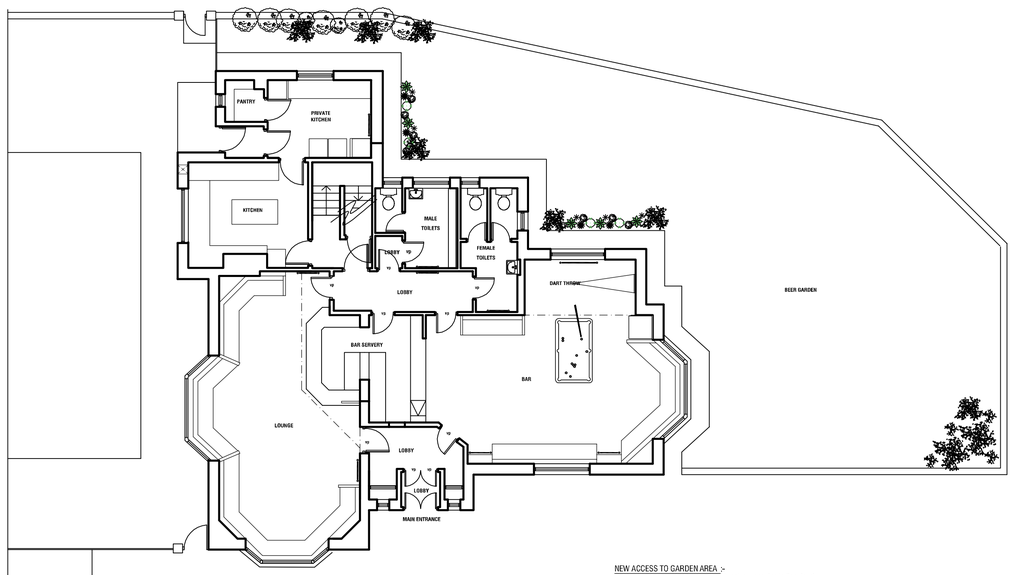



## EXISTING GROUND FLOOR PLAN
## Scale 1:100@A1

ex100x100mm timber newel post with ex32mm thick capping - chamfered top edge to capping.

ex100x38 mm timber handrail with chamfered top, secured to ex89x50mm top rail.

ex50x50mm timber balusters & max. 143mm cts, housed / tied to top & bottom rails.

NOTES:

All timber to be tanalised.

Decking boards to have max 6mm gaps between boards.

ex89x50mm timber bottom rail.

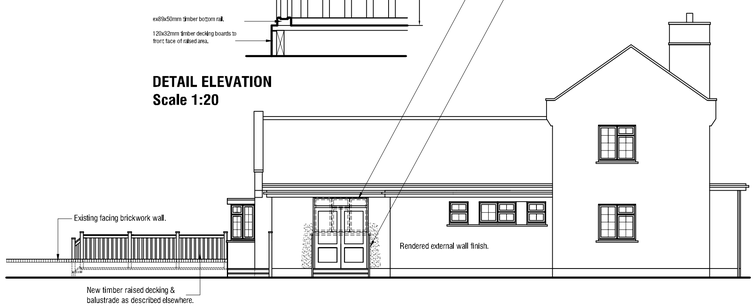
120x32mm timber decking boards to front face of raised area.

1100

## DETAIL ELEVATION
## Scale 1:20

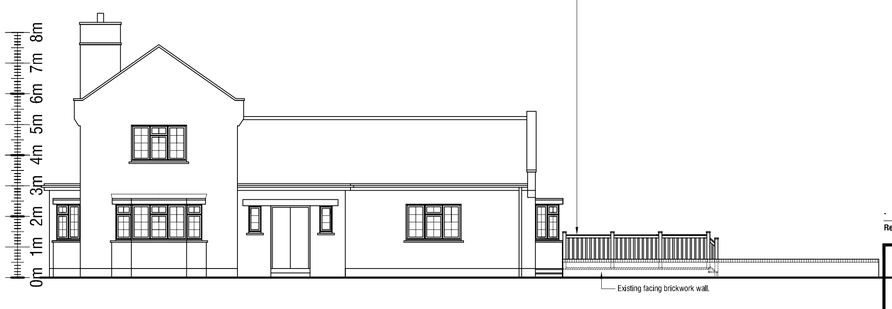
NEW ACCESS TO GARDEN AREA :-
Take out existing window & cill, & break out opening to floor level.
Build in new doors & frame to open onto level landing & make good finishes to match adjacent.
Doors to have safety glazed vision panel.

