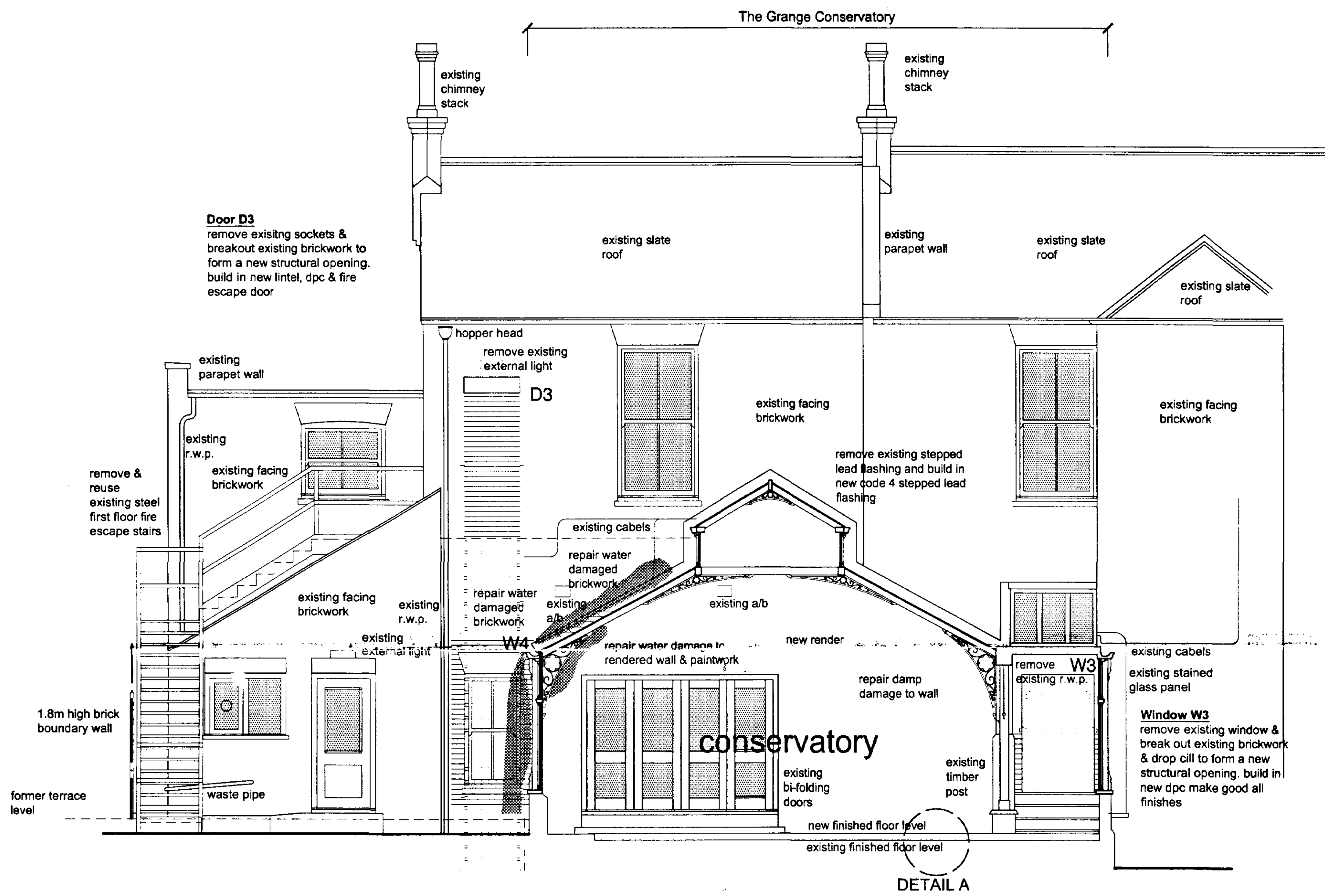
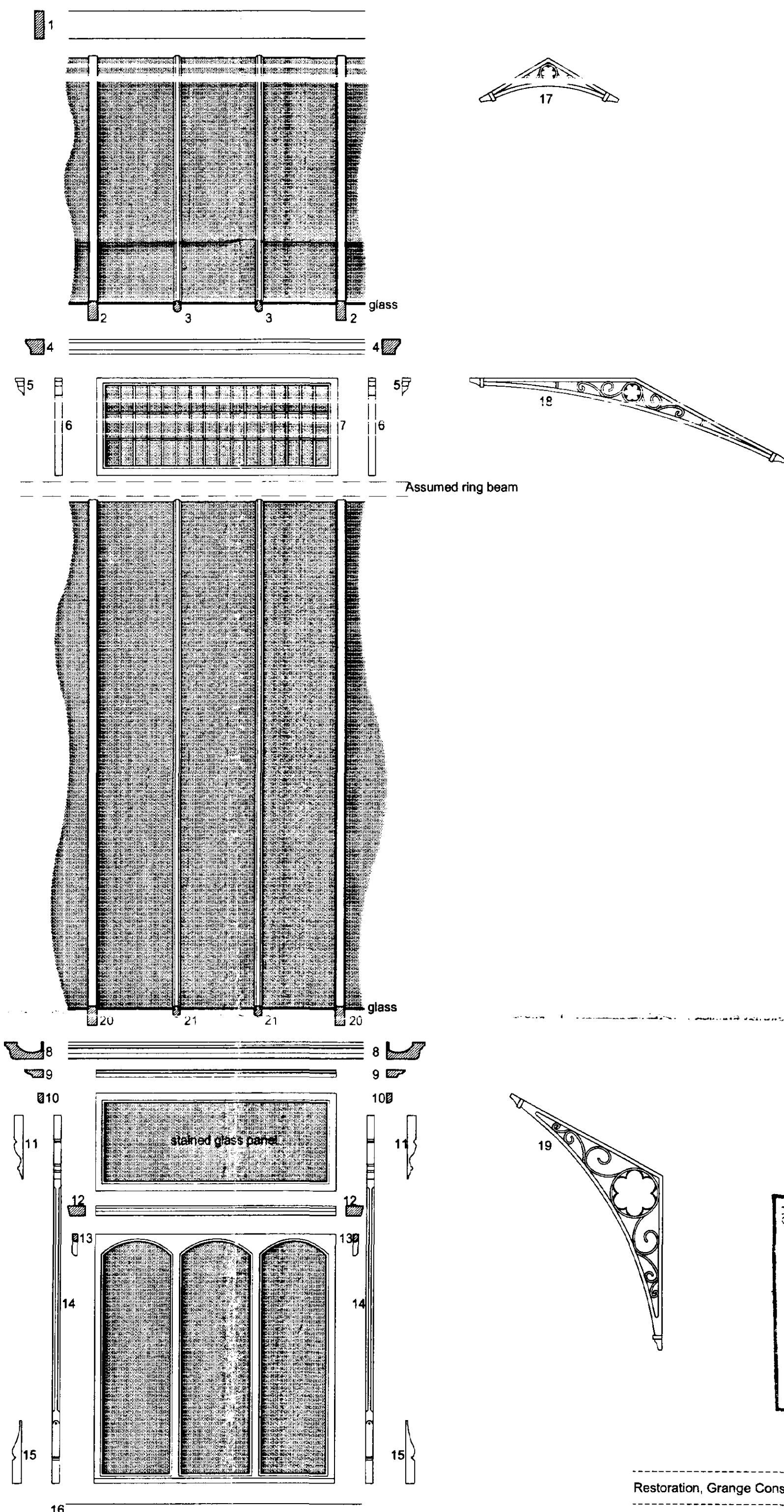




Section A-A 1:50



Schedule of Components

- 1 Ridge Beam
- 2 Lantern Principal Rafter
- 3 Lantern Common Rafter
- 4 Gutter
- 5 Capital Plant
- 6 Mullion Post
- 7 Window Casement
- 8 Lead Lined Timber Gutter
- 9 Decorative Moulding
- 10 Window Casement
- 11 Capital Plant
- 12 Transom
- 13 Window Casement
- 14 Mullion Post
- 15 Base Plant
- 16 Window Cill
- 17 Cast Iron Ridge Spandrel
- 18 Cast Iron Mid Spandrel
- 19 Cast Iron Eaves Spandrel
- 20 Principal Rafter
- 21 Common Rafter

Conservatory Components 1:20

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding

SCALE 1:50 1:20

Working Drawings (Section & Details)

536/06

Roythorne & Co.

