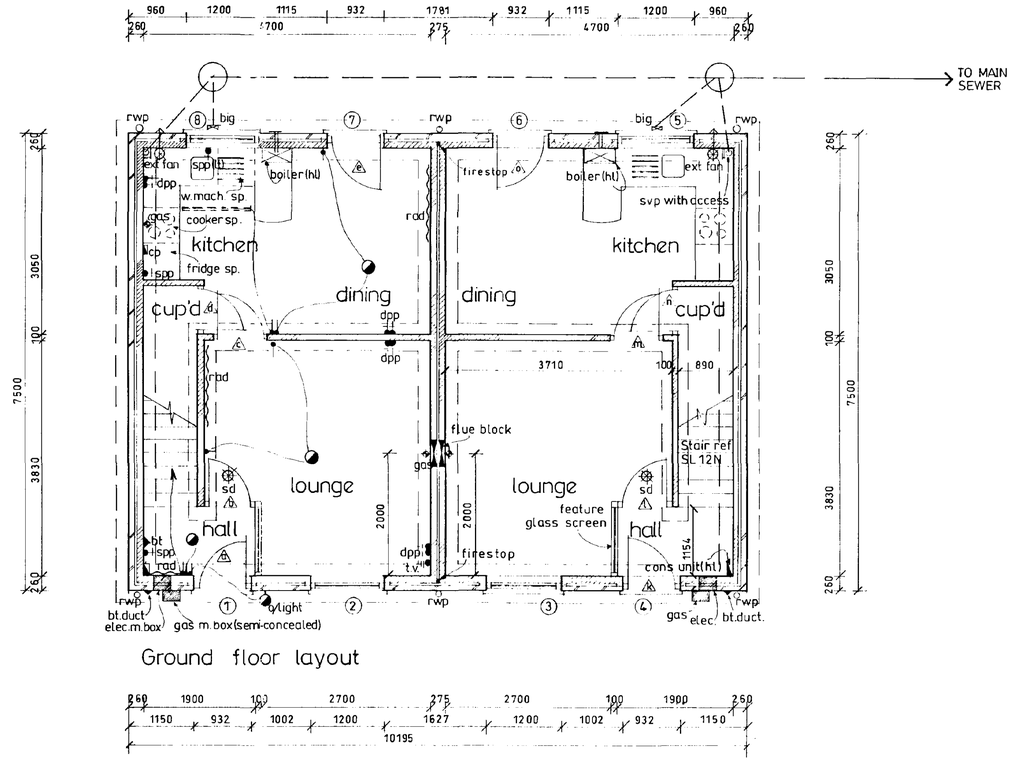
SUMMIT D.O.B 841736

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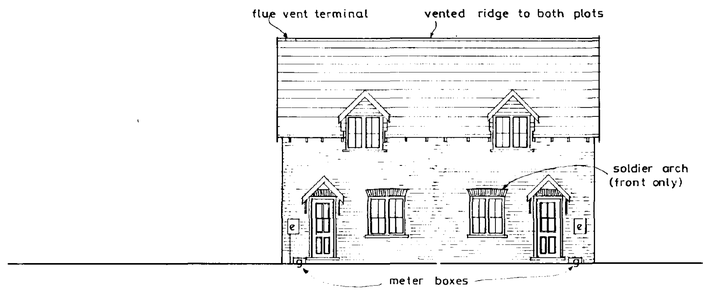
✳ NOTE : EXTRACTOR FANS IN BATHROOMS TO BE DUCTED THROUGH ROOF SPACE AND EXTRACTED INTO OPEN AIR VIA ROOF VENT TILE.



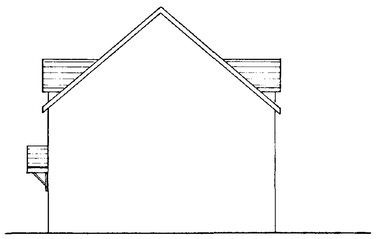
First floor layout



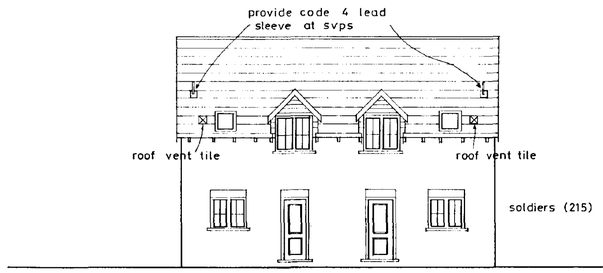
Ground floor layout



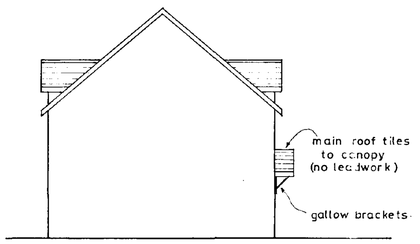
Front elevation



Side



Rear elevation



Side

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Door	FN29M	LI/HD 1350
2	Window	C213CC	LI/S 1500
3	Window	C213CC	LI/S 1500
4	Door	FN29M	LI/HD 1350
5	Window	C210CC	LI/S 1500
6	Door	FN29M	LI/S 1350
7	Door	FN29M	LI/S 1350
8	Window	C210C	LI/S 1500
9	Window	C212CC	2No 50 x 100 bolted together
10	Window	C212CC	" "
11	Roof Light	GGL 304	———
12	Window	C212CC	2No 50 x 100 bolted together
13	Window	C212CC	" "
14	Roof Light	GGL 304	———

Internal lintels to be I.G. internal type 1100 mm long.

All lintel refs by I.G. Lintels
All windows to be double glazed
All joinery refs by Boulton and Paul
All roof lights by Velux Ltd

AMENDED PLANS
Ref.
SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Homes

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

PROJECT TITLE

Windsor's

Plots 16,17. Broadgate, Weston Hills, Spalding, Lincs.

DRAWING

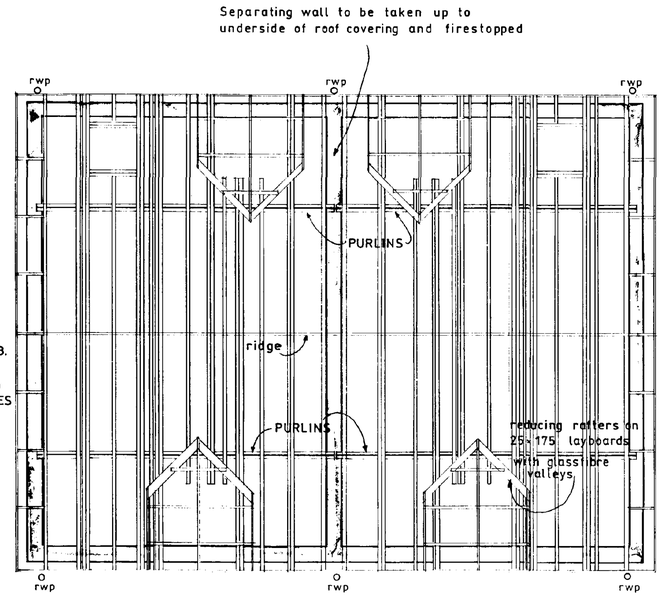
floor plans & elevations

REV	DESCRIPTION	DATE	BY

SCALE 1:100 , 1:50 DRAWN CN

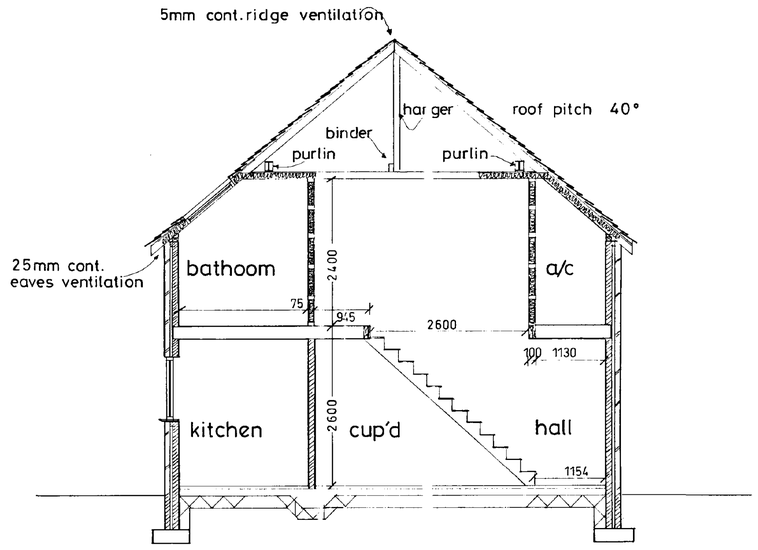
DATE July 1996 DRAWING No. 96005 - 16,17

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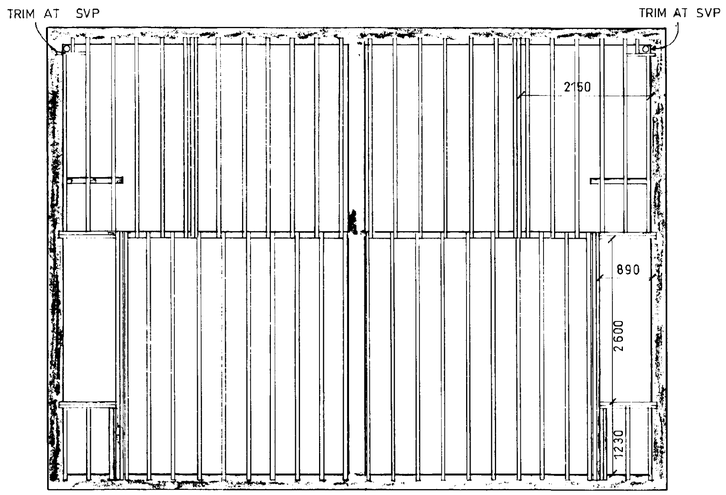


PURLINS to be:
254 x 102 x 28 kg UB.
to bear on
440 x 100 x 215 deep
C30 P.C. PADSTONES
(see calcs for
more details)

Roof layout



Section



Joist layout

CANOPY ROOF CONSTRUCTION

Covering, battens and felt as main roof.
50 x 100 rafters and ceiling joists at 600mm ctrs.
50 x 100 timber runners (fixed to wall at 600mm ctrs with 10mm dia bolts).

Double up floor joists in addition to normal joist spacing, to be bolted together.
Floor joists to be: 50 x 200 SC3 grade at 400mm ctrs.
All roof trusses to be at 600mm ctrs.

ROOF CONSTRUCTION (CUT ROOF DESIGN)

Tiles, felt and battens as main roof (refer to Technical Notes).

Rafters	50 x 150 SC3 at 600mm ctrs.
Ceiling joists	50 x 125 at 600mm ctrs.
Ridge co	50 x 125
Ridge	38 x 200
Binder	50 x 200
Hanger	50 x 100 at 1200mm ctrs.
Wall plate	50 x 100

DORMER CONSTRUCTION

Tiles, felt and battens as main roof.

