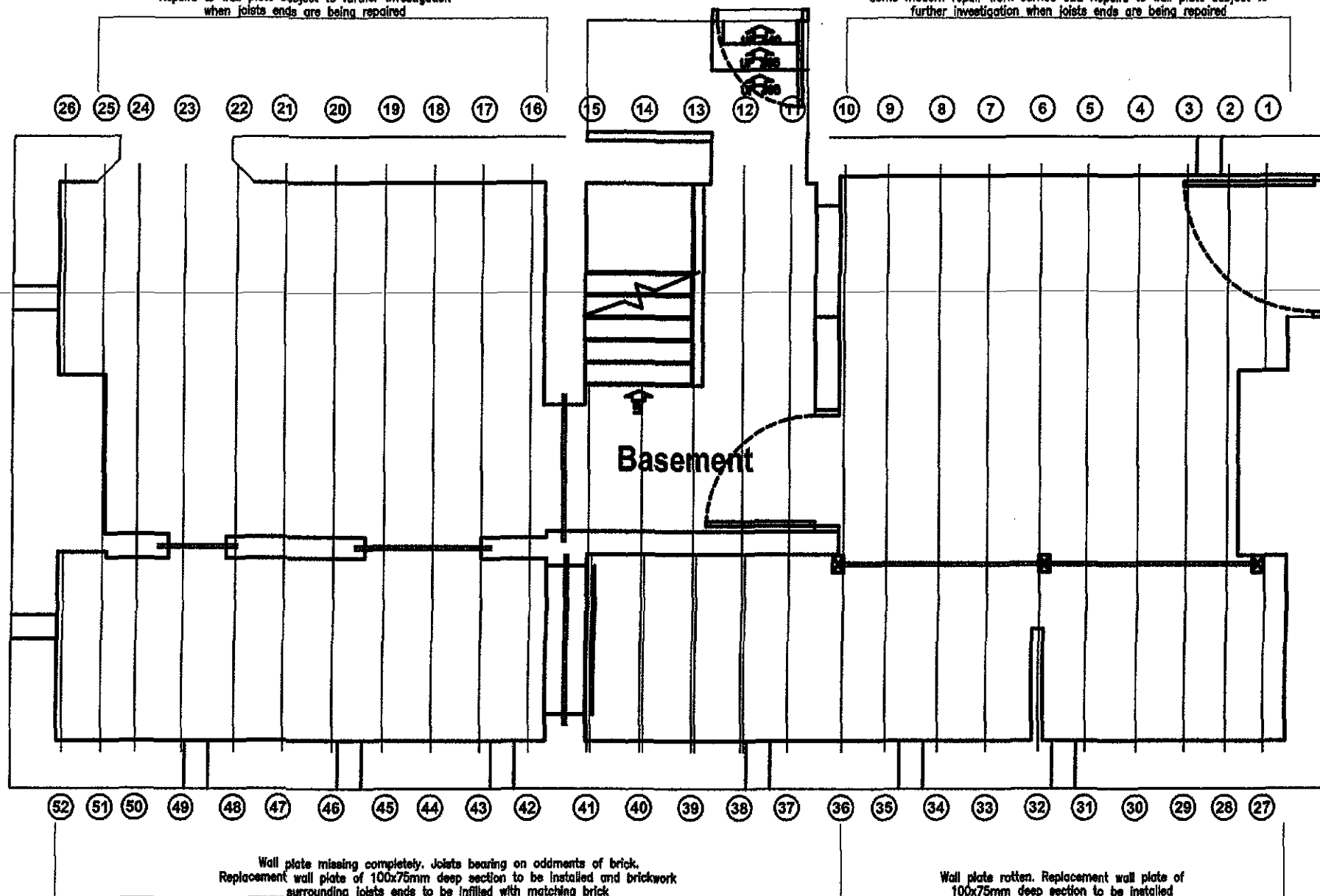


Upon visual inspection wall plate appears fine.
Repairs to wall plate subject to further investigation
when joists ends are being repaired

Upon visual inspection wall plate appears fine albeit with
some modern repair work carried out. Repairs to wall plate subject to
further investigation when joists ends are being repaired



To be Read Inconjunction with Neil
Dowlman Drawing Number B2043/19

Joist #	Required Action
1-4	Joist End Repair Req'd
5	No Repair Req'd
6-10	Joist End Repair Req'd
11-17	No Repair Req'd
18	Joist End Repair Req'd
19-25	No Repair Req'd
26-37	Joist End Repair Req'd
38-41	Timber Joists Part Replaced
42	Joist End Repair Req'd
43-44	No Repair Req'd
45-47	Joist End Repair Req'd
48	No Repair Req'd
49-52	Joist End Repair Req'd

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 & SE legislation and
clients particular specifications.

Conflicting information shown or implied shall be referred to JC
Consultancy Ltd

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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 June
2009.

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

Opening up works have not been carried out by the Engineer,
therefore some information within these details may be based on
interpretation and assumptions. The contractor should investigate and
confirm all existing details. 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.

Ends of steel beams where built into solid external walls to be
treated with a one coat epoxy, 450 microns dft.

Temporary works during masonry / steel frame demolition /
erection period is the responsibility of the contractor. The contractor
should ensure all parts of the structure is adequately stabilised via
propping 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.

A	08/09	JLH	JCE	Amended following survey and meeting with conservation officer. Re-issued For B.R Approval / Conservation Officer Approval
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-	08/09	JLH	JCE	Issued For B.R Approval / Conservation Officer Approval
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Rev.	Date	Drawn	Chkd.	Description
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Drawing Status

Issued for B.R Approval

jc consultancy
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structural engineers
civil engineers
building engineers
conservation engineers

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

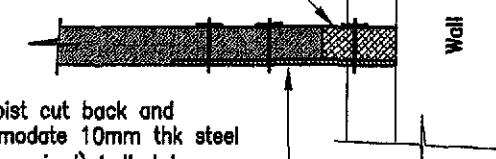
Contract
Proposed Structural Repair Works to:-
Roman Lodge, Mill Lane, Tydd St Mary, Lincs.

Draw Title
Structural Repair - Existing Decayed Joist Ends

Drawn	Checked	Date	Scales
JLH	JCE	August 2009	1:50, 1:20, 1:10
Job Ref	Drawing Ref	Rev.	
JC/09/06/0377	0377-Sk01	A	

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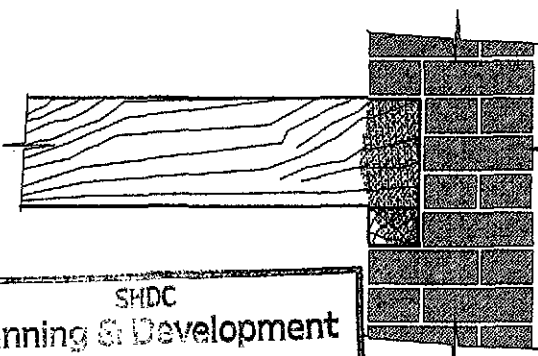
Decayed timber joist end
cut back as required (min
50mm from evidence of
last decay) Replacement
timber installed.



