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SCHEDULE OF ADDITIONAL WORKS:

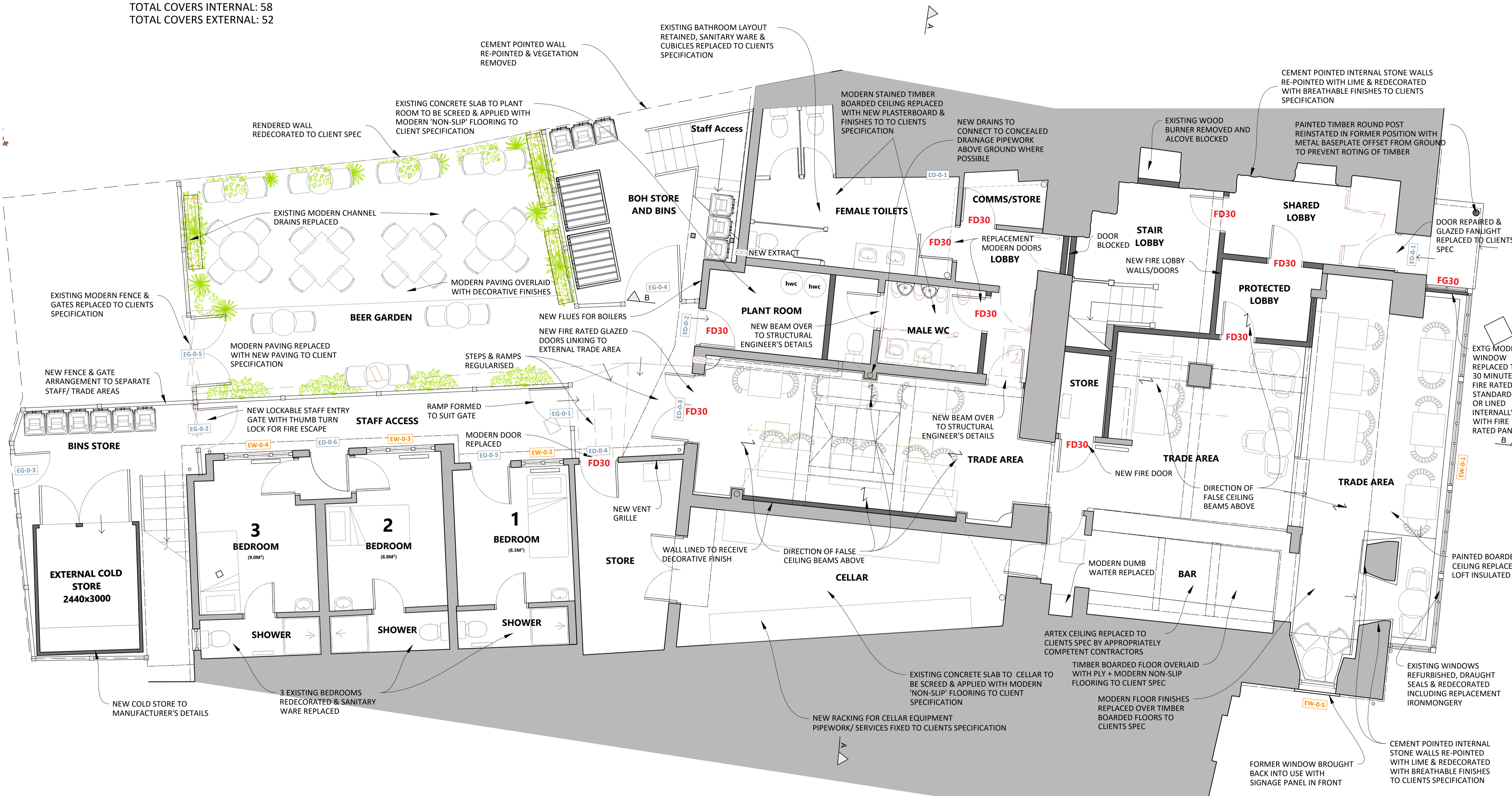
- NOTE:** In addition to drawing annotations, the following works are to be carried out to all areas of the building as required:
- Any structural/minor cracking to be inspected by a structural engineer. Walls to be repaired and sealed to maintain weathertightness to building with structural works to be undertaken in accordance with structural engineer's details.
 - 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 re-pointed 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 extents.
 - 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 slats vents and/or painted metal wall mounted grilles.
 - All new drainage to be installed to suit layout and existing or new drainage connections.
 - 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 existing.
 - 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.
 - Any modern damp concrete or defective/rotten timber 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 new ground floor walls to be taken above and below suspended floors and ceilings to achieve adequate fire protection as detailed on plan.
 - 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 & coverings to be repaired or replaced to match existing joinery profiles.
 - All decorative wall cladding, tiling or splashbacks to be replaced to client's specification.
 - 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 scheme.
 - 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, fascias, 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.

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



REV	DESCRIPTION	DATE	BY
E	PLANNING AMENDMENTS	JAN 25	JP
REV	DESCRIPTION	DATE	INS



THE CONSERVATION DIVISION OF CAD ARCHITECTS LTD
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THE CHANGE OF USE AT THE BISHOP AND WOLF PUBLIC HOUSE, HUGH ST, ISLES OF SCILLY, TR21 0LL
CLIENT: ST AUSTELL BREWERY
DETAIL: PROPOSED GROUND FLOOR PLAN
AUTHOR: JP
DATE: FEB 24
SCALE: 1:50 @ A1
CHECKED: SM

REV	DESCRIPTION	DATE	BY
PLANNING	3258-3-210		E

01 PROPOSED GROUND FLOOR PLAN

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