January 2003

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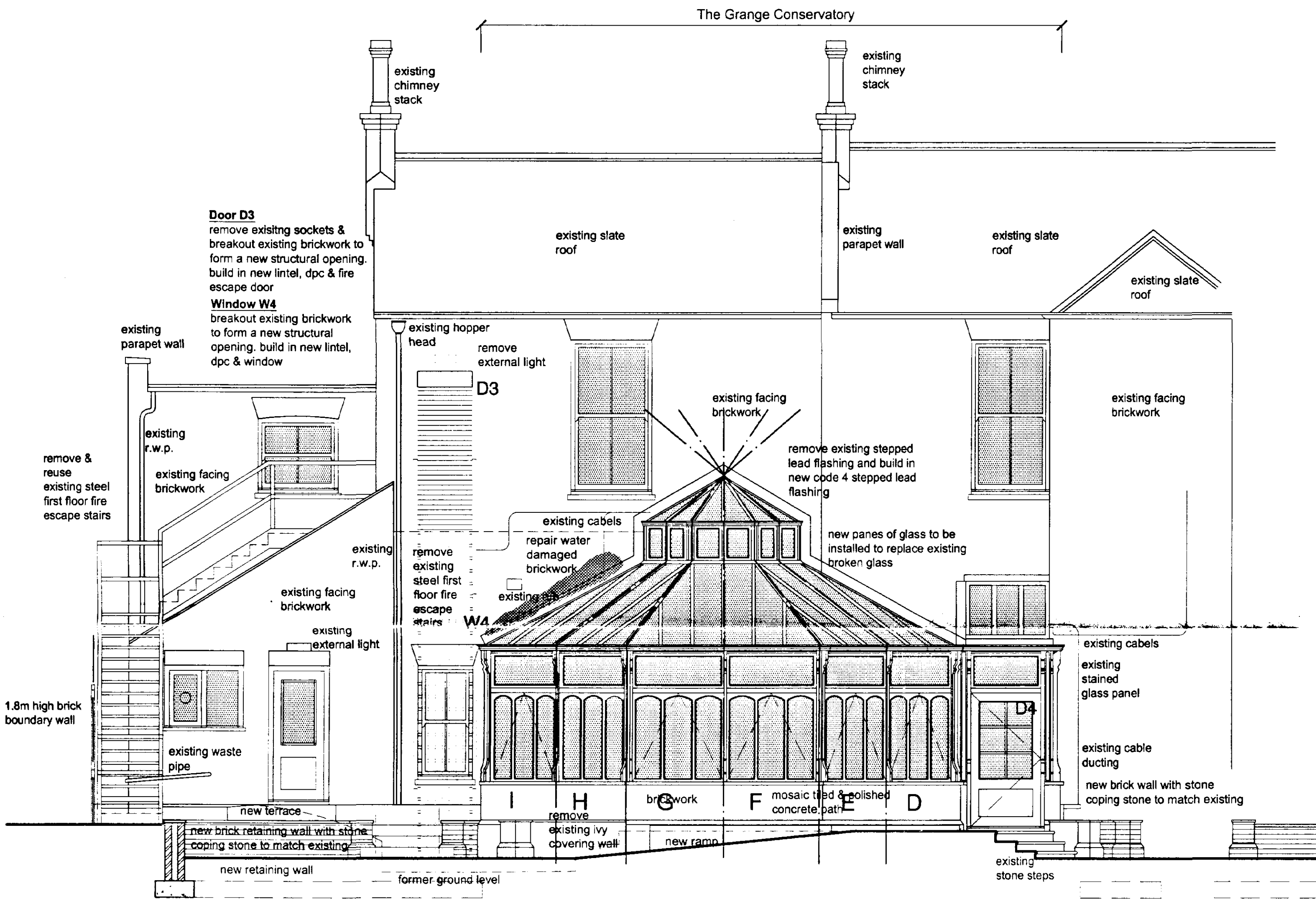
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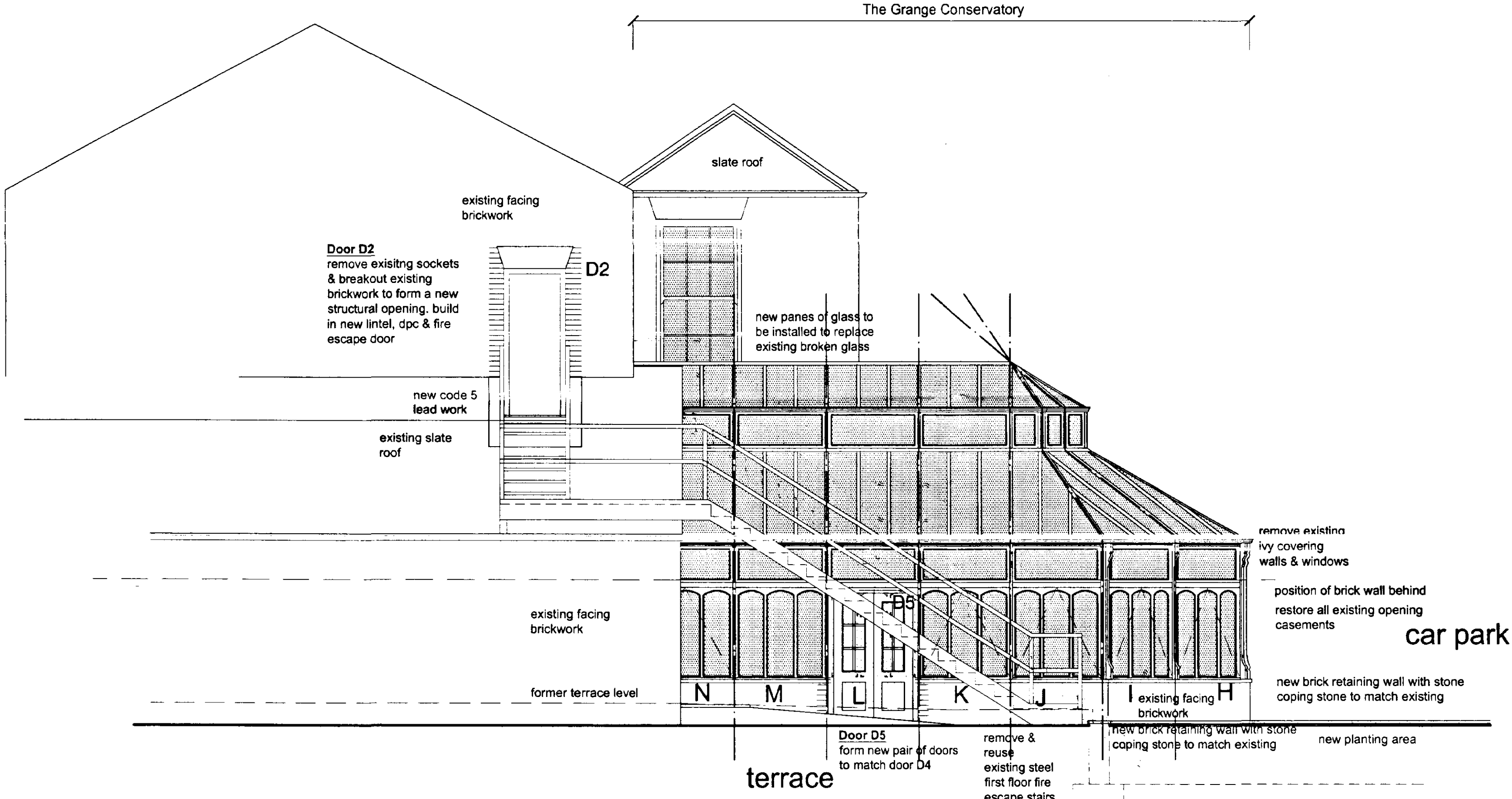
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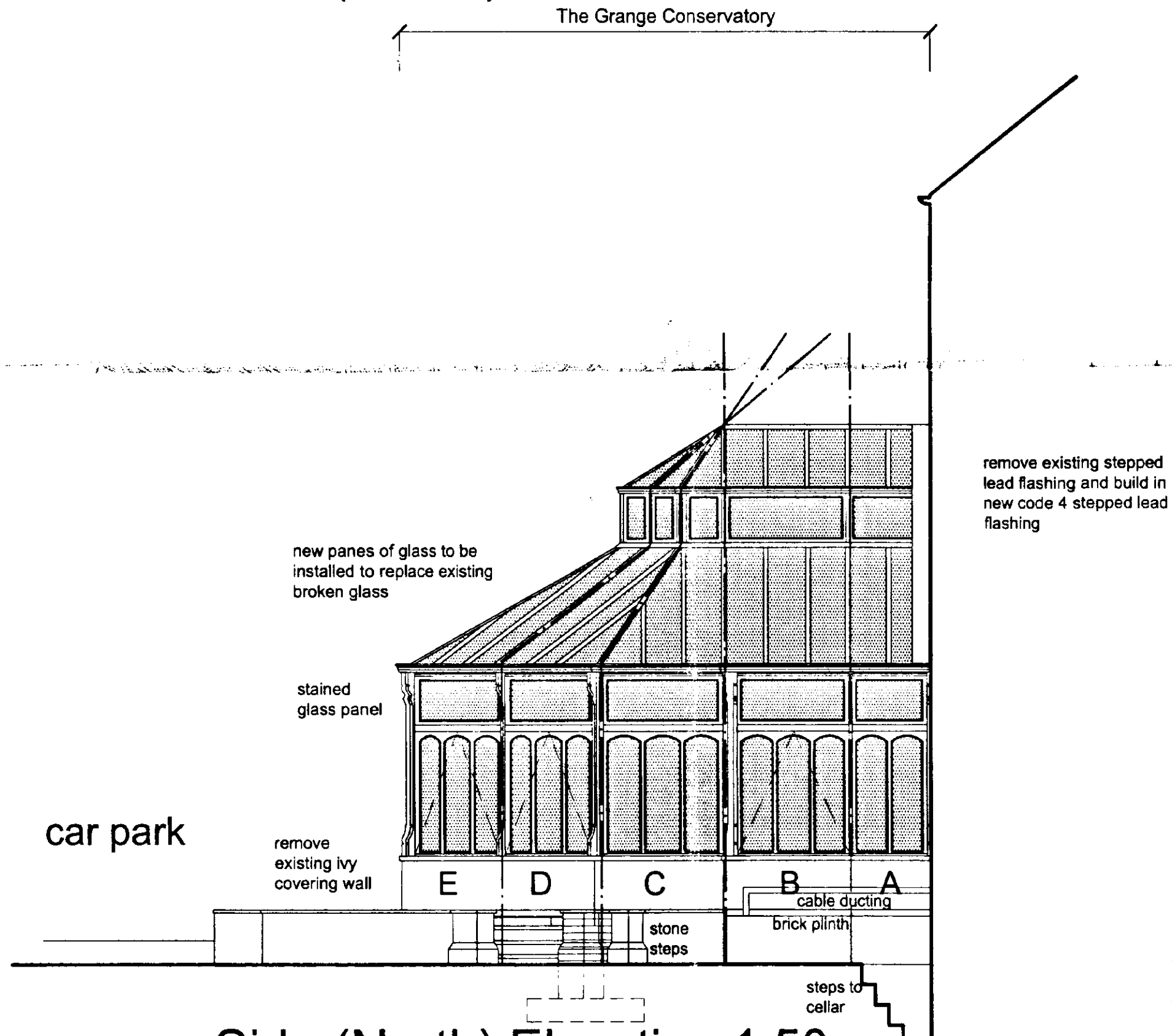
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Rear (East) Elevation 1:50



