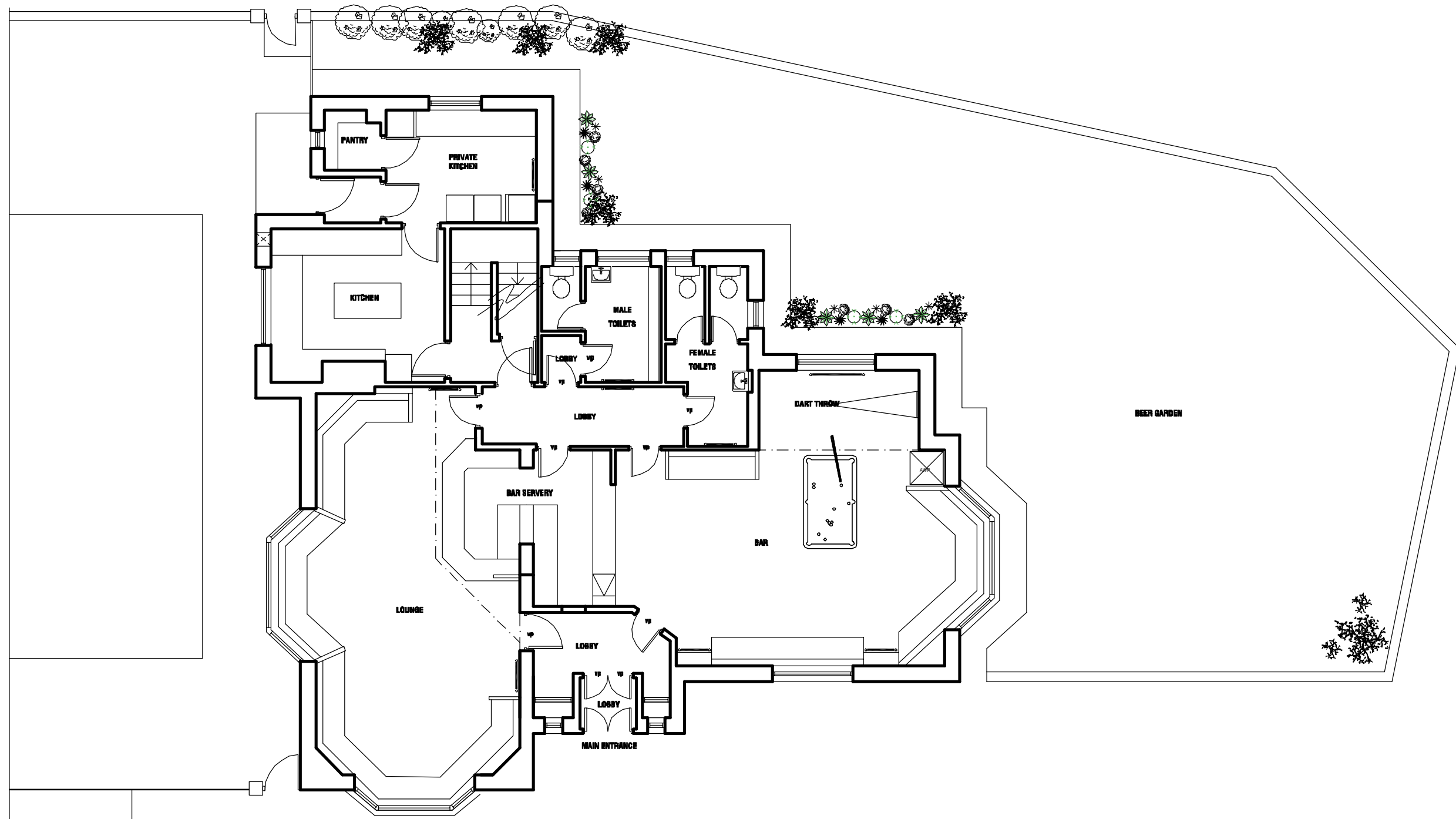