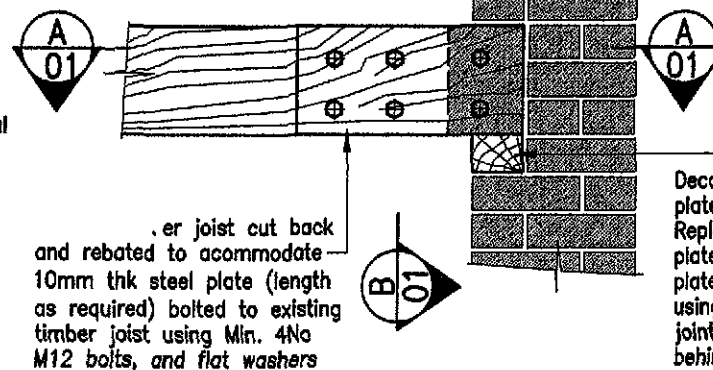
Existing timber joist cut back and
rebated to accommodate 10mm thk steel
plate (length as required) bolted to
existing timber joist using Min. 4No M12
bolts, and flat washers

Typical Section A-A (1:15)

Exi-



Existing external
masonry wall
construction.

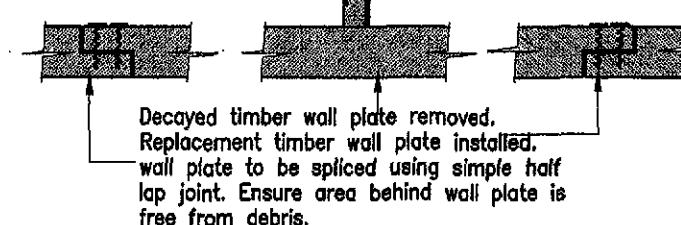


Joist cut back
and rebated to accommodate
10mm thk steel plate (length
as required) bolted to existing
timber joist using Min. 4No
M12 bolts, and flat washers

Decayed timber wall
plate removed.
Replacement timber wall
plate installed. wall
plate to be spliced
using simple half lap
joint. Ensure area
behind wall plate is
free from debris.

Existing timber joist cut back and
rebated to accommodate 10mm thk steel
plate (length as required) bolted to
existing timber joist using Min. 4No M12
bolts, and flat washers

Decayed timber joist end
cut back as required
(min 50mm from
evidence of last decay)



Decayed timber wall plate removed.
Replacement timber wall plate installed.
wall plate to be spliced using simple half
lap joint. Ensure area behind wall plate is
free from debris.

Typical Section B-B (1:15)

SHDC
Planning & Development

- 2 NOV 2009

Ref: 0864-09

Existing Joist End Detail (1:15)

Remedial Joist End Detail (1:15)

DECAY SCHEDULE

JOIST NO.	EXTENT OF ROT @ TOP	EXTENT OF ROT @ BOTTOM	COMMENTS
1	50mm	225mm	
2	75mm	75mm	Joist end hidden within masonry at time of inspection
3	150mm	150mm	
4	.	75mm	
5	.	.	Joist end hidden within masonry at time of inspection
6	50mm	50mm	
7	.	75mm	
8	.	75mm	
9	.	300mm	
10	150mm	350mm	
11	.	.	
12	.	.	
13	.	.	
14	.	.	
15	.	.	
16	.	.	
17	.	.	
18	.	50mm	
19	.	.	
20	.	.	
21	.	.	
22	.	.	
23	.	.	
24	.	.	
25	.	.	
26	.	50mm	

NOTES:

Upon commencement of the works a fuller assessment of the extent of rot will be possible when floor boards above are carefully removed. The contractor should carry out repair work in the least intrusive manner

DECAY SCHEDULE

JOIST NO.	EXTENT OF ROT @ TOP	EXTENT OF ROT @ BOTTOM	COMMENTS
27	.	75mm	
28	.	75mm	
29	.	75mm	
30	.	75mm	
31	.	75mm	
32	.	75mm	
33	.	75mm	
34	.	75mm	
35	.	75mm	
36	.	75mm	
37	.	75mm	
38	Existing joists have sustained serious ingress of water through the brickwork in the vicinity of the front door. Furthermore, the depth of the joists have been reduced to accommodate a mat well adjacent to the front door and 'botched' pieces of timber installed alongside.		
39			
40			
41	PROPOSAL - replace the lengths of timber in entirety with 75x200mm sections from the front wall to the spine wall (span approx. 1.7m). Install the frame of the mat well and pack out in timber beneath the floor joists from the edge of the mat well to the spine wall as necessary.		
42	50mm		
43	.		
44			
45			
46			
47			
48			
49			
50			
51			
52			

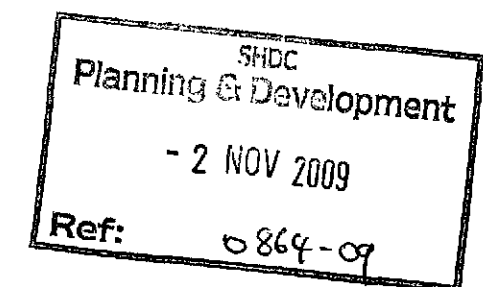
NOTES:

Upon commencement of the works a fuller assessment of the extent of rot will be possible when floor boards above are carefully removed. The contractor should carry out repair work in the least intrusive manner

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LEGEND / NOTES COLUMN :

To be read in conjunction with Engineers' drawings ref: 0377-Sk01A



ALFORD | BOSTON | LOUTH | BRANTHAM | SKEGNESS

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Chartered Architects | Chartered Architectural Technologist
Designers | Building Engineers | Planning Supervisors
Project Managers | Party Wall Surveyors | Access Consultants