Side (South) Elevation 1:50



Side (North) Elevation 1:50

**Door D3**  
Remove existing door, frame and threshold setting aside for possible reuse. Contractor to brick up existing opening with 10mm recessed brickwork to match existing with d.p.c. built all around coupled with a mastic joint and proprietary masonry fixing clips. Plaster brickwork inside and continue skirting board.

**Landing Window W3**  
Carefully remove existing window and cartaway. Carefully dismantle brickwork and render below sill level, level with internal office floor finish to below existing office floor level setting aside bricks for possible reuse. Cartaway rubbish. Make good opening threshold and door reveals ready for plastering and redecorating.

**Existing Walls (around conservatory)**  
Carefully remove existing skirting boards, architraves and window linings setting them aside for reinstallation, by carpenter. All plasterwork & paintwork to existing masonry walls around conservatory to be stripped and re-plastered. Plasterwork backing coat to comprise one part lime, three parts local coarse sand and half part hair. Top coat to comprise of one part lime, two parts fine soft sand & quarter part hair. Hair to be rough and be ideally three quarters of an inch long.

**Repointing**  
To existing footpath walls clean back mould, algae and paint exposing the condition of the brickwork allow for wholesale repointing. Rake out loose or defective mortar joints at brickwork including chimneys and parapets (do not use hamme & chisel or pick hammer). repoint using lime mortar and finish to flush joint. Refer to Cambridgeshire County Council's Conservation Note 4, 'Repointing' - See appendix, full extent of repointing and method to be agreed with the conservation officer and Architect.

**External Staircase**  
Dismantle existing fire escape stairs, modify and reassemble in new configuration and positions indicated on plan. Take external corner support of intermediate landing off the external kitchen wall. Allow for flashing and weathering around roof covering after installation.

**Bays O & P (conservatory)**  
Carefully remove existing external felt and internal lining. Assess condition of members and compile schedule of repairs. Build-in glass to match existing 4mm sheets in a laminated form together with new timber members.

Abutting conservatory roof install a code 4 lead flashing and undercloak to dress up the wall by at least 150mm in a stepped fashion and 200mm over the roof.

**Front Door & Lantern Roof (conservatory)**  
Strip & redress existing flat felt roof with code 5 lead. Re-lay decking to fall away from conservatory to new r.w.p. outlets where indicated on plan.

