

IRONMONGERY SCHEDULE (DOORS)

DOOR NO.	HINGES	LOCKS / LATCH	HANDLES	COLOUR	LOCATION	DWG. NO. (B2043...)
D1	11/2 pairs finial type	Rim deadlock & covered key escutcheon	Lever latch	Black japanned	LOBBY	34
D2	11/2 pairs Tee hinge	Rim Lock & covered key escutcheon	Thumb latch	Black japanned	UTILITY	36
D3	11/2 pairs Tee hinge		Thumb latch	Black japanned	GUEST BEDROOMS	35
D4	11/2 pairs Tee hinge	Rim Lock & key escutcheon	Thumb latch			
D5	11/2 pairs Tee hinge	Rim Lock & key escutcheon	Thumb latch			
D6	11/2 pairs Tee hinge		Thumb latch			
D7	1 pair Tee hinge		Thumb latch			
D8	11/2 pairs Tee hinge		Thumb latch	Black japanned	UTILITY	35
D9	11/2 pairs Tee hinge		Thumb latch			
D10	11/2 pairs Rising butt	Rim Lock	Ball knob	Brass	BASEMENT	36
D11	11/2 pairs Rising butt	Rim Lock	Ball knob	Brass	BUTLER'S PANTRY	36

NOTES:

Specific model no's etc to be arranged with supplier and agreed with client prior to purchase

IRONMONGERY SCHEDULE (WINDOWS)

WINDOW NO.	HINGES	LOCKS / LATCH	HANDLES	COLOUR	LOCATION	DWG. NO. (B2043...)
W1	1 pair stormproof	Morticed security bolt	Casement fastener	Black japanned	GUEST BEDROOM 2	30
W2	1 pair stormproof	Morticed security bolt	Casement fastener	Black japanned	GUEST BEDROOM 1	30
W3	11/2 pairs stormproof	Morticed security bolt	Casement fastener	Black japanned	GUEST BEDROOM 2	35
W4	11/2 pairs stormproof	Morticed security bolt	Casement fastener	Black japanned	GUEST BEDROOM 1	35
W5		Morticed security bolt	Sash fastener	Brass/white	DINING ROOM	31
W6		Morticed security bolt	Sash fastener	Brass/white	KITCHEN	32
W7		Morticed security bolt	Sash fastener	Brass/white	UTILITY	32
W8	1 pair stormproof	Morticed security bolt	Casement fastener	Black japanned	WC	30
W9		Morticed security bolt	Sash fastener	Brass/white	KITCHEN	33

NOTES:

Specific model no's etc to be arranged with supplier and agreed with client prior to purchase

DETERMINED PLAN

SHDC
Planning & Development

- 2 NOV 2009

Ref: 0655-09

AMENDED PLAN

Ref. A1

IRONMONGERY

SCALE N/A

NEIL DOWLMAN Architecture



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Client
Mr Sheppard & Mr. O'Hegarty

Project
Proposed Alterations & Extension to
Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB

Title
Proposed Ironmongery Schedules

Scale
1:50

Date
August '09
Drawn By
AF
Checked By
GR

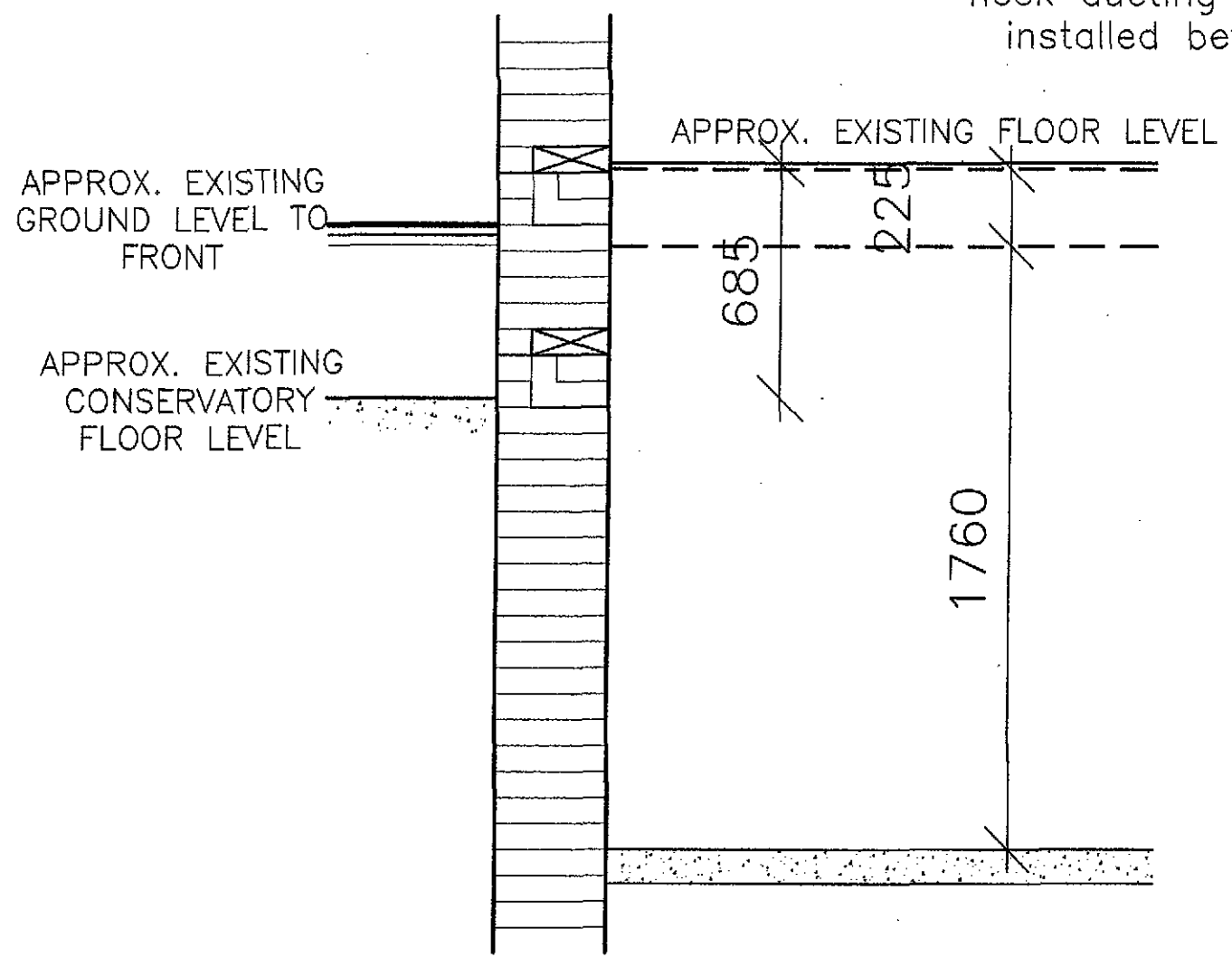
Drawing No.
B2043/37
Revision

nda

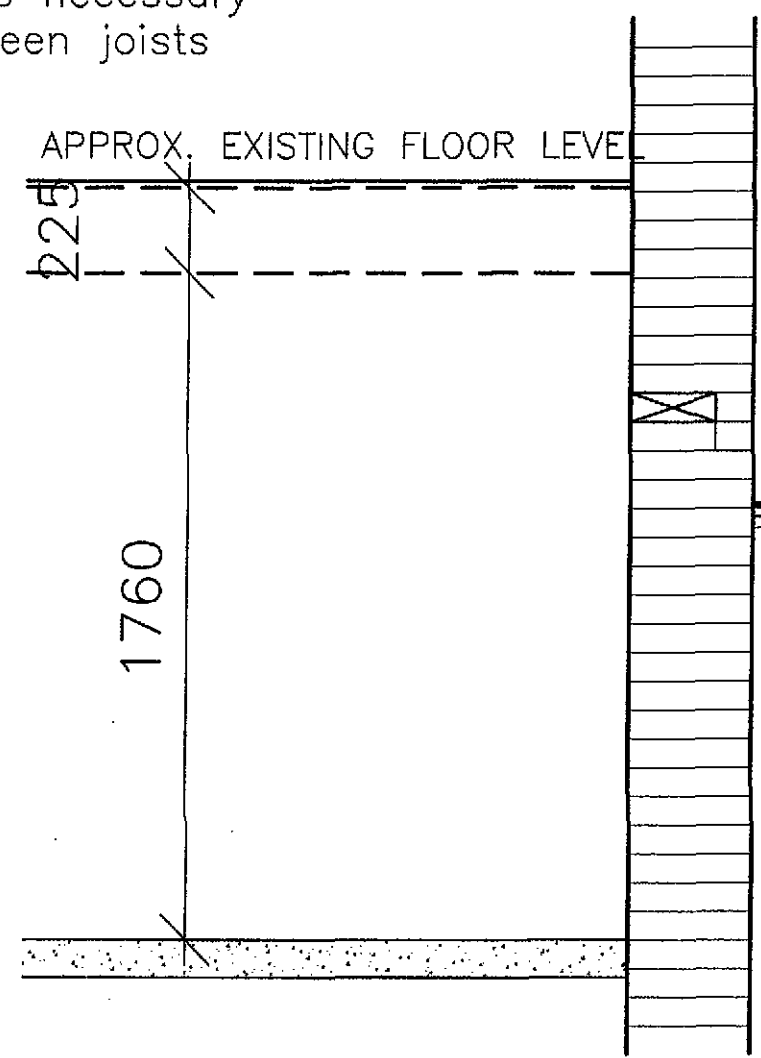
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LEGEND / NOTES COLUMN:
REV. A Conservatory floor level and air bricks indicated 20/10/09 AF

Cast iron air bricks with swan
neck ducting as necessary
installed between joists



Front / North East Elevation
& Proposed Air Bricks through
Conservatory wall



South West Elevation

NOTE: Proximity to proposed
boiler flues to be checked in
accordance with Approved
Document Part J

APPROX. EXISTING
GROUND LEVEL TO SW
ELEVATION

SHDC
Planning & Development
- 2 NOV 2009
Ref: 0655-09

AMENDED PLAN
Ref. A1

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DETERMINED PLAN

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BASEMENT VENTILATORS

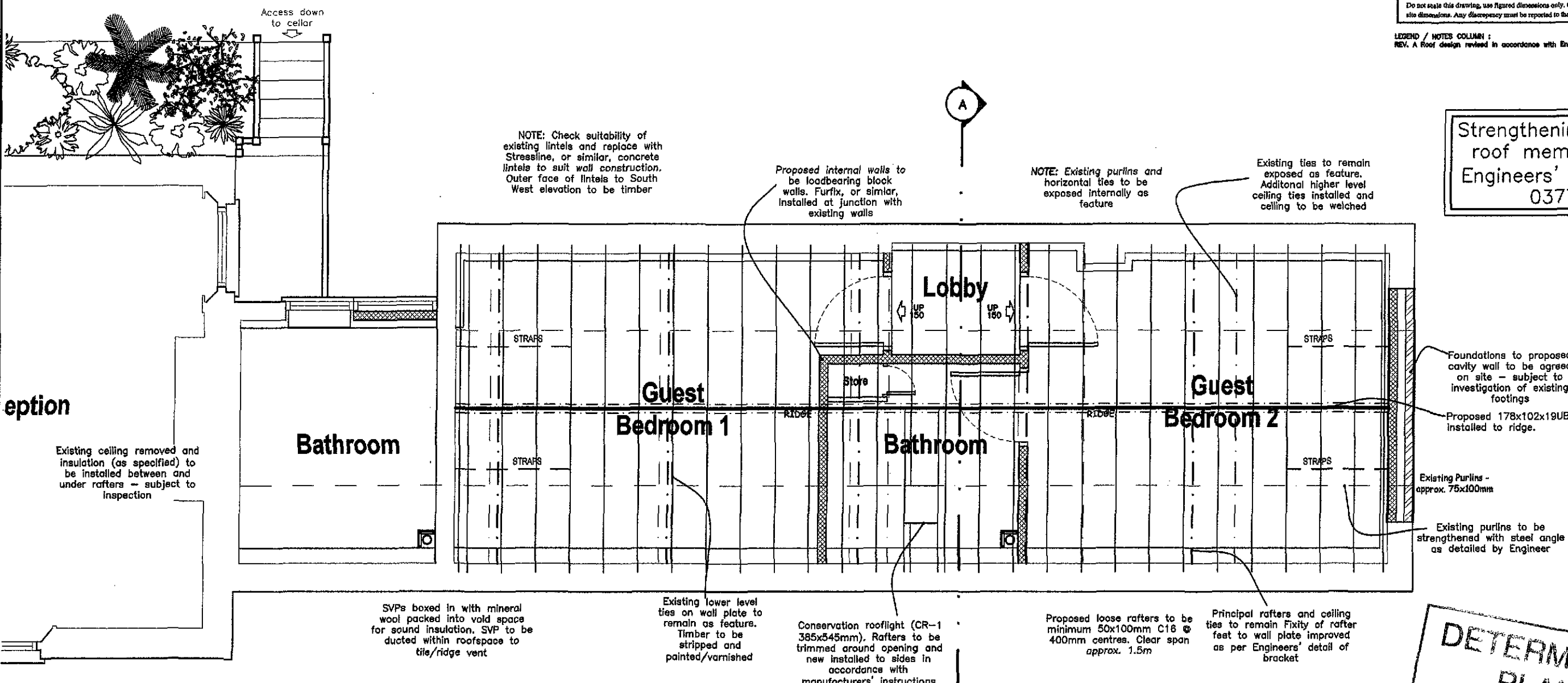
SCALE 1:20

Client	Mr Sheppard & Mr. O'Hegarty	Scale	1:50
Project	Proposed Alterations & Extension to Roman Lodge Tydd St. Mary Spalding Lincolnshire PE13 5SB	Date	August '09'
		Drawn By	AF
		Checked By	GR
		Drawing No.	B2043/18
Title	Proposed Basement Ventilators	Revision	A

