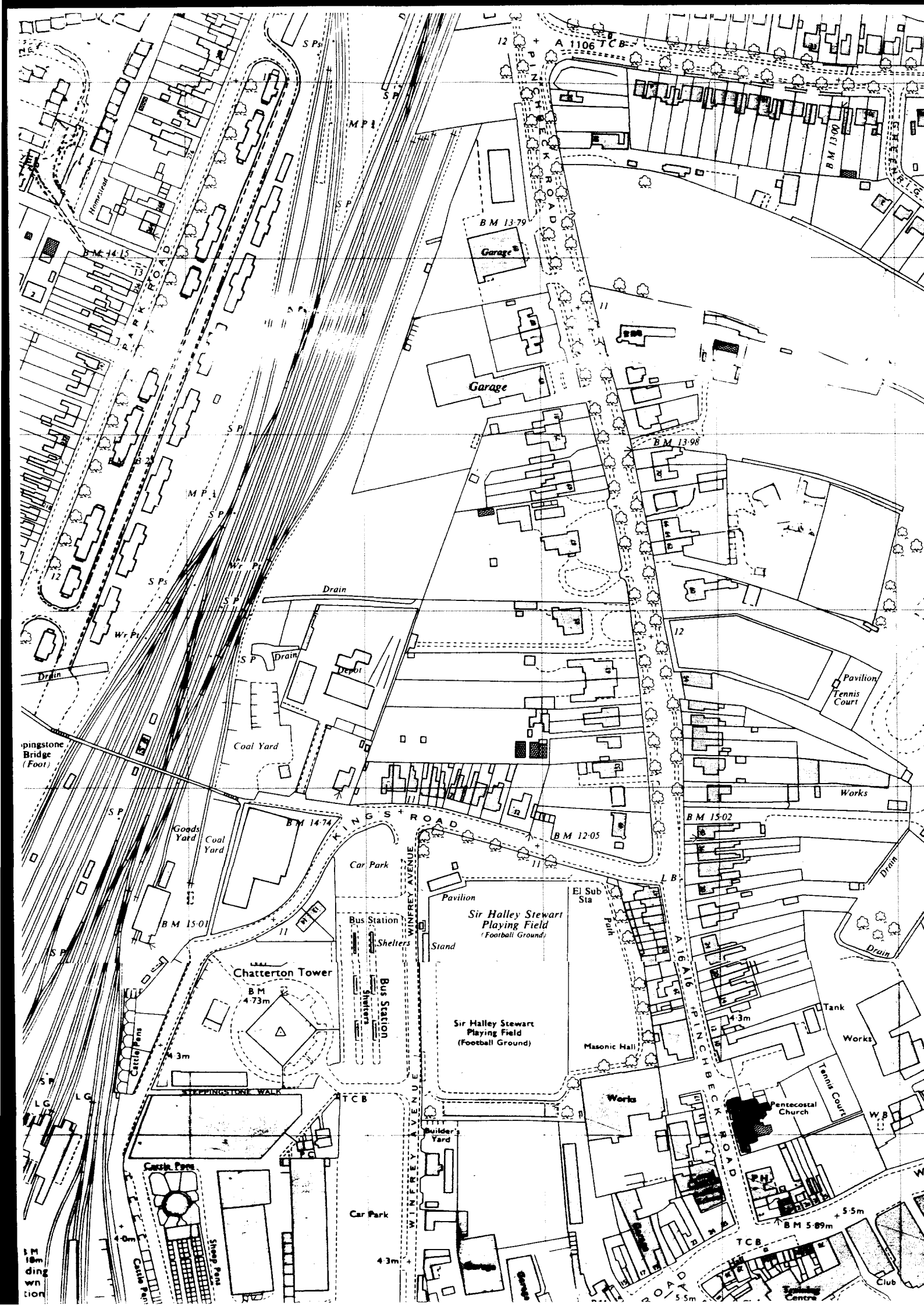
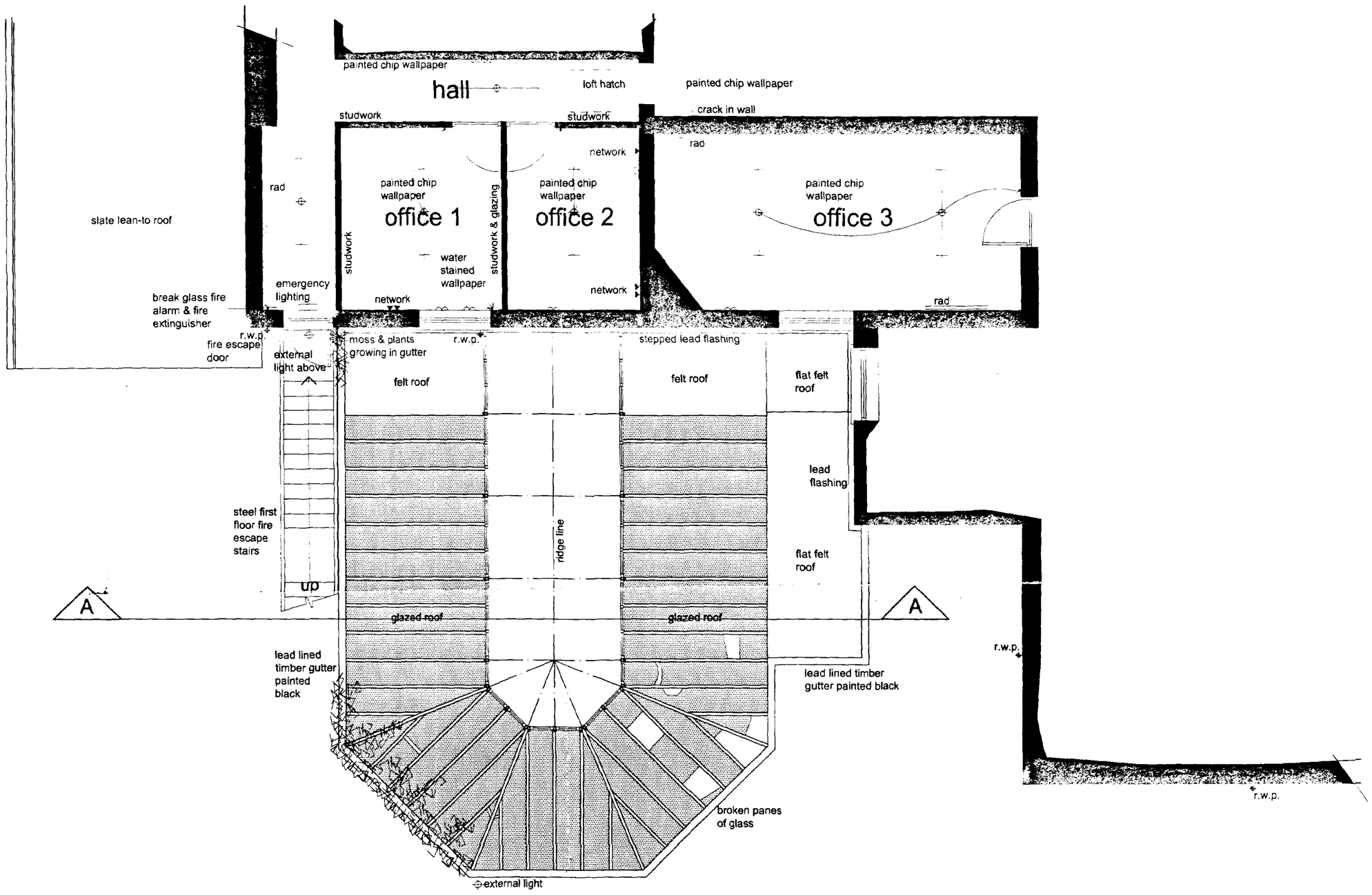
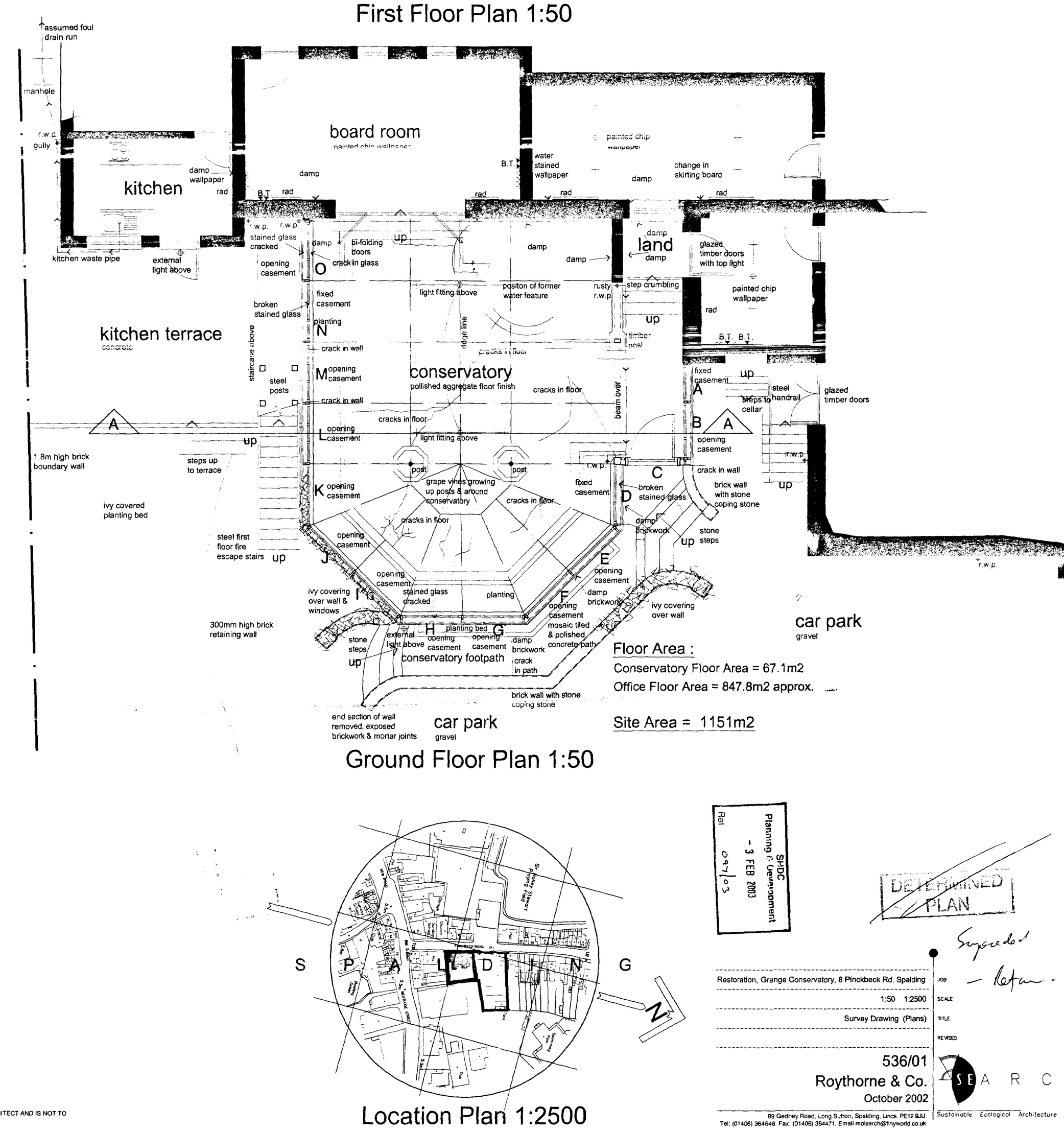