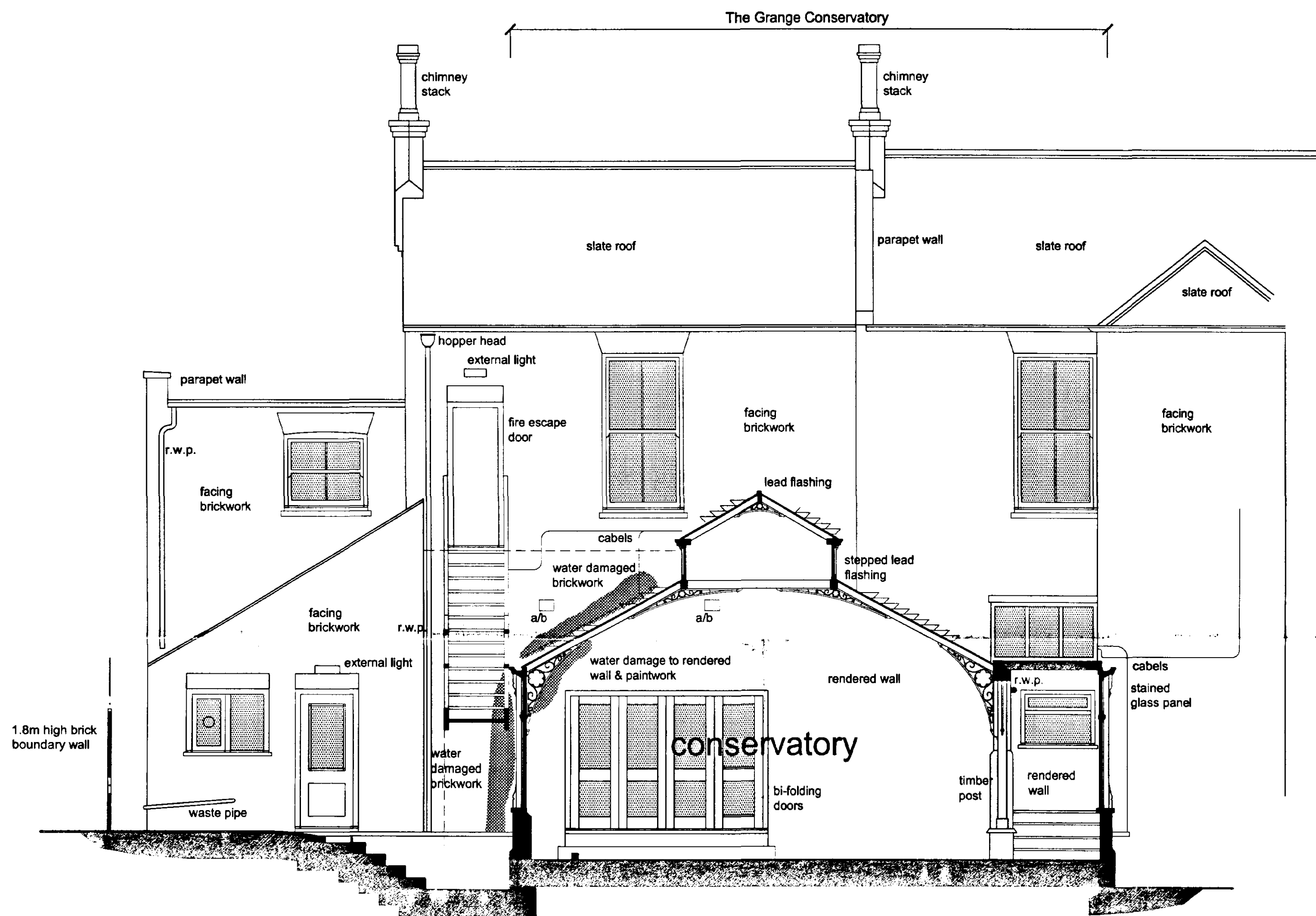
Overhaul lantern complete with lead upstand and new glass as necessary.

**FLASHINGS**  
Provide Code 4 stepped lead flashings where indicated on drawing. Flashings to be folded into existing mortar joints including all necessary wedges. Point to match.

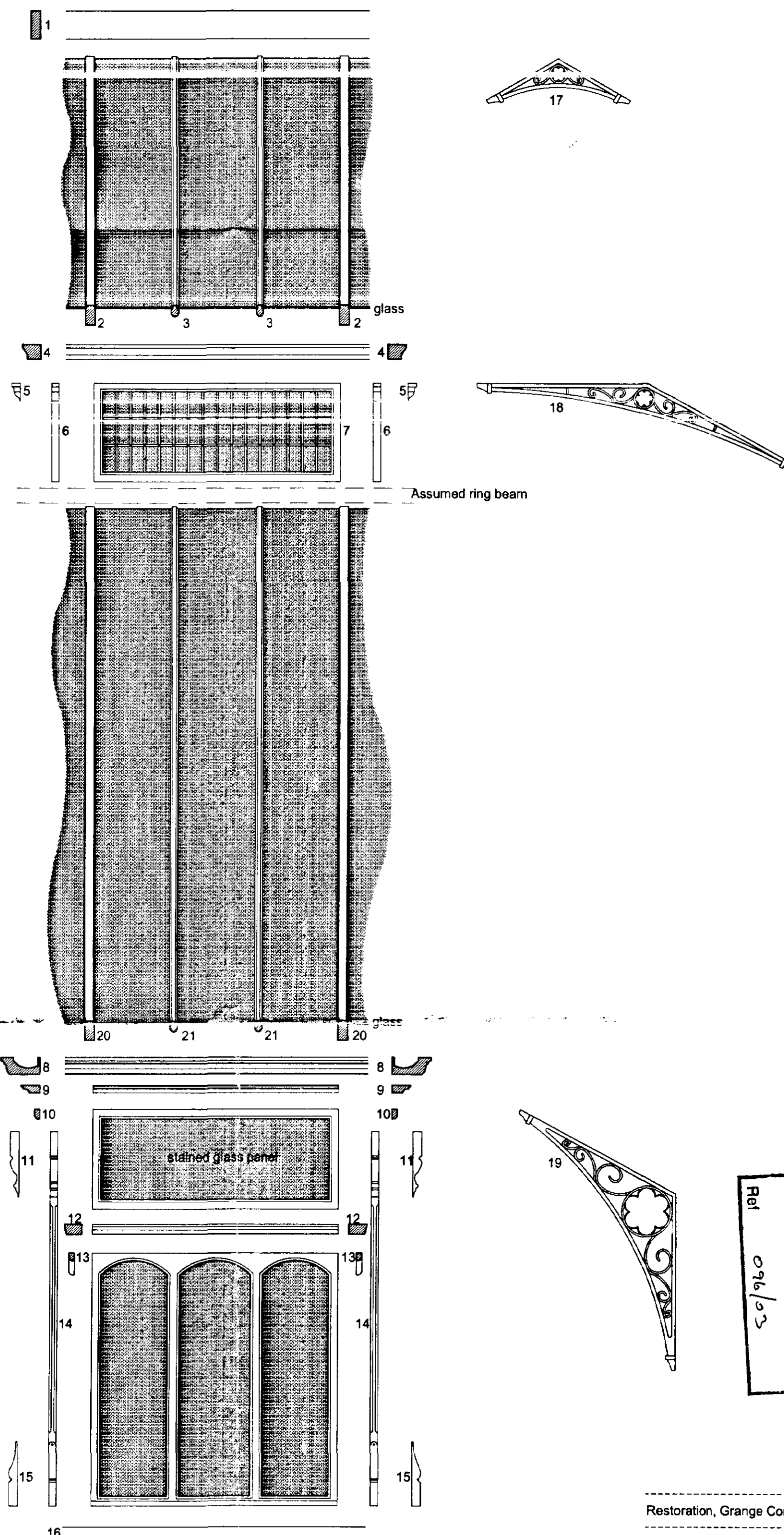
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Ref: 096/05

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding  
1:50  
Working Drawing (Elevations)  
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January 2003

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PLAN  
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Section A-A 1:50