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LEGEND / NOTES COLUMN:
REV. A Roof design revised in accordance with Engineers' details 25/10/09 AF

Strengthening of existing roof members as per Engineers' drawings ref: 0377-01B



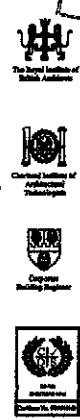
DETERMINED PLAN

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Client
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Project
Proposed Alterations & Extension to Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB

Title
Proposed Barn Roof Plan

nda

Scale
1:50

Date
August '09

Drawn By
AF

Checked By
GR

Drawing No.
B2043/17

Revision
A

Strengthening of existing roof members as per Engineers' drawings ref: 0377-01B

AMENDED PLAN
Ref. A

ROOF PLAN
SCALE 1:50

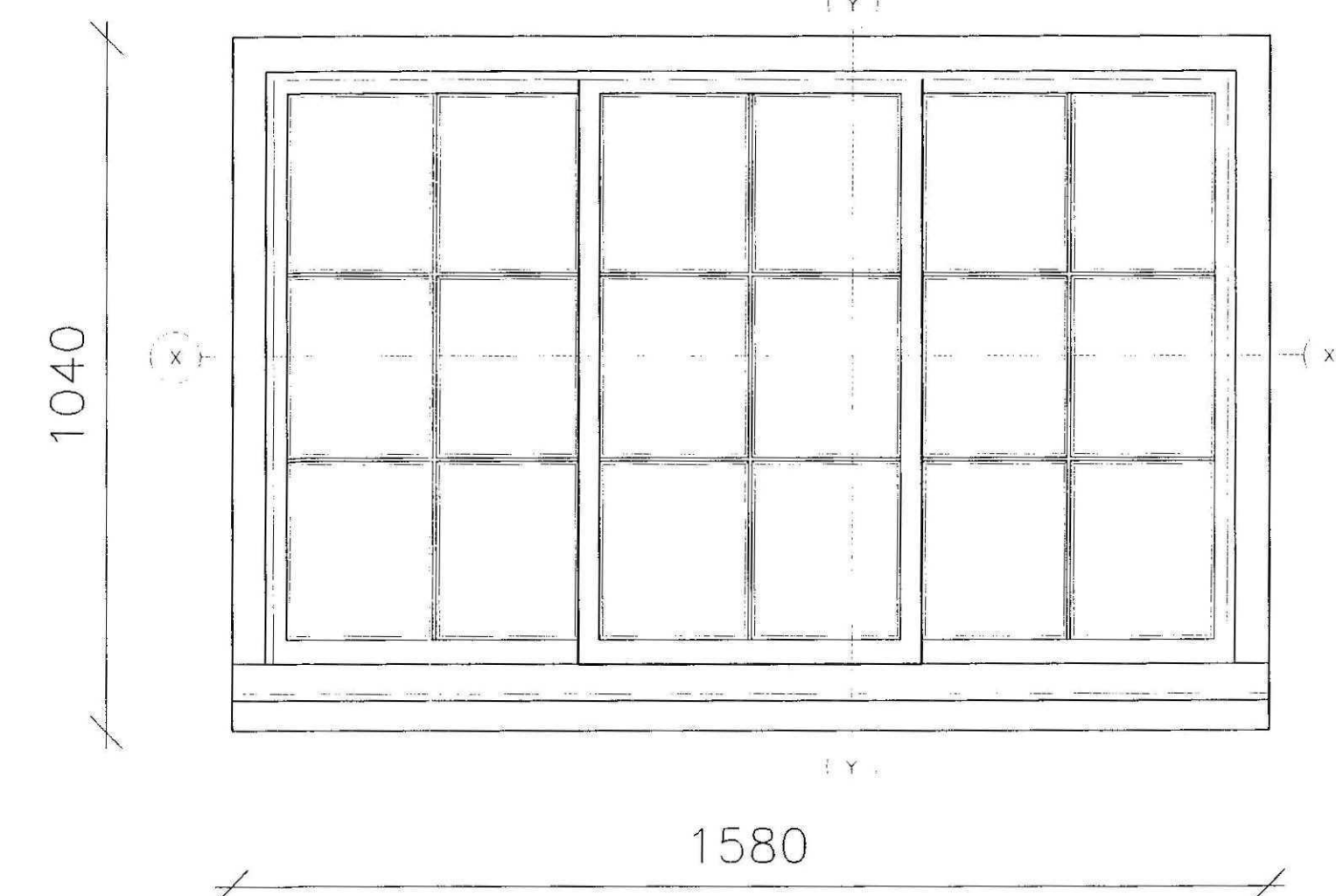
SHDC
Planning & Development
- 2 NOV 2009
Ref: 0655-09

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LEGEND / NOTES COLUMN :

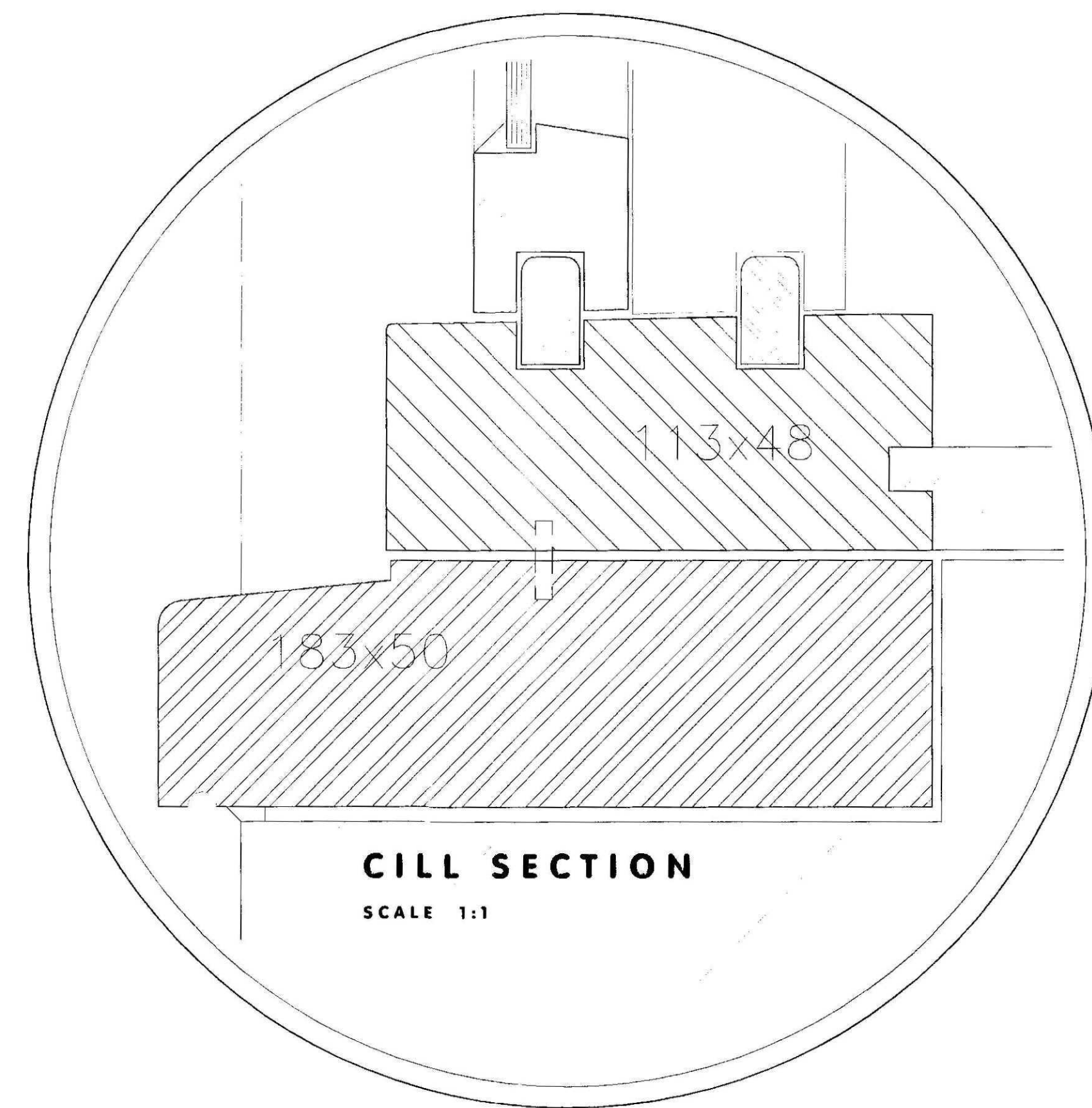
W9

Kitchen window to suit dimensions of existing opening



W9 ELEVATION

SCALE 1:10



CILL SECTION

SCALE 1:1

Perimeter to be mastic pointed

18x12mm bead

113x48mm notched for parting bead

32x38 slightly splayed on top

Ex. 175x63 hardwood cill notched as indicated

22x12 hardwood runners

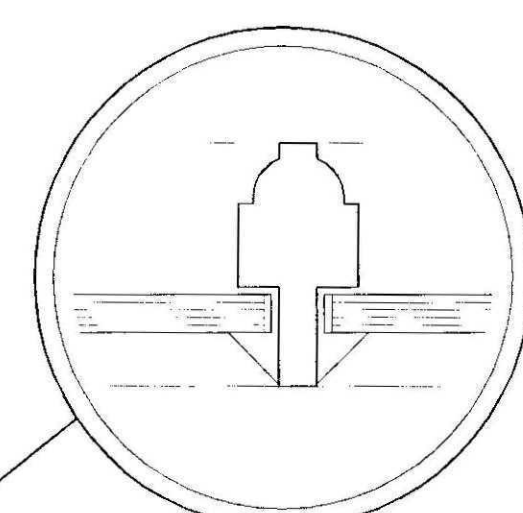
113x48mm notched for parting bead & runner. Top splayed 3mm from internal runner

21mm softwood internal sill / tiling

Water bar

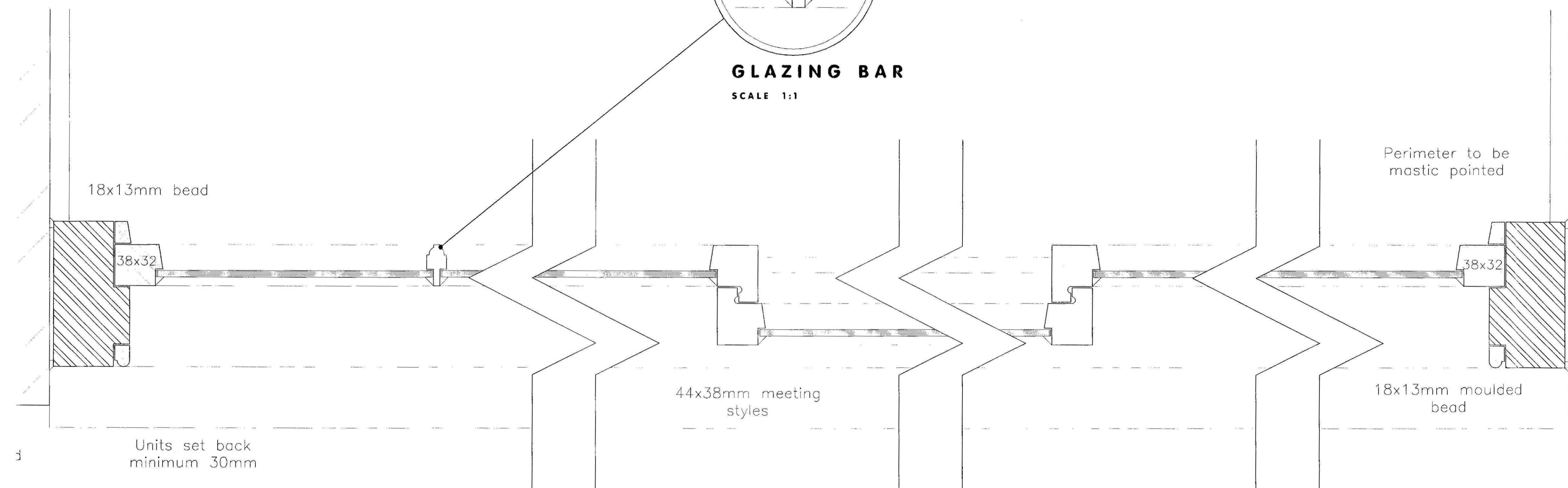
LONGITUDINAL SECTION (y-y)