A 1106 TCB
PINCHBECK ROAD
BM 13·00
BM 13·79
Garage
BM 14·15
PARK ROAD
Garage
BM 13·98
MPL
SP
SPs
Wr Pt
Drain
Depot
Pavilion
Tennis Court
Coal Yard
Works
BM 15·02
BM 14·74
BM 12·05
KINGS ROAD
Goods Yard
Coal Yard
Car Park
WINFREY AVENUE
Pavilion
El Sub Sta
Sir Halley Stewart Playing Field
(Football Ground)
Stand
Bus Station
Shelters
BM 15·01
Chatterton Tower
BM 4·73m
A 16
Tank
4·3m
Masonic Hall
Works
STEPPINGSTONE WALK
TCB
Builder's Yard
Pentecostal Church
Tennis Courts
WB
PH
BM 5·89m
5·5m
Car Park
Cattle Pens
Sheep Pens
4·0m
Club
Training Centre



First Floor Plan 1:50



Floor Area :

Conservatory Floor Area = 67.1m2

Office Floor Area = 847.8m2 approx.

Site Area = 1151m2

Ground Floor Plan 1:50

Location Plan 1:2500

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- 3 FEB 2003
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DETERMINED
PLAN

Superseded
– Return –

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding — JOB

1:50 1:2500 — SCALE

Survey Drawing (Plans) — TITLE

REVISED

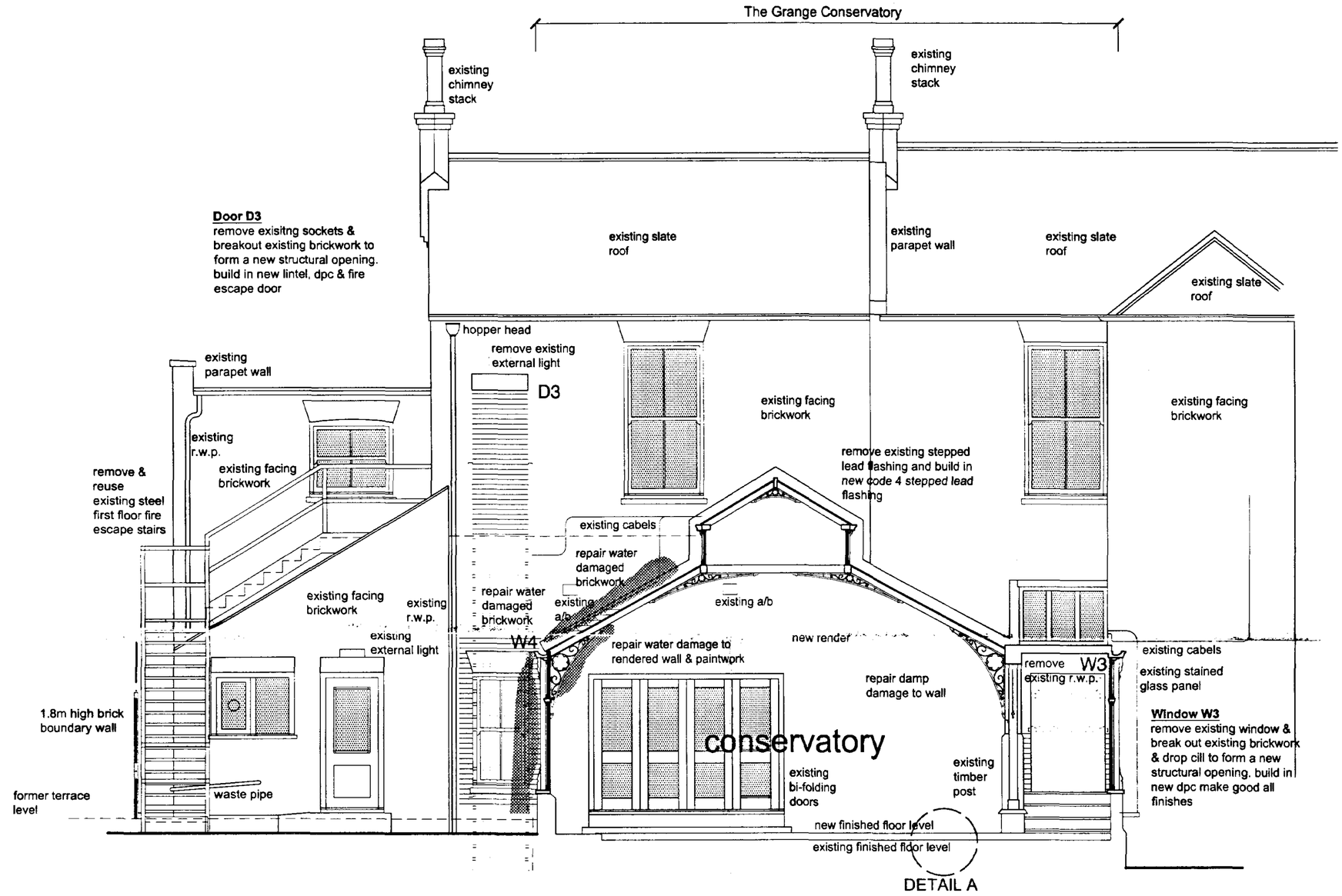
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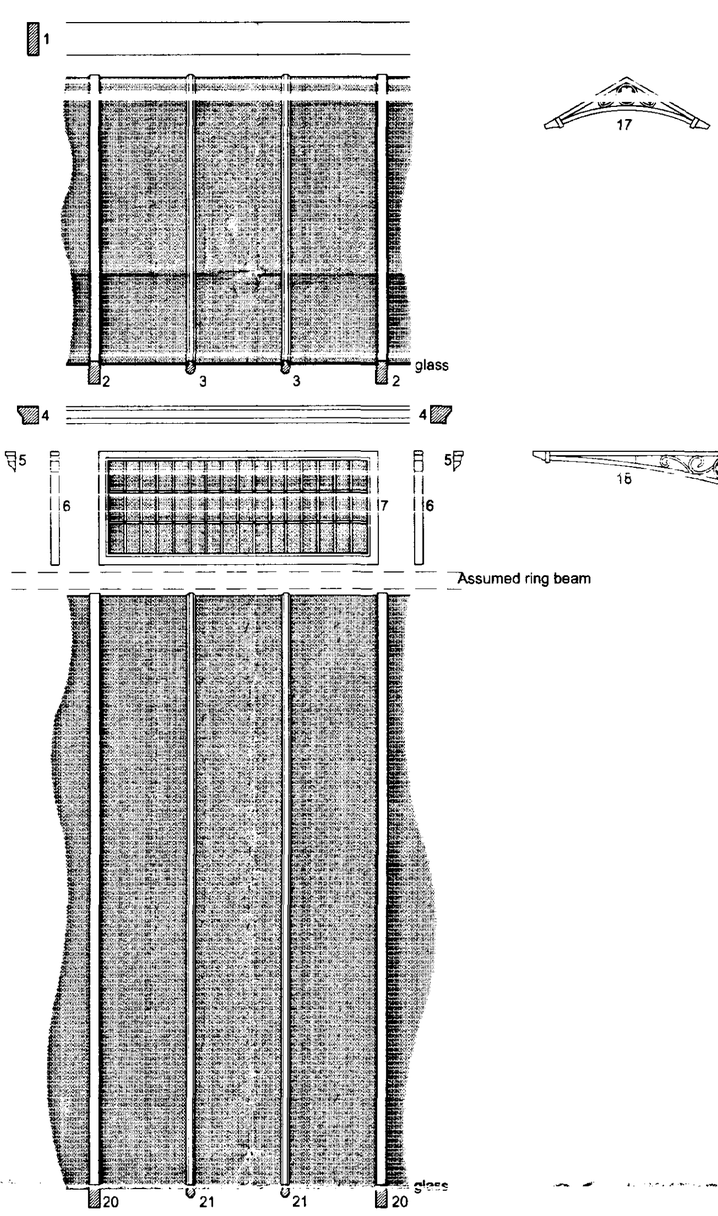
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Section A-A 1:50