STEPPED ACCESS & LEVEL LANDING TO ENTRANCE :-
Form new stepped access with level landing & balustrade / handrails - all to comply with the Building Regulations 2000, Approved Document K1, 1998 Edition.
Level landing to extend 300mm from leading edge of doors.
Steps & landing to be formed in either a tamped insitu concrete finish OR in paving slabs to match existing, with 10mm class 1 mortar pointed joints, on 25mm sand blinding, on well consolidated hardcore in layers not exceeding 150mm thick ie - unbound granular material (DOT type 1 Granular Sub Base).
Facing brickwork to match existing to support landing & risers of steps - max 170mm rise & 300mm going to steps, built off 300x150mm concrete strip footing taken down to safe bearing.
Painted m.s. balustrade & handrails to both sides of steps, 900mm high, measured vertically above pitch line of flight & 1000mm on landings, secured to sides of landing & steps - Colour: Black.
Handrails to extend min. 300mm horizontally beyond top & bottom of stepped access, be slip resistant & not cold to the touch, & terminated in a way that reduces risk of clothing being caught.
Balustrade to be constructed of 25mm x 25mm uprights secured with 100mm x 100mm x 12mm fixing plate rawl-bolted to wall or paving, with 10mm infill spindles, 12mm x 25mm bottom rail & 40 to 45mm dia handrail. Max. 99mm spacings between spindles.
Where affected by the new step & landing arrangement, allow for building up any existing LC. covers level with landing & allow for maintaining any drainage pipes / gullies by shuttering as necessary with new leaf grates for maintenance purposes.

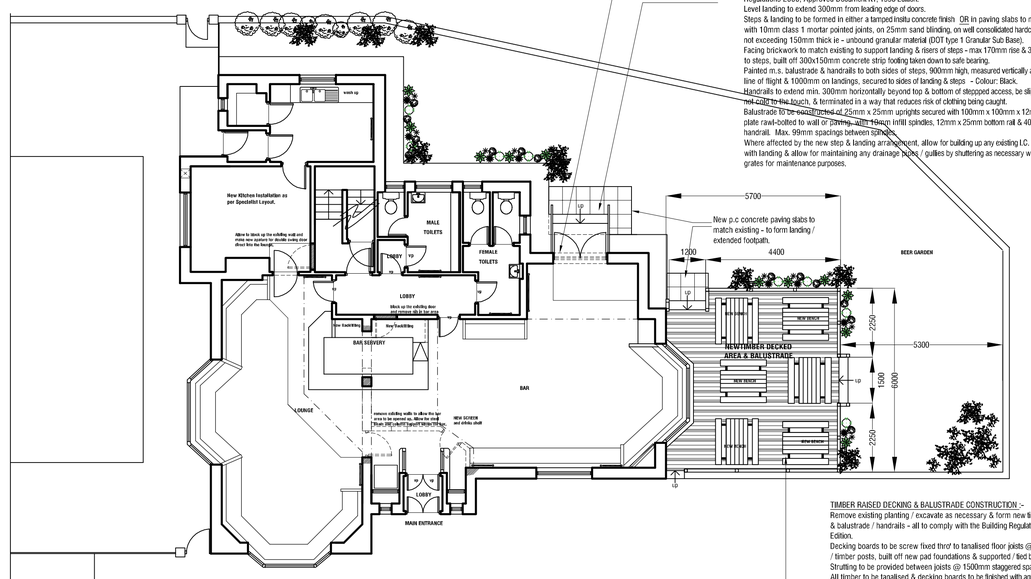



## PROPOSED WEST ELEVATION TO VICAR ROAD
## Scale 1:100@A1

## PROPOSED NORTH ELEVATION TO CHURCH STREET
## Scale 1:100@A1




## PROPOSED EAST ELEVATION TO CAR PARK
## Scale 1:100@A1


New Kitchen installation as per Specialist Layout.
Allow to block up the existing wall and make new aperture for double swing door into the lounge.
MALE TOILETS
FEMALE TOILETS
LOBBY
LOBBY
Block up the existing door and remove sill to be even with floor.
New Doorway
New Doorway
BAR SERVERY
BAR
LOUNGE
Remove existing walls to allow the bar area to be opened up. Allow for steel lintels (RSJ's) to support brickwork above.
NEW SCREEN and drinks shelf
LOBBY
LOBBY
MAIN ENTRANCE
New p.c concrete paving slabs to match existing - to form landing / extended footpath.
5700
1200
4400
BEER GARDEN
NEW BENCH
NEW BENCH
NEW BENCH
NEW TIMBER DECKED AREA & BALUSTRADE
2250
5300
2250
UP
UP
UP