Rafters	50 x 100 at 600mm ctrs.
Ceiling joists	50 x 100 at 600mm ctrs.
Ridge	38 x 175

DORMER WALL CONSTRUCTION

19mm Treated Shiplap Boarding off 25 x 38 battens on grade A/1F breather paper on 12mm ext. quality plywood on 50 x 75 timber studs at 400mm ctrs incorporating 75mm insulation quilt on vapor barrier with 9.5mm Gyproc Duplex plasterboard and skim finish.

ROOF VENTILATION

Provide cross ventilation of insulated roof space with a 25mm min. continuous (or equivalent C.S.) gap at opposing eaves.
Insect Mesh over vents.
Provide 5mm continuous ventilation at ridge.

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

PROJECT TITLE
Windsor's
Plots 16, 17. Broadgate,
Weston Hills, Spalding,

DRAWING
Joist, Roof Plan + Section

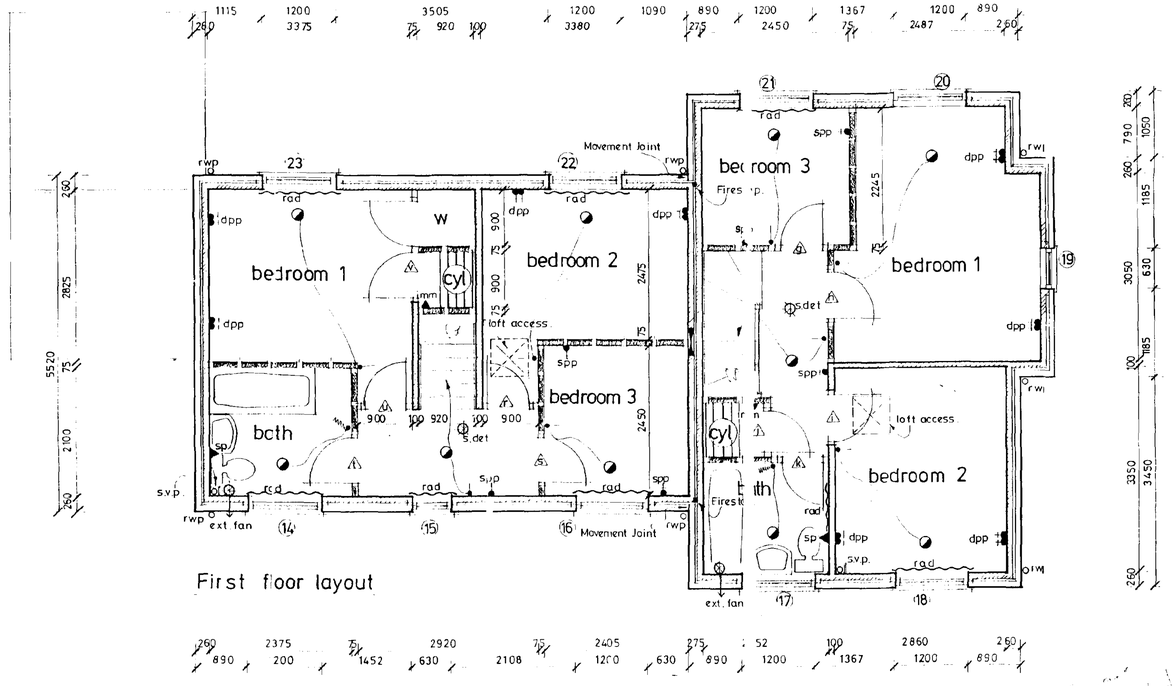
AMENDED PLAN
Ref.

REV	DESCRIPTION	DATE	BY

SCALE 1:50
DRAWN CW

DATE July 1996
DRAWING No. 96005 - 16, 17

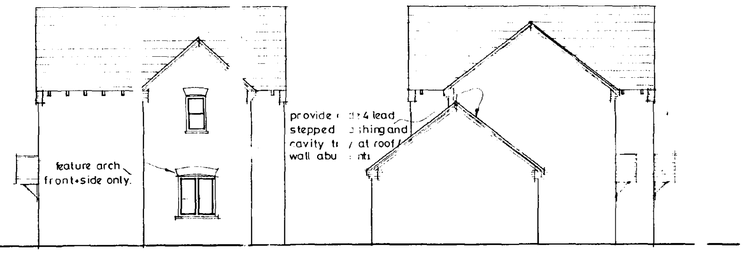
SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96



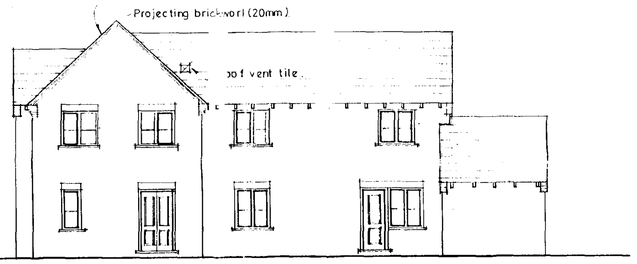
First floor layout



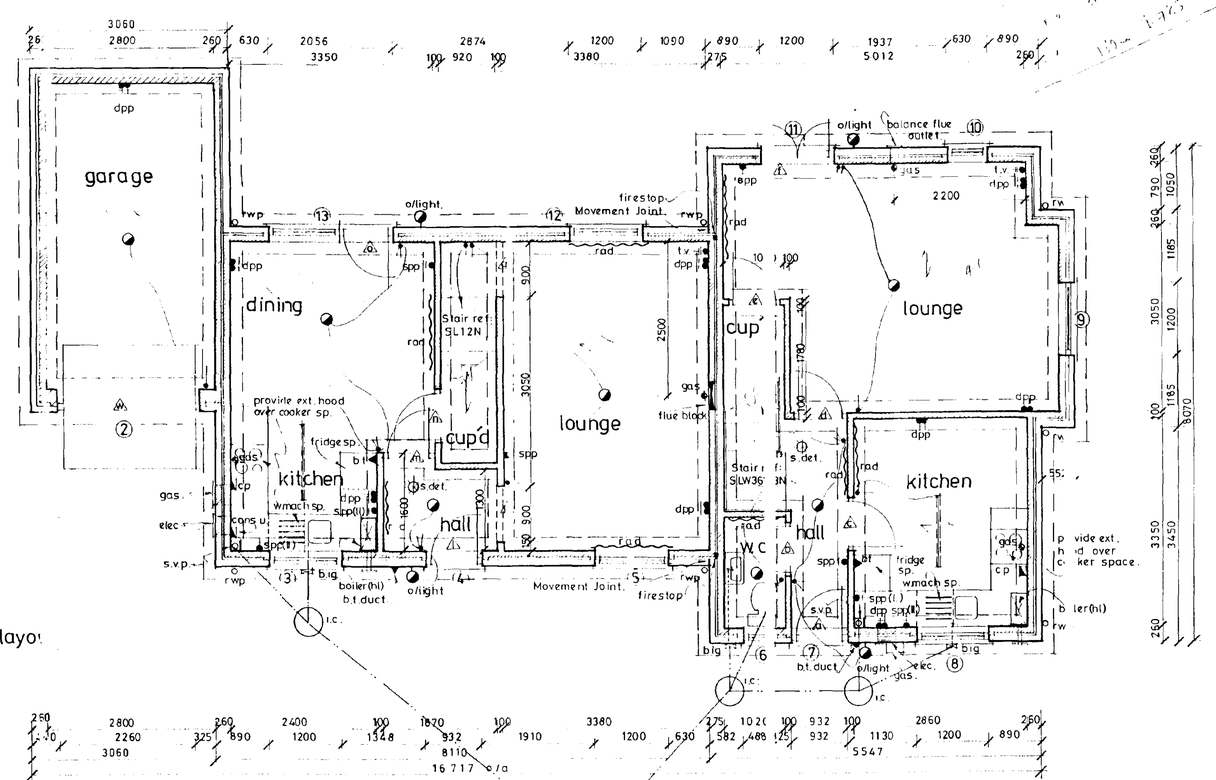
Front elevation



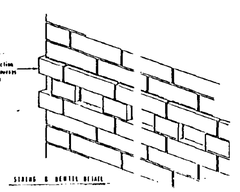
Side elevations



Rear elevation



Ground floor layo



DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
2	Garage Door	LF7070N	LI/S 2700
3	Window	H210cc	LI/S 1500
4	Door	HN29m	LI/S 1350
5	Window	H213cc	LI/S 1500
6	Window	Hn10c	LI/S 900
7	Door	HN29m	LI/S 1350
8	Window	H210cc	LI/S 1500
9	Window	H213cc	LI/S 1500
10	Window	H113c	LI/S 1050
11	Pair of Doors	FCP120	LI/S 1500
12	Window	H213cc	LI/S 1500
13	Door/Window	HN26m/H213cc	LI/S 2400
14	Window	H212cc	LI/S 1500
15	Window	H112c	LI/S 1050
16	Window	H212cc	LI/S 1500
17	Window	H210cc	LI/S 1500
18	Window	H212cc	LI/S 1500
19	Window	H112cc	LI/S 1500
20	Window	HA12c	LI/S 1050
21	Window	H212c	LI/S 1500
22	Window	H212c	LI/S 1500
23	Window	H212cc	LI/S 1500

Internal Lintels to be I . nternal type 100mm long,
Except Ref D, N - Box l , 1200mm.

