



**EXTERIOR VIEW
GENERAL ARRANGEMENT**
SCALE 1:50

SHDC
Planning & Development
20 MAY 2010
Ref: 0424-10

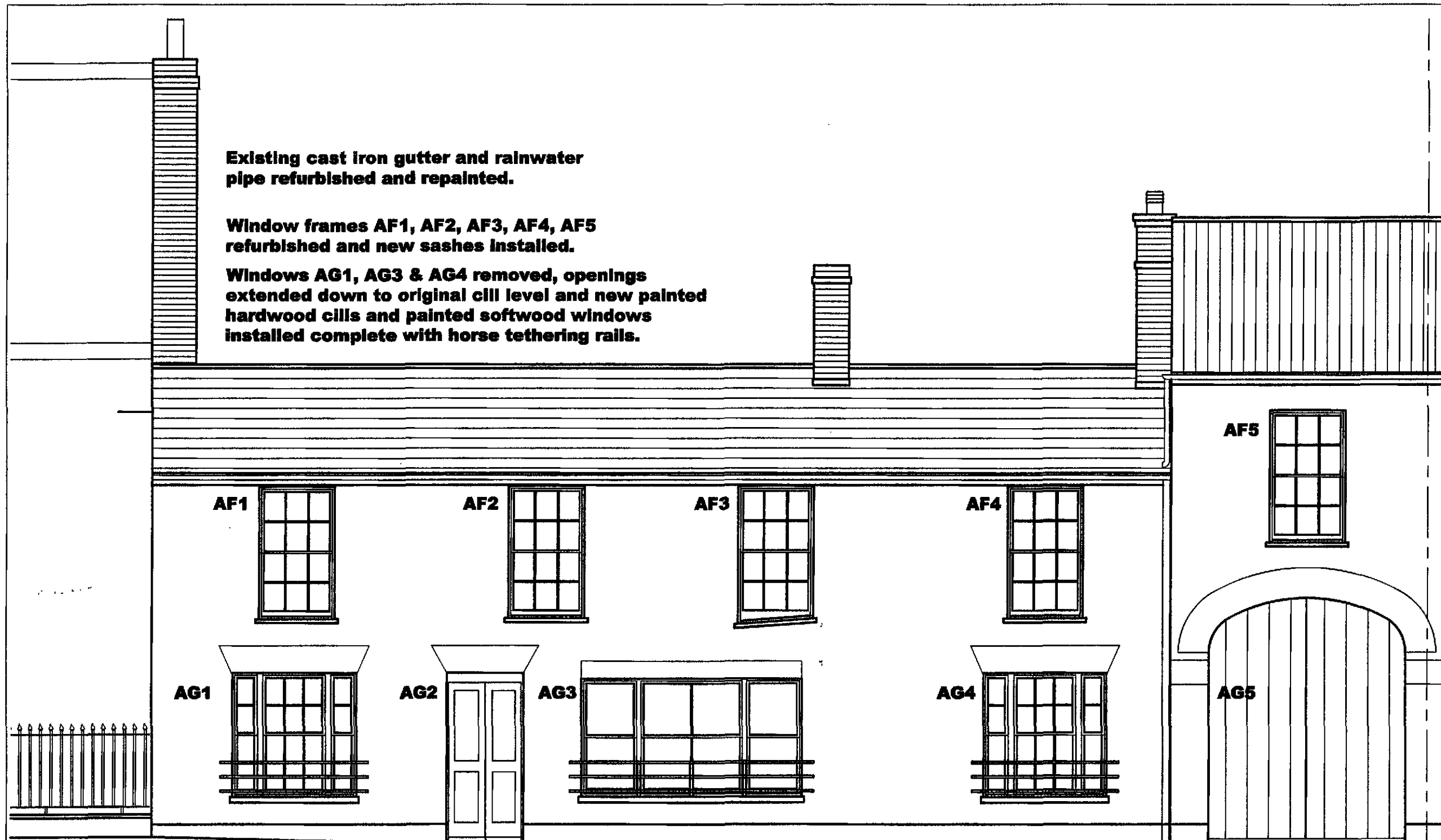
Client: Mr. N. Williams	Project: External refurbishment of The Horse & Groom, Holbeach Drawing No.: A0885 - 03	Date: Jan. 2010 Drawn by: ajo	Scale: 1:50 @ A3 Checked by: ajo	Drawing Title: High Street Elevation as existing	Oglesby & Limb Ltd Chartered Architects and Building Surveyors Unit 2 Evans Business Centre Jessop Close, Newark NG24 2AG T: 01636 702030 F: 01636 703740 e-mail: design@o-l-ltd.co.uk 
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Existing cast iron gutter and rainwater pipe refurbished and repainted.

Window frames AF1, AF2, AF3, AF4, AF5 refurbished and new sashes installed.

Windows AG1, AG3 & AG4 removed, openings extended down to original cill level and new painted hardwood cills and painted softwood windows installed complete with horse tethering rails.



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20 MAY 2010
Ref: 042410

Carriage arch
doors AG5
refurbished.

**EXTERIOR VIEW
GENERAL ARRANGEMENT**
SCALE 1:50

A 17.05.10 Door and roof works omitted,
tethering rails added. ajo
Revisions

Client: Mr. N. Williams	Project: External refurbishment of The Horse & Groom, Holbeach		Date: Jan. 2010	Scale: 1:50 @ A3	Drawing Title: High Street Elevation as proposed
			Drawn by: ajo	Checked by: ajo	
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VERTICAL CROSS SECTION

EXTERNAL ELEVATION

Brick flat-arch (all
brickwork painted).

