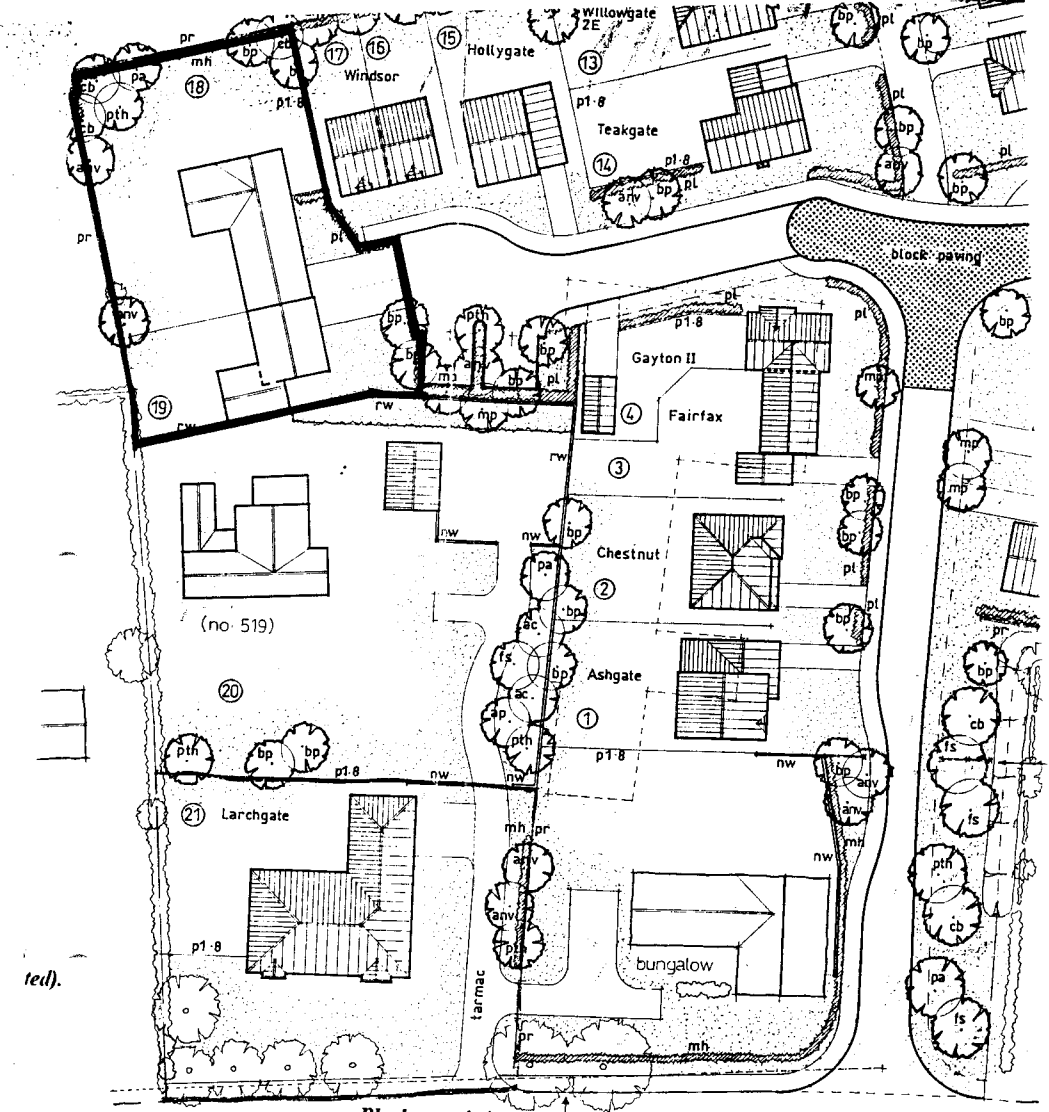


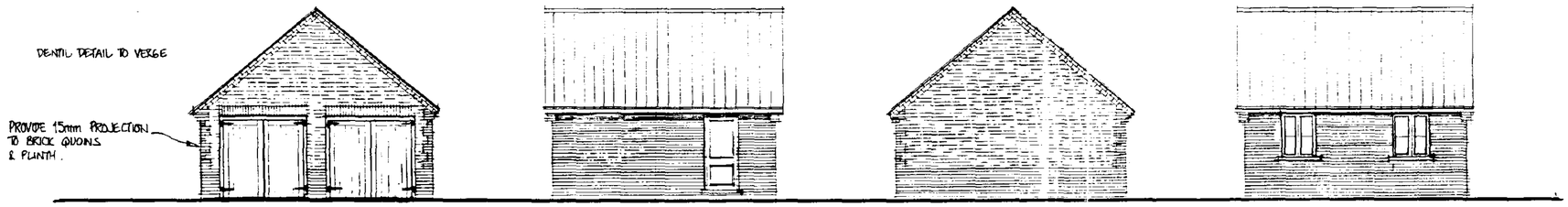
Block up existing vehicular access to bungalow.

Retain existing trees along site frontage.

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

PLAN B

Site Layout. *1 : 50*



front | side | rear | side

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 CAVITY 100MM INNER LEAF BLOCKWORK.

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.C.'s.

DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO Ø68MM 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.

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.A. 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 400MM 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.