All Lintel Refs by I. G. intels
All windors to be double laed
All joine y refs by Boul n and Paul

APPROVED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE
Standard Dwelling Type
FAIRFAX & GATTON II
Plots 3,4. Broadgate,
Weston Hills, Spalding, Lincs.
FLOOR PLANS AND ELEVATIONS

DATE	MAY / 1994	DRAWN	MARK DENNIS
DRWG No	93039/12-13	SCALE	100, 1:50

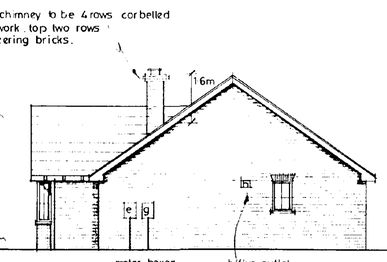
REVISIONS	DES	DATE	SIGN

PLANNING
BUILDING REGS.
CHECKED

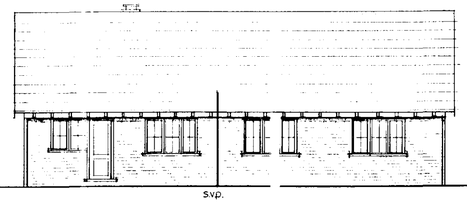
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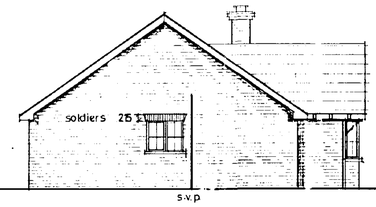
Front elevation



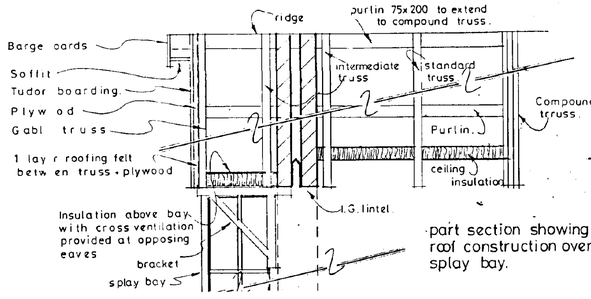
Side elevation



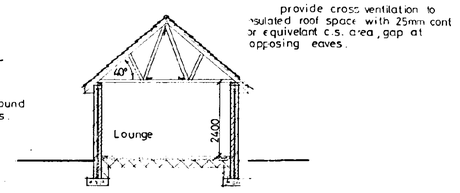
Rear elevation



Side elevation

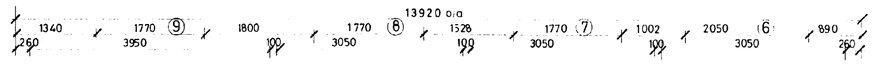


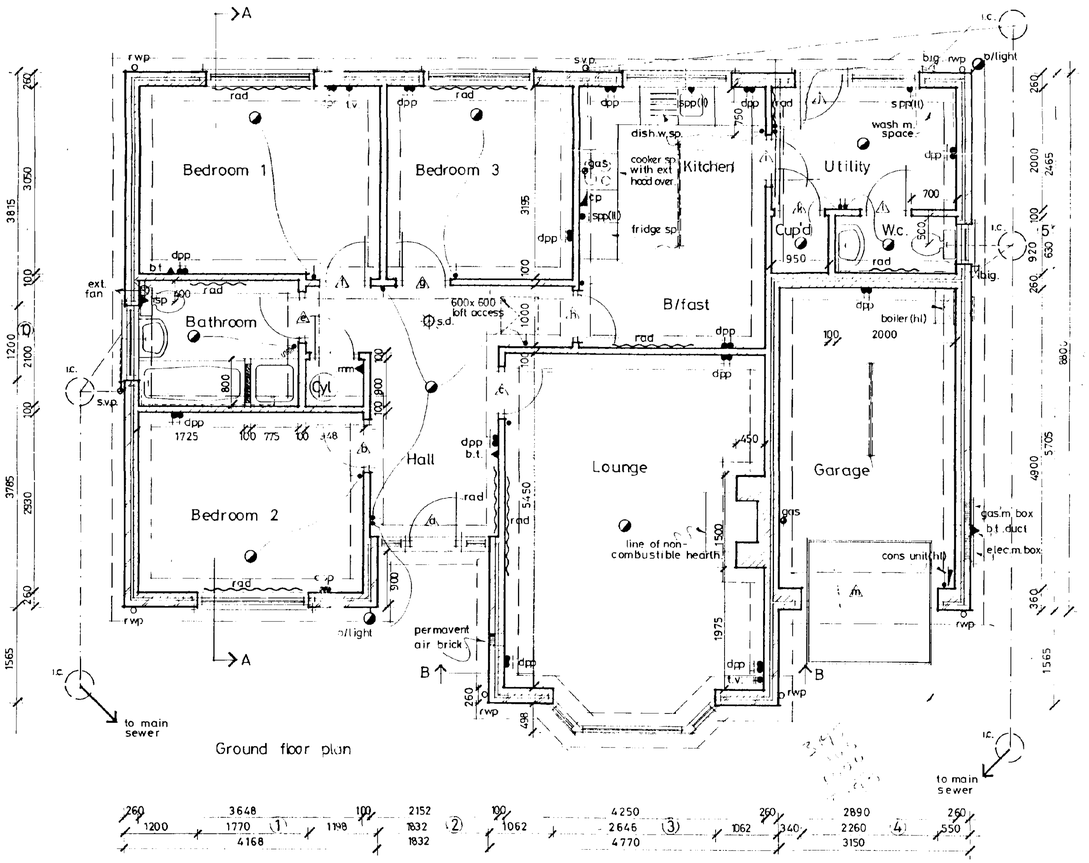
part section showing roof construction over splay bay.

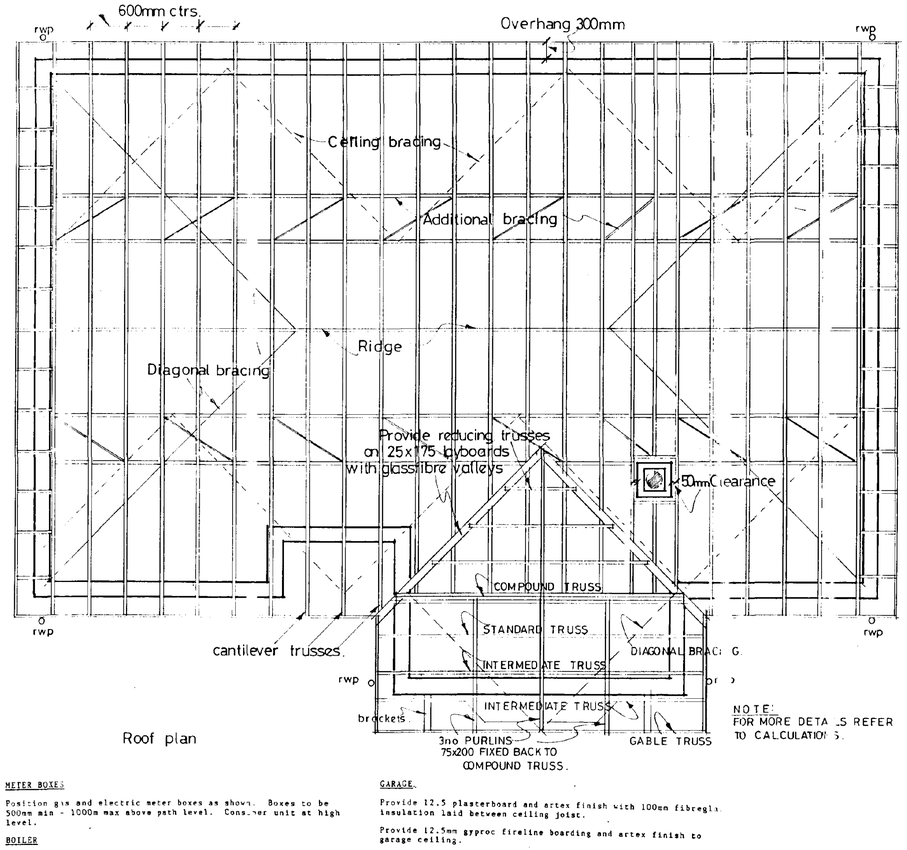


Section B-B

NOT 600mm footing to bungalows, to 260mm wall.







All roof trusses at 600mm ctrs.

Roof plan

NOTE:
FOR MORE DETAILS REFER TO CALCULATIONS.

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).

GARAGE.

Provide 12.5 plasterboard and artex finish with 100mm fibreglass insulation laid between ceiling joist.

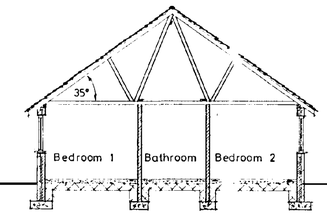
Provide 12.5mm gyproc fireline boarding and artex finish to garage ceiling.

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide stadium air vent 216mm x 140mm with insect mesh positioned 225mm above finish floor level.

NOTES



Section A-A

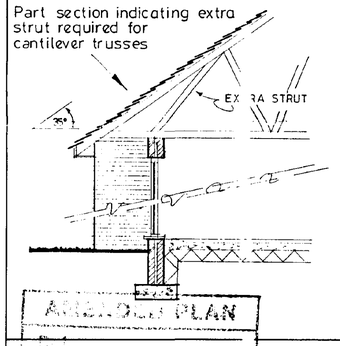
DOOR, WINDOW & LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	C312CC	L1/S 2100
2	ENT. FRAME	FED180/29FF	L1/S 2250
3	SPLAY BAY	SP3/1NO C3 3CC 2 NO C113	L1/S 3000
4	GARAGE DOOR	UF7070N	L1/S 2700
5	WINDOW	C110C	L1/S 1050
6	WINDOW/DOOR	MNC210C26	L1/S 2400
7	WINDOW	C310CC	L1/S 2100
8	WINDOW	C312CC	L1/S 2100
9	WINDOW	C312CC	L1/S 2100
10	WINDOW	C210CC	L1/S 1500

ALL INTERNAL LINTELS TO BE I.G. INTERNAL TYPE L1100NM LONG

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

Part section indicating extra strut required for cantilever trusses



AS SITE PLAN

Broadgate Builders

SOUTH HOLLAND DC HOUSING & PLANNING
31 JUL 1996
Ref: 016/96

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Standard dwelling type

A Z A L E A

Plot 8. Broadgate, Weston Hills, Spalding, Lincs.

Floor-Roof plans, Sections & Elevations

DATE JUNE - 4 - 1992 | DRAWN M.WILKINS

DRWG No. 96005-8 | SCALE 1-100, 1-50

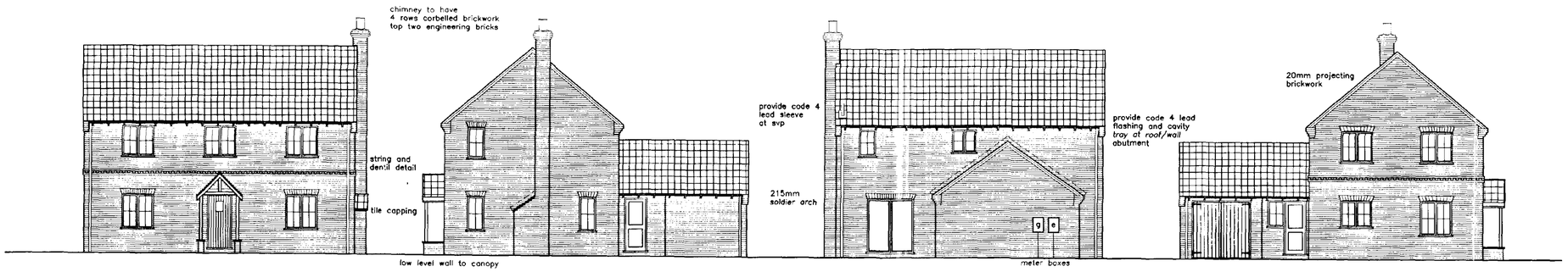
REVISIONS	DES	DATE	SIGN
A	Detail to gable	1-7-92	MWD
B	FEATURE GABLE AMENDED (TRUSSES)	24-9-93	M.D
C	DECORATIVE BARGEBOARDS REMOVED	14-7-94	AJC
D	ELEVATIONS AMENDED	27.2.96	MD.
E	ENTRANCE CANOPY ALTERED	4-7-96	CDL