Lead canopy dressing on
timber support frame

Painted timber casement
bow window

Projecting timber sill

PLAN

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Client:

Mr. N. Williams

Project:

External refurbishment of The
Horse & Groom, Holbeach

Drawing No.:

A0885 - 05

Rev:

Date:

Jan. 2010

Scale:

1:10 @ A3

Drawn by:

ajo

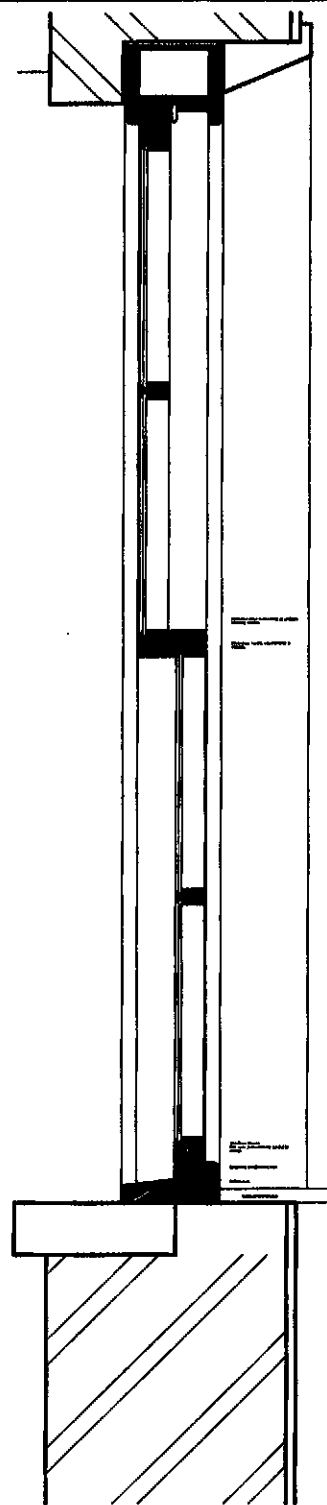
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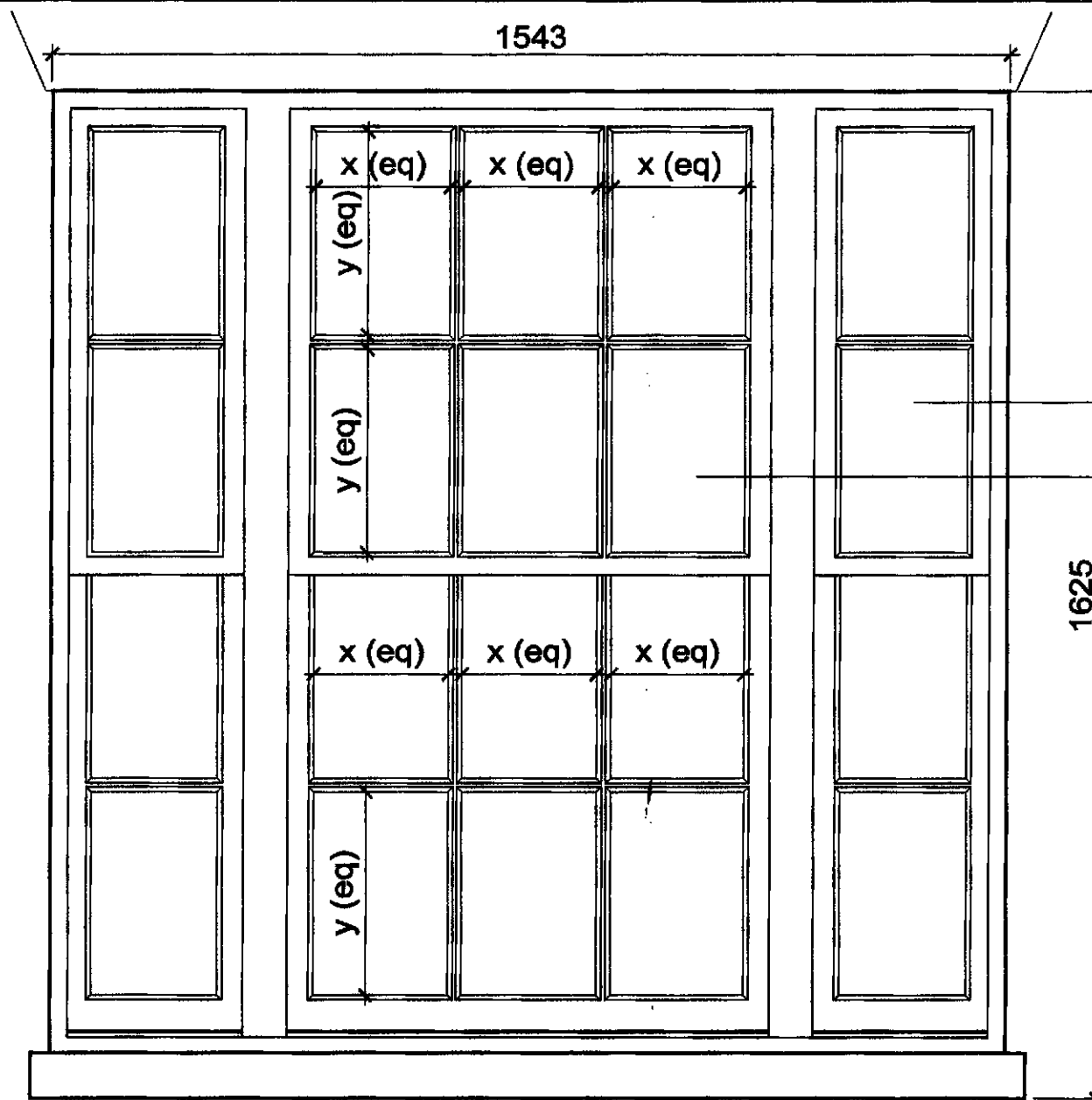
Drawing Title:

Windows AG1 & AG4
as existing

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VERTICAL SECTION



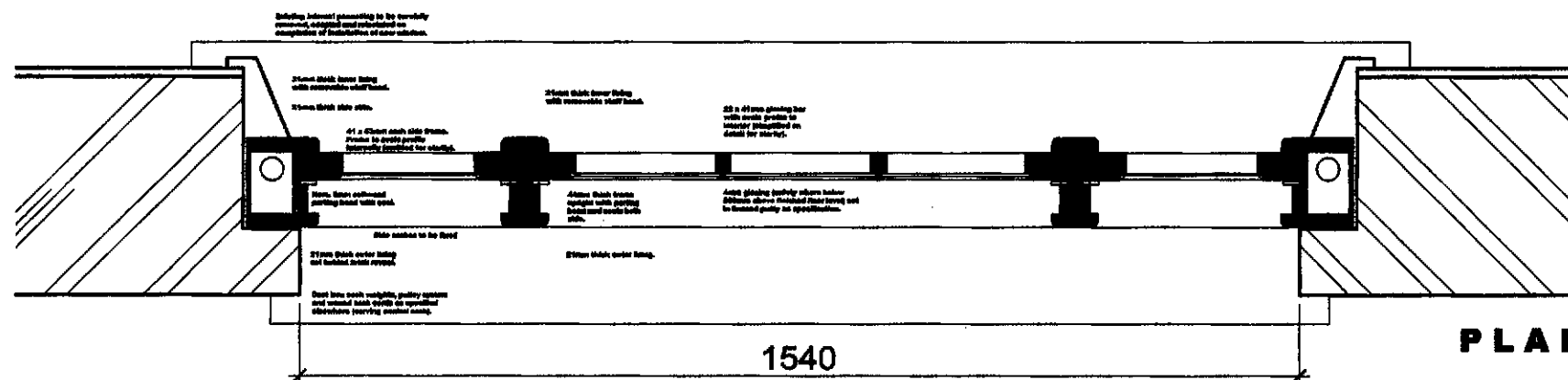
EXTERNAL ELEVATION

Side sashes fixed

Central sashes fully operational

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Existing cill level lowered and new cill installed.