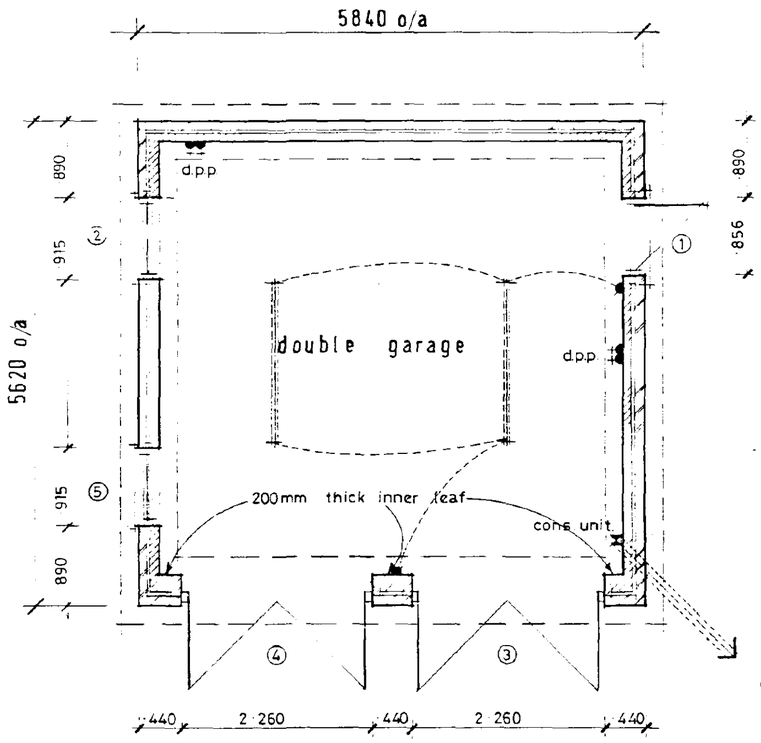
PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER AND CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NOGGINGS AND PACK N.L.T. 38MM THICK AND N.L.T. ¼ DEPTH OF ROOF TRUSS MEMBER RESTRAINED.

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

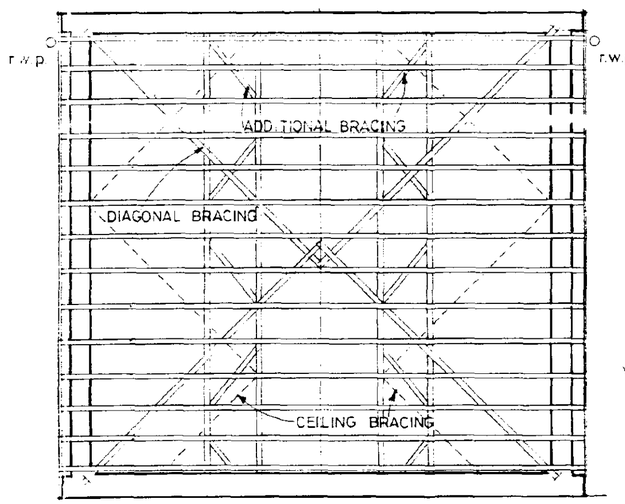
38 X 100MM RIDGE MODE BINDER. 50 X 100MM CEILING BINDERS, 38 X 100MM 45° DIAGONAL BRACING SECTIONS.

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

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.



100mm DUCT 600mm BELOW GROUND LEVEL FOR GARAGE ELECTRIC SUPPLY.



DETERMINED PLAN

0720/96

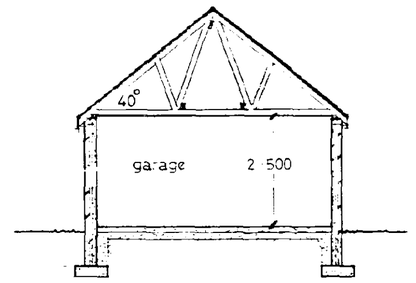
SCHEDULE

1.	DOOR	FX26M	IG. L1/S	1200
2.	WINDOW	H2N12CC	IG. L1/S	1350
3	G. DOOR	UF7070N	IG. L1/S	2700
4	G. DOOR	UF7070N	IG. L1/S	2700
5	WINDOW	H2N12CC	IG. L1/S	1350

Provide 6mm masterboard to lintels for fire protection

Provide continuous 10mm air gap at eaves.

12.5mm fireline boarding with artex finish to ceiling



FOOTINGS TO 260mm WALLS TO BE 600mm.

Broadgate Builders

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532.

TITLE

Plot 20. Broadgate, Weston Hills, Spalding, Lincs.

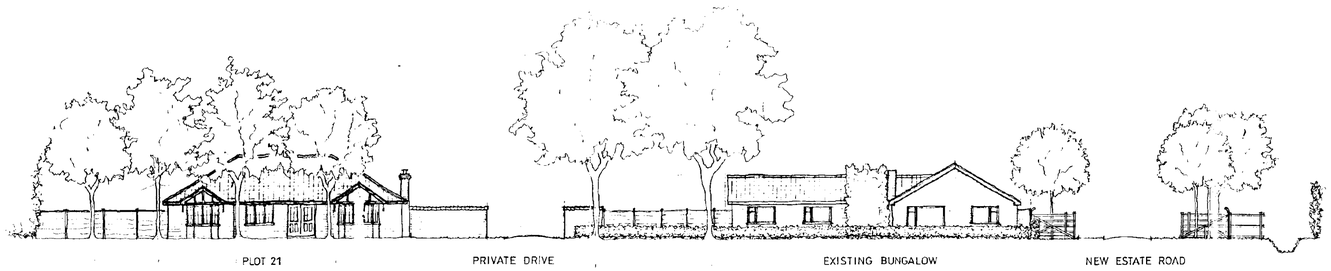
DATE APRIL 1991	DRAWN AF
DRWG No 96005 - 20c	SCALE 1:100/1:50

