Existing wall mounted air handling units (AHU-1, AHU-2 & AHU-5) are to be removed & finish to external wall to be made good

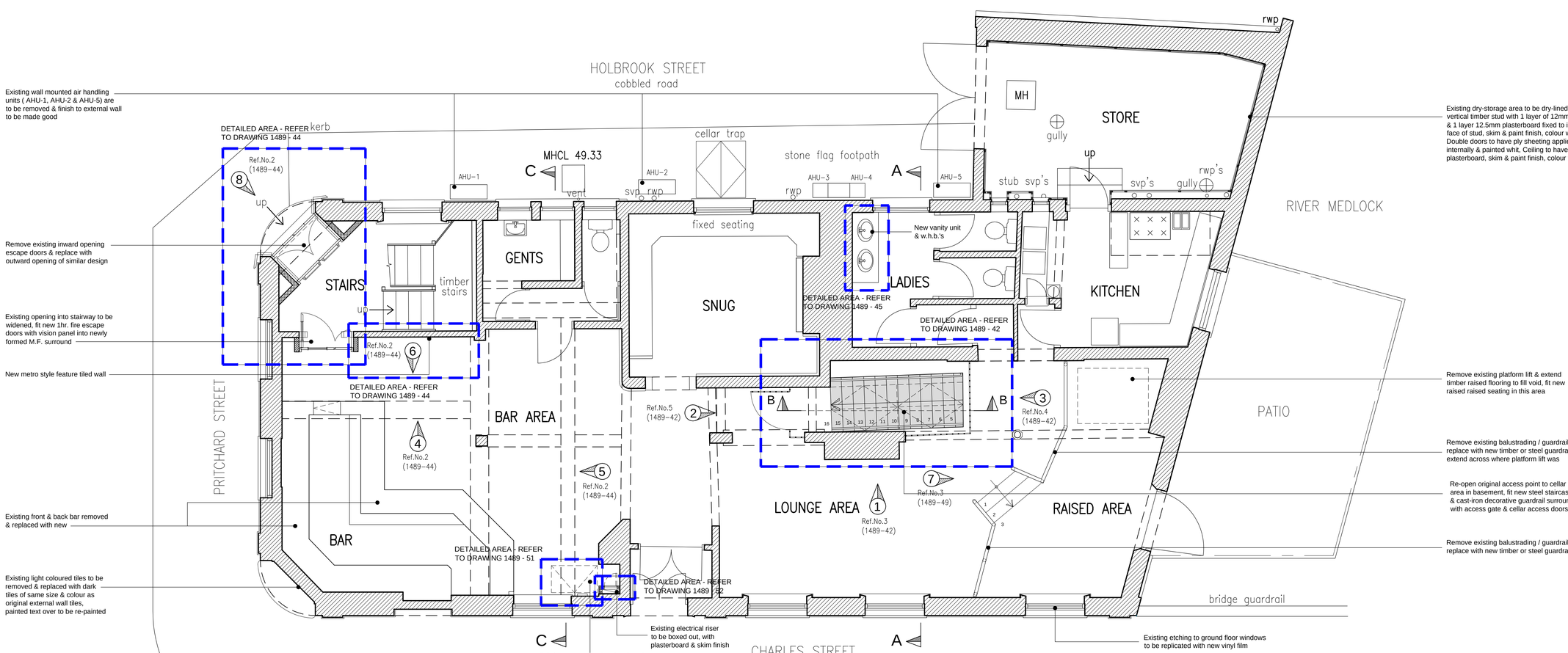
Remove existing inward opening escape doors & replace with outward opening of similar design

Existing opening into stairway to be widened, fit new 1hr. fire escape doors with vision panel into newly formed M.F. surround

New metro style feature tiled wall

Existing front & back bar removed & replaced with new

Existing light coloured tiles to be removed & replaced with dark tiles of same size & colour as original external wall tiles, painted text over to be re-painted



Existing dry-storage area to be dry-lined with vertical timber stud with 1 layer of 12mm ply & 1 layer 12.5mm plasterboard fixed to internal face of stud, skim & paint finish, colour white. Double doors to have ply sheeting applied internally & painted whit, Ceiling to have plasterboard, skim & paint finish, colour white.