PLAN

Client:

Mr. N. Williams

Project:

External refurbishment of The Horse & Groom, Holbeach

Drawing No.:

A0885 - 06

Rev:

Date:

Jan. 2010

Drawn by:

ajo

Scale:

1:10 @ A3

Checked by:

ajo

Drawing Title:

Windows AG1 & AG4 as proposed

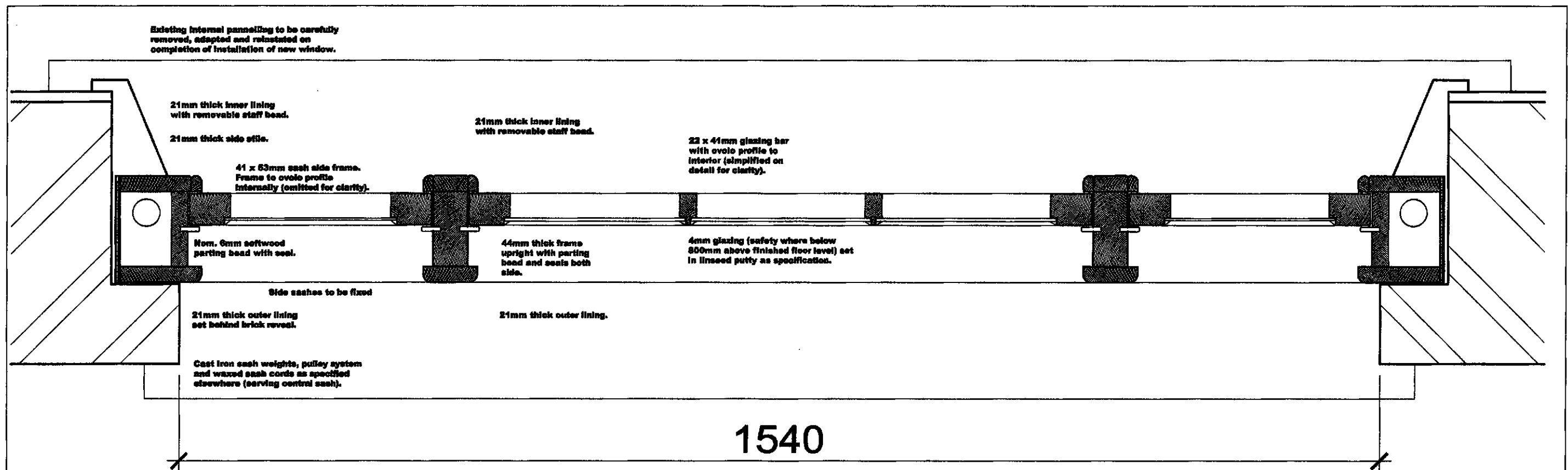
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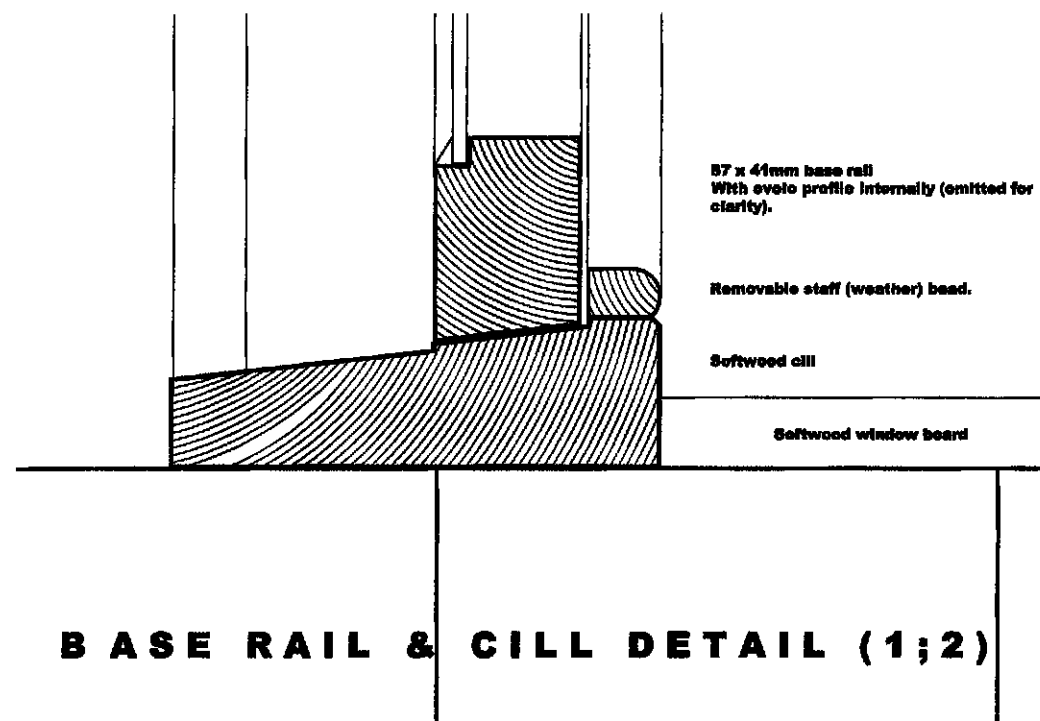
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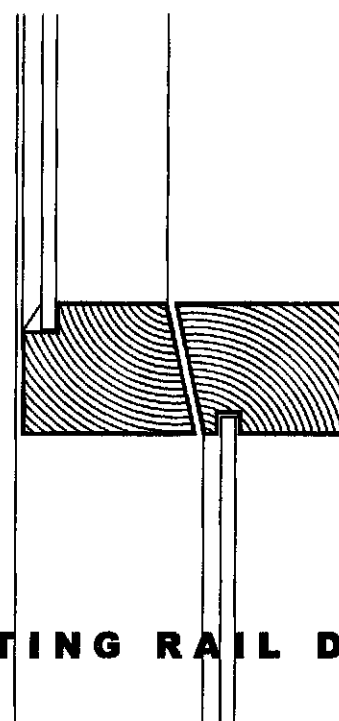