REVISIONS	DES	DATE	SIGN
A	NOTE ADDED RE BRICK DETAIL & 10mm PROJECTION	5.9.96	AF

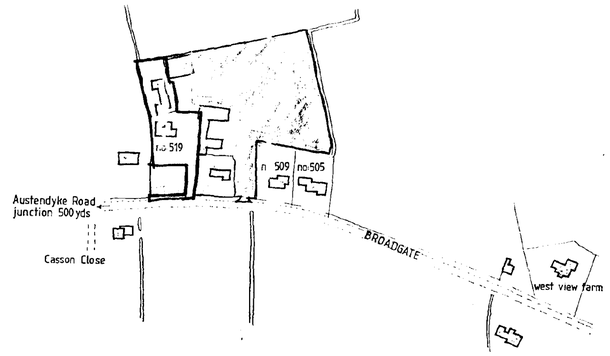
PLANNING	BUILDING REGS
CHECK BY	

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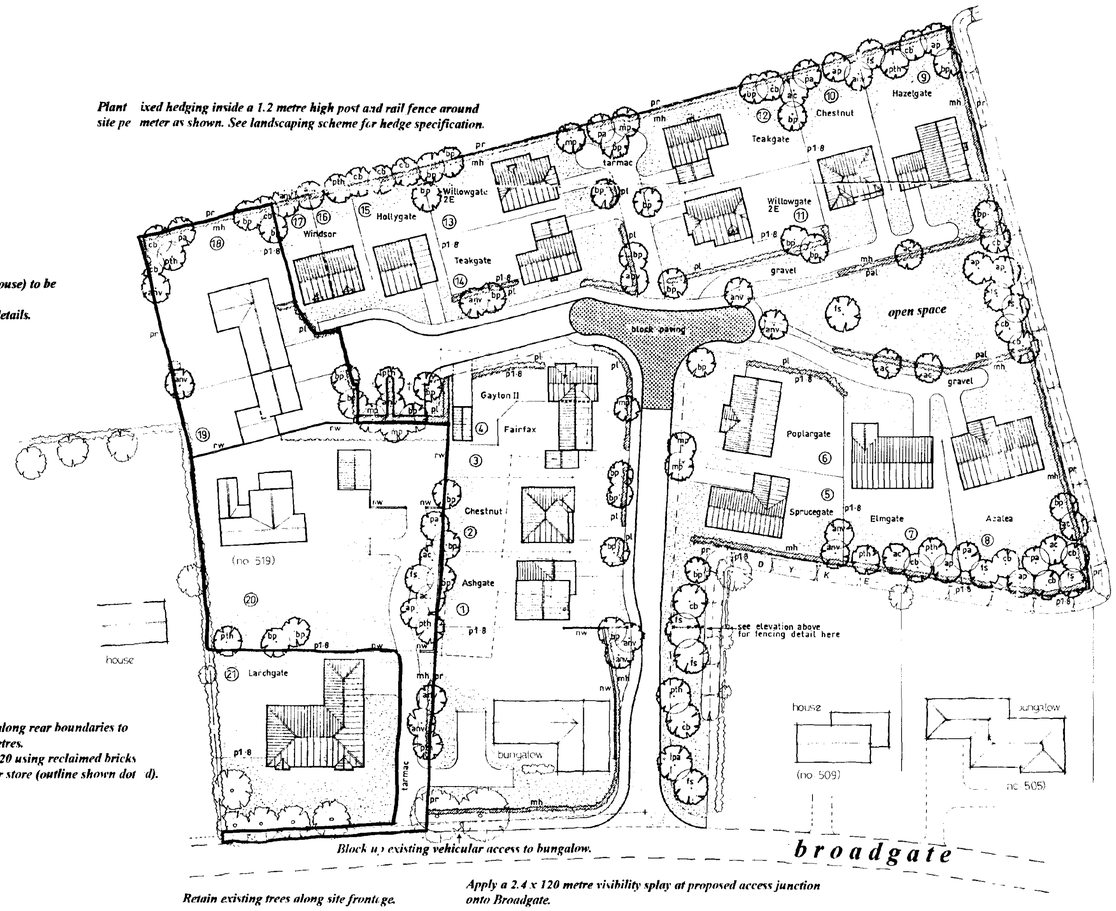
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View from Broadgate.



Loc ution Plan. 1 : 2500 scale.



Plant ixed hedging inside a 1.2 metre high post and rail fence around site pe 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 dot d).

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.

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).
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 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 coping.
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 Mosborough Red.
b) Redland Stonewold Slate Grey.
External brickwork : a) Ibstock Bradgate Claret Red.
b) Ibstock Bradgate Red.

Block Paving : Marshalls Keyblok- Marigold.

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.

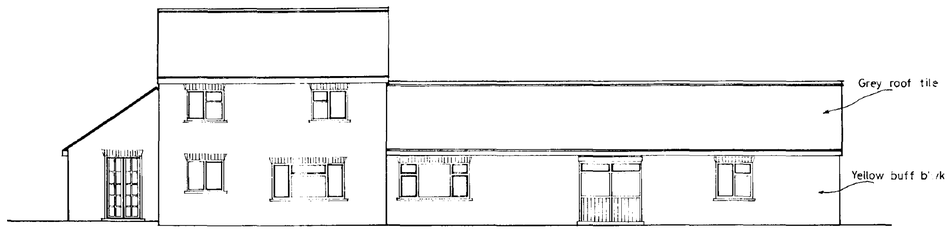
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Ref: 0720/96

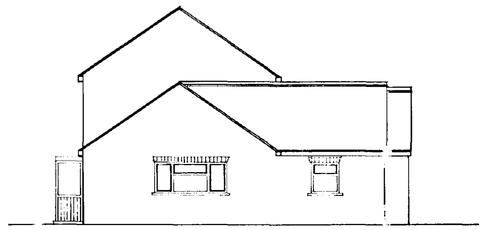
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DRAWN:
DATE: *April 1996*
DRAWING No.: *96005 - 00 a (revised)*