PLANNING | BUILDING REGS

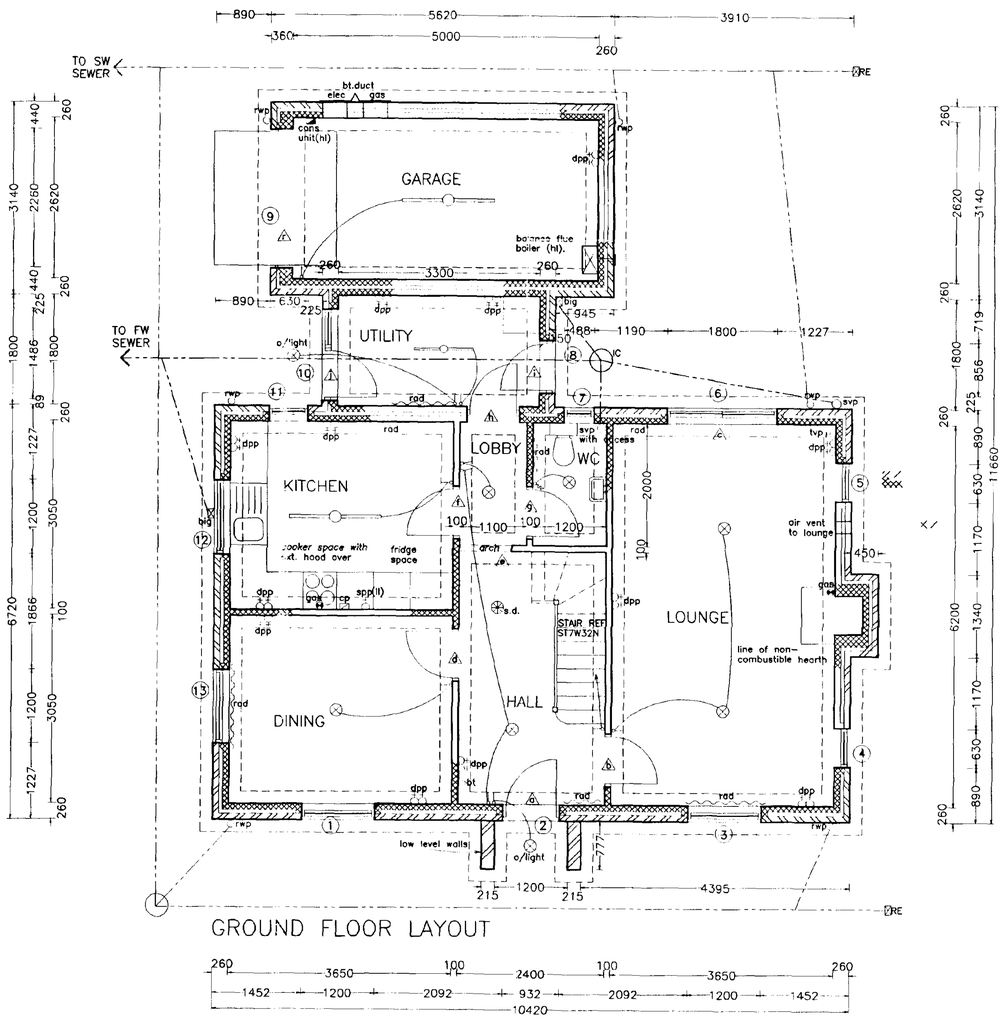
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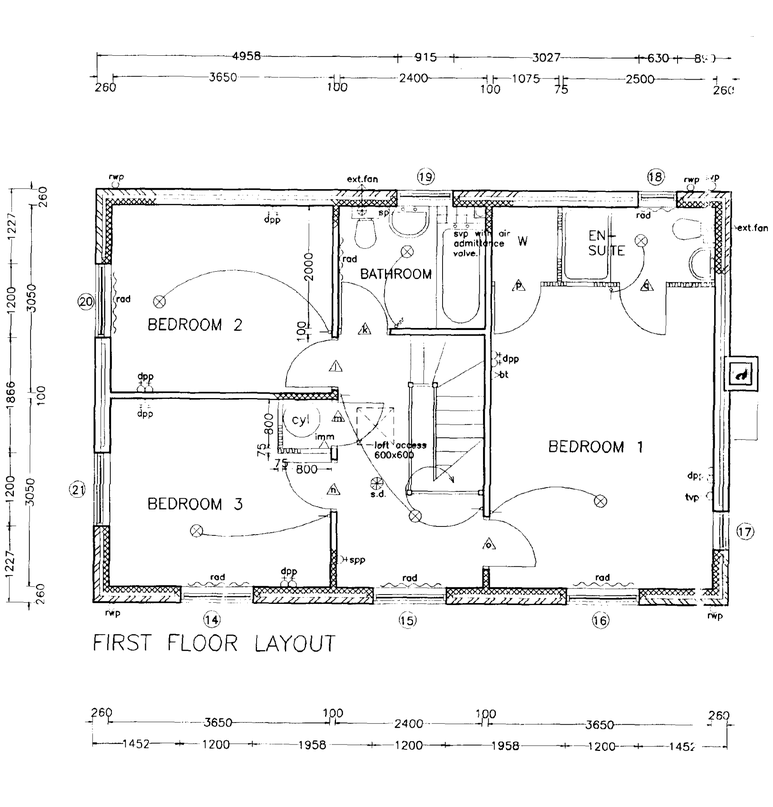
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FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION





D OR, WINDOW & LINTEL SCHEDULE

1	WINDOW	C213CC	L1/S	1500
2	DOOR	FN29M	L1/S	1350
3	WINDOW	C213CC	L1/S	1500
4	WINDOW	C113C	L1/S	1050
5	WINDOW	C113C	L1/HD	1050
6	PATIO DOORS	1.8M WIDE	L1/S	2250
7	WINDOW	HN10C	L1/S	900
8	DOOR	FN26M	L1/HD	1200
9	GARAGE DOOR	UF7070N	L1/HD	2700
10	WINDOW/DOOR	C110C/FN26M	L1/HD	1800
11	WINDOW	C110C	L1/S	1050
12	WINDOW	C210CC	L1/S	1500
13	WINDOW	C213CC	L1/HD	1500
14	WINDOW	C212CC	L1/S	1500
15	WINDOW	C212CC	L1/S	1500
16	WINDOW	C212CC	L1/S	1500
17	WINDOW	C112C	L1/S	1050
18	WINDOW	C110C	L1/S	1050
19	WINDOW	H2N09C	L1/S	1350
20	WINDOW	C212CC	L1/S	1500
21	WINDOW	C212CC	L1/S	1500

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1100mm long
EXCEPT REFS B,D,F BOX BEAM 100 1200mm long
E CEPT REF H L1/S 1200mm long.

A L LINTEL REFS BY IG LINTELS
A L WINDOWS TO BE DOUBLE GLAZED
A L JOINERY REFS BY BOULTON & PAUL.

APPD. PLAN Ref.

Broadgate Homes

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

PROJECT TITLE

Hazelgate

Plot 9. Broadgate, Weston Hills, Spalding, Lincs.

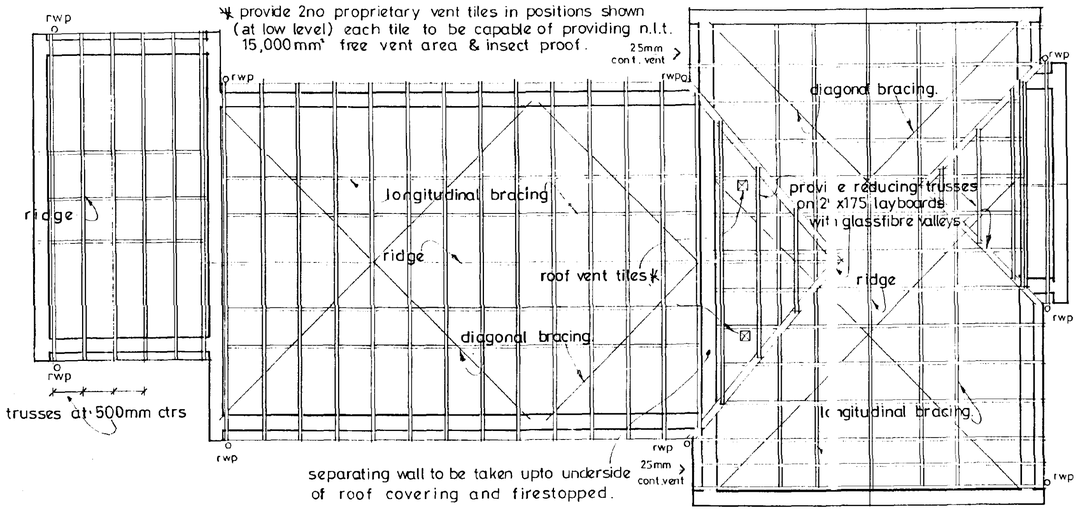
DRAWING

SOUTH HOLLAND DC HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

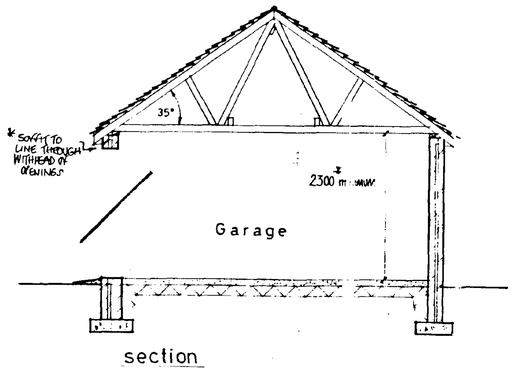
REV.	DESCRIPTION	DATE	BY

SCALE 1:50, 1:100. DRAWN M. DENNIS.