#### Schedule of Components

- 1 Ridge Beam
- 2 Lantern Principle Rafter
- 3 Lantern Common Rafter
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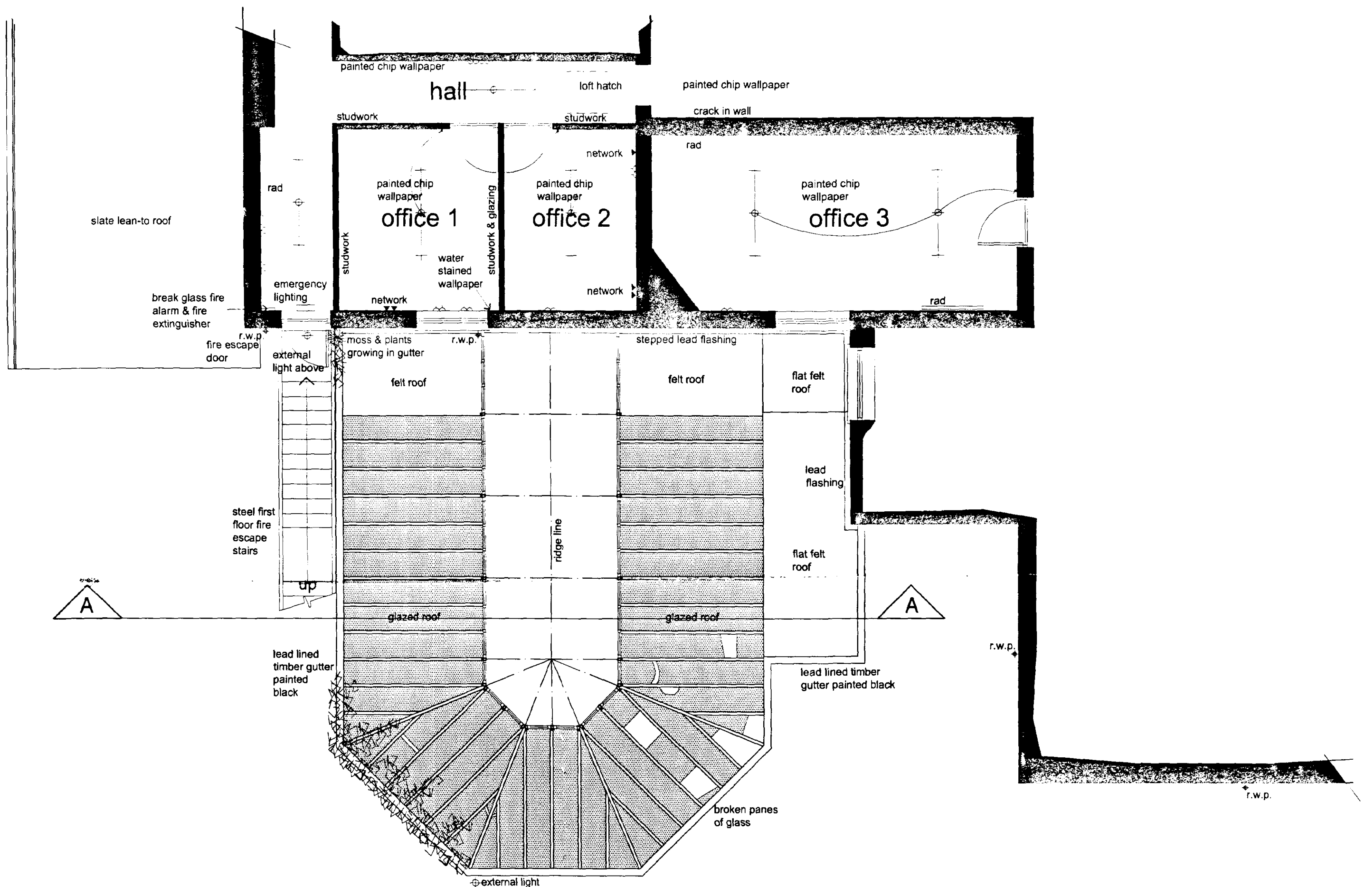
Conservatory Components 1:20

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding  
 SCALE 1:50  
 TITLE Survey Drawing (Section & Details)  
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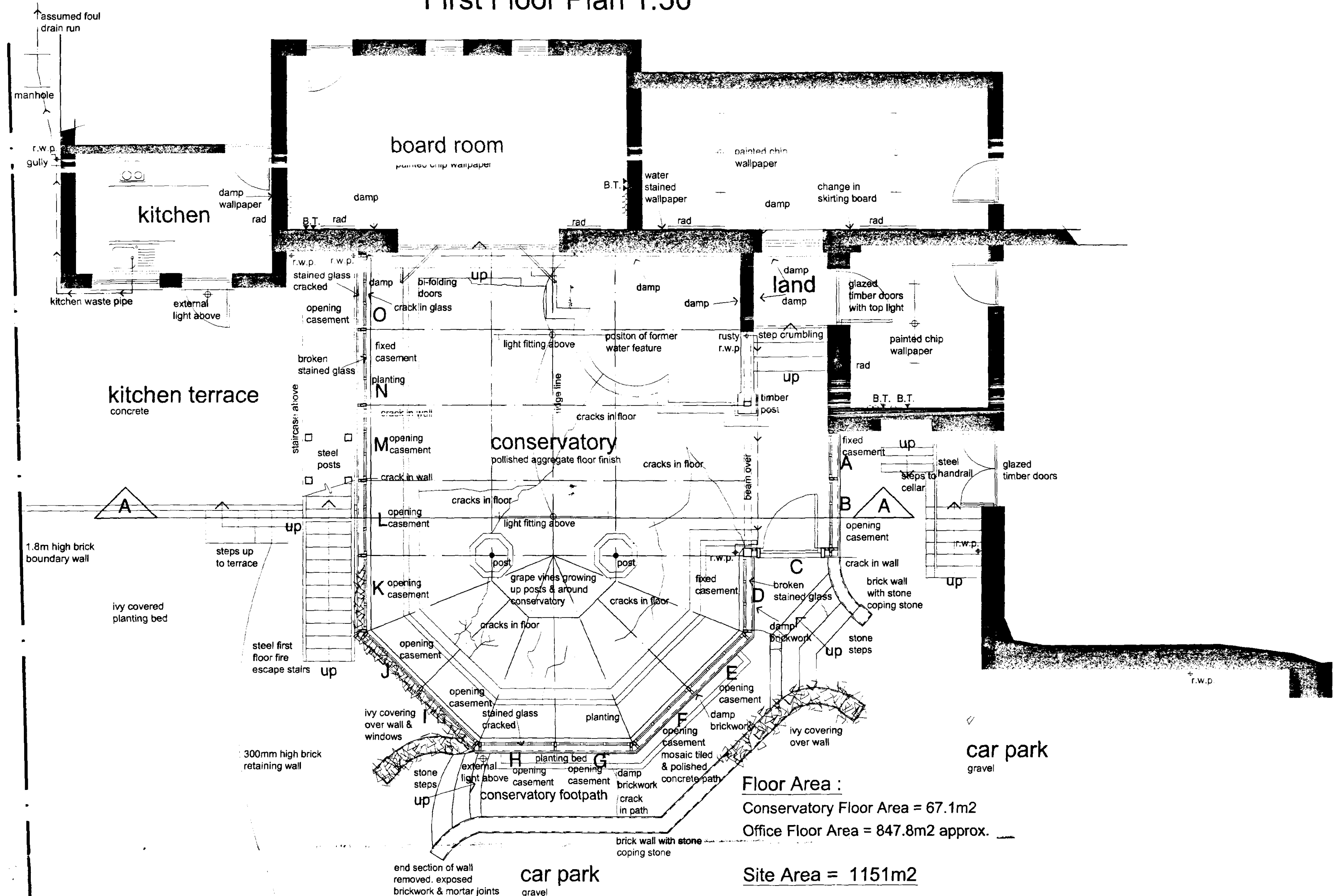
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 Roythorne & Co.  
 October 2002