www.neildowlman-architecture.co.uk

Client
Mr Sheppard & Mr. O'Hegarty

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

Title
Joist Decay Schedule

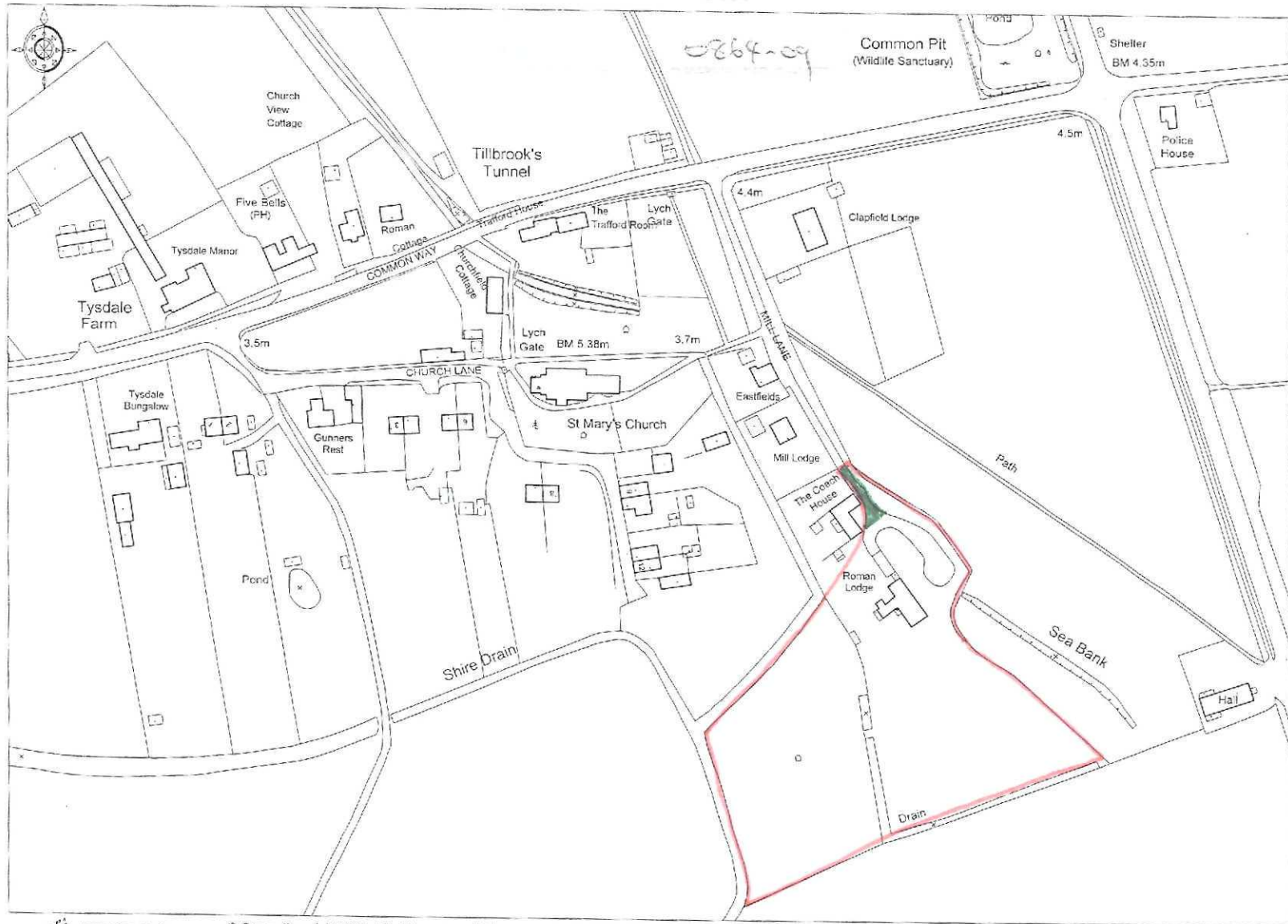
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1:50

Date
August '09'
Drawn By
AF
Checked By
GR

Drawing No.
B2043/19
Revision

nda

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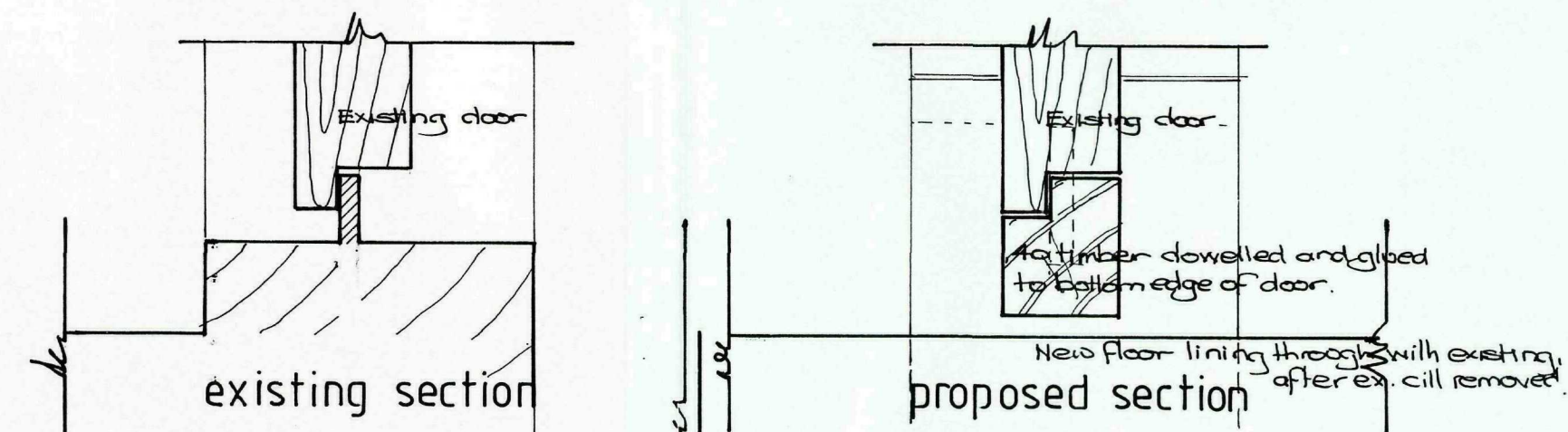