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

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Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding — JOB
1:50 1:20 — SCALE
Working Drawings (Section & Details) — TITLE
REVISED

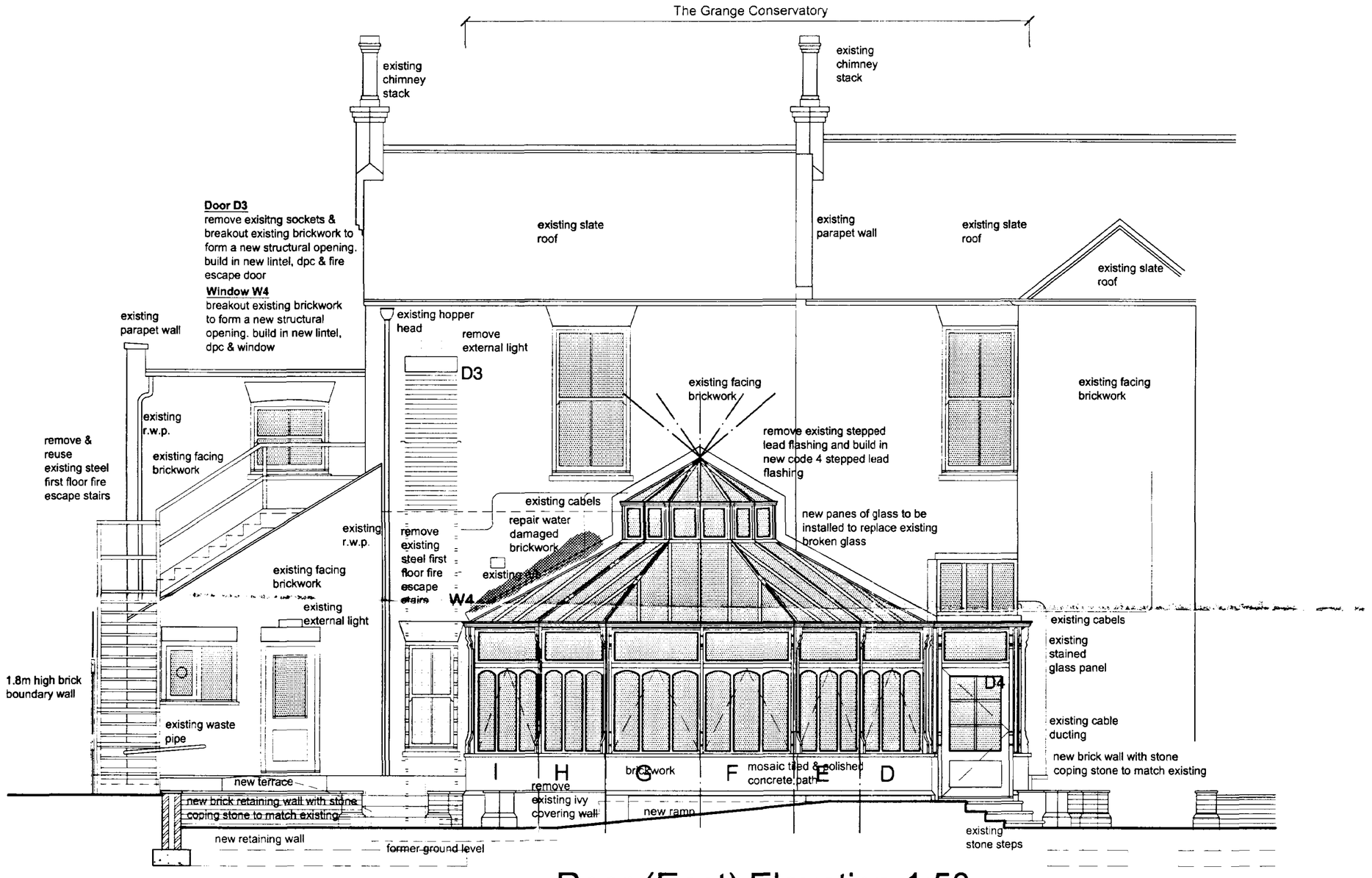
DETERMINED PLAN

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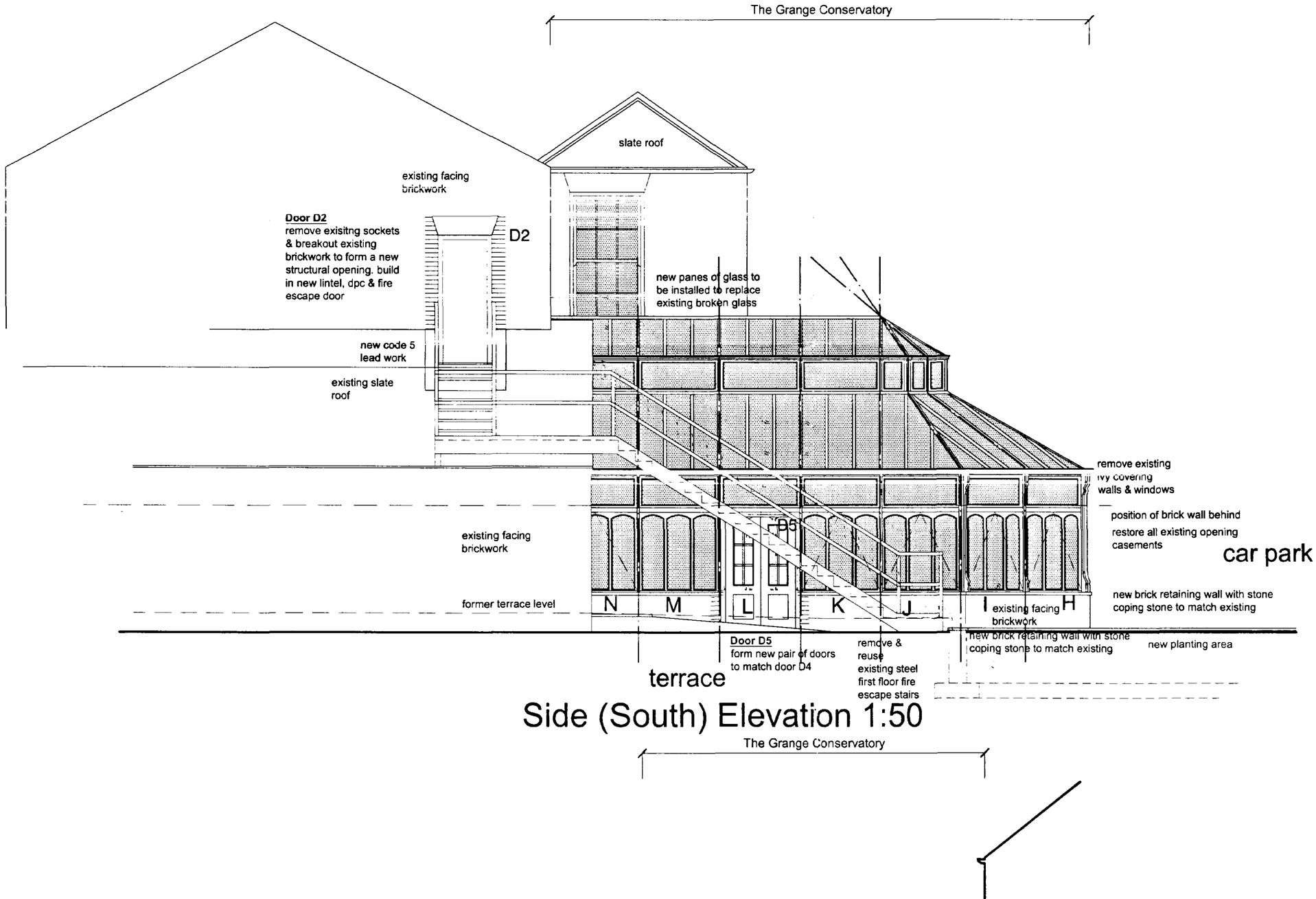
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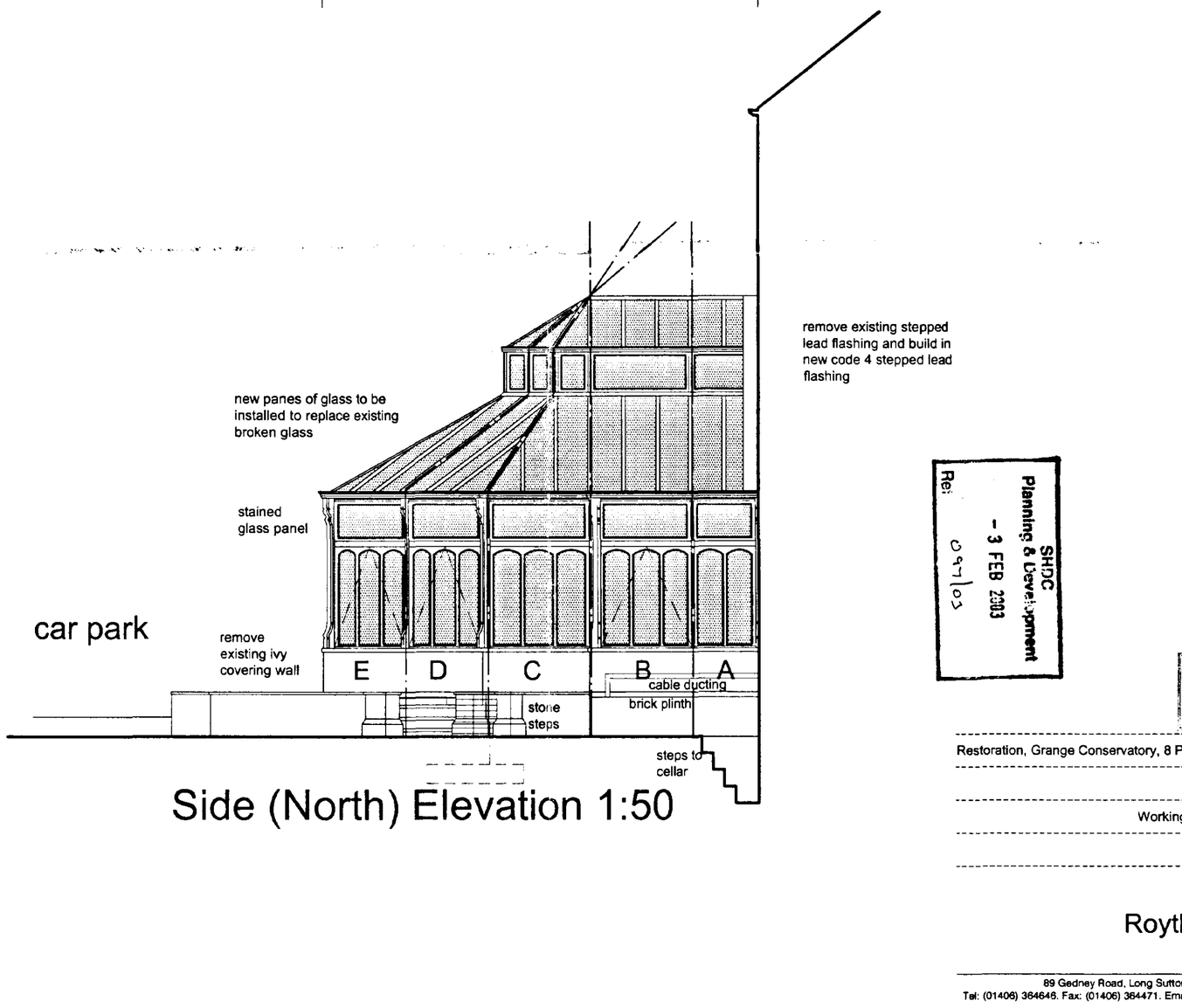
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Rear (East) Elevation 1:50