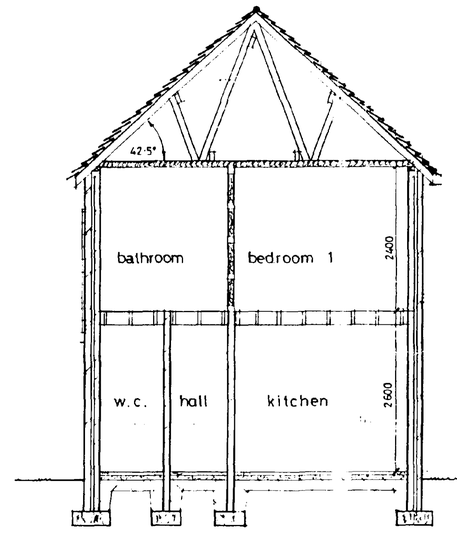
DATE FEB. 1996. DRAWING No. 96005-9



Roof Layout

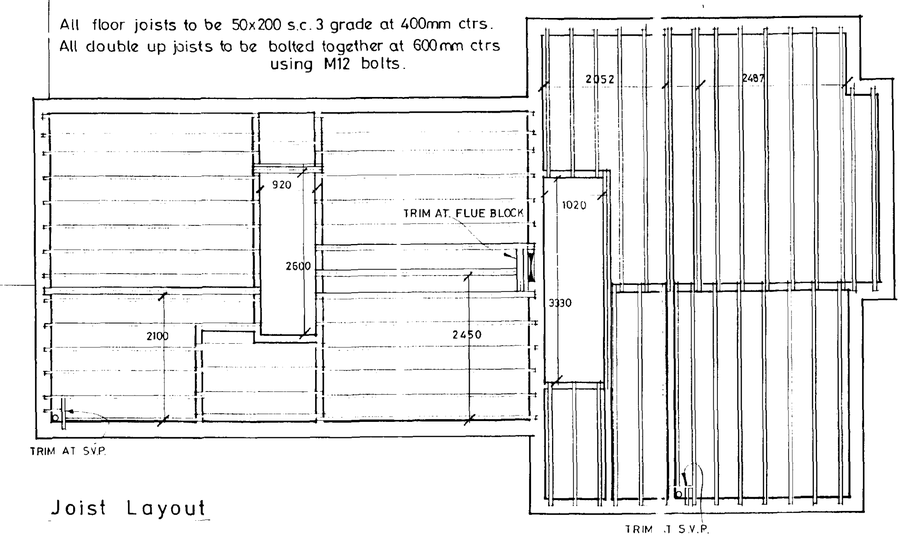


section

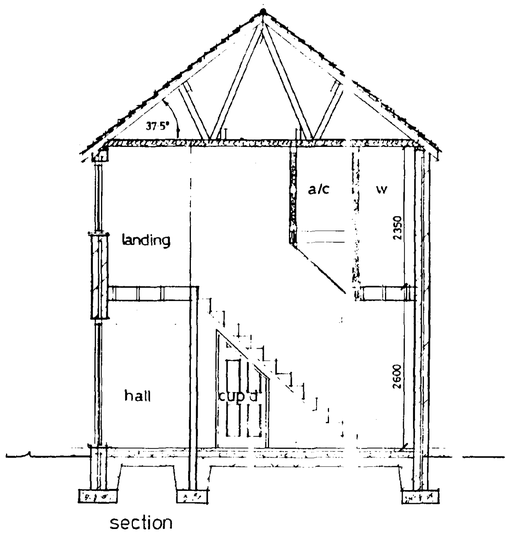


section

All floor joists to be 50x200 s.c.3 grade at 400mm ctrs.
All double up joists to be bolted together at 600mm ctrs using M12 bolts.



Joist Layout



section

NOTES

APPROVED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

TITLE
Standard Dwelling Type.
FAIRFAX & GAYTON II
Plots 3,4. Broadgate,
Weston Hills, Spalding, Lincs.
ROOF JOIST PLAN AND SECTIONS.

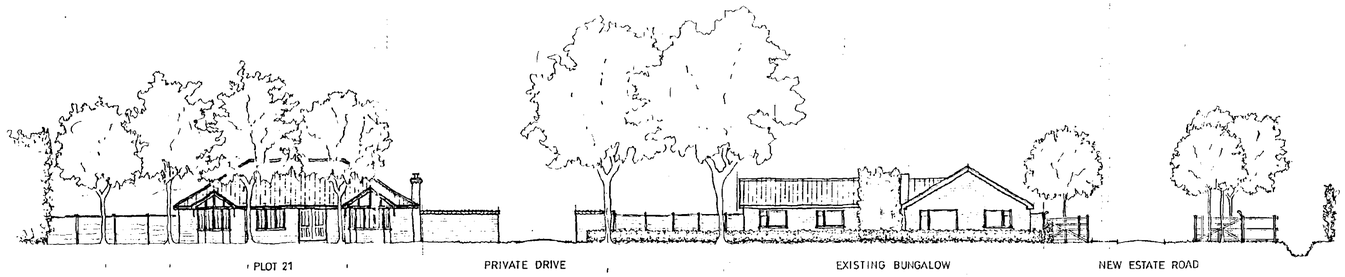
DATE JUNE-1994	DRAWN Mark Downs
DRWG No 96005 - 3,4	SCALE 1-50

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REG.
CHECK BY

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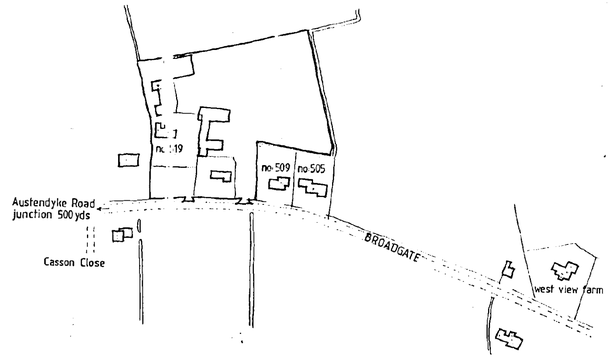
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View from Broadgate.

IMPORTANT NOTE

ALL ROOFWATER TO SOAKAWAYS
HIGHWAY DRAINAGE ONLY TO NEW PIPELINE

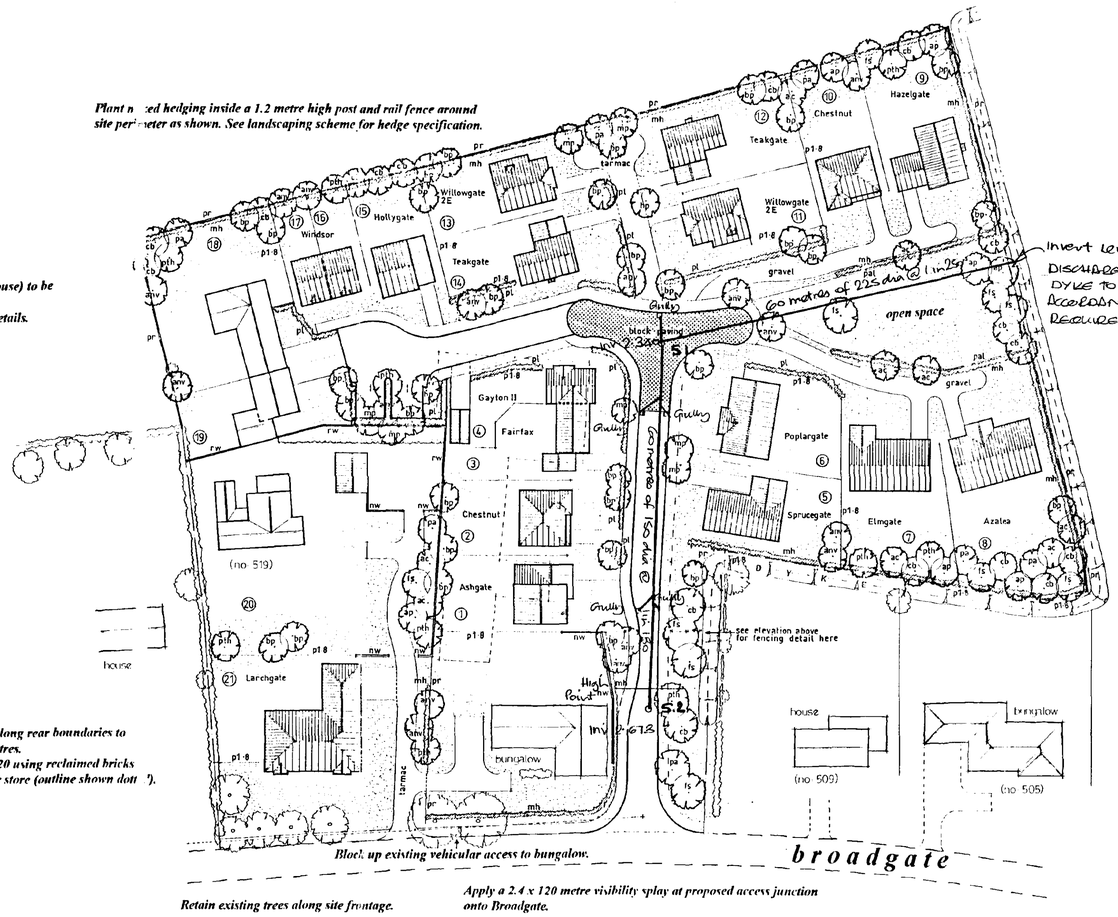


Location Plan. 1 : 2500 scale.

Plant n ed hedging inside a 1.2 metre high post and rail fence around site per meter as shown. See landscaping scheme for hedge specification.

Existing offices and no: 519 (Broadgate House) to be converted back to residential use. See application for change of use for full details.

Retain existing brick wall to former store along rear boundaries to plots 1, 2 and 3. Maintain height of 2.0 metres. Continue wall around to link up with plot 20 using reclaimed bricks salvaged from the demolition of the former store (outline shown dott ').



Site Layout. 1 : 500 scale.

LANDSCAPING SCHEME.

Tree Specification.
ac - Acer Campestre. (field maple).
anv - Acer Negundo Variegatum. (ash-leaved maple).
ap - Acer Platanoides. (norwegian maple).
bp - Betula Pendula. (silver birch).
cb - Carpinus Betulus. (hornbeam).
fs - Fagus Sylvatica. (common beech).
mp - Malus Profusion. (crab apple).
pa - Prunus Avium. (wild cherry).
pth - Prunus Tai Haku. (japanese wild cherry).

All trees to be standards 1.5m - 1.8m high suitably staked and ti l.

Front gardens are to be seeded / turfed.

Individual drives to be washed gravel.

Hedge Specification.
mh - Mixed hedging to be mainly hawthorn with a mixture of ackthorn, field maple, hornbeam and beech. 600 - 900mm high pla d in 2 rows staggered at 300mm ctrs.
pl - Prunus Lusitanica. 450 - 600mm high planted at 600mm s.

Fence Types & Walling.
rw - 2.0m high brick wall using re-claimed bricks from former ore with pantile c ping.
mw - 1.8m high brick wall using bricks as stated in material spec cation, with panti capping.
pr - 1.2m high traditional post and rail fence.
pal - 1.2m high palisade fence.
p1.8 - 1.8m high timber panel fence.
Plot divide boundaries are 450mm high concrete post and wire t less stated otherwise.

EXTERNAL MATERIAL SPECIFICATION.
Roof tiles : a) Marley Mendip Mosborough Red.
b) Redland Stonewold Slate Grey.
External brickwork : a) Ibstock Bradgate Claret Red.
b) Ibstock Bradgate Red.

Block Paving : Marshalls Keyblok- Marigold.

AMENDED PLAN
Ref.

Broadgate Homes

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

PROJECT TITLE

Proposed Residential Development : Plots 1 - 21. Broadgate, Weston Hills, Spalding, Lincs.

