2025 PROPOSALS, SCHEDULE & NOTES.

Refer to all drawings relating to the proposals.

Block 5.2 (Gents Toilet)
Thoroughly clear away accumulated debris.

Construct canopy over the urinal area:

Refer to drawing [P] 06.A2

WC:

New WC pan
with seat cover, both being compatible with the existing high level cistern.

Cistern.
Overhaul if possible, including the downpipe. Leave all in working order.

New timber frame with 4-panel door with obscured upper glazing.

WC Roof:

Existing PCC tiles to remain in the short term but check and repair all flashings or where there are cement fillets, replace with Code 4 lead or similar.

Clean and check and retain if possible c.iron Ogee gutter and associated down pipe.

Check condition of lean-to rafters including upper and lower timber wall plates. Replace where necessary with treated timbers to same profile.

Replace lath and plaster ceiling with plasterboard.

Urinal:

Clear gulley.

Foul water drainage:

Determine extent and routing of the existing system that is likely to discharge into a nearby septic tank located to the north of the building.
Allow for creating foul and water water links to the existing system.
Allow for the convenient and practical location of rodding eyes and the renovation of any existing inspection chambers.

Mains fed cold water supply:

Determine the route and termination point of the incoming supply.
Install cold water supply to the WC cistern and urinal with a new sparge pipe to a conventional design over the Urinal.

Electrical power.

Determine the route from the distribution cabinet in the nearby Kitchen and incorporate this on a separate spur with a dedicated circuit breaker.
Determine the lighting and power requirements and cable routing.
Install lighting and consider and external weatherproof socket outlet.

Block 5.3 (Tea Room,Toilet & Kitchen):

Tea Room and Toilet:

Slate roofing finish on timber battens:

Carefully remove the slate roof finishes and securely set-aside to prevent further depredation or damage. The slates are of an unusual size and may be difficult to procure.

Consider an alternative resin-bonded product that has a similar appearance. Eg, ETERNIT / REDLAND products.

Examine and record the ridge tile assembly to determine either replicating the composite assemble or match with a similar profiled blue ridge tile.

Replacement finish to be laid over a breathable sarking felt dipped between rafters.

Allow for additional eaves ventilation to both north and south elevations by using GLIDEVALE or similar units secured over fascias.

Roof Structure,

Remove timber roof structure throughout and record sizes prior to disposal.

Largely replicate the original structure using standardised treated timber to Structural Engineers recommendations but it is likely that internal collars will be required.

Note the probable replacement of the upper timber wall plate and the requirement to provide galv. tying-down bars between the roof carcasing and the structural walls.

The top member of the south facing timber screen also provides a bearing for the common rafters. This member requires checking and repairs carried out where required. (refer to screen notation)

Kitchen:

Roof finish and associated structure,

Install new upper and lower treated timber wall plates.
Construct treated timber lean-to rafters and central purlin to original profiles.
Install semi-rigid thermal insulation between rafters.
Covering of waterproof marine ply 12mm th. plus zinc covering with traditional rolled joints to closely resemble the original. All carried out by specialist to thier recommendations.
Provide adequate means of roof structure ventilation by incorporating vents at eaves and strip vent within flashing detail adjoining the parapet wall.

Alternative covering
Low-profiled ribbed powder-coated steel decking that incorporates suitable thermal insulation, all by specialist.

Install insulated plasterboard ceiling, (25mm th. insulation and incorporating integral vapour barrier)

Kitchen Window:

Carefully remove frame and horizontal sliding sashes. Replace or repair where necessary.

Platform awning and cantilevered beam components:

Dismantle platform awning and set aside sound components such as the valancing and record the profiles.

Carefully remove what remains of the main cantilevered beams (this can only be carried out after the removal of the awning)

Replacement cantelevered beams to be in the form of steel universal beams to the Structural Engineer's specification. (this can only be carried out after determining the load-bearing capacity of the supporting screen timber posts or by providing temporary support)
Consideration of the need to thread the new UB's Nos.1 & 4 into the full depth of the structural gables which appear to have horizontal recesses for this purpose and in turn would appear to provide additional restraint to a turning moment.
In a similar manner, beams Nos.2 & 3 may require tying down onto the north wall.