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 rcessed 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 cill 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 intermidiate 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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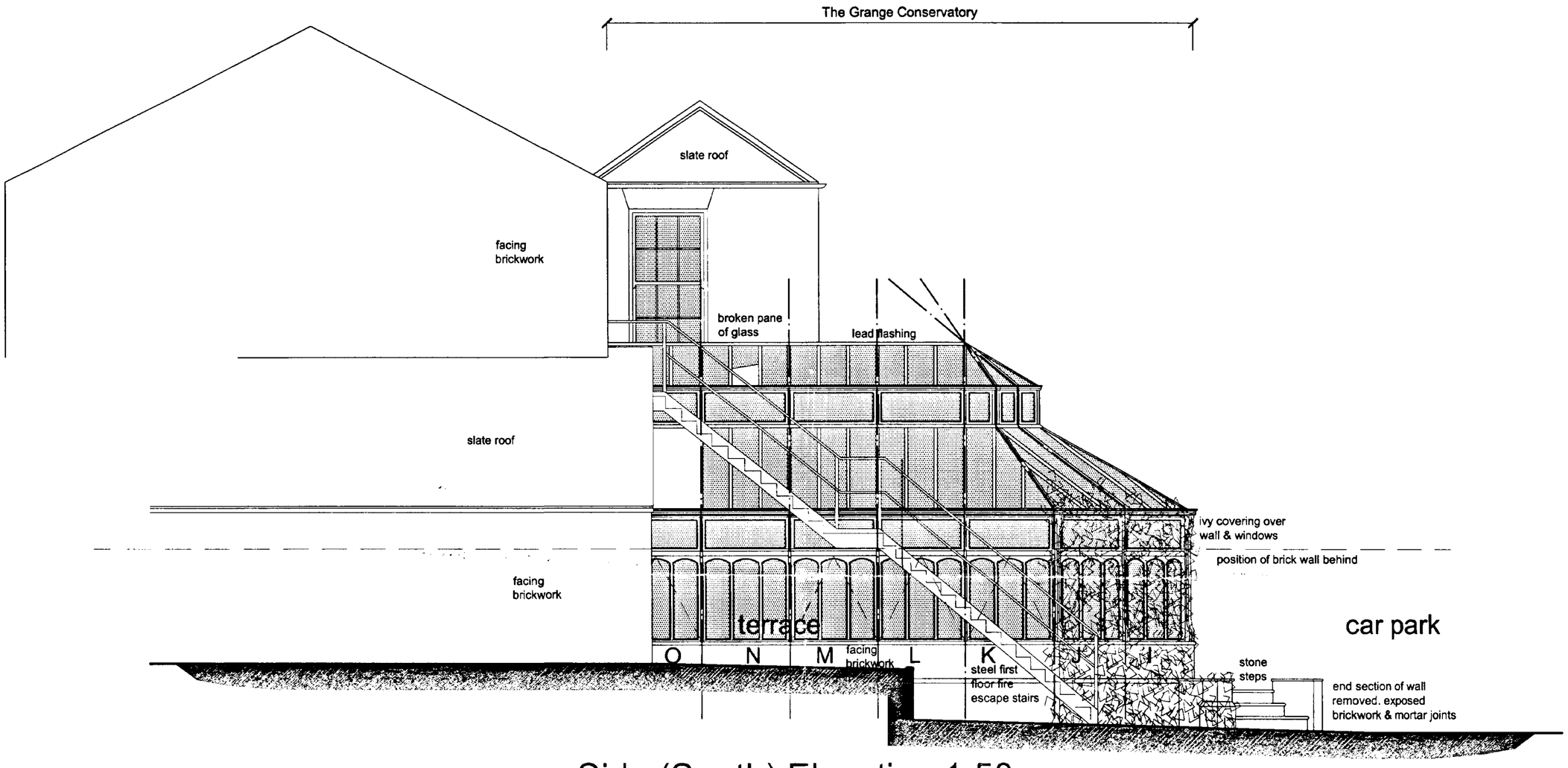
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PLANS