SCALE 1:2



GLAZING BAR

SCALE 1:1



HORIZONTAL SECTION (x-x)

SCALE 1:2

Perimeter to be mastic pointed

44x38mm meeting styles

18x13mm moulded bead

Units set back minimum 30mm

AMENDED PLAN
Ref: A1

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Project
Proposed Alterations & Extension to
Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB

Title
Proposed Replacement Kitchen
W9 Window Details

Scale
As Shown

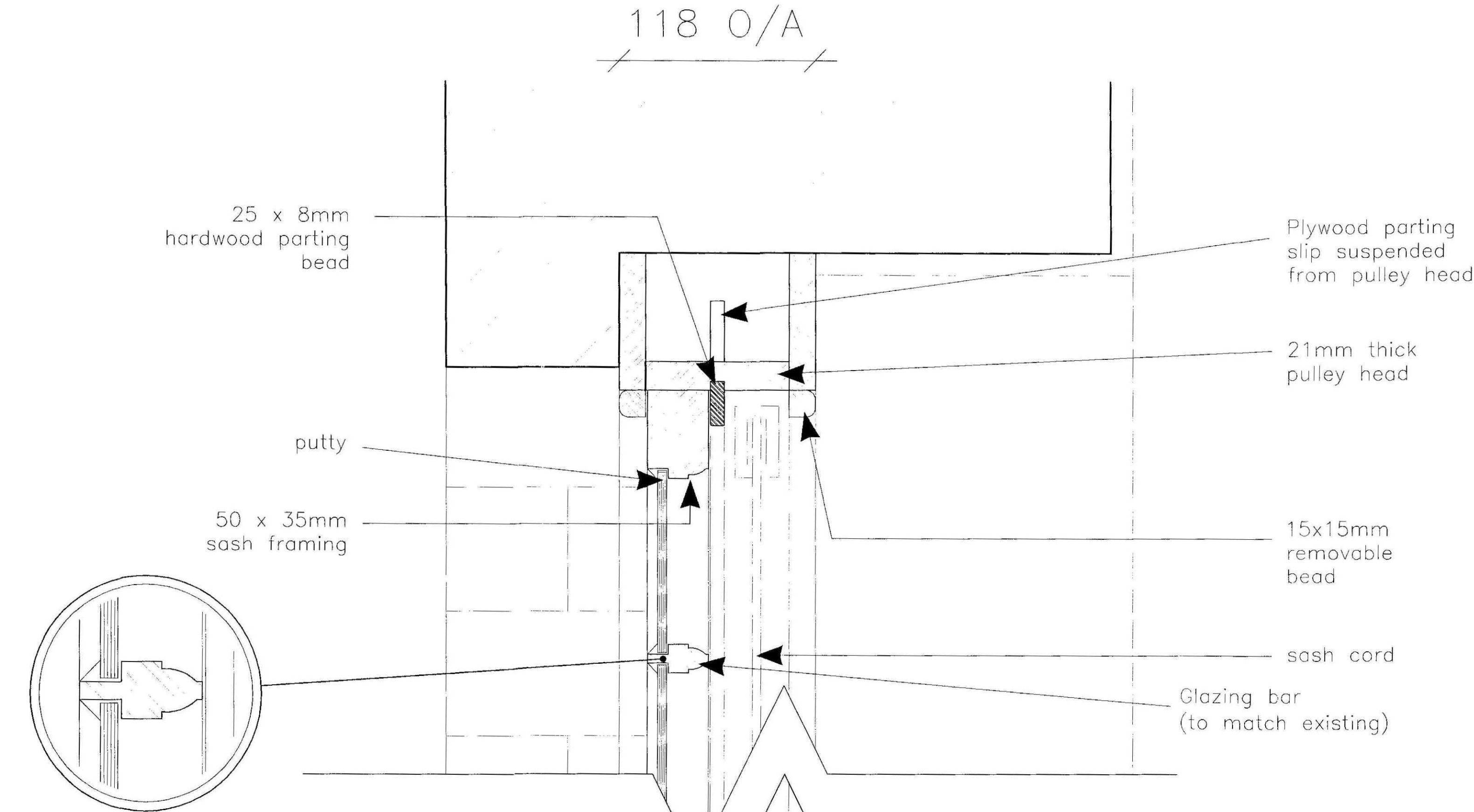
Date
Nov. '09'
Drawn By
AF
Checked By
GR

Drawing No.
B2043/33
Revision

DETERMINED PLAN

nda

LEGEND / NOTES COLUMN :



GLAZING BAR
SCALE 1:1

Contractor/window manufacturer to measure existing reception room windows to match profiles, meeting rails etc. prior to manufacture

44 x 22mm splayed and rebated meeting rails

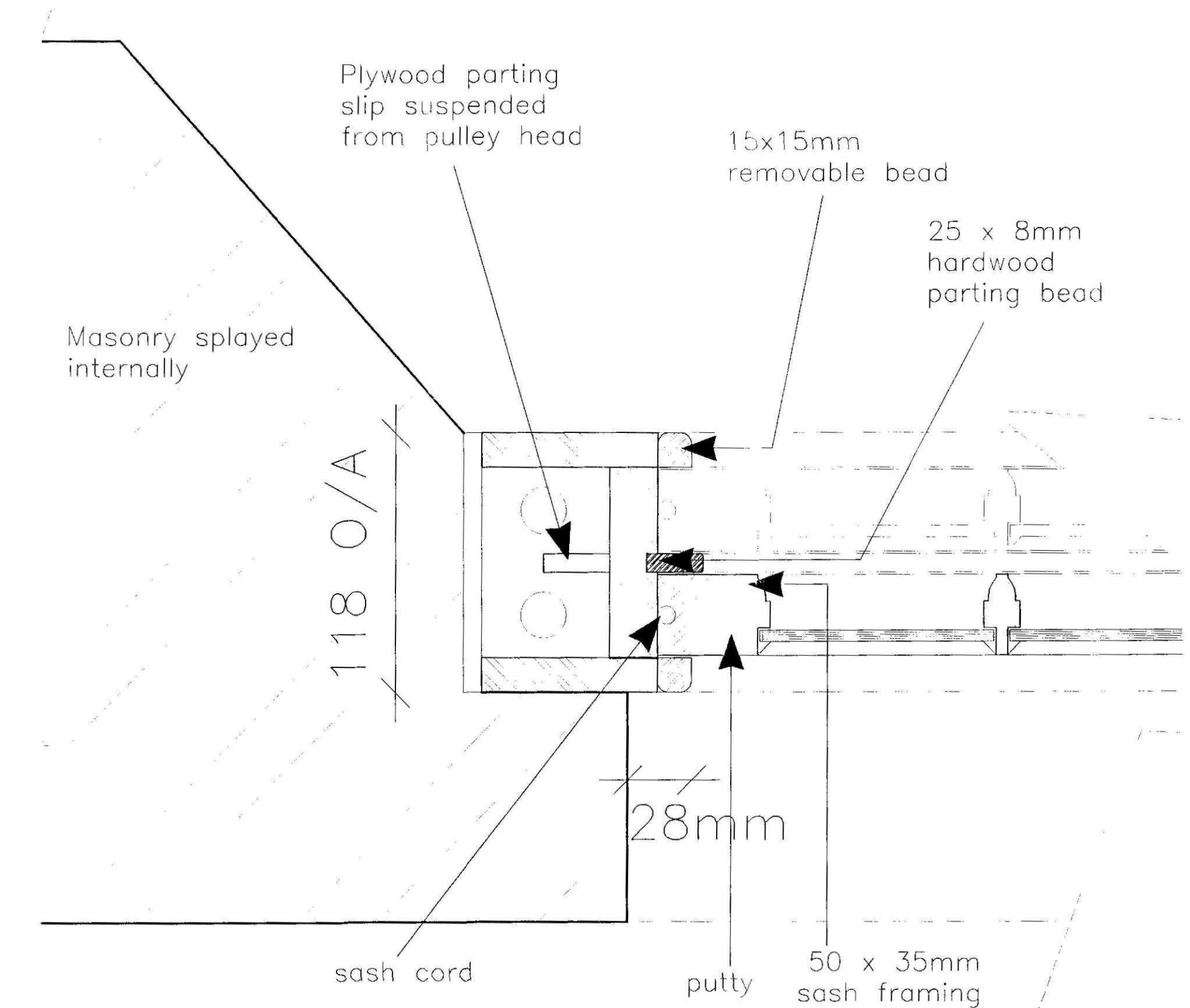
70 x 35mm bottom rail splayed and rebated. Profile to match existing

15 x 15mm removable bead/draught stop

Water bar

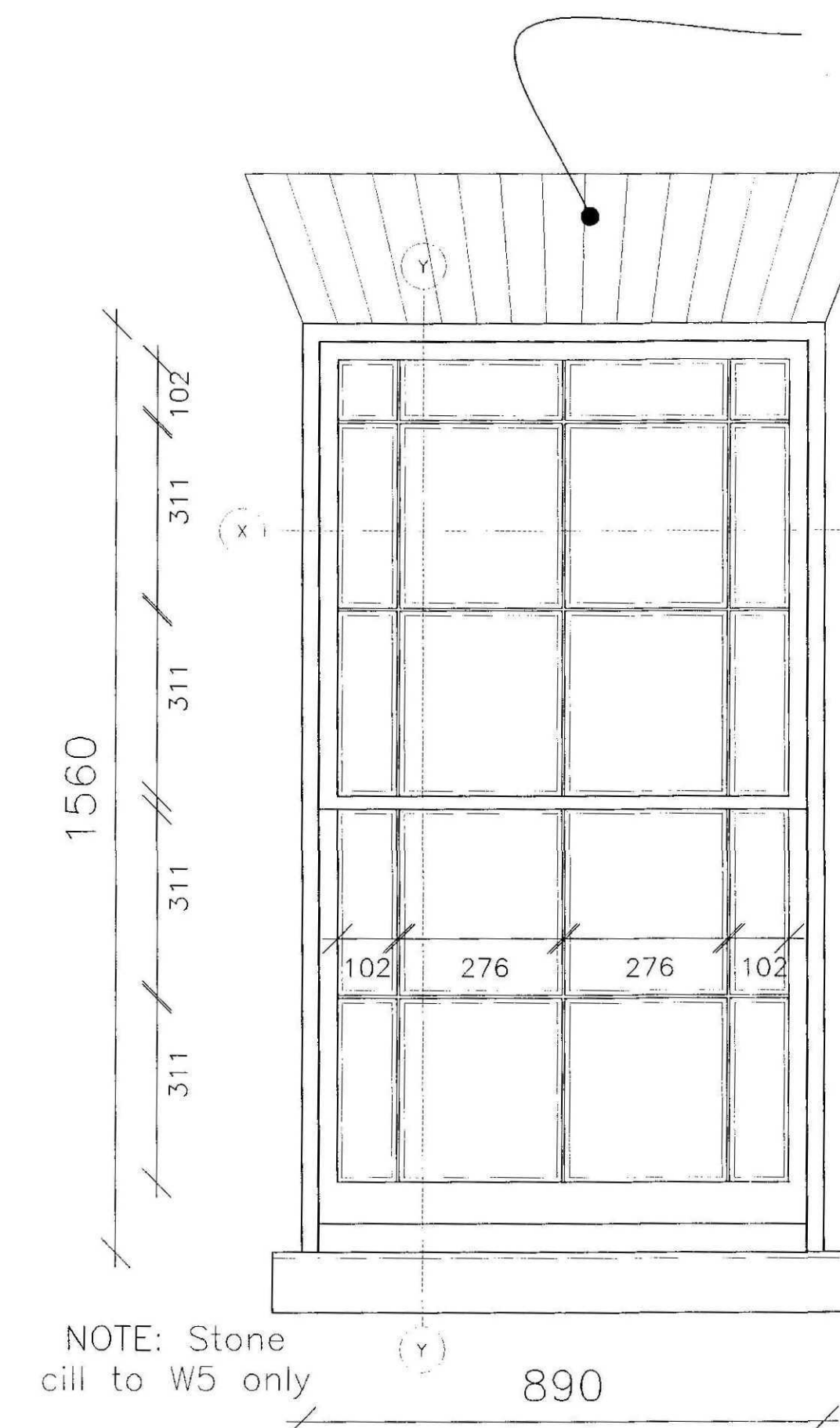
LONGITUDINAL SECTION (y-y)
SCALE 1:2

stone sill to match existing



HORIZONTAL SECTION (x-x)
SCALE 1:2

Voussoir arch already in place

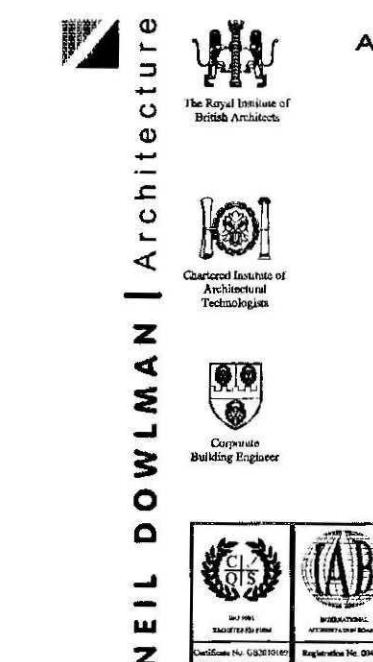


NOTE: Stone cill to W5 only

W5 ELEVATION
SCALE 1:10

NOTE: W5 to match style of adjacent Reception window

0655-09
APPROVED PLAN
HSE A1



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DETERMINED PLAN

nda

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Client
Mr Sheppard & Mr. O'Hegarty