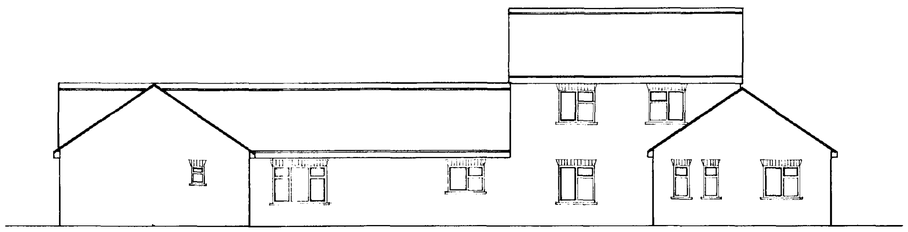
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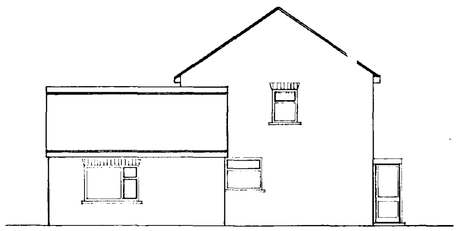
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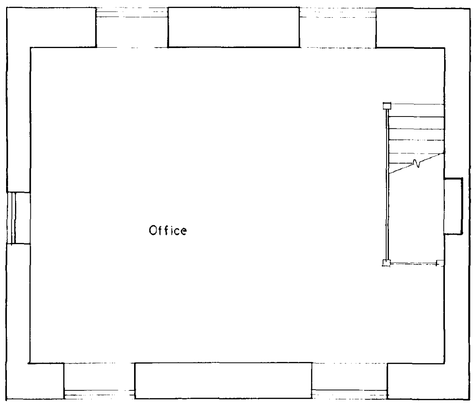
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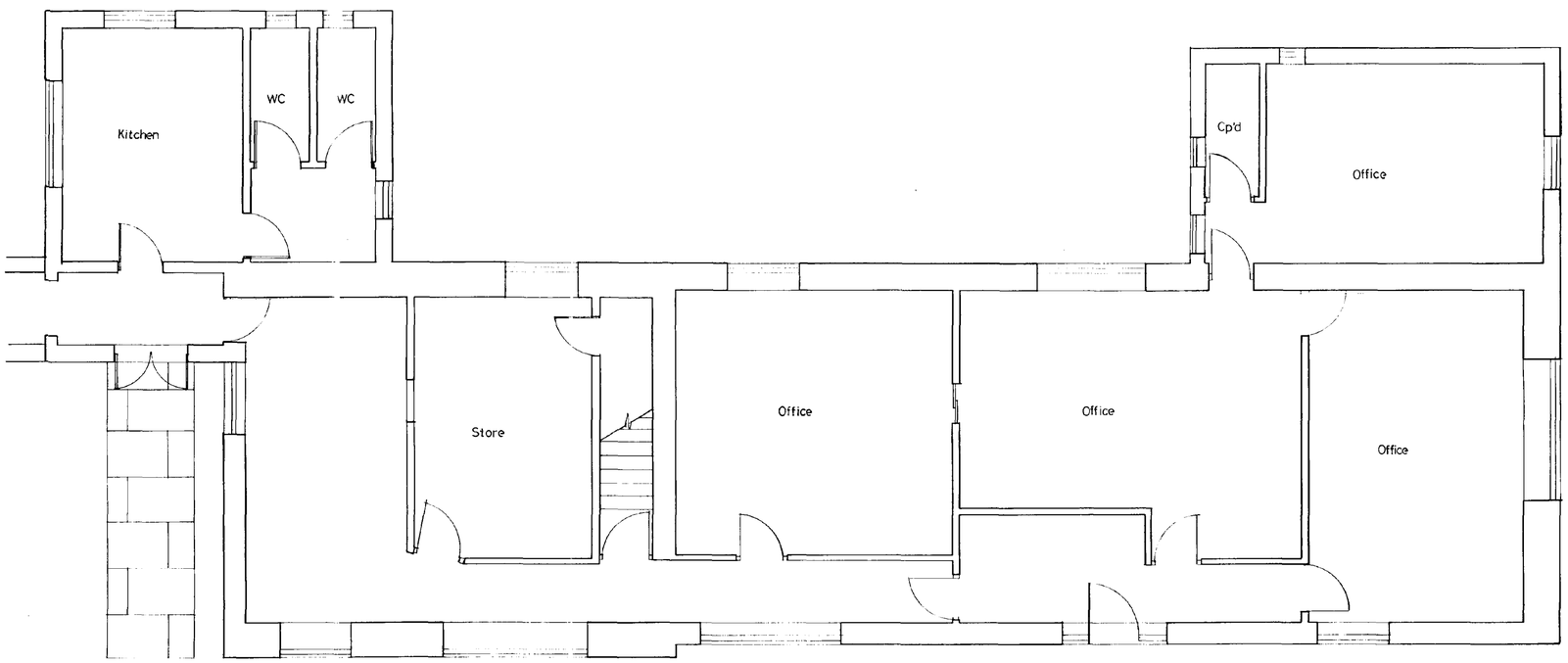
Rear



Side



First floor layout



Ground floor layout

Broadgate Homes

Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380044

PROJECT TITLE

Existing offices
Broadgate, Weston Hills,
Spalding, Lincs.
Plots 18, 19.

DRAWING

floor plans & elevations

REV.	DESCRIPTION	DATE	BY

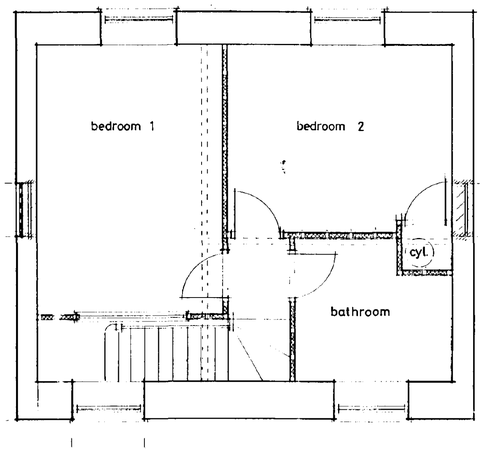
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DATE March 1996

