

**NOTES:**  
Contractors must verify all dimensions on site before commencing any work. Figured dimensions to take precedence over scaled dimensions. Contractors must not scale from this drawing unless express instructions are given by Catherine Banfield. The copyright of this drawing is reserved. The drawing must not be disclosed without authority.

REV	DATE	AUTHOR/COMMENT
02	02.010.24	CB - Adjustments to notes re front garden

**Trade Area 1:**  
Sand, stain and seal existing timber floors. Retain painted ceiling beds as existing. Full decoration to walls, including windows. Strip lobby panelling back to timber, stain and seal. Widen inner lobby door opening to match existing exterior doors and fit new timber/glazed internal lobby doors. Reduce existing inner lobby window and fit new to suit. Add larger timber cornice all round outside/top of lobby in trade area. Strip dado panelling throughout, including skirting and dado rails, stain and seal. Strip and stain window cills to match dado panelling. If dado panelling is MDF allow to decorate. Retain vintage sign written glass panels at high level as existing. Sugar soap high level existing timber stain panelling and retain aged gill detailing as existing.

**Bar:**  
Retain existing bar counter and backfitting in Trade Area 1 as existing. New upper backfitting to Trade Area 2 and allow to alter and adapt front counter to move bar flap, infill panels to match existing. Allow to strip paint from bar fronts in both areas back to timber. If ply allow to redecorate.

**Trade Area 2:**  
Sand, stain and seal existing timber floors. Retain painted timber boarded ceiling and redecorate. Full decoration to walls, including window. Strip T&G wall panelling to columns and food host area, stain and seal.

**Trade Area 3:**  
Sand, stain and seal existing timber floors. Retain painted timber boarded ceiling and redecorate. Full decoration to walls, including window. Retain T&G wall panelling to columns and food host area, stain and seal.

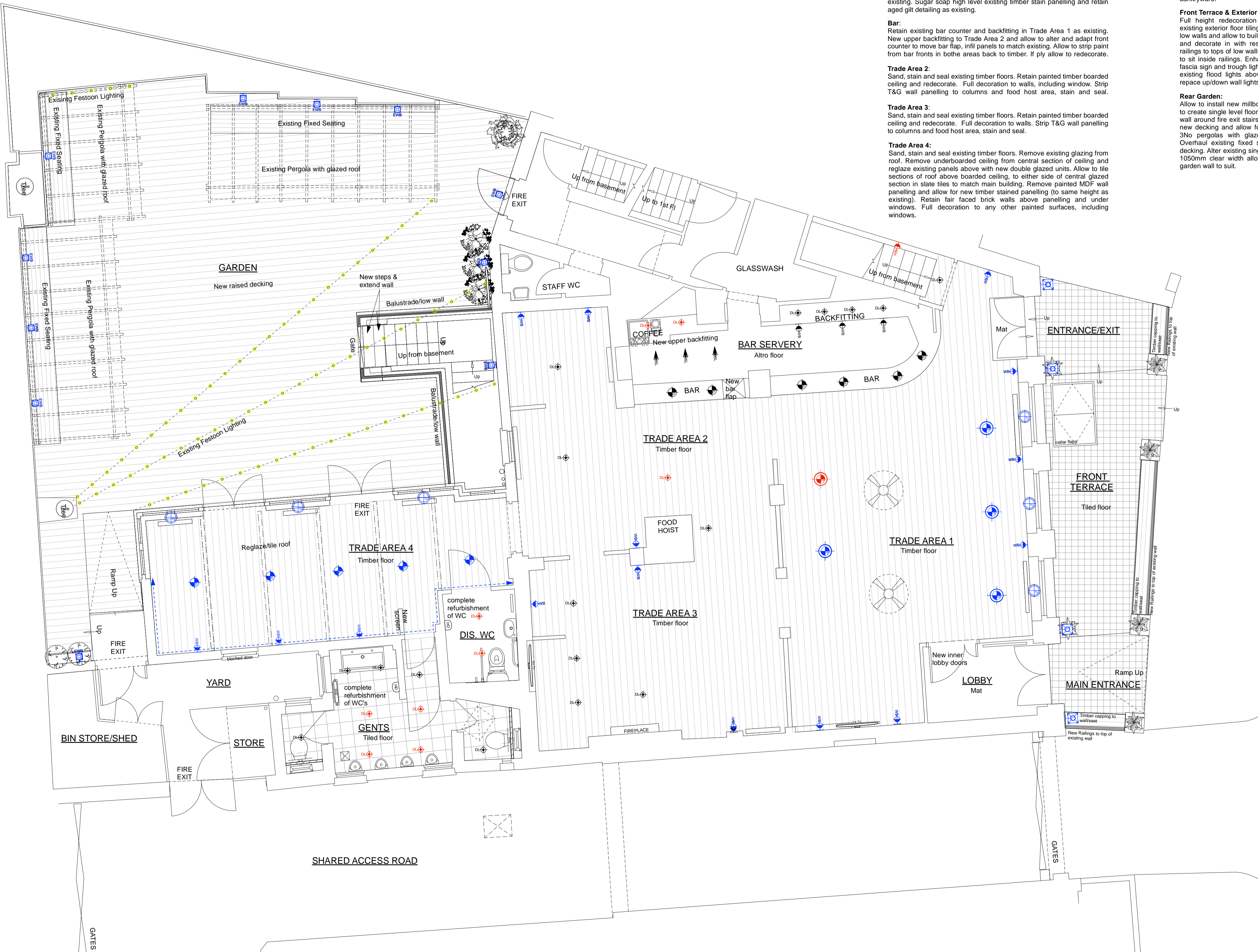
**Trade Area 4:**  
Sand, stain and seal existing timber floors. Remove existing glazing from roof. Remove underboarded ceiling from central section of ceiling and reglaze existing panels above with new double glazed units. Allow to tile sections of roof above boarded ceiling, to either side of central glazed section in slate tiles to match main building. Remove painted MDF wall panelling and allow for new timber stained panelling (to same height as existing). Retain fair faced brick walls above panelling and under windows. Full decoration to any other painted surfaces, including windows.

