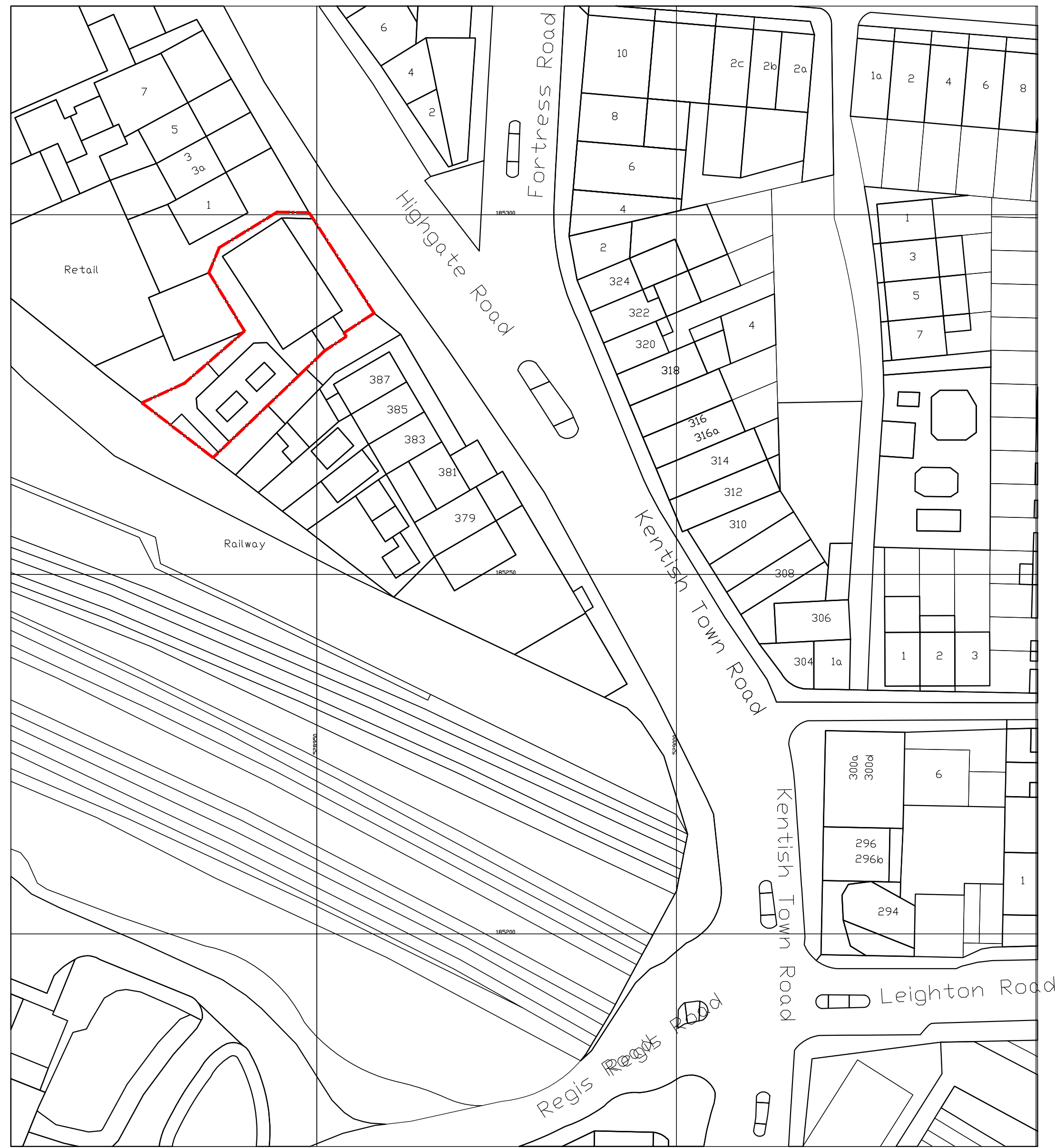
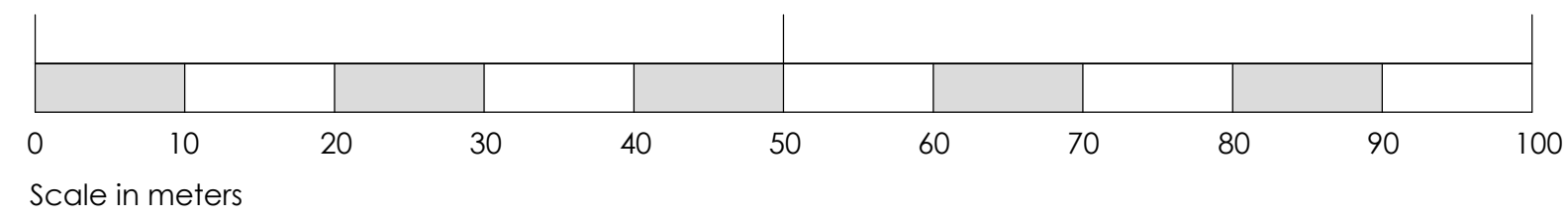


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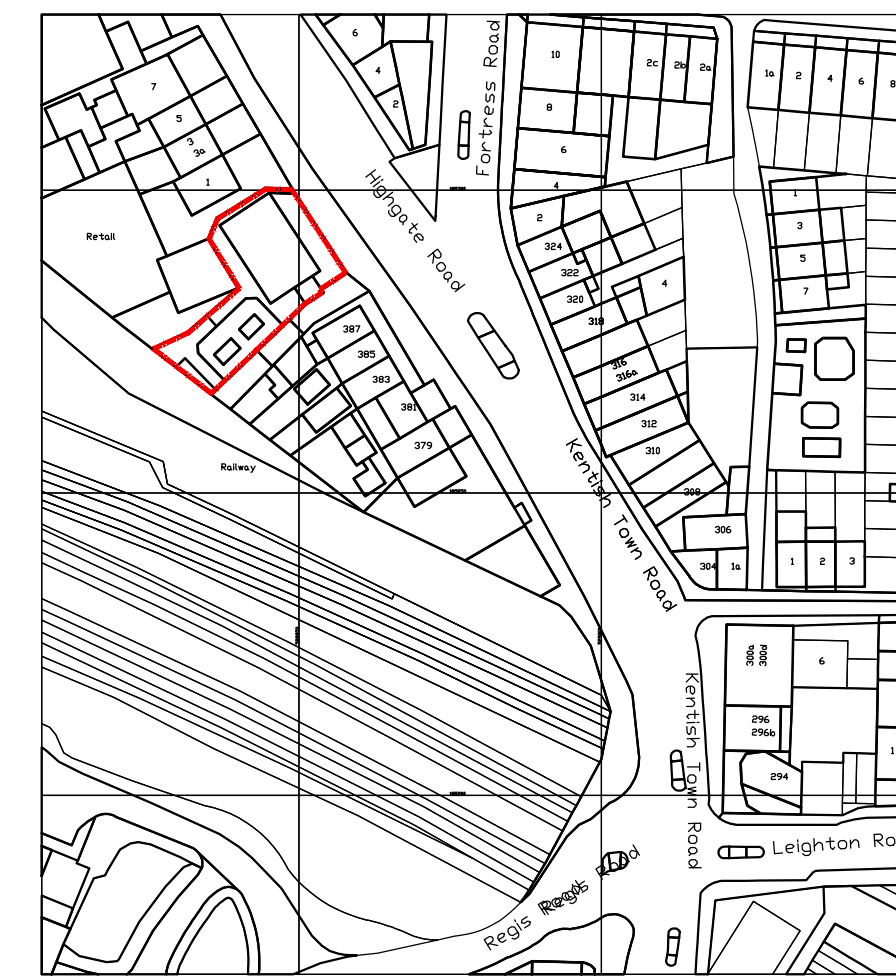
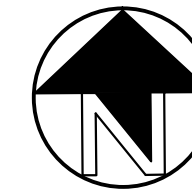
REV	DATE	DESCRIPTION	DWN	CHKD



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BLOCK PLAN @ 1:500



SITE LOCATION PLAN @ 1:1250



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project

The Bull and Gate  
389 Kentish Town Road  
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client

Young & Co's Brewery PLC

drawing title

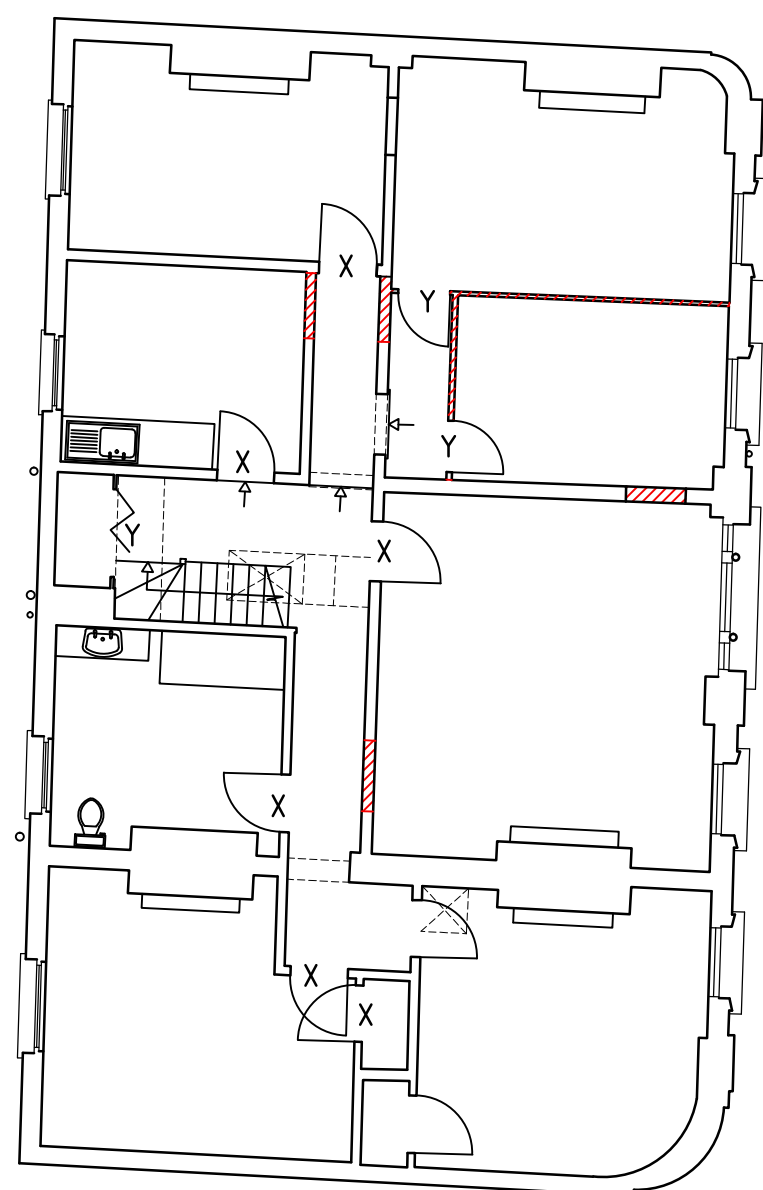
Block and Location Plans

drawing number 7747-301	revision 
	checked 
scale 1:500/1250 @ A1	drawn K.B.
	date 18.01.15

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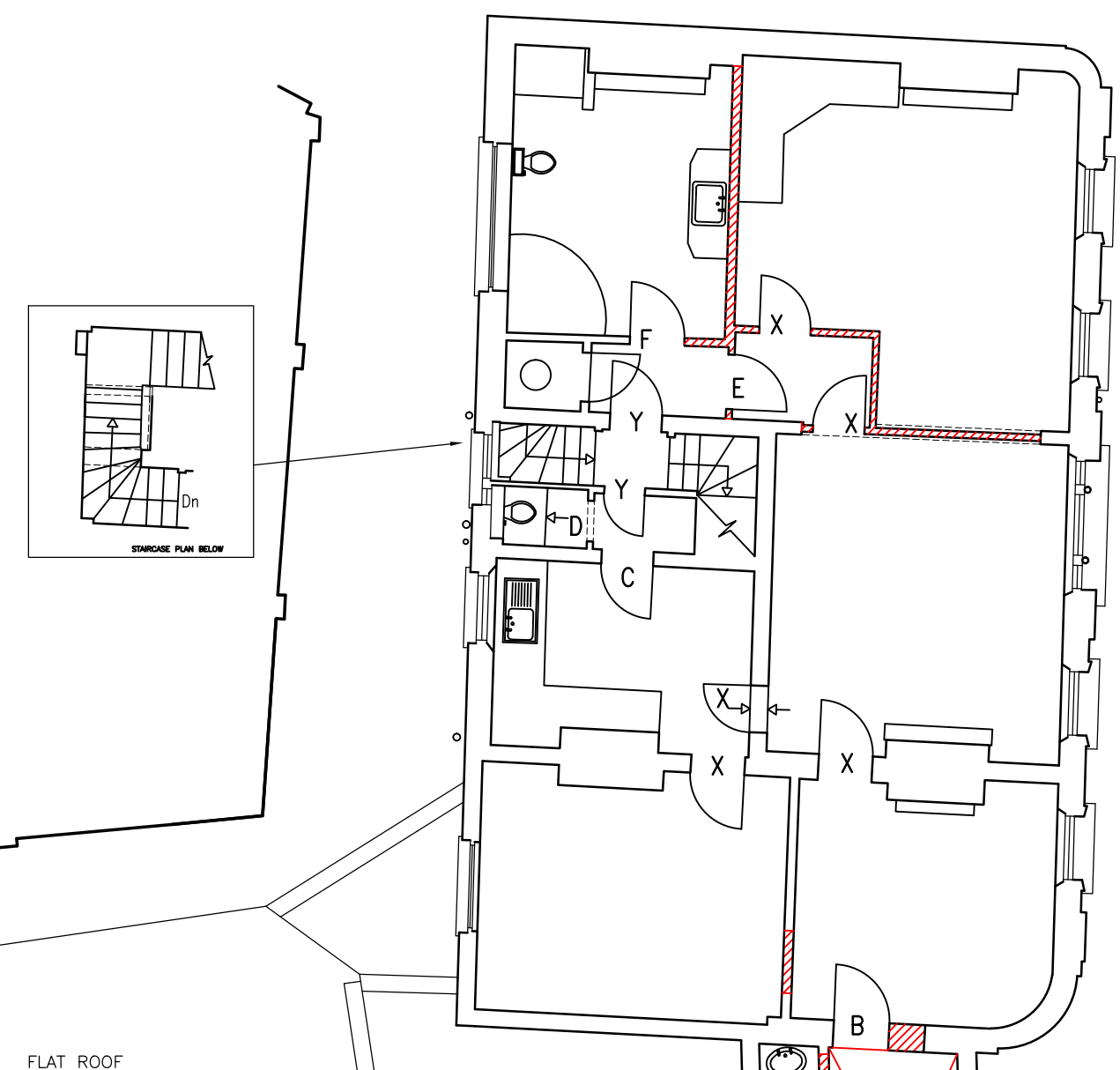
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REV	DATE	DESCRIPTION	DWN	CHKD



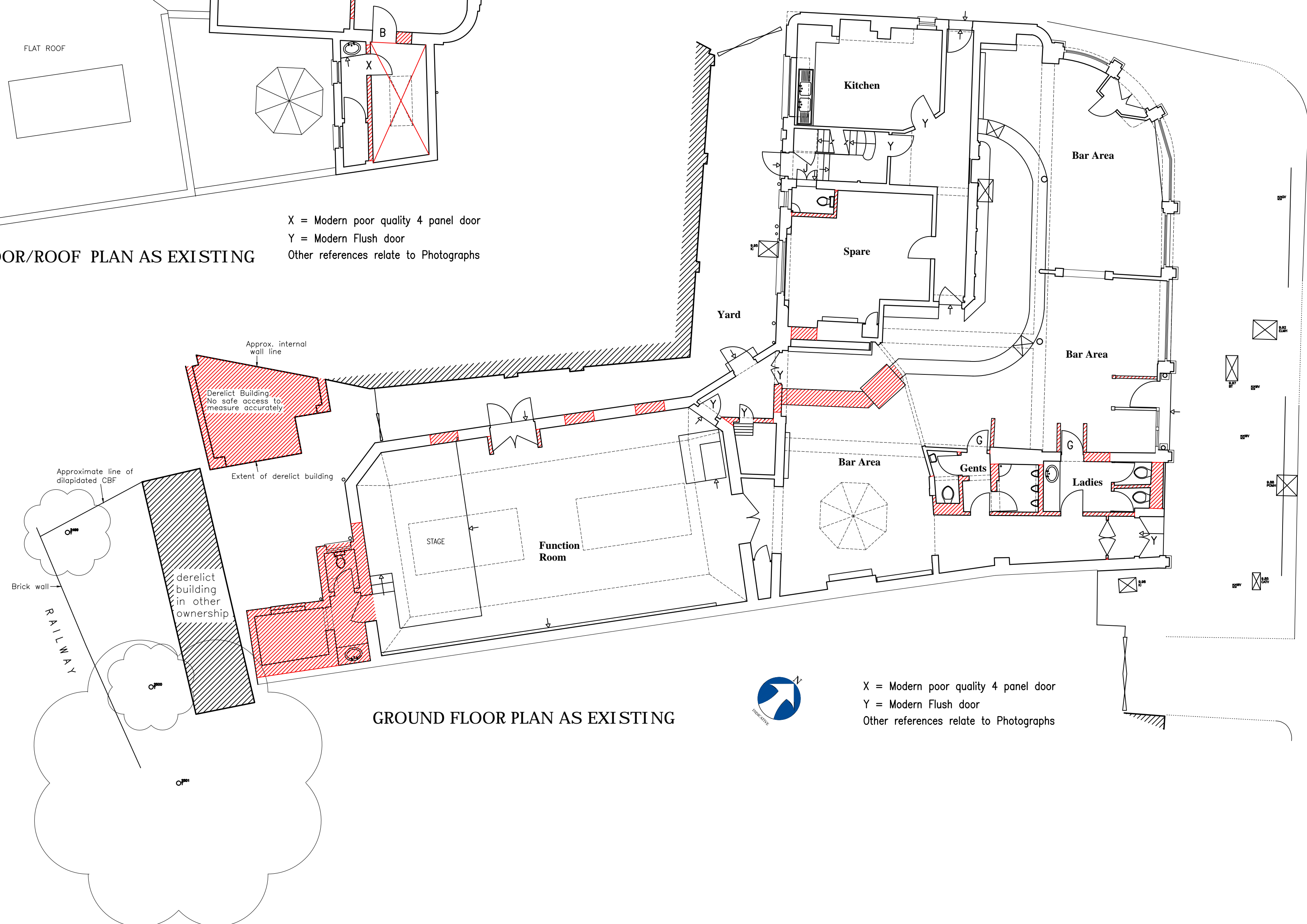
**SECOND FLOOR PLAN AS EXISTING**

X = Modern poor quality 4 panel door  
Y = Modern Flush door  
Other references relate to Photographs



**FIRST FLOOR/ROOF PLAN AS EXISTING**

X = Modern poor quality 4 panel door  
Y = Modern Flush door  
Other references relate to Photographs



**GROUND FLOOR PLAN AS EXISTING**

X = Modern poor quality 4 panel door  
Y = Modern Flush door  
Other references relate to Photographs

KENTISH TOWN ROAD / HIGHGATE ROAD



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client  
*Young & Co's Brewery PLC*

drawing title  
*Existing Floor Plans*  
*Existing Doors Photo Key*

drawing number <b>7747-430</b>	revision 
scale 1:100 @ A1	checked 
drawn <b>K.B.</b>	date <b>2-08-14</b>

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REV	DATE	DESCRIPTION	DWN	CHKD
-----	------	-------------	-----	------

A 21-10-2013 Demolition areas updated to match proposed plans  
 B 24-10-2013 Demolition areas updated to match proposed plans



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client  
 Young & Co's Brewery PLC

drawing title  
 Existing Floor Plans  
 General Arrangement All Floors

drawing number 7747-302	revision A B
scale 1:100 @ A1	checked
drawn K.B.	date 18.01.15

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CELLAR PLAN AS EXISTING

SECOND FLOOR PLAN AS EXISTING

FIRST FLOOR/ROOF PLAN AS EXISTING

GROUND FLOOR PLAN AS EXISTING

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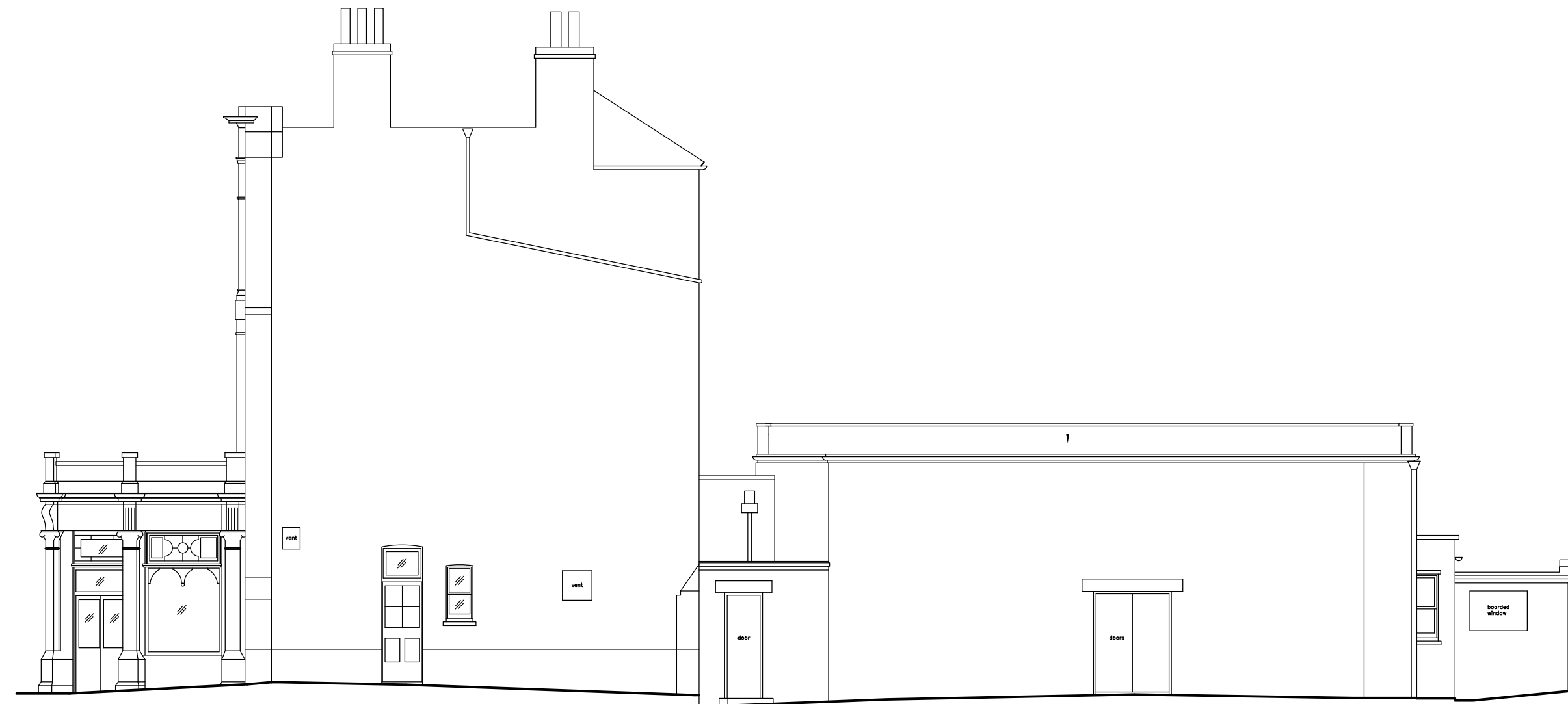
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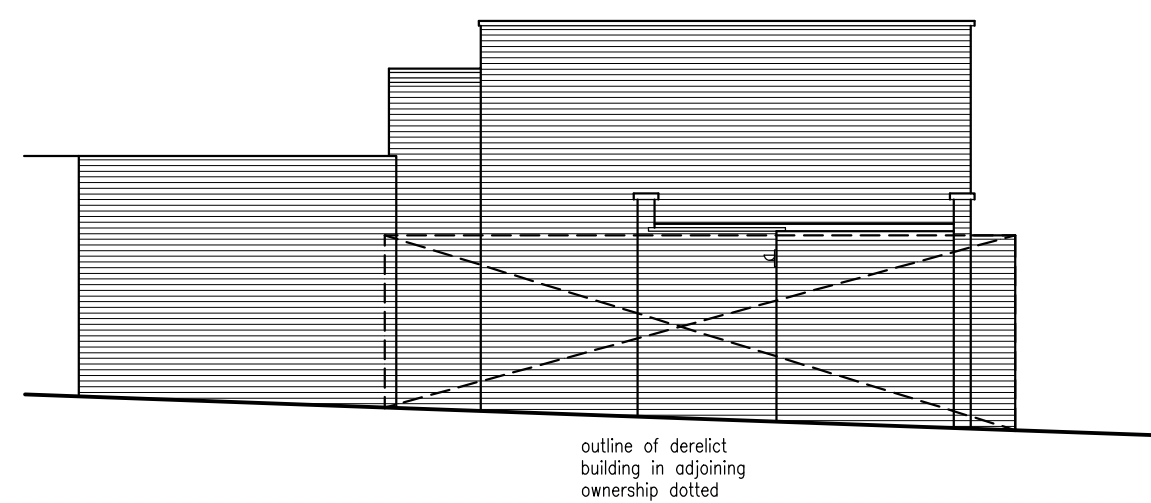
FRONT ELEVATION A - A