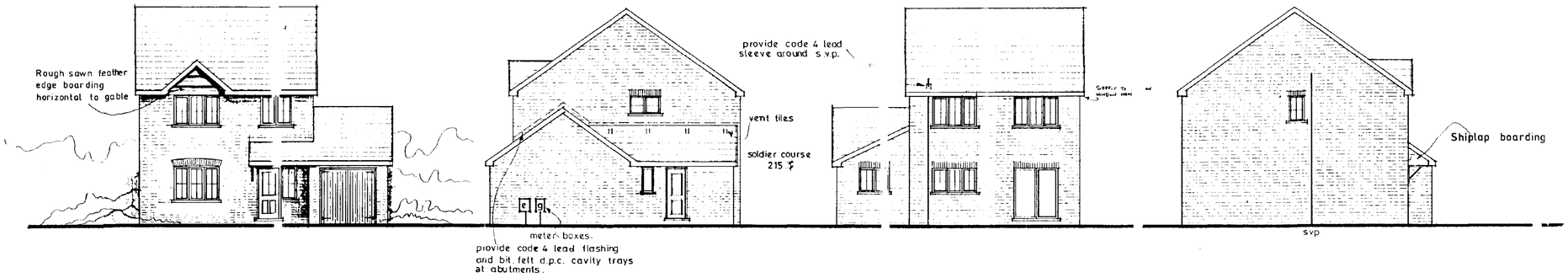
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HIGHWAY DRAINAGE LAYOUT

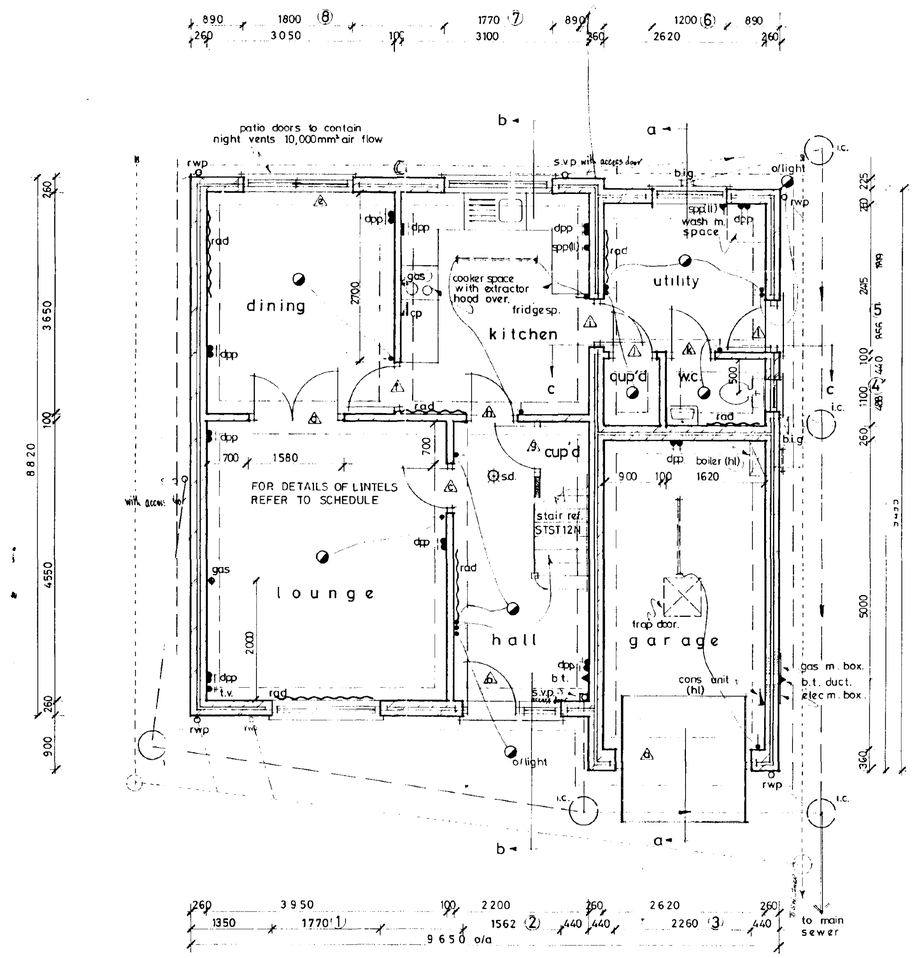
REV.	DESCRIPTION	DATE	BY

SCALE: *as shown*
DRAWN:
DATE: *April 1996*
DRAWING No: *96005 - 02*

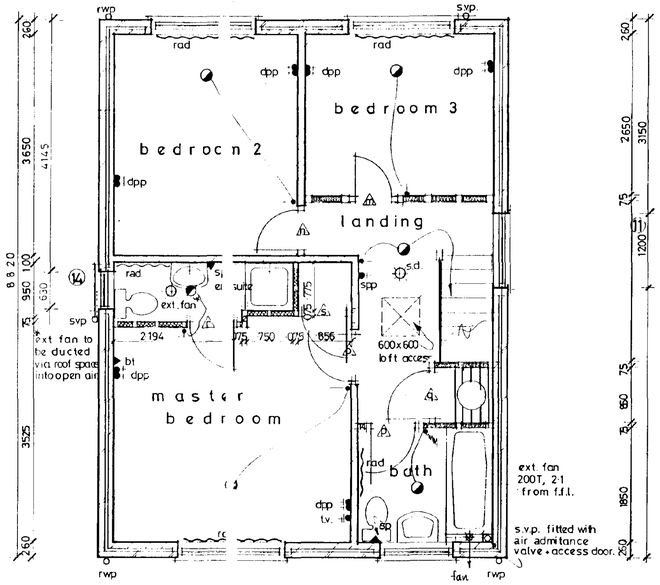
0116/96



front elevation | side elevation | rea elevation | side elevation



ground floor plan



first floor plan

NOTES

DOOR, WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF:	LINTEL
1	WINDOW	C313CC	L1/HD 2400
2	DOOR/WINDOW	FN29m/C113c	L1/S 1950
3	GARAGE DOOR	UF7070N	L1/S 2700
4	WINDOW	HN10C	L1/S 900
5	DOOR	FN26m	L1/S 1200
6	WINDOW	C210c	L1/S 1500
7	WINDOW	C310cc	L1/S 2100
8	PATIO DOORS	1.8m WIDE	L1/S 2250
9	WINDOW	C212cc	L1/S 1500
10	WINDOW	C312cc	L1/S 2100
11	WINDOW	H207c	L1/S 1500
12	WINDOW	C312cc	L1/S 2100
13	WINDOW	C312cc	L1/S 2100
14	Window	C110C	L1/S 1050.

INTERNAL LINTEL SCHEDULE

OPENING	REF	LENGTH
c	Box beam	1200
d	BOX BEAM	1950
f	INTERNAL TYPE	1100
h	INTERNAL TYPE	1200
i	L1/HD	1200
j	INTERNAL TYPE	1100
k	INTERNAL TYPE	"
n	INTERNAL TYPE	"
o	INTERNAL TYPE	"

ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL
ALL LINTEL REFS BY IG LINTELS

n o t e s :

30 gallon indirect copper cyl. complete with 3 kw immersion heater + insulation jacket.

wall mounted gas balance flue boiler (high level) of required rating with gas fired over outlet.

position gas + elecciric meter boxes as shown. boxes to be 550mm min 1000mm max. above path level. consumer unit at high level.

APPROVED PLAN
Ref.

Broadgate Builders

SOUTH HOLLAND DC HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
STANDARD DWELLING TYPE

A S H G A T E
WITH EN-SUITE
Plot 1. Broadgate, Weston Hills, Spalding, Lincs.
floor plans and elevations

DATE JULY—1991	DRAWN MARK DAVIS
DRWG No 96005-1	SCALE 1-100, 1-50

REVISIONS	DES.	DATE	SIGN
A.	Lintel References amended as per I.G Lintel Schedule.	24.9.91	AF.
B	REF 4 AMENDED. PIER CHANGED TO 44	28-4-92	MD
C	EN-SUITE ADDED. LINTEL REF C AMEND	5-1-94	MD
D	Electrics amended	27.2.95	MD
E.	B.B. Amendments	16.3.95	E.
F	STAIRS POINT INDICATED IN EN-SUITE	23.10.95	MD
G			

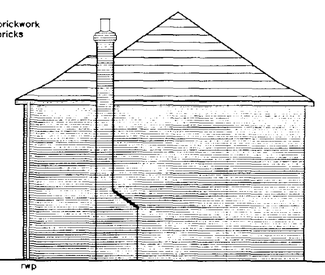
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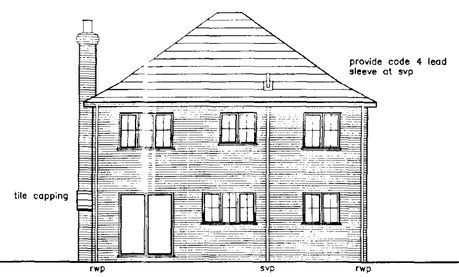
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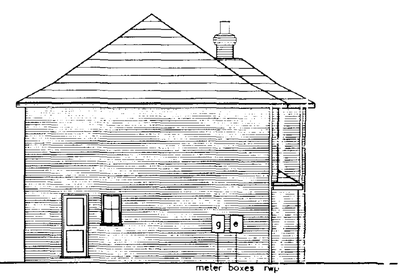
FRONT ELEVATION