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding — JOB
1:50 — SCALE
Working Drawing (Elevations) — TITLE
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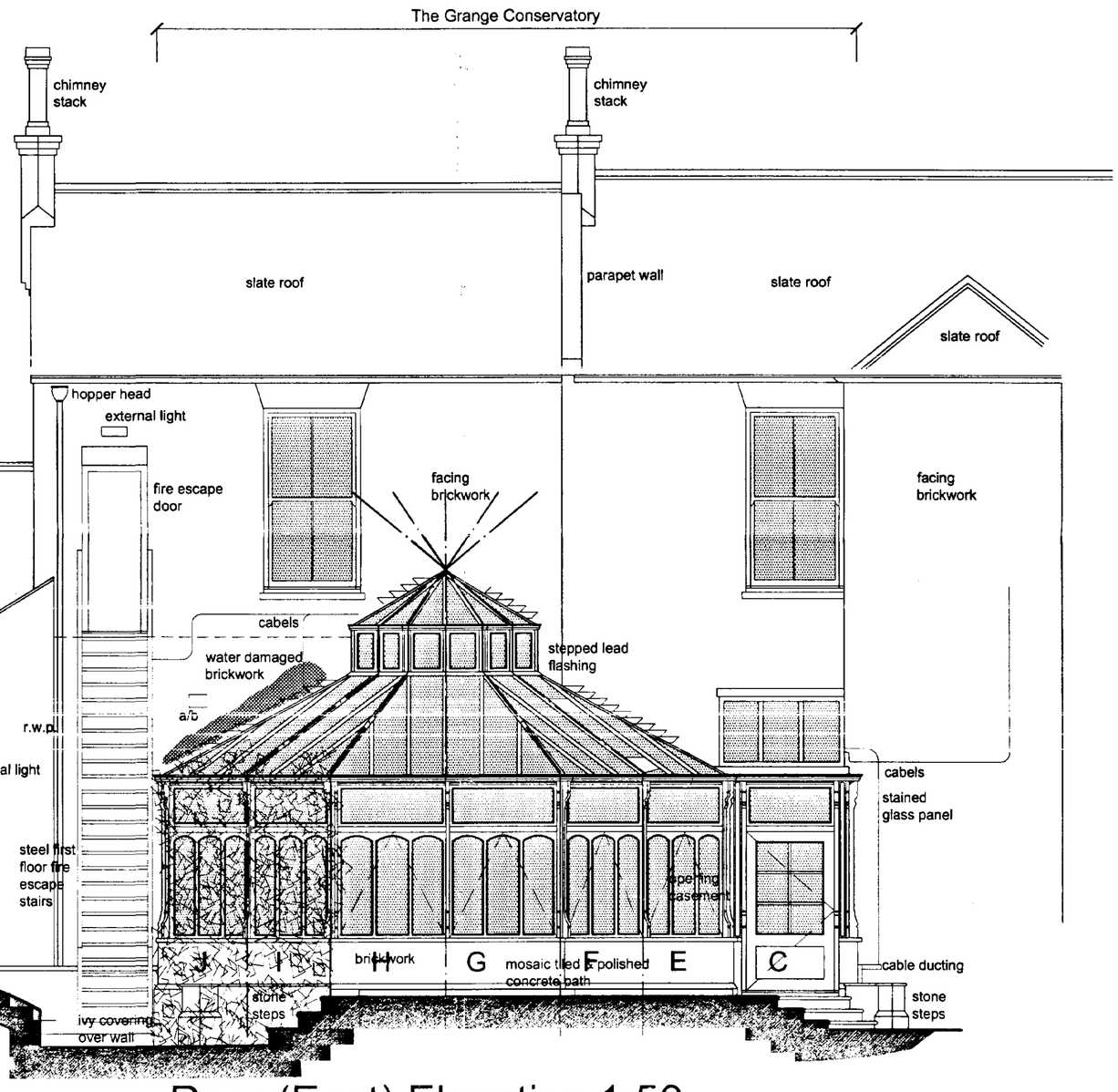
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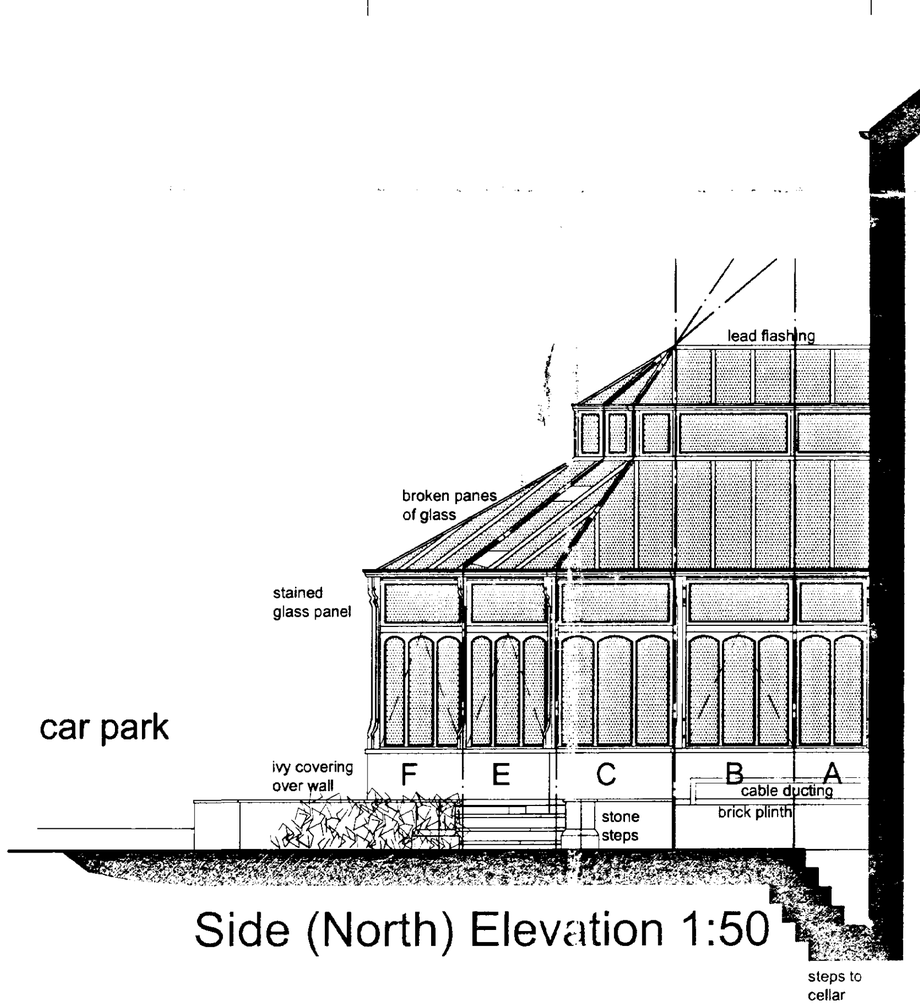
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Side (South) Elevation 1:50



Rear (East) Elevation 1:50



Side (North) Elevation 1:50

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Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding	JOB
1:50	SCALE
Survey Drawing (Elevations)	TITLE
	REVISED

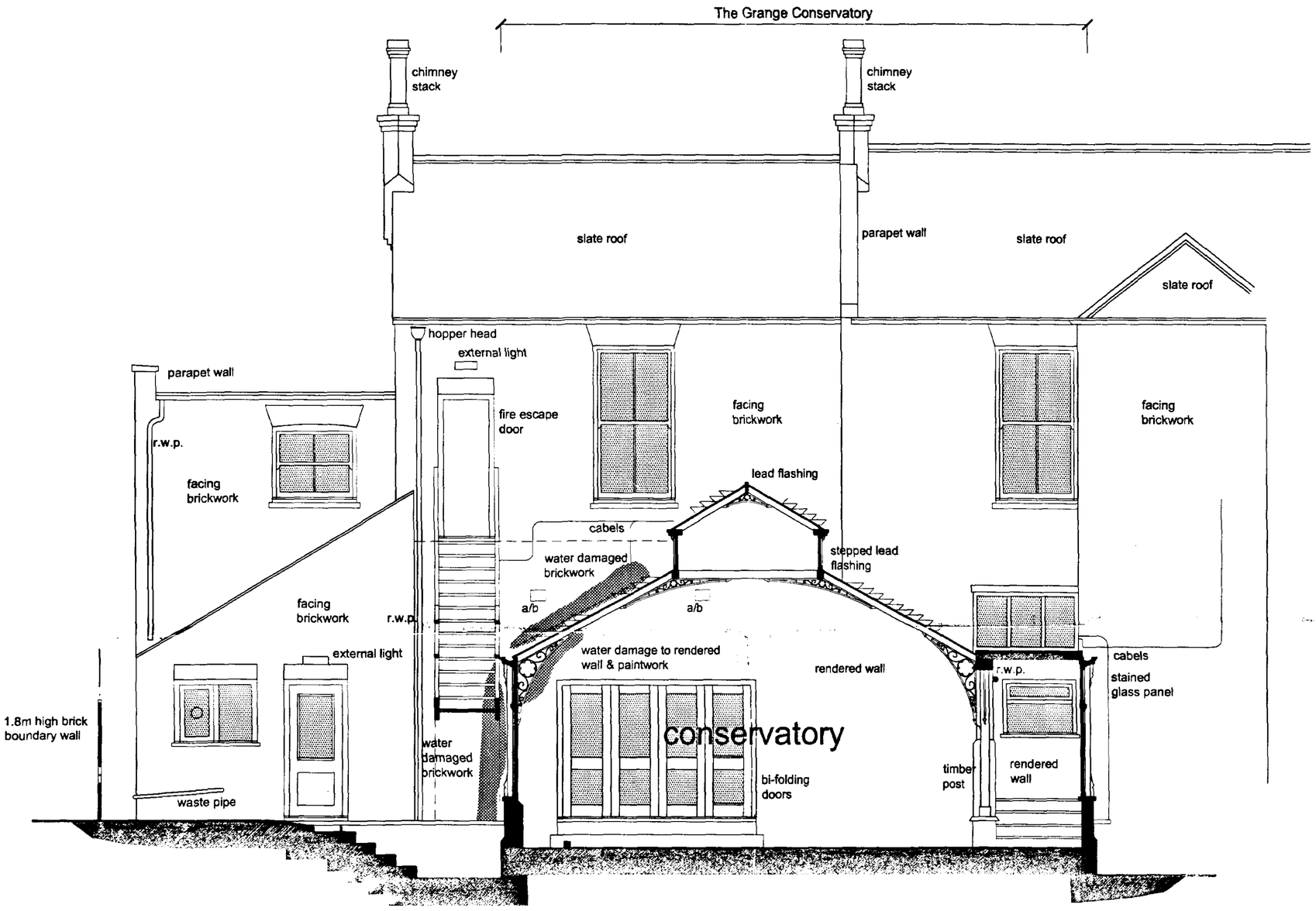
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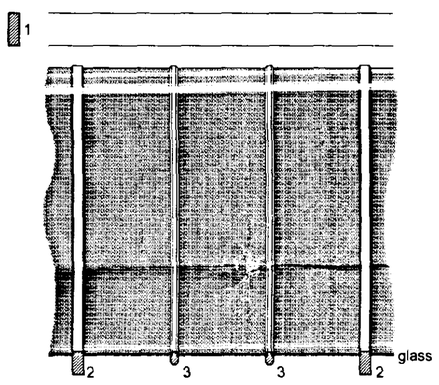
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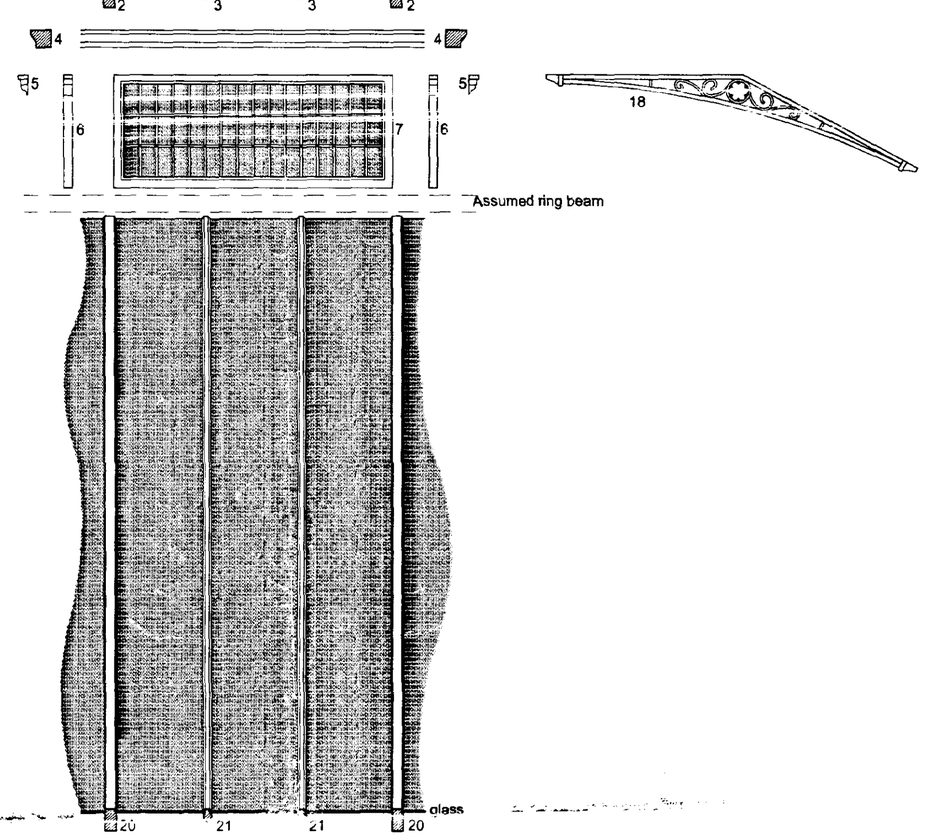
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Section A-A 1:50