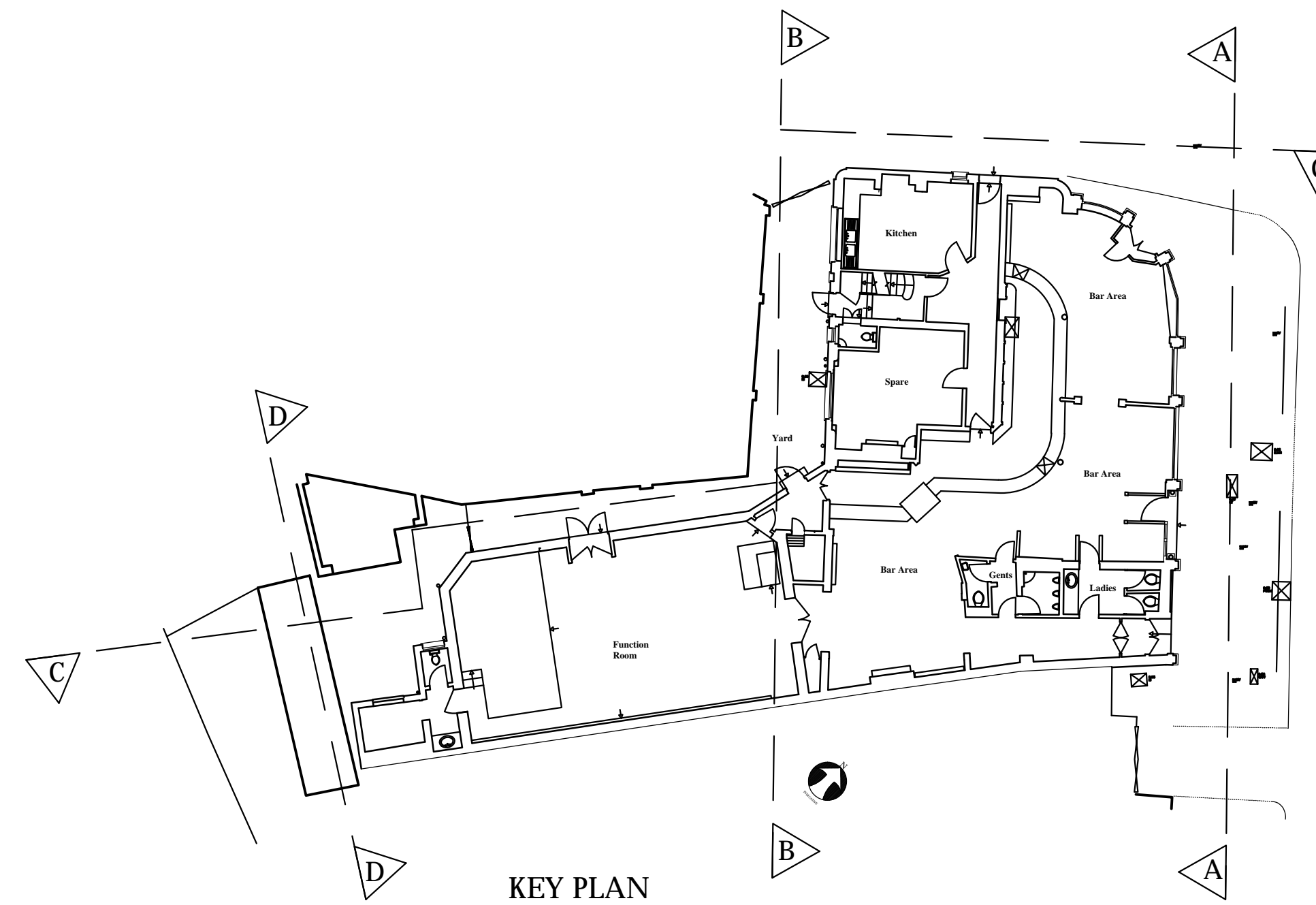
REAR ELEVATION B - B



SIDE ELEVATION C - C



REAR ELEVATION D - D



KEY PLAN



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project

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London, NW5 2TJ

client

Yauq & Co's Brewery PLC

drawing title

Existing Elevations

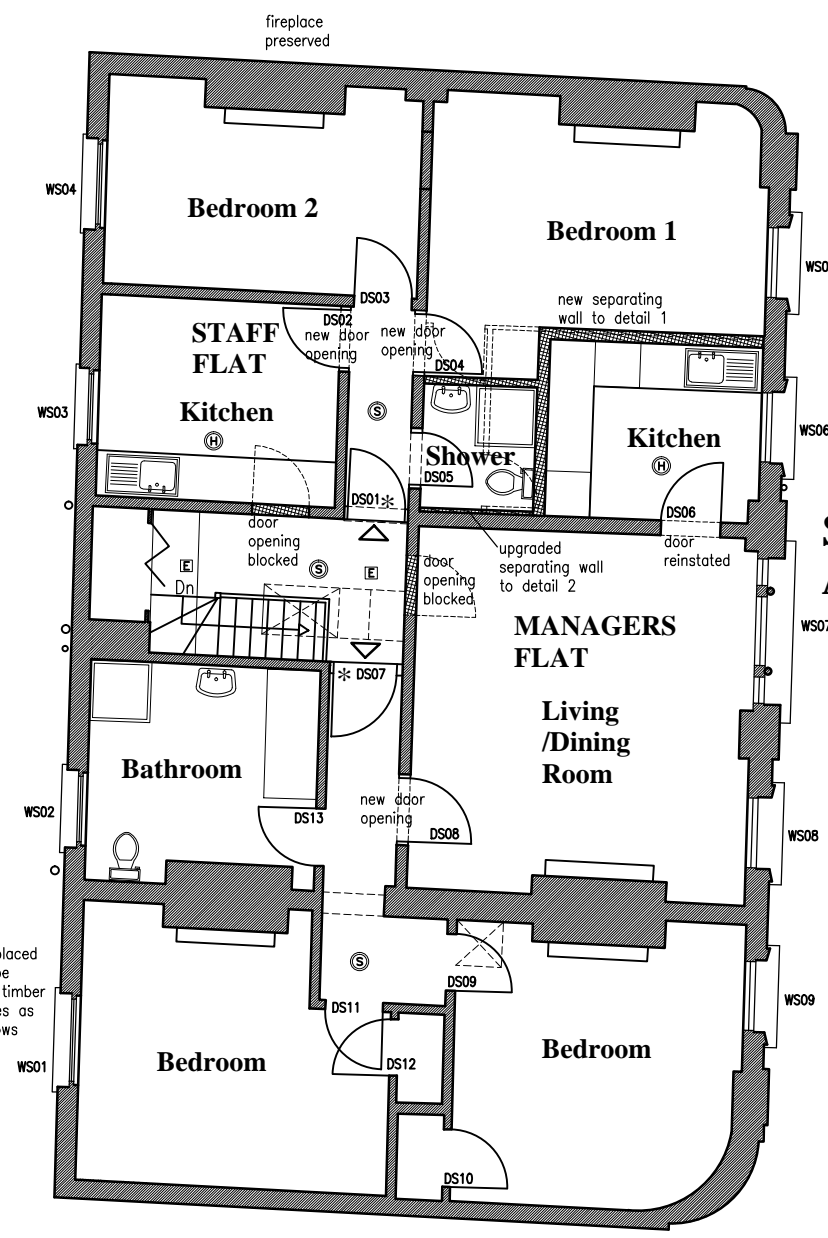
drawing number 7747-303	revision 
scale 1:100 @ A1	checked 
drawn K.B.	date 18.01.15

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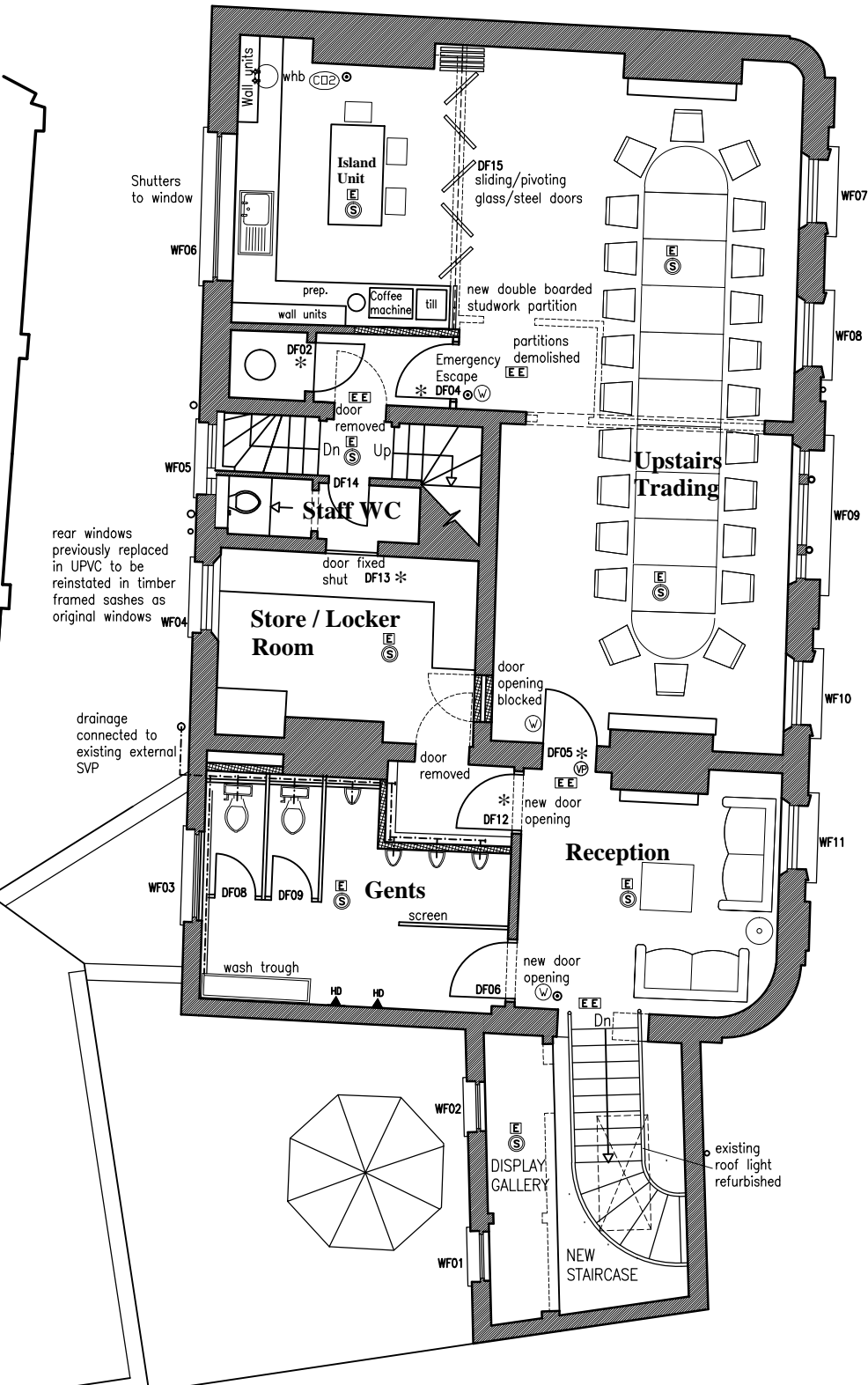


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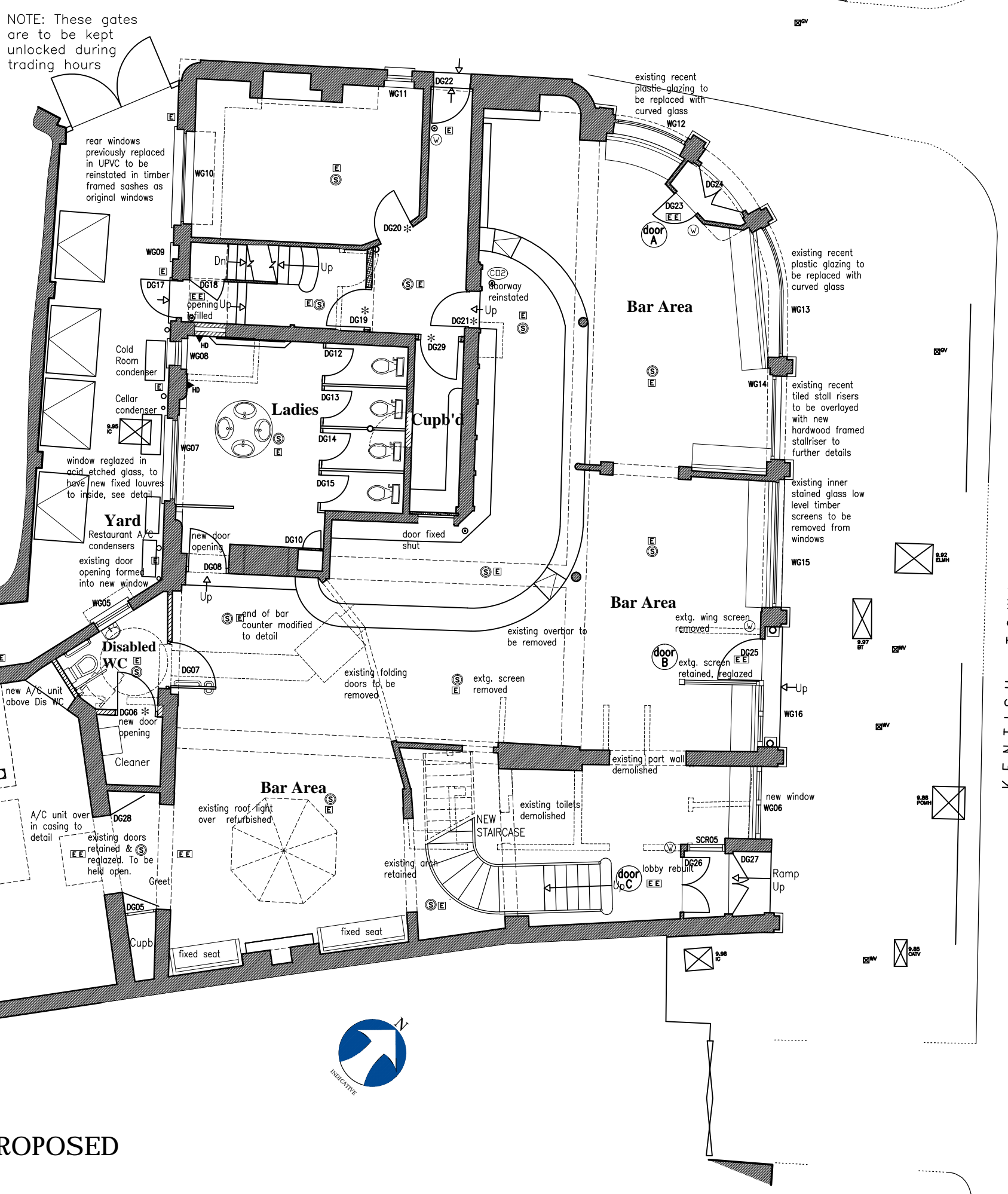
REV	DATE	DESCRIPTION	DWN	CHKD
A	25-09-2012	GENERALLY UPDATED		
B	21-10-2013	Updated to match 1:50 layouts		
C	24-10-2013	Updated to match 1:50 layouts		
D	29-10-2013	Notes added, re. replacing plastic glazing with curved glass. Replacing UPVC windows with timber sashes. New stall risers.		
E	18-11-2013	Kitchen extract system shown to rear roof		
F	27-08-2014	Toilet basins revised		



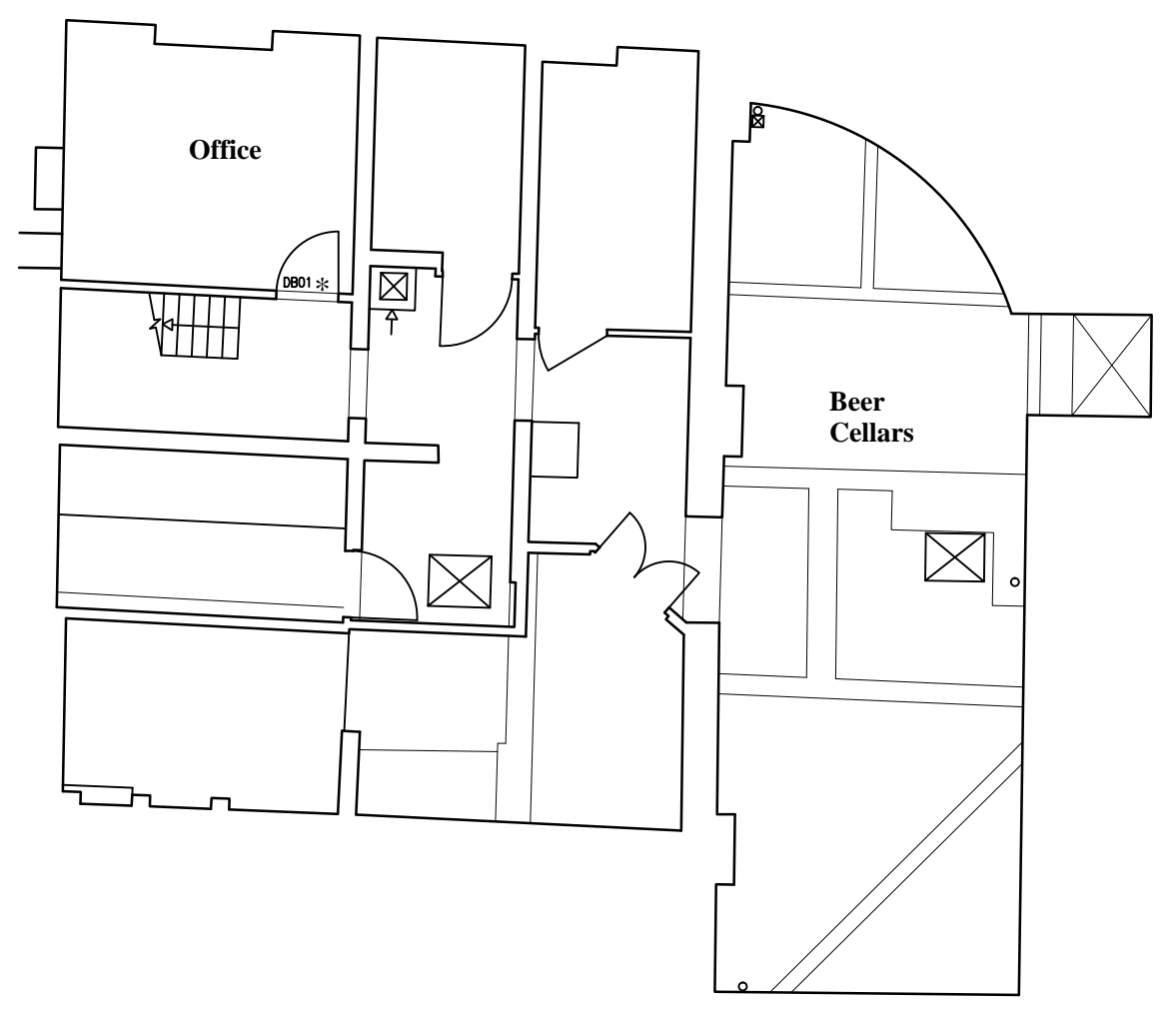
SECOND FLOOR PLAN AS PROPOSED



FIRST FLOOR/ROOF PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



CELLAR PLAN AS PROPOSED

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project  
 The Bull and Gate  
 389 Kentish Town Road  
 London, NW5 2TJ

client  
 Young & Co's Brewery PLC

drawing title  
 Proposed Floor Plans  
 General Arrangement All Floors

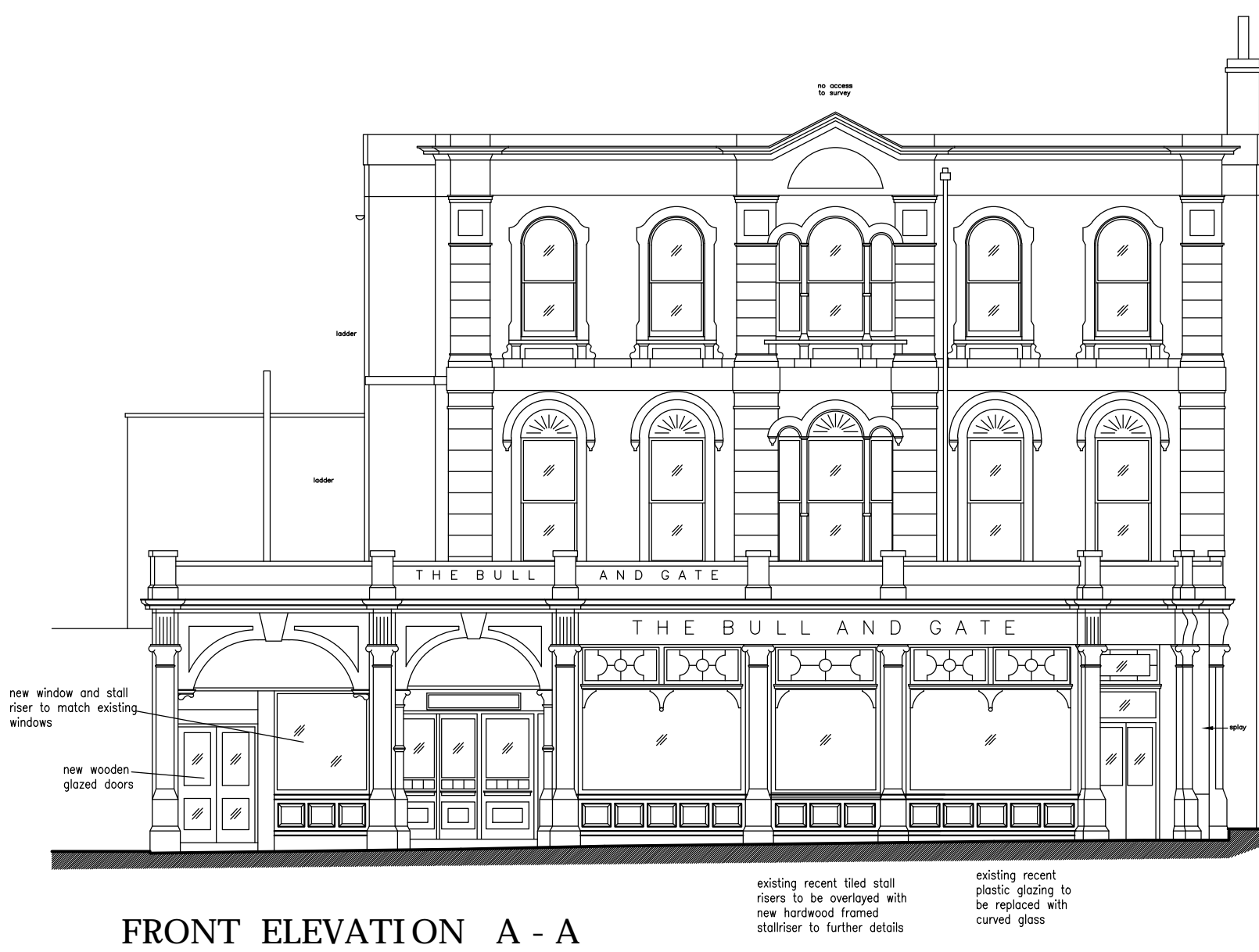
drawing number 7747-40A	revision A B C D E F
scale 1:100 @ A1	drawn LJP
	date 17.06.15

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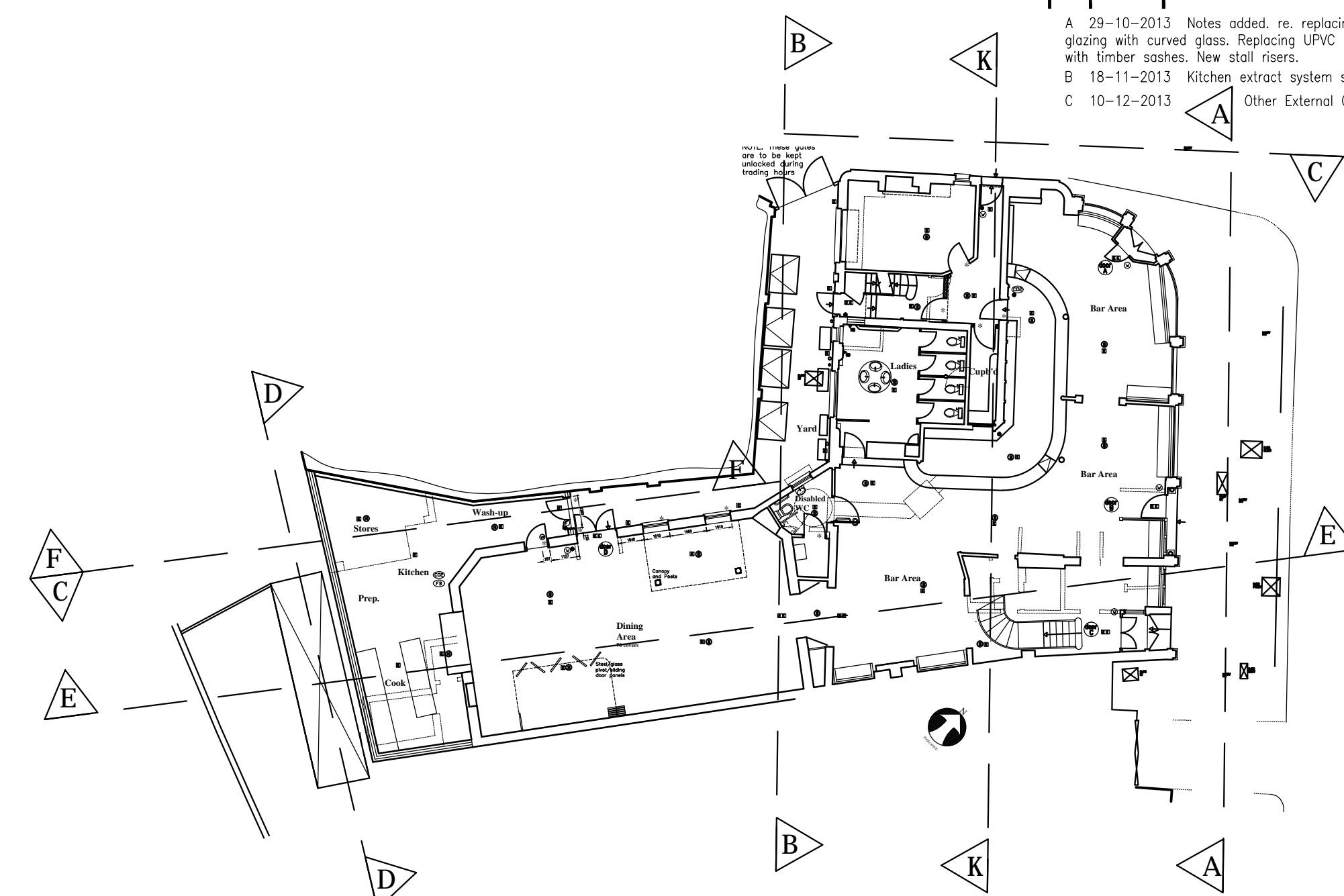
REV	DATE	DESCRIPTION	DWN	CHKD
A	29-10-2013	Notes added, re. replacing plastic glazing with curved glass. Replacing UPVC windows with timber sashes. New stall risers.		
B	18-11-2013	Kitchen extract system shown		
C	10-12-2013	Other External Condensers shown		