Exposed sections of the cantilevered beams above the platform to be clad in timber to replicate the original timber beams.

Block 5.3
Internal suspended timber floor (Tea Room):

Remove all remaining timbers and clear all accumulated debris.

Introduce additional air bricks with fly screen grilles where necessary to the perimeter wall including holes within the lower courses of the central sleeper wall.

Determine the appropriate size of timber joists that can be lapped over the sleeper wall and install with certified treated timber. Where necessary adjust the height of the joist bearing plates at the joist ends and at the lapping point over the sleeper wall.

Provide a minimum 75mm semi-rigid insulation between the joists

Finish with timber T&G boarding or alternatively flooring grade particle board and finish with a good quality timber effect laminate flooring system.

Allow for providing access to the sub-floor void. either side of the sleeper wall.

Provide timber skirtings with upper mouldings secured to treated timber wall inserts , most of the wall pockets still exist. Note the need to allow for the fitting away from the wall face for the plaster finish to terminate behind. (See drawing detail on Section 1)

Alternative, Pre-cast concrete beam and block flooring system that incorporates insulation.
Allow for sub-floor access.
Cover with a screed as recommended by the manufacturer.
Finish with a laminate floor as mentioned above.

Existing solid floors within the Toilet, Lobby and Kitchen:

Thoroughly prepare surface and lay a self-levelling screed.

Kitchen, finish with a non-slip vinyl floor with 100mm upstand skirting margins. (ALTRO Alt Walk 20 or similar)

Toilet Lobby and WC, finish with ceramic tiles with skirtings to match Tea Room.

Ceiling structure:

Tea Room, Toilet and Lobby.

Remove remaining timbers and replace with suitably sized treated timbers noting that there is no intermediate support.
As noted for the cantilevered beams, the end bearings are shared with these on to of the south timber screen.

Allow for attic access from the Toilet Lobby and provide boarding routes for maintenance access.

Provide semi-rigid thermal insulation between the joists.

Install a plasterboard ceiling that incorporates 25mm insulation.

Toilet:
Replacement door.
Repair frame & architraves replace leaf with similar appearance to the new Kitchen door. Upper panels with obscured glazing.
Provide traditional brass rim lock or mortise lock, both designed for the purpose. A renovated antique unit may be desirable.
Replacement WC.

Overhaul high level cistern and downpipe.

Install new slimline wash hand basin.

Install standard toilet fittings.

Tea Room Fireplace:

Clear and renovate external air vent.
Consider installing free-standing traditional stove plus connection to flue. The flue may require a suitable liner. All work to comply with current Building Regulations.

Internal Plaster, Tea Room, Toilet and Lobby:

Nominal 19mm th. Thistle with finishing coat for later decoration.

Install moulded picture rail.

Internal linings to the Kitchen:

Line walls with a suitable waterproof and insulated system by recognised manufacturer.

Brickwork repairs:
Pointing
External pointing using a lime mortar. Allow a provisional sum per square metre rate.

Block 5.3 continued
DPC
Determine the presence of a DPC! If there is one it may be slate which may have fractured or degraded.
Allow of consultation with a registered silicone injection specialist. This may be fait striaght forward on the west, North and east wall but problematic on the south wall adjoining the platform at the base of the screen.

Junction with the Platform at base of screen.
Provide temporary support to the roof structure to relieve the stress on the screen.
Remove rotted material and build up brick courses.
Silicone injection to brick base.
Excavate to at least 600mm below platform level and install a vertical damp proof membraine with a slightly compressive protective backing with a further clean granular infill.
Install a linier strip drain and grille flush with the platform surface with its base laid to a slight fall towards an outlet to the rear of the platform to the east.
Make good the platform surface.