PLAN THROUGH LOWER SASH (1:5)



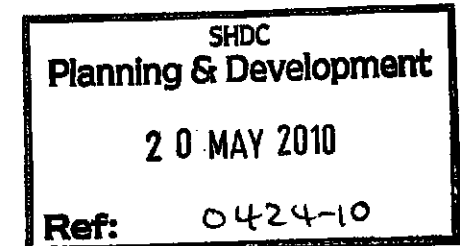
BASE RAIL & CILL DETAIL (1:2)



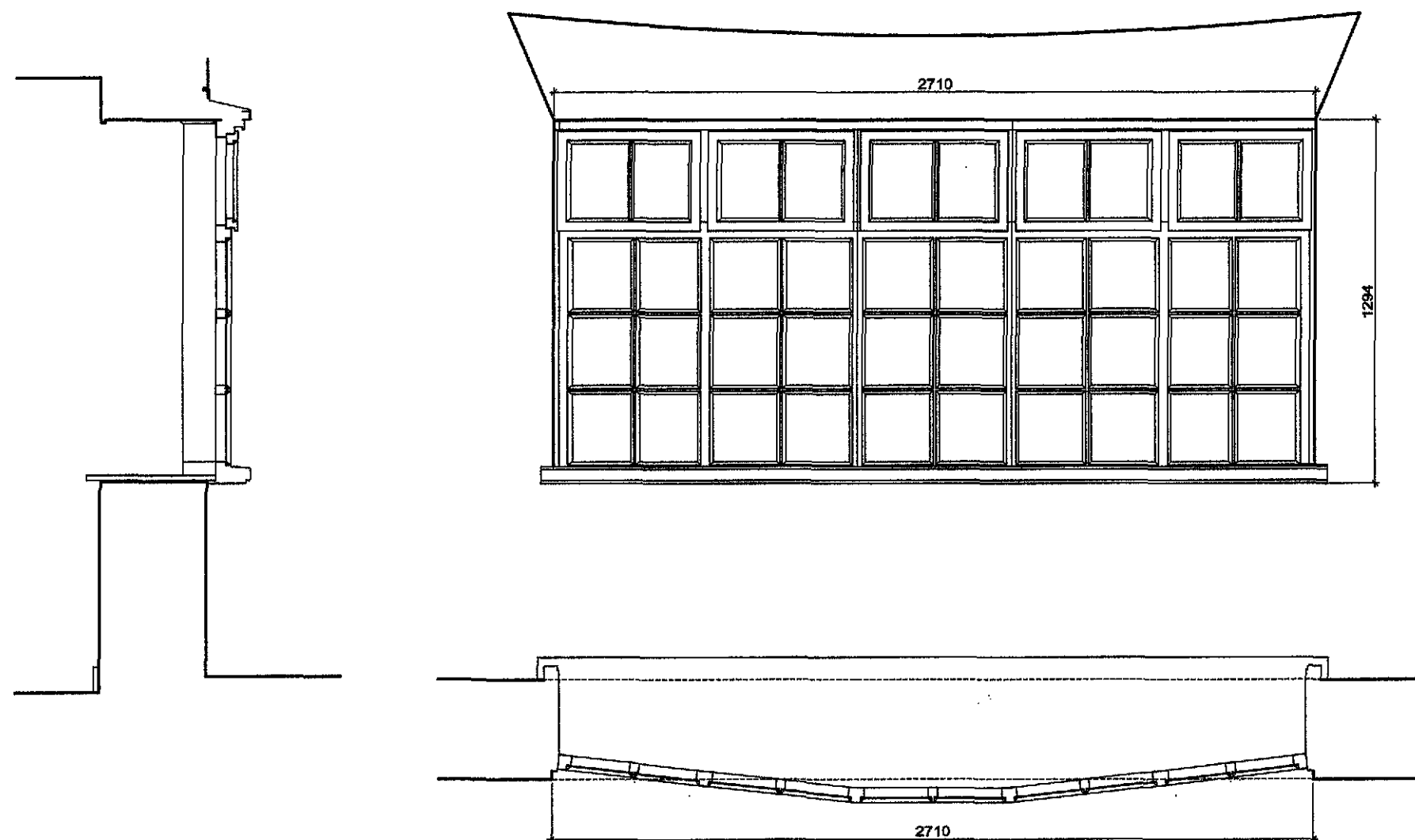
MEETING RAIL DETAIL (1:2)

Brass Fitch catch to be located on centreline of moving sashes.

37mm deep meeting rails, chamfered as detailed.