FRONT ELEVATION A - A



REAR ELEVATION B - B

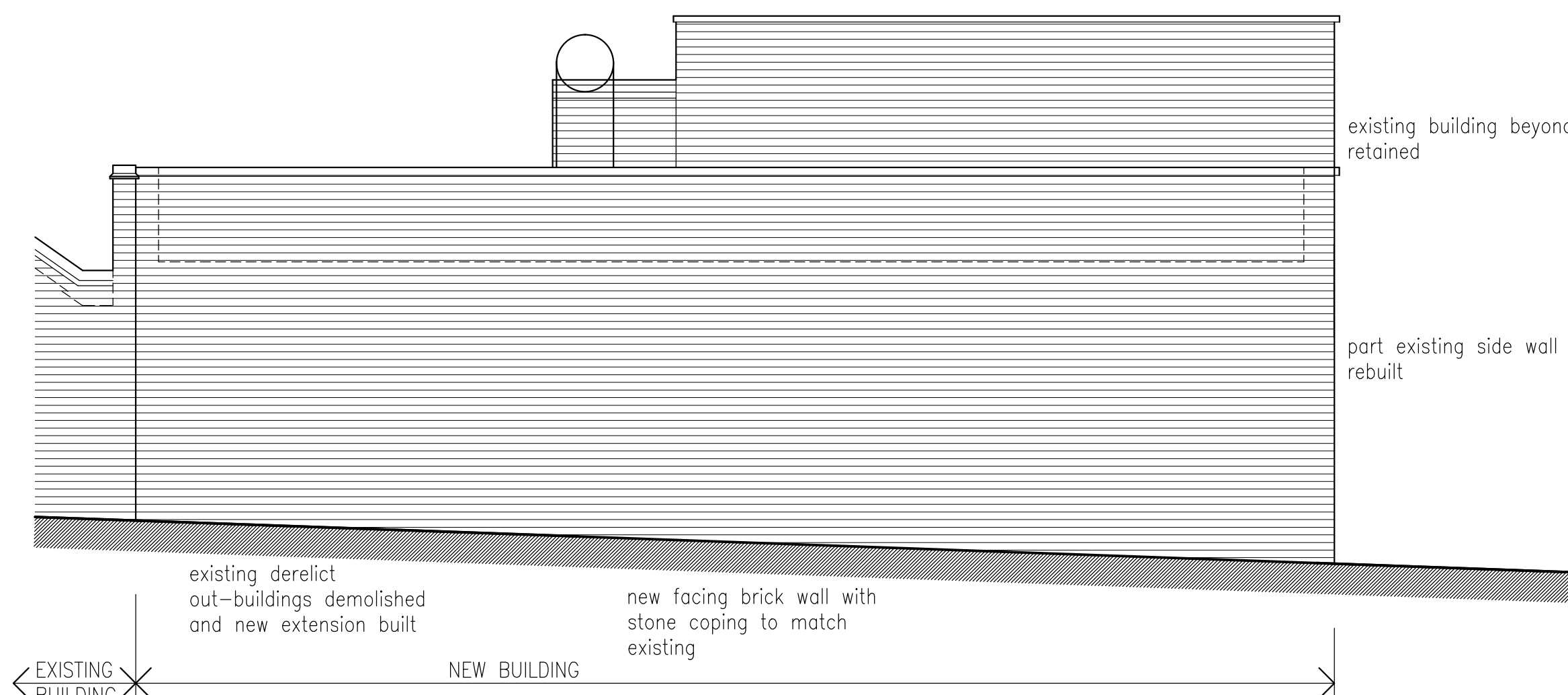


KEY PLAN

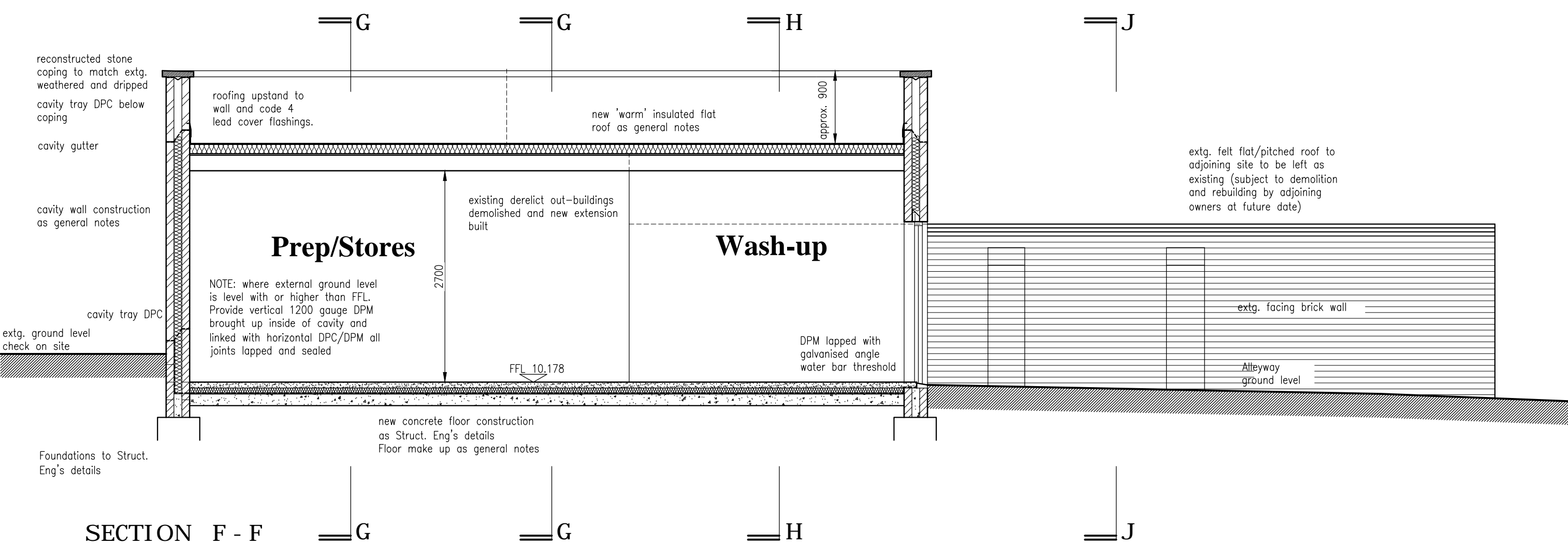
D 26-08-2014 Windows to rear elevation shown renewed



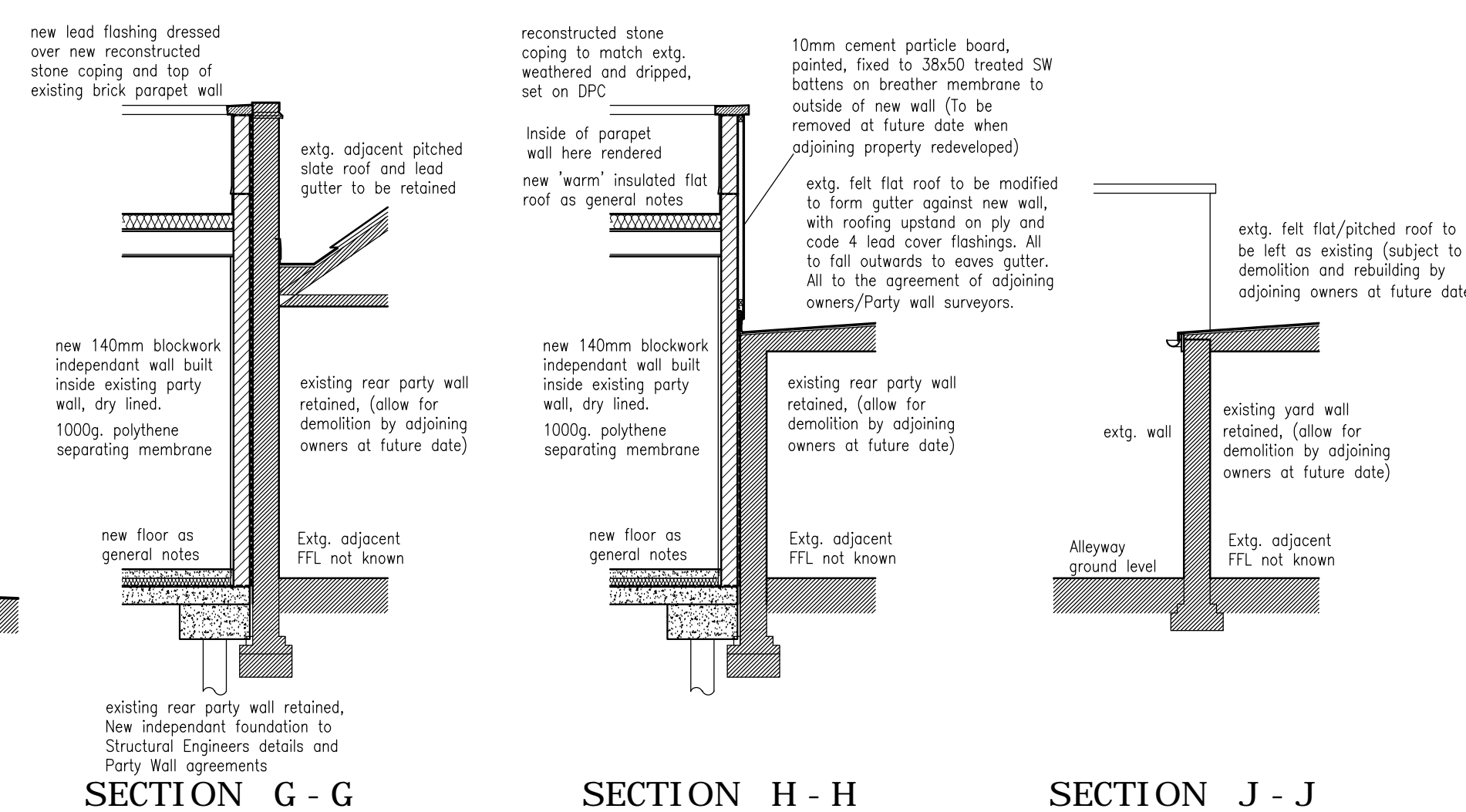
SIDE ELEVATION C - C



REAR ELEVATION D - D



SECTION F - F



SECTION G - G

SECTION H - H

SECTION J - J

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project  
 The Bull and Gate  
 389 Kentish Town Road  
 London, NW5 2TJ

client  
 Young & Co's Brewery PLC  
 drawing title  
 Proposed Elevations/ Sections

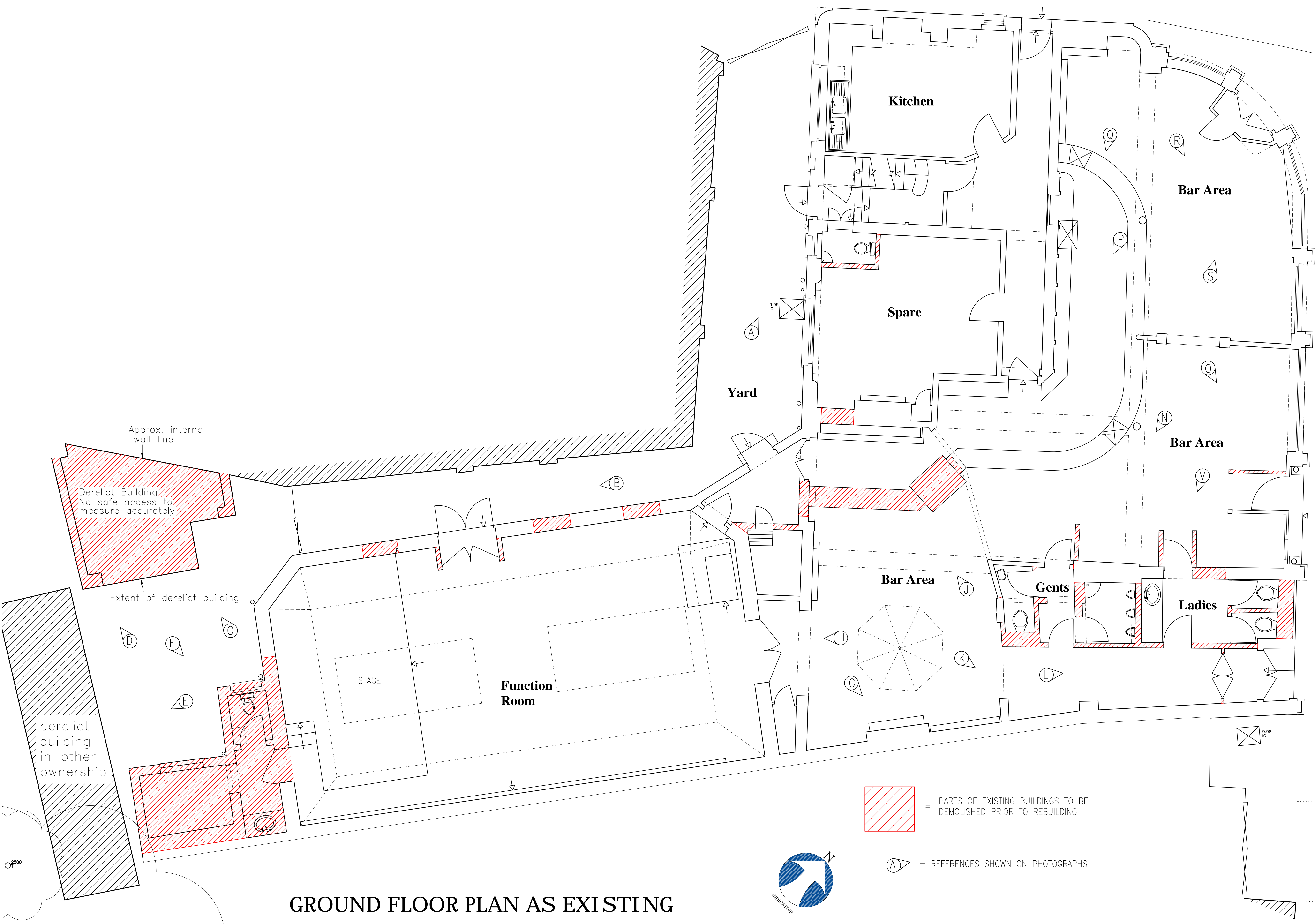
drawing number <b>7747-405</b>	revision A B C D
checked	drawn LAP
scale 1:100, 1:50 @ A1	date 18.01.14

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REV	DATE	DESCRIPTION	DWN	CHKD
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A 21-10-2013 Demolition areas updated to match proposed plans  
 B 24-10-2013 Demolition areas updated to match proposed plans



**GROUND FLOOR PLAN AS EXISTING**

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client  
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drawing title  
 Existing Ground Floor Plan

drawing number 7747-310	revision A B
scale 1:50 @ A1	checked
drawn K.B.	date 14.02.13

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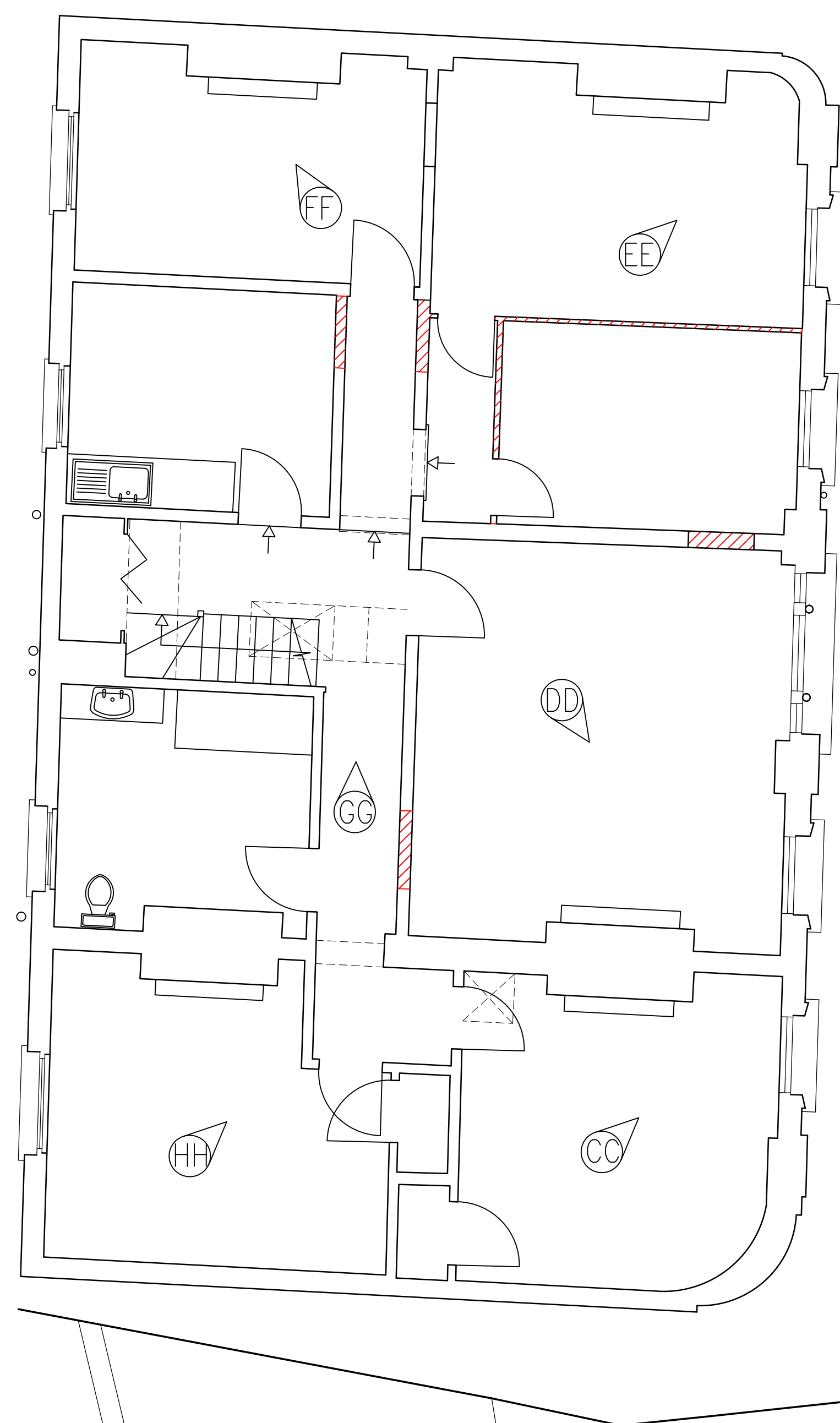
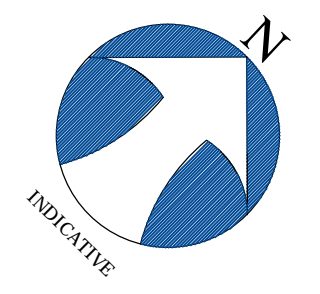
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REV	DATE	DESCRIPTION	DWN	CHKD
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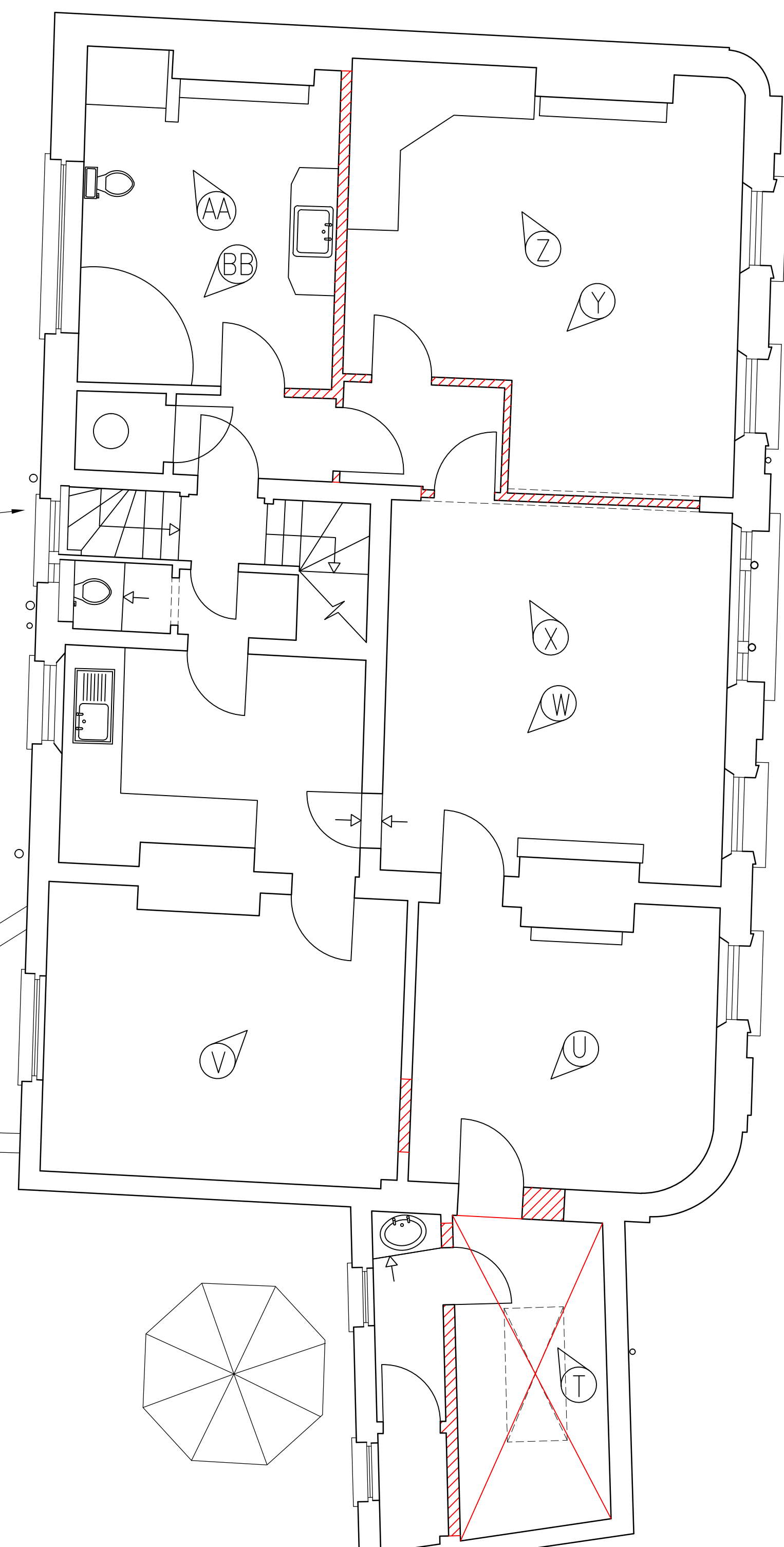
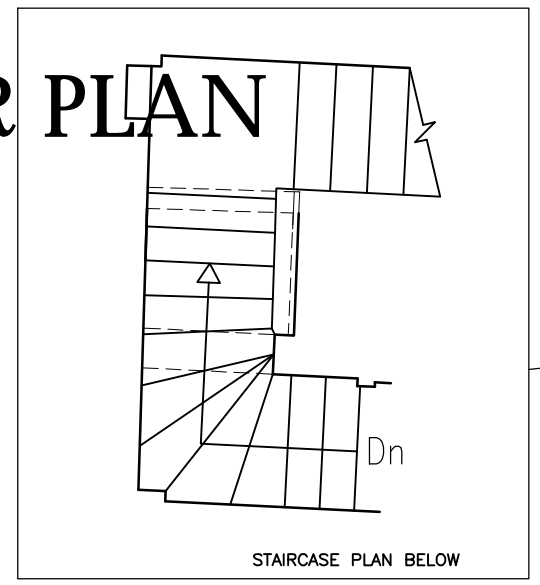
A 21-10-2013 Demolition areas updated to match proposed plans  
 B 24-10-2013 Demolition areas updated to match proposed plans

 = PARTS OF EXISTING BUILDINGS TO BE DEMOLISHED PRIOR TO REBUILDING

 = REFERENCES SHOWN ON PHOTOGRAPHS



**SECOND FLOOR PLAN AS EXISTING**



**FIRST FLOOR/ROOF PLAN AS EXISTING**



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client  
 Young & Co's Brewery PLC

drawing title  
 Existing First and Second Floor Plans

drawing number 7747-311	revision A B
	checked

scale 1:50 @ A1	drawn KJP
	date 17.06.13

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**FIRE DOORS**

\* - FR30s fire door  
 \*\* - FR60s fire door  
 To be fitted with 25x38 fin. stops, intumescent strips and cold smoke seals to resist the passage of smoke and fire.  
 To be fitted with overhead door self closers.  
 [M] - magnetic hold-open, linked to Fire alarm  
 Note: If Magnetic door locks used they must be linked to fire alarm system, so that if fire alarm is activated or there is a power failure, doors will be released.  
 [V] - vision panel in door  
 All doors to have 100mm wall to hinge side unless otherwise stated, and 300mm to leading edge to allow easy opening for wheelchair users  
**NOTE:-**  
 All Fire doors should have either a "Fire door Keep shut" Sign or "Fire Door Keep Locked" sign.

**FIRE SAFETY KEY**

- [S] OPTICAL SMOKE DETECTOR AND SOUNDER COMBINED
  - [H] OPTICAL HEAT DETECTOR AND SOUNDER COMBINED
  - [E] EMERGENCY LIGHT non-maintained
  - [E] Denotes decorative fitting with emergency light pack
  - [E.E] ILLUMINATED EXIT SIGN maintained
  - [A] ALARM CALL POINT
- PROVIDE SMOKE DETECTOR TO ALL ROOF VOIDS
- FIRE ALARM SYSTEM TO B.S 5839 pt 1  
 EMERGENCY LIGHTS TO B.S 5266 pt 1  
 ILLUMINATED EXIT SIGNS TO B.S 5499 pt 4
- [W] 9 litre water extinguisher to B.S EN3
  - [F] 9 litre foam extinguisher to B.S EN3
  - [CD2] 2Kg CO2 extinguisher to B.S EN3
  - [FB] Fire blanket

**GENERAL NOTES**

**New Floors:**  
 75mm S/C screed with chicken wire or fibre reinforcement on 1000g. polythene vapour barrier on 75mm Kingspan K3 insulation with 25mm upstands all round, on 1200g. DPM on in-situ or suspended beam and block slab to Struct. Eng's details.  
 Alternatively if in-situ slab, place insulation below slab with 25mm upstands all round, on 1200g. DPM on sand binding on hardcore (as S.E. spec.) 1000g. vapour barrier laid over insulation before slab is laid.  
 Allow for lapping DPM with DPC on all sides, subject to establishing nature and position of existing DPC's

**NEW FLAT ROOFS**  
 High performance torch applied built-up roofing as 'Derbigum' or similar approved on 120mm Kingspan insulation board (60mm TR27 + 60mm K11) on vapour barrier (lapped over sides of insulation and bonded to roofing) on 18mm ext. qual. ply deck on SW firings to give min. 1:60 falls on timber joists to Struct. Eng's details.  
 150mm roofing upstands to all sides and code 4 lead flashings cut into walls

**SANITARY PIPEWORK**  
 All waste fittings to have 75mm deep seal traps and separate connections to s.v.p.'s and to be installed in accordance with B.S.5572. Wastes to wash-hand basins to be 32mm diameter for runs not exceeding 1.7m and 40mm diameter for runs up to 3.0m.  
 Wastes to urinals to be 40mm dia. and combined waste 54mm dia. All waste pipes to have rodding access at all changes in direction.  
 Where necessary, pipes and hot water storage vessels are to be thermally insulated to comply with Approved Document L1, Section 3.  
 All exposed pipework to be boxed in.

**SOIL AND VENT PIPES AND BOXINGS**  
 SVP's to be in 100mm diameter UPVC. Waste stacks, to B.S.5572. Stacks noted as 'AV' to be terminated with automatic air admittance valve above level of highest fitting. Stack noted as SVP to ventilate above roof.  
 Soil pipes to be boxed in

**BELOW GROUND DRAINAGE**  
 Main layout shown based on available site information. Subject to full drainage survey. During demolition, all other hidden drainage to be traced back. All drain runs, SVP's waste pipes, gullies not required in new scheme are to be taken out, capped off or backfilled. Any wastes connections still required in new scheme but not specifically shown on plan are to be retained and reconnected subject to agreement with S.O. on site.  
 Below ground pipework to be Wavin Omega to BS EN 1401 and in accordance with BS:301:1985. Flexible joint to be provided within 150mm of where pipework enters building or connection with a manhole, wall or any other structure. Bed and surround in accordance with Manufacturers instructions. Manholes to be Upvc or precast concrete or class B engineering brick as drainage layout with Class A15, B125 or D400 covers and frames to BS:EN 124.  
 Internal covers are to be double seal screw down, recessed for floor finishes.

**RAIN WATER GOODS**  
 External RWP and gutter to glazed roof to black UPVC half round. Repairs/ replacements to existing to be cast iron to match existing.

**COLOURS**  
 In general decorations should be carried out in contrasting colours e.g.  
 Door architraves to contrast with wall.  
 Door furniture to contrast with door colour.  
 Handrails, grab rails etc. to contrast with wall.  
 Colour variation to be greater than 30 point. Exact details to be confirmed.

**MATERIALS**  
 All materials should comply with appropriate British Standards or Agreement Certificates and suppliers documents saved as evidence for inclusion in completion files.  
 All materials should generally be in accordance with BS8000 series documents and other accepted good practice (e.g. Quality assured to ISO 9000)  
 Test certificates for Intumescent materials, Electrical Installation, Emergency lights, Fire Alarms, will be required on completion prior to final Building Regulation Certificate being issued.  
 Surface finishes to rooms to be class 1 and to corridors and reception class 0  
 e.g. thin decorative coverings on plaster/plasterboard background.

**WALL LEGEND**

[Hatched pattern]	<b>Facing Brickwork</b> Generally reclaimed stocks to approval, batch mixed. To be laid Flemish bond.
[Hatched pattern]	<b>Blockwork</b> Check thickness, strength, and type for location with other drawings and specifications, and Struct. Eng's specification
[Hatched pattern]	existing walls
[Hatched pattern]	New partitions to timber floor areas 100x50 SW studs @400 c/c with 2 layers 12.5mm plasterboard on both sides (M.R. grade to toilet areas) with plaster set coat. Acoustic quilt to all voids. Allow for additional noggins or ply lining where heavy fixings required Dimensions shown to finished face.
[Hatched pattern]	103mm common brick outer leaf. 100mm lightweight conc. block inner leaf with 100mm wide cavity with full fill insulation as 'Dri-therm 34' External face to have 'bucket handle' pointing. Stainless Steel wall ties to B.S. at 750mm hor. c/c and 450mm vert. c/c staggered, and at 225mm vert. c/c at all joints etc. Plastered internally, or dry lined. All window and door reveals to have insulated cavity closer as 'Thermabolt' or similar.

