

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Dimensions of structure and services are indicated for coordination purposes. For full structural and services layout refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

Rev Date Comments

PLANNING APPLICATION
BOUNDARY (CURRENTLY
OWNED BY AIBM)

AIBM OFFICE PROPERTY
BOUNDARY (CURRENTLY
OWNED BY AIBM BUT NOT
INCLUDED IN PLANNING
APPLICATION)

THE IRONWORKS SITE

DEVONSHIRE ROAD

BORWICK RAILS SITE
BORWICK RAILS



Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Masterplan & Site Location Plan Existing
Scale:	1:2000 @ A1
Origination Date:	210511
Status:	Stage 03
Drawing No :	IRN-IDK-00-MP-000
Rev	-

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to construction work.

© Copyright Reserved

Rev Date Comments

--- PLANNING APPLICATION
BOUNDARY (CURRENTLY
OWNED BY AIBM)

THE OCTAGON: 310 SQM
MILLWAY: 474 SQM
THE ANCILLARY: 109 SQM
THE HEARTH: 144 SQM
THE WAREHOUSE: 585 SQM
RESIDENCES A: 4 UNITS / 19 SQM
RESIDENCES B: 2 UNITS / 26 SQM
RESIDENCE C: 1 UNIT / 25 SQM
RESIDENCE D: 1 UNIT / 27 SQM
AIRSTREAMS: 10 UNITS / AREA VARIES
VARDOS: MOBILE ACCOMMODATION
ROTUNDAS / SCULPTURES / AIBM
OFFICE NOT INCLUDED IN DESIGN
PACKAGE

ANCILLARY ROOF & RAMP:
TRANSLOCATED EXISTING
GRASSLAND
GROUND SOURCE HEAT PUMP
BORE HOLE ARRAY
CARPARK: GRAVEL SURFACE
CARPARK ENTRANCE:
BITUMINOUS MACADAM
SURFACE
GRASS

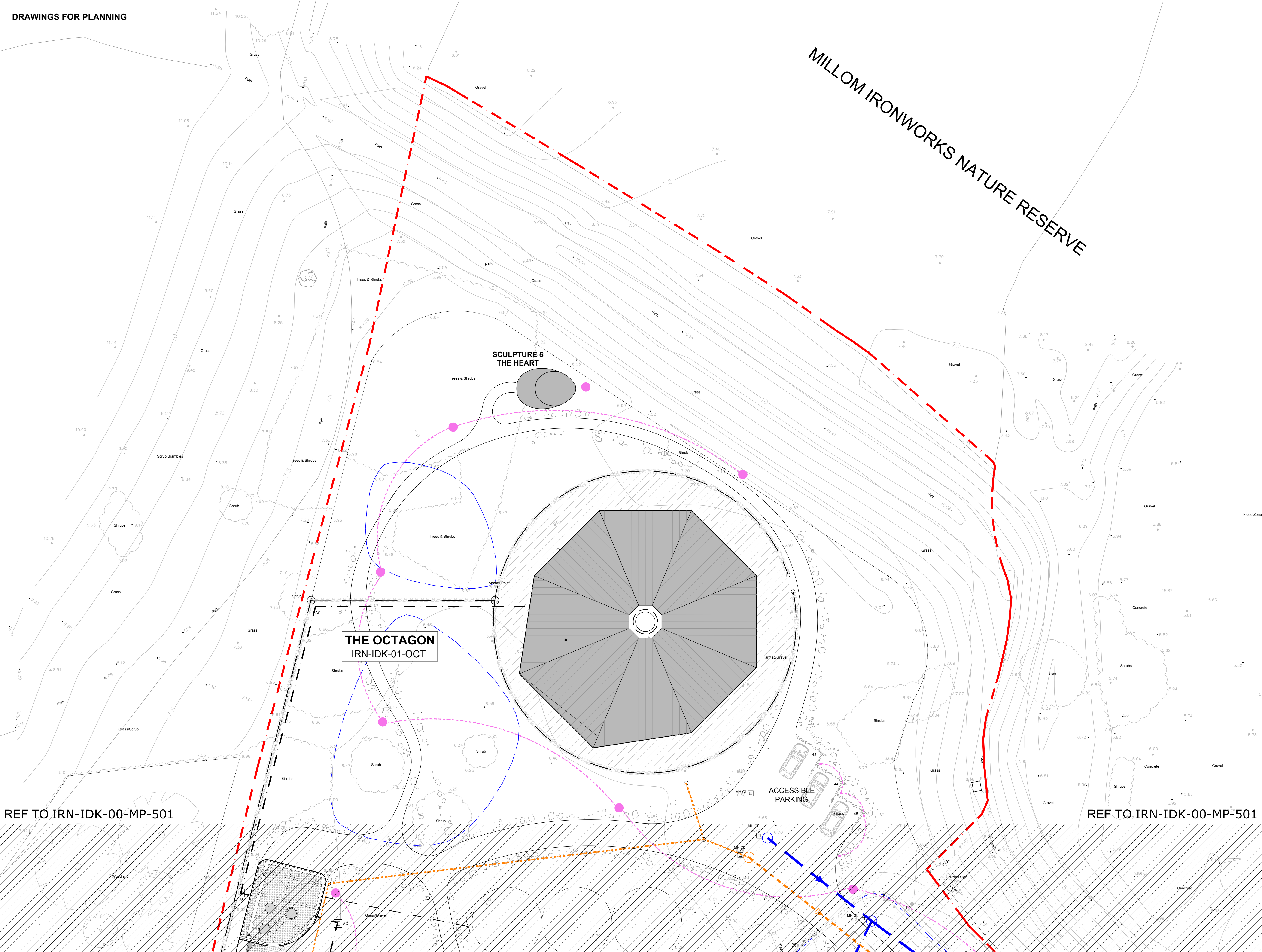
PROPERTY BOUNDARY
ECOLOGY SENSITIVE AREAS
PRIMARY SERVICE TRENCH
SECONDARY SERVICE TRENCH
SURFACE WATER SWALE RUN
ADOPTED SURFACE WATER
DRAINAGE
NEW FILTER DRAIN
ADOPTED FOUL DRAINAGE
NEW FOUL DRAINAGE
LIGHTING SUPPLY
ACCESS POINT
MANHOLE COVER
FEEDER PILLAR

DRAINAGE AREA
POND
NEW PLANTING



Project CODE: IRN
Project: The Ironworks Retreat
Drawing title: Masterplan & Site Coordination Plan 01 Proposed
Scale: 1:200 @ A1
Origination Date: 210512
Status: Stage 03

Drawing No: IRN-IDK-00-MP-500 Rev: --



REF TO IRN-IDK-00-MP-501

REF TO IRN-IDK-00-MP-501

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Dimensions of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to construction work.

© Copyright Reserved

Rev Date Comments

--- PLANNING APPLICATION BOUNDARY (CURRENTLY OWNED BY AIRM)

THE OCTAGON: 310 SQM
MILLWAY: 474 SQM
THE ANCILLARY: 109 SQM
THE HEARTH: 144 SQM
THE WAREHOUSE: 585 SQM
RESIDENCES A: 4 UNITS / 19 SQM
RESIDENCES B: 2 UNITS / 26 SQM
RESIDENCE C: 1 UNIT / 25 SQM
RESIDENCE D: 1 UNIT / 27 SQM
AIRSTREAMS: 10 UNITS / AREA VARIES
VARDOS: MOBILE ACCOMMODATION
ROTUNDAS / SCULPTURES / AIRM OFFICE NOT INCLUDED IN DESIGN PACKAGE

ANCILLARY ROOF & RAMP: TRANSLOCATED EXISTING GRASSLAND
GROUND SOURCE HEAT PUMP BORE HOLE ARRAY
CARPARK: GRAVEL SURFACE
CARPARK ENTRANCE: BITUMINOUS MACADAM SURFACE
GRASS

--- PROPERTY BOUNDARY
--- ECOLOGY SENSITIVE AREAS
--- PRIMARY SERVICE TRENCH
--- SECONDARY SERVICE TRENCH
--- SURFACE WATER SWALE RUN
--- ADOPTED SURFACE WATER DRAINAGE
--- NEW FILTER DRAIN
--- ADOPTED FOUL DRAINAGE
--- NEW FOUL DRAINAGE
--- LIGHTING SUPPLY