Client: Mr. N. Williams	Project: External refurbishment of The Horse & Groom, Holbeach Drawing No.: A0885 - 07	Date: Jan. 2010 Scale: as shown Drawn by: aje Checked by: aje DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS DEEMED TO HAVE CHECKED ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO OGLESBY & LIMB LTD. THE CONTENTS OF THIS DRAWING ARE COVERED BY COPYRIGHT AND REMAIN THE PROPERTY OF OGLESBY & LIMB LTD. WRITTEN APPROVAL MUST BE OBTAINED FROM OGLESBY & LIMB LTD PRIOR TO DUPLICATION OR REPRODUCTION OF THIS DRAWING OR ITS CONTENTS. ANY DIMENSIONS NOT SHOWN ARE TO BE CHECKED AND AGREED WITH OGLESBY & LIMB LTD.	Drawing Title: Windows AG1 & AG4 details as proposed	Oglesby & Limb Ltd Chartered Architects and Building Surveyors Unit 2 Evans Business Centre Jessop Close, Newark NG24 2AG T: 01636 702030 F: 01636 703740 e-mail: design@o-l-ltd.co.uk O&L
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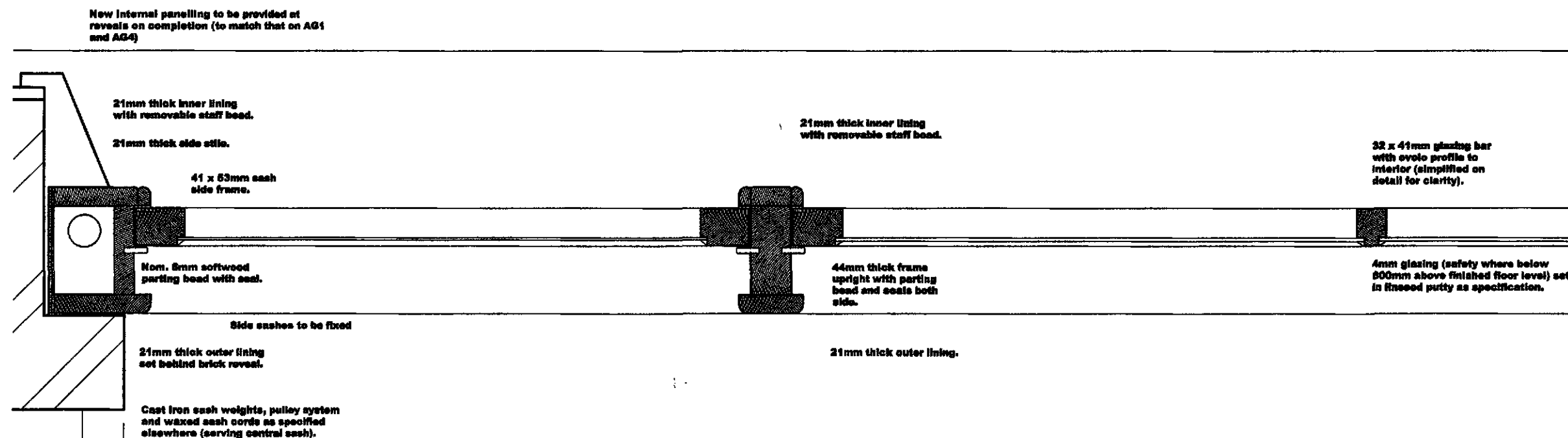
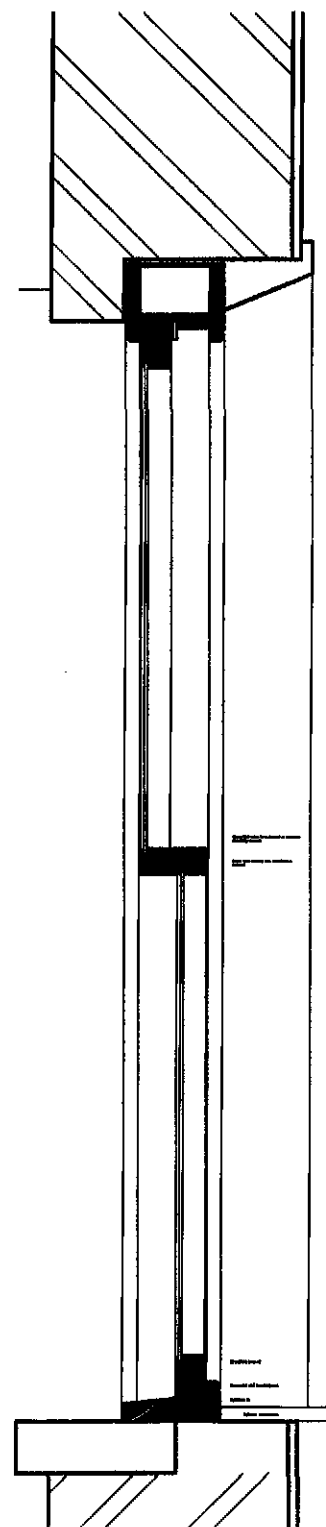


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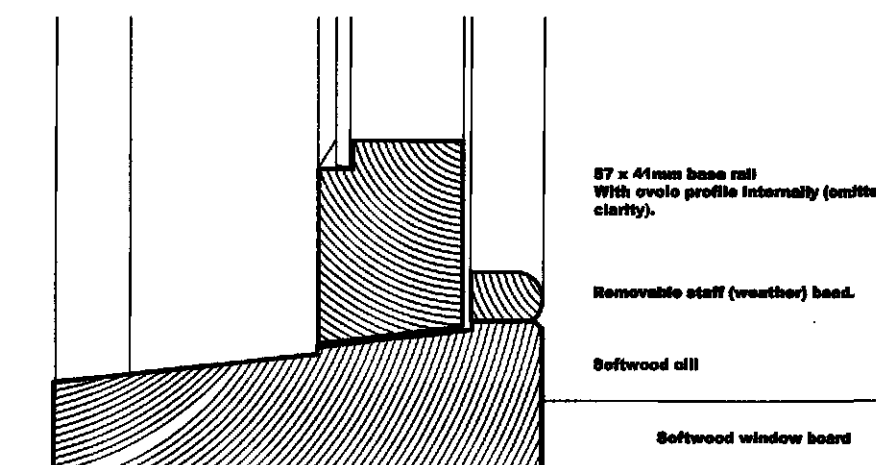
PLAN, SECTION & EXTERNAL ELEVATION AS EXISTING

SCALE 1:20

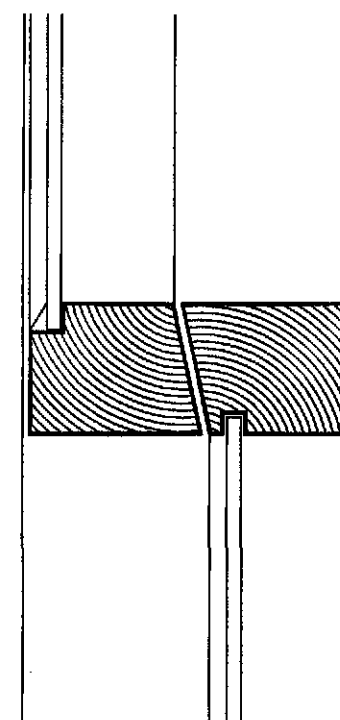
Client: Mr. N. Williams	Project: External refurbishment of The Horse & Groom, Holbeach Drawing No.: A0885 - 09	Date: Jan. 2010 Drawn by: ajo	Scale: as shown Checked by: ajo	Drawing Title: Windows AG3 as existing	Oglesby & Limb Ltd Chartered Architects and Building Surveyors Unit 2 Evans Business Centre Jessop Close, Newark NG24 2AG T: 01636 702030 F: 01636 703740 e-mail: design@o-l-ltd.co.uk O&L
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PART PLAN THROUGH LOWER SASH (1:5)



BASE RAIL & CILL DETAIL (1:2)



MEETING RAIL DETAIL (1:2)