Ordnance
Survey

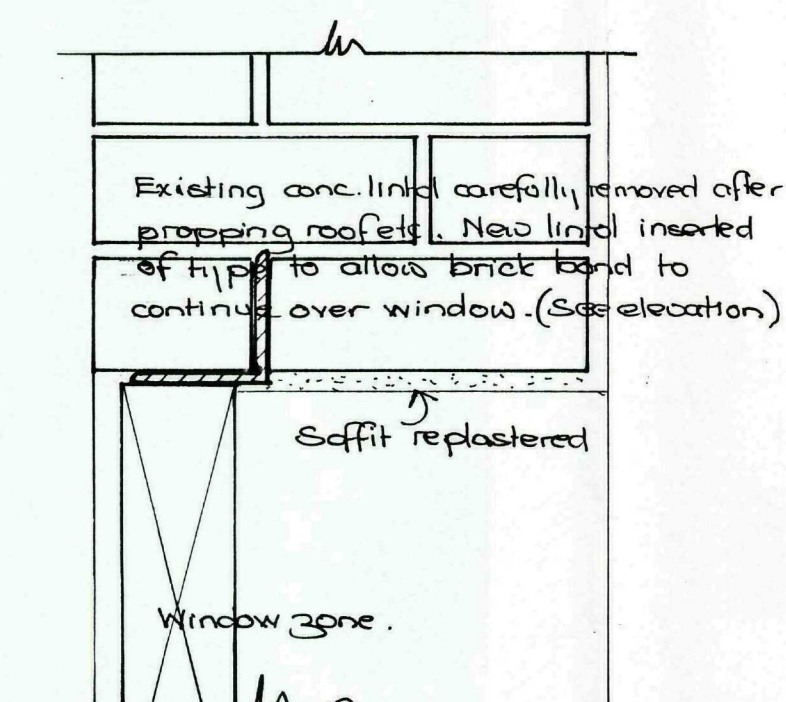
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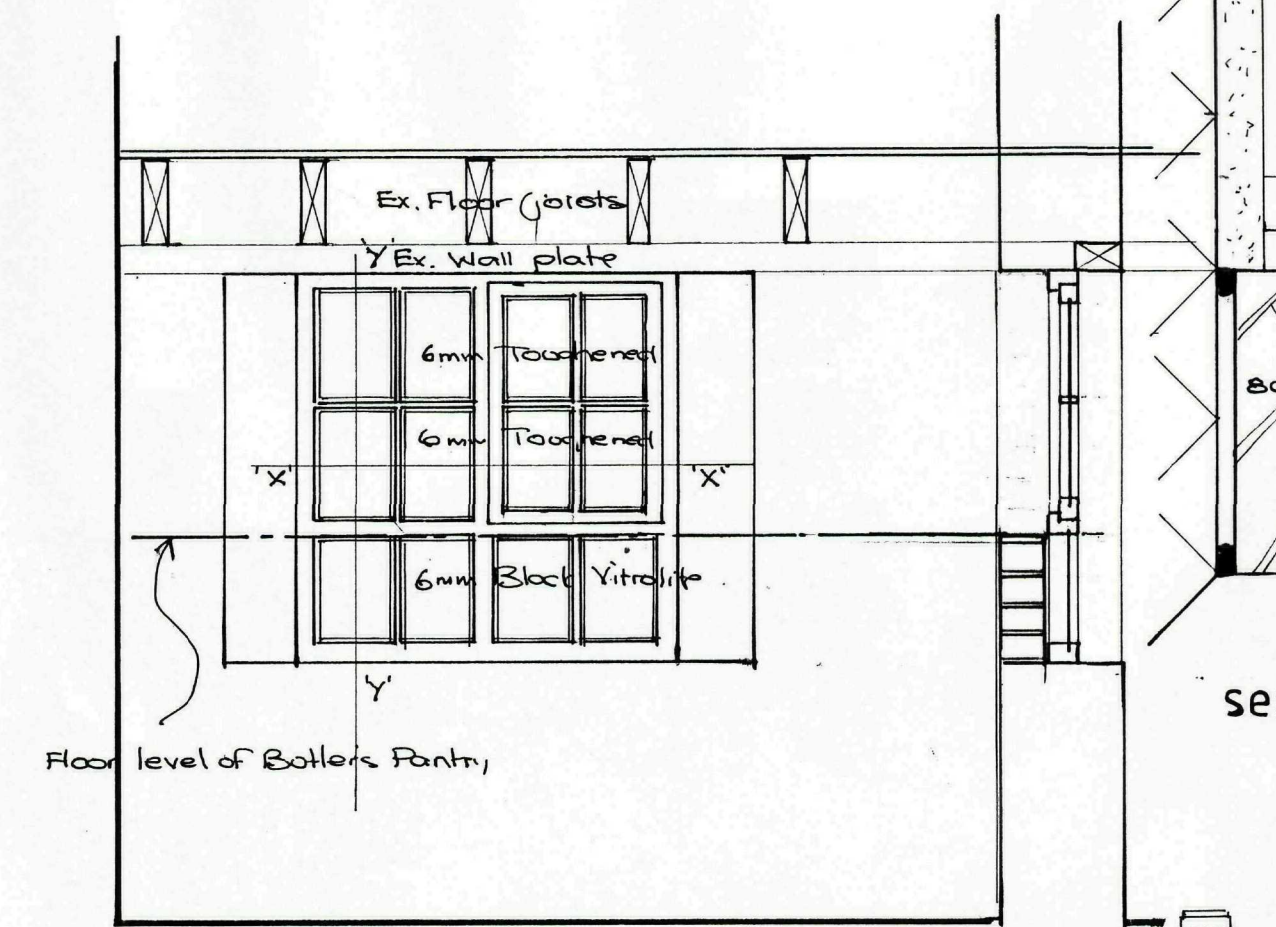
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DETAIL 15 BACK DOOR THRESHOLD 1/2 F.S.