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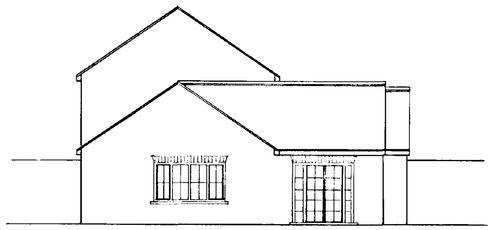
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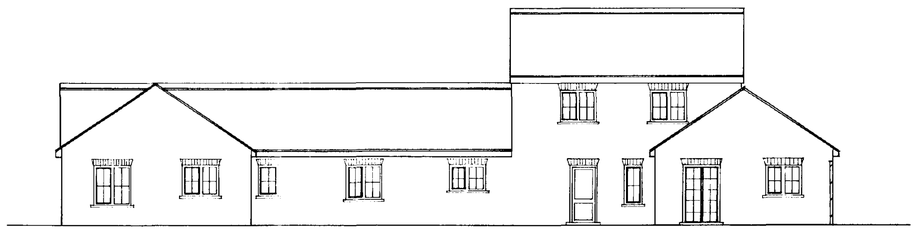
first floor layout



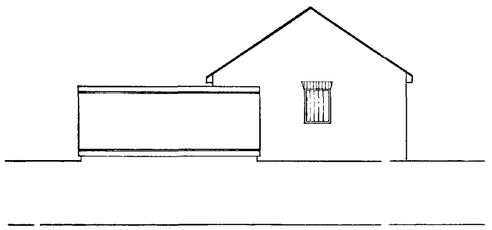
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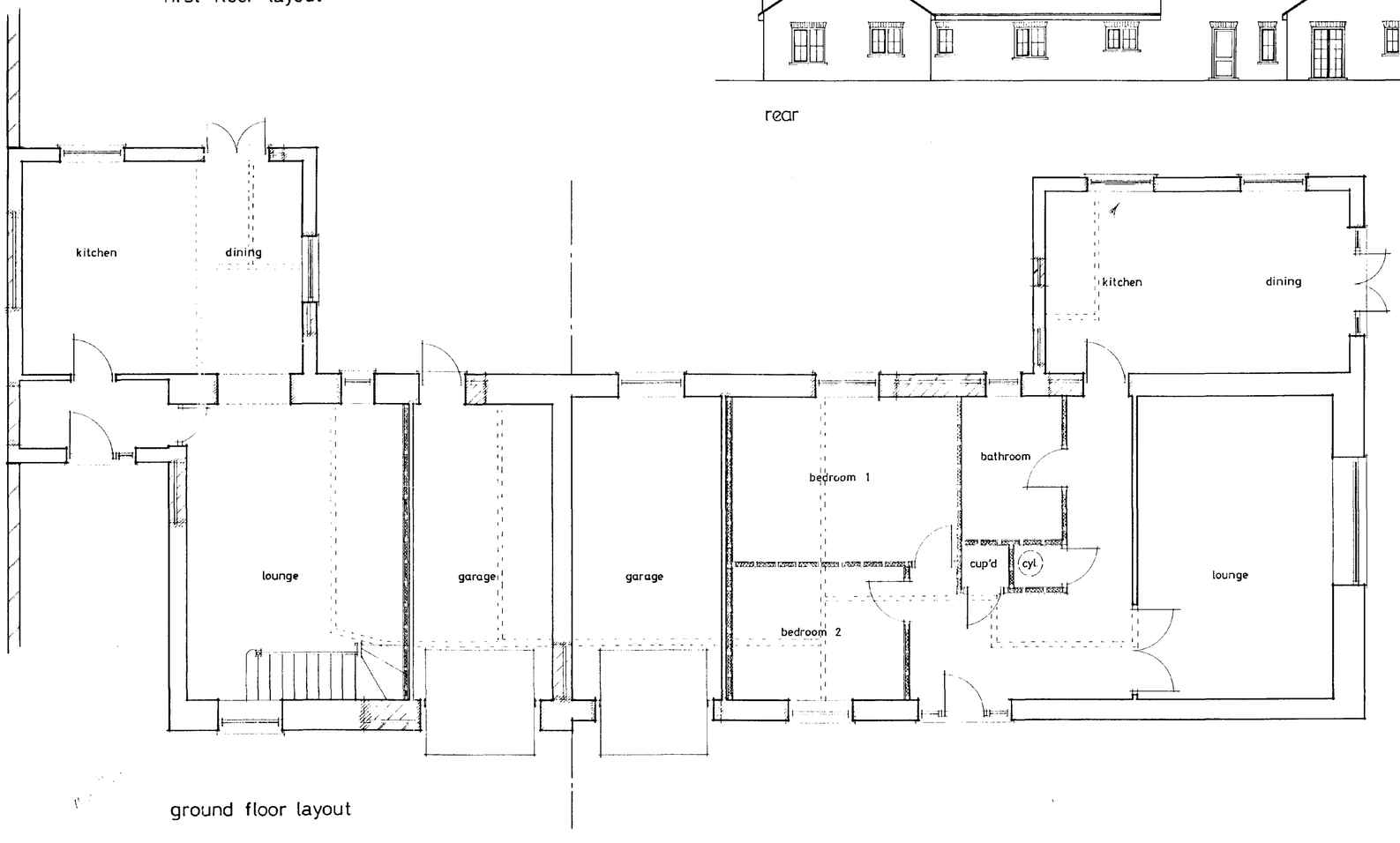
side



rear



side



ground floor layout

Broadgate Homes

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

PROJECT TITLE

Proposed conversion from offices to residential at :
Plots 18 , 19. Broadgate,
Weston Hills, Spalding, Lincs.