AC ACCESS POINT
MC MANHOLE COVER
FP FEEDER PILLAR

--- DRAINAGE AREA
--- POND
--- NEW PLANTING

Project CODE: IRN
Project: The Ironworks Retreat
Drawing title: Masterplan & Site Coordination Plan 02 Proposed
Scale: 1:200 @ A1
Origination Date: 210512
Status: Stage 03
Drawing No: IRN-IDK-00-MP-501

THE ANCILLARY
IRN-IDK-03-ANC

GROUND SOURCE
HEAT PUMP BORE
HOLE ARRAY

SCULPTURE 4
LIVER

SCULPTURE 3
KIDNEY

THE HEARTH
IRN-IDK-04-HTH

RESIDENCE A
IRN-IDK-06-RES(A)

RESIDENCE D
IRN-IDK-09-RES(D)

RESIDENCE C
IRN-IDK-08-RES(C)

RESIDENCE B
IRN-IDK-07-RES(B)

DEVONSHIRE ROAD

MILLOM IRONWORKS NATURE RESERVE

IDK

NOTES
All Dimensions are from structure to structure unless indicated otherwise.
Dimensions of structure and services are indicated for coordination purposes. For full structural and services layout refer to Structural and Services Engineers' drawings.
Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.
Any discrepancies between figured dimensions to be reported to architect for clarification prior to construction work.
© Copyright Reserved

Rev	Date	Comments
-----	------	----------

--- PLANNING APPLICATION
BOUNDARY (CURRENTLY
OWNED BY AIBM)

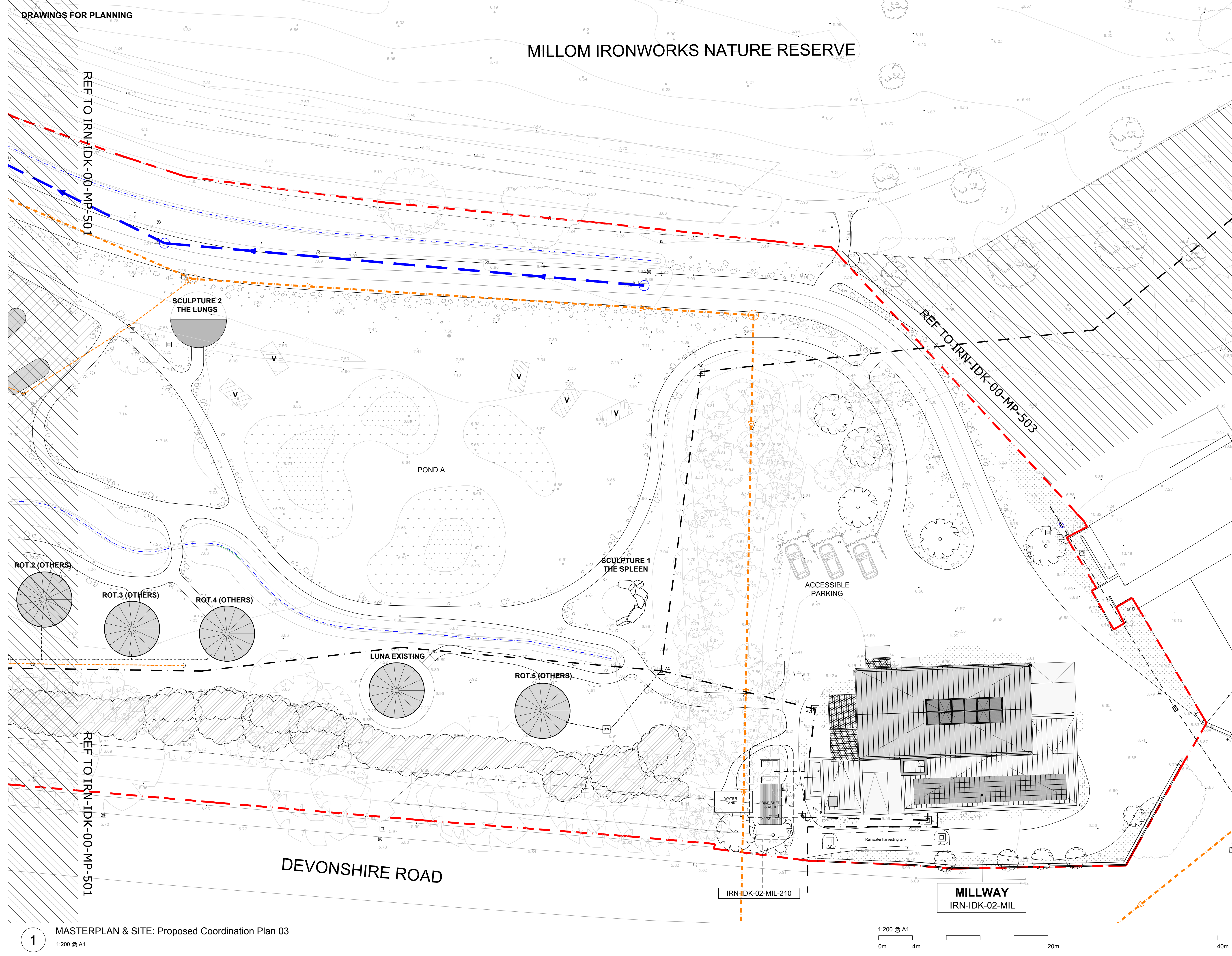
THE OCTAGON: 310 SQM
MILLWAY: 474 SQM
THE ANCILLARY: 109 SQM
THE HEARTH: 144 SQM
THE WAREHOUSE: 585 SQM
RESIDENCES A: 4 UNITS / 19 SQM
RESIDENCES B: 2 UNITS / 26 SQM
RESIDENCE C: 1 UNIT / 25 SQM
RESIDENCE D: 1 UNIT / 27 SQM
AIRSTREAMS: 10 UNITS / AREA VARIES
VARDOS: MOBILE ACCOMMODATION
ROTUNDAS / SCULPTURES / AIBM
OFFICE NOT INCLUDED IN DESIGN
PACKAGE

- ANCILLARY ROOF & RAMP:
TRANSLOCATED EXISTING
GRASSLAND
- GROUND SOURCE HEAT PUMP
BORE HOLE ARRAY
- CARPARK: GRAVEL SURFACE
- CARPARK ENTRANCE:
BITUMINOUS MACADAM
SURFACE
- GRASS

- PROPERTY BOUNDARY
- ECOLOGY SENSITIVE AREAS
- PRIMARY SERVICE TRENCH
- SECONDARY SERVICE TRENCH
- SURFACE WATER SWALE RUN
- ADOPTED SURFACE WATER
DRAINAGE
- NEW FILTER DRAIN
- ADOPTED FOUL DRAINAGE
- NEW FOUL DRAINAGE
- LIGHTING SUPPLY

- ACCESS POINT
- MANHOLE COVER
- FEEDER PILLAR
- DRAINAGE AREA
- POND
- NEW PLANTING

Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Masterplan & Site Coordination Plan 03 Proposed
Scale:	1:200 @ A1
Origination Date:	210512
Status:	Stage 03
Drawing No:	IRN-IDK-00-MP-502
Rev	-



Plan 04

MASTERPLAN & SITE: Proposed Coordination Plan 04

1:200 @ A1

N
T

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

Rev	Date	Comments
-----	------	----------

PLANNING APPLICATION
BOUNDARY (CURRENTLY
OWNED BY AIMB)

■ ■ ■ AIBM OFFICE PROPERTY
BOUNDARY (CURRENTLY
OWNED BY AIBM BUT NOT
INCLUDED IN PLANNING
APPLICATION)