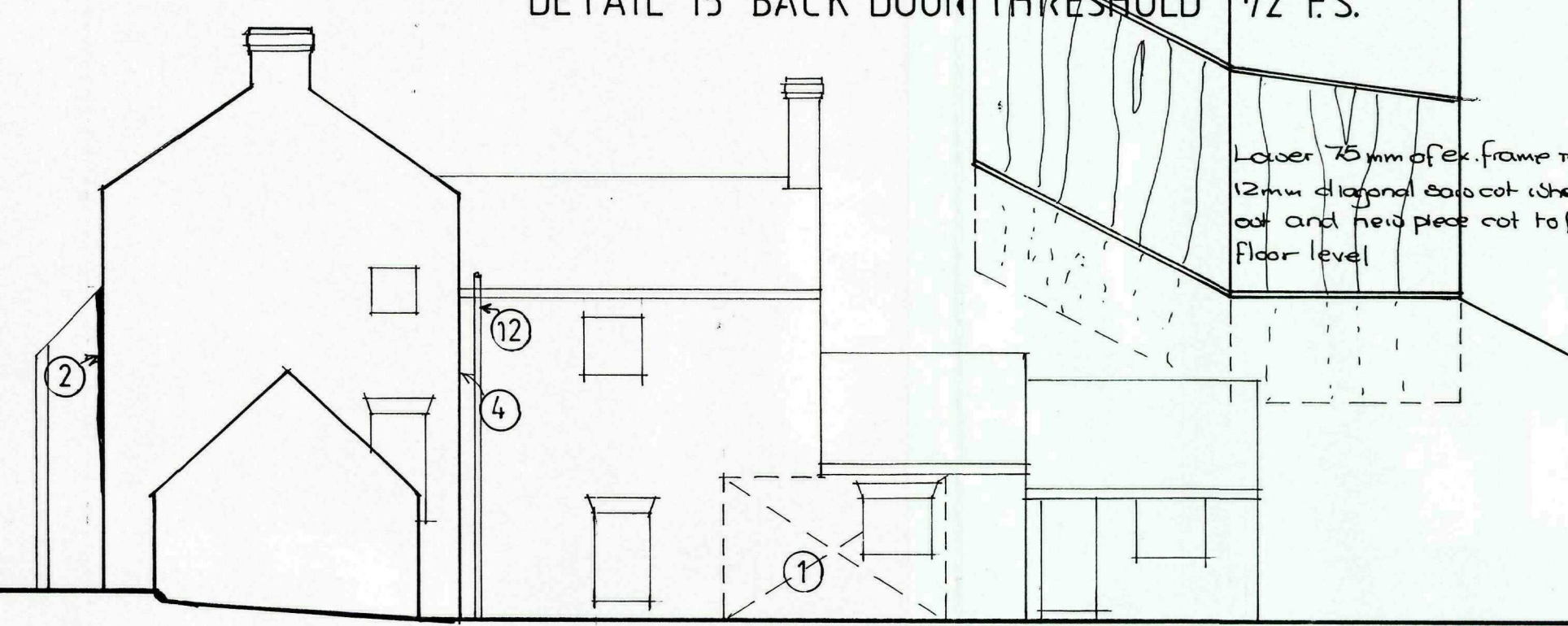


section 1:5

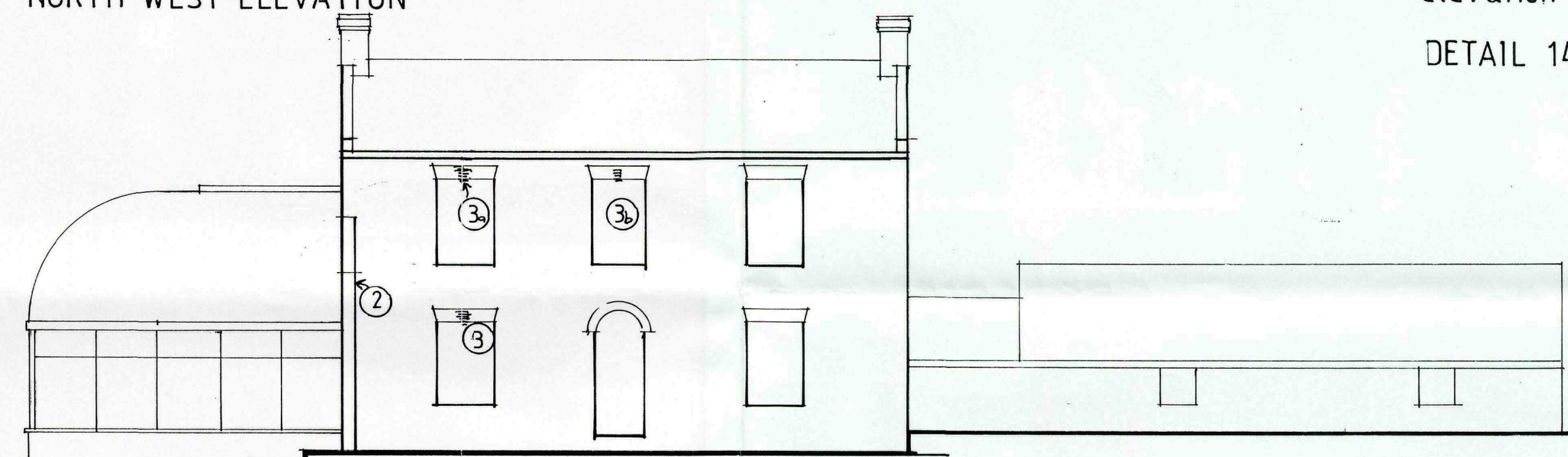


elevation (from cellar) 1:20

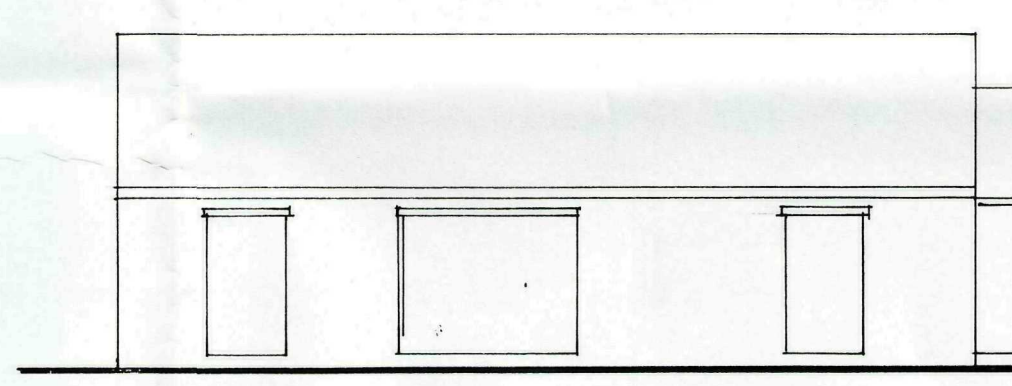