NOTE: These gates are to be kept unlocked during trading hours

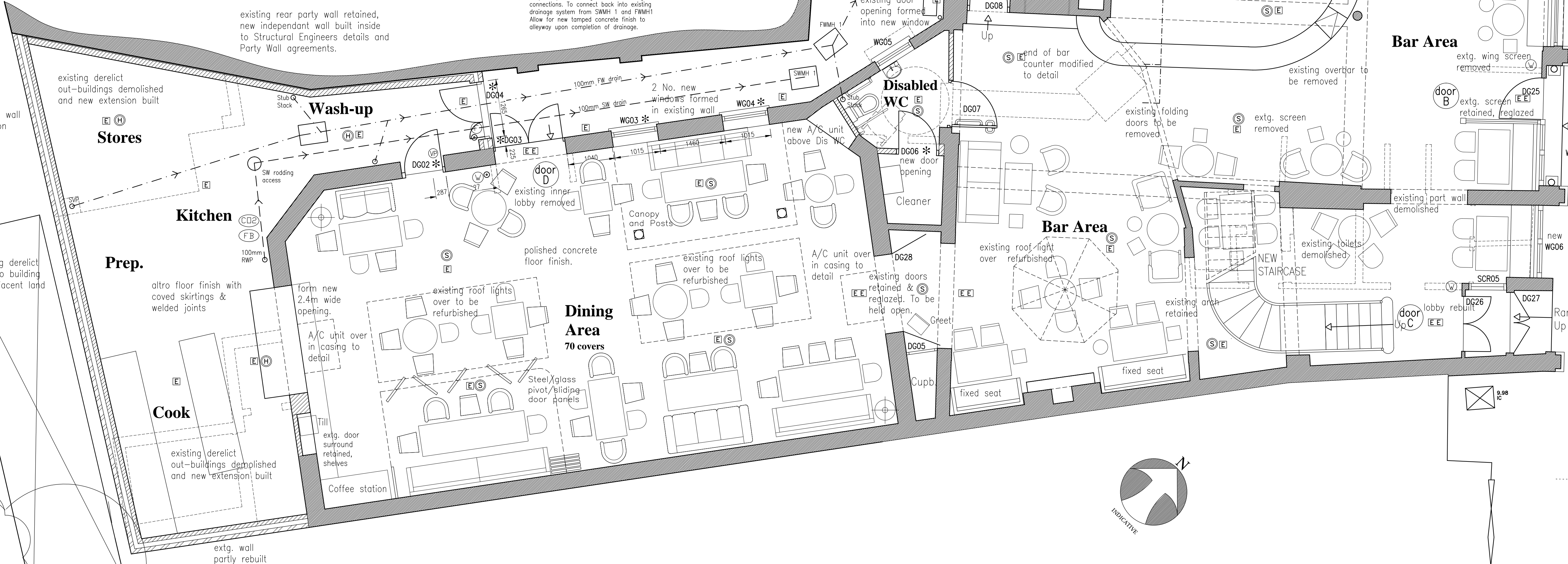
rear windows previously replaced in UPVC to be reinstated in timber framed sashes as original windows

Window reglazed in acid etched glass, to have new fixed louvers to inside, see detail

subject to full drain survey  
 Allow for installing new Surface water drain run and new Foul water drain run to pick up all existing and new drainage connections. To connect back into existing drainage system from SWMH 1 and FWHM1  
 Allow for new tamped concrete finish to alleyway upon completion of drainage.

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD
02/01	25-09-2012	GENERALLY UPDATED		
B	04-10-2013	Cold room shown to corner room. Opening width reduced near new stair. Stacking for sliding screen units shown.		
C	09-10-2013	Cold room omitted, gents toilet reconfigured & canopy / bi-folding doors removed from dining area.		
D	10-10-2013	Gents toilets changed to ladies.		
E	17-10-2013	Configuration of new stair revised. Lobby omitted to Ladies Toilet. New steel posts shown.		
F	24-10-2013	New stair moved away from existing arch. Extg. part of wall adjacent to stair to remain.		
G	29-10-2013	Notes added, re. replacing plastic glazing with curved glass. Replacing UPVC windows with timber sashes. New stair risers.		
H	10-12-2013	Other external condensers shown		
J	02-01-2014	Dining furniture increased. Extg. door surround retained. Circular Vanity unit		
K	27-08-2014	Window numbers added		



existing recent plastic glazing to be replaced with curved glass

existing recent plastic glazing to be replaced with curved glass

existing inner stained glass low level timber screens to be removed from windows

extg. wing screen removed

extg. screen retained, reglazed

extg. screen removed

existing part wall demolished

existing toilets demolished

existing roof light over to be refurbished

existing doors retained & reglazed. To be held open.

**LAP**

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Yang & Co's Brewery PLC

Proposed Ground Floor Plan

drawing number	7747-413	revision	
scale	1:50 @ A1	checked	
drawn	K.P.	date	17.06.15

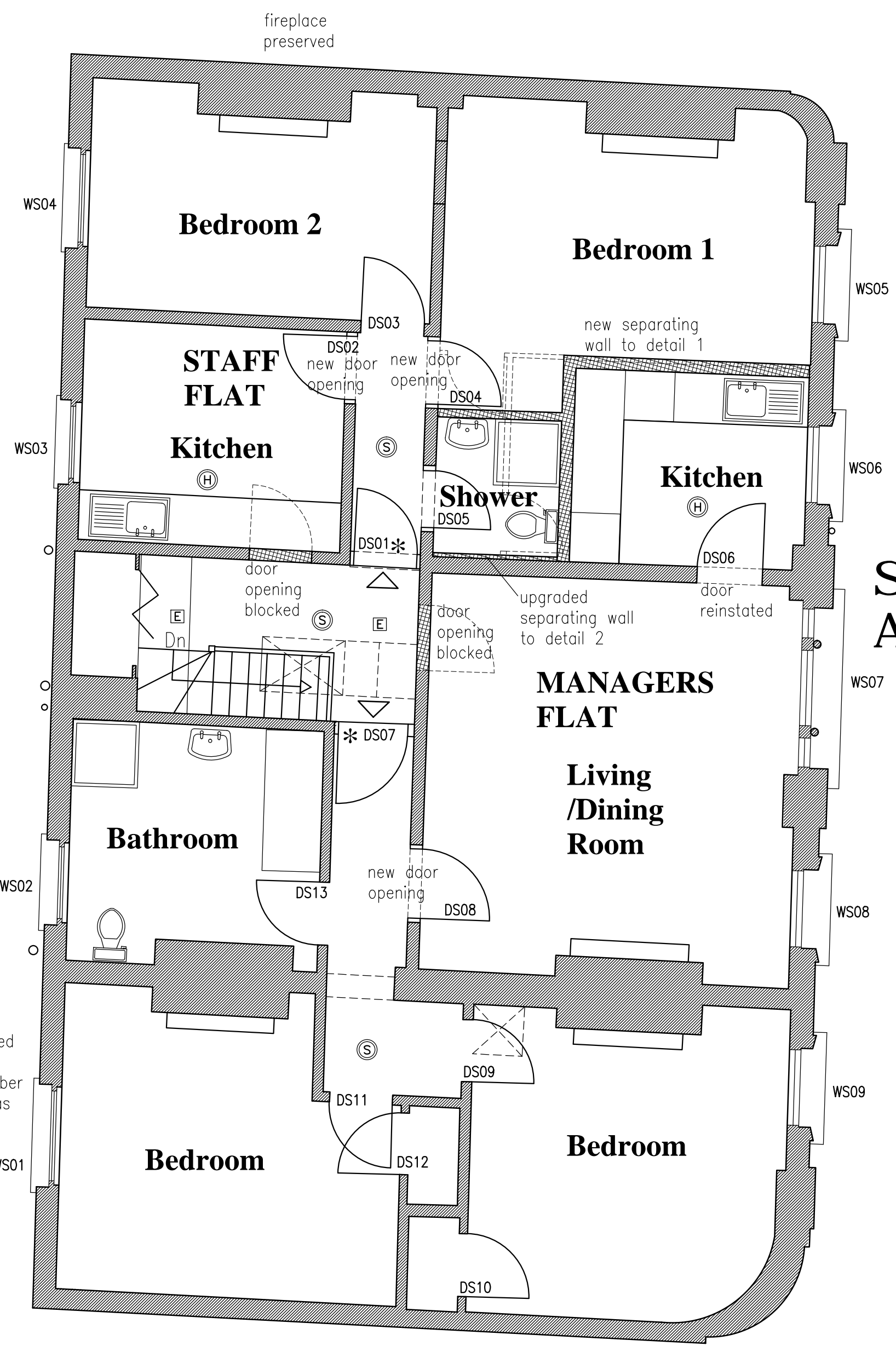
**GROUND FLOOR PLAN AS PROPOSED**

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REV	DATE	DESCRIPTION	DWN	CHKD
A	25-09-2012	GENERALLY UPDATED		
B	04-10-2013	Doors to Function Room updated. Staff toilet noted. Store now back-up with double action door.		
C	09-10-2013	Ladies toilets reconfigured & 'Back-Up' room changed to 'Store/Locker Room'.		
D	10-10-2013	Ladies toilet changed to gents.		
E	11-10-2013	Room name changed from 'Function Room' to 'Upstairs Trading', in accordance with the clients comment.		
F	17-10-2013	Gents toilet reconfigured to assist drainage		
G	24-10-2013	New stair moved away from extg. arch. Opening at First Floor level adjusted accordingly		
J	18-11-2013	Kitchen extract system shown.		
K	27-08-2014	Window numbers added		



**FIRE DOORS**  
 \* - FR30s fire door  
 \*\* - FR60s fire door  
 To be fitted with 25x38 fin. stops, intumescent strips and cold smoke seals to resist the passage of smoke and fire.  
 To be fitted with overhead door self closers.  
 [M] - magnetic hold-open, linked to Fire alarm  
 Note. If Magnetic door locks used they must be linked to fire alarm system, so that if Fire alarm is activated or there is a power failure, doors will be released.  
 [VP] - vision panel in door  
 All doors to have 100mm wall to hinge side unless otherwise stated, and 300mm to leading edge to allow easy opening for wheelchair users  
 NOTE:-  
 All Fire doors should have either a "Fire door Keep shut" Sign or "Fire Door Keep Locked" sign.

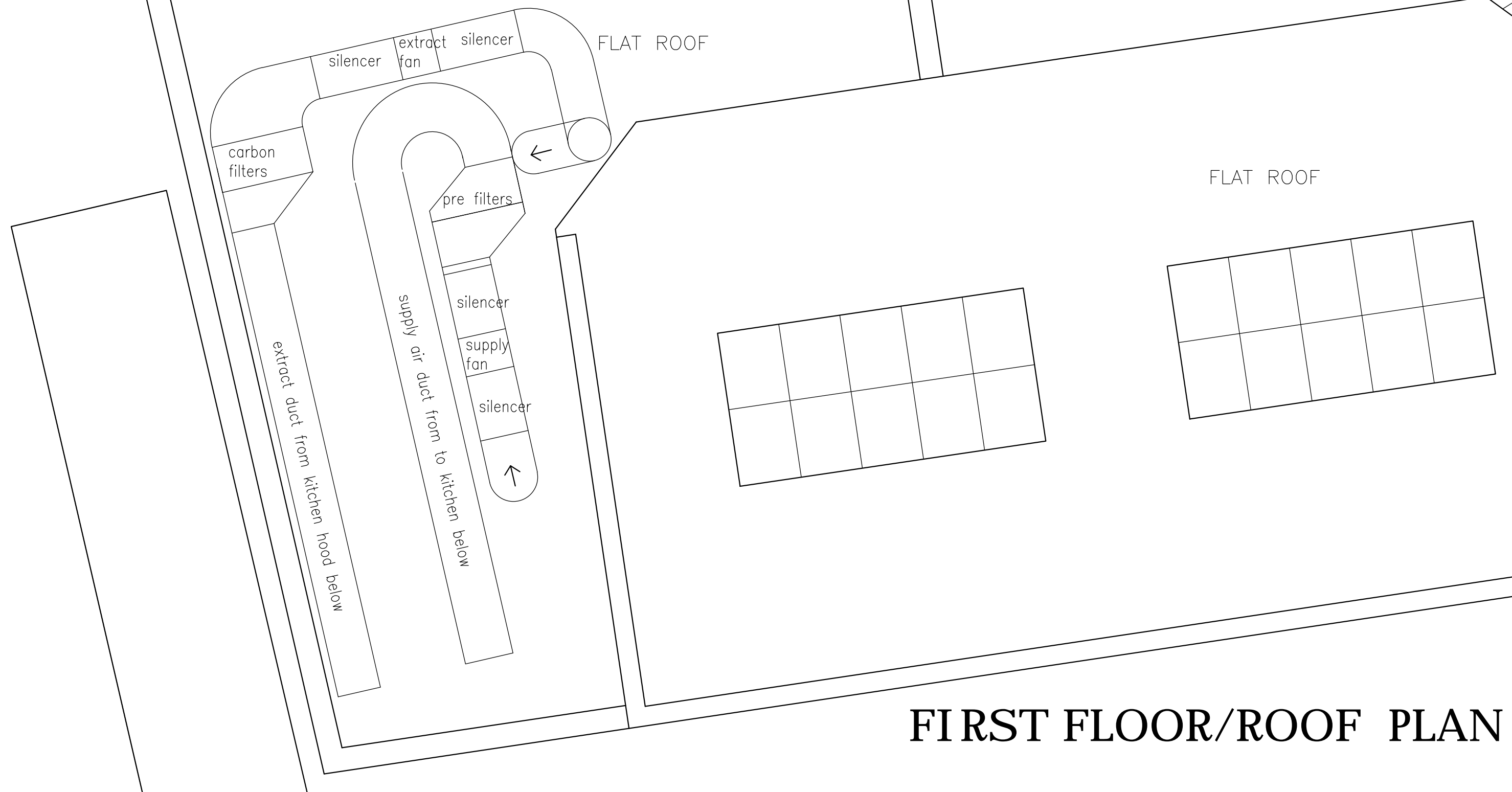
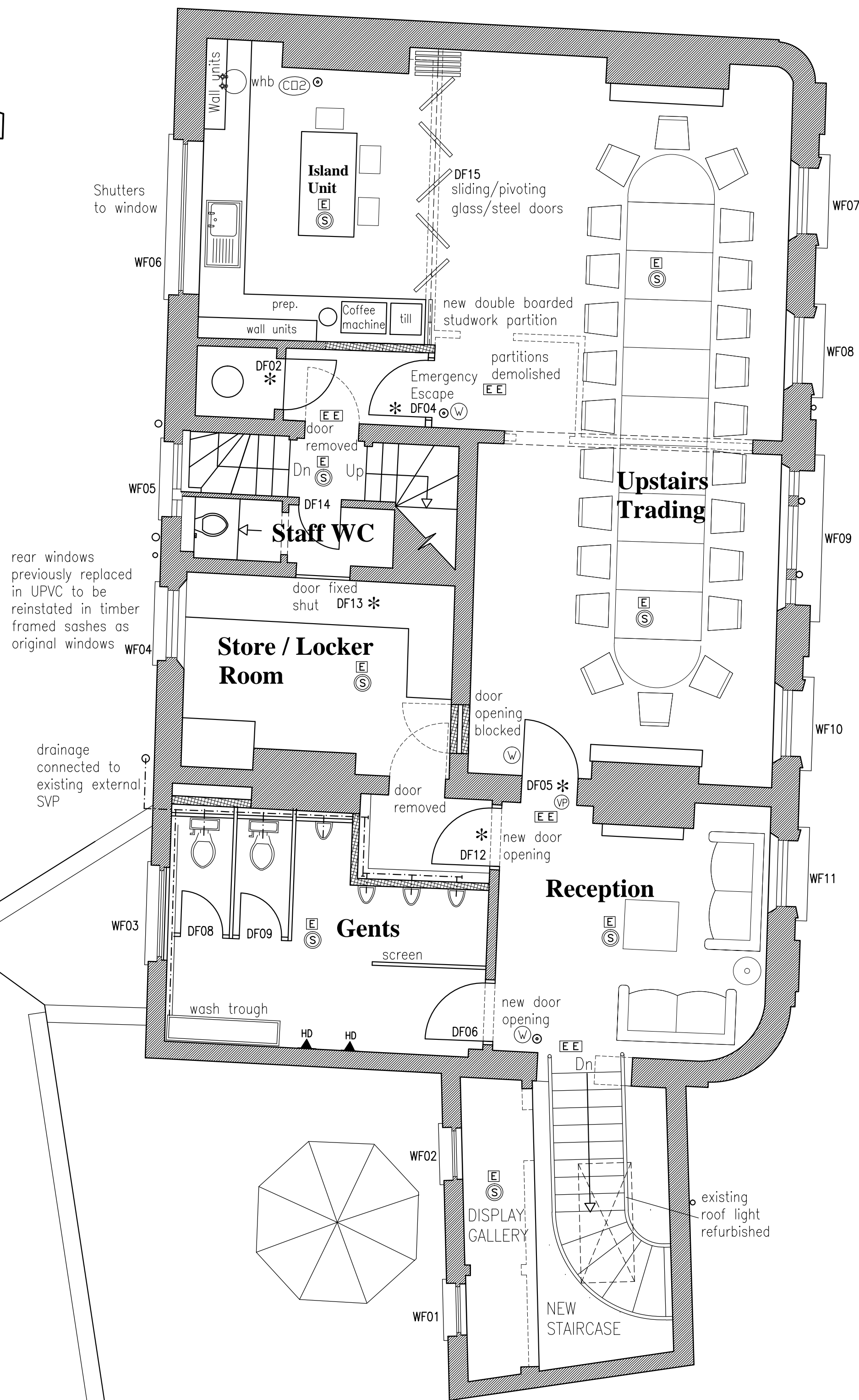
**SECOND FLOOR PLAN AS PROPOSED**

**FIRE SAFETY KEY**

- [S] OPTICAL SMOKE DETECTOR AND SOUNDER COMBINED
- [H] OPTICAL HEAT DETECTOR AND SOUNDER COMBINED
- [E] EMERGENCY LIGHT non-maintained
- [E] Denotes decorative fitting with emergency light pack
- [E] ILLUMINATED EXIT SIGN maintained
- [C] ALARM CALL POINT
- PROVIDE SMOKE DETECTOR TO ALL ROOF VOIDS
- FIRE ALARM SYSTEM TO B.S 5839 pt 1
- EMERGENCY LIGHTS TO B.S 5266 pt 1
- ILLUMINATED EXIT SIGNS TO B.S 5499 pt 4
- [W] 9 litre water extinguisher to B.S EN3
- [F] 9 litre foam extinguisher to B.S EN3
- [CD2] 2Kg CO2 extinguisher to B.S EN3
- [FB] Fire blanket

rear windows previously replaced in UPVC to be reinstated in timber framed sashes as original windows

rear windows previously replaced in UPVC to be reinstated in timber framed sashes as original windows



**FIRST FLOOR/ROOF PLAN AS PROPOSED**

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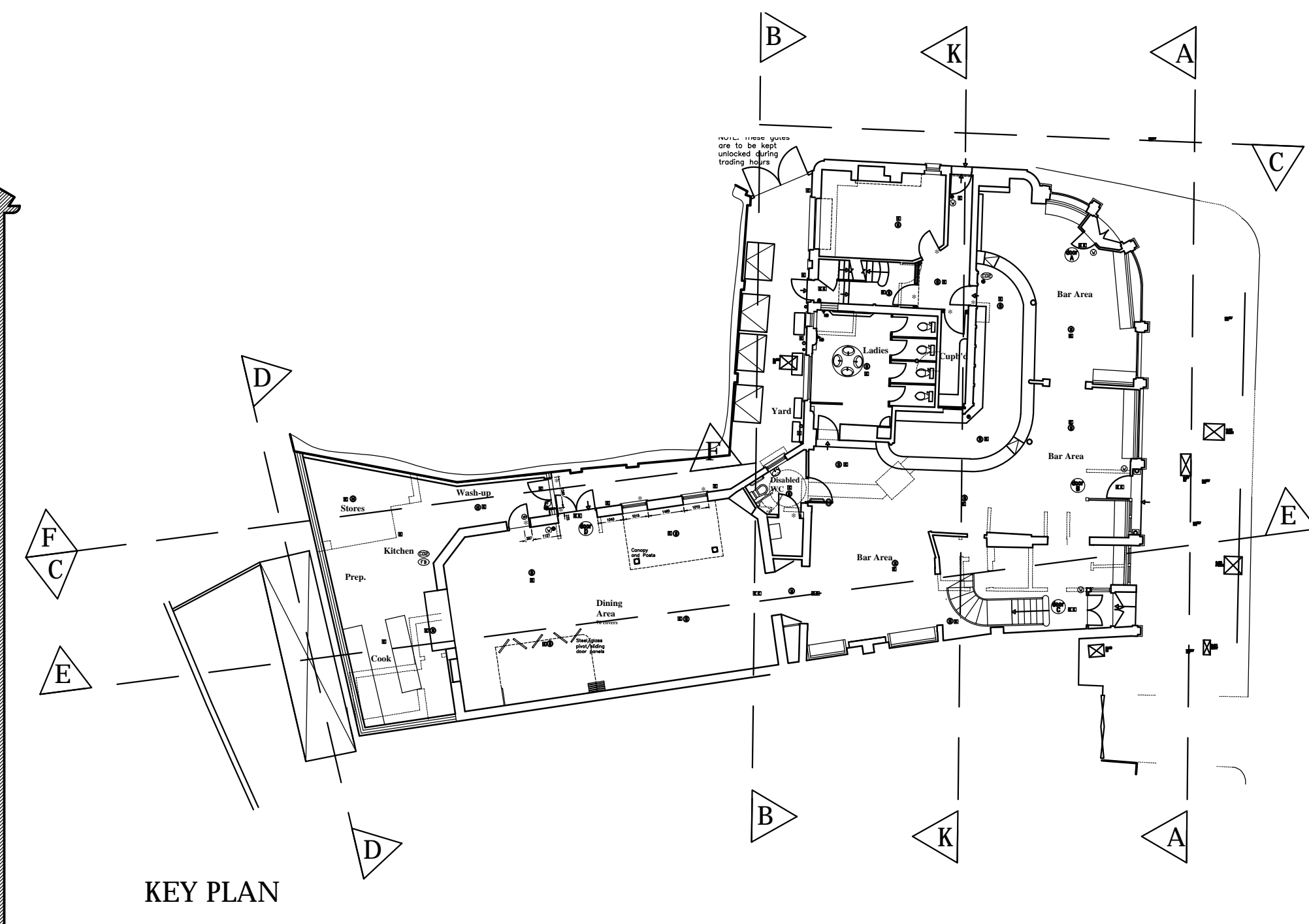
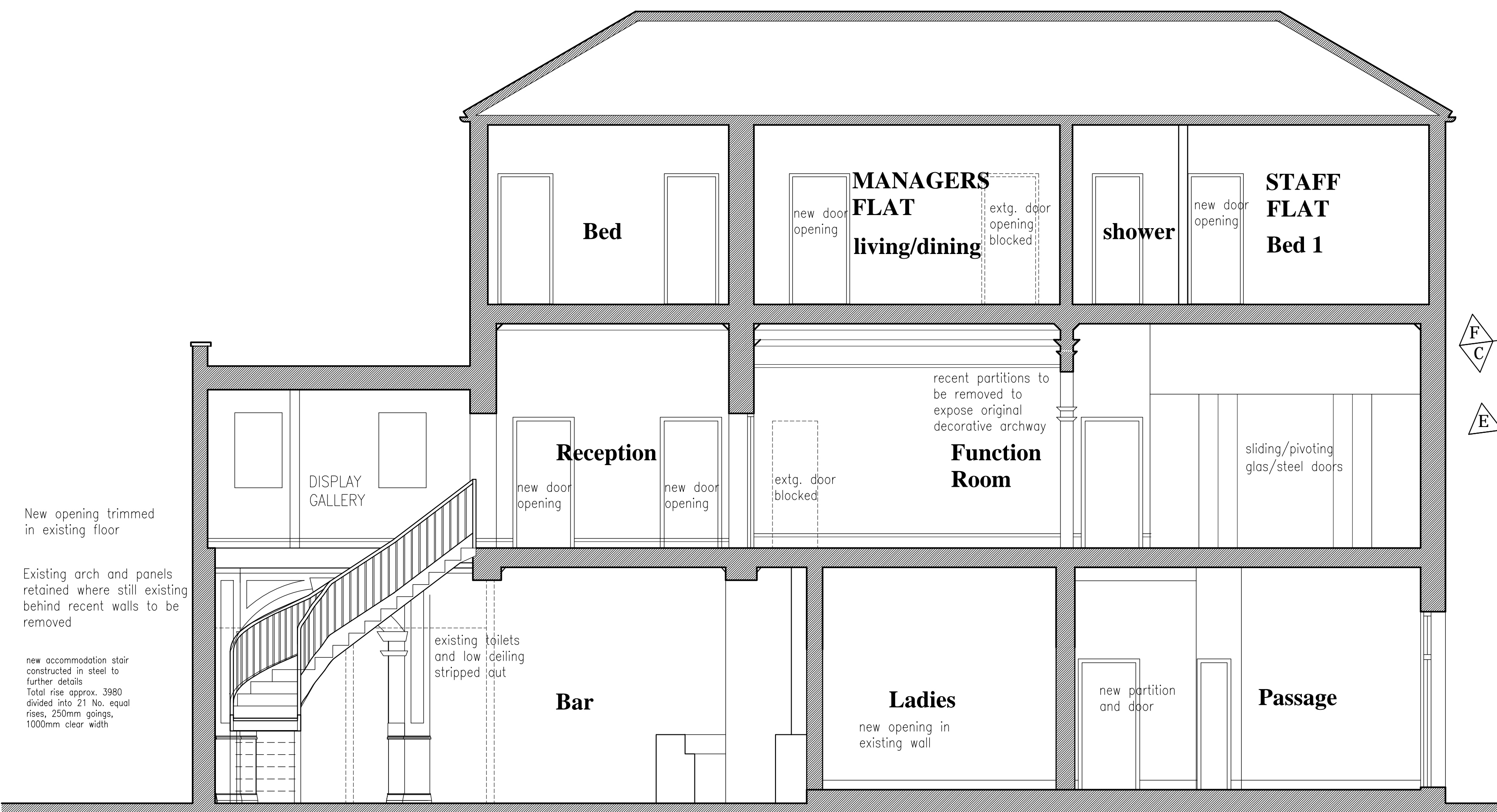
project  
 The Bull and Gate  
 389 Kentish Town Road  
 London, NW5 2TJ  
 client  
 Young & Co's Brewery PLC  
 drawing title  
 Proposed First and Second Floor Plans

drawing number 7747-414	revision K
scale 1:50 @ A1	checked date 17.06.15

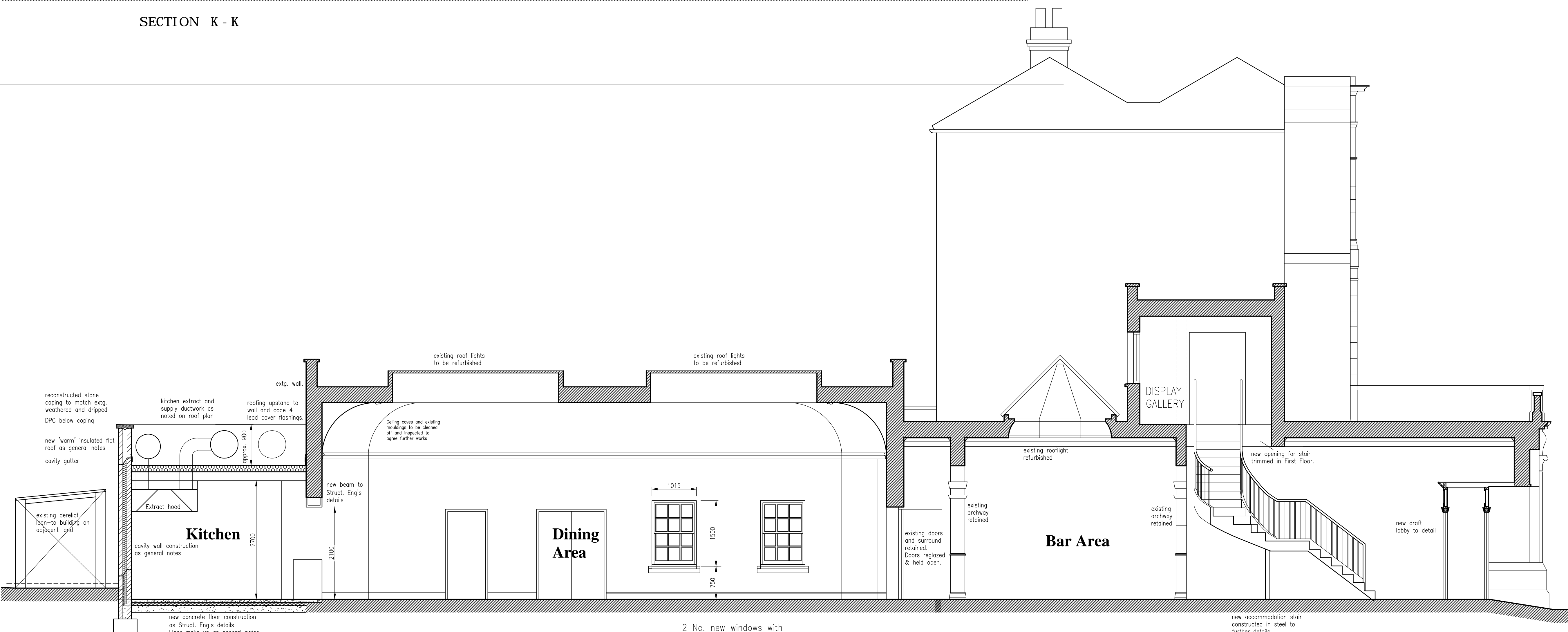
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REV	DATE	DESCRIPTION	DWN	CHKD
A	21-19-2013	Stair updated as latest plan		
B	24-19-2013	New Stair moved away from extg. arch		
C	18-11-2013	Kitchen extract system shown		
D	27-08-2014	Stair updated, doors updated toilets updated		