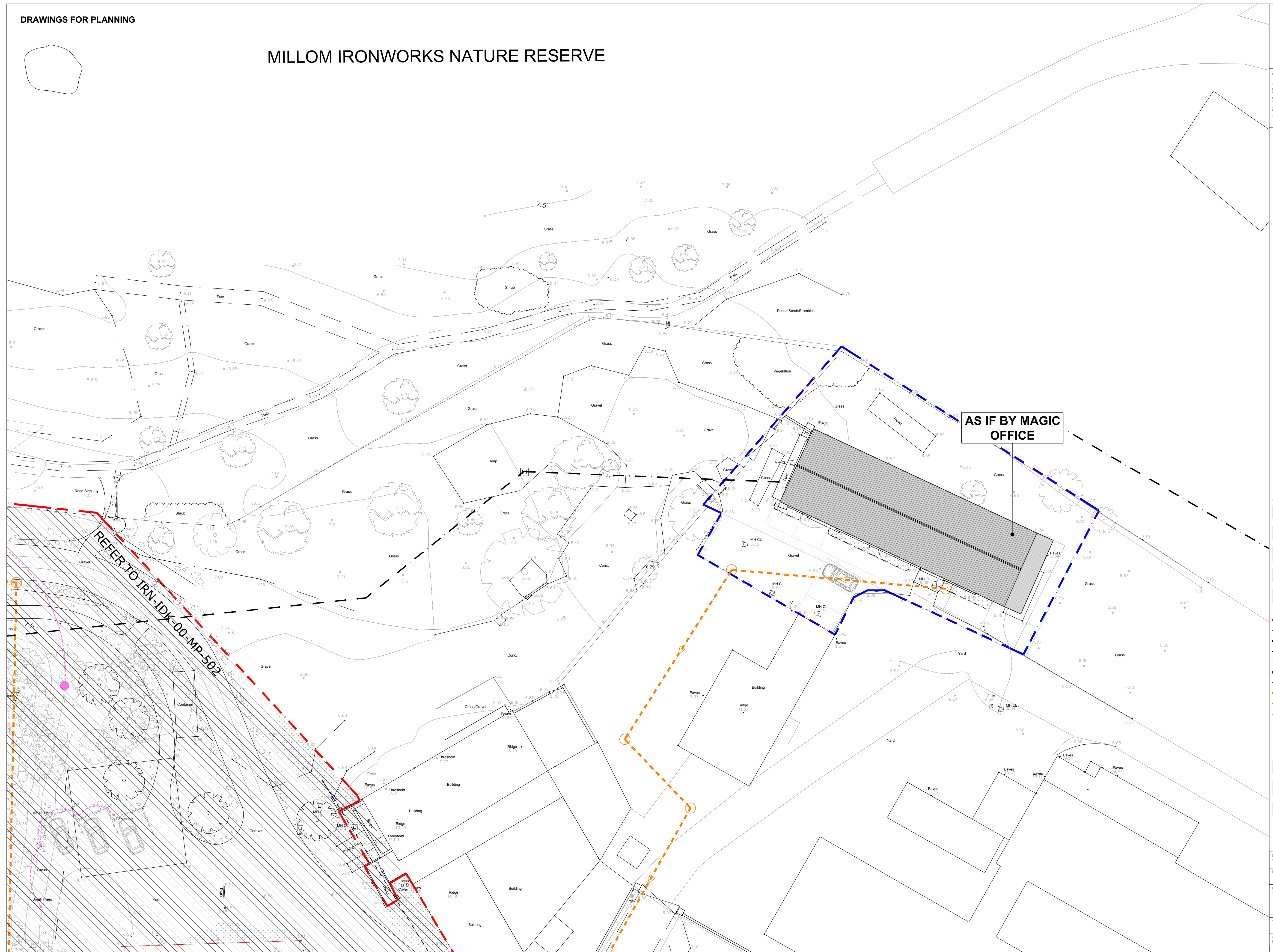
THE OCTAGON: 310 SQM
MILLWAY: 474 SQM
THE ANCILLARY: 109 SQM
THE HEARTH: 144 SQM
THE WAREHOUSE: 585 SQM
RESIDENCES A: 4 UNITS / 19 SQM
RESIDENCES B: 2 UNITS / 26 SQM
RESIDENCE C: 1 UNIT / 27 SQM
RESIDENCE D: 1 UNIT / 25 SQM
AIRSTREAMS: 10 UNITS / AREA VARIES
VARDOS: MOBILE ACCOMMODATION
ROTUNDAS / SCULPTURES / A/B/M
OFFICE NOT INCLUDED IN DESIGN
PACKAGE

- | | |
|---|--|
|  | ANCILLARY ROOF & RAMP:
TRANSLOCATED EXISTING
GRASSLAND |
|  | GROUND SOURCE HEAT PUMP
BORE HOLE ARRAY |
|  | CARPARK: GRAVEL SURFACE |
|  | CARPARK ENTRANCE:
BITUMINOUS MACADAM
SURFACE |
|  | GRASS |

-  PROPERTY BOUNDARY
 ECOLOGY SENSITIVE AREAS
 PRIMARY SERVICE TRENCH
 SECONDARY SERVICE TRENCH
 SURFACE WATER SWALE RUN
 ADOPTED SURFACE WATER DRAINAGE
 NEW FILTER DRAIN
 ADOPTED FOUL DRAINAGE
 NEW FOUL DRAINAGE
 LIGHTING SUPPLY
 ACCESS POINT
 MANHOLE COVER
 FEEDER PILLAR

-  DRAINAGE AREA
-  POND
-  NEW PLANTING

Project CODE:	IRN	
Project:	The Ironworks Retreat	
Drawing title:	Masterplan & Site Coordination Plan 04 Proposed	
Scale:	1:200 @ A1	
Origination Date:	210512	
Status:	Stage 03	
Drawing No :	IRN-IDK-00-MP-503	Rev -



1:200 @ A1

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Dimensions of structure and services are indicated for coordination purposes. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

Any discrepancies between figured dimensions to be reported to architect for clarification prior to construction work.

© Copyright Reserved

Rev Date Comments

PLANNING APPLICATION
BOUNDARY (CURRENTLY
OWNED BY AIBM)

THE OCTAGON: 310 SQM
MILLWAY: 474 SQM
THE ANCILLARY: 109 SQM
THE HEARTH: 144 SQM
THE WAREHOUSE: 585 SQM
RESIDENCES A: 4 UNITS / 19 SQM
RESIDENCES B: 2 UNITS / 26 SQM
RESIDENCE C: 1 UNIT / 25 SQM
RESIDENCE D: 1 UNIT / 27 SQM
AIRSTREAMS: 10 UNITS / AREA VARIES
VARDOS: MOBILE ACCOMMODATION
ROTUNDAS / SCULPTURES / AIBM
OFFICE NOT INCLUDED IN DESIGN
PACKAGE

ANCILLARY ROOF & RAMP:
TRANSLOCATED EXISTING
GRASSLAND
GROUND SOURCE HEAT PUMP
BORE HOLE ARRAY
CARPARK: GRAVEL SURFACE
CARPARK ENTRANCE:
BITUMINOUS MACADAM
SURFACE
GRASS

PROPERTY BOUNDARY
ECOLOGY SENSITIVE AREAS
PRIMARY SERVICE TRENCH
SECONDARY SERVICE TRENCH
SURFACE WATER SWALE RUN
ADOPTED SURFACE WATER
DRAINAGE
NEW FILTER DRAIN
ADOPTED FOUL DRAINAGE
NEW FOUL DRAINAGE
LIGHTING SUPPLY

ACCESS POINT
MANHOLE COVER
FEEDER PILLAR

DRAINAGE AREA
POND
NEW PLANTING



Project CODE: IRN
Project: The Ironworks Retreat
Drawing title: Masterplan & Site Coordination Plan 05 Proposed
Scale: 1:200 @ A1
Origination Date: 210512
Status: Stage 03

Drawing No: IRN-IDK-00-MP-504
Rev: -



NOTES

All Dimensions are from structure to structure unless indicated otherwise.