Project
Proposed Alterations & Extension to
Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB
Title
Proposed Window W5 Details

Scale
As Shown
Date
Nov. '09
Drawn By
AF
Checked By
GR
Drawing No.
B2043/31
Revision

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LEGEND / NOTES COLUMN :

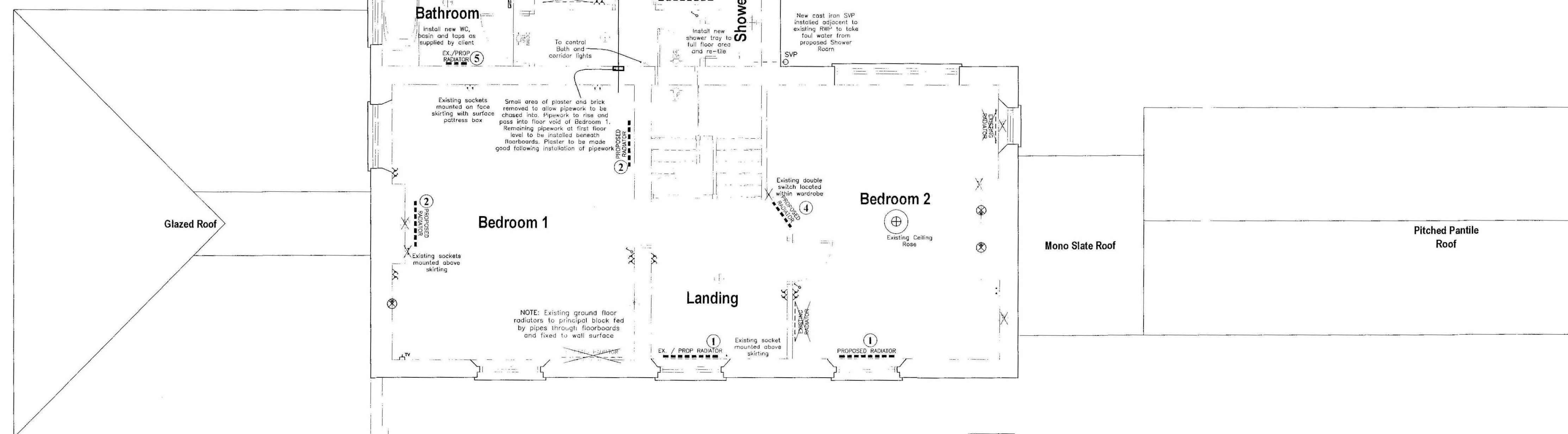
ELECTRICAL KEY:-

- = Fluorescent Lamp (1500mm)
- ⊙ = Recessed Light Fitting with Fire Proof Hood
- ⊗ = Wall Mounted Light Fittings
- ⊕ = Light Pendant.
- ⊖ = External Light Bulkhead.
- CU = Consumer Unit.
- ⌘ = Double Socket Power Outlet (Switched)
- ⌘ = Single Socket Power Outlet (Switched)
- ⌘ = Fused Spur Outlet.
- ⌘ = Extractor Fan.
- ⌘ = B.T Connection Socket.
- ⌘ = 1 Way Light Switch.
- ⌘ = 2 Way Light Switch.
- ⌘ = Intermediate/ 3 Way Light Switch.
- ⌘ = Light Pull Cord Switch.
- ⌘ = T.V Aerial Socket Connection.
- ⌘ = Heated towel rail.
- ⊙ = Smoke Detector
- ⌘ NOTE: Existing radiators, electrical points/lights etc. with cross through to be removed

GENERAL NOTES

Wherever possible existing switch, socket and light positions to be re-used for proposed layout

Wherever possible existing conduits are to be used to avoid disturbance to plaster finish and skirting



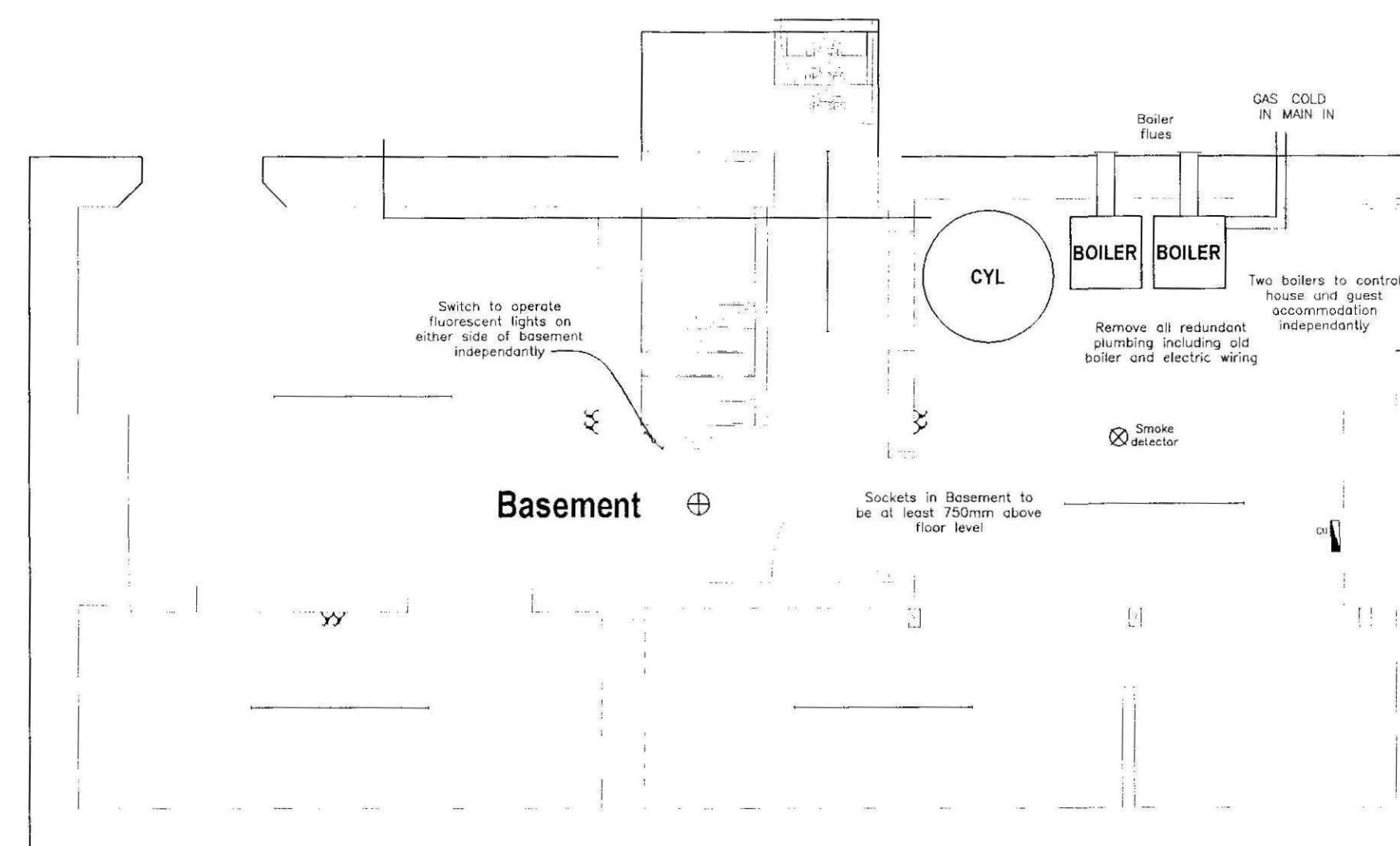
FIRST FLOOR PLAN

SCALE 1:50

RADIATOR SPECIFICATION

SYMBOL/REF NO.	Radiator Model	Output	Length	Height	Depth
①	Classic 4F-60-99	2213W	1042mm	675mm	136mm
②	Classic 4F-60-81	1811W	858mm	675mm	136mm
③	Classic 4F-60-63	1408W	674mm	675mm	136mm
④	Classic 2W-180-45	1575W	582mm	1792mm	62mm
⑤	Classic 2W-150-45	1313W	390mm	1492mm	62mm

NOTE: Proposed radiators are floor mounted units



BASEMENT PLAN

SCALE 1:50

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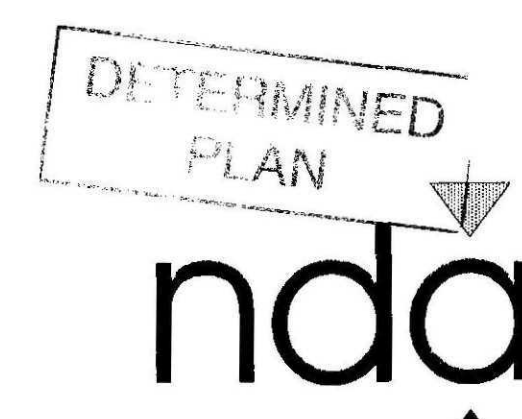
Project
Proposed Alterations & Extension to
Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB

Title
Proposed First Floor & Basement
Radiators and Electrical Points

Scale
1:50 1:500

Date
Oct '07
Drawn By
AF
Checked By
GR

Drawing No.
B2043/21
Revision



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LEGEND / NOTES COLUMN :

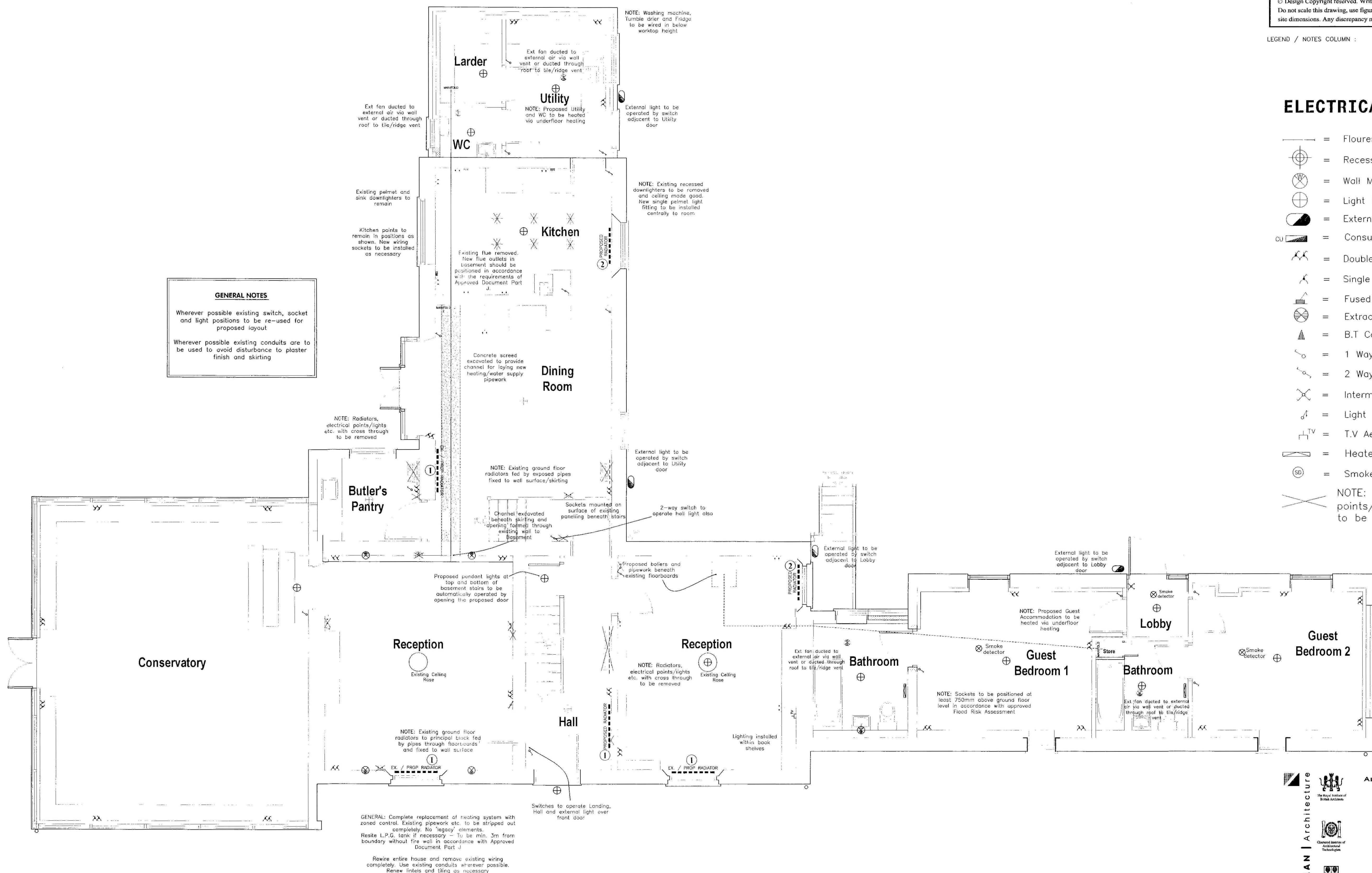
ELECTRICAL KEY:-

- = Flourescent Lamp (1500mm)
- = Recessed Light Fitting with Fire Proof Hood
- = Wall Mounted Light Fittings
- = Light Pendant.
- = External Light Bulkhead.
- = Consumer Unit.
- = Double Socket Power Outlet (Switched)
- = Single Socket Power Outlet (Switched)
- = Fused Spur Outlet.
- = Extractor Fan.
- = B.T Connection Socket.
- = 1 Way Light Switch.
- = 2 Way Light Switch.
- = Intermediate/ 3 Way Light Switch.
- = Light Pull Cord Switch.
- = T.V Aerial Socket Connection.
- = Heated towel rail.
- = Smoke Detector
- NOTE: Existing radiators, electrical points/lights etc. with cross through to be removed