DETAIL 17 CELLAR WINDOW



NORTH-WEST ELEVATION

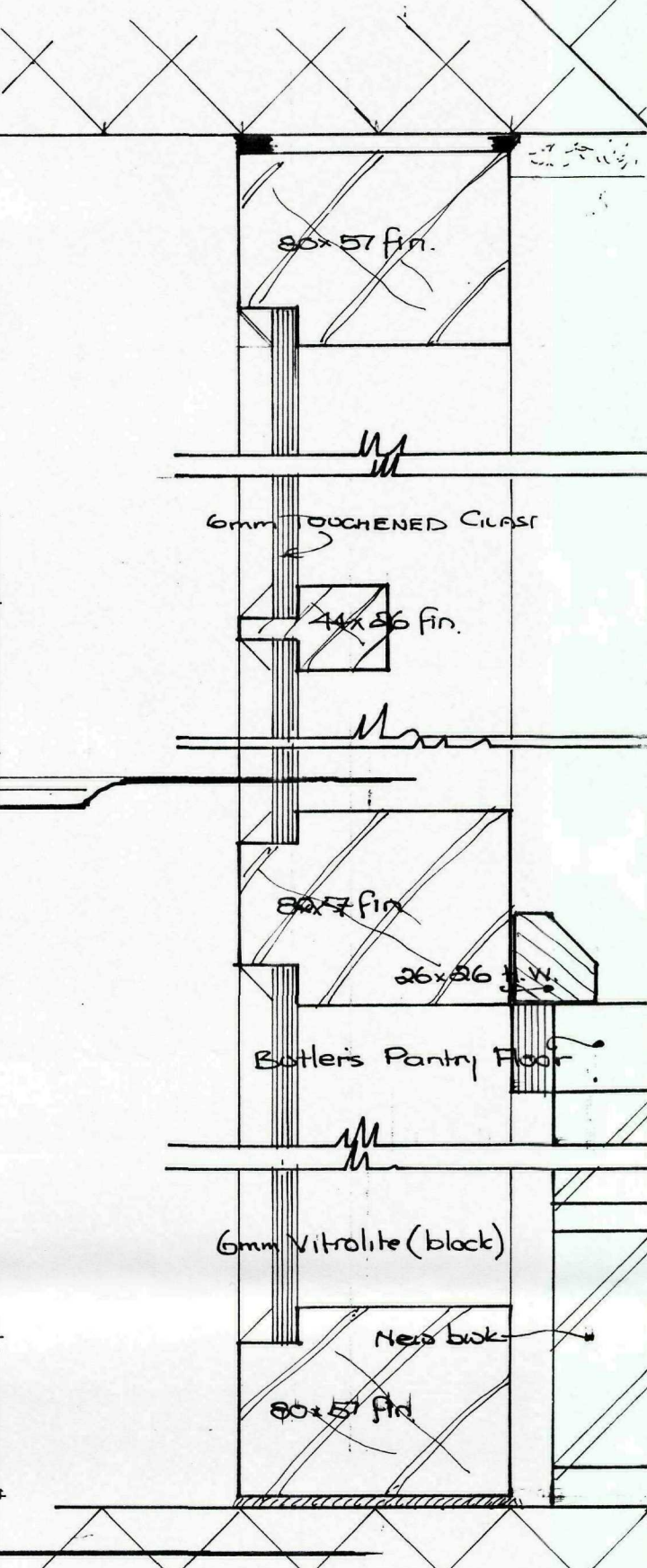
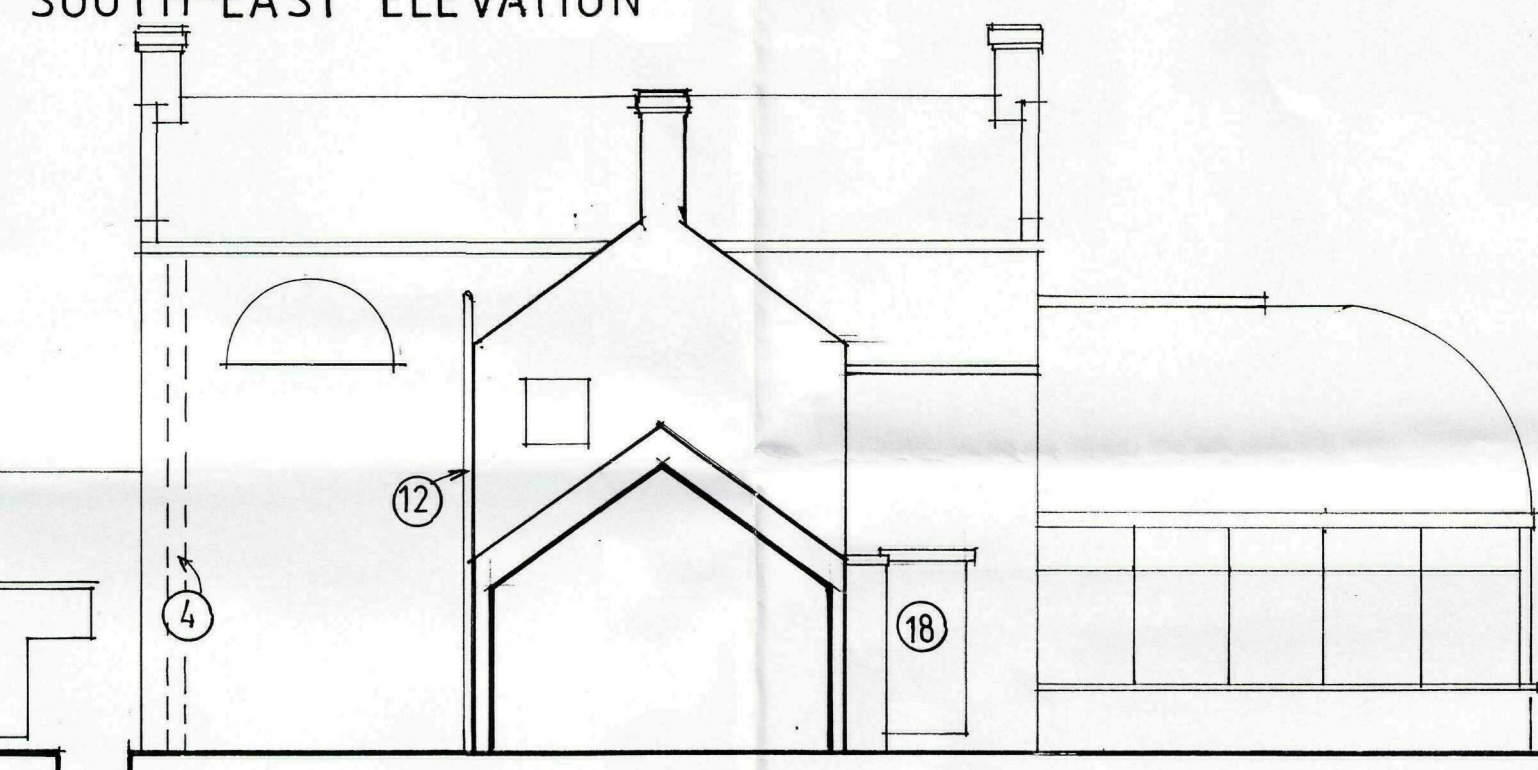