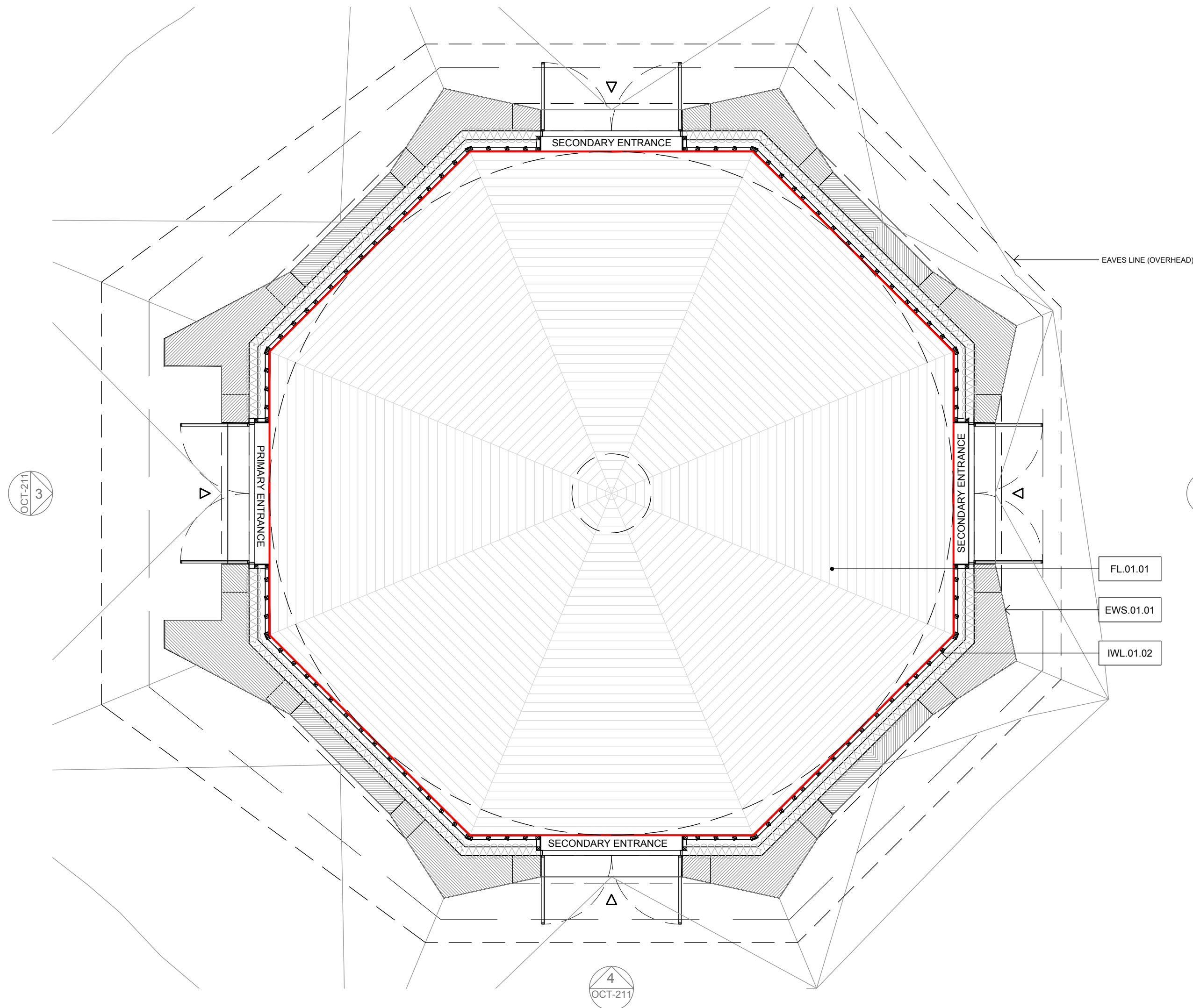
Elements of structure and services are indicated for coordination purposes. For full structural and services layout refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

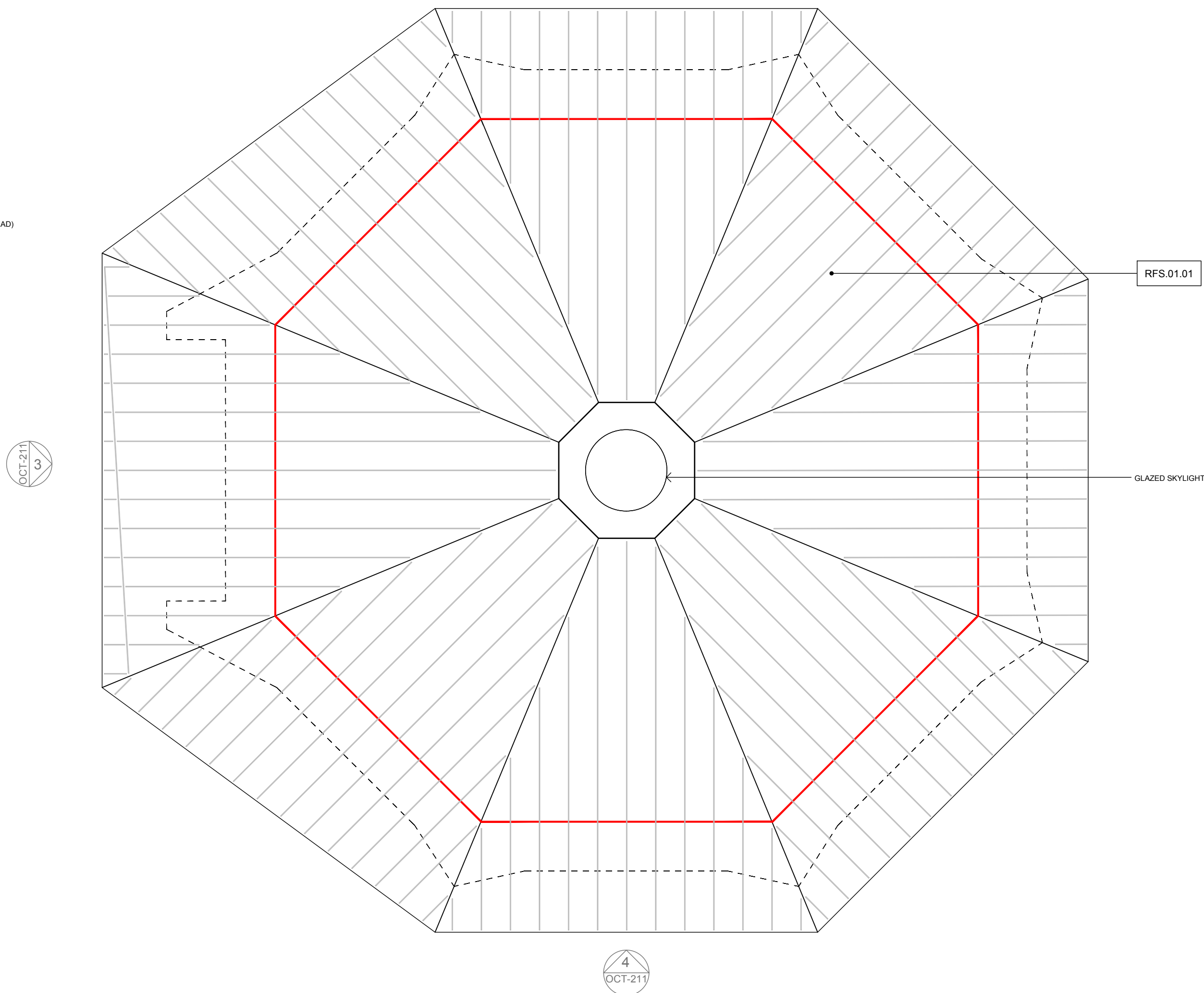
Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