2710

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Planning & Development
20 MAY 2010
Ref: 0424-10

VERTICAL SECTION SCALE (1:10)

Client:
Mr. N. Williams

Project:
External refurbishment of The Horse & Groom, Holbeach

Drawing No.:
A0885 - 11

Date: **Jan. 2010**

Scale: **as shown**

Drawn by: **aje**

Checked by: **aje**

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Drawing Title:
Window AG3 details as proposed

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WINDOWS AF1, AF2, AF3, AF4 & AF5 - WORKS

Existing Windows - general

The existing window frames are of the partially concealed box, vertical sliding sash type. It is believed that the frames are original however there is no documentary evidence to prove this. The box frames are set in reveal and are partially cloaked behind the outer skin of brickwork. The extent of the set-back cannot be determined without removal of the internal panelling. Viewing the windows from pavement level outside, the frames appear to be in reasonable condition although obviously the soundness of the timber cannot be fully established. The brick surrounds are simple in design, jambs being plain brickwork. The window heads have very shallow arches, again in brick. There has historically been some distortion of the openings, this being particularly evident on AF3 where the cill is out of level by approximately 75mm.

Windows - frames

In general the external surfaces of the window frames appear to have retained a reasonable paint covering since they were last attended to (date unknown). From visually inspection (distant) there are no obvious signs of rot or decay although this cannot be confirmed.

Windows - sashes

The sashes to all windows appear to have been replaced at some stage during the building's life. The evidence to reinforce this statement can be defined as follows:

1. The sashes have in places (particularly AF3) been fabricated out of square to take account of historic distortion of the surrounding structure. This is particularly noticeable in the bottom rail of AF3. This clearly illustrates that the sash was made to fit an opening which had already distorted since it was originally constructed.
2. The sashes in windows AF1 - AF5 have horns. This detail is commonly found on replacement sashes where horns were left on to increase the strength of what is a fairly fragile joint.
3. The glazing bars in the sashes are simple, substantial in size and rather crude in detail, again a common feature of sashes replaced in the 20th Century.

The sashes could not be opened at the time of the survey and it is suspected that a full maintenance regime has not been adhered to by the previous building occupier.

Conclusions

Given the above information, it is proposed that the existing frames be refurbished and the sashes be removed and replaced with new sashes to a design that is more contextually and historically accurate. Whilst the works are in progress it is recommended that the mechanism's be refurbished and ironmongery be replaced where the original has been lost.

COMPONENT SPECIFICATION WHERE APPLICABLE

Sash weights
Sash weights (where existing not reused) to be in cast iron by Royde and Tucker or similar. Weights to be selected to suit sash weight.

Sash cords
Sash cords to be waxed cotton by Royde and Tucker. Cord breaking strength to be determined by weighing sashes, strength to suit weight.

Sash and weight connectors
To be by Royde and Tucker or similar. Type to contractor selection to suit cord hanging.

Axle pulleys
To be in brass by Royde and Tucker with round grooves to suit cord operation.

Fasteners
Fasteners to be lockable 'Pitch' pattern by Samuel Neath Ltd or similar in polished brass.

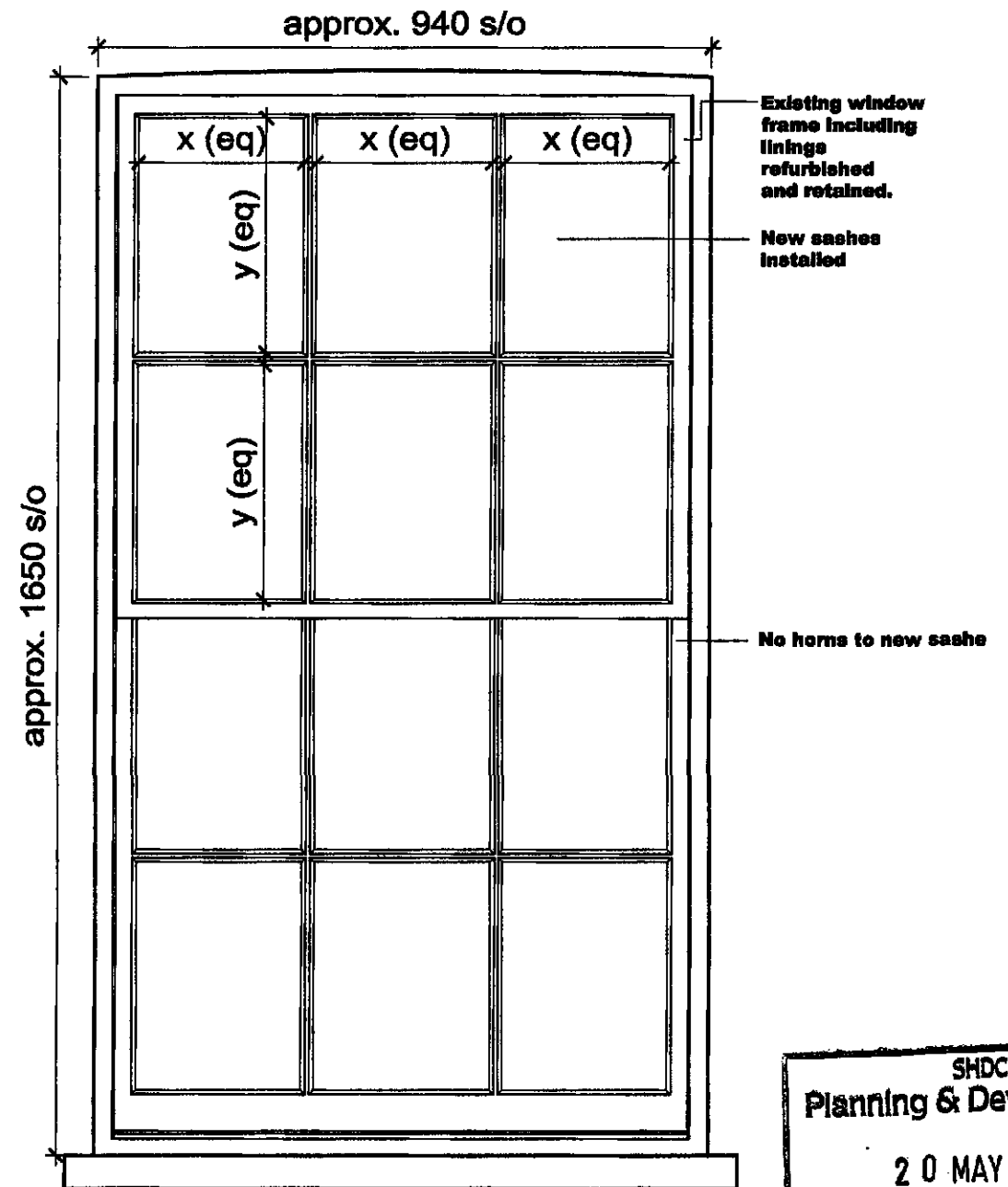
Parting beads
To be in timber with weather seal, Reddiss Ltd or similar.