SECTION K - K



SECTIONAL ELEVATION E - E

2 No. new windows with reconstructed stone cills, brick soldier arches, formed in existing wall



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project  
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 London, NWS 2TJ

client  
 Young & Co's Brewery PLC

drawing title  
 Proposed Sections

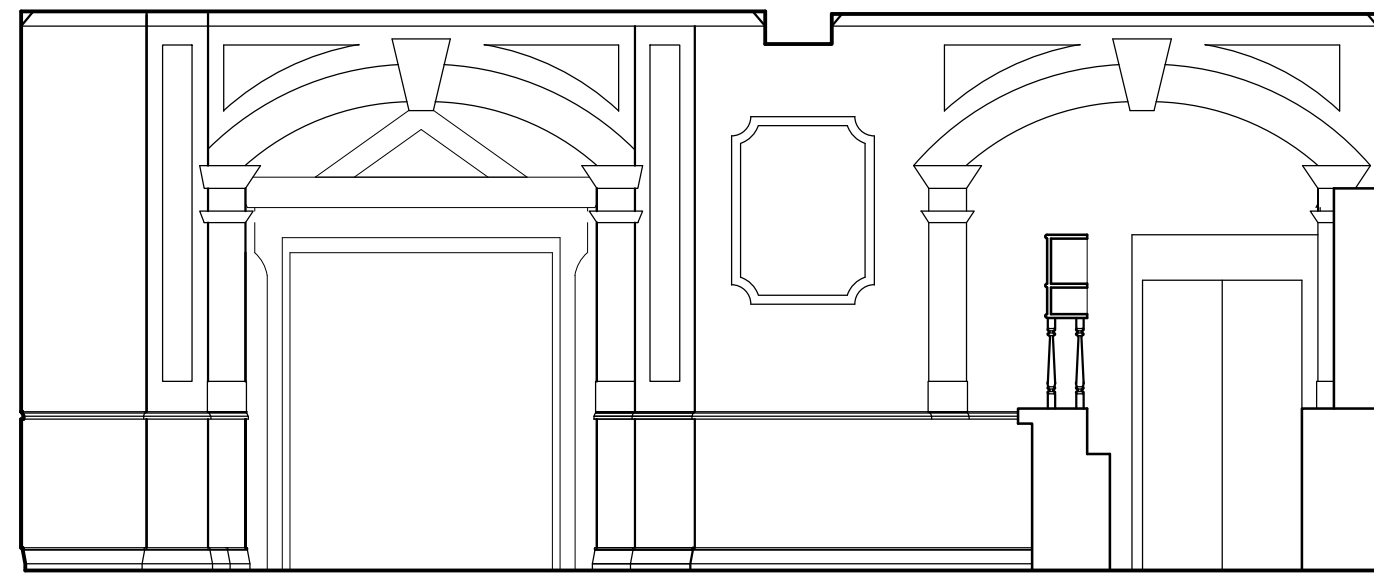
drawing number 7747-A15	revision A B C D
scale 1:50 @ A1	checked drawn date

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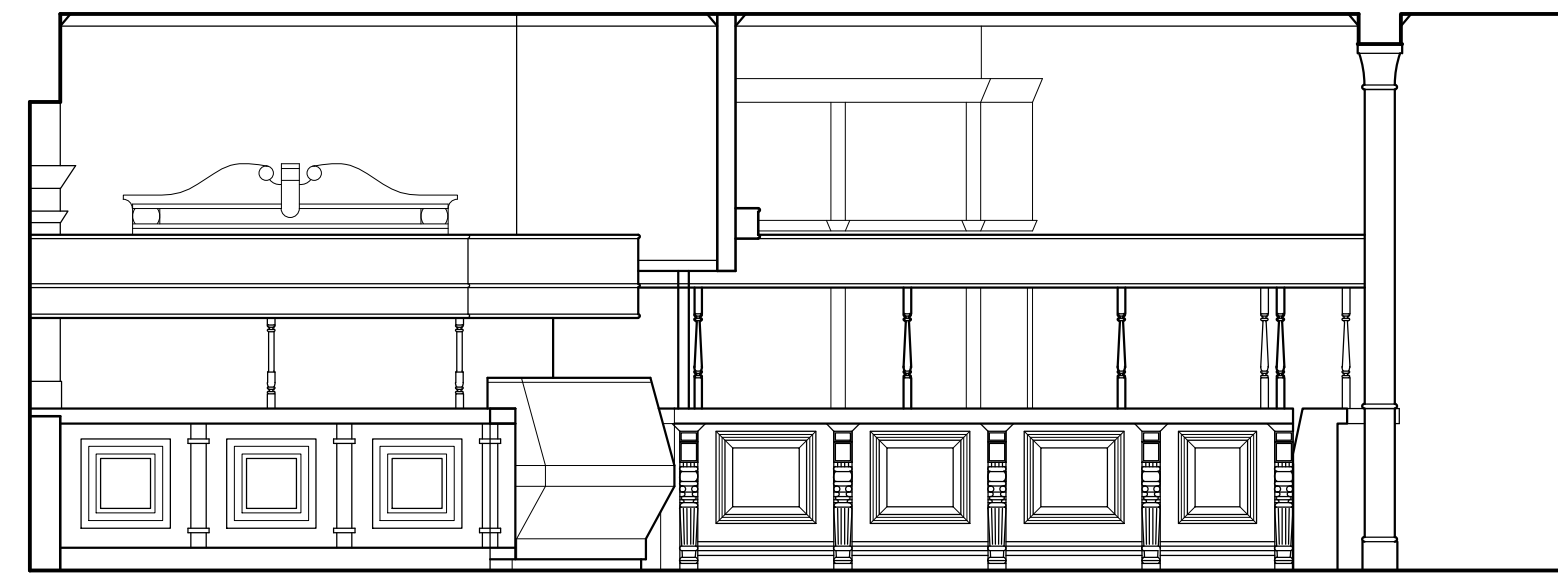


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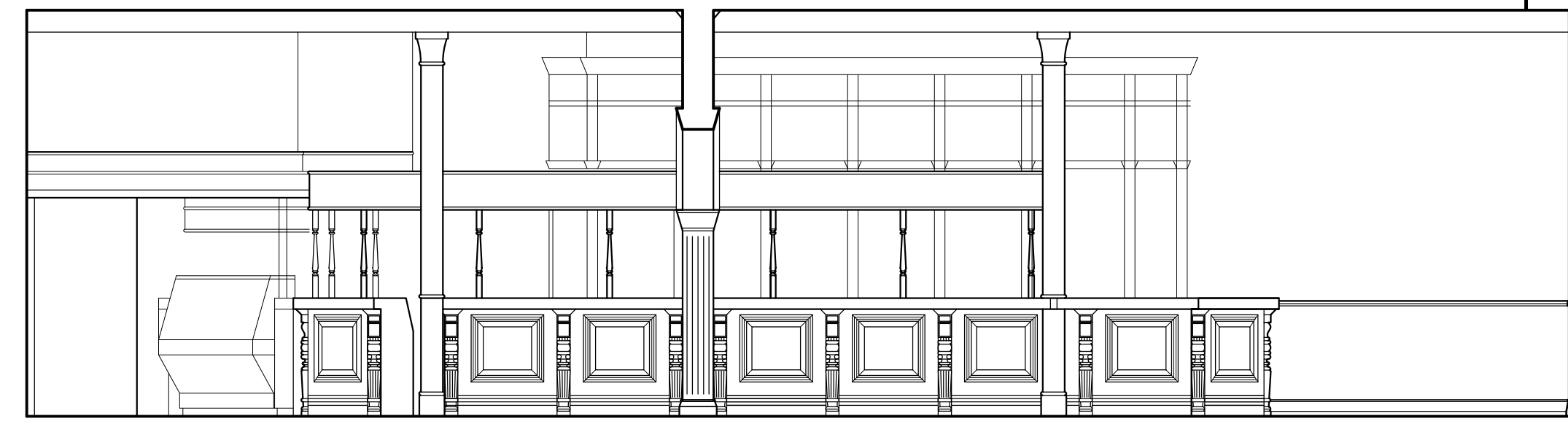
REV	DATE	DESCRIPTION	DWN	CHKD
A	21-10-2013	Updated as plans		
B	24-10-2013	Extg. section of wall to remain.		
C	27-08-2014	Stair now with vertical spindles		



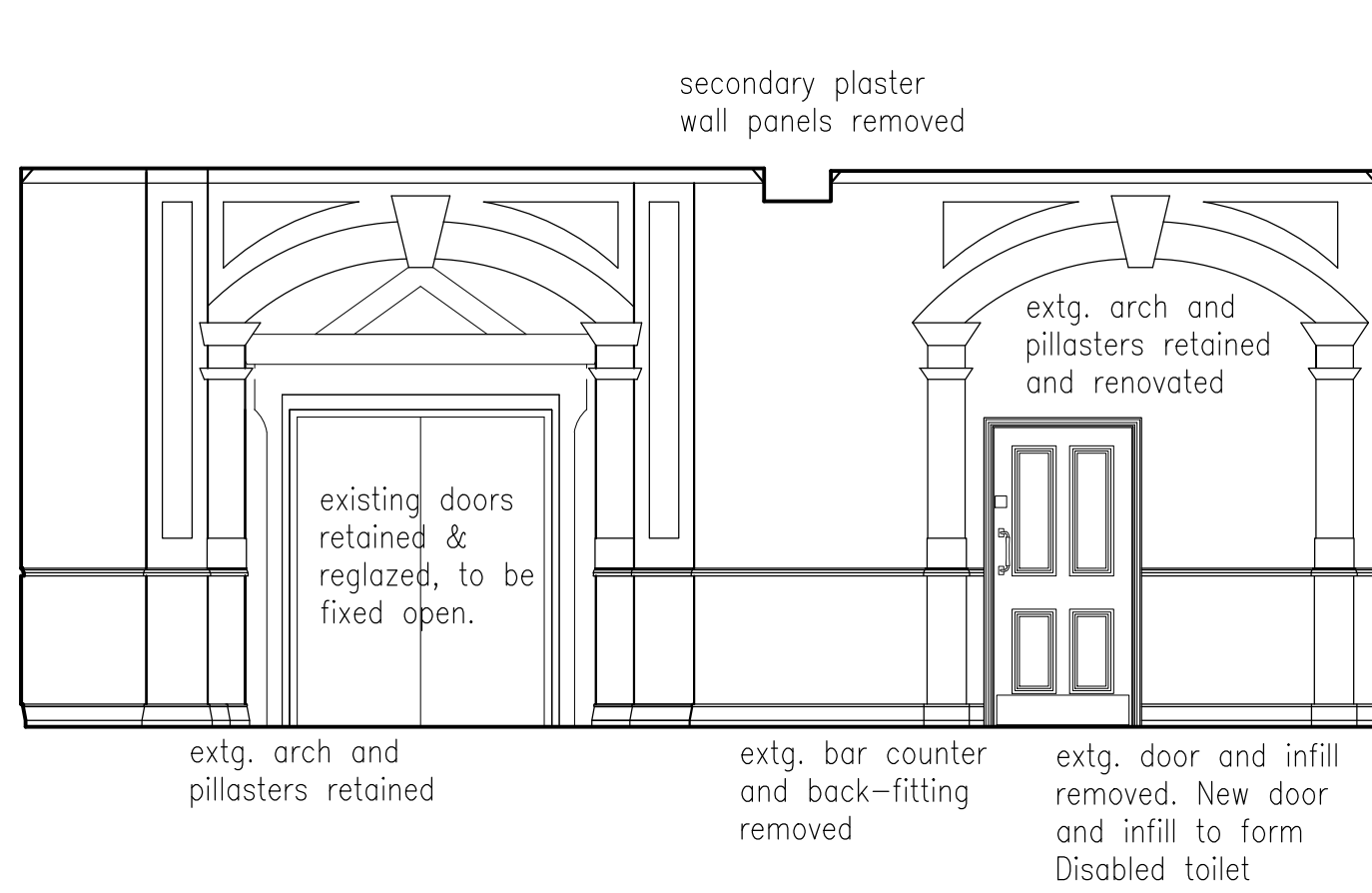
SECTION L - AS EXISTING



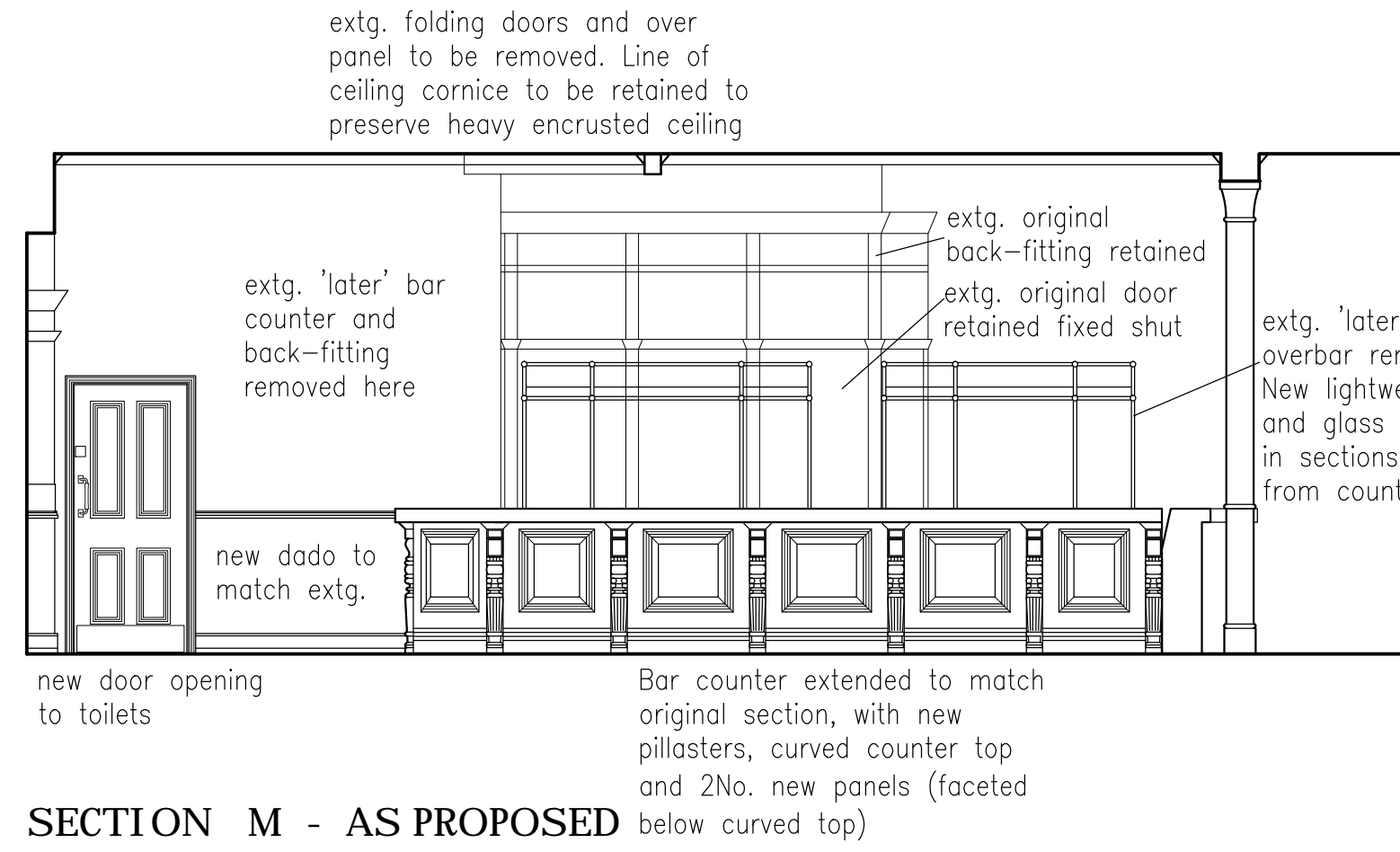
SECTION M - AS EXISTING



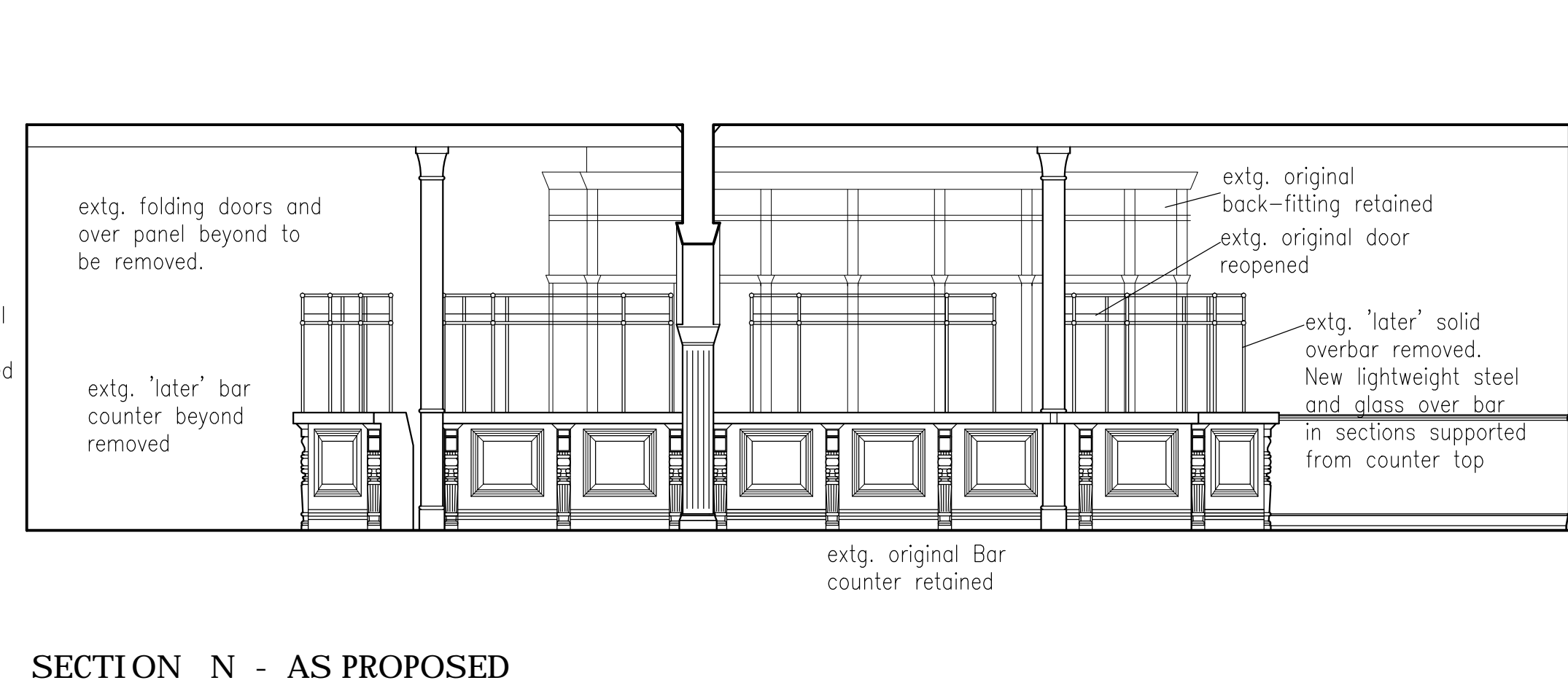
SECTION N - AS EXISTING



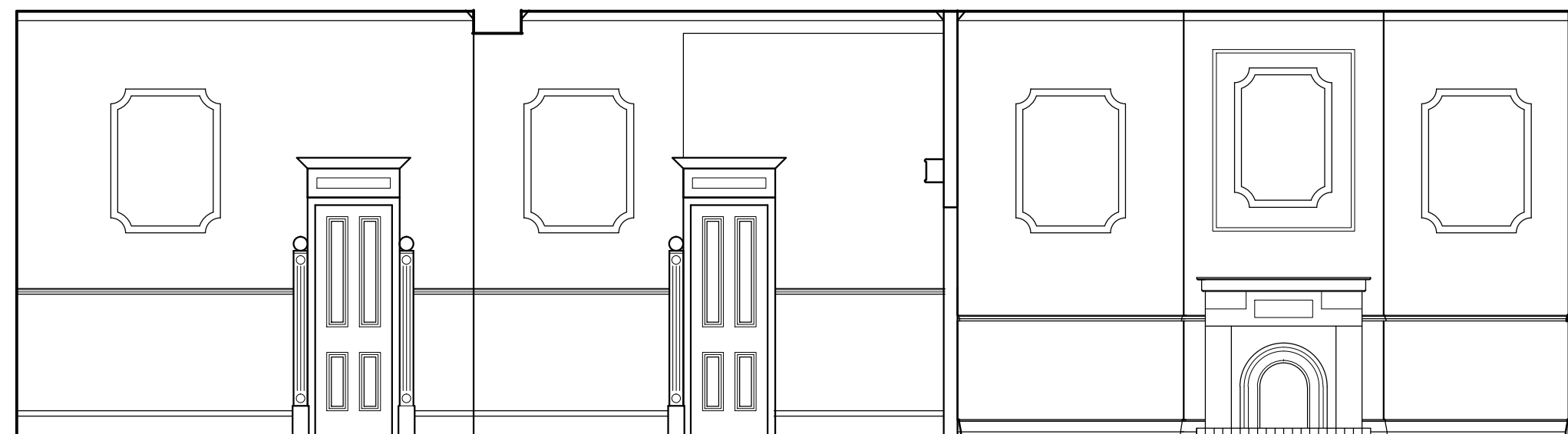
SECTION L - AS PROPOSED



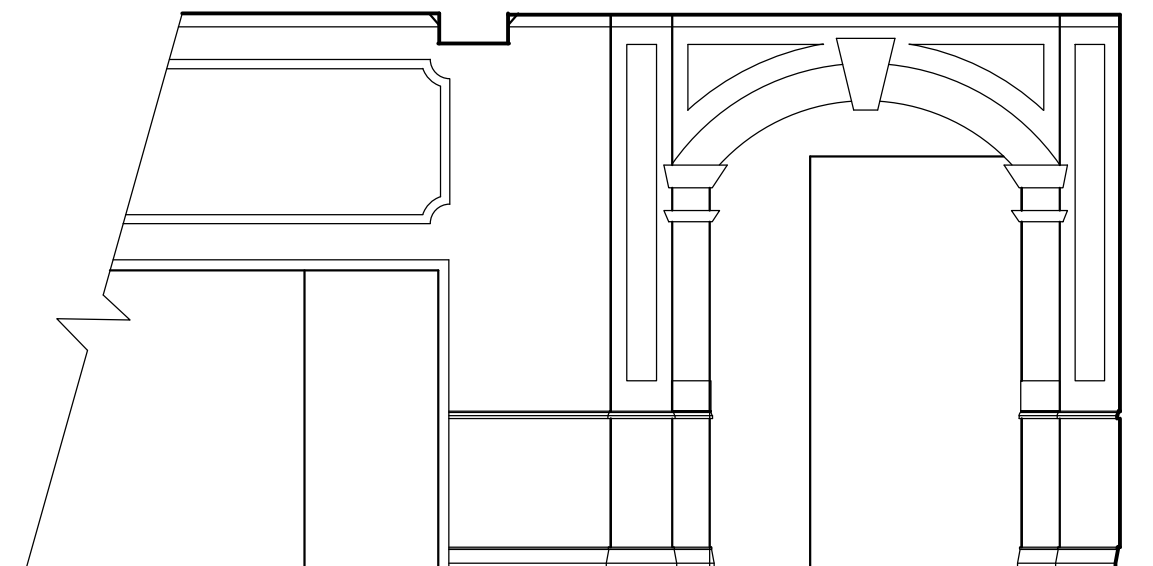
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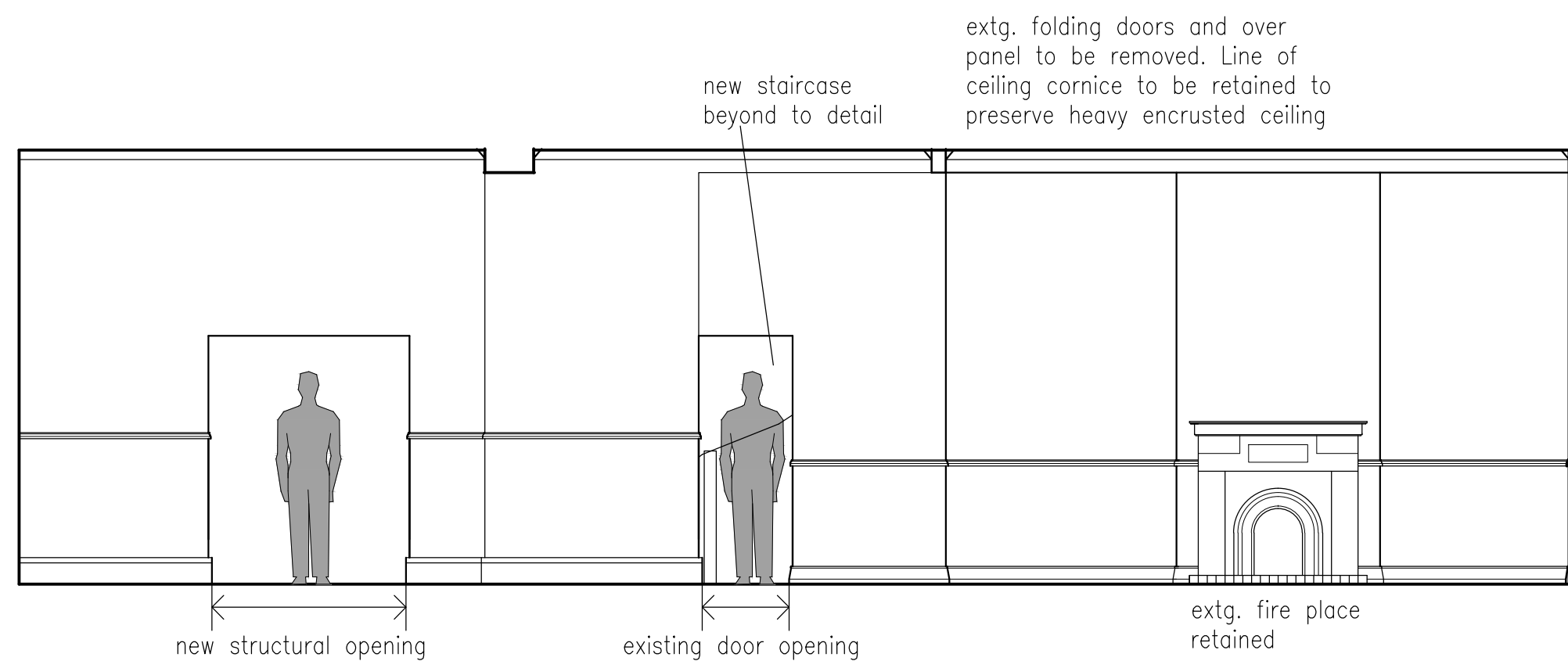
SECTION N - AS PROPOSED