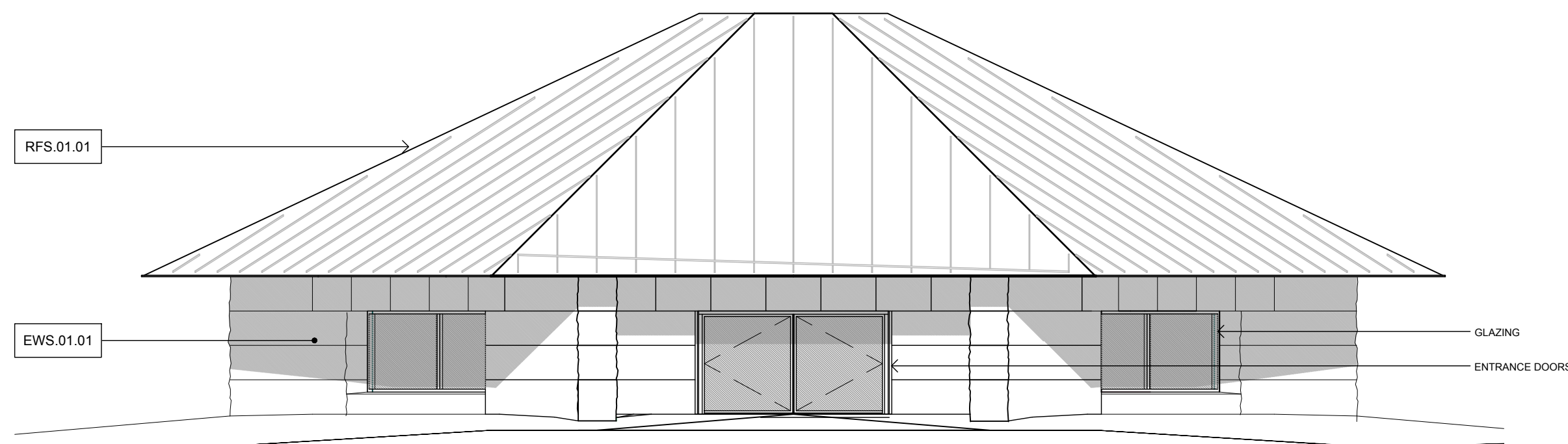
Rev Date Comments



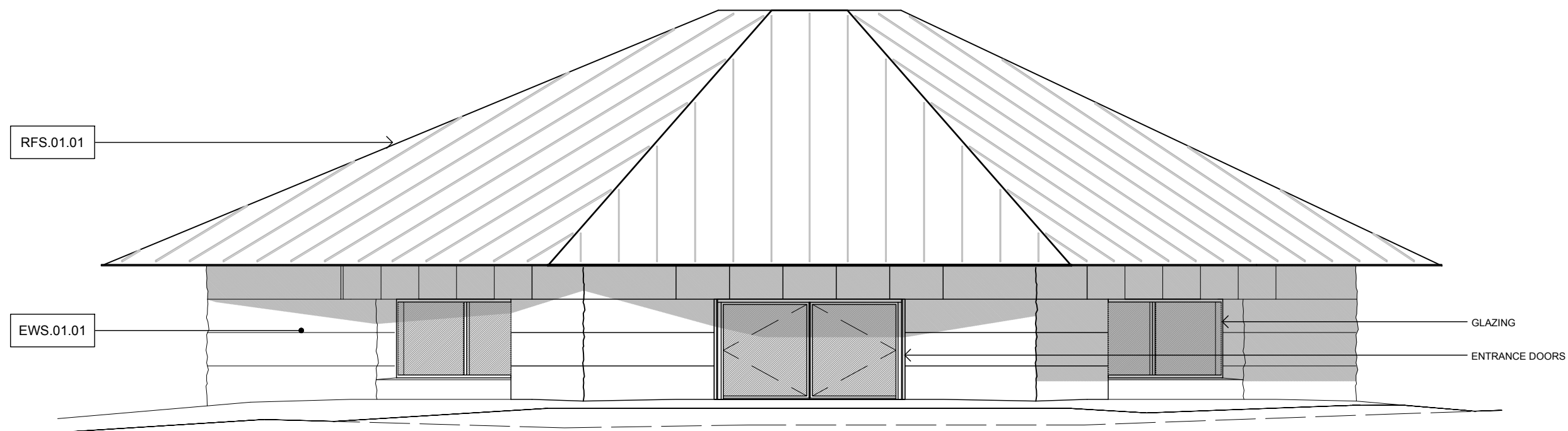
1 THE OCTAGON: Plan +0.15m RL
1:100 @ A1



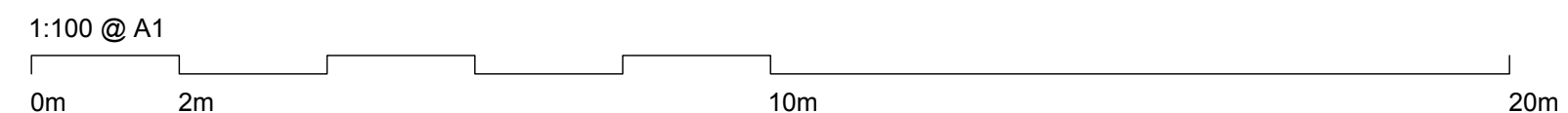
2 THE OCTAGON: Roof Plan
1:100 @ A1



3 THE OCTAGON: South West External Elevation (Primary Entrance)
1:100 @ A1



4 THE OCTAGON: South East External Elevation (Typical Entrance)
1:100 @ A1



SPECIFICATIONS

EWS.01.01 Sandstone Load Bearing facade
FL.01.01 Sprung Floor
RFS.01.01 Standing Seam ventilated roof (natural zinc finish)

KEY TO LETTER SYMBOL

EWS - External wall system
EWL - Exterior wall lining
FL - Internal floors
HL - External hard landscape
IWS - Internal wall system
RFS - Roof system
RL - Roof Lights

Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Octagon
Scale:	1:100 @ A1
Origination Date:	210521
Status:	Stage 03
Drawing No :	IRN-IDK-01-OCT-211
Rev	-

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

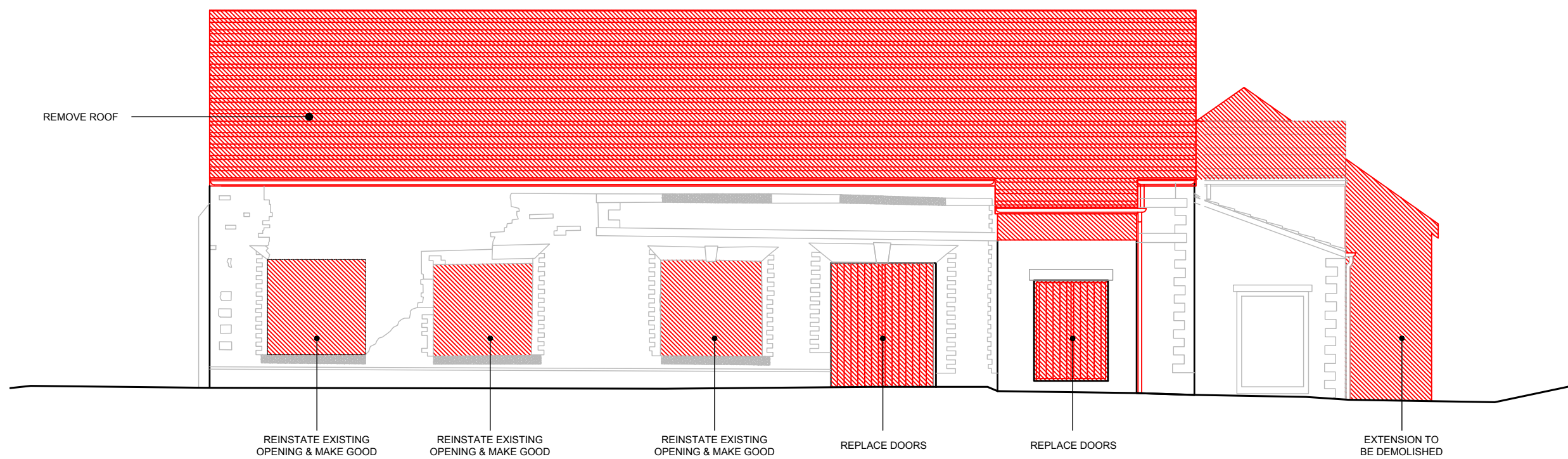
Elements of structure and services are indicated for coordination purposes. For full structural and services aspects refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

