





KEY:

DEMOLITION (REFERS TO AS EXISTING - NOT PHASE 1)

PHASE 2 - APPROXIMATE AREA SCHEDULE:

TOTAL TRADE: 194.5m² TOTAL STAFF ACCOMMODATION: 274.4m² (GROUND FLOOR 3 BED, 3PP) TOTAL COMMUNAL SPACE: 8.1m²

TOTAL COVERS INTERNAL: 58 TOTAL COVERS EXTERNAL: 52 EXISTING BATHROOM LAYOUT RETAINED, SANITARY WARE & CEMENT POINTED WALL CUBICLES REPLACED TO CLIENTS **RE-POINTED & VEGETATION** SPECIFICATION REMOVED CEMENT POINTED INTERNAL STONE WALLS RE-POINTED WITH LIME & REDECORATED WITH BREATHABLE FINISHES TO CLIENTS MODERN STAINED TIMBER SPECIFICATION EXISTING CONCRETE SLAB TO PLANT BOARDED CEILING REPLACED **ROOM TO BE SCREED & APPLIED WITH** WITH NEW PLASTERBOARD & EXISTING WOOD MODERN 'NON-SLIP' FLOORING TO FINISHES TO TO CLIENTS NEW DRAINS TO PAINTED TIMBER ROUND POST RENDERED WALL Staff Access BURNER REMOVED AND CLIENT SPECIFICATION **SPECIFICATION** CONNECT TO CONCEALED REINSTATED IN FORMER POSITION WITH REDECORATED TO CLIENT SPEC ALCOVE BLOCKED DRAINAGE PIPEWORK METAL BASEPLATE OFFSET FROM GROUN ABOVE GROUND WHERE TO PREVENT ROTING OF TIMBER POSSIBLE BOH STORE COMMS/STORE **SHARED** AND BINS FEMALE TOILETS DOOR REPAIRED & DRAINS REPLACED STAIR GLAZED FANLIGHT - REPLACEMENT BLOCKED LOBBY REPLACED TO CLIENTS MODERN DOORS SPEC NEW EXTRACT LOBBY **NEW FIRE LOBBY** WALLS/DOORS MODERN PAVING OVERLAID EG-0-4 **PROTECTED** WITH DECORATIVE FINISHES EXISTING MODERN FENCE & GATES REPLACED TO CLIENTS PLANT ROOM SPECIFICATION **NEW FLUES FOR BOILERS BEER GARDEN NEW BEAM OVER MALE WC** NEW FIRE RATED GLAZED TO STRUCTURAL DOORS LINKING TO ENGINEER'S DETAILS MODERN PAVING REPLACED EXTG MODERN EXTERNAL TRADE AREA WITH NEW PAVING TO CLIENT STEPS & RAMPS WINDOW **SPECIFICATION** REGULARISED REPLACED TO NEW FENCE & GATE **30 MINUTES** ARRANGEMENT TO SEPARATE **STORE** FIRE RATED STAFF/ TRADE AREAS STANDARD OR LINED **NEW LOCKABLE STAFF ENTRY** INTERNALLY **NEW BEAM OVER** GATE WITH THUMB TURN STAFF ACCESS WITH FIRE TO STRUCTURAL LOCK FOR FIRE ESCAPE **RATED PANEL** MODERN DOOR EW-0-3 REPLACED **BINS STORE** TRADE AREA TRADE AREA **NEW FIRE DOOR** TRADE AREA **DIRECTION OF FALSE CEILING BEAMS ABOVE NEW VENT** GRILLE **BEDROOM BEDROOM BEDROOM** WALL LINED TO RECEIVE -**DIRECTION OF FALSE** PAINTED BOARDED DECORATIVE FINISH STORE **CEILING BEAMS ABOVE** MODERN DUMB CEILING REPLACED & WAITER REPLACED **EXTERNAL COLD** BAR LOFT INSULATED **CELLAR** STORE 2440x3000 **SHOWER** SHOWER (ARTEX CEILING REPLACED TO SHOWER CLIENTS SPEC BY APPROPRIATELY COMPETENT CONTRACTORS TIMBER BOARDED FLOOR OVERLAID -**EXISTING WINDOWS** WITH PLY + MODERN NON-SLIP EXISTING CONCRETE SLAB TO CELLAR TO REFURBISHED, DRAUGHT FLOORING TO CLIENT SPEC BE SCREED & APPLIED WITH MODERN SEALS & REDECORATED 3 EXISTING BEDROOMS 'NON-SLIP' FLOORING TO CLIENT INCLUDING REPLACEMENT MODERN FLOOR FINISHES **REDECORATED & SANITARY** SPECIFICATION IRONMONGERY NEW COLD STORE TO REPLACED OVER TIMBER WARE REPLACED MANUFACTURER'S DETAILS BOARDED FLOORS TO NEW RACKING FOR CELLAR EQUIPMENT CLIENTS SPEC PIPEWORK/ SERVICES FIXED TO CLIENTS SPECIFICATION CEMENT POINTED INTERNAL STONE WALLS RE-POINTED WITH LIME & REDECORATED FORMER WINDOW BROUGHT WITH BREATHABLE FINISHES BACK INTO USE WITH TO CLIENTS SPECIFICATION SIGNAGE PANEL IN FRONT