**Gents:**  
Full refurbishment. New tiled flooring. Retile walls full height. New vanity unit, timber base with marble top. New sanitaryware. New cubicle back panels with tiled access panel built in. New panelled, timber stained cubicle doors & entrance doors. Overhaul ventilation to leave in good working order adding new if required.

**Disabled WC:**  
Full refurbishment. New Altro flooring. New wall tiling to dado. Full redecoration above tiling, including ceiling. Overhaul existing sanitaryware.

**Front Terrace & Exterior:**  
Full height redecoration of building. Overhaul/make good/clean existing exterior floor tiling. Remove existing pots to tops of piers to low walls and allow to build up piers to height of existing pots, render and decorate in with rest of wall. Add pier cap. New black iron railings to tops of low walls. New timber boarding to tops of low walls to sit inside railings. Enhance planting and add new. Refit existing fascia sign and trough light following decs. Overhaul lighting, relamp existing flood lights above fascia and allow for new lanterns to replace up/down wall lights.

**Rear Garden:**  
Allow to install new millboard decking over existing stepped patios, to create single level floor finish to garden. Add railings to top of low wall around fire exit stairs to basement, to suit raised floor levels of new decking and allow for 2No additional steps up to suit. Retain 3No pergolas with glazed roofs to rear garden and overhaul. Overhaul existing fixed seating under pergolas and refit to new decking. Alter existing single fire exit gate from garden to yard to be 1050mm clear width allow to alter and adjust plywood store and garden wall to suit.



**ELECTRICAL KEY**

- Power
- 13a Twin Switched Socket Outlet (TSSO)
- 13a Single Switched Socket Outlet (SSSO)
- 5a Spur Socket Outlet
- 20a Fuse Spur Outlet
- Distribution Board
- Fused Spur
- Shaver Socket
- Hand Dryer
- Lighting
- Switch
- Downlight
- Directional Spotlight
- Pendant
- Feature Pendant
- Wall Bracket
- Picture Light
- Table Lamp
- Floor Lamp
- General Light Fitting
- Floor mounted LED uplighter
- Fluorescent Tube
- Bulkhead Fitting
- External Lantern
- External Wall Bracket
- Flood Light
- Trough Light
- External Illuminated Bollard
- Communications
- Telephone Point
- Entry Phone
- Aerial (TV)
- Speaker
- Audio/ Visual Connection
- Data point
- Wifi Access Point

**FIRE & SECURITY KEY**

**Fire Detection & Signage**

- Smoke Detector
- Heat Detector
- Sounder
- Visual Indicator
- Call Point (break glass)
- Fire Alarm Panel
- Internally illuminated Fire Exit Sign
- Emergency Light (Non-maintained)
- Emergency Light (Maintained)
- Directional Arrow Sign
- Secure Door in Open Position Sign
- Fire Exit Sign
- Fire Door FD30S
- Fire Door FD60S
- Magnetic hold-open connected to fire alarm

**Fire Extinguishers**

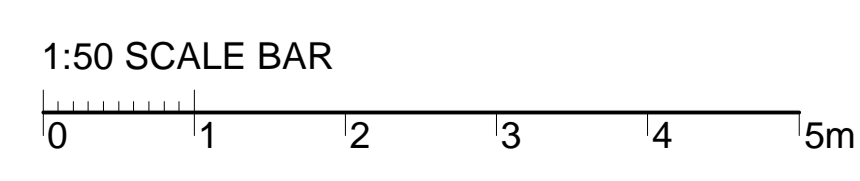
- Water
- CO2
- Fire Blanket
- Class F (Wet Chemical)
- Dry Powder
- Foam

**Security**

- CCTV Camera
- PIR Alarm sensor
- Door contacts connected to intruder alarm
- Panic Button
- Keypad

**FITTING/ POWER POINT KEY**

- Existing fitting/ power point, in existing position
- New fitting/ power point, in existing position
- New fitting/ power point, in new position



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Client: <b>YOUNG &amp; CO'S BREWERY PLC</b>	Dwg No: <b>2406.03.02LBP</b>	Drawn By: <b>CB</b>
Site: <b>ROEBUCK, HAMPSTEAD</b>	First Issue: <b>26.08.2024</b>	Scale @ A1: <b>1:50</b>
Title: <b>PROPOSED GROUND FLOOR PLAN</b>	Issue: <b>LISTED BUILDING/PLANNING</b>	