FRONT NORTH-EAST ELEVATION

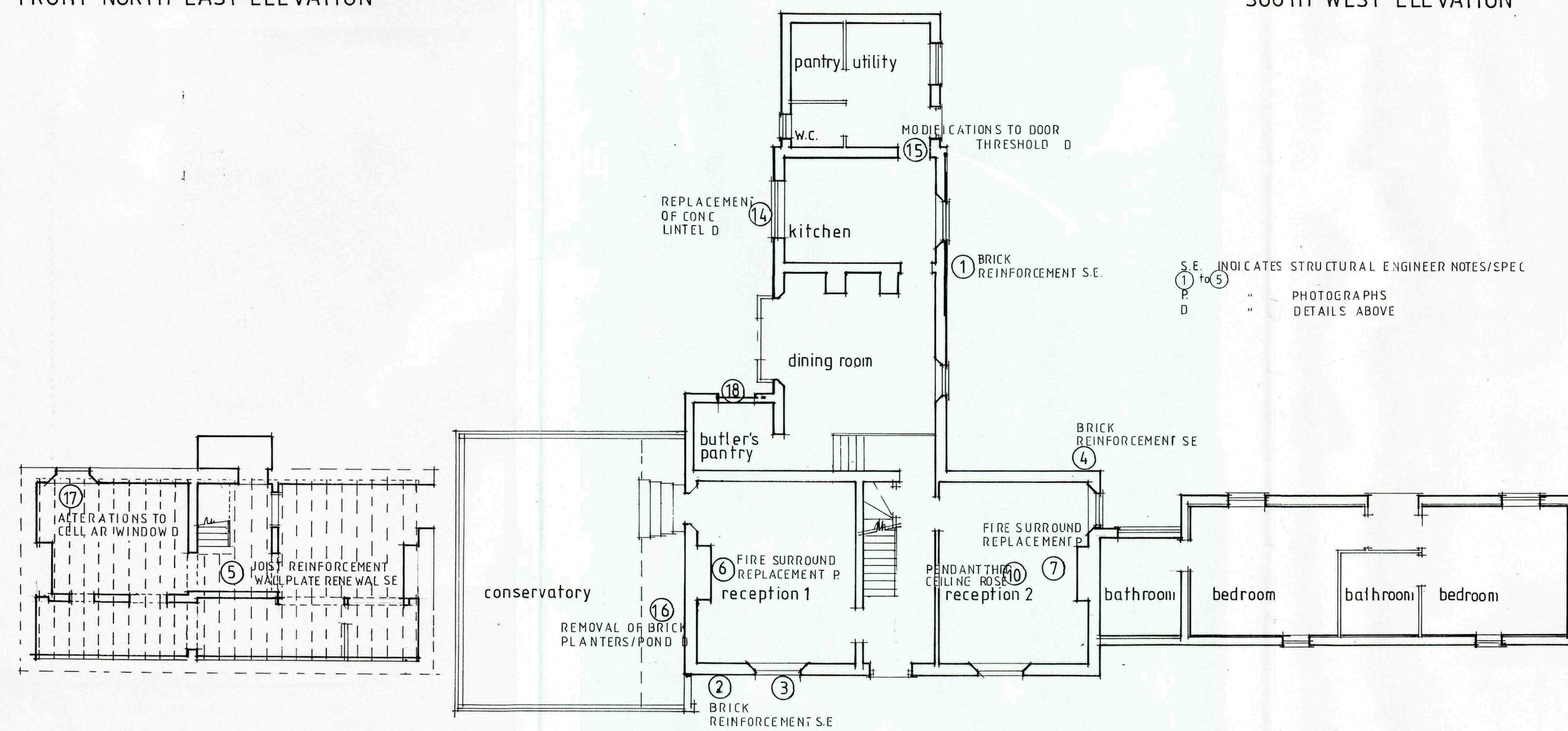


SOUTH-WEST ELEVATION

SOUTH-EAST ELEVATION

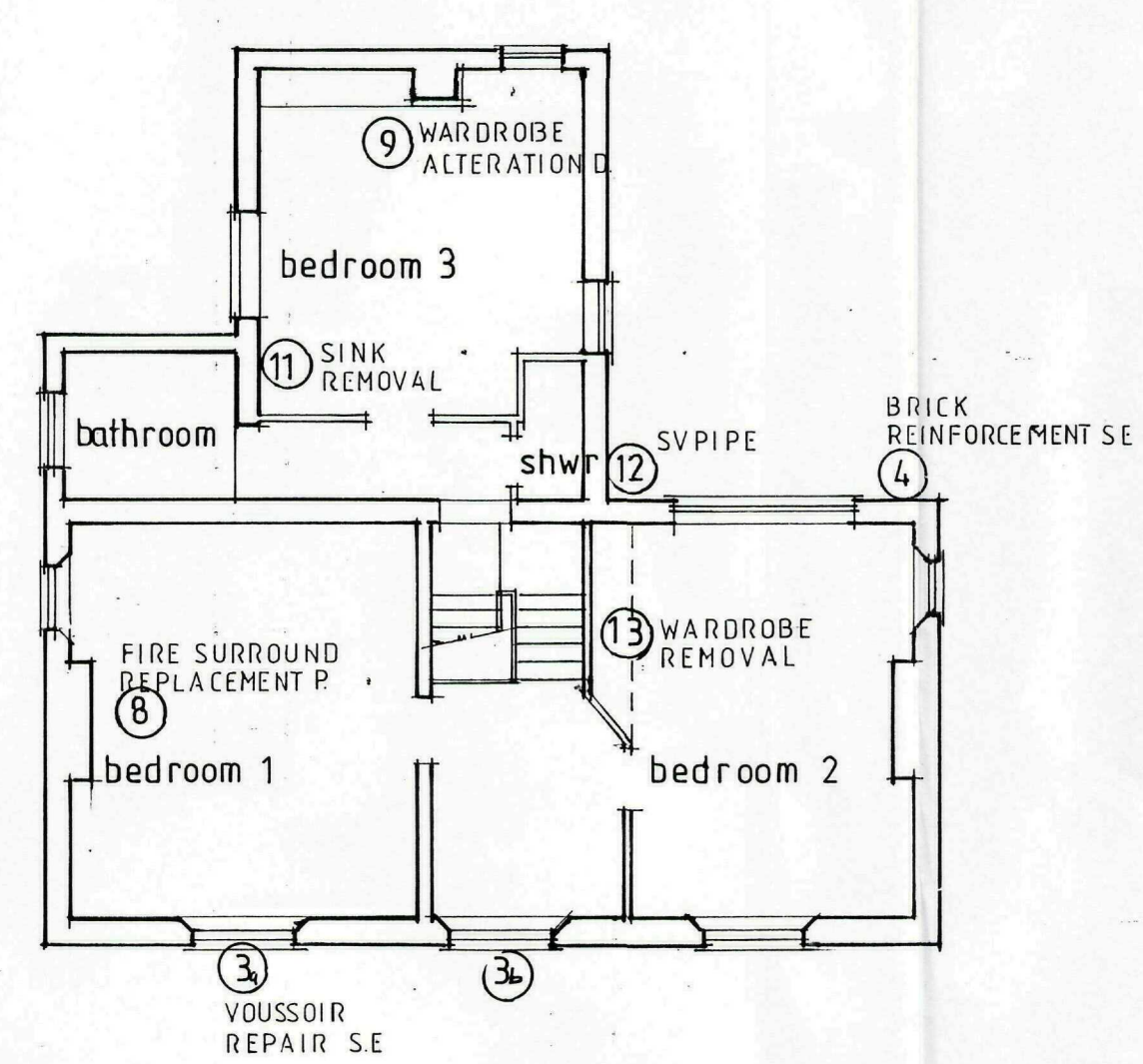


section y-y 1/2 F.S.



GROUND FLOOR PLAN

BASEMENT/CELLAR



FIRST FLOOR PLAN

SHDC
Planning & Development
- 2 NOV 2009
Ref: 0864-09

NEIL DOWLMAN Architecture
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Designers * Building Engineers * Project Managers
Planning Supervisors * Party wall Surveyors * Access Consultants