01 PROPOSED GROUND FLOOR PLAN

REF 3258-3-210 SCALE 1:50 @ A1

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SCHEDULE OF ADDITIONAL WORKS:

NOTE: In addition to drawing annotations, the following works are to be carried out to all areas of the building as required:

- Any structural/minor cracking to be inspected by a structural engineer. Walls to be repaired and sealed to maintain weathertightness to building with structural works to be undertaken in accordance with structural engineer's
- All structural repairs, or strengthening, identified as necessary during the works to be carried out in strict accordance with structural engineer's details.
- All existing masonry structures to be cleaned of vegetation which should be carefully removed with herbicides. Walls to be repointed and/or re-rendered to match existing using appropriate lime based materials with mineral paint finishes to render. All defective or modern pointing to be carefully removed and replaced with appropriate lime mortar.
- Any required internal damp proofing to be kept to practical minimum. A thorough assessment of exposed substrates and surrounding conditions to be carried out as part of the works to determine systems to be used and their
- All existing plumbing, drainage & electrical services and plant to be updated or revised to suit proposed layout and coordinate with latest regulation requirements, including the provision of mechanical extracts and required ventilation to suit sanitary accommodation, kitchen fixtures & fittings. Existing ducts, trunking and notched/drilled service routes to be utilised as far as practicable. Mechanical extracts to be terminated with flush slate vents and/or painted metal wall mounted grilles.
- All new drainage to be installed to suit layout and existing or new drainage
- All existing lintels and beams to be inspected and all defective beams/lintels to be replaced with new elements to structural engineer's recommendations.
- All rot/insect damaged timber to be appropriately treated, made good or replaced when exposed as required.
- All existing windows and doors to be refurbished, repaired & draughtproofed unless otherwise noted. Replacement modern units to be single glazed, but to match existing joinery profiles. New or defective cills to be replaced to match
- All existing roof areas to be upgraded, insulated & ventilated as required by latest regulation requirements
- All retained historic doors to be refurbished & repaired or upgraded for fire resistance as far as reasonably practicable to regulation requirements. All new modern fire doors to client's specification.
- Existing fire doors retained and upgraded for fire Resistance, or replaced with modern equivalents where marked 'FD30'.
- Any modern damp concrete or defective/rotten timber floors identified during the works to be re-laid and floor levels rationalised as part of the proposed works.
- All intermediate, suspended, timber floors to be repaired or strengthened as required with any alterations undertaken in strict accordance with structural engineers details. including support bears / masonry colours at sub beam level
- All floor finishes to be repaired or replaced to client's specification as noted.
- All modern wall/ceiling/floor finished removed & replaced to client's specification & internal scheme. Historic wall & ceiling finishes retained & made good. Historic floor finishes overlaid with new finishes as required to client's specification & internal scheme.
 - Any false ceiling joists to be replaced / removed to clients spec.
 - All damaged, rotten or missing skirtings, architraves, picture/dado rails & covings to be repaired or replaced to match existing joinery profiles.
 - All decorative wall cladding, tiling or splashbacks to be replaces to client's
 - Defective wall lining/plaster/ceilings to be repaired or re-lined to match appearance of existing in appropriate material for their substrate.
 - All new & replacement bathroom, shower room, W/C, kitchen & other fixtures and fittings to be installed to client's specification and internal
 - All gutters, flashing and weathering's to be inspected and replaced as required to prevent water ingress. All to lead sheet training academy's

recommendations or rainwater good manufacturers requirements.

- All roof structures and coverings to be inspected and repaired as required unless otherwise specified to prevent water ingress. All existing rainwater goods, facias, soffits and bargeboards to be inspected, repaired, refurbished or replaced on a like for like basis as required.
- Existing chimneys to be inspected & rebuilt in brick as necessary. All flues to be capped/vented as required. All redundant flues to be vented internally.

PLANNING AMENDMENTS DESCRIPTION

JAN 25 JP DATE



3258-3-210

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Chartered Practice

CHANGE OF USE AT THE BISHOP AND WOLF PUBLIC HOUSE, HUGH ST, ISLES OF SCILLY, TR21 OLL

PROPOSED GROUND FLOOR PLAN

ST AUSTELL BREWERY

PLANNING

1:50 @ A1

FEB 24