DRAWING

floor plans
elevations

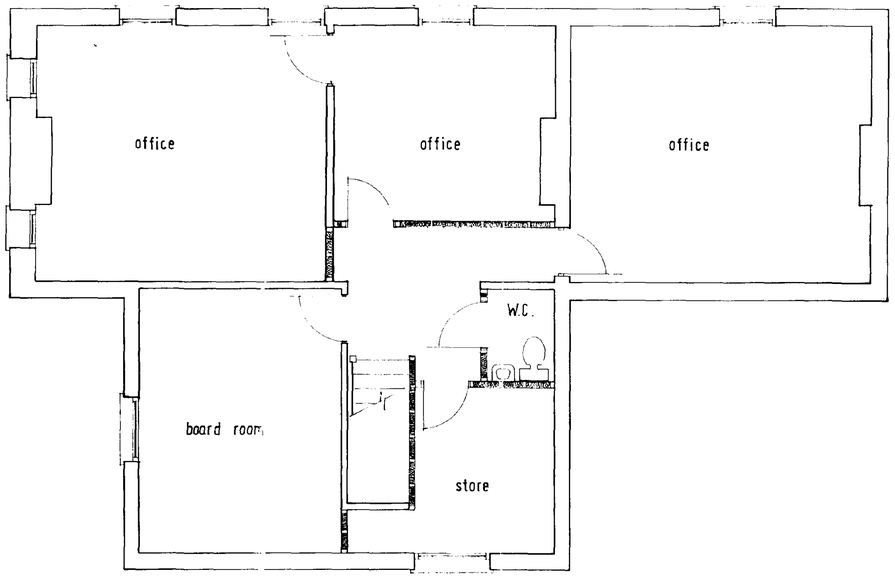
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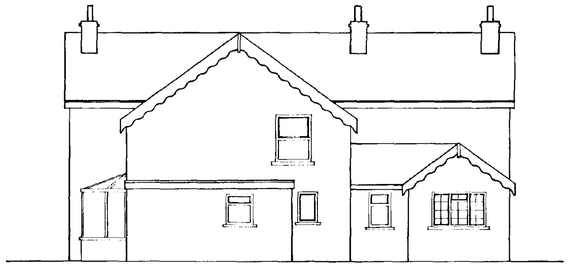
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DATE jan. 1996 | DRAWING No. 96005 - 18,19b

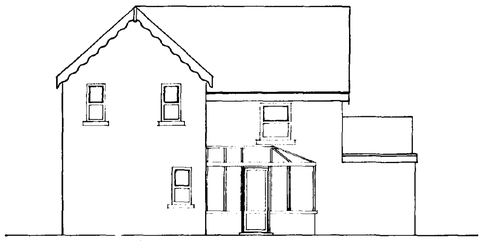
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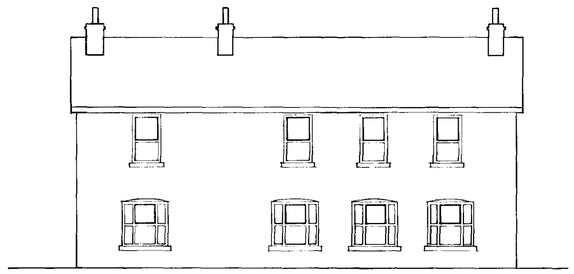
first floor layout



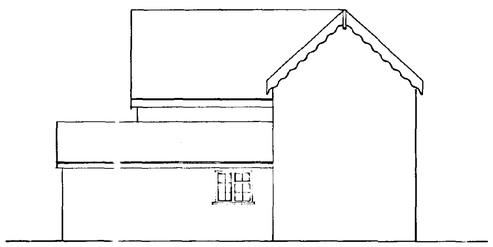
rear



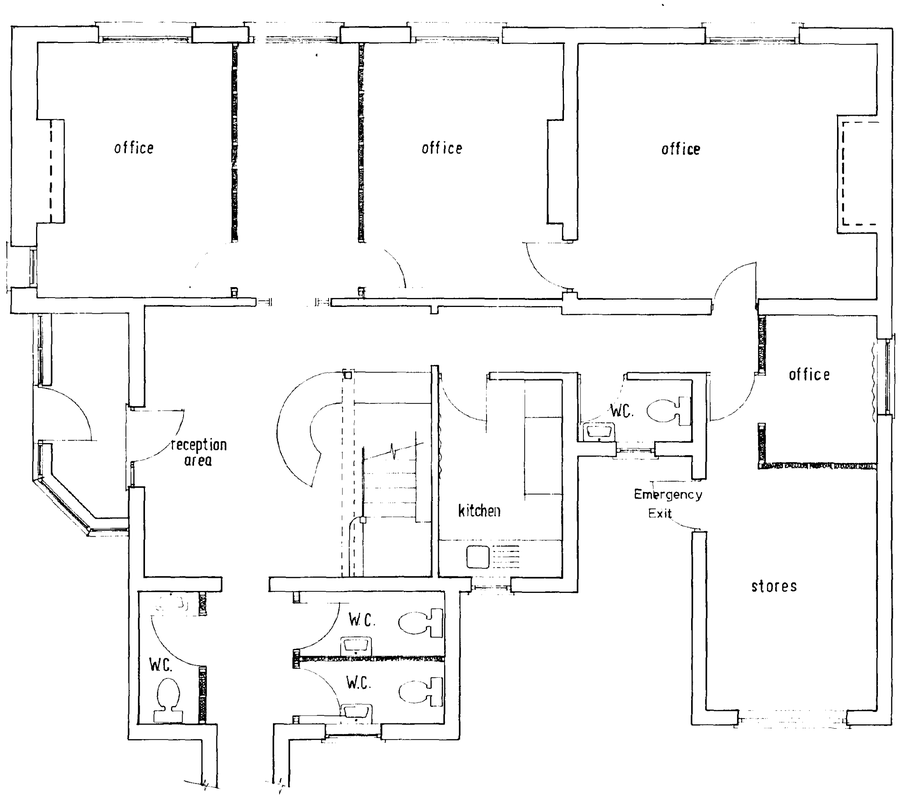
side



front



side



ground floor layout

Broadgate Homes

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

PROJECT TITLE

Existing offices

Broadgate House, Broadgate Builders, Weston Hills, Spalding, Lincs.
Plot 20.