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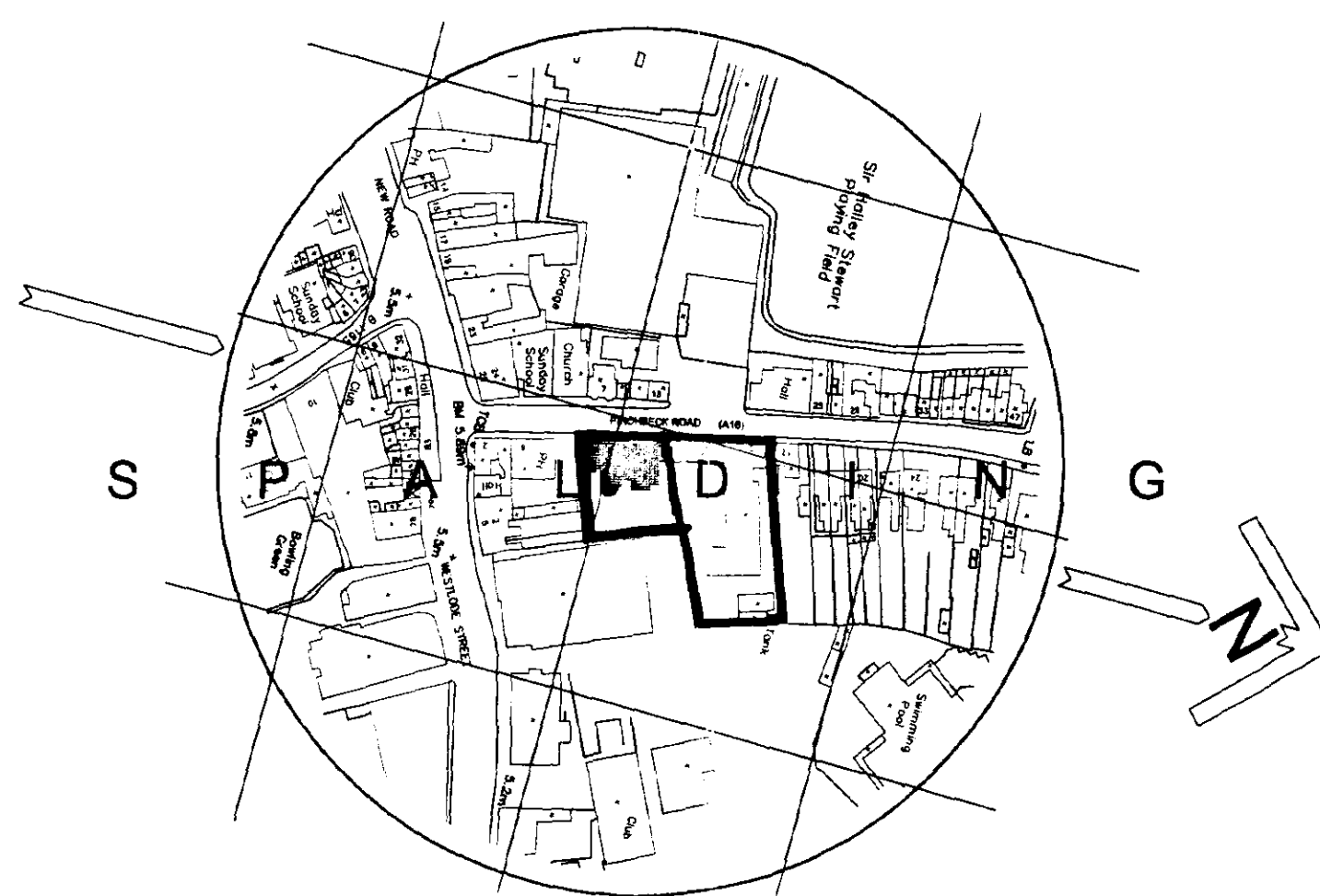




First Floor Plan 1:50



Ground Floor Plan 1:50

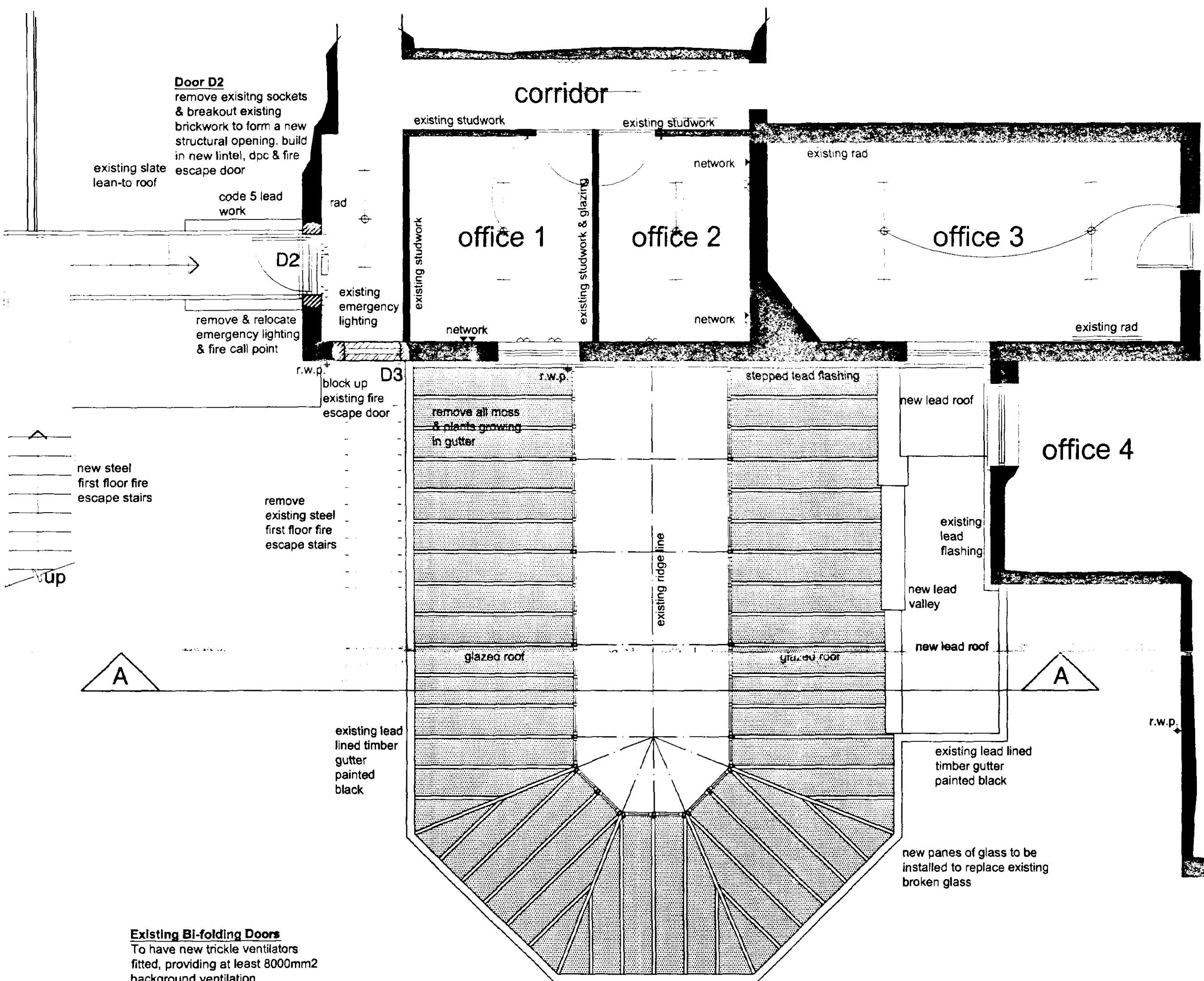


Location Plan 1:2500

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 Planning & Development  
 - 3 FEB 2003  
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Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding  
 SCALE 1:50 1:2500  
 TITLE Survey Drawing (Plans)  
 REVISED  
 536/01  
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 October 2002

**DETERMINED PLAN**  
 RESEARCH



First Floor Plan 1:50

**STRIP FOUNDATIONS. (Footpath & Retaining Walls)**  
Trench excavation to a firm base a minimum of 600 mm below ground level, (unless otherwise agreed with Building Control). Foundations to be 600 mm wide for 300 mm cavity walls back fill cavity with lean mix concrete & reinforcing bars bedded in foundations for retaining walls. Footpath walls to be 215mm thick constructed using facing bricks to match existing. Back fill excavation with ready mixed concrete GEN 1 to BS5328 or a 1:2:4 mix will be satisfactory. Foundation depth to be a minimum of 250 mm thickness. Foundation excavation to be inspected by Local Authority Building Control Officer.