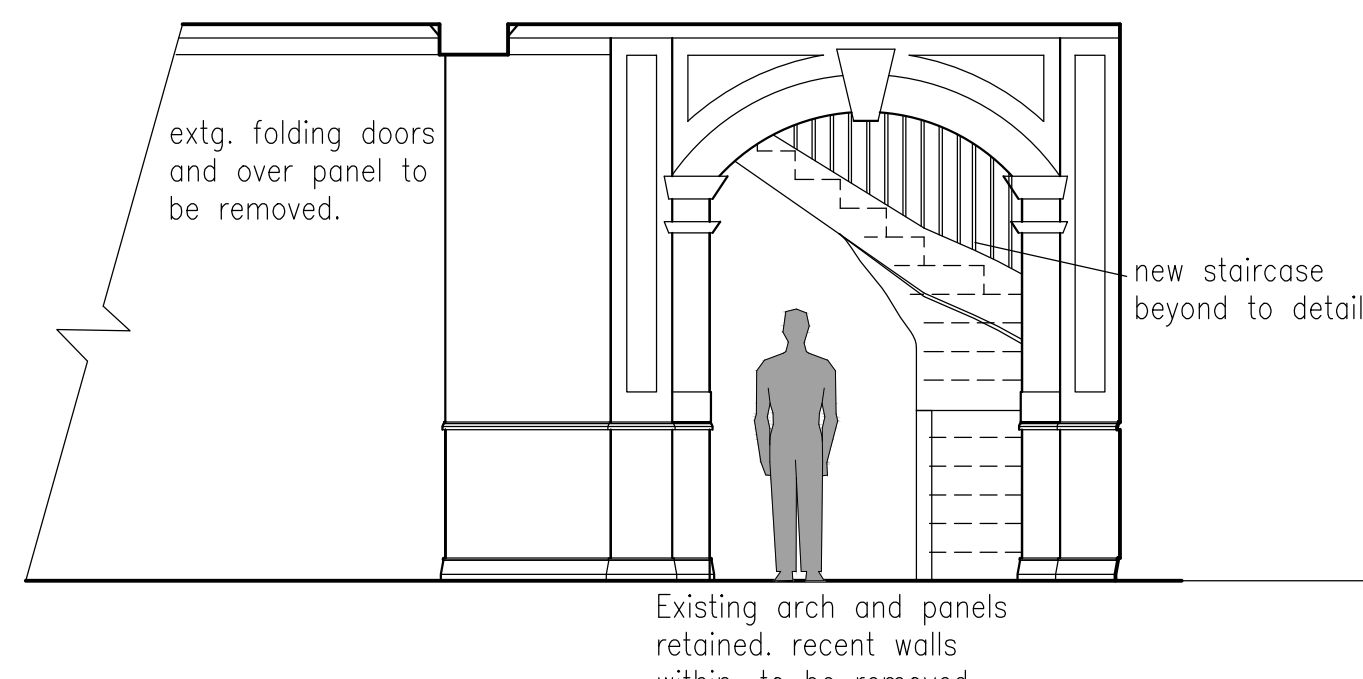
SECTION P - AS EXISTING



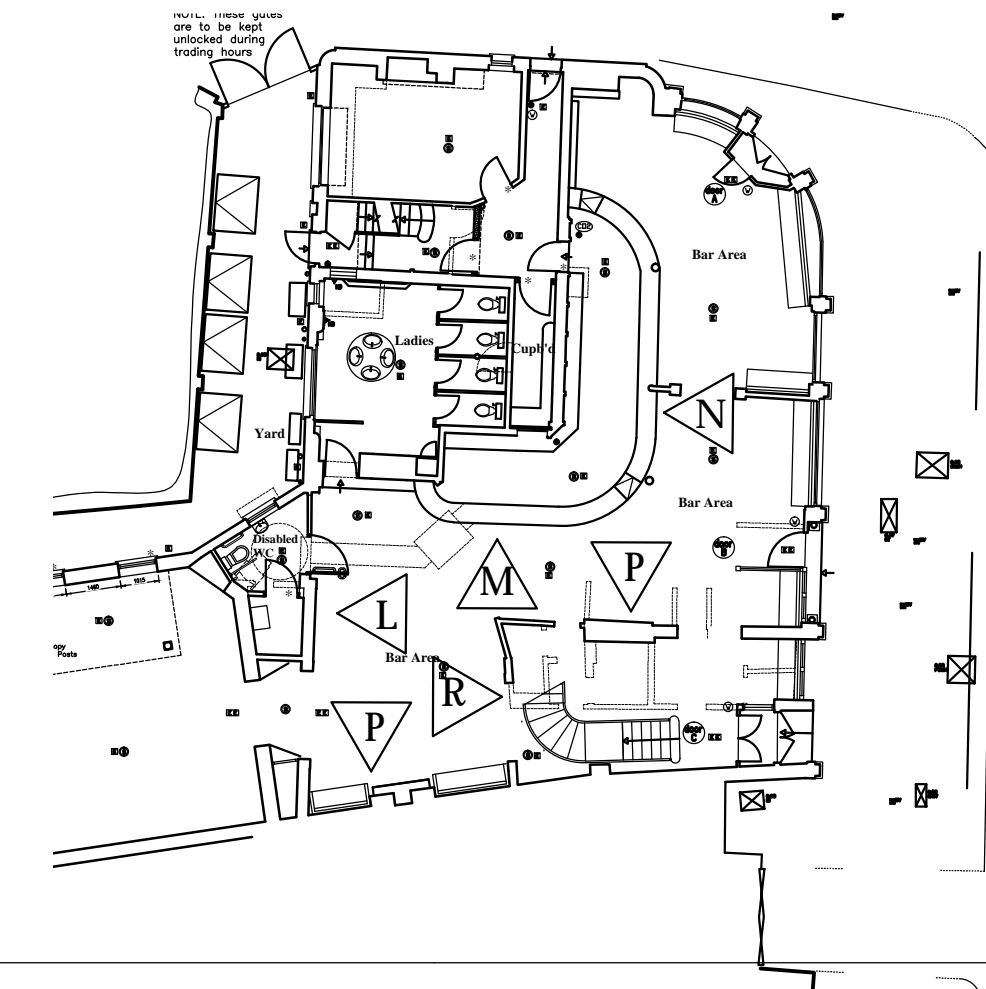
SECTION R - AS EXISTING



SECTION P - AS PROPOSED



SECTION R - AS PROPOSED



KEY PLAN

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project

The Bull and Gate  
 389 Kentish Town Road  
 London, NW5 2TJ

client

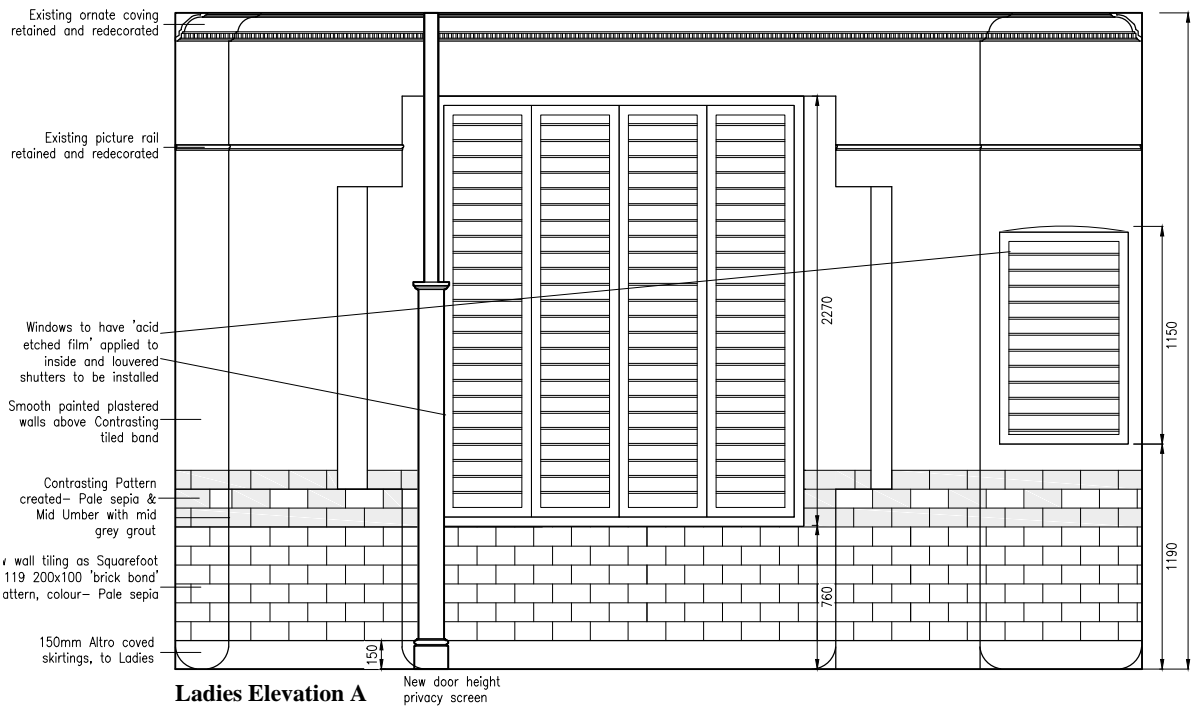
Young & Co's Brewery PLC

drawing title

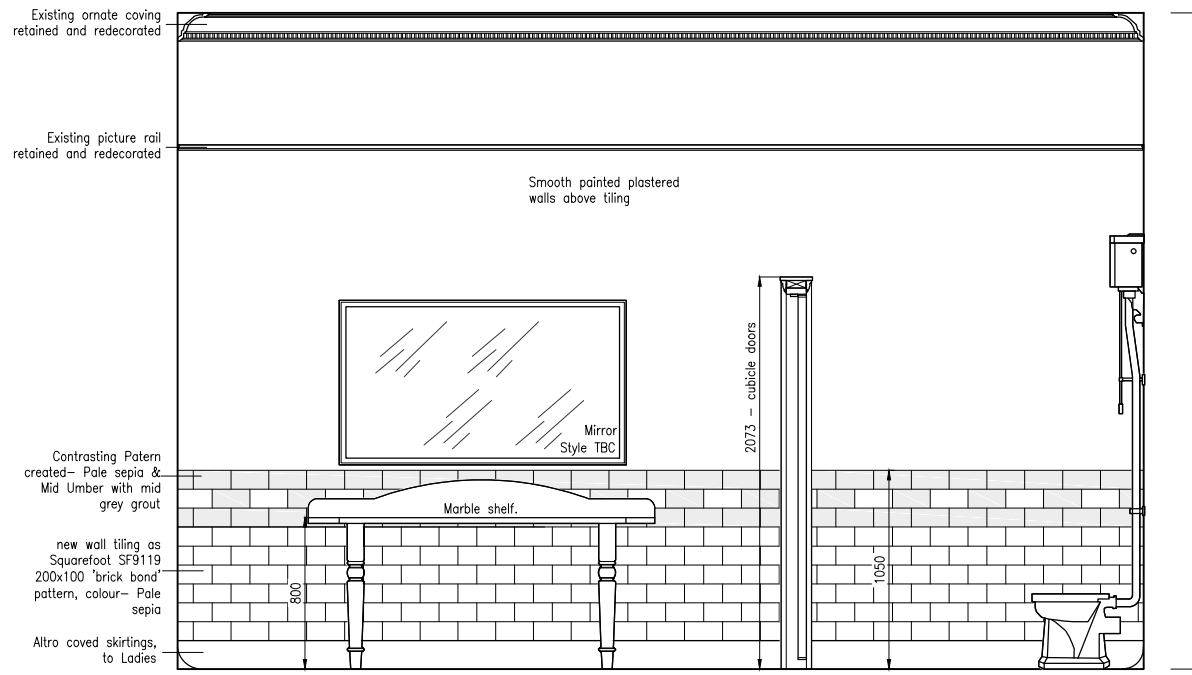
Internal Bar Elevations  
 As Existing and As Proposed

drawing number	7747-417	revision	A	B	C		
checked		drawn	LJP				
scale	1:50 @ A1	date	14.08.15				

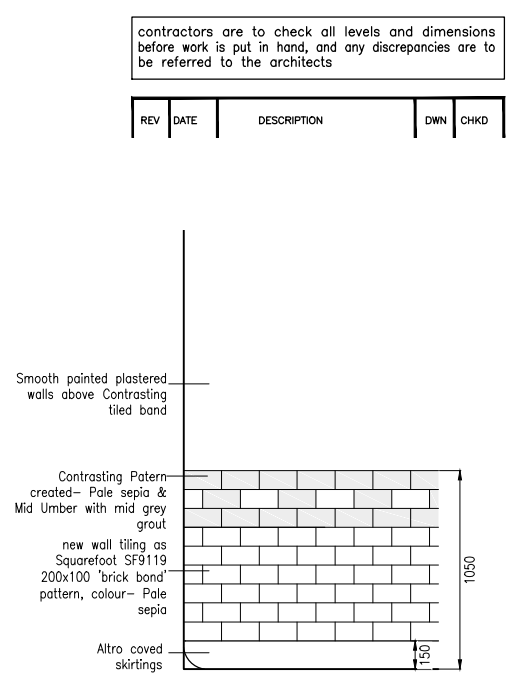
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**Ladies Elevation A**



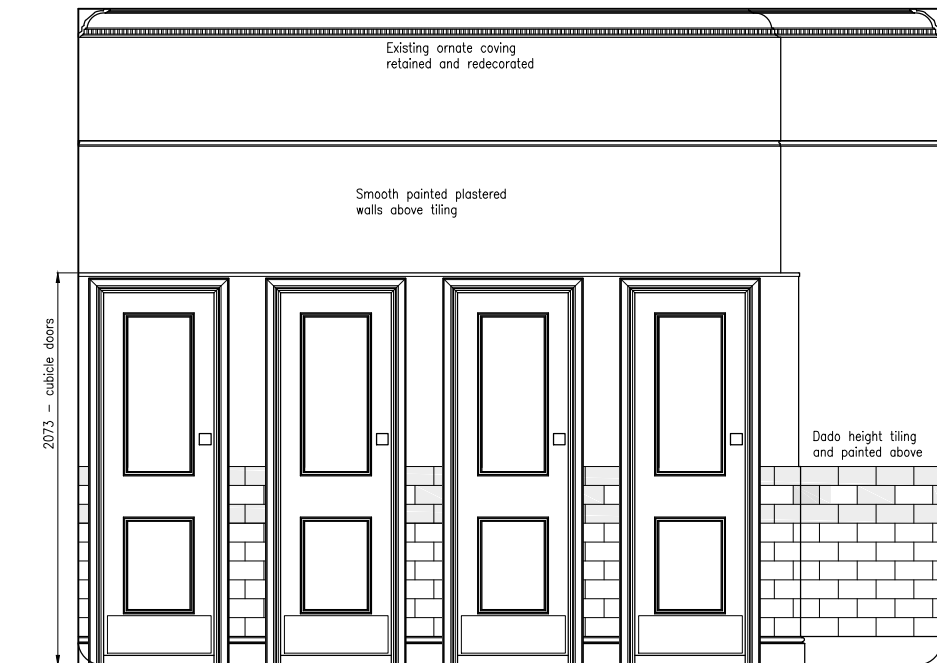
**Ladies Elevation B**



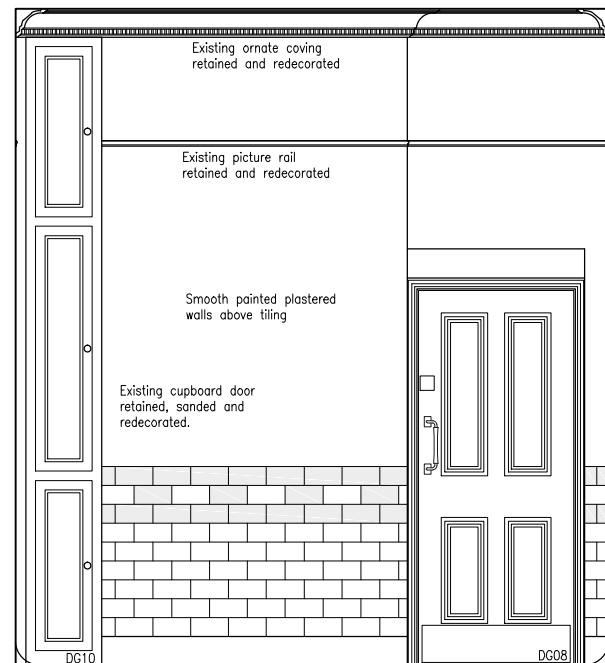
**Ladies elevation**

contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD

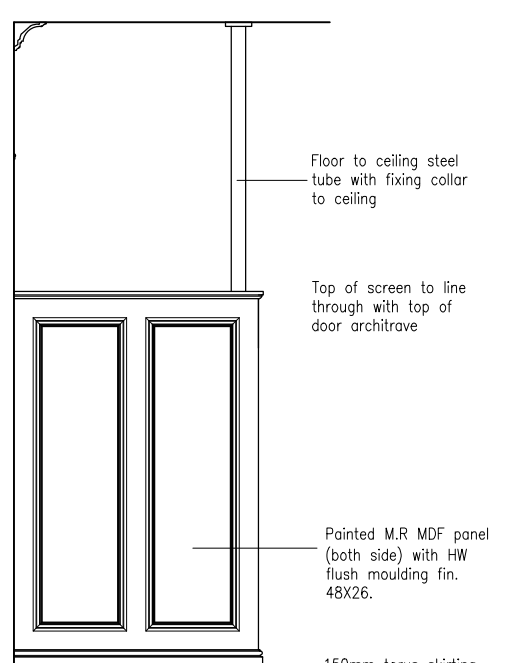


**Ladies Elevation C**



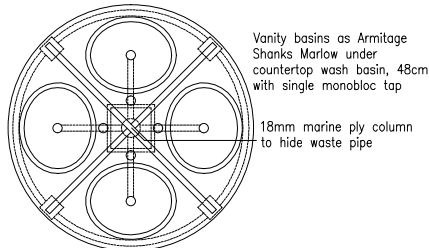
**Ladies Elevation D**

**LADIES TOILET**  
 Half height wall tiling as detail.  
 Black Altro floors with 150mm Altro covered skirtings  
 Flush solid core door with planted mouldings.  
 All painted.  
 Chrome door furniture as schedule.  
 New vanity unit and basins as detail  
 WC as "Burlington Victorian Medium level closet and system" in polished aluminium or similar approved (Victorianplumbing.co.uk)

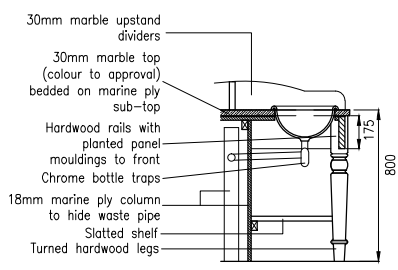


**Typical screen Elevation**

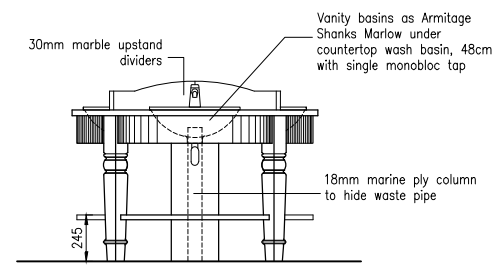
**Toilet cubicle doors**  
 Doors general flush solid core door with planted mouldings to both sides  
 Pair steel cammed rising butts indicator bolt  
 Inside pull handle buffered hat and coat hook external kick plate



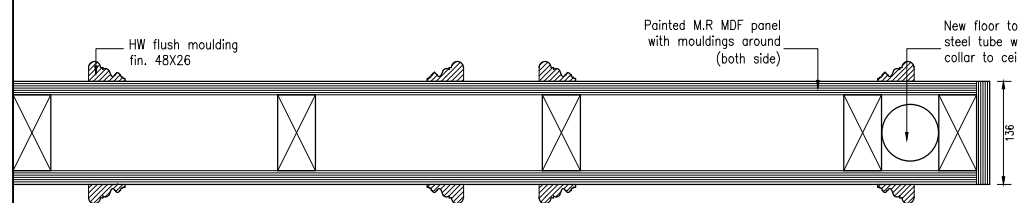
**Plan Vanity unit**



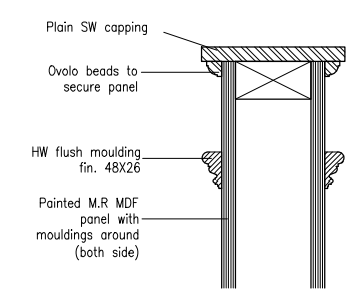
**Section Vanity unit**



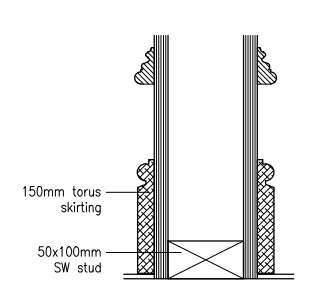
**Elevation Vanity unit**



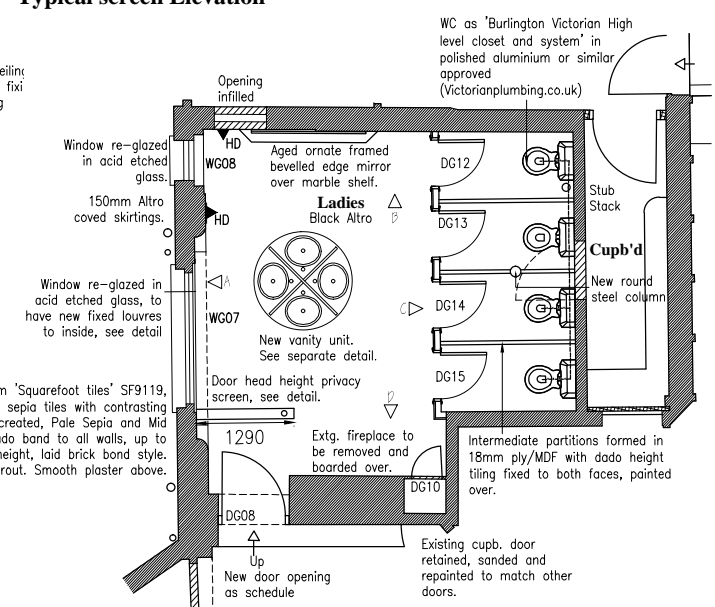
**Screen Detail plan 1:5**



**Screen Head Detail 1:5**



**Screen Base Detail 1:5**



**Ground floor Ladies toilet plan 1:50**

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project  
**THE BULL & GATE**  
 client  
**YOUNGS**  
 drawing title  
**TOILET PARTITION, VANITY UNIT AND DOOR DETAILS**  
 drawing number  
**7747 - 428**  
 scale  
**1:20 & 1:50 @ A1**  
 revision  
 checked **KLB**  
 drawn **LAC**  
 date **MAR 2014**  
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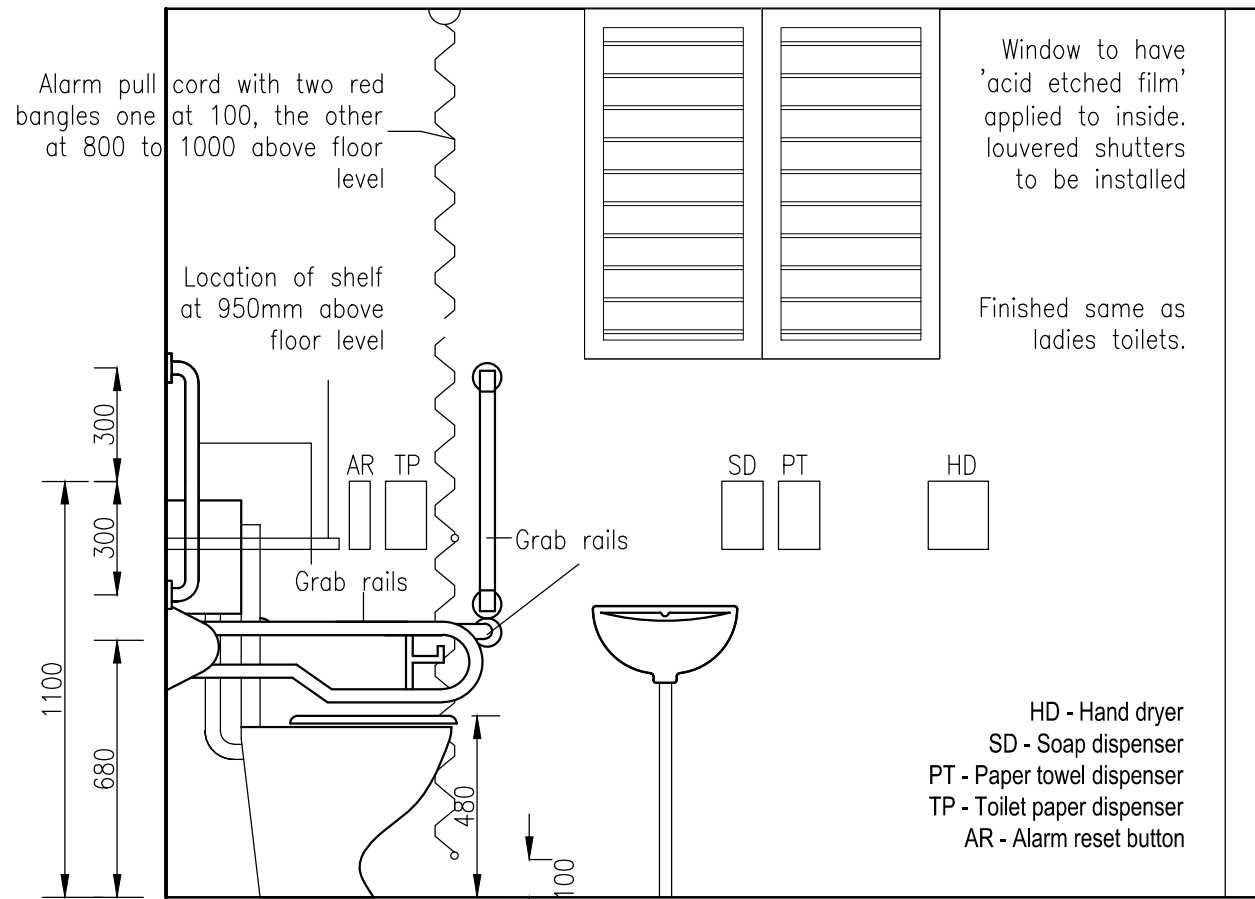