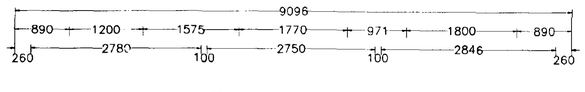
SIDE ELEVATION

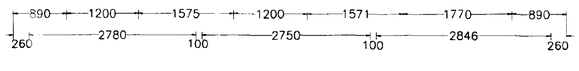


REAR ELEVATION



SIDE ELEVATION





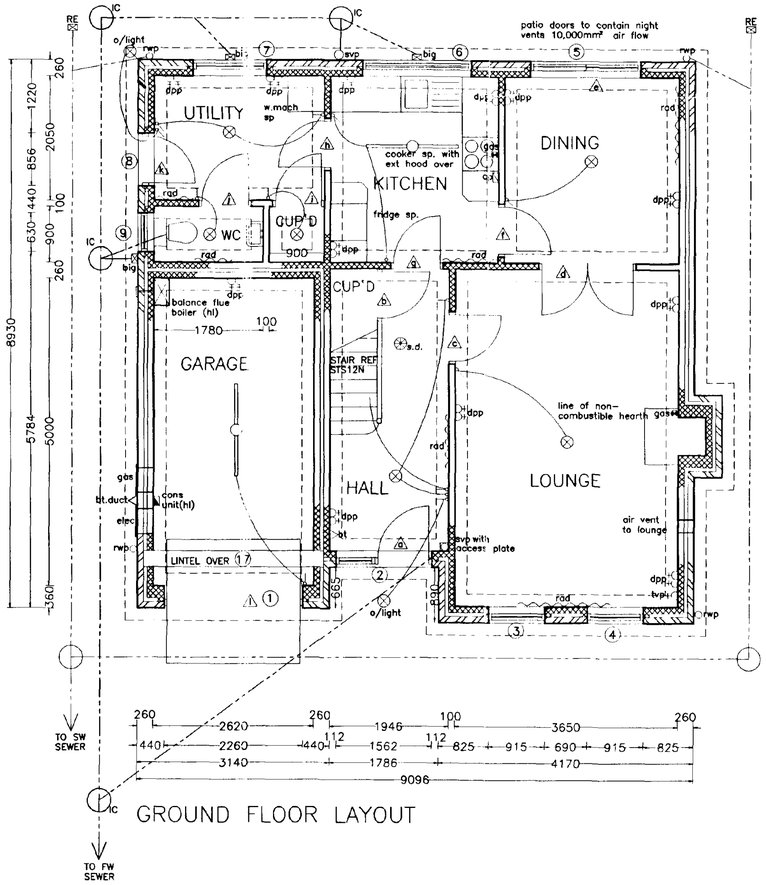
DOOR, WINDOW & LINTEL SCHEDULE

1	GARAGE DOOR	UF7070N	L1/S	2700
2	WINDOW/DOOR	C113C/FN29M	L1/S	1950
3	WINDOW	H2N13CC	L1/S	1350
4	WINDOW	H2N13CC	L1/S	1350
5	PATIO DOORS	1.8M WIDE	L1/S	2250
6	WINDOW	C310CC	L1/S	2100
7	WINDOW	C210C	L1/S	1500
8	DOOR	FN26M	L1/S	1200
9	WINDOW	C110C	L1/S	1050
10	WINDOW	C213CC	L1/HD	1500
11	WINDOW	C113C	L1/S	1050
12	WINDOW	H2N13CC	L1/S	1350
13	WINDOW	H2N13CC	L1/S	1350
14	WINDOW	C312CC	L1/HD	2100
15	WINDOW	C210C	L1/S	1500
16	WINDOW	C212C	L1/HD	1500
17	LINTEL	----	L1/HD	3000

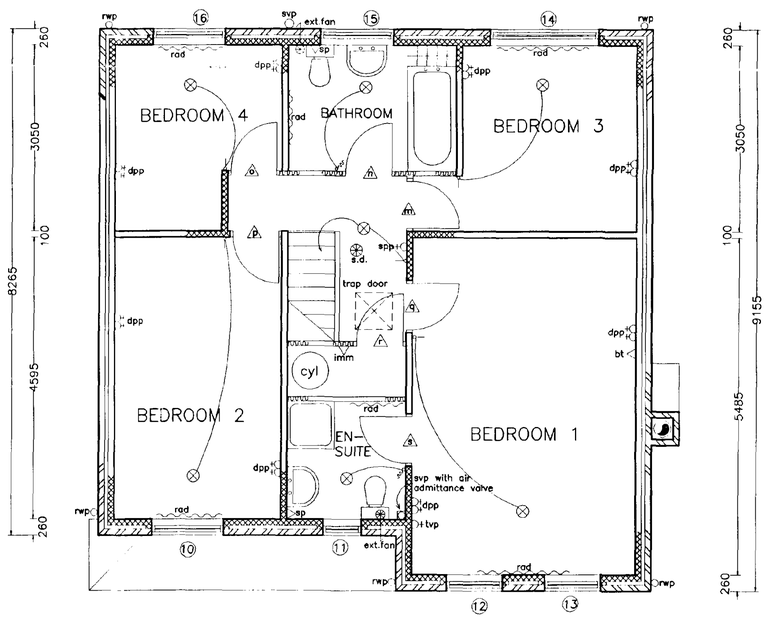
INTERNAL LINTELS

TO BE IG INTERNAL TYPE 1100mm long
EXCEPT REF C,F,H BOX BEAM 1200mm long
EXCEPT REF D BOX BEAM 1200mm long

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON & PAUL



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

APPROVED PLANS
Ref.

Broadgate Homes

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

PROJECT TITLE

Chestnut.

Plot 2. Broadgate, Weston Hills, Spalding, Lincs.

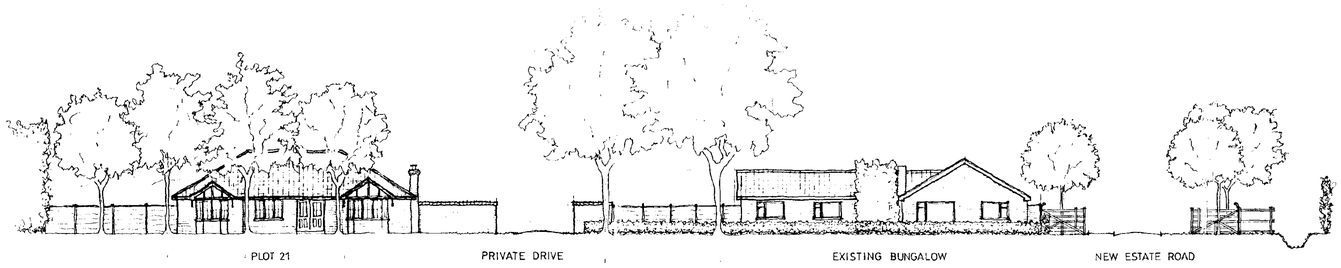
DRAWING

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

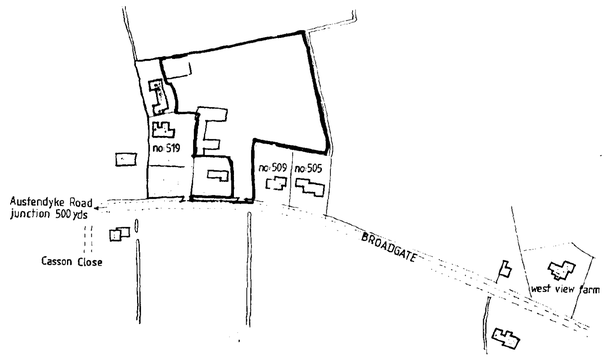
REV	DESCRIPTION	DATE	BY

SCALE	DRAWN
1:50, 1:100.	M.DENNIS
DATE	DRAWING No.
FEB. 1996.	96005-2

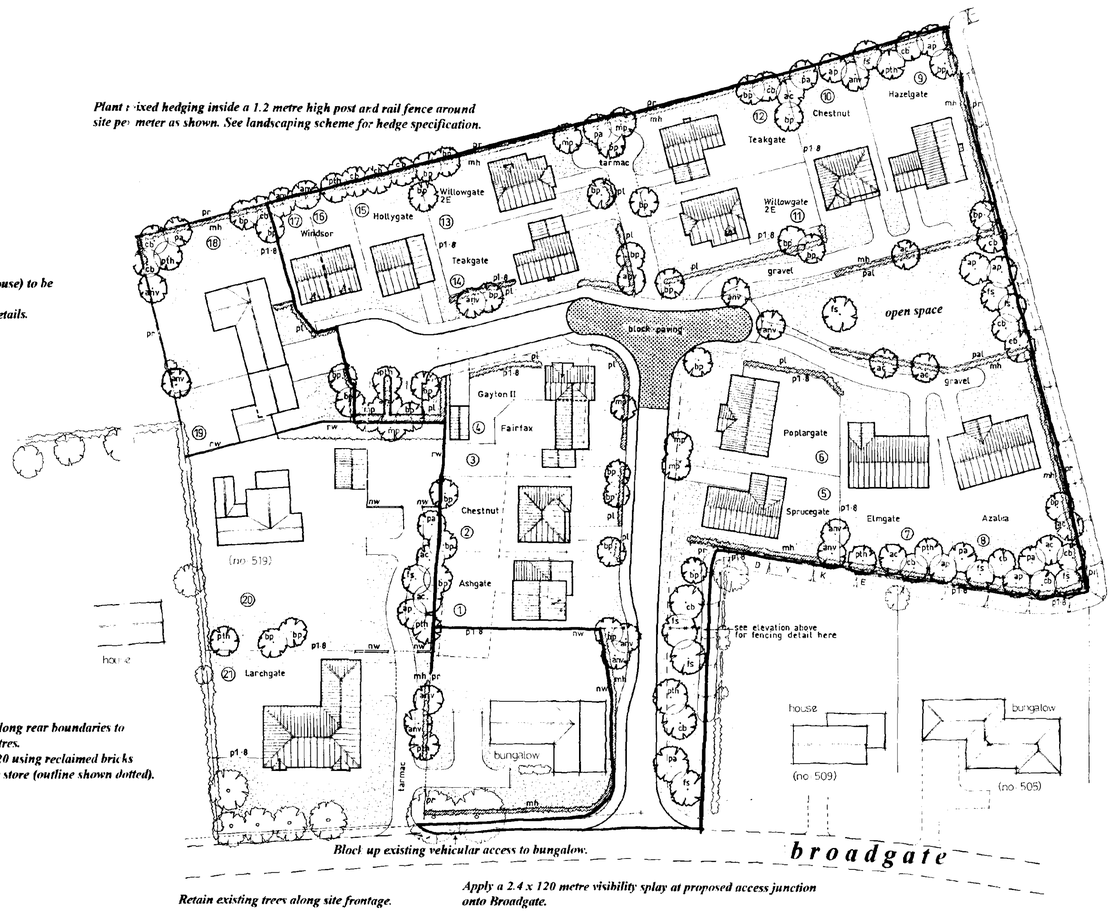
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View from Broadgate.



Location Plan. 1 : 2500 scale.



Plant mixed hedging inside a 1.2 metre high post and rail fence around site perimeter as shown. See landscaping scheme for hedge specification.

Existing offices and no: 519 (Broadgate House) to be converted back to residential use. See application for change of use for full details.

Retain existing brick wall to former store along rear boundaries to plots 1, 2 and 3. Maintain height of 2.0 metres. Continue wall around to link up with plot 20 using reclaimed bricks salvaged from the demolition of the former store (outline shown dotted).

Retain existing trees along site frontage.

Apply a 2.4 x 120 metre visibility splay at proposed access junction onto Broadgate.

Site Layout. 1 : 500 scale.

N

LANDSCAPING SCHEME.

Tree Specification.
ac - Acer Campestre. (field maple).
anv - Acer Negundo Variegatum. (ash-leaved maple).
ap - Acer Platanoides. (norwegian maple).
bp - Betula Pendula. (silver birch).
ch - Carpinus Betulus. (hornbeam).
fs - Fagus Sylvatica. (common beech).
mp - Malus Profusion. (crab apple).
pa - Prunus Avium. (wild cherry).
pth - Prunus Tai Haku. (japanese wild cherry).

All trees to be standards 1.5m - 1.8m high suitably staked and tied.

Front gardens are to be seeded / turfed.

Individual drives to be washed gravel.