Staff beads
To be in timber with weather seal, Reddiss Ltd or similar.

Proposed Schedule of works:

1. Carefully remove existing softwood quadrants (currently serving as removable staff beads) and dispose of. Release and carefully remove inner sash (opening pulley pockets and disengaging weights etc). Release and carefully remove outer sash.
2. Carefully remove existing pulleys, ease, lubricate and set aside for later refixing.
3. Thoroughly brush down existing frames removing all areas of damaged and flaking paint. Carefully remove parting beads and dispose of.
4. Thoroughly inspect timber frame and identify all defective areas of timber. Carefully sand and fill minor areas of damage. To areas of timber beyond repair, carefully mark out and remove defective section. Supply and install (splice in) sections of new timber where necessary. Timber used to be heartwood, softwood appropriate for this application. Infill timber sections to match existing in terms of size, section, density and finish. Infill pieces to be set so as to line through and flush with existing. All infill pieces to be placed using traditional methods. Supply and install new softwood parting bead with weather brush seal on reverse. Supply and install new removable softwood staff beads throughout complete with seal on outer face of bead.
5. Prepare window frames for decoration in strict accordance with paint manufacturer's recommendations including for spot priming, application of undercoat and top coats. Colour to be to the approval of the local authority conservation officer.
6. Supply and install new heartwood, softwood timber sashes to fit existing frames (including those which are out of square). Sash frame members to be sized to allow correct operation within existing box frames. Sash configuration shall be as detailed, all pane sizes to be equal. Glazing bar profile to be to the approval of the local authority conservation officer. Supply and install glass to match existing, fix using traditional steel sprigs and linseed oil putty. Tool off putty to glass and sash surfaces as appropriate. Allow for sealing surface of timber (ie to prevent dust causing later failure of putty key) as appropriate prior to applying putty.
7. Prepare window sashes for decoration in strict accordance with paint manufacturer's recommendations including for priming, application of undercoat and top coats. Over-paint edge of putty by approximately 1mm in all areas to seal putty.
8. Wire brush sash weights, clean down and prepare for reuse. Carefully remove existing cords from pulley weights and supply and install new waxed sash pulley cords. Refix pulley fittings. Adjust length to ensure correct operation and range of movement.
9. Carefully re-install pulley weights and cords in to frame box, secure to sashes, adjust to allow correct operation. Refit pulley pocket pieces.
10. Supply and install new ironmongery on meeting stile as specified.
11. Adjust windows on completion to ensure correct movement through full range. Carefully clean glass and frame and leave in a tidy state.

All new components including weatherseal staff beads, parting beads, ironmongery and glass to be agreed with SHDC Conservation Officer prior to order.



GENERAL EXTERNAL ELEVATION SHOWING REINSTATED SASHES

SCALE 1:10

Glazing Bars in new sashes
For the purposes of tender production it is to be assumed that glazing bars will be 18mm wide (depth to match existing sash) in lamb-tongue profile. However the final profile selection will be to the approval of the local authority conservation officer. Approval shall be gained by the contractor prior to the ordering of materials.

SHDC
Planning & Development

20 MAY 2010

Ref: 0424-10

Client:
Mr. N. Williams

Project: **External refurbishment of
The Horse & Groom, Holbeach**

Date: **Jan. 2010**

Scale: **as shown**

Drawn by: **ajo**

Checked by: **ajo**

Drawing Title:
**Windows AF1 - AF5 (Inc)
Proposals**

Drawing No.:
A0885-13

Rev:

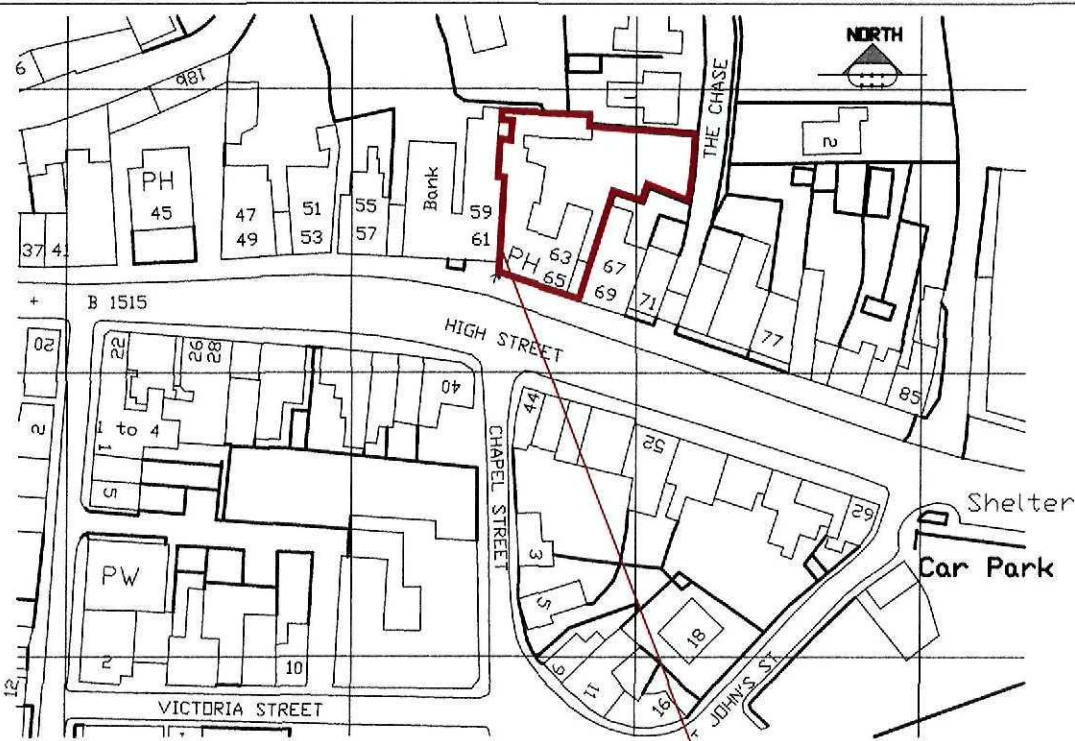
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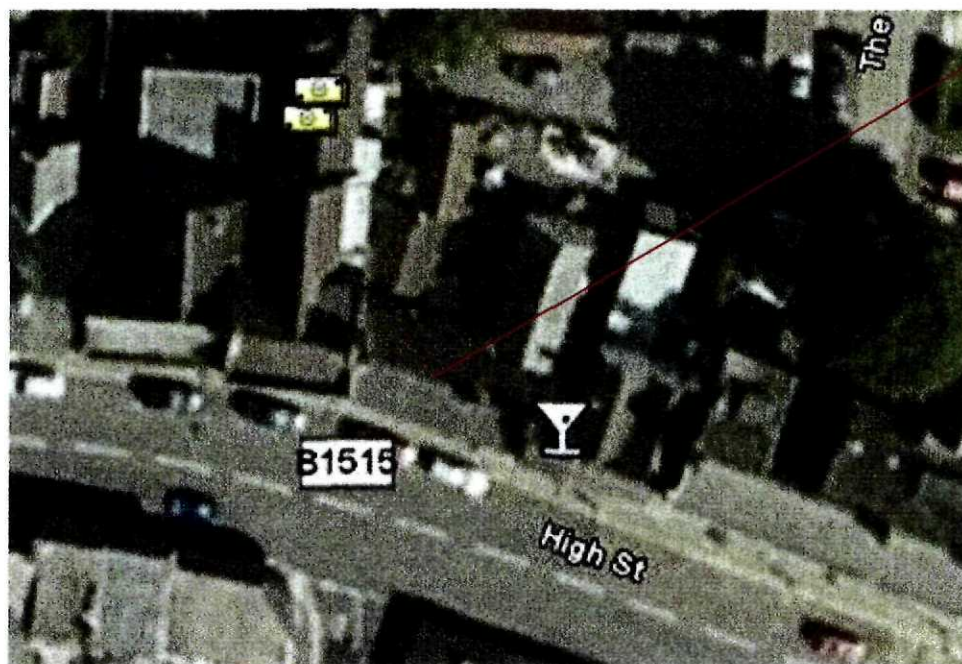