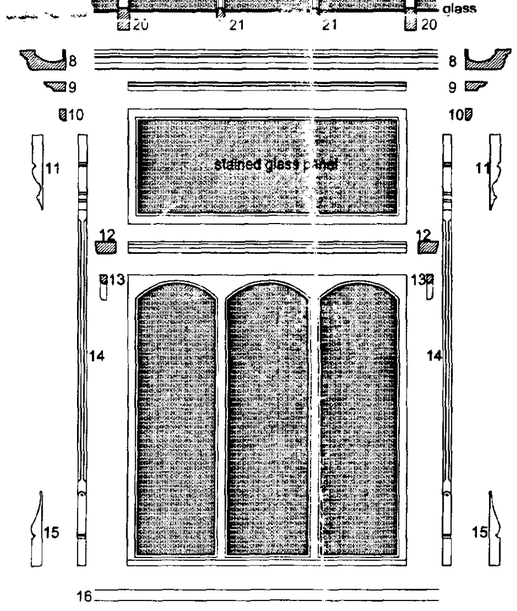


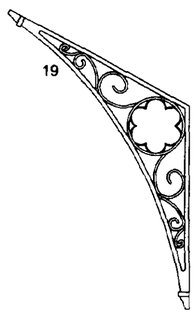




Schedule of Components

1 Ridge Beam
2 Lantern Principle Rafter
3 Lantern Common Rafter
4 Gutter
5 Capital Plant
6 Mullion Post
7 Window Casement
8 Lead Lined Timber Gutter
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15 Base Plant
16 Window Cill
17 Cast Iron Ridge Spandrel
18 Cast Iron Mid Spandrel
19 Cast Iron Eaves Spandrel
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21 Lantern Common Rafter





Conservatory Components 1:20

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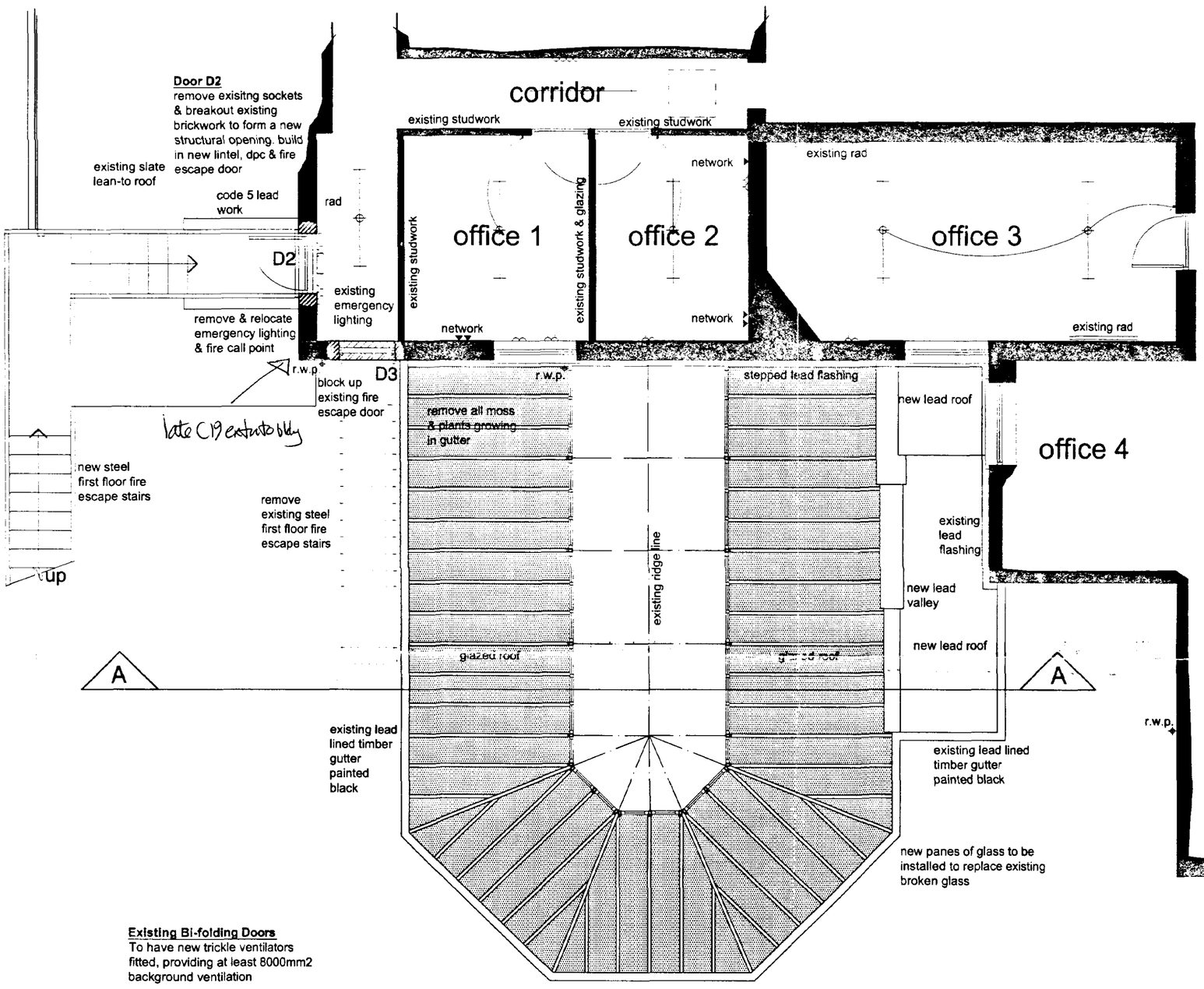
Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding — JOB
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Survey Drawing (Section & Details) — TITLE
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Door D2
remove exisitng sockets & breakout existing brickwork to form a new structural opening. build in new lintel, dpc & fire escape door

Existing Bi-folding Doors
To have new trickle ventilators fitted, providing at least 8000mm2 background ventilation

Trickle Vents
all new external windows and doors to have trickle vents that provide at least 8000mm2 background ventilation