DRAWING

plans & elevations

Ref. 0120/96

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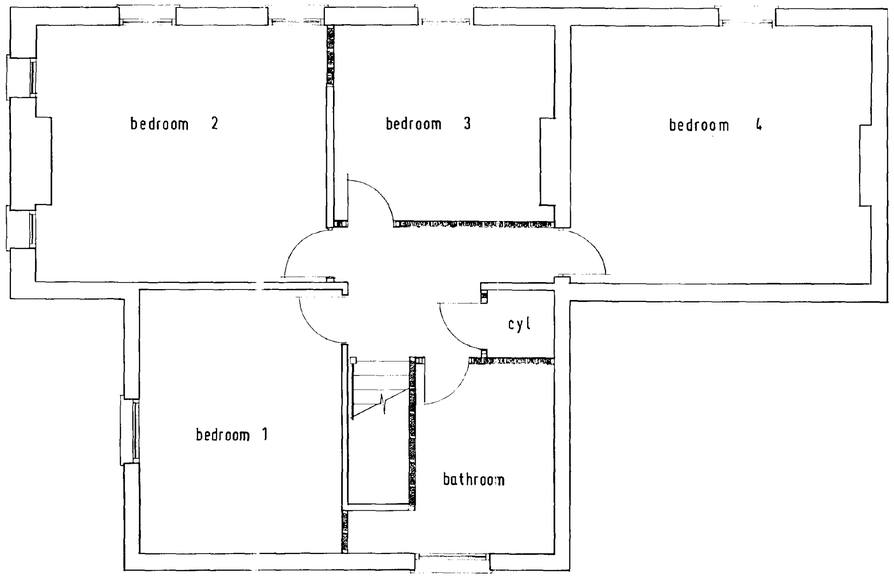
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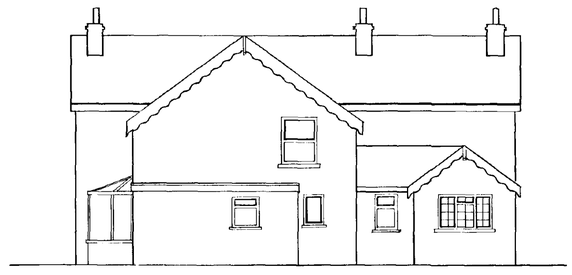
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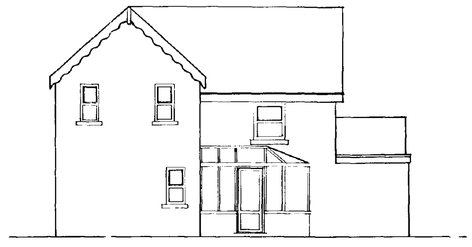
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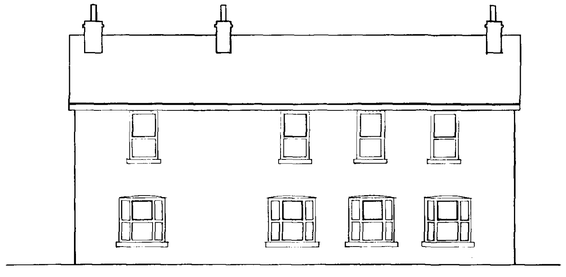




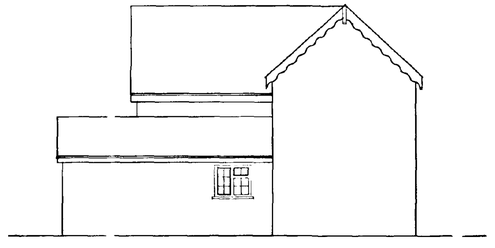
rear



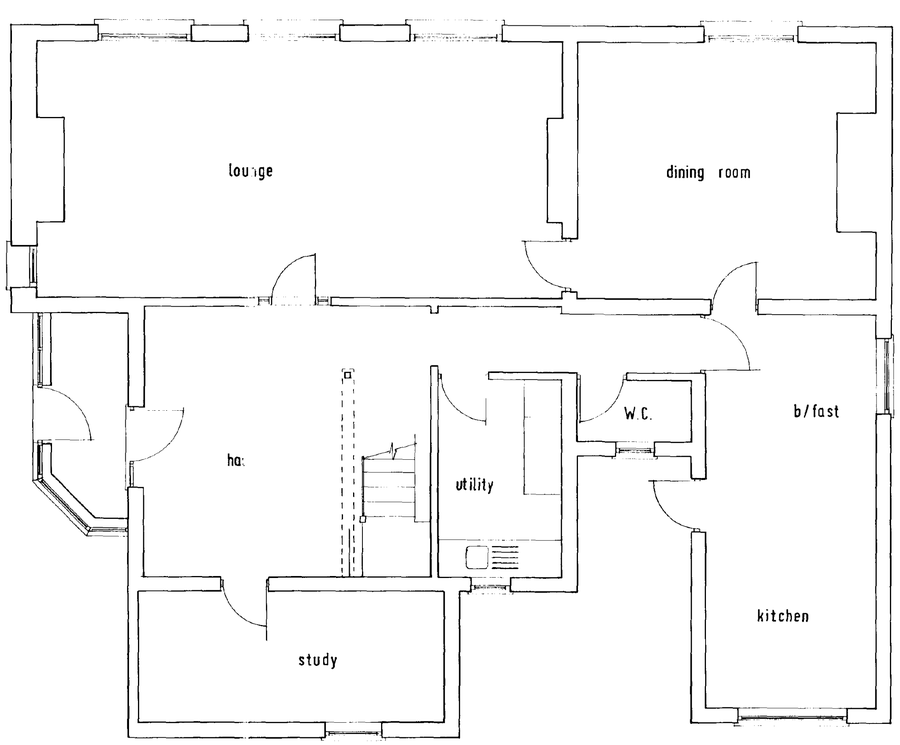
side



front



side



Broadgate Homes

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

PROJECT TITLE

Proposed change of use to residential. Broadgate House. Broadgate Builders, Weston Hills, Spalding, Lincs. Plot 20.