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SITE LOCATION PLAN

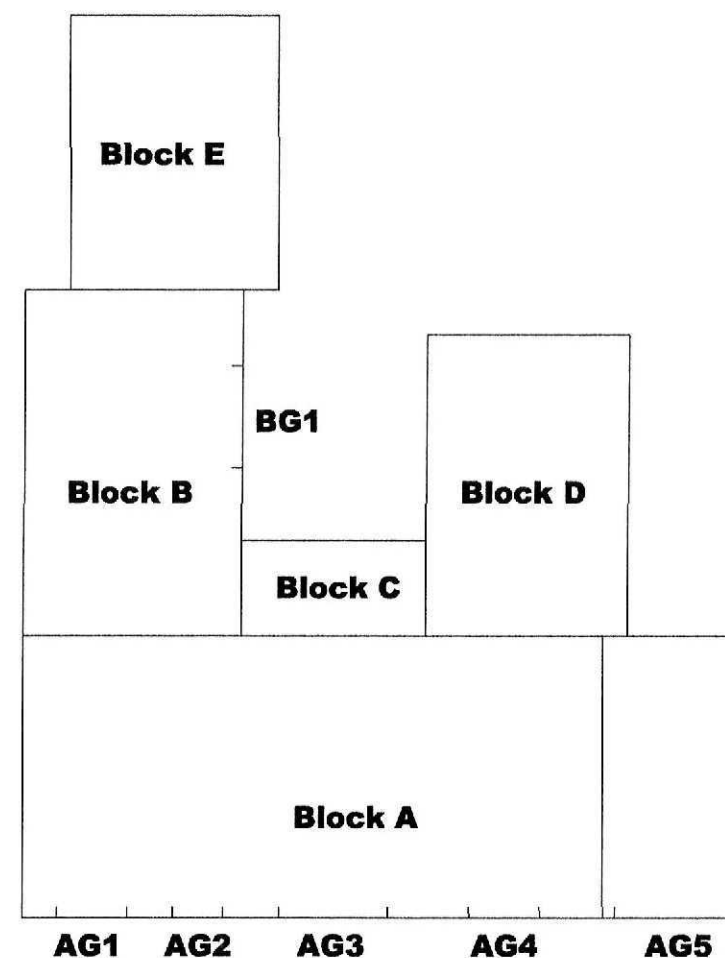
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THE SITE

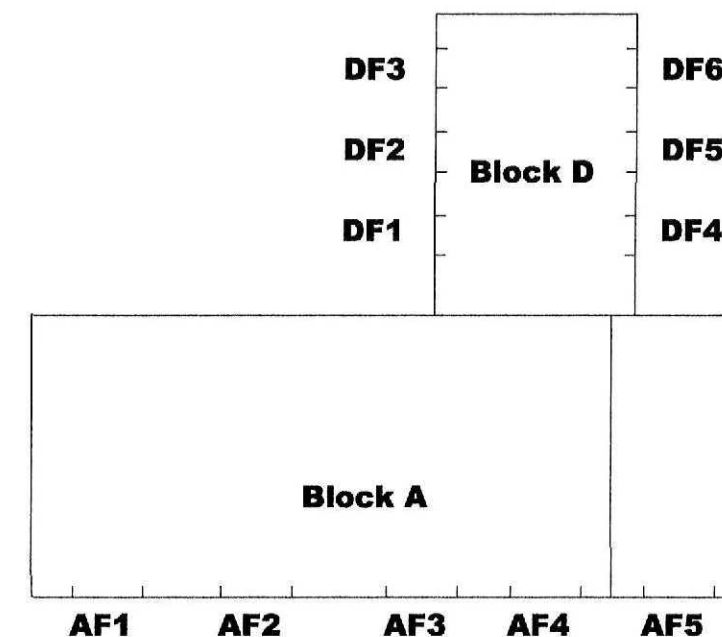


SITE AERIAL PHOTO

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Ground Floor Diagrammatic Plan



First Floor Diagrammatic Plan

SCHEMATIC BLOCK PLAN NTS

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20 MAY 2010
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A 13.05.10 North point added.
Revisions ajo

Drawing Title:
**Site Location Plan
Schematic block plan
and aerial photograph.**

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