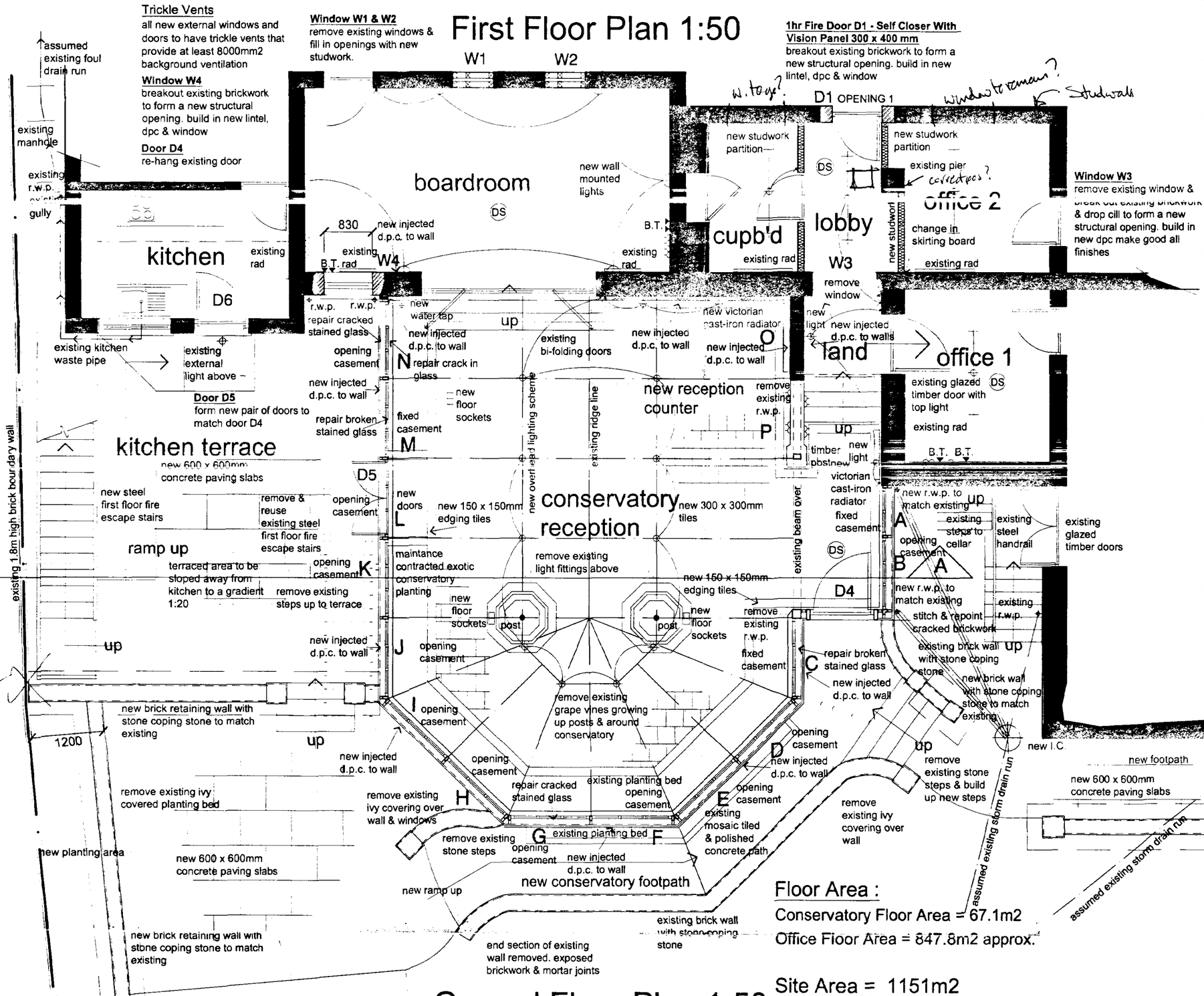
Window W4
breakout existing brickwork to form a new structural opening. build in new lintel, dpc & window

Door D4
re-hang existing door

Window W1 & W2
remove existing windows & fill in openings with new studwork.

First Floor Plan 1:50

1hr Fire Door D1 - Self Closer With Vision Panel 300 x 400 mm
breakout existing brickwork to form a new structural opening. build in new lintel, dpc & window



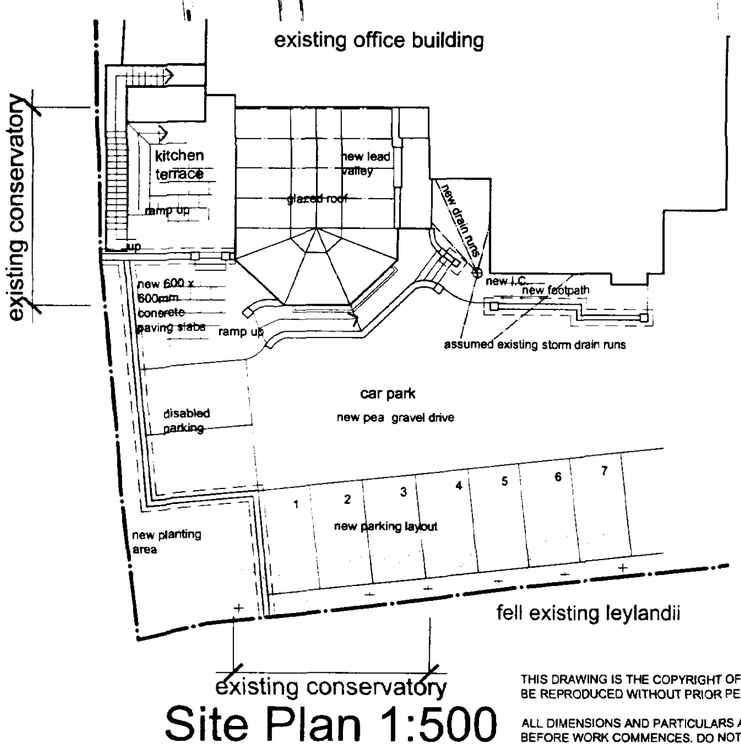
Door D5
form new pair of doors to match door D4

Ground Floor Plan 1:50

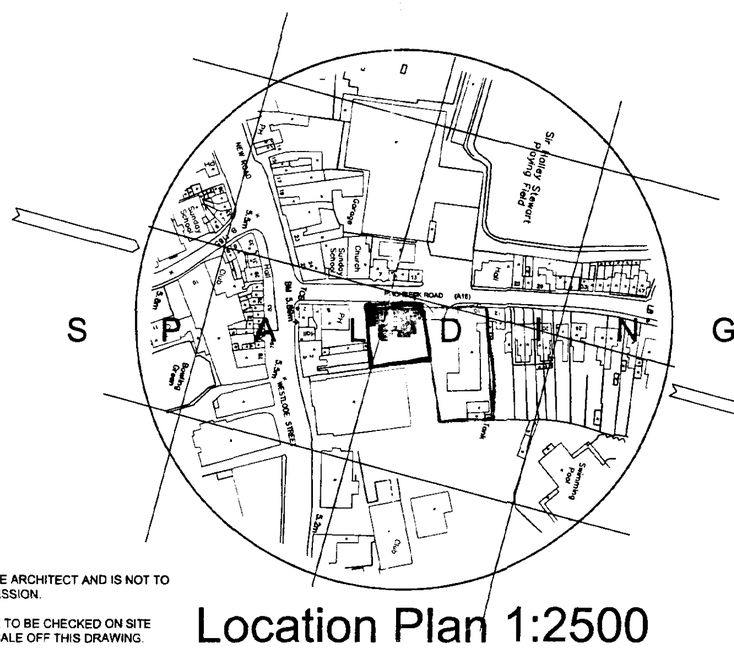
Floor Area :

Conservatory Floor Area = 67.1m2
Office Floor Area = 847.8m2 approx.

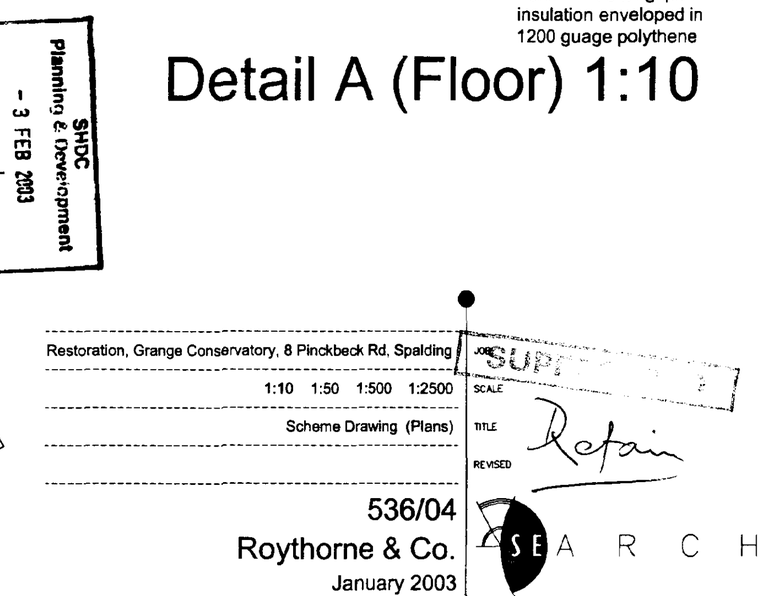
Site Area = 1151m2



Site Plan 1:500



Location Plan 1:2500



Detail A (Floor) 1:10

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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 recieve 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 Edmonds
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 recieve 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.

NEW STUDWORK WALLS.
Studwork walls to comprise 100 mm x 50 mm vertical studs at 400 mm centres, 100 mm x 100 mm sole plate and 100 mm x 75 mm head plate. fix noggins to all un-supported edges of plasterboard and fix quilt insulation between studs where indicated on plan. Cover studs with 12.7 mm plasterboard, scrim vertical and horizontal joints ready to receive skim coat finish.

LINTELS.
All new lintels to be pre-cast reinforced concrete lintels (100 x 75 mm) with a 150 mm end bearing @ both ends except where Structural Engineer has specified differently.

ELECTRICAL WORK.
All electrical fittings and fixtures are to be installed in positions shown on plan.

All electrical work is to be carried out in accordance with the current IEE regulations and all relevant British Standards and codes of practice.

SMOKE DETECTORS.
Provide smoke detectors in the positions indicated on plan. Smoke detectors are to be mains operated with battery back up, conforming to BS5446. All smoke alarms are to be interlinked.

PIPEWORK.
All pipes, except those visible in the bathrooms are to be heavily lagged using insulation material having a thermal conductivity not greater than 0.045 W/mK and in thickness equal to the outside diameter of the pipe up to a maximum of 40 mm.

SPACE HEATING (conservatory)
Existing gas fired heating system is to be extended & is to include 2 replica victorian period radiators where indicated on plan. The new system is to be fully commissioned by a a suitable heating engineer & radiators sized accordingly.

Opening 1 (D1)
Build-in 2 No. pre-stressed pre-cast concrete lintels to form new opening in position indicated. Breakout new opening setting aside reusable masonry for possible reuse. Make good returns ready for formation of corridor. Contractor to build-in hardwood threshold complete with 1hr door lining and door set with self closer.