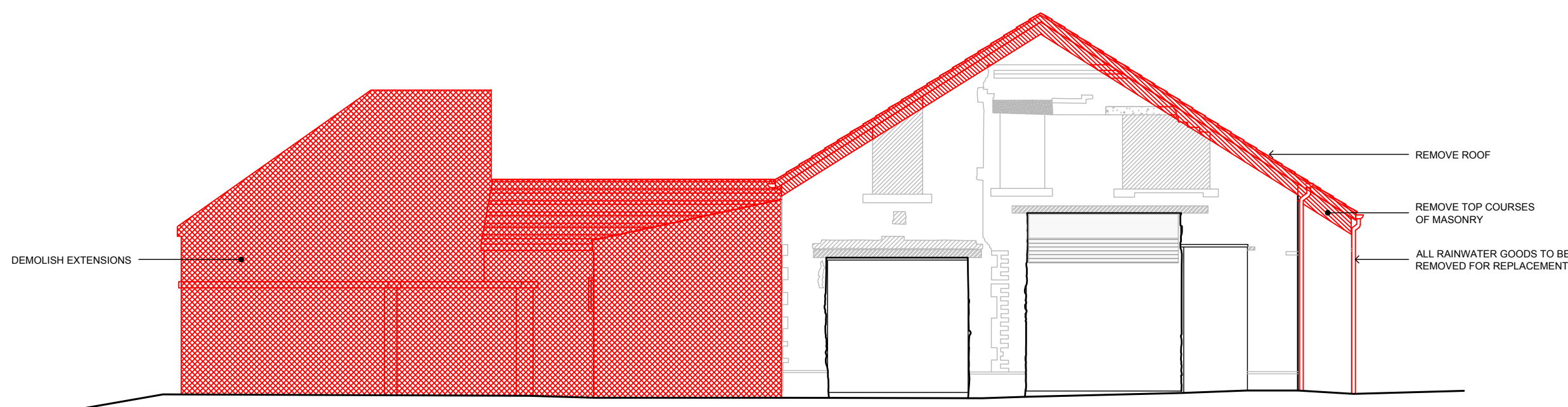
Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

Rev Date Comments



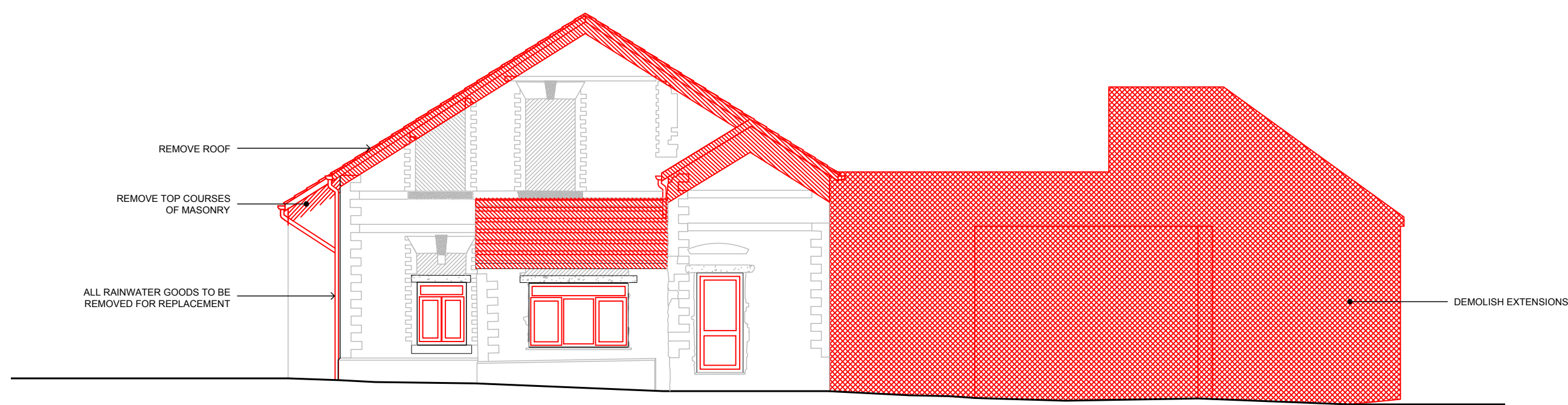
1 MILLWAY: Existing & Demolition North Elevation
1:100 @ A1



2 MILLWAY: Existing & Demolition East Elevation
1:100 @ A1



3 MILLWAY: Existing & Demolition South Elevation
1:100 @ A1



4 MILLWAY: Existing & Demolition West Elevation
1:100 @ A1

KEY

 EXISTING BUILDING TO BE DEMOLISHED

 EXISTING BUILDING FABRIC REMOVED

Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Millway Elevations Existing & Demolition
Scale:	1:100 @ A1
Origination Date:	210521
Status:	Stage 03
Drawing No :	IRN-IDK-02-MIL-130
Rev	-

1:100 @ A1

0m 2m 10m 20m

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes. For full structural and services aspects refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or installation of any elements.

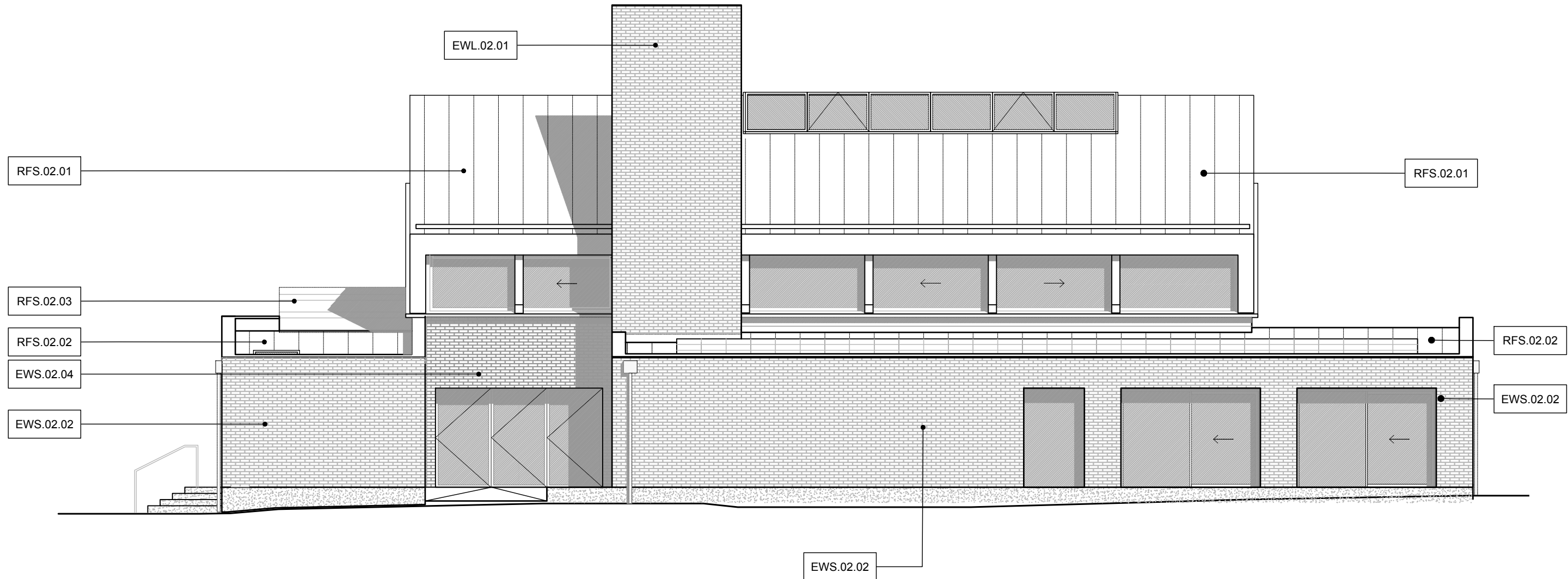
Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

