

- NOTE
1. This drawing is copyright.
  2. All dimensions must be checked on site before proceeding.
  3. Dimensions of new work are to be adjusted to suit the existing building where necessary. Do not assume that the existing structure or details are plumb, square or level.
  4. The contractor must report any discrepancies to the architect before proceeding.
  5. All products are to be used strictly in accordance with the manufacturer's instructions.

All drawings to be read in conjunction with accompanying Schedule of Work



Upgrade existing door to Basement to provide 30min fire resistance. Refer to Door Schedule drawing 7015/340 for details

Replace existing fireplace with new painted timber surround. Flue to be lined in stainless steel to suit installation of new multi fuel burner refer to drawings 7015/335 and 336 for details

Redundant SVP removed and former fixing positions made good  
Alternative entrance for Meeting Room use, threshold of DG04 altered and external levels graded to provide level access. Existing door replaced with new panelled painted timber door to match. New slot drain installed to threshold of DG04

New vertical boarded timber door inset within arched headed opening of fireplace to enclose and provide small storage space behind. Refer to drawing 7015/361 for details  
Store formed within existing alcove for new distribution board and services. Refer to drawing 7015/362 for details

Brickwork to be left exposed within fireplace  
New painted timber panelled door (with upper panels glazed) to form internal lobby into G01. Door to be fitted with automated closer to improve access into the building via the ramped entrance  
Retain existing fireplace surround  
Reinstate chimney breast to its original extent, and reinstate opening between G01 and G03 as indicated, including step down to extg FFL  
Reinstate original door opening and new panelled painted timber double doors installed to form additional access point from the street frontage. New slot drain installed to threshold of DG05A

Repair and redecorate existing vertical boarded timber double gates, providing access to the rear of the site  
New glazed screen partition above existing low level wall to provide 60min fire compartmentation of staircase (protecting escape route from first floor level). Interpretation to be integrated in this area through manifestation onto the glass. Refer to drawing 7015/355 for details

Pavement to front of main elevation to be altered to provide ramp and steps to re-opened doorway. With painted galvanised railings / handrail to provide a guarding to the change in level

EXTERNAL SEATING AREA  
Refer to Proposed Site Plan for landscaping proposals

Low level vertical boarded timber panelling to be retained and repaired as required in G04

Repair and redecorate existing vertical boarded timber double gates, providing access to the rear of the site

New timber framed vertical sliding sash casement window. Glazing to window WG07A to be obscured to provide privacy within the WC area. Refer to Window Schedule drawing 7015/350 for details

External door for deliveries to Kitchen

Glazing to window WG06 to be obscured to detract from activity within the Kitchen facility

Red dotted line indicates extent of removal works to the rear of the site, taking down full height existing brick walls of adjoining Pantry to G07

New cavity wall construction to small extension providing Lobby with access to the rear courtyard area and an Accessible WC. External face of brickwork to have rendered finish and return south elevation of G07

New slot drain installed to threshold of DG17

New lowered ceiling installed in G07, G08A and G09 to form a void for services over

Glazing to window WG08 to be obscured to provide privacy within the WC area. Refer to Window Schedule 7015/350 for details

Lobby to provide protected fire escape from Main Cafe area to rear courtyard and through to Accessible WC

Existing opening altered to form new door opening into G05

New timber stud partition within G05 to provide provision for additional Unisex WC accessible from main circulation route

New 30min FR panelled timber doors within new partition. Refer to Door Schedule drawing 7015/340 for details

Existing partition removed and new timber stud partition formed in same position, increasing the area of the Kitchen facilities

Retain existing Stable door, fixing together both leaves to operate as one. Refer to Door Schedule drawing 7015/340 for details

Grade floor finish within threshold of existing opening to improve access between G01B and G06 Rehand door DG09 to open opposite way

New 60min FR door within new fire resistant timber stud partition to provide compartmentation to protect the escape stair from first floor level. Refer to drawing 7015/334 and Door Schedule 7015/340 for details

Replace existing staircase to Basement with new and install new painted timber handrail to improve user access

Replace existing fireplace with new painted timber surround. Flue to be lined in stainless steel to suit installation of new multi fuel burner. Refer to drawings 7015/335 and 337 for details

Refer to drawing 7015/334 for details of repair work and upgrading of existing staircase

Replace existing doors DG05 and DG12 to provide 60min fire resistance to protect the escape stair from first floor level. Existing door frame to be altered and door rehanded to open the opposite way. Refer to Door Schedule drawing 7015/340 for details

New 60min FR door within new fire resistant timber stud partition to provide compartmentation to protect the escape stair from first floor level. Refer to drawing 7015/334 and Door Schedule 7015/340 for details

Existing main entrance to be used to gain access to Bed and Breakfast facilities at first floor level. New slot drain installed to threshold of door DG01

KEY

- Existing Walls
- Proposed Alterations
- Removal Works

REVISIONS

K Nov 2020 Door DG06B added to form internal lobby into G01.  
Door to be fitted with an automated closer. HB  
J Aug 2020 Door DG09 and DG12 shown as handed opposite way HB  
H July 2020 Raised floor in G01 indicated, Deli counter in G06 updated and door DG09 shown as handed opposite way Sliding partition in G01 removed HB  
G Mar 2020 Timber stud partitions removed in G03 HB  
F Jan 2020 Amendments as indicated HB  
E Sept 2019 Deli and Kitchen layout updated HB  
D June 2019 Upgrading of London Road footpath modified dsk  
C Jan 2019 Amendments as indicated RG  
B Sept 2017 Additional notes and indicative kitchen layout added HT  
A July 2017 Additional notes and drawing references added HT

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Client  
Heritage Lincolnshire

Project  
Old King's Head  
Main Building

Title  
Ground Floor Plan as Proposed

Scale	1:50 @ A1	Job No	7015
Date	Feb 2015	Draw No	117
Drawn	HB	Rev	K

GROUND FLOOR PLAN AS PROPOSED - Main Building