DRAWING

elevations

floor plans

REV	DESCRIPTION	DATE	BY

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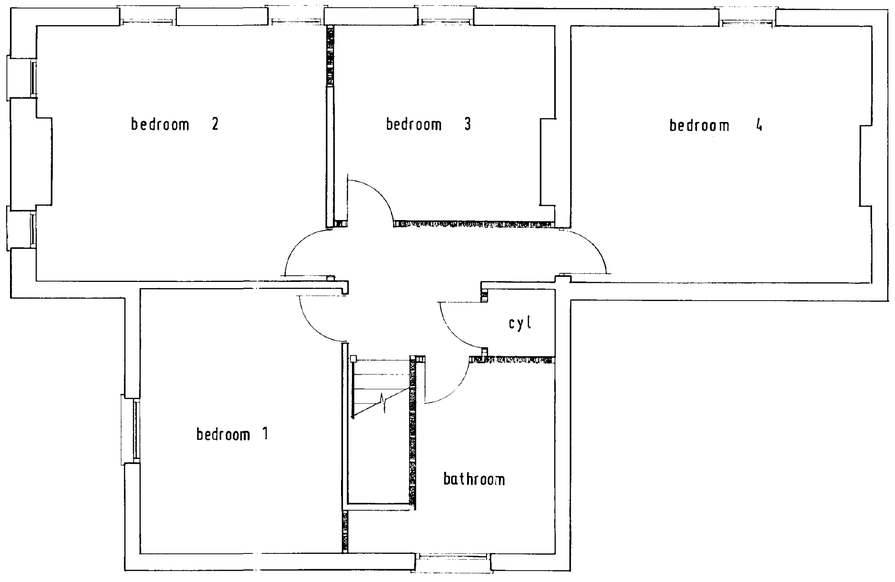
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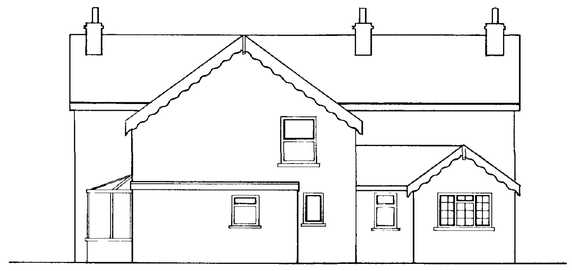
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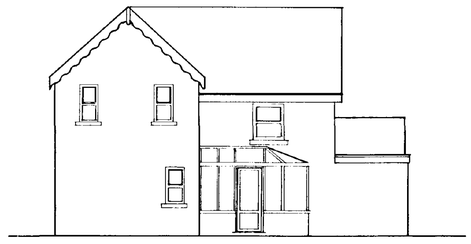
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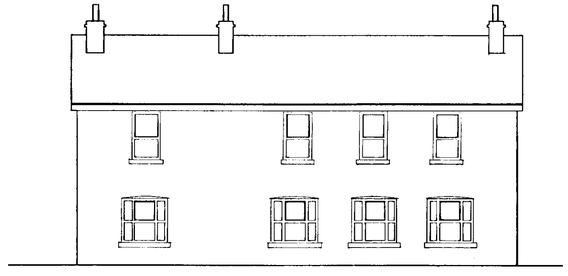




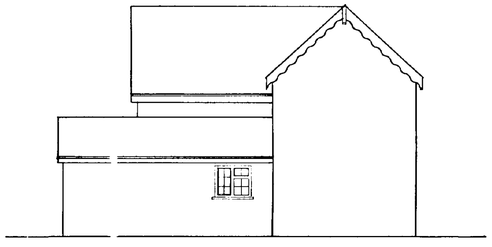
rear



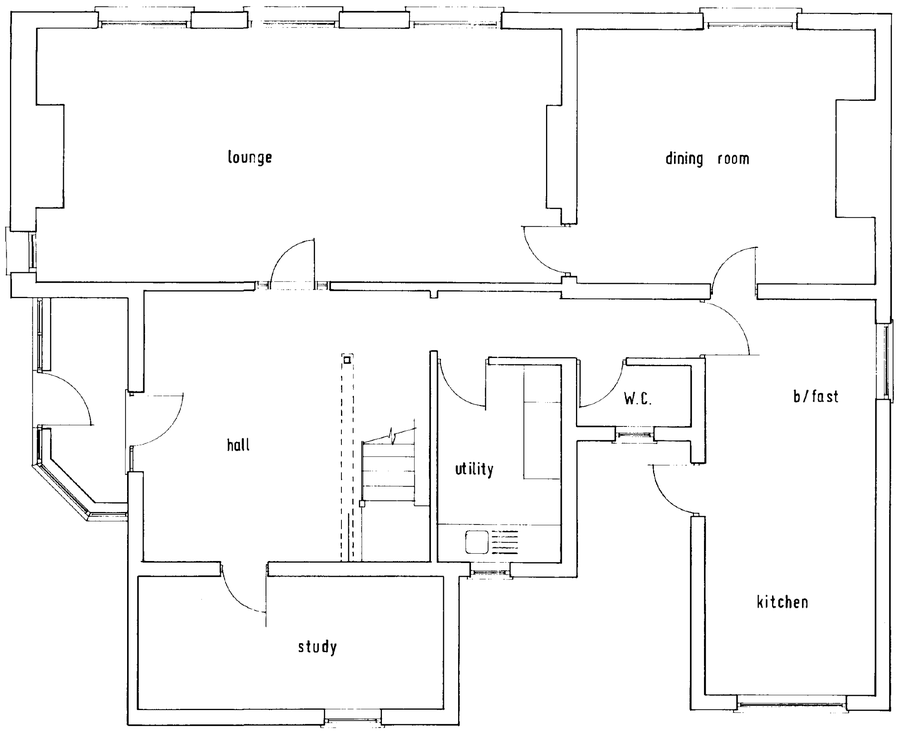
side



front



side



Broadgate Homes

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

PROJECT TITLE

Proposed change of use to residential. Broadgate House. Broadgate Builders, Weston Hills, Spalding, Lincs. Plot 20.

DRAWING

elevations

floor plans

Ref: 0720/96

REV	DESCRIPTION	DATE	BY

SCALE 1:50 , 1:100

DRAWN

DATE April 1996

DRAWING NO. 96005 - 20b