GENERAL NOTES

Wherever possible existing switch, socket and light positions to be re-used for proposed layout

Wherever possible existing conduits are to be used to avoid disturbance to plaster finish and skirting



GROUND FLOOR PLAN

SCALE 1:50

RADIATOR SPECIFICATION

SYMBOL/ REF NO.	Radiator Model	Output	Length	Height	Depth
①	Classic 4F-60-99	2213W	1042mm	675mm	136mm
②	Classic 4F-60-81	1811W	858mm	675mm	136mm
③	Classic 4F-60-63	1408W	674mm	675mm	136mm
④	Classic 2W-180-45	1575W	582mm	1792mm	62mm
⑤	Classic 2W-150-45	1313W	390mm	1492mm	62mm

NOTE: Proposed radiators are floor mounted units

APPROVED PLAN

Ref A1

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Client
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Project
Proposed Alterations & Extension to
Roman Lodge
Tydd St. Mary
Spalding
Lincolnshire PE13 5SB

Title
Proposed Ground Floor
Radiators and Electrical Points

Scale
1:50

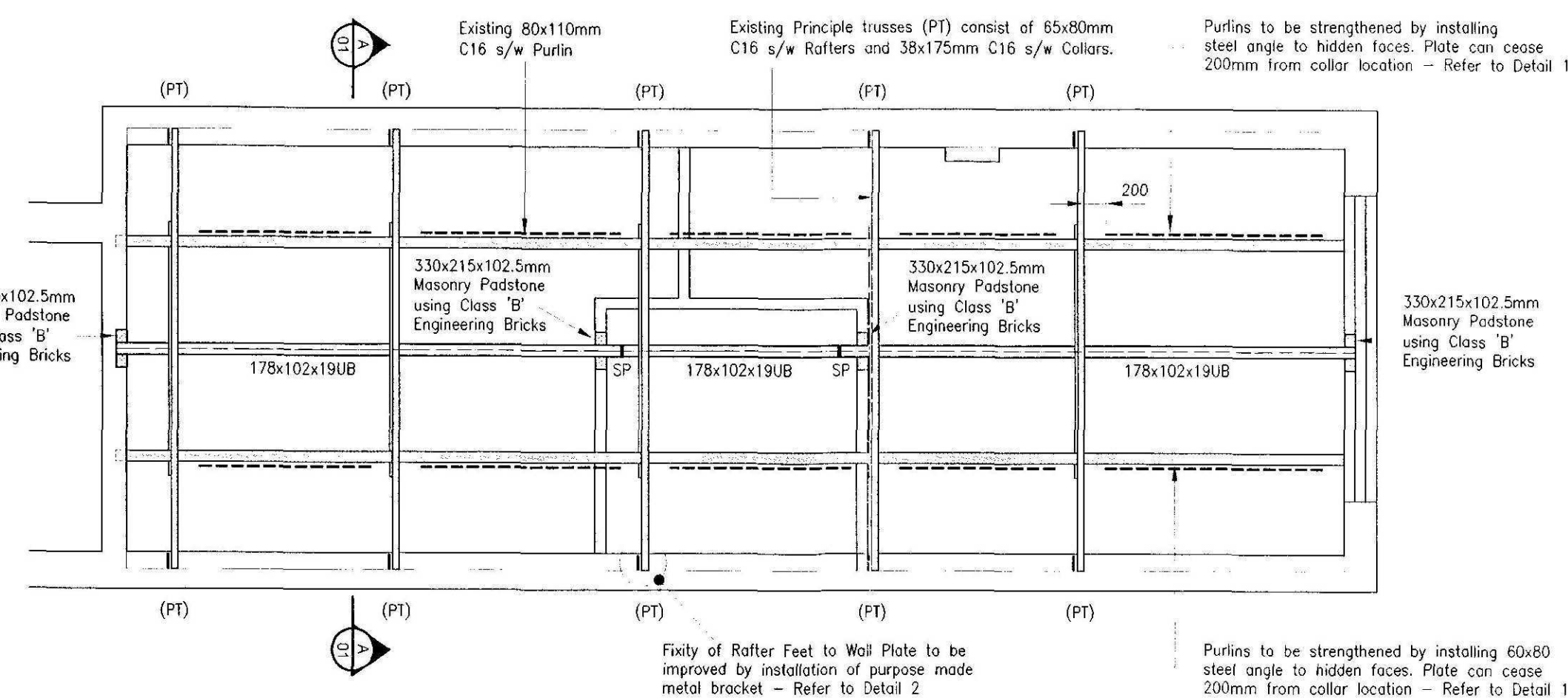
Date
Oct '07

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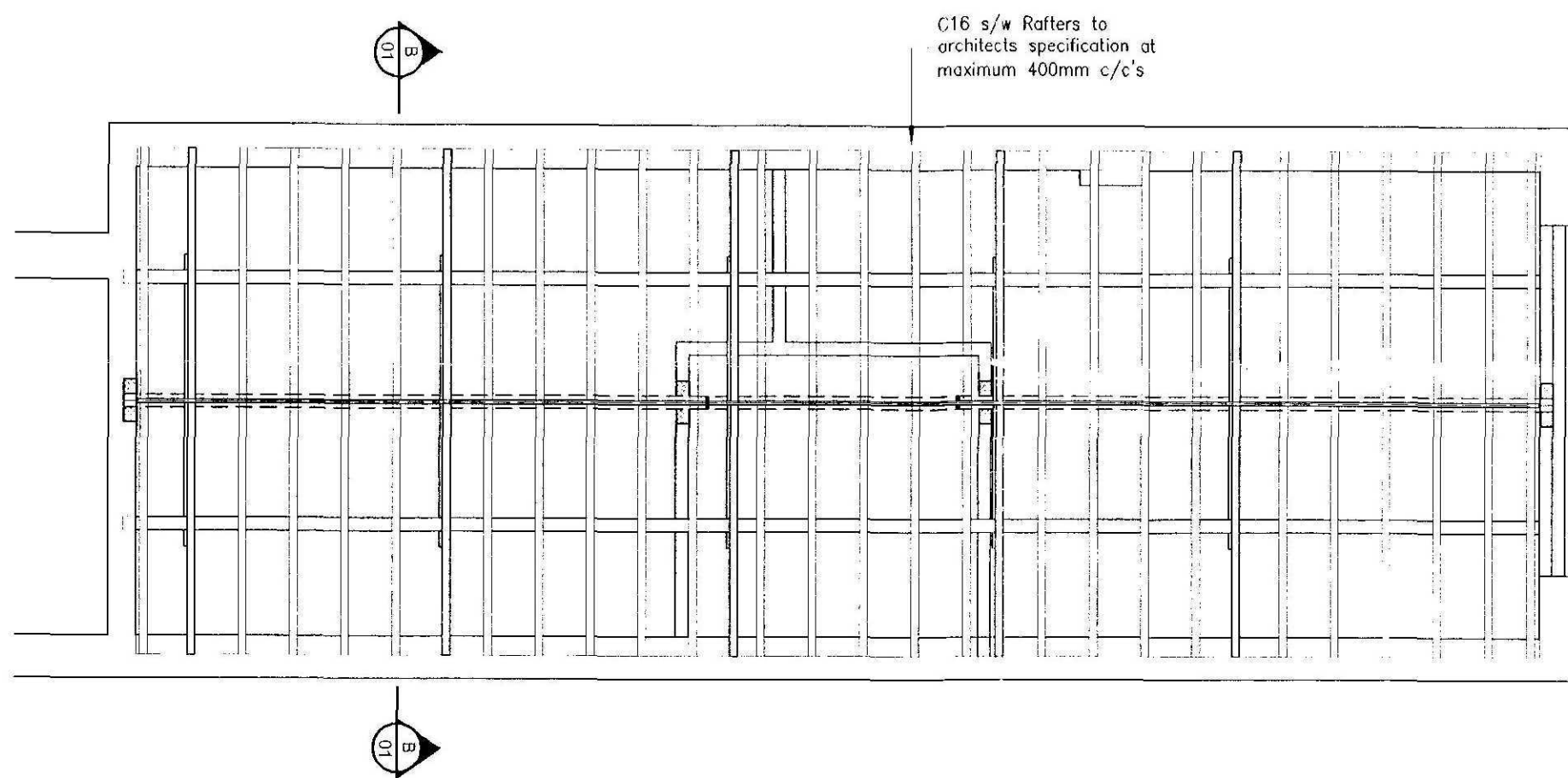
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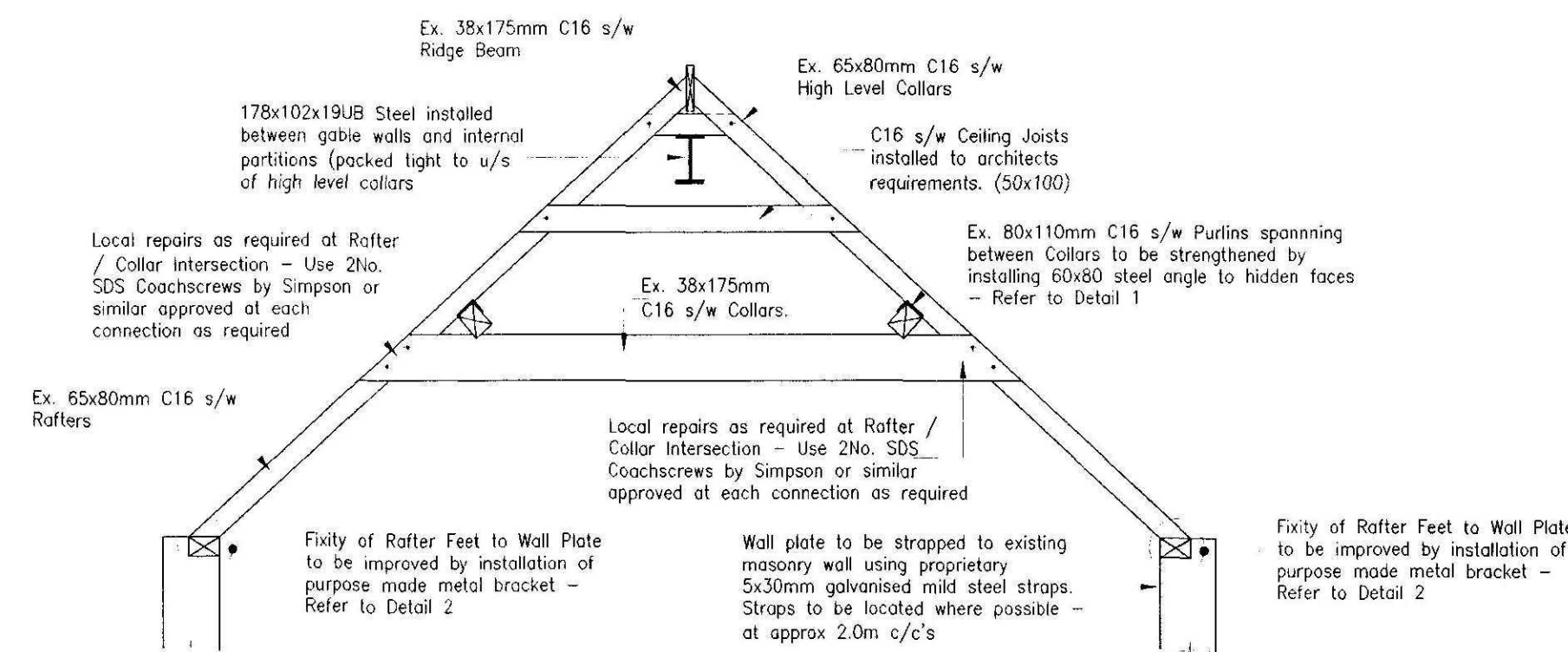
Revision