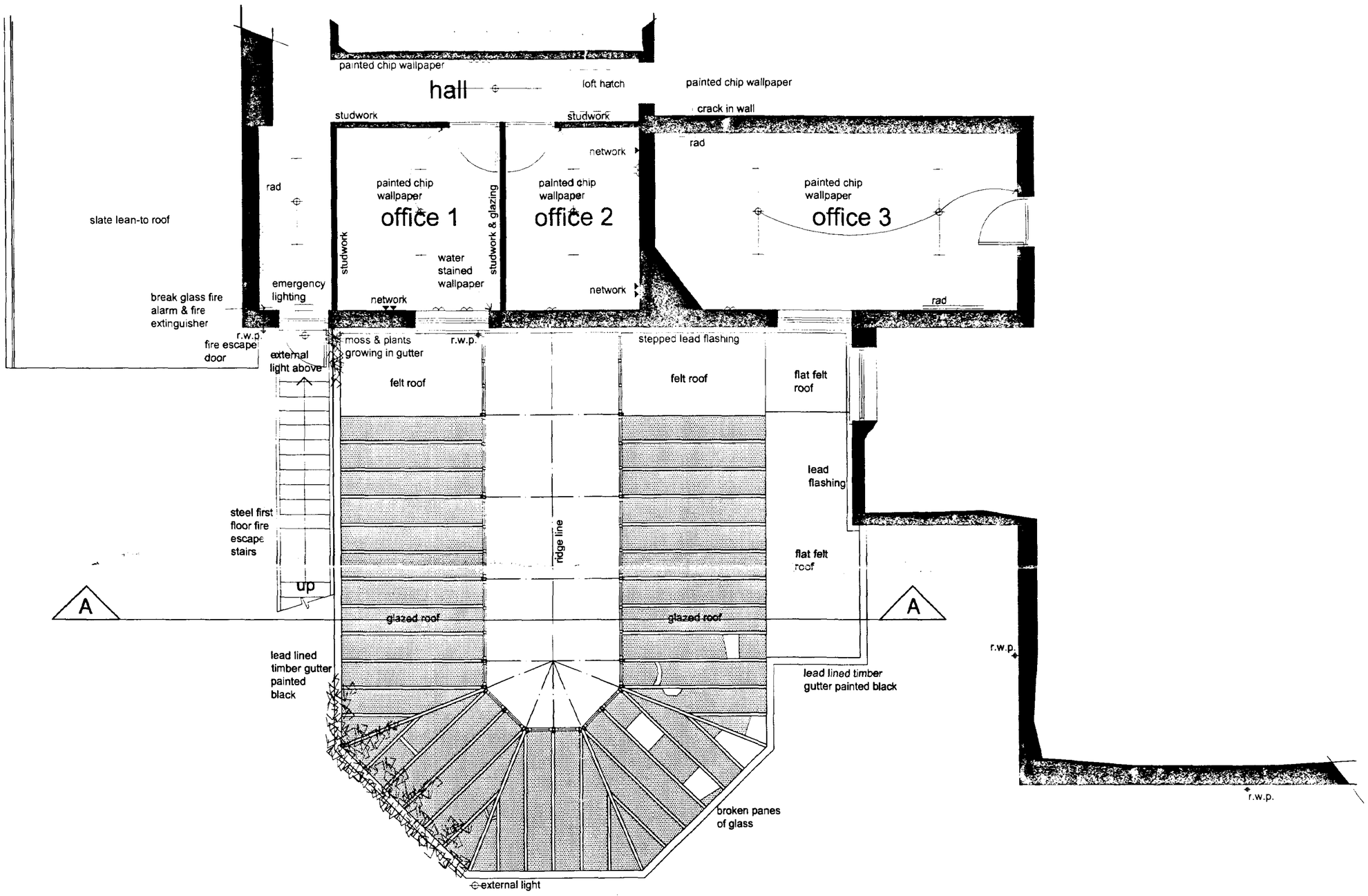
Door D2
Form new door opening exactly the same width as existing fire escape door & build in insulated lintel. Allow for the reinstallation of existing door, door frame complete with threshold. Build in d.p.c. and mastic strip to perimeter of frame & threshold.

Restoration, Grange Conservatory, 8 Pinckbeck Rd, Spalding
1:10 1:50 1:500 1:2500
Scheme Drawing (Plans)
536/04
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January 2003

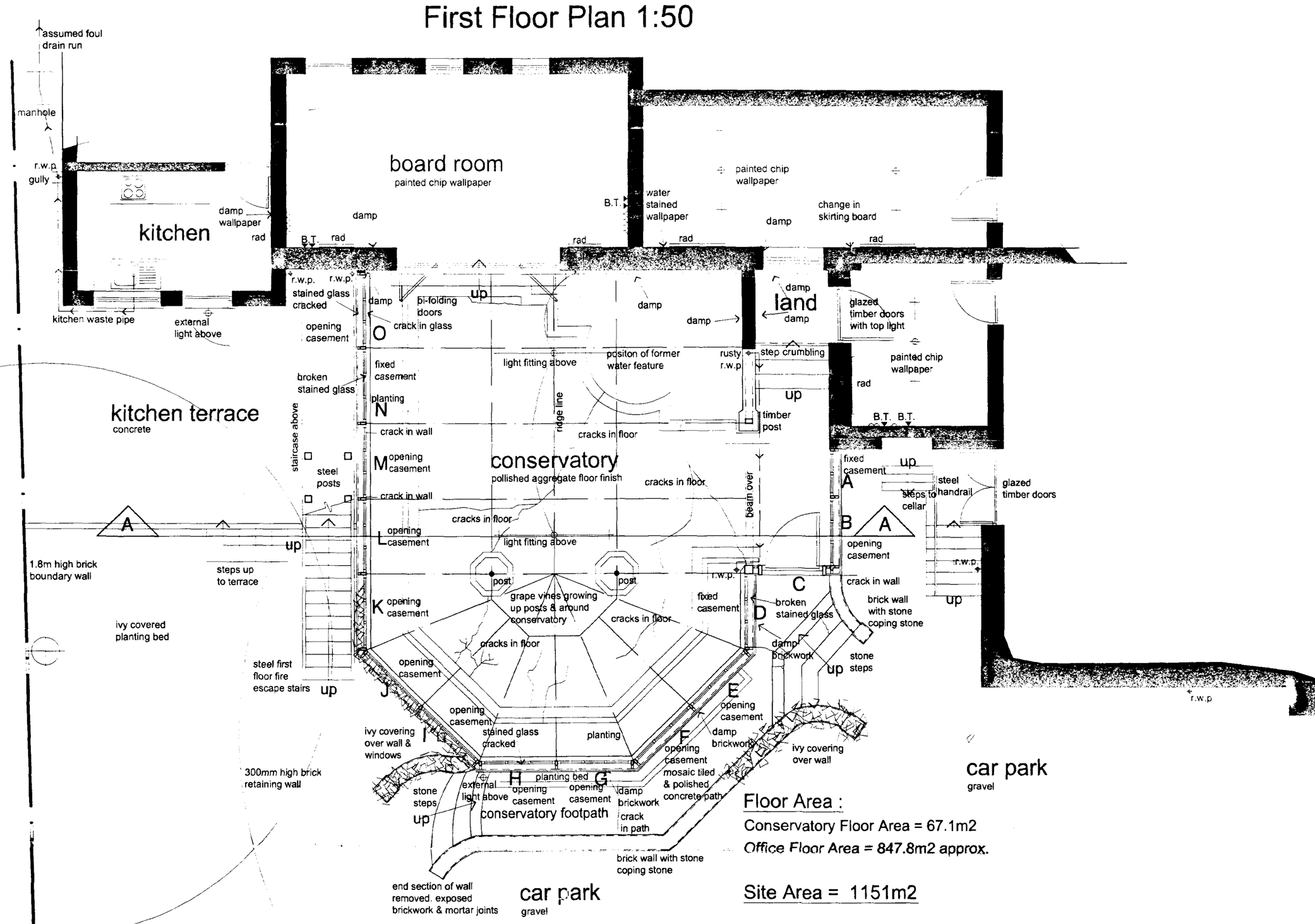
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First Floor Plan 1:50



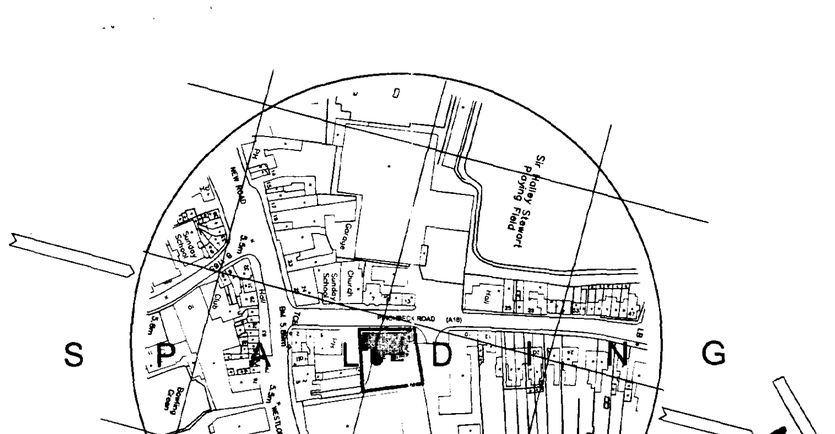
Ground Floor Plan 1:50

Floor Area :

Conservatory Floor Area = 67.1m2

Office Floor Area = 847.8m2 approx.

Site Area = 1151m2



Location Plan 1:2500

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1:50 1:2500 — SCALE

Survey Drawing (Plans) — TITLE

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