Junction with the Kitchen south wall and the platform.
Suggested treatment as described above but with an outlet discharging to the west.

Toilet Window:

Carefully remove vertical sash components and repair or replace where necessary.
Check frame and do the same noting that the frame is set within internal brick reveals. Overhaul or replace balance weight system where necessary.
Decorate to desired colour scheme.

South-facing timber screen:
Note previously mentioned requirement for temporary support.

Cut-out rotted and degraded timbers and replace with matching sections. In particular, failed members to the base and upper sections that provide structural support.

Provide a physical DPC below the lowest cill members.

Determine the structural stability of the main supporting posts. Scarf joint new sections of treated timber.

Install door 4-panelled door to original profiles to fit existing opening. Install suitable security mortise or internal rim lock.

Thoroughly prepare surfaces for decoration to the desired colour scheme.

Internal alterations.

New doorway between Kitchen and Tea Room.

Minimum structural width 900mm if possible. Standard height.
Timber frame and moulded architraves with traditional 4-panel door with upper glazing.
PCC lintel bedded flush with 225 mm brick wall with plaster finish Tea Room side and lining on Kitchen side.

Rainwater disposal:

Repair / replace cast iron gutters (Ogree patten) and down pipes. J D Longbotton Ltd, Holmfirth.

Investigate and determine a suitable drain connection, noting that it was predominantly contained within rainwater butts.
Allow for the creation of a sump or soakaway within a suitable location approximately 6m from the nearest building.

Foul water drainage:

Determine extent and routing of the existing system that is likely to discharge into a nearby septic tank located to the north of the building.
Allow for creating foul and water water links to the existing system.
Allow for the convenient and practical location of rodding eyes and the renovation of any existing inspection chambers.

Mains fed cold water supply:

Determine the route and termination point of the incoming supply.
Install cold water supply to the Toilet and Kitchen.

Electrical power.

Determine the route and termination point of the incoming supply.
Determine a suitable location for the consumer unit and distribution cabinet. Likely to be in the Kitchen.
Determine the lighting and power requirements and cable routing.
Install lighting and small power supply to the Toilet and Kitchen.
Consider a dedicated spur for platform lamp standards.

Wagon body 5.4

Specialist repairs and restoration.

Loading Dock Siding 5.6

Excavation with the potential to reinstate traditional track panels and ash ballast.

Platform areas:
Lamp standards.

Install LNER period lamp housings to desired pattern.
Consider means of electrical service in suitable Pyro cabling.

Surface repairs to match existing.

General notes:

Refer to all drawings in the series prefixed [P] relating to the Proposals and Alterations series of drawings.

This is primarily a Schedule of proposals with basic elements of specification pending further detailed investigation when access allows.

These notes concentrates on the land and structures under the control of the Middleton Towers Restoration Group, namely locations referenced 5.2 (Gents Toilet), 5.3 (former Lamp and Ladies Waiting Rooms) and 5.4 (Grounded Covered Railway Wagon)
Only outline details of the original station main building are indicated as this part of the site is under separate ownership and therefore excluded from the more detailed aspects of the proposals.

Preliminaries:
Scaffolding for wall and roof access internally and externally.
Site accommodation for the contractors and volunteers.
Determine road and pedestrian access.

Revisions

MICHAEL SENATORE MCIAT
CHARTERED ARCHITECTURAL TECHNOLOGIST
22 MOUNT PLEASANT,STOFORD,SALISBURY,WILTS, SP2OPP
TEL. 01722 790367
In association Industrialogical Associates
Railway Record of the British Isles

Location
Middleton Towers Station
Kings Lynn, Norfolk

MIDDLETON TOWERS

Scheme

Restoration & Adaptation Proposals

Sheet Title:
Platform Buildings
Key Schedule and Notes

Drawn	Date
M Senatore	02.2025

Drawing Ref./Number	Rev.
P 1 6 0 1 [P] A00 A2	