Hedge Specification.
mh - Mixed hedging to be mainly hawthorn with a mixture of blackthorn, field maple, hornbeam and beech. 600 - 900mm high planted in 2 rows staggered at 300mm ctrs.
pl - Prunus Lusitanica. 450 - 600mm high planted at 600mm ctrs.

Fence Types & Walling.
rw - 2.0m high brick wall using re-claimed bricks from former store with pantile capping.
nw - 1.8m high brick wall using bricks as stated in material specification, with pantile capping.
pr - 1.2m high traditional post and rail fence.
pal - 1.2m high palisade fence.
p1.8 - 1.8m high timber panel fence.
Plot divide boundaries are 450mm high concrete post and wire unless stated otherwise.

EXTERNAL MATERIAL SPECIFICATION.
Roof tiles : a) Marley Mendip Maxborough Red.
b) Redland Stonewold Slate Grey.
External brickwork : a) Ibstock Bradgate Claret Red.
b) Ibstock Bradgate Red.

Block Paving : Marshalls Keyblok- Marigold.

Broadgate Homes

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PROJECT TITLE

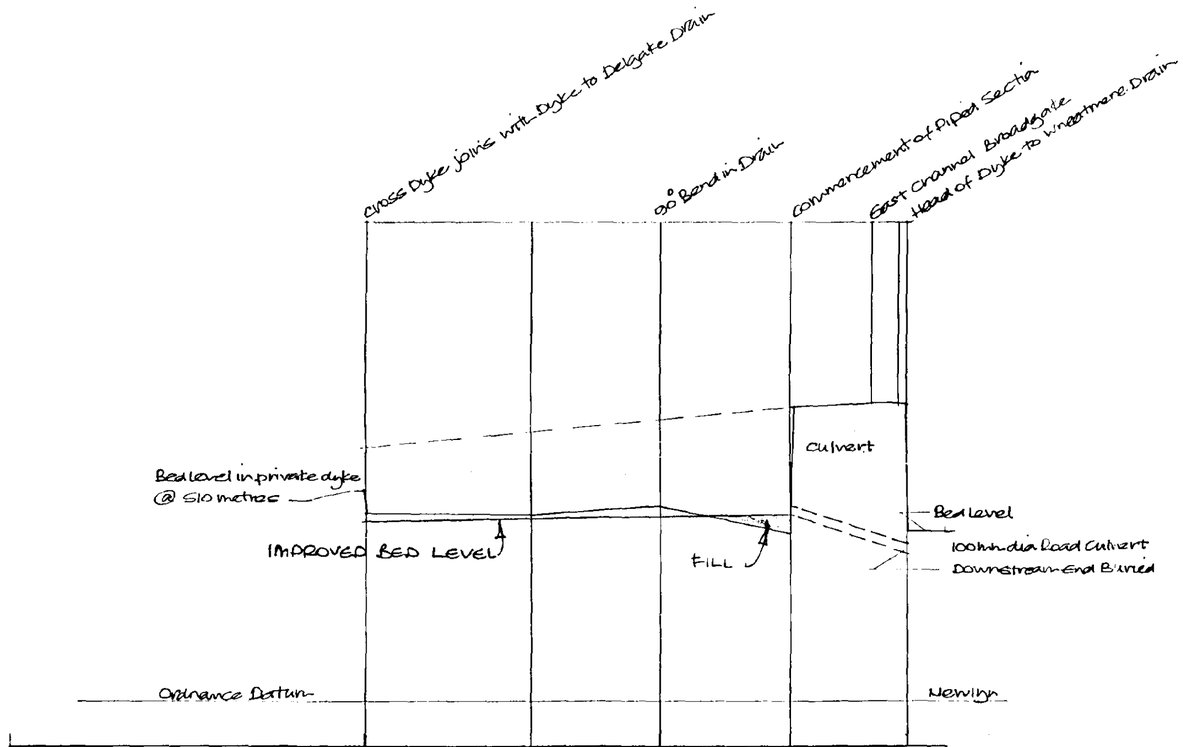
Proposed Residential Development : Plots 1 - 21. Broadgate, Weston Hills, Spalding, Lincs.

DRAWING

SOUTH HOLLAND HOUSING & PLANNING
AMENDED PLAN
31 JUL 1996
Ref. 0116/96
Ref.

REV	DESCRIPTION	DATE	BY

SCALE: *as shown*
DRAWN:
DATE: *April 1996*
DRAWING No. *96005 - 00 a (revised)*



DISTANCE (metres)	0	36	68	98	125
GROUND LEVEL	2·900			3·416	
BED / INVERT LEVEL	2·154	2·134	2·239	2·134 1·810	1·679 1·834

NOTES

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone . Holbeach (0406) 380381 & 380532

TITLE

PRIVATE DYKE BETWEEN DELGATE DRAIN AND BROADGATE, WESTON HILLS

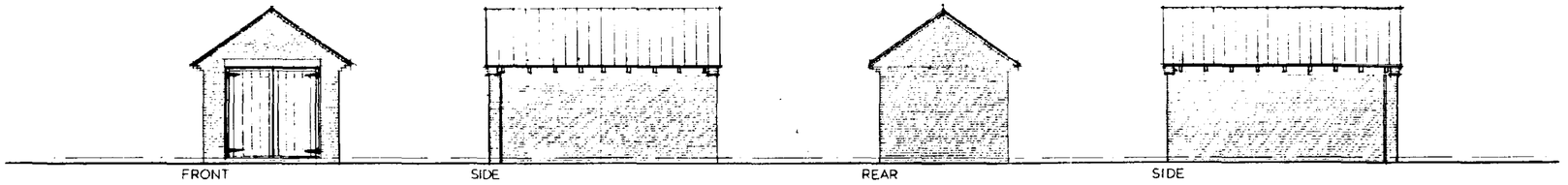
LONGITUDINAL SECTION SHEET 2

DATE JULY 1996	DRAWN HDavies
DRWG. No. 96005/E12	SCALE horiz 1:1000 vert 1:50

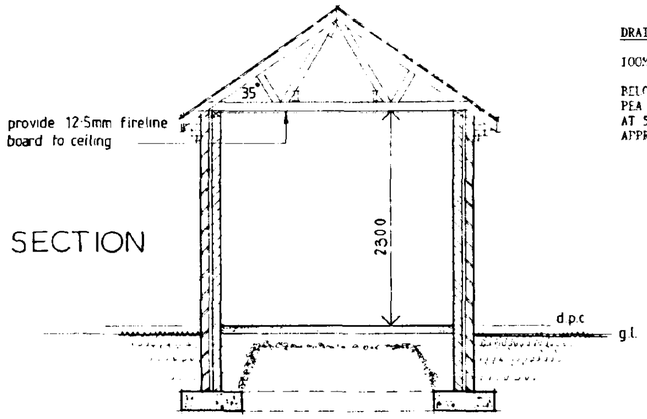
REVISIONS

AMENDED PLAN
Ref.

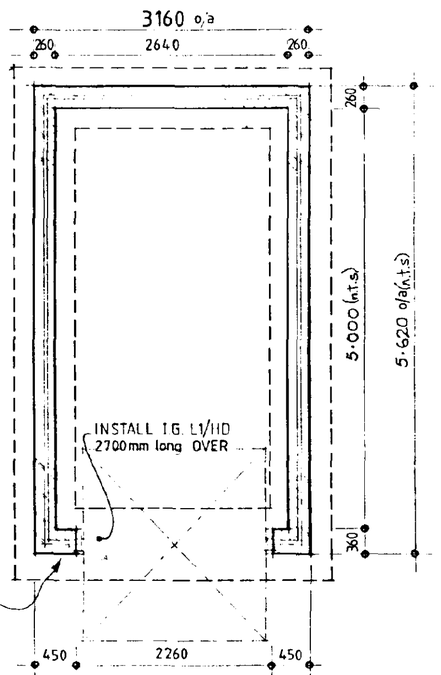
SOUTH HOLLAND HOUSING & PLANNING
09 SEP 1996
Ref. 0116/96



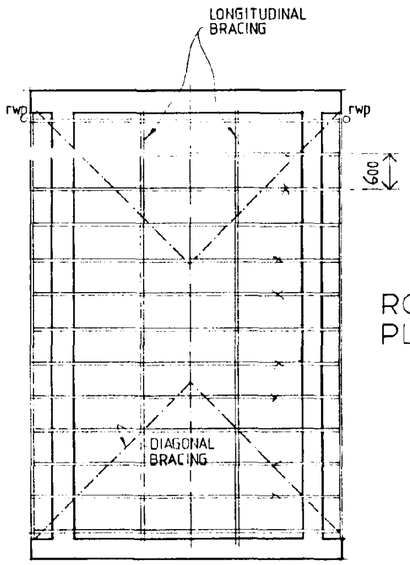
PROPOSED ELEVATIONS



SECTION



FLOOR LAYOUT



ROOF PLAN

DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO Ø63MM DOWNPIPES.

BELOW GROUND PIPEWORK TO BE Ø82MM U.P.V.C. FLEXIBLE JOINTED WITH 100MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO Ø1.2M SOAKAWAYS AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.

FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO 100MM LOADBEARING WALLS.

ALL CONCRETE TO BE C15P MIX.

FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEPTH 450MM. IF SHRINKABLE SUB-SOIL IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.

WALLING BELOW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 1000G POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO FAIR FINISH.

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE: 100MM FACING BRICK (TO BS 3921 : 1974 FOR CLAY BRICK, BS 187 : 1978 FOR CALCIUM SILICATE BRICK).
60MM CLEAR CAVITY.
100MM BLOCKWORK INNER LEAF.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900MM C/C MAX. HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C MAX. VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.'s.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITABLE TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN. HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 747 FELT TO BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLATE LTD. IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 600MM C/C UNLESS INDICATED OTHERWISE ON ROOF PLAN.

100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NOGGINGS AND PACK N.L.T. 38MM THICK AND N.L.T. ½ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

ROOF BRACING IS TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS INDICATED ON ROOF PLAN.

38 X 100MM RIDGE NODE BINDER, 50 X 100MM CEILING BINDERS, 38 X 100MM 45° DIAGONAL BRACING SECTIONS.

38 X 175MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM PLY SOFFIT.

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

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Broadgate Builders

HOUSING & PLANNING
31 JUL 1996
Ref: 0116/96

Broadgate Builders (Spalding) Limited

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

Telephone Holbeach (0406) 380532.

APPROVED PLAN
Ref.

TITLE

PROPOSED SINGLE GARAGE

Gayton

Plot 4. Broadgate, Weston Hills, Spalding, Lincs.

DATE JULY 1989	DRAWN AJF
DRWG No 96005 - 4	SCALE 1:50 / 1:100

REVISIONS	DES	DATE	S/S
A	FIRELINE BOARD TO CEILING	DEC 90	S
B	FLOOR - CEILING HEIGHT & DEPTH OF GARAGE	11-6-93	S

PLANNING | BUILDING REGS

CHECK BY