Remove existing platform lift & extend timber raised flooring to fill void, fit new raised raised seating in this area

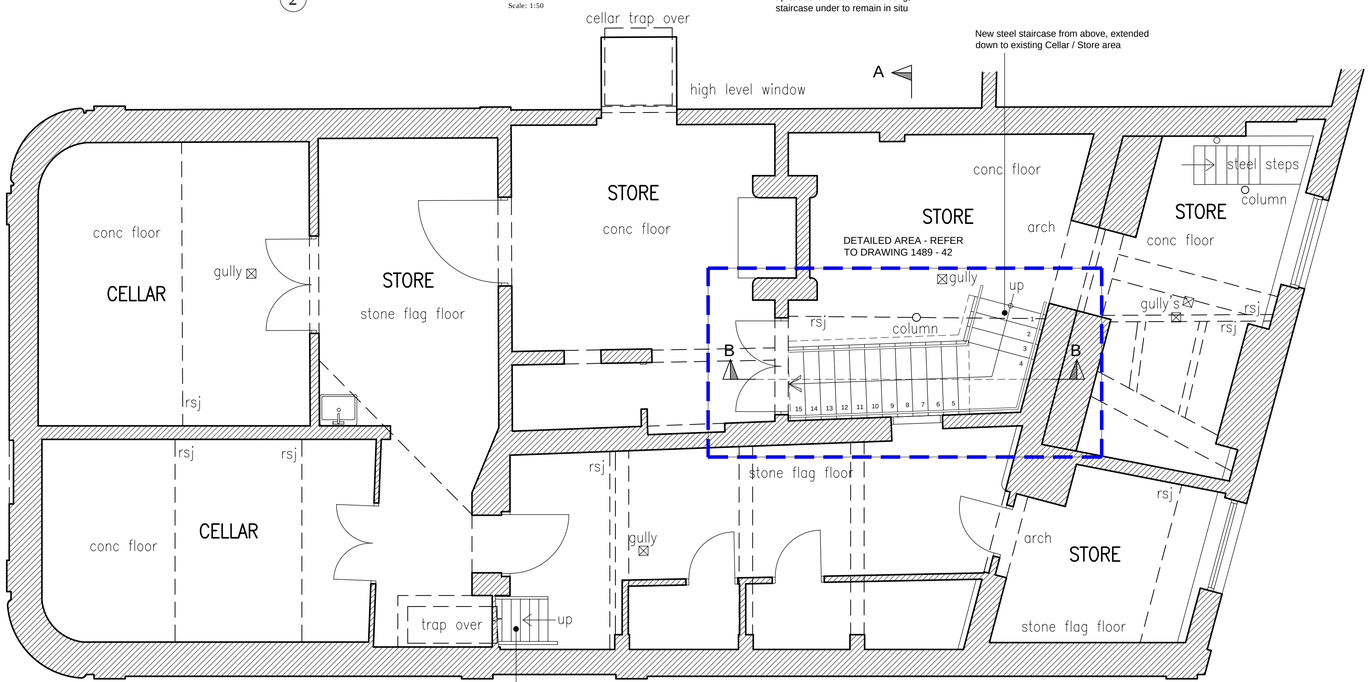
Remove existing balustrading / guardrail & replace with new timber or steel guardrail & extend across where platform lift was

Re-open original access point to cellar area in basement, fit new steel staircase & cast-iron decorative guardrail surround with access gate & cellar access doors

Remove existing balustrading / guardrail & replace with new timber or steel guardrail