Client
Mr. V. Sheppard & Mr. D. O'Hegarty

Project
Roman Lodge, Tydd St. Mary

Scale
shown on 1:100

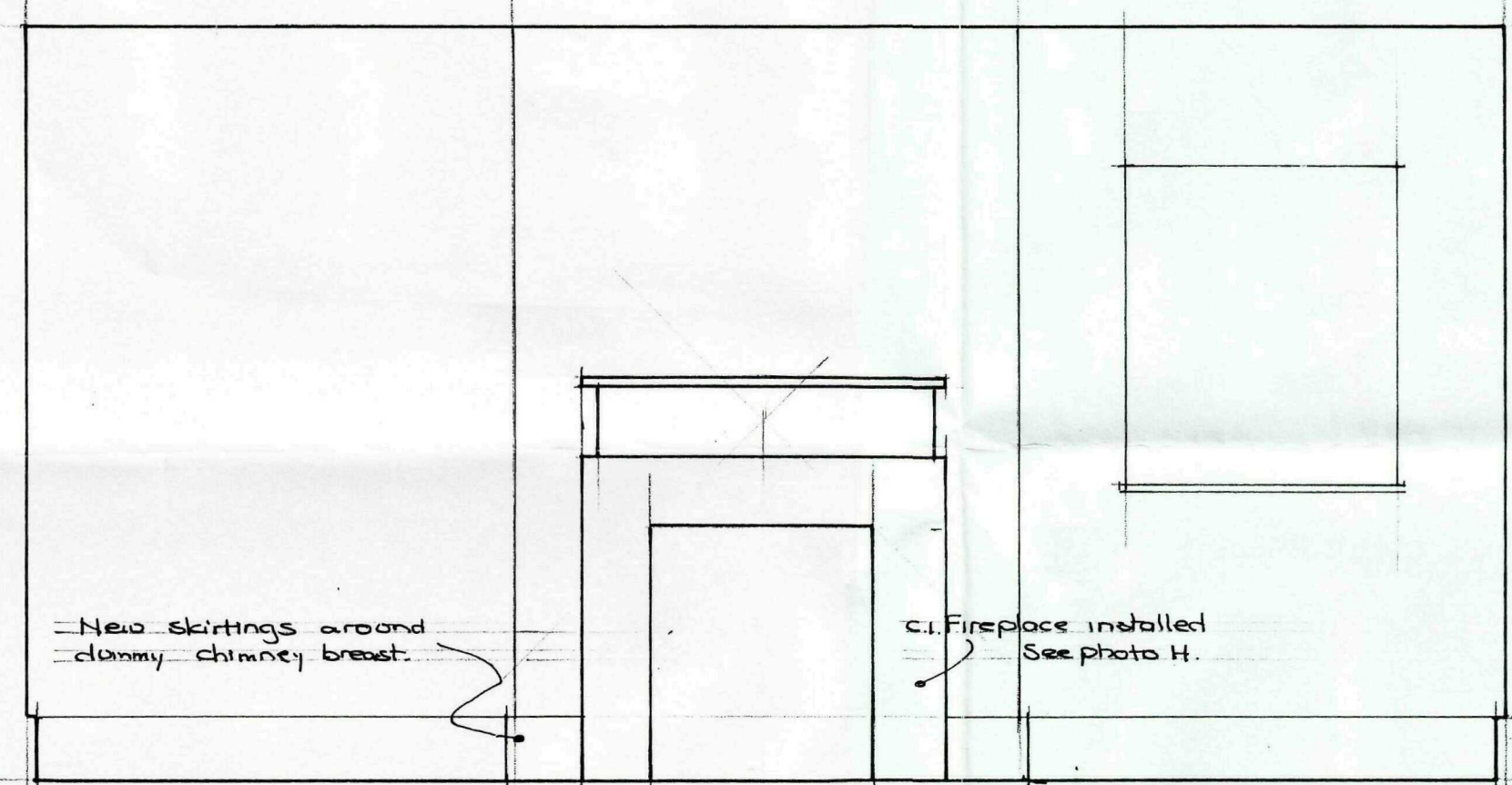
Date
19/10/2009

Drawn by:
GAR

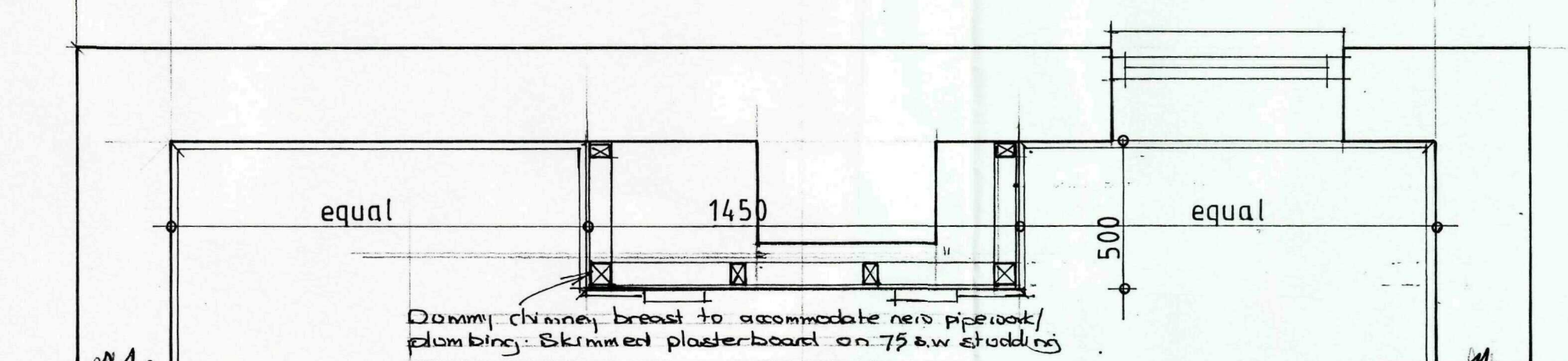
Drawing No.
B2043/22

Revision

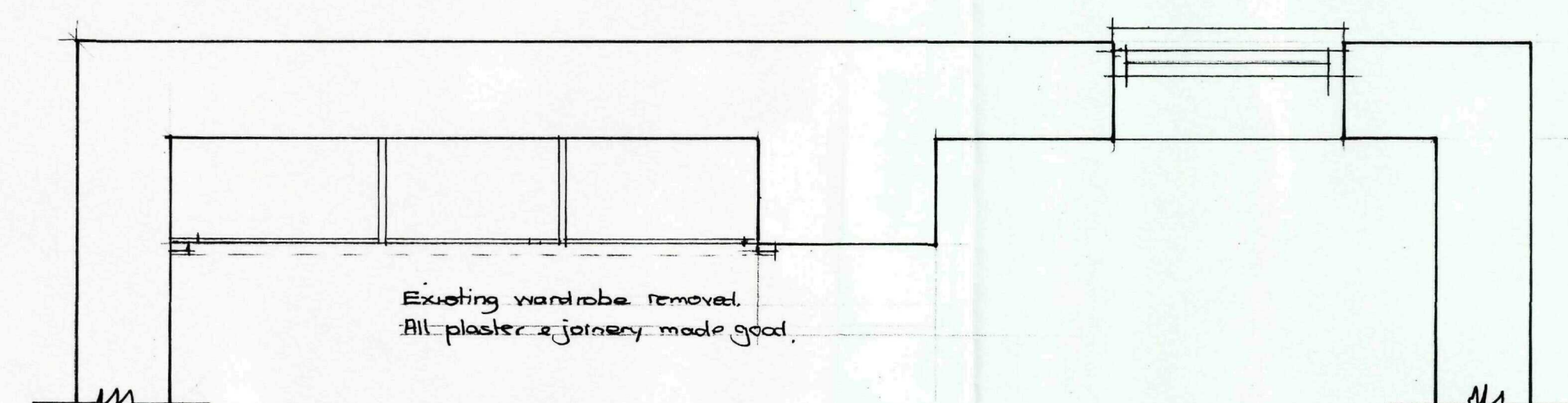
Alterations for Second Listed Application.



ELEVATION TO ROOM AS PROPOSED



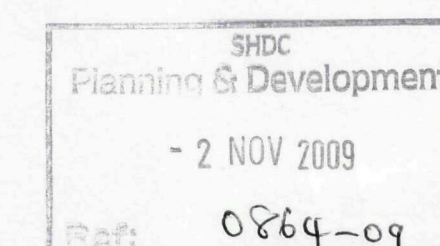
PLAN AS PROPOSED



ORIGINAL PLAN

ALTERATIONS TO FIREBREAST IN BEDROOM 3

1:20



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Client	Mr. V. Sheppard & Mr. D. O'Hegarty	Scale	shown
Project	Roman Lodge, Tydd St Mary	Date	20/10/2009
		Drawn by:	GAR
		Drawing No.	B2043/23
Title	Various Details	Revision	