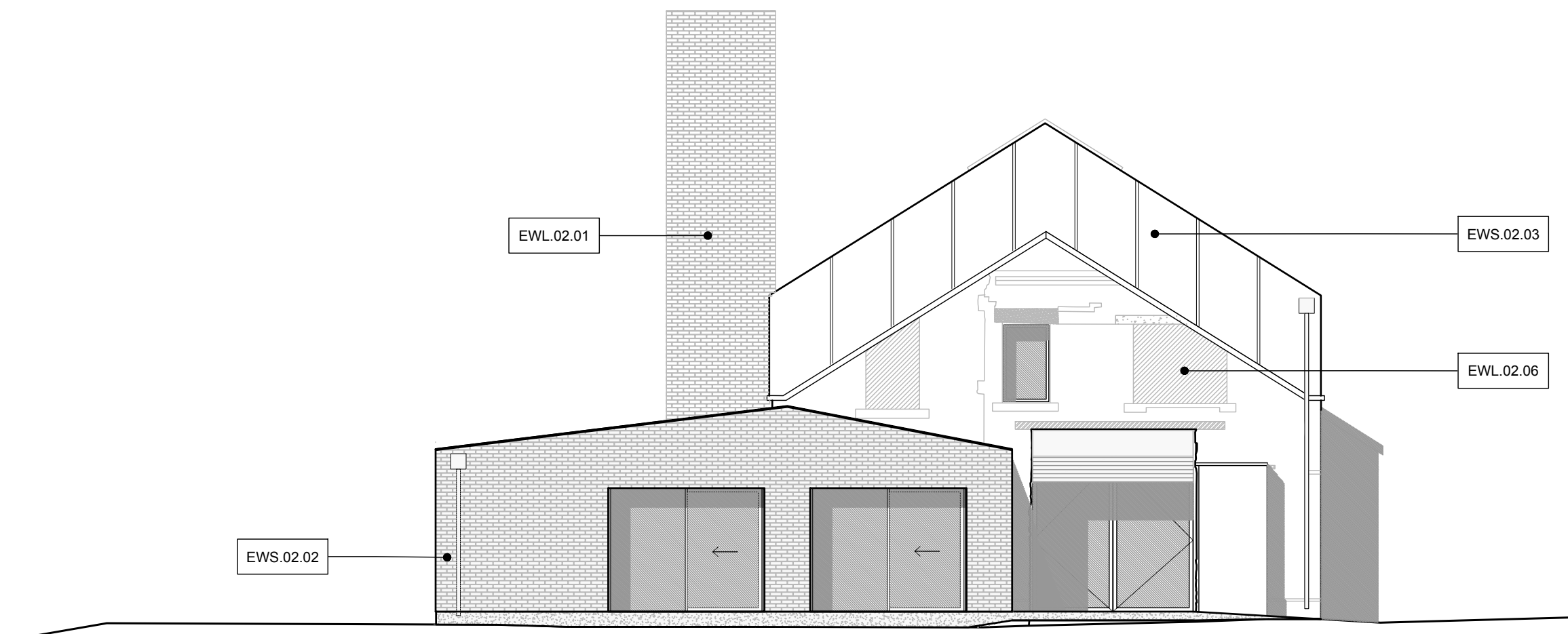
Rev Date Comments



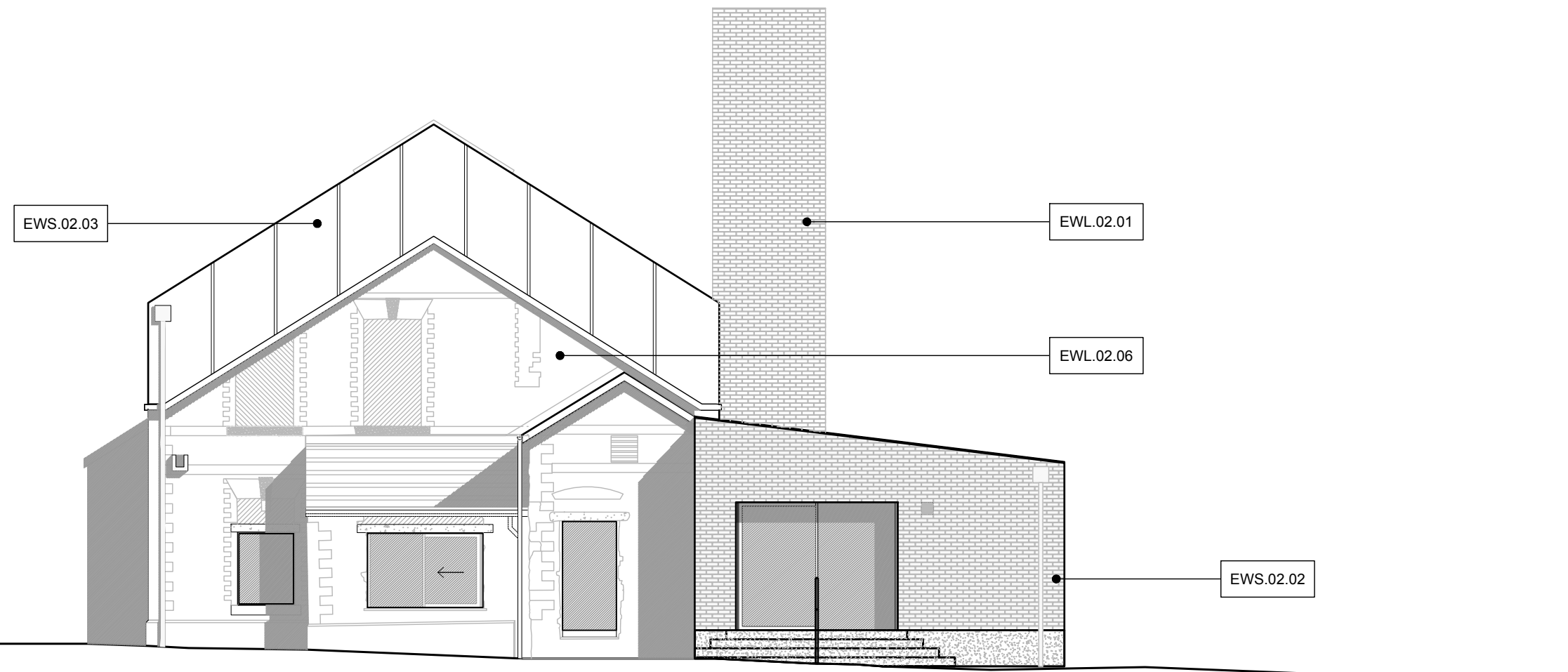
1 MILLWAY: Proposed North Elevation
1:100 @ A1



3 MILLWAY: Proposed South Elevation
1:100 @ A1



2 MILLWAY: Proposed East Elevation
1:100 @ A1



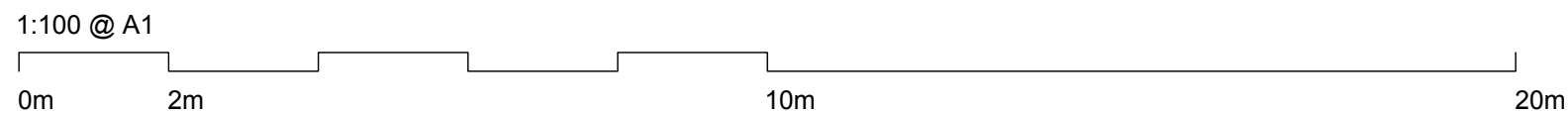
4 MILLWAY: Proposed West Elevation
1:100 @ A1

SPECIFICATIONS

EWL.02.01 Facing Brickwork Lining
EWL.02.02 Thermal Plaster variously overlaid with different linings depending on context
EWL.02.03 Insulation backed plasterboard lining
EWL.02.06 Breathable water based and colourless rain repellent coating
EWS.02.02 Masonry Cavity Wall
EWS.02.04 Traditional Masonry Wall Construction
RFS.02.01 Standing Seam Roof (upper sections)
RFS.02.02 Standing Seam Roof (lower sections)
RFS.02.03 Refurbished Cumbrian Slate Roof
RFS.02.04 Three layer hot melt flat roof

KEY TO LETTER SYMBOL

EWS - External wall system
EWL - Exterior wall lining
FL - Internal floors
HL - External hard landscape
IWS - Internal wall system
RFS - Roof system
RL - Roof Lights



Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Millway North Elevation Proposed
Scale:	1:100 @ A1
Origination Date:	210521
Status:	Stage 03
Drawing No :	IRN-IDK-02-MIL-300
Rev	-

NOTES

All Dimensions are from structure to structure unless indicated otherwise.