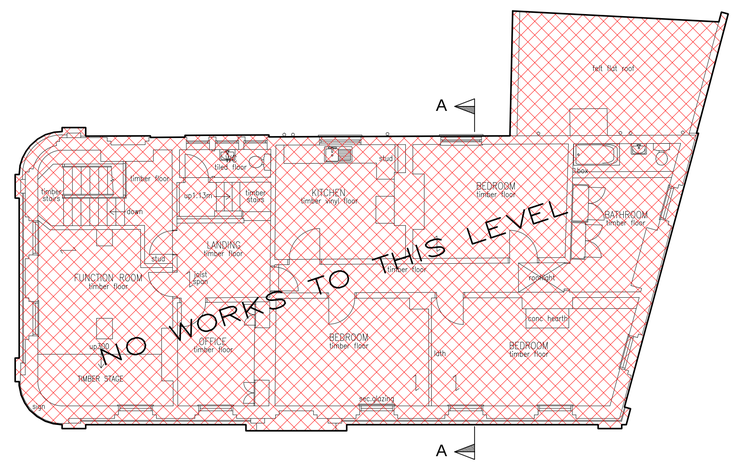
2 Ground Floor Plan - Proposed

Scale: 1:50



1 Basement Floor Plan - Proposed

Scale: 1:50



3 First Floor Plan - Existing

Scale: 1:100

Legal Notice

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Meters
SCALE 1:100.

General Notes

All Tibbatts Design Ltd drawings to be read in conjunction with other Architectural, Structural/Civil Engineering, Mechanical & Electrical Consultants and all other specialist Contractor/Suppliers drawings for the External Envelope, Fit-out areas and associated external works.
The Principal Contractor or his appointed Specialist Sub Contractors are to familiarize themselves, where appropriate, with the site and measure all areas affecting their works. All dimensions and levels to be checked on site by Contractor prior to the commencement of work or the manufacture of any off
site components or artifacts. Where dimensions are shown these are subject to final verification by the Contractor or appointed Sub Contractor. Any dimensional discrepancies or non availability of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be recorded in millimeters unless specifically stated otherwise. All works are to be carried out by recommended/competent installation /Contractors to Manufacturers instructions/recommendations.
All materials & workmanship are to comply with British Standards and E.E.C. codes current at the commencement of the works. Contractor is to ensure that all the works are in compliance with BS, EHO,, Building Control, Fire Authority and all other Statutory requirements where applicable.

Standard Notes applicable to development

All works to comply with the following statutory requirements
- Building Regulations
- Fire Precautions Act
- BS8290 Suspended Ceiling installations
- BS6206 Glazing
- All other relevant BS and Codes of Practice at the time of installation.

Finishes to be robust and good quality throughout.
Structural Designs/calculations to be prepared by approved appointed Specialist Consultant.
Mechanical/Electrical services Designs/calculations to be prepared by approved appointed Specialist Consultant.
Surface spread of flame rating to all internal finishes - walls/ceilings to comply to BS476
Laminate SSF to be class O finish on class O mdf substrate.
Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval.
Upholstered seating to be fireproofed to BS582 Part 2 (1992). Filling, where applicable, should be in combustion modified heat resistant foam and all usage should be marked on appropriate items.
Doors/door sets to comply with specified fire resistances. All fire resistant doors to be defined and tested to show compliance with BS476 Part 2 (1987) and other relevant parts of BS476.
Door construction to be of a type that fumes emitted by the material under low fire load are of minimal toxidity.
Door fire protection ironmongery shall comply with the requirements of BS476 and be fully certified.
Safety glass and manifestation - glazing to be toughened/laminated and kite marked in accordance with current relevant BS

Design Safety Guidelines

Timber to be certified as being from a sustainable source.
All materials/finishes to be robust, easily cleaned & maintained.
No micro fibrous materials to be used.
Formaldehyde to be avoided in materials which can emit toxic or irritants under general usage.
Refrigerants and Ozone depleting materials including those containing CFC's are to be avoided.
Timber is to be treated to minimize migrate attack, loss of structural strength from sunlight, fire, insect, vermin or moisture.
Treatment to be fully compliant with non poisonous & health affecting requirements.
All paints and solvents should wherever possible be workshop applied. Water based products should be specified if applicable.

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Job Title
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Drawing Title
Proposed Basement, Ground & First Floor Plans

Date
28.01.2014

Scale
1:50, 1:100 - (A1)

Drawn by
JB

Job No.
1489

Revisions	Description	Date
A	Issued for Listed Building Consent	05.03.2014

Drawing Number
1489-40 (A)