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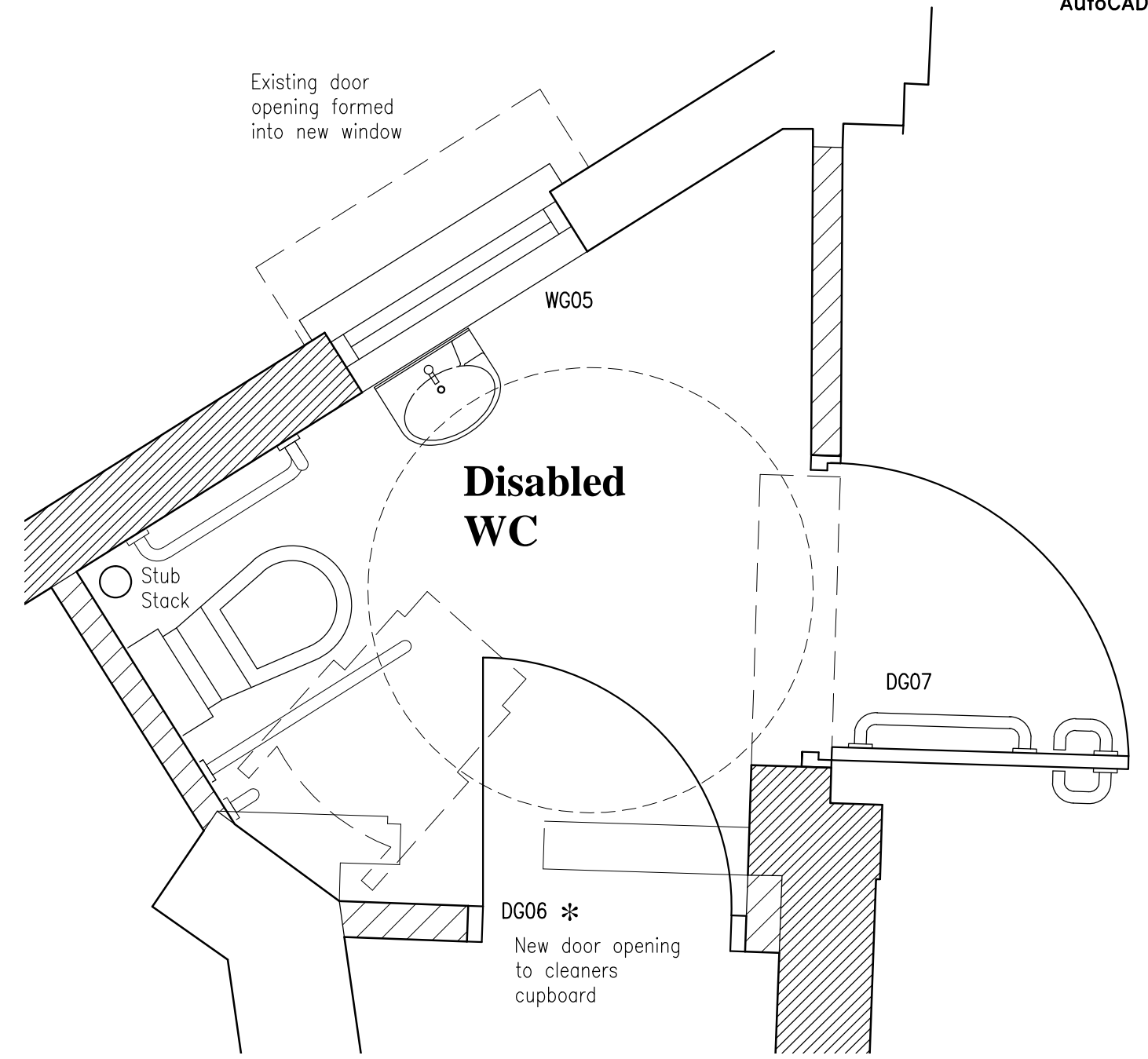
This drawing has been produced using



AutoCAD



**Disabled Elevation**



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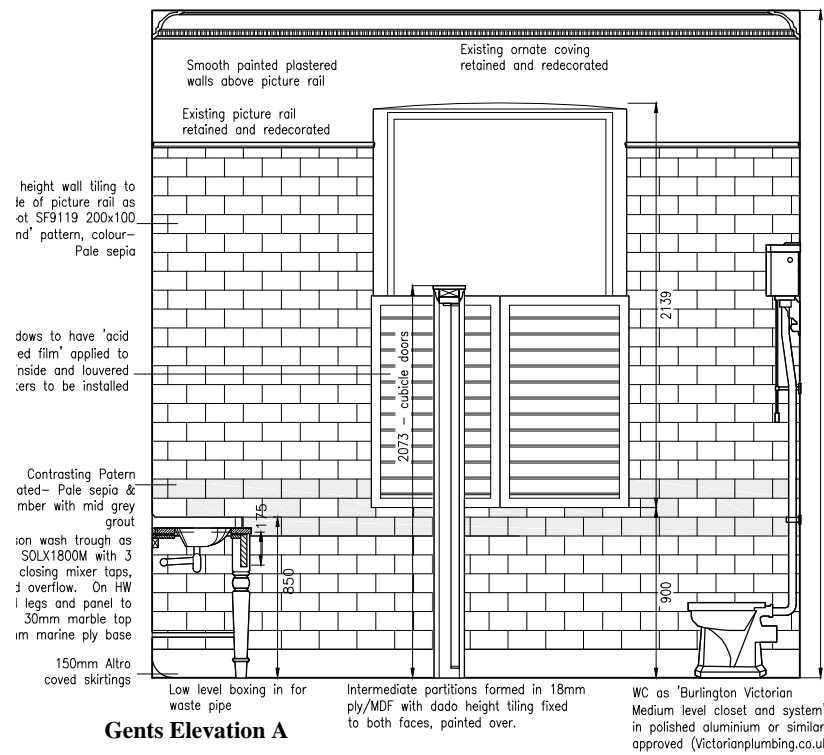
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CONTRACT: *The Bull & Gate*

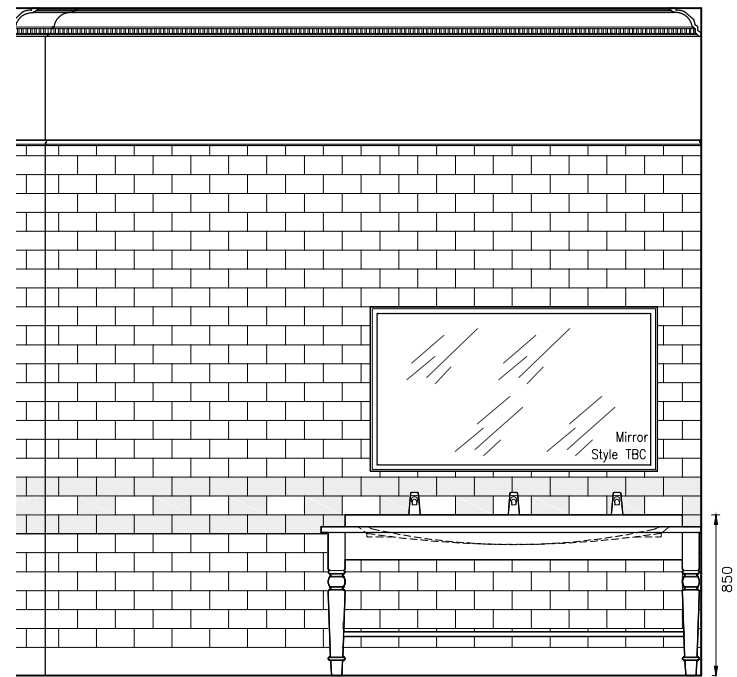
DETAIL: *Disabled Toilet*

DRAWING NO: *7747 - 218*

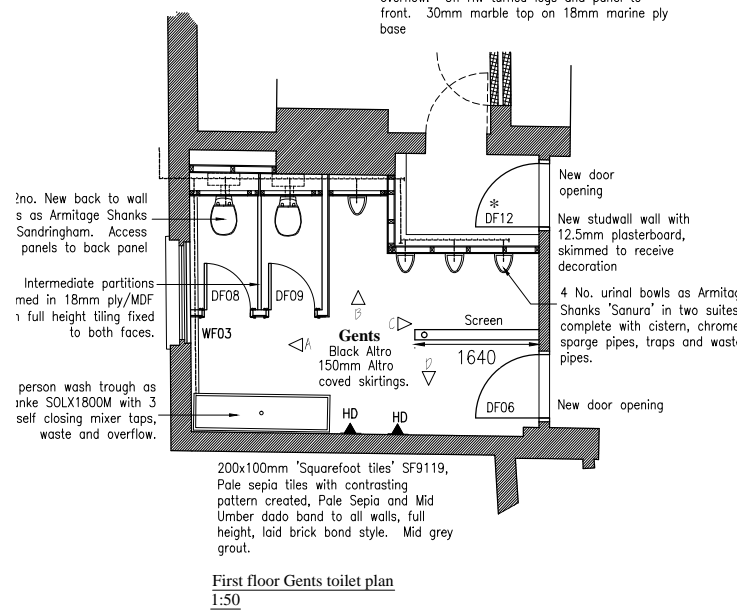
SCALE: 1:20 @ A3 DATE: 17.04.13



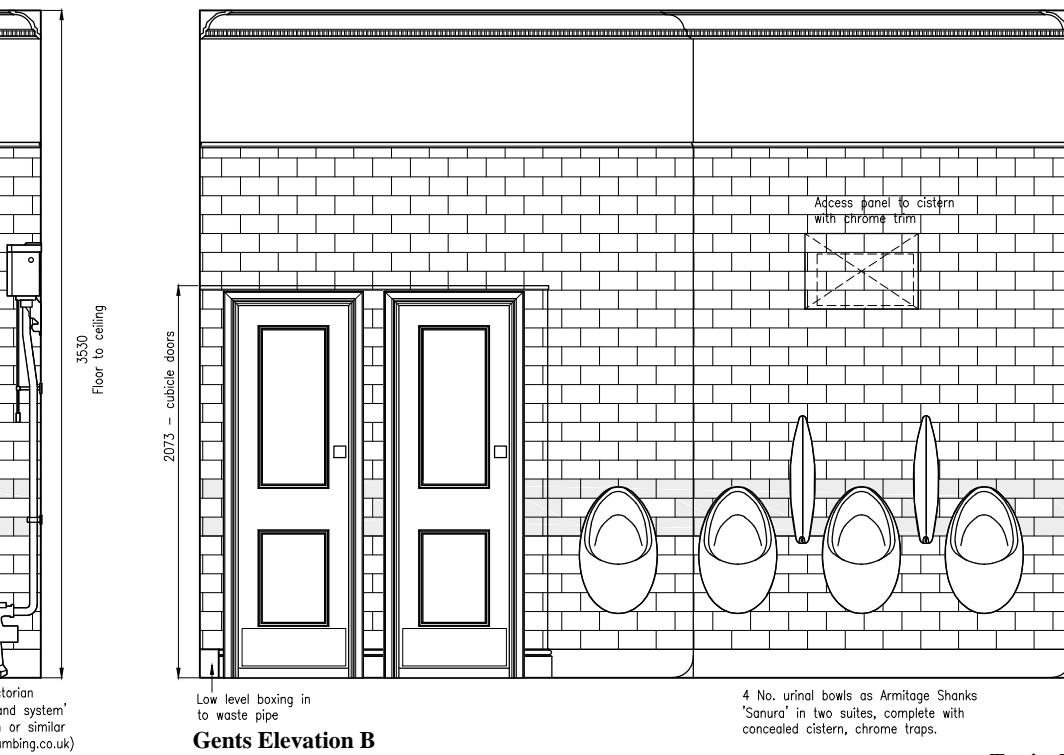
**Gents Elevation A**



**Gents Elevation D**



**First floor Gents toilet plan 1:50**

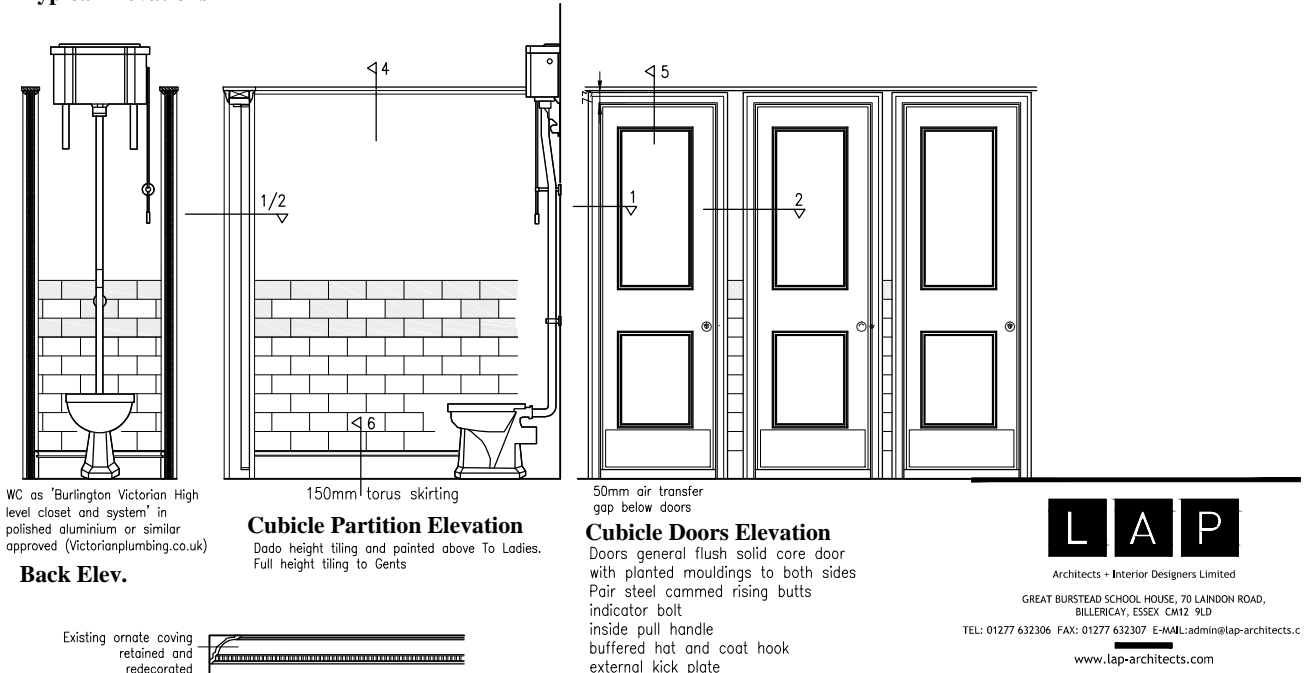


**Gents Elevation B**

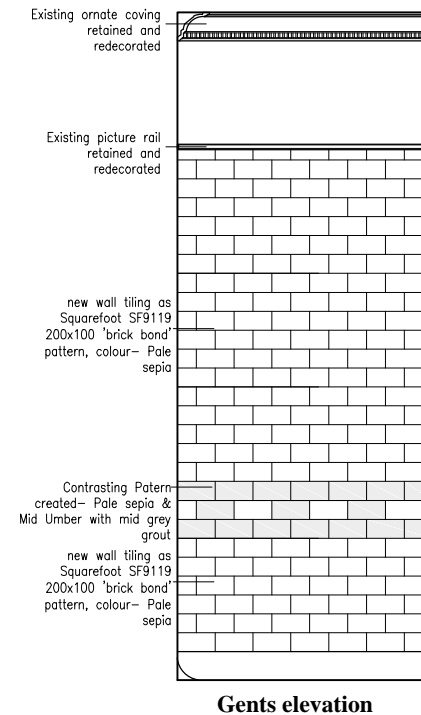
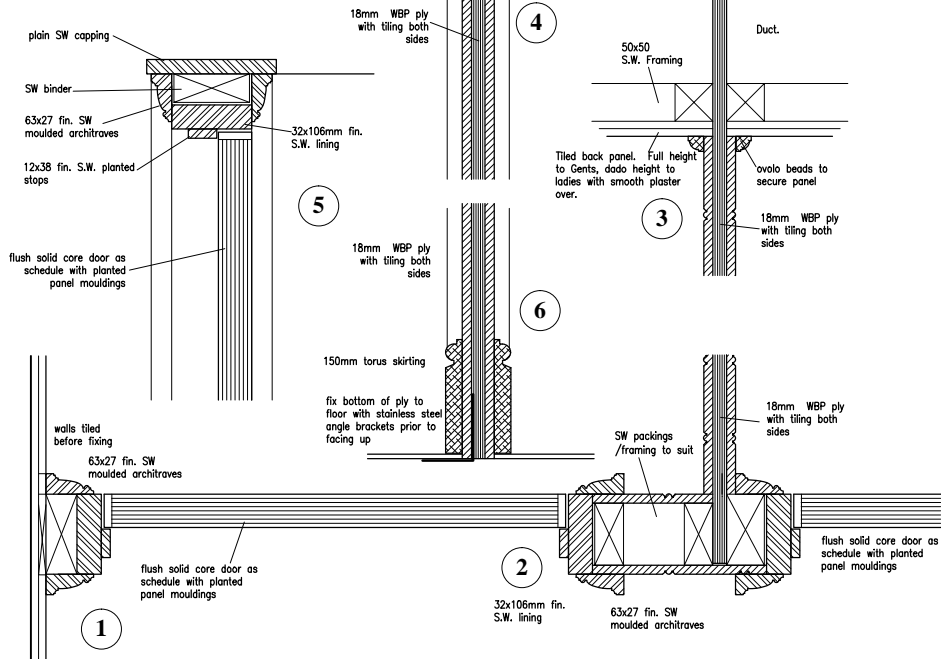
**Toilet cubicle doors**

Doors general flush solid core door with planted mouldings to both sides  
 Pair steel cammed rising butts  
 Pair steel cammed rising butts indicator bolt  
 inside pull handle  
 buffered hat and coat hook  
 external kick plate

**Typical Elevations**



**Typical Cubical Details**



**Gents elevation**

contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD
-----	------	-------------	-----	------

**GENTS TOILET**

- Full height tiling as detail.
- New black Altro floors formed into 150mm Altro coved skirting throughout.
- Flush solid core door with planted mouldings. All painted.
- Chrome door furniture as schedule.
- WC as 'Burlington Victorian Medium level closet and system' in polished aluminium or similar approved (Victorianplumbing.co.uk)
- 3 person wash trough as Franke SOLX1800M with 3 self closing mixer taps, waste and overflow.
- 4 No. urinal bowls as Armitage Shanks 'Sanura' in two suites, complete with cistern, chrome sparge pipes, traps and waste pipes.



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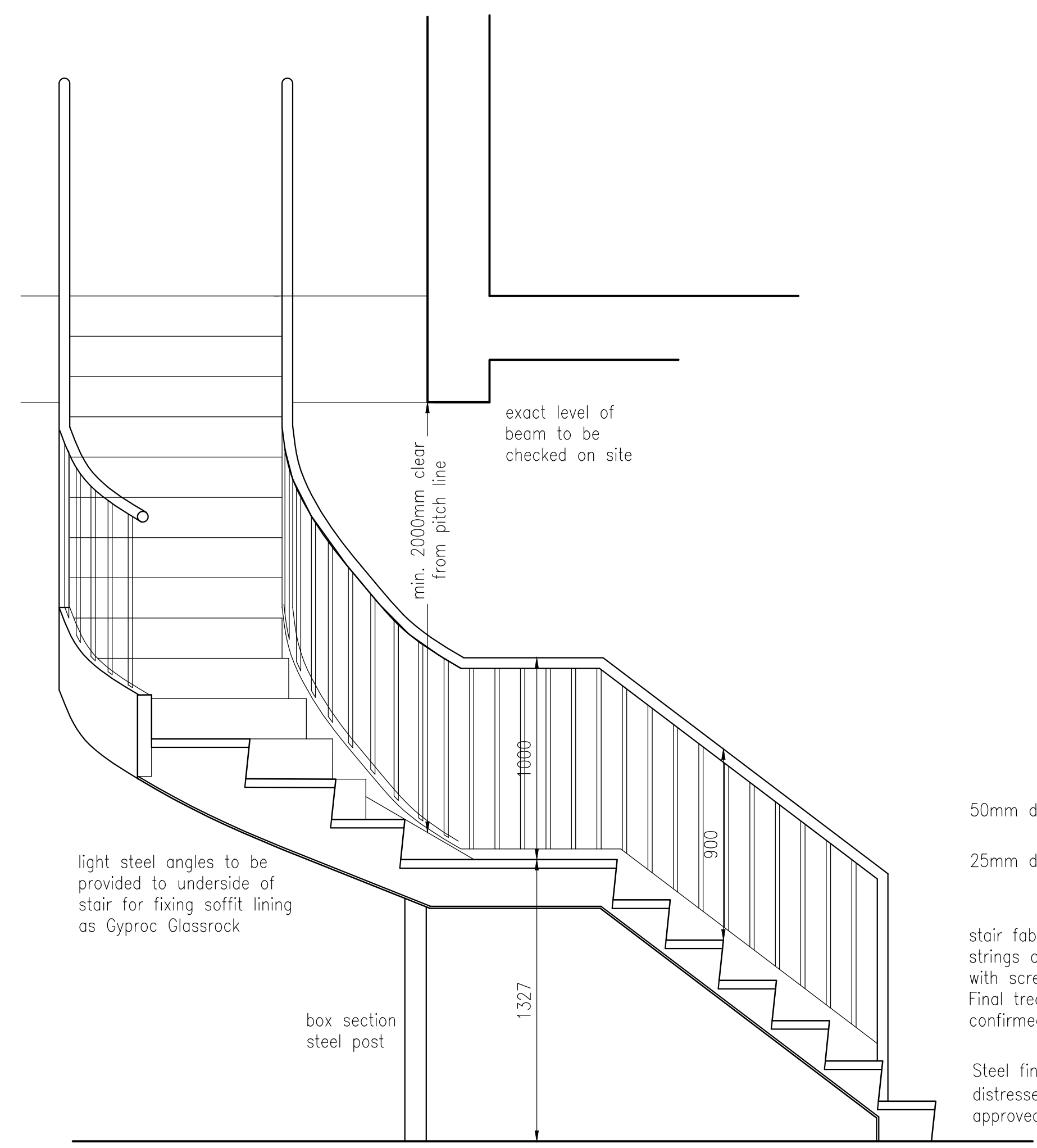
project	THE BULL & GATE		
client	YOUNGS		
drawing title	GENTS TOILET DETAILS		
drawing number	7747 - 429	revision	
scale	1:20 @ A1	checked	KLB
drawn	LAC	date	Aug 2014

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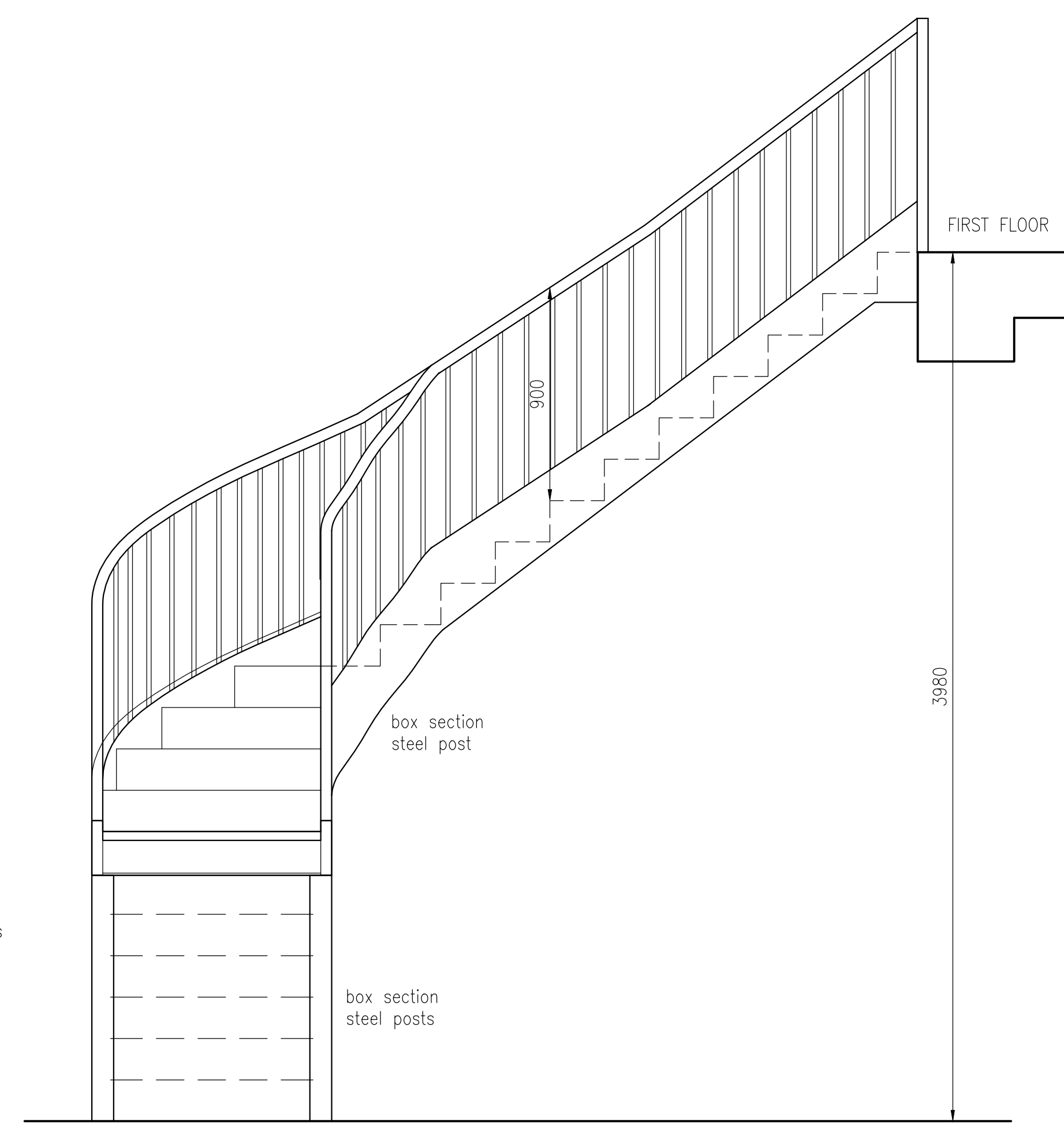


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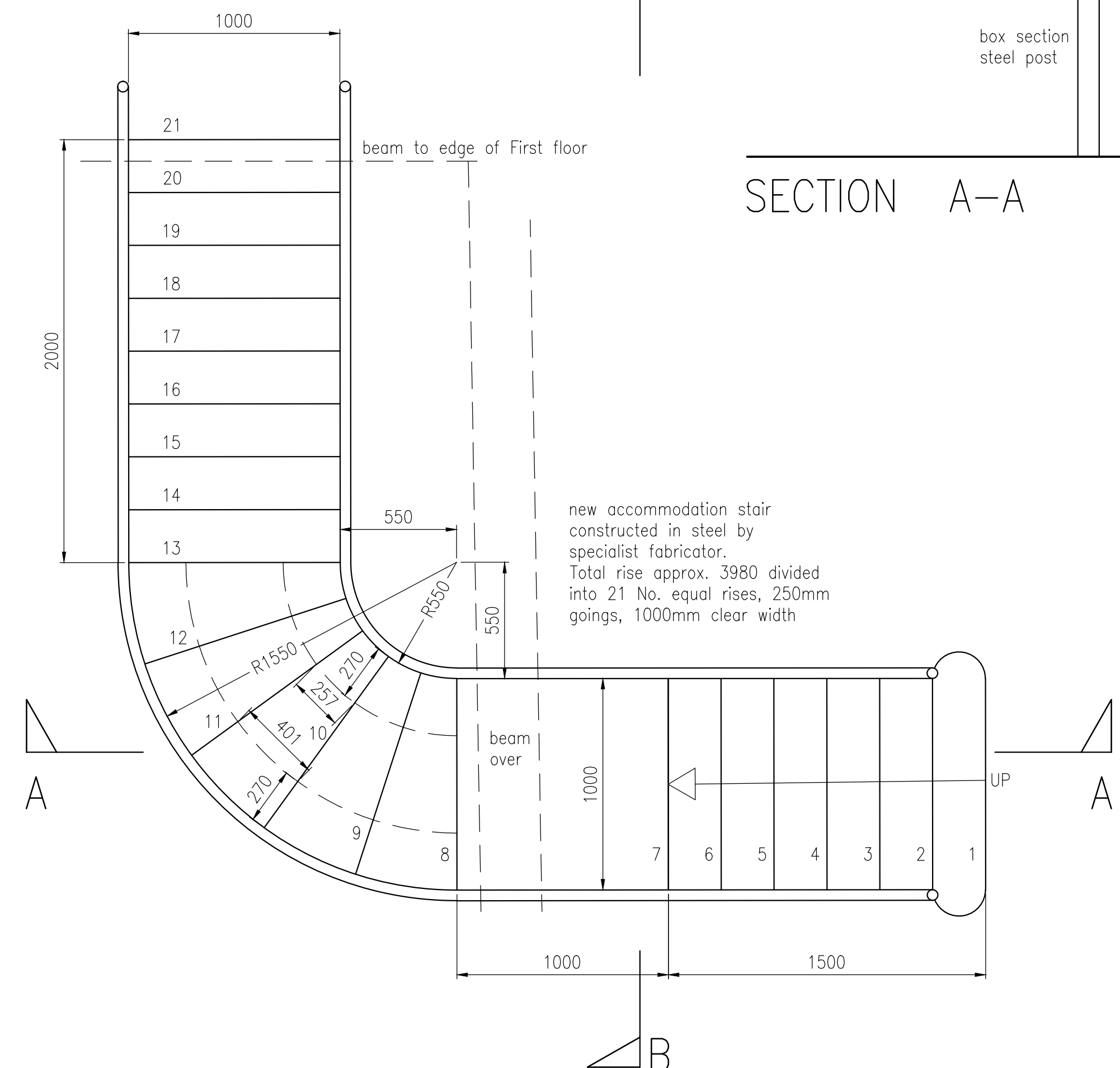
REV	DATE	DESCRIPTION	DWN	CHKD



SECTION A-A



SECTION B-B



PLAN

50mm dia. steel handrail  
 25mm dia. steel balusters  
 stair fabricated with steel strings and steel tray treads with screed infill  
 Final tread finish to be confirmed. Non-slip nosings  
 Steel finished with 'aged distressed' finish to approved sample.