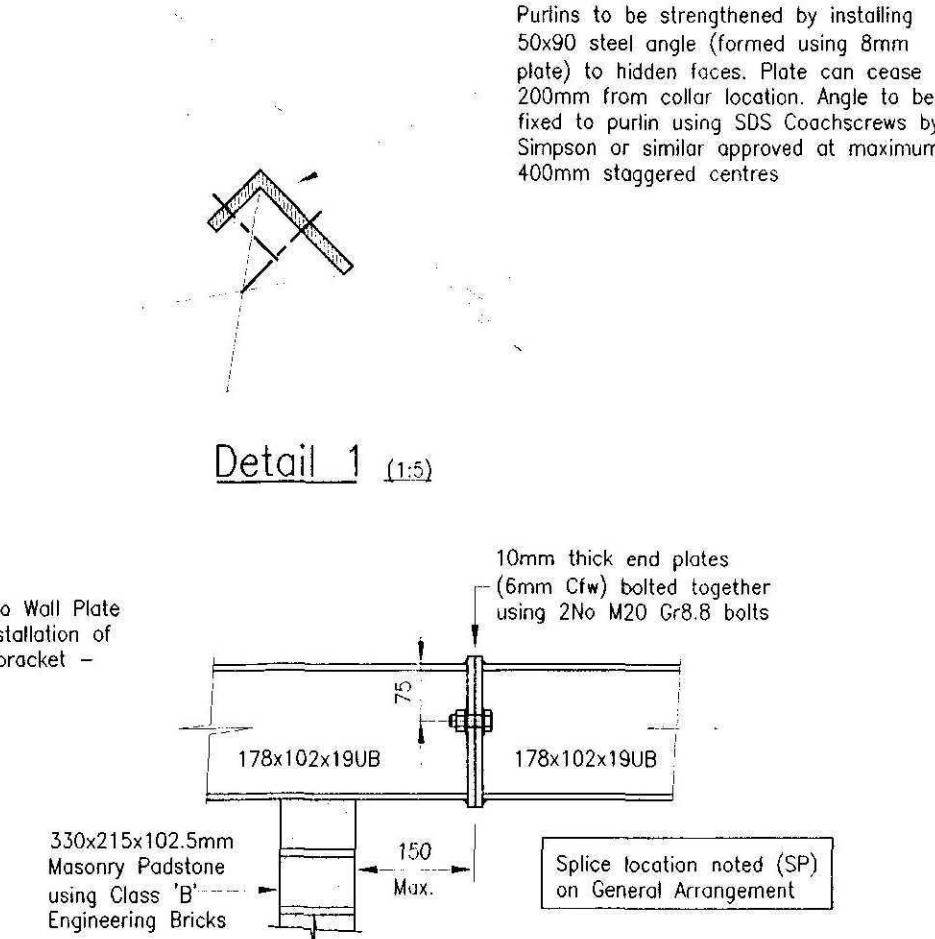
Principle Truss & Ridge Beam General Arrangement (1:50)



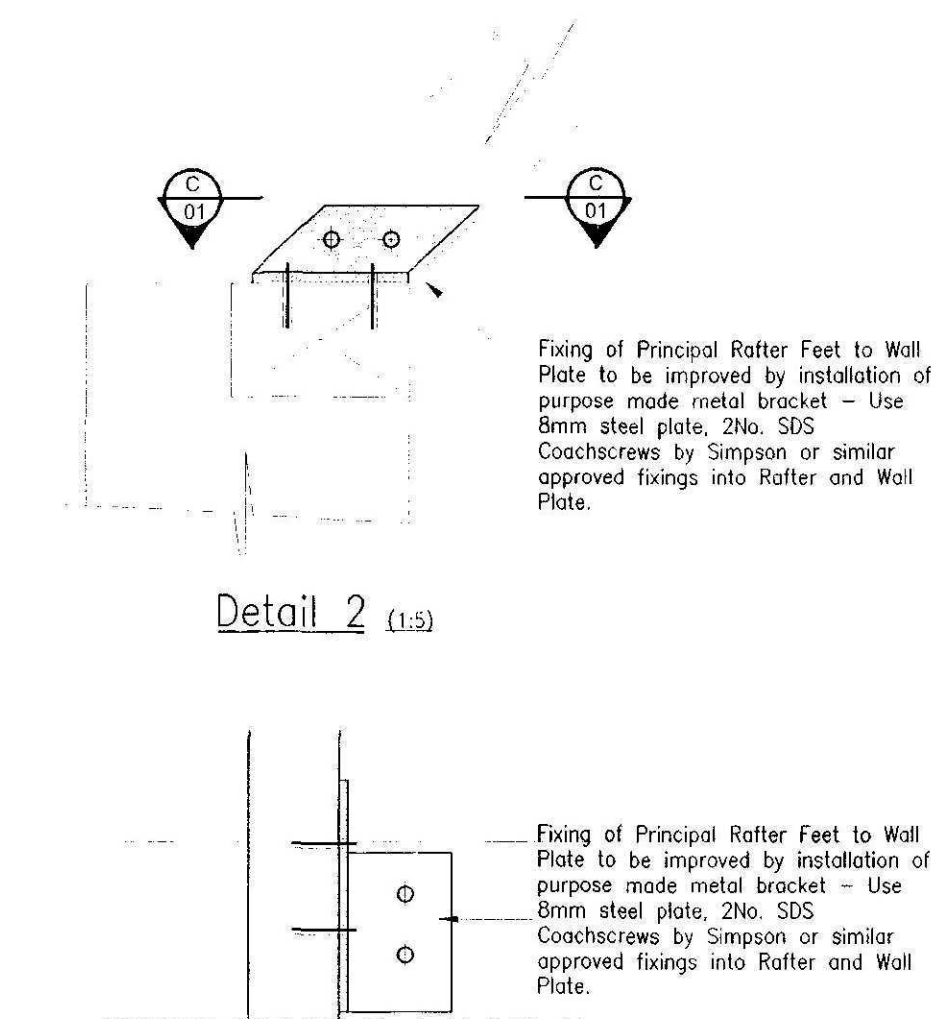
Proposed Roof General Arrangement (1:50)



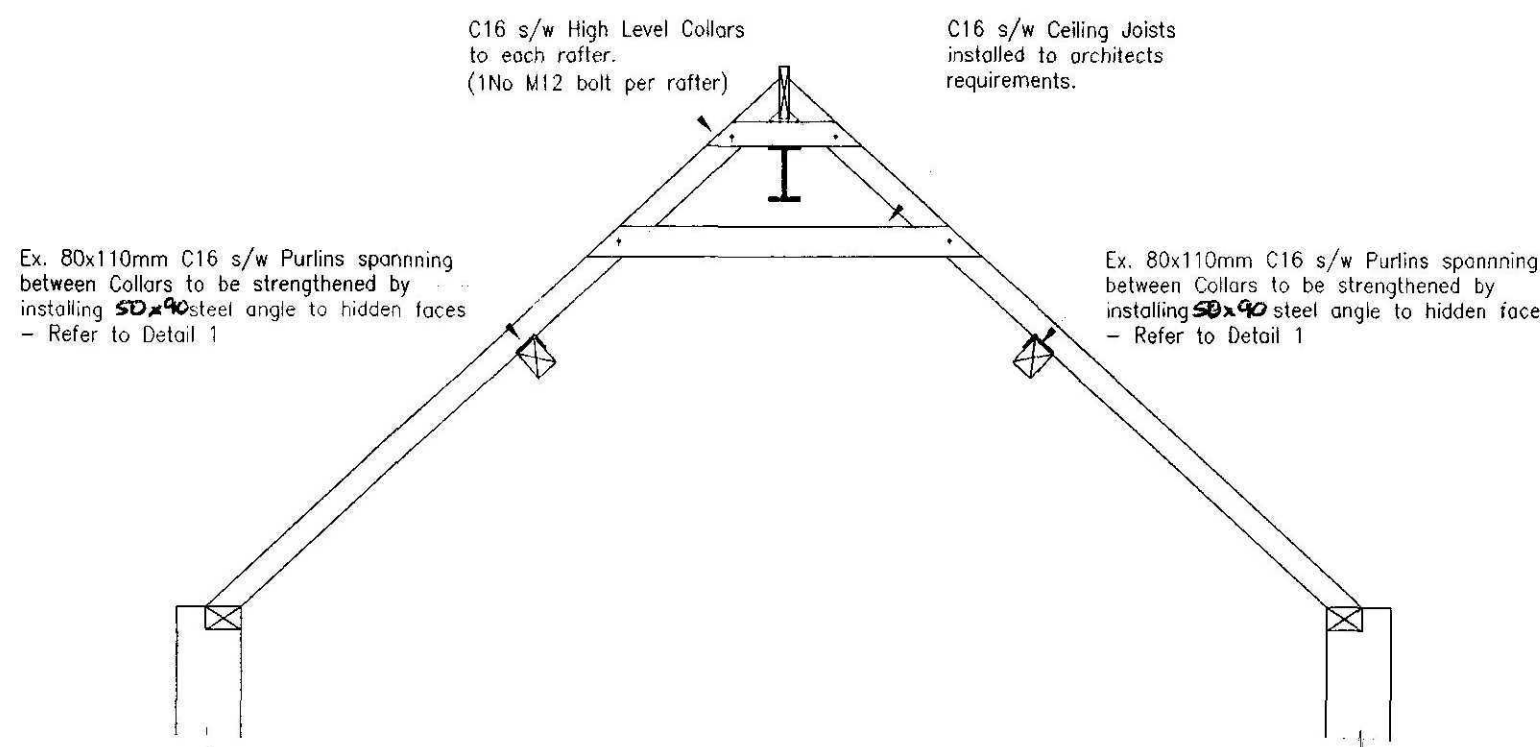
Section A-A (1:50)



Ridge Beam Splice (1:10)



Detail 2 (1:5)



Typical Section through Proposed Common Rafters Section B-B (1:50)

Section C-C (1:5)

AMENDED PLAN
REV A1

NOTES:

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All dimensions are in mm unless noted otherwise.

All dimensions, details, components and assemblies shall be verified by the contractor prior to construction, manufacture or supply.

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This drawing must be read in conjunction with all engineers, architects and specialists drawings and specifications.

JC Consultancy Limited has not carried out a dimension survey as part of the design procedure. All structural elements indicated are based on visual observations carried during a site visit in May 2009.

Survey drawings which form these feasibility details have been provided by Neil Dowling Architecture. We cannot guarantee the accuracy of any information issued by third parties.

Opening up works have been carried out only in isolated, localised positions. Therefore some information within these feasibility details may be based on interpretation and assumptions. The contractor should investigate and confirm all existing detail. Any discrepancies should be reported to the engineer for comment prior to carrying out the works.

All steelwork design, fabrication and erection to be in accordance with BS 5950.

All structural steel to be grade S275JR to BS EN 10 025.

All bolts to be grade 8.8 to BS 3692.

All washers to be to BS 4320.

Steelwork surface preparation to be minimum blast clean to Sa2.5 of BS7079 : Part A1 : 1989.

Minimum steelwork protective treatment applied immediately after surface preparation to be zinc phosphate epoxy primer minimum 80 microns dft.

Temporary works during demolition / erection period is the responsibility of the contractor. The contractor should ensure all parts of the structure is adequately stabilised via propping, bracing and needles prior to the commencement of the works.

It is the contractors responsibility to obtain accurate on site dimensions of the existing structure prior to ordering / purchasing any materials including structural steelwork.

All new timber to be as specified on drawing, if grade is not specified minimum grade to be used is C16 to BS 5268 and BS 4978. All washers to be to BS 4320. All bolts to be grade 4.6 to BS 4190.

All steel fixings and components to be hot dip galvanised to BS 729, minimum thickness of coating to be 85µ.

Holes in timber components for bolts should be as close as possible to the nominal diameter and in no case greater than 2mm larger than the diameter of the bolt.

Pre-drilled holes for nails should not be greater than 0.8 of the nail diameter.

All nails to be to BS 1202. All wood screws to be to BS 1210.

The design has been carried out in accordance with BS 6446, assuming timber service Class 2 : internal use, heated environment or similar with a maximum moisture content of 15%.