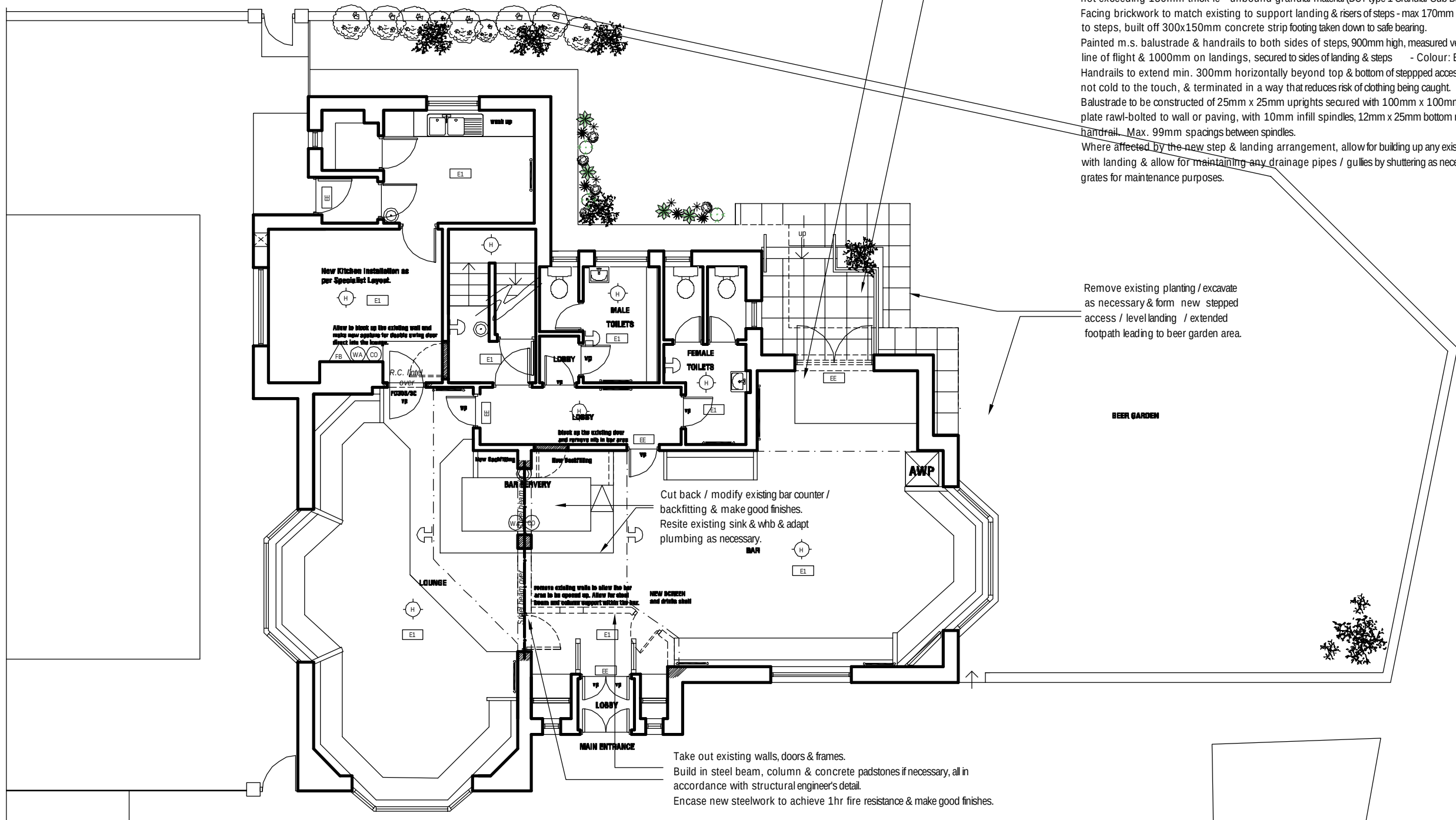