**INJECTED DAMP PROOF COURSE**  
Specialist Contractor to provide water based chemical injected damp proof course to all ground floor walls adjacent conservatory. Provide an insured backed warranty.

**Floor Construction (conservatory)**  
Over existing floor lay two layers of 1200 gauge polythene. Second layer to envelope 25mm thick Kingspan TF70 insulation board. Over insulation lay a 50mm thick sand & cement screed reinforced with chicken wire, trowelled ready to receive a maximum 12mm thick floor tile to be specified by client. chamfer off floor screed towards top of existing concrete planter edging strip.

Electric Underfloor heating engineer to lay a network of cables over insulation. Underfloor heating cables supplied by DE-VI, are to be: direct acting, operating on the 24 hour supply, regulated by individual Devireg 550 combined thermostat/timer to maintain temperature and allow the user the advantages of off peak periods.

Electrician to install thermostat/timer.

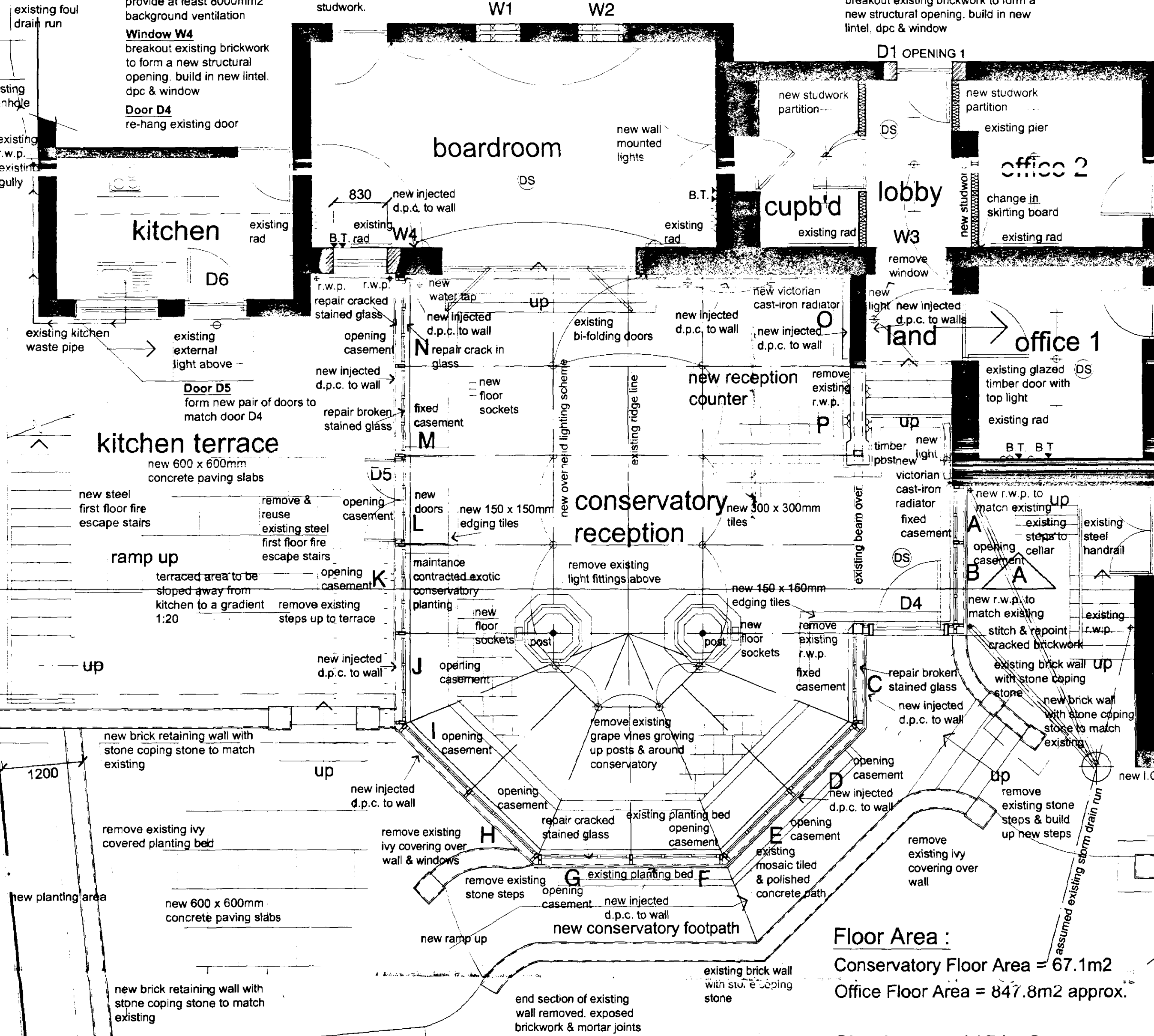
Electric Underfloor Heating Engineer to install over the insulation DE-VI ELECTROHEAT LIMITED underfloor electric heating.

De-Vi Electroheat Limited  
Brickfields Business Park  
Woolpit  
Bury St Edmunds  
Suffolk  
IP30 9QS

Tel No: (01359) 242400  
Fax No: (01359) 242525

**Internal Planters (conservatory)**  
Dig out existing planters to a minimum depth of 450mm. line both bottom and vertical sides of planter trough with bituthene based heavy duty liner. Back fill planter to a level of floor screed with top quality top soil mixed with suitable compost. Ready to receive contract planting.