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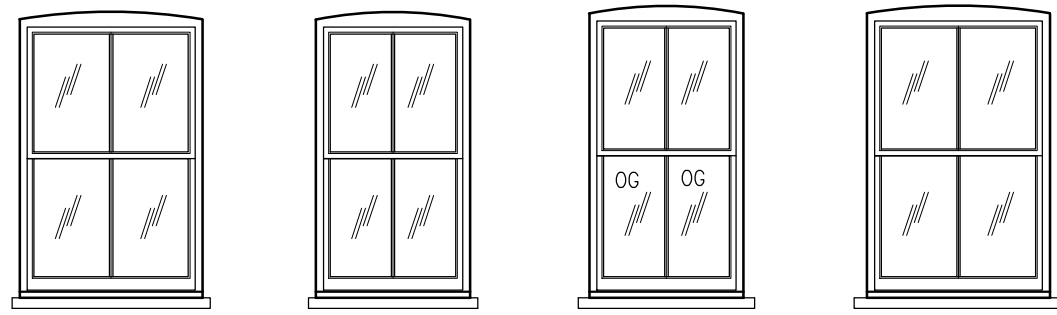
project  
*The Bull and Gate*  
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 London NW5 2TJ

client  
 Young & Co's Brewery PLC

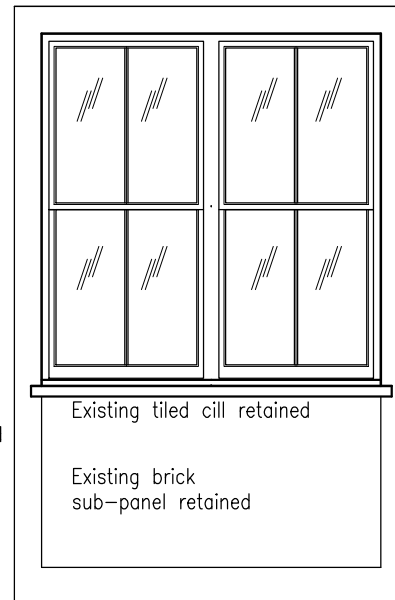
drawing title  
 New staircase Details

drawing number 7747/421	revision 
scale 1:20 @ A1	checked 
drawn LJP	date April 2014

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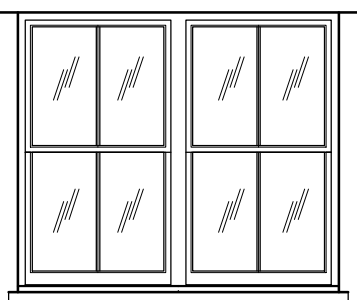


Existing UPVC windows removed.  
Existing Stone cills retained, to be further inspected once windows removed. (previous remedial works carried out with lead capping)  
New Double hung sliding sash window, double glazed units, with spiral balances & glazing bars as details, painted.  
Trickle vents to heads of these windows.

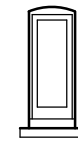


Existing rendered window surround retained

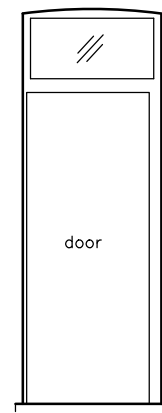
Existing UPVC window removed.  
Existing tiled cill retained.  
New Double hung sliding sash window, double glazed units, with spiral balances & glazing bars as details, painted



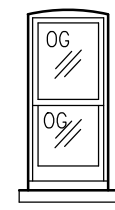
Existing external security bars removed.  
Existing UPVC window removed.  
Existing tiled cill retained.  
New Double hung sliding sash window, double glazed units, with spiral balances & glazing bars as details, painted



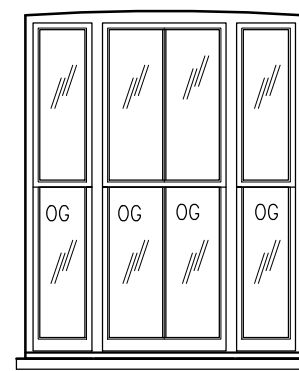
Existing external security bar removed.  
Existing original window retained, single glazed, stripped and repainted



Existing external security bar removed.  
Existing original frame and fanlight retained, single glazed, stripped and repainted



Existing external security bars removed.  
Existing original window retained.  
Top panel removed and top sash reinstated as original. Single glazing to be replaced with new obscured glass.  
Stripped and repainted



Existing external security bars removed.  
Existing recent timber window removed.  
Existing stone cill retained.  
New Double hung sliding sash window, double glazed units, with spiral balances & glazing bars as details, painted.  
Obscured glass to lower panes.

New timber window sections to be as Mumford and Wood Conservation Spring sash range complete with DGU's and full draught stripping OR similar alternative subject to full approval.

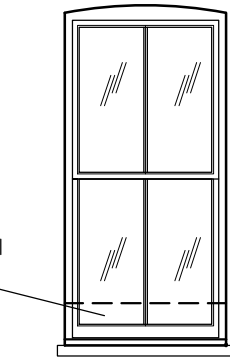
**GENERAL NOTES**

sizes shown are to nominal structural openings. Contractor must check final sizes and allow fitting tolerances for all joinery.  
All new external joinery to be made in durable hardwood from a certificated sustainable source. general window frames and doors painted.  
In accordance with Approved Document 1991, Part N1 all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either toughened or laminated safety glass to B.S.6206.  
All opening lights (and doors) to be fitted with effective draught-strips.  
Door and window furniture to generally be in brass as notes or to ironmongery schedule.  
All new windows and doors to achieve a min. 1.8w/m2 K u-value.  
All opening windows to be fitted with restrictors to allow max. 100mm opening, releasable for window cleaning.

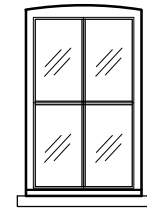
contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD

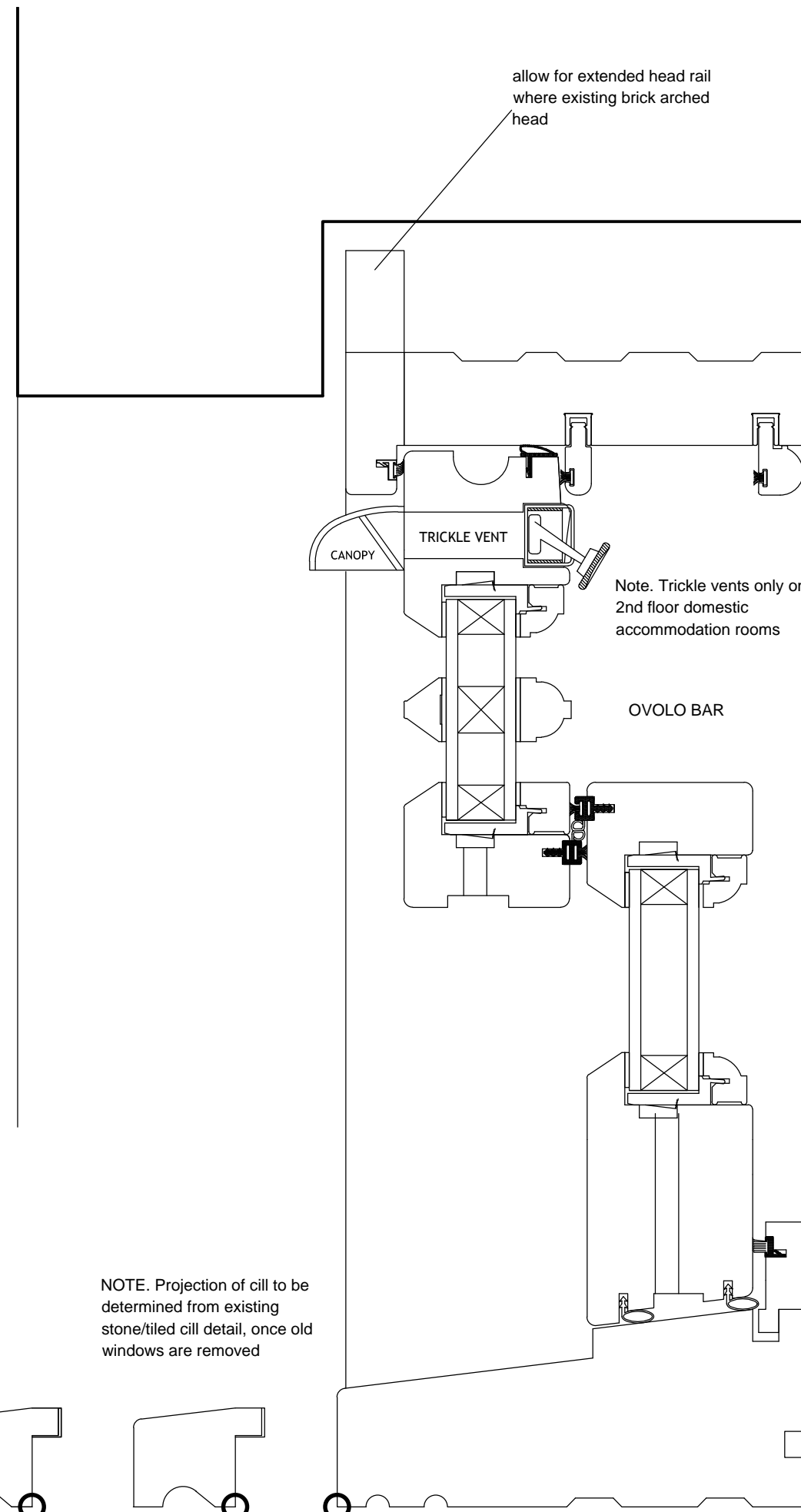
existing rendered infill to bottom of window to be removed



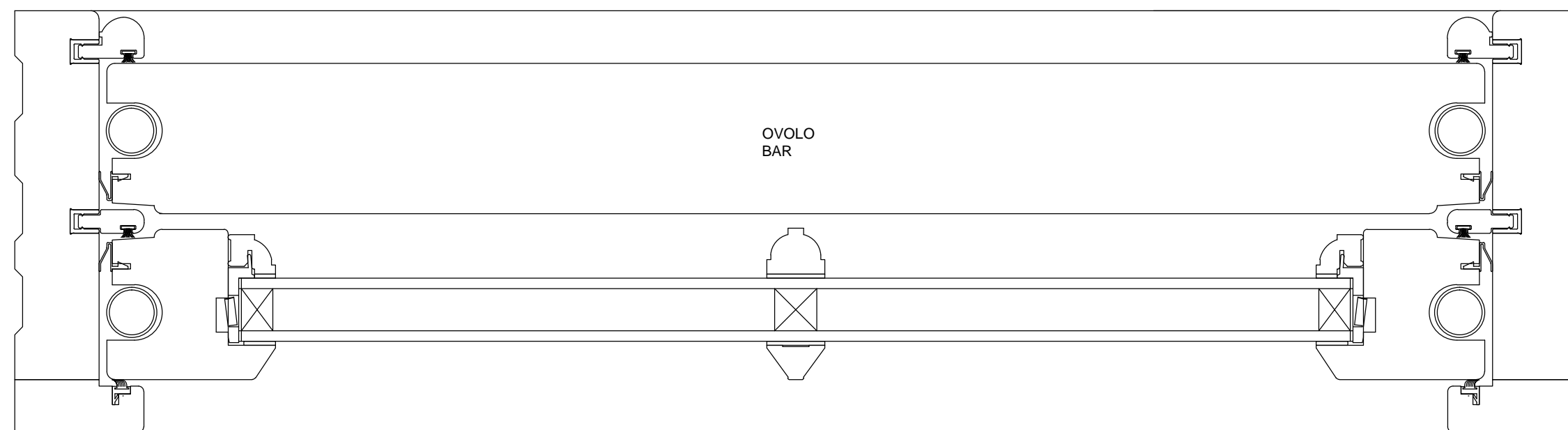
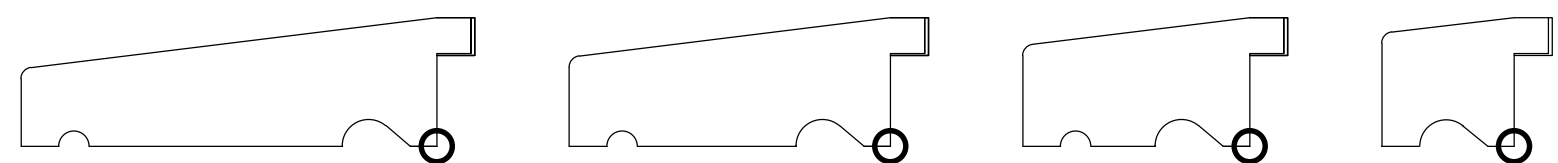
Existing UPVC windows removed.  
Existing Stone cills retained, to be further inspected once windows removed. (previous remedial works carried out with lead capping)  
New Double hung sliding sash window, double glazed units, with spiral balances & glazing bars as details, painted



Existing external steel security bars removed.  
Existing UPVC windows removed.  
Existing Stone cills retained, to be further inspected once windows removed.  
New fixed light window with glazing bars to match casement window details, double glazed units, painted

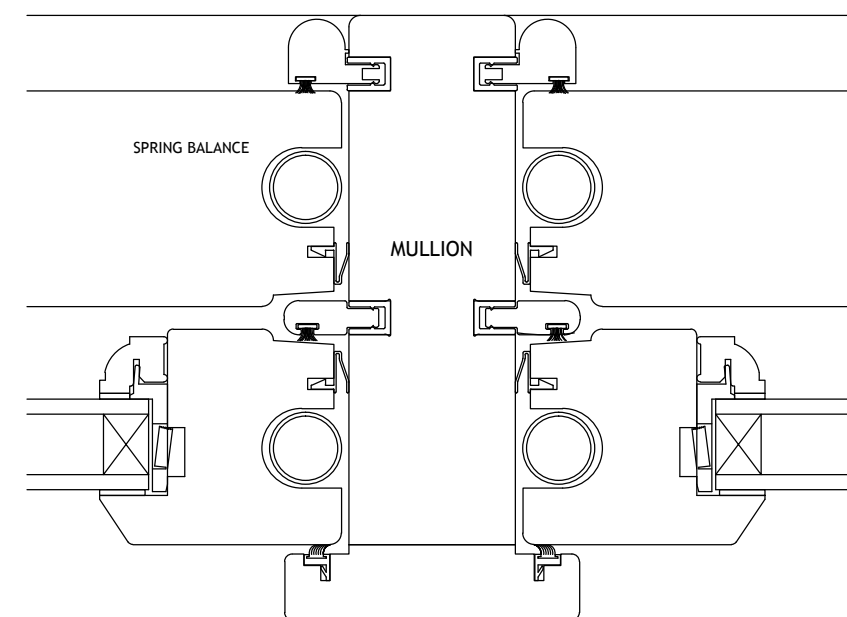


**CILL EXTENSION OPTIONS**



**JAMB**

SECTIONS TAKEN FROM MUMFORD AND WOOD LTD.  
CONSERVATION SPRING SASH WINDOW  
HEAD, CILL, JAMB & TRICKLE VENT OPTIONS  
U.K. PATENT GB2297344B & GB2283269B



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project

The Bull and Gate  
389 Kentish Town Road  
London NW5 2TJ

client

Yang & Co's Brewery PLC

drawing title

Windows and Doors  
Replacement windows to Rear  
Elevation

drawing number 7747/426	revision 
scale 1:50, 1:2 @ A1	checked 
drawn LJP	date Aug 2014

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contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD



new glazed side screen as details

New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.

Pair doors 1340 O/Ax1981 solid HW framed 4 panels to be glazed with clear safety glass fixed with heavy bolection mouldings to match existing doors.

3 pairs bearing hinges

2 No. O/H closers brass finish

2 No. brass push plates

4No. brass kick plates

Stained and laquered to match existing.

Allow for overhaul of existing door frame.

New pair doors 1340 O/Ax1981 solid HW framed 4 panels to be glazed with clear safety glass fixed with heavy bolection mouldings to match existing doors.

Draft stripping.

3 pairs bearing hinges

2 No. O/H closers brass finish

2 No. brass push plates

4No. brass kick plates

Stained and laquered to match existing.

4No. heavy duty brass shoot bolts.

Cylinder mortice lock with brass escutcheons

Threshold seals as 'Raven RP31 plus RP82'

existing internal panelling removed.

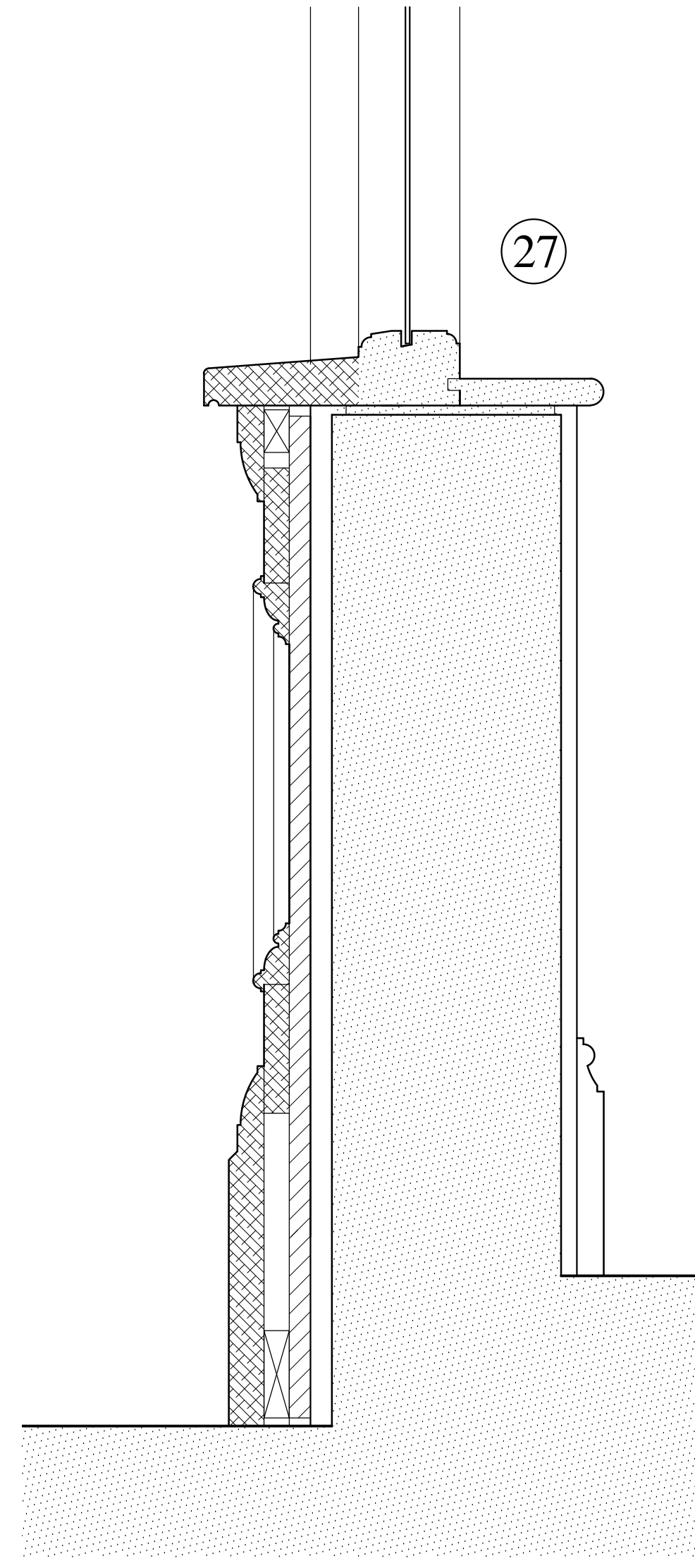
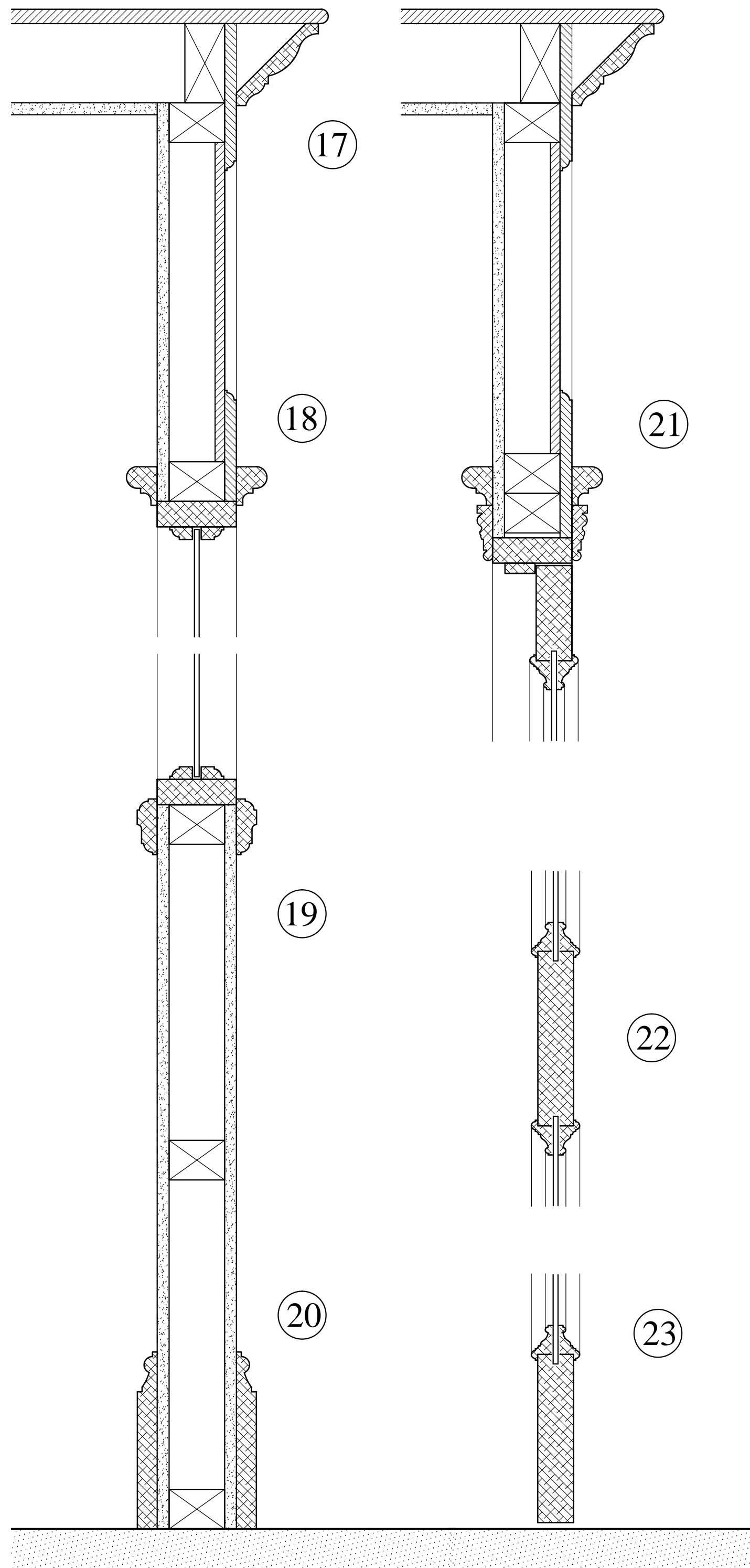
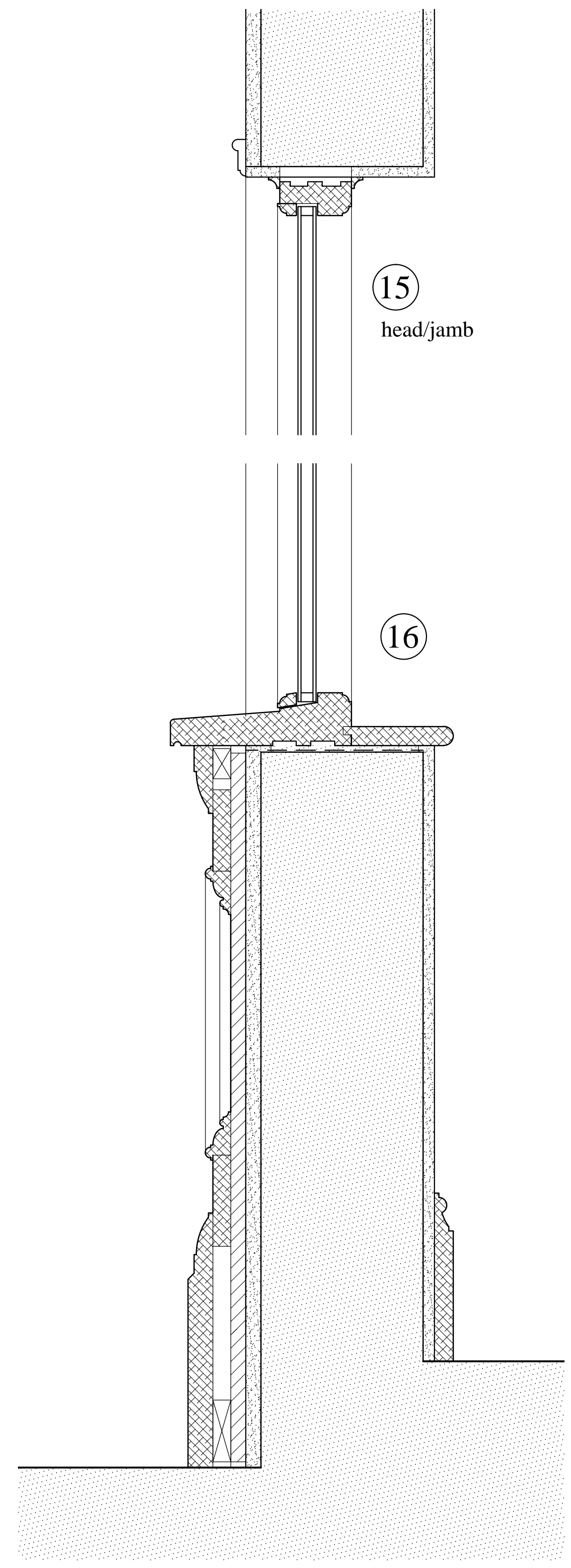