B	Oct 09	JLH	JCE	Roof Re-designed following meeting with conservation officer, Ridge Beam inserted, Truss strengthening removed. Minor alterations. Re-issued For BUILDING REG APPROVAL
A	Aug 09	JLH	JCE	Minor amendments - Alternative location for plywood sheathing indicated. Re-issued For BUILDING REG APPROVAL
-	Aug 09	JLH	JCE	Issued For BUILDING REG APPROVAL
Rev.	Date.	Drawn.	Chkd.	Description

Drawing Status
ISSUED FOR BUILDING REGULATION APPROVAL

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structural engineers
civil engineers
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mechanical engineers

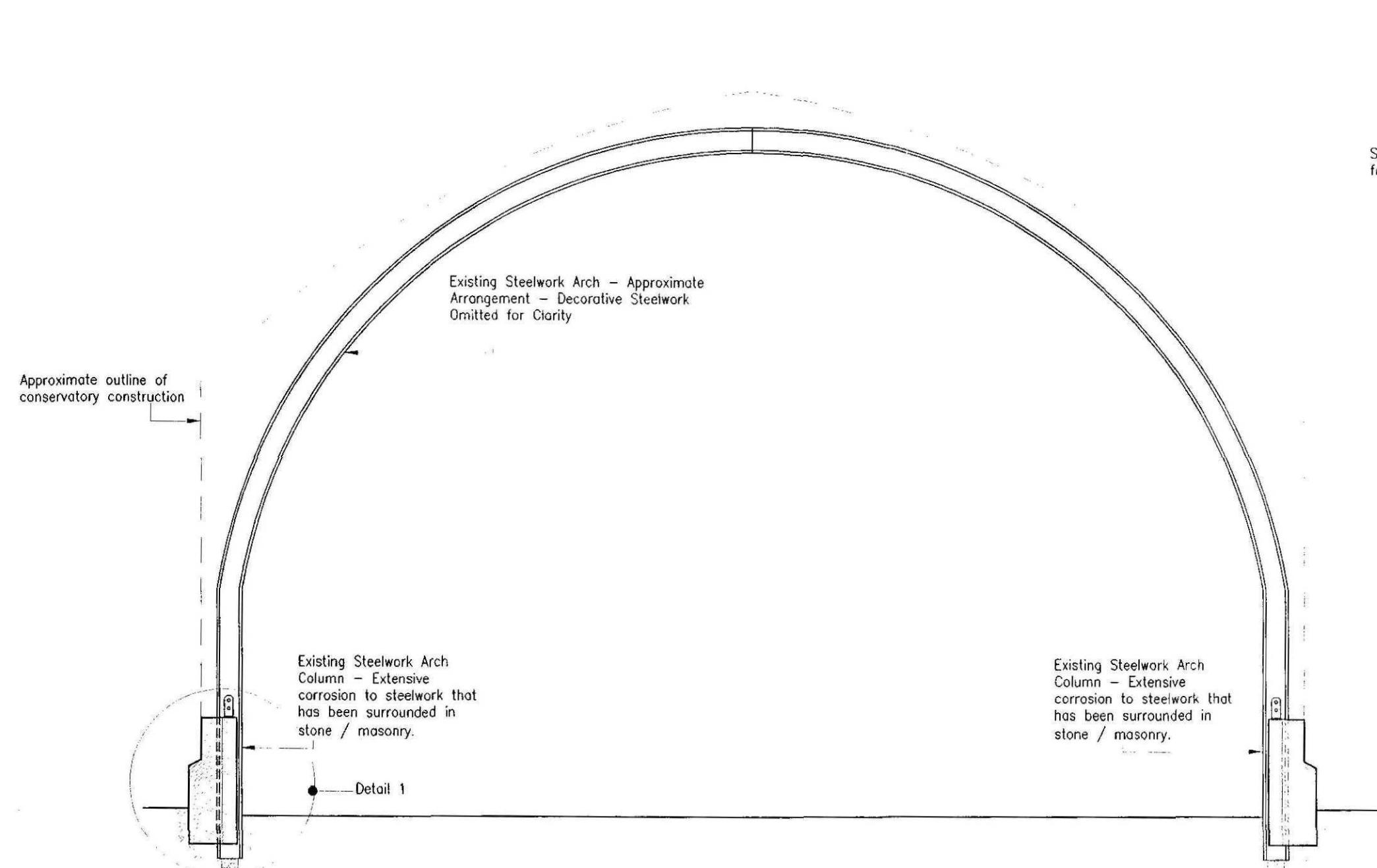
Client
Mr Sheppard & Mr O Hegarty, via Neil Dowling Architecture

Contract
Proposed Structural Repair Works to:-
Roman Lodge, Mill Lane,
Tydd St Mary, Lincolnshire.

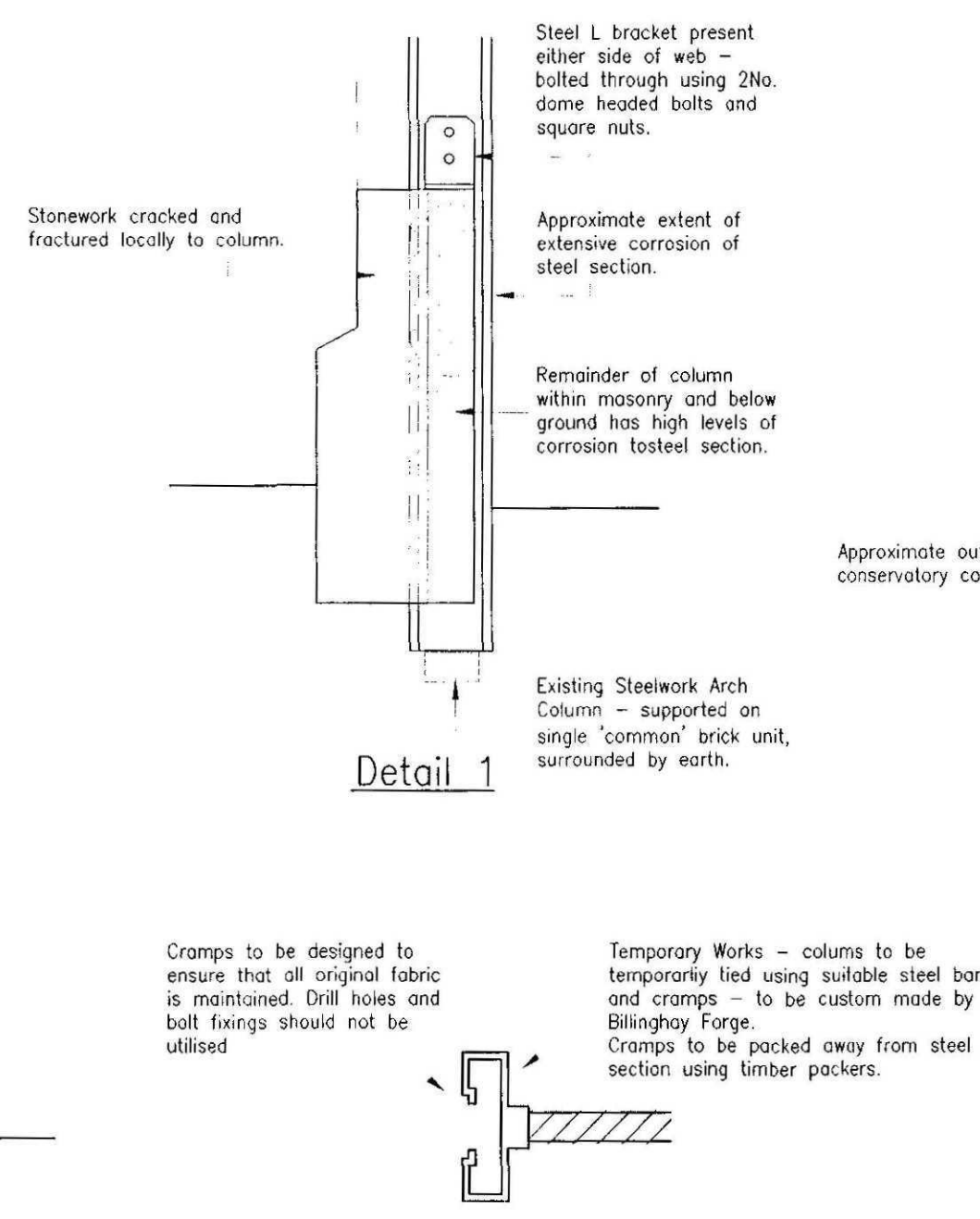
Dwg Title
Proposed Strengthening Works to:-
Former Garage Roof Arrangement

Drawn	Checked	Date	Scales
JLH	JCE	Aug 2009	1:50 1:15 1:10
Job Ref	Drawing Ref	Rev	
JC/09/08/0377	0377-01	B	

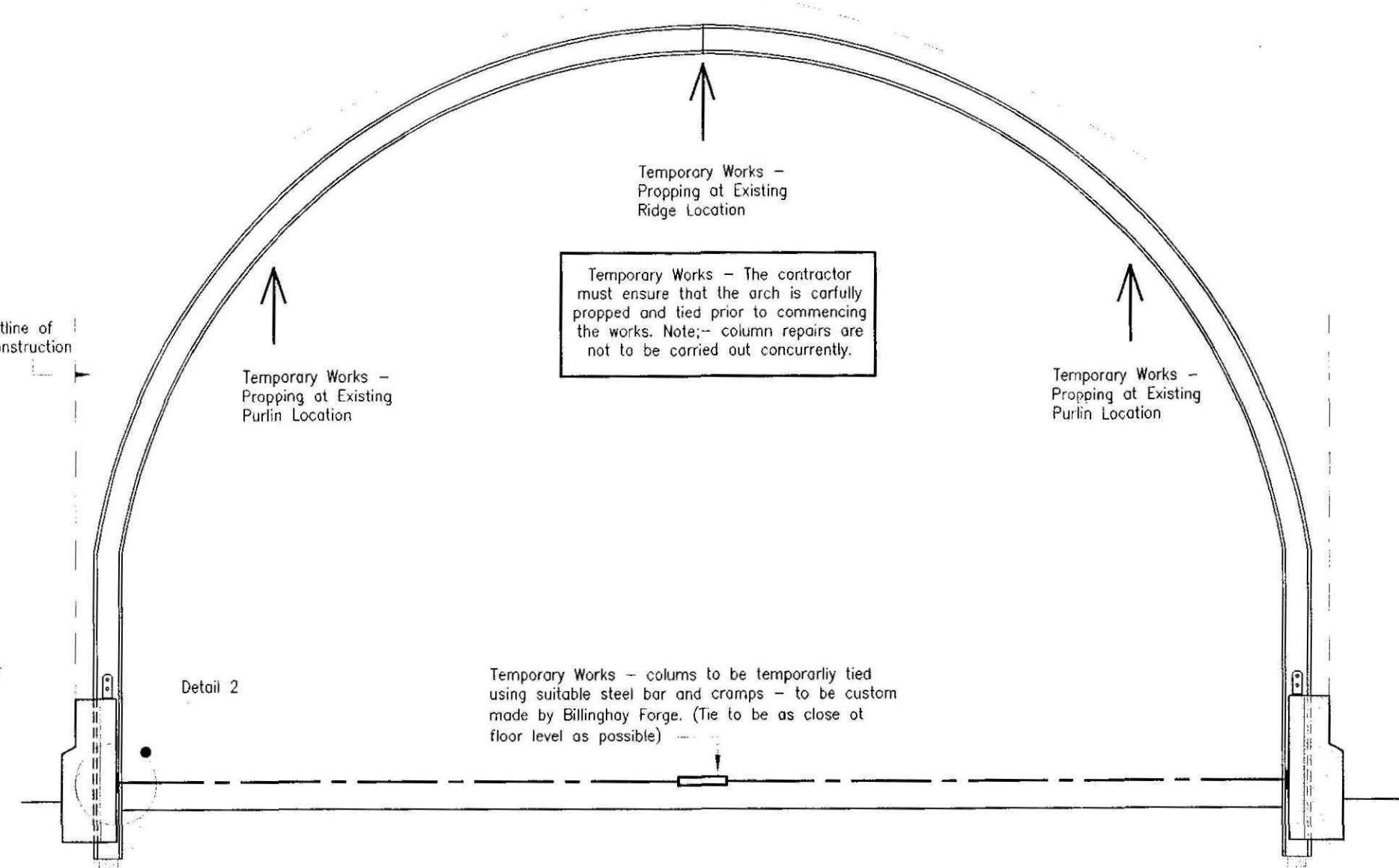
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Existing Arch Arrangement