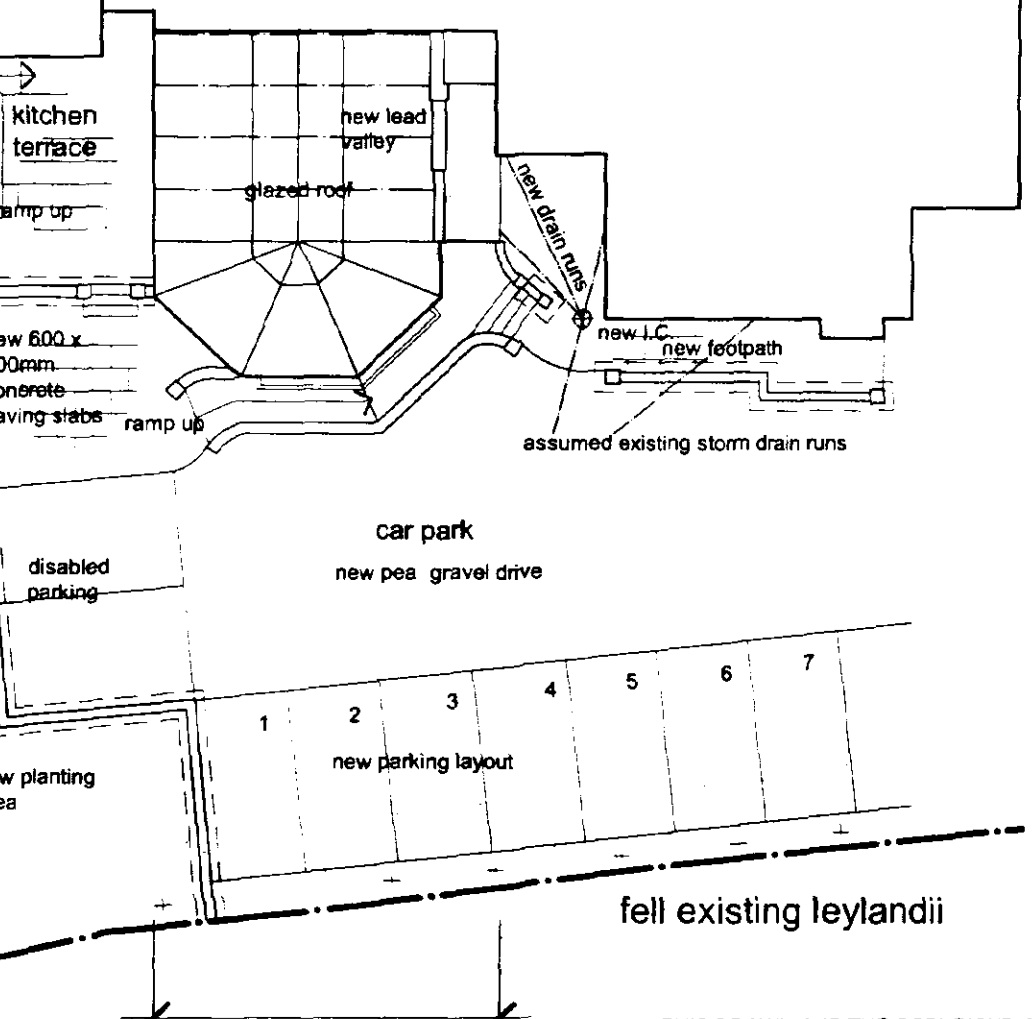
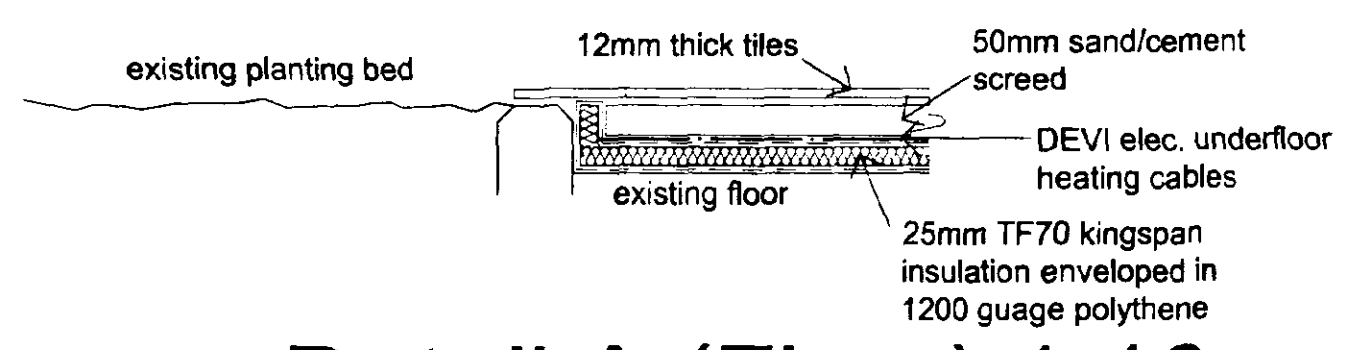
**DRIVEWAY**  
The driveway is to have sufficient width to enable people with disabilities to move past any parked vehicle from the point of access to the entrance of the office.



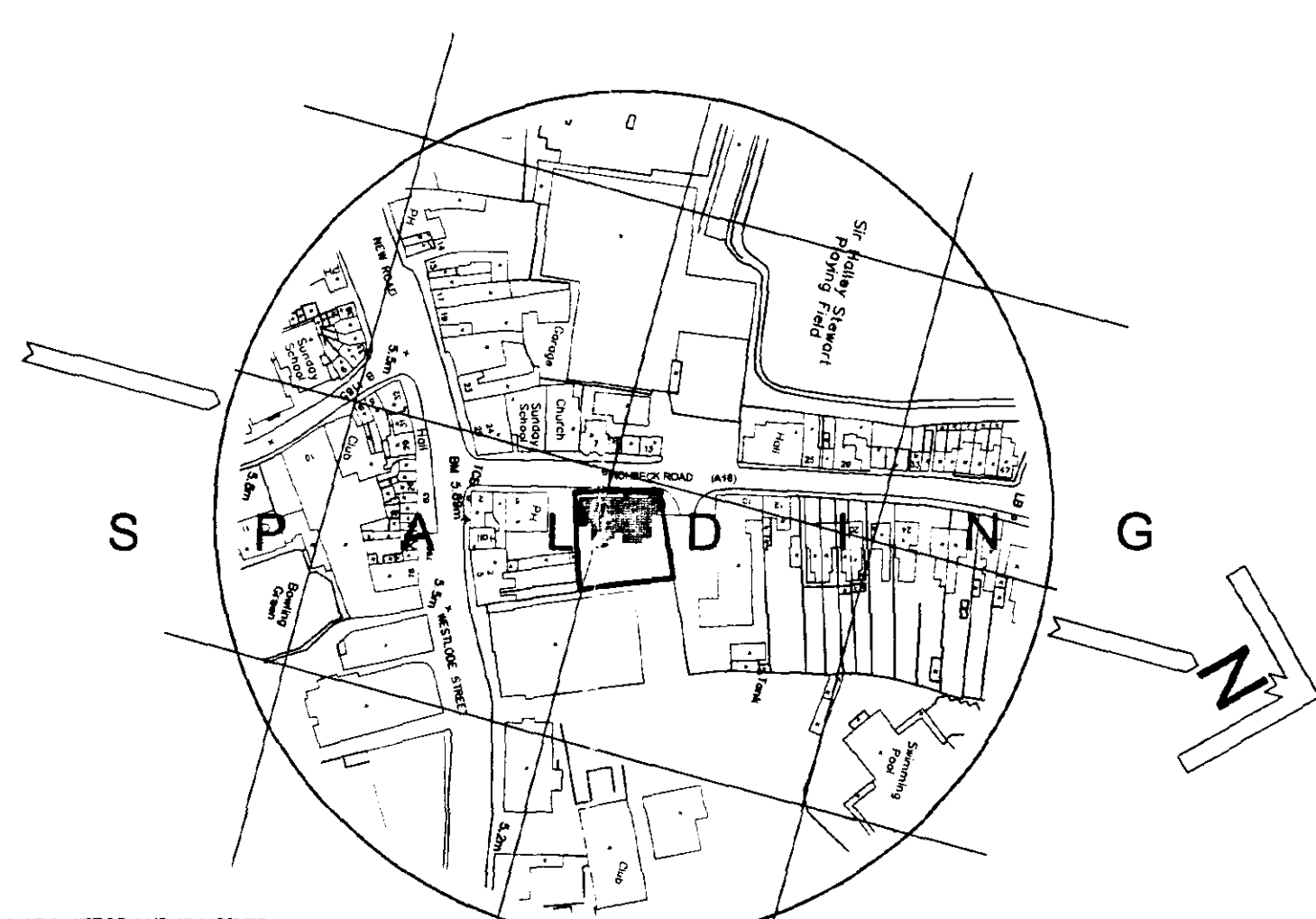
Ground Floor Plan 1:50

Floor Area :  
Conservatory Floor Area = 67.1m<sup>2</sup>  
Office Floor Area = 847.8m<sup>2</sup> approx.  
Site Area = 1151m<sup>2</sup>

Detail A (Floor) 1:10



Site Plan 1:500



Location Plan 1:2500

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Rel 06/03

**SUPERSEDED**

Restoration, Grange Conservatory, 8 Pinkbeck Rd, Spalding

1:10 1:50 1:500 1:2500

Scheme Drawing (Plans)

536/04  
Roythorne & Co.  
January 2003

88 Gadeney Road, Long Sutton, Spalding, Lincs PE12 9JU  
Tel: (01406) 364646 Fax: (01406) 364471 Email: molaarch@rnyworld.co.uk

Sustainable Ecological Architecture Ltd