EXISTING GROUND FLOOR PLAN
Scale 1:100@A1



PROPOSED GROUND FLOOR PLAN
Scale 1:100@A1

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.

STEPPED ACCESS & LEVEL LANDING TO ENTRANCE :-
Remove existing planting / excavate as necessary & form new stepped access / level landing & extended footpath.
Stepped access, level landing & balustrade / handrails -all to comply with the Building Regulations 2000, Approved Document K1, 1998 Edition.
Level landing to extend min. 1200mm from leading edge of doors. (Part M takes precedence over Part K)

PATIO AREA :-
Excavate as necessary & form new paved patio area finished with p.c.concrete paving slabs - 600x600x36mm thick Marshalls Penderaven style paving

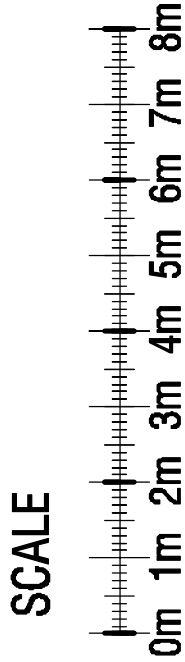
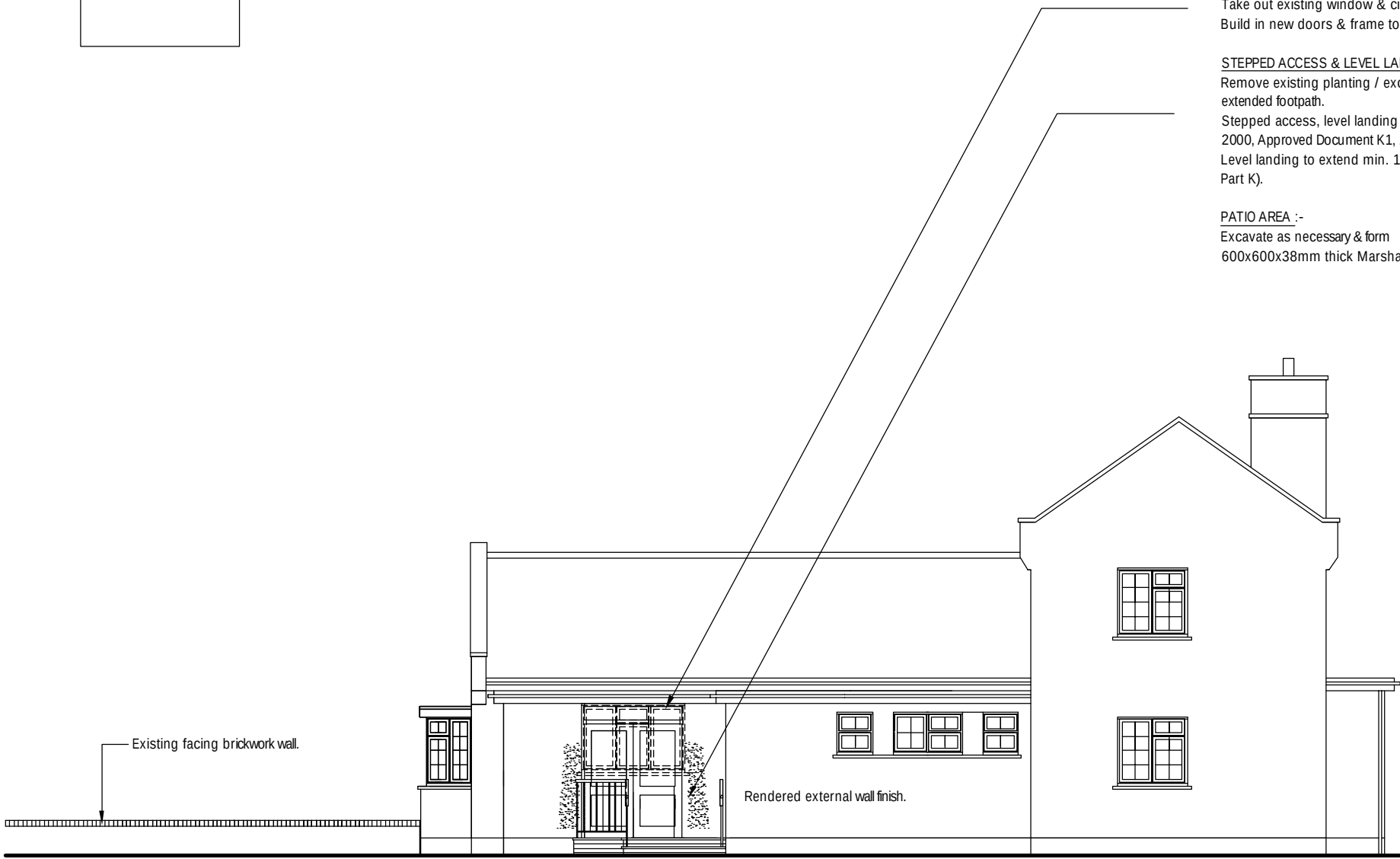
NEW ACCESS TO GARDEN AREA :-
Take out existing window & cill, & break out opening to floor level.
Build in new doors & frame to open onto level landing & make good finishes to match adjacent.
Doors to have safety glazed vision panel.

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 min. 1200mm from leading edge of doors. (Part M takes precedence over Part K).
Steps & landing to be formed in either a stamped in situ concrete finish OR in paving slabs to match existing, with 10mm class 1 mortar pointed joints, on 25mm sand bedding, 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-bolts to wall or paving, with 10mm infill spindles, 12mm x 25mm bottom rail & 40 to 45mm dia. 12mm dia. 99mm spacings between spindles.
Where affected by the new step & landing arrangement, allow for building up any existing I.C. covers level with landing & allow for maintaining any drainage pipes / gullies by shuttering as necessary with new leaf grates for maintenance purposes.

Remove existing planting / excavate as necessary & form new stepped access / level landing / extended footpath leading to beer garden area.

Cut back / modify existing bar counter / backfitting & make good finishes.
Resite existing sink & whb & adapt plumbing as necessary.

Take out existing walls, doors & frames.
Build in steel beam, column & concrete padstones if necessary, all in accordance with structural engineer's detail.
Encase new steelwork to achieve 1hr fire resistance & make good finishes.



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



EXISTING WEST ELEVATION TO VICAR ROAD
Scale 1:100@A1



EXISTING NORTH ELEVATION TO CHURCH STREET
Scale 1:100@A1



EXISTING EAST ELEVATION TO CAR PARK
Scale 1:100@A1

B 22.02.12 WS	Paved beer garden area omitted.
A 27.01.12 WS	Revised in accordance with planners & building control requirements.
Rev	Date Initial Comment

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Cross Keys Church Street Barnsley S73 9JX	Punch Partnerships

Drawing Name	
Existing & Proposed Plan & Elevations	
Drawn By	WS
Date	Dec '11
Status	Preliminary / Approval / Construction
Drawing no.	04
Revision	B

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