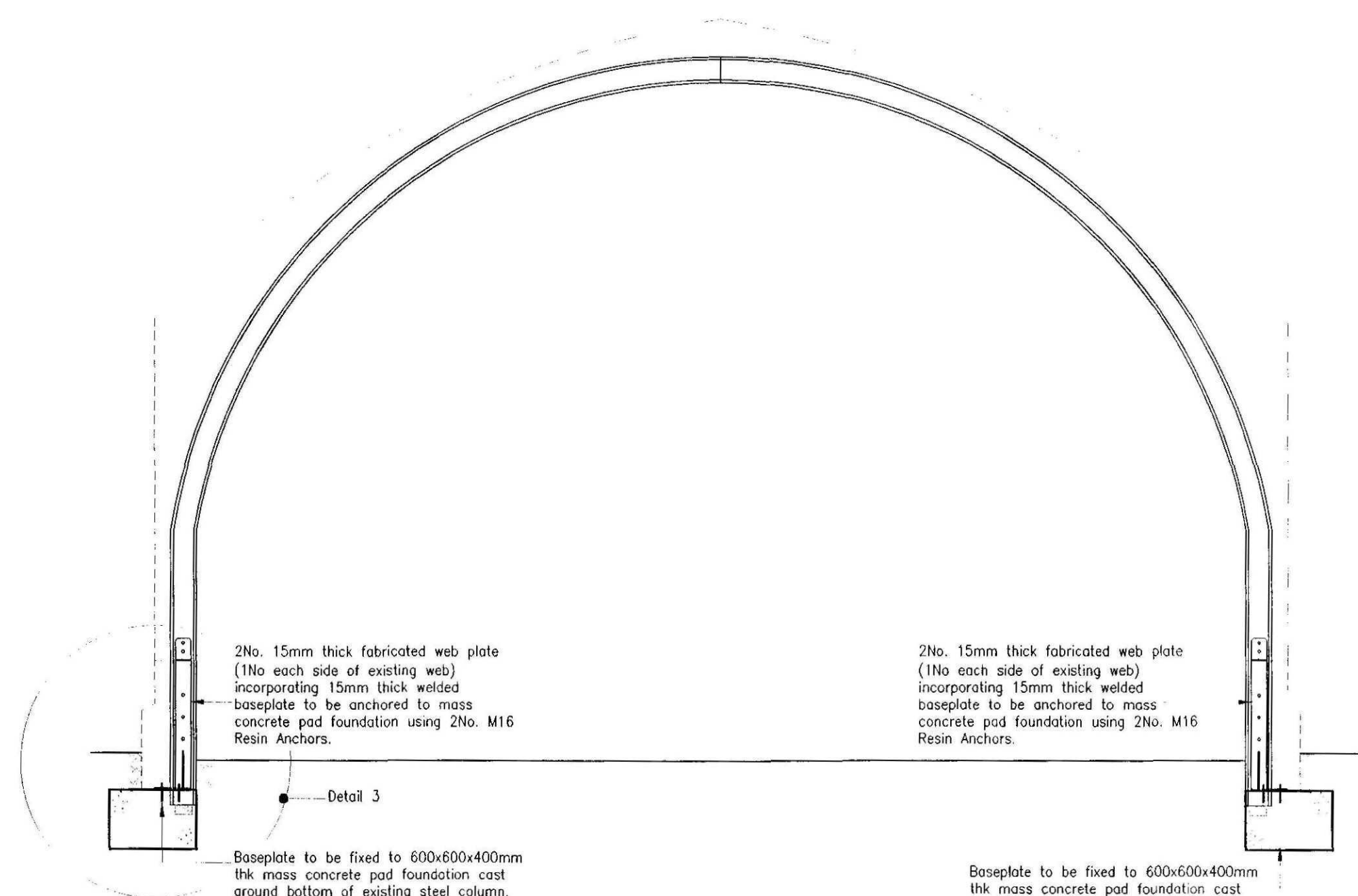


Detail 2

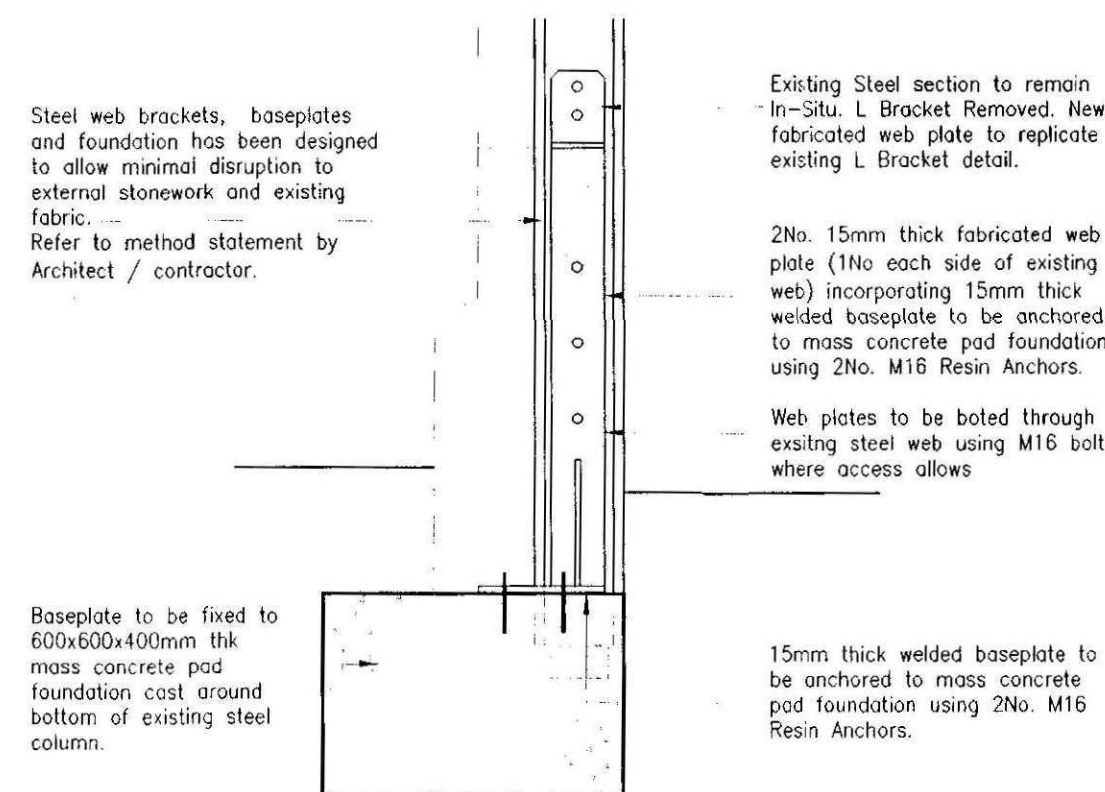


Proposed Temporary Works

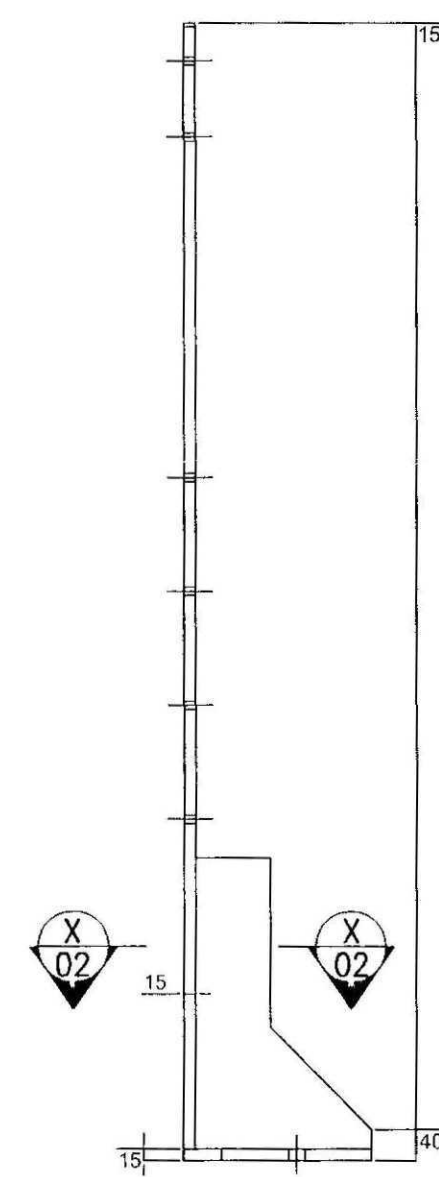
(To be installed prior to any repair work)



Proposed Arch Remedial Works



Detail 3

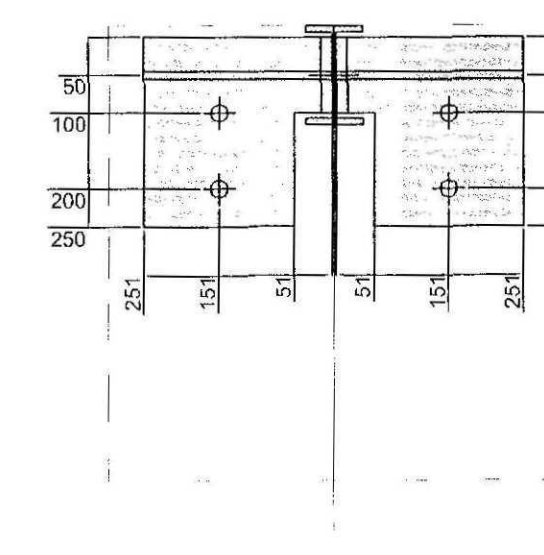


Web Plate

(By Billingham Forge)

Base Plate (View X-X)

(By Billingham Forge)



Plan of completed Base Plate

NOTES:

Do not scale this drawing.

All dimensions are in mm unless noted otherwise.

All dimensions, details, components and assemblies shall be verified by the contractor prior to construction, manufacture or supply.

All materials, construction and details shown or implied by this drawing must comply with current British standards, codes of practice, planning / building regulations, H & SC legislation and clients particular specifications.

Conflicting information shown or implied shall be referred to JC Consultancy Ltd. This drawing and the works depicted are the copyright of JC Consultancy Ltd and may not be reproduced without written permission.

This drawing must be read in conjunction with all engineers, architects and specialists drawings and specifications.

JC Consultancy Limited has not carried out a dimension survey as part of the design procedure. All structural elements indicated are based on visual observations carried during a site visit in May 2009.

Survey drawings which form these feasibility details have been provided by Neil Dowdman Architecture. We cannot guarantee the accuracy of any information issued by third parties.

Opening up works have been carried out only in isolated, localised positions. Therefore some information within these feasibility details may be based on interpretation and assumptions. The contractor should investigate and confirm all existing detail. Any discrepancies should be reported to the engineer for comment prior to carrying out the works.

All steelwork design, fabrication and erection to be in accordance with BS 5950.

All structural steel to be grade S275JR to BS EN 10 025.

All bolts to be grade 8.8 to BS 3692.

All washers to be to BS 4320.

Steelwork surface preparation to be minimum blast clean to Sa2.5 of BS7079 : Part A1 : 1989.

Minimum steelwork protective treatment applied immediately after surface preparation to be zinc phosphate epoxy primer minimum 80 microns dft. Steelwork Web Plates / Base Plate to be Hot Dip Galvanised.

Temporary works during demolition / erection period is the responsibility of the contractor. The contractor should ensure all parts of the structure is adequately stabilised via propping, bracing and needles prior to the commencement of the works.

It is the contractors responsibility to obtain accurate on site dimensions of the existing structure prior to ordering / purchasing any materials including structural steelwork.

All new timber to be as specified on drawing, if grade is not specified minimum grade to be used is C16 to BS 5268 and BS 4978. All washers to be to BS 4320. All bolts to be grade 4.6 to BS 4190.

All steel fixings and components to be hot dip galvanised to BS 729, minimum thickness of coating to be 85µ.

Holes in timber components for bolts should be as close as possible to the nominal diameter and in no case greater than 2mm larger than the diameter of the bolt.

Pre-drilled holes for nails should not be greater than 0.8 of the nail diameter.

All nails to be to BS 1202. All wood screws to be to BS 1210.

The design has been carried out in accordance with BS 6446, assuming timber service Class 2 : internal use, heated environment or similar with a maximum moisture content of 15%.

Rev.	Date	Drwn.	Chkd.	Description
-	09	JLH	JCE	Previous details SK02 developed and adjusted following meeting with conservation officer. Scheme adjusted to eliminate cutting of existing fabric. Issued For BUILDING REG APPROVAL

ISSUED FOR BUILDING REGULATION APPROVAL

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building engineers
mechanical engineers

DETERMINED

Client
Mr Sheppard & Mr O Hegarty, c/o Neil Dowdman Architecture

Contract
Proposed Structural Repair Works to:-
Roman Lodge, Mill Lane,
Tydd St Mary, Lincolnshire.

Orig Title
Proposed Strengthening Works to:-
Conservatory Arch

Drawn	Checked	Date	Scales
JLH	JCE	Oct 2009	1:50 1:15 1:10
Job Ref	Drawing Ref	Rev.	
JC/09/08/0377	0377-02	-	

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REV. A Heating system indicated and notes added for SHDC approval/discharge of conditions 14/08/09 AF
REV. B Heating system removed and shown on dwg. no.s 20 & 21. Items for new listed application removed. Notes added for SHDC approval/discharge of conditions 30/10/09 AF