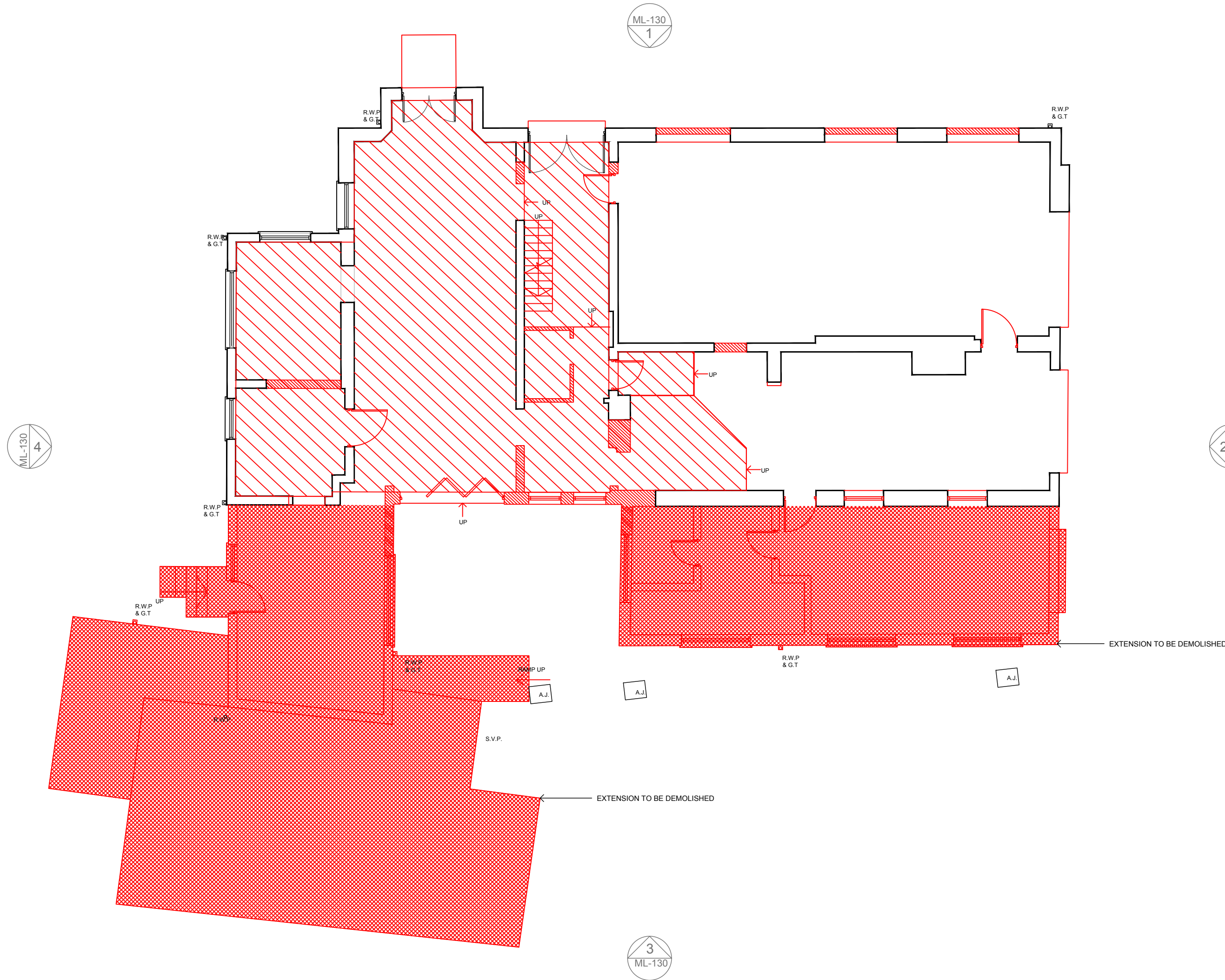
Dimensions of structure and services are indicated for coordination purposes. For full structural and services details refer to Structural and Services Engineers' drawings.

Do not scale directly from drawing. All dimensions to be checked on site prior to construction or demolition of any elements.

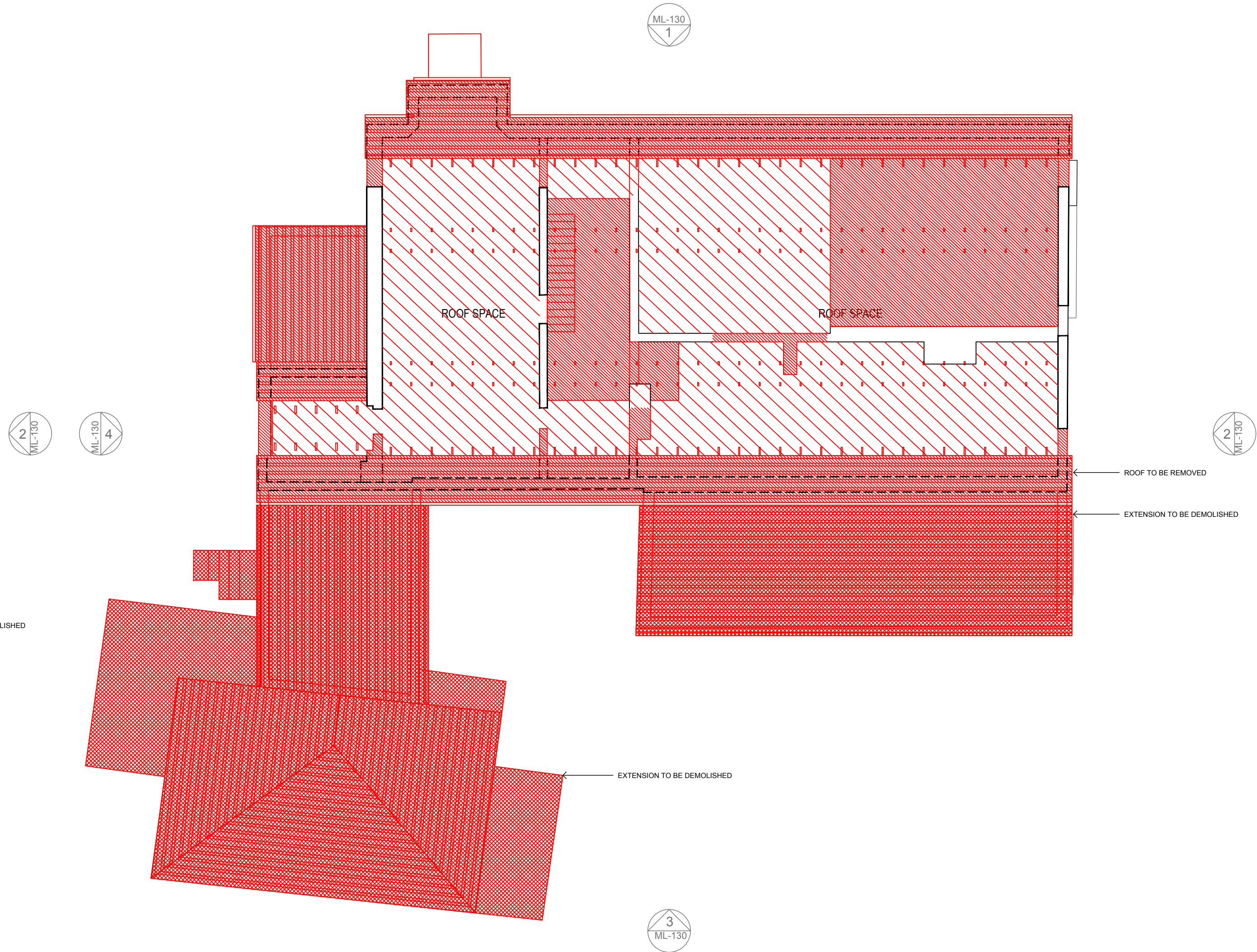
Any discrepancies between figured dimensions to be reported to architect for clarification prior to commencing work.

© Copyright Reserved

Rev Date Comments



N
1
MILLWAY: Existing & Demolition Ground Floor Plan
1:100 @ A1



N
2
MILLWAY: Existing & Demolition First Floor Plan
1:100 @ A1

KEY

EXISTING BUILDING TO BE DEMOLISHED

EXISTING BUILDING FABRIC REMOVED

Project CODE:	IRN
Project:	The Ironworks Retreat
Drawing title:	Millway General Arrangement Plans Existing & Demolition
Scale:	1:100 @ A1
Origination Date:	210521
Status:	Stage 03
Drawing No :	IRN-IDK-02-MIL-130
Rev	-

1:100 @ A1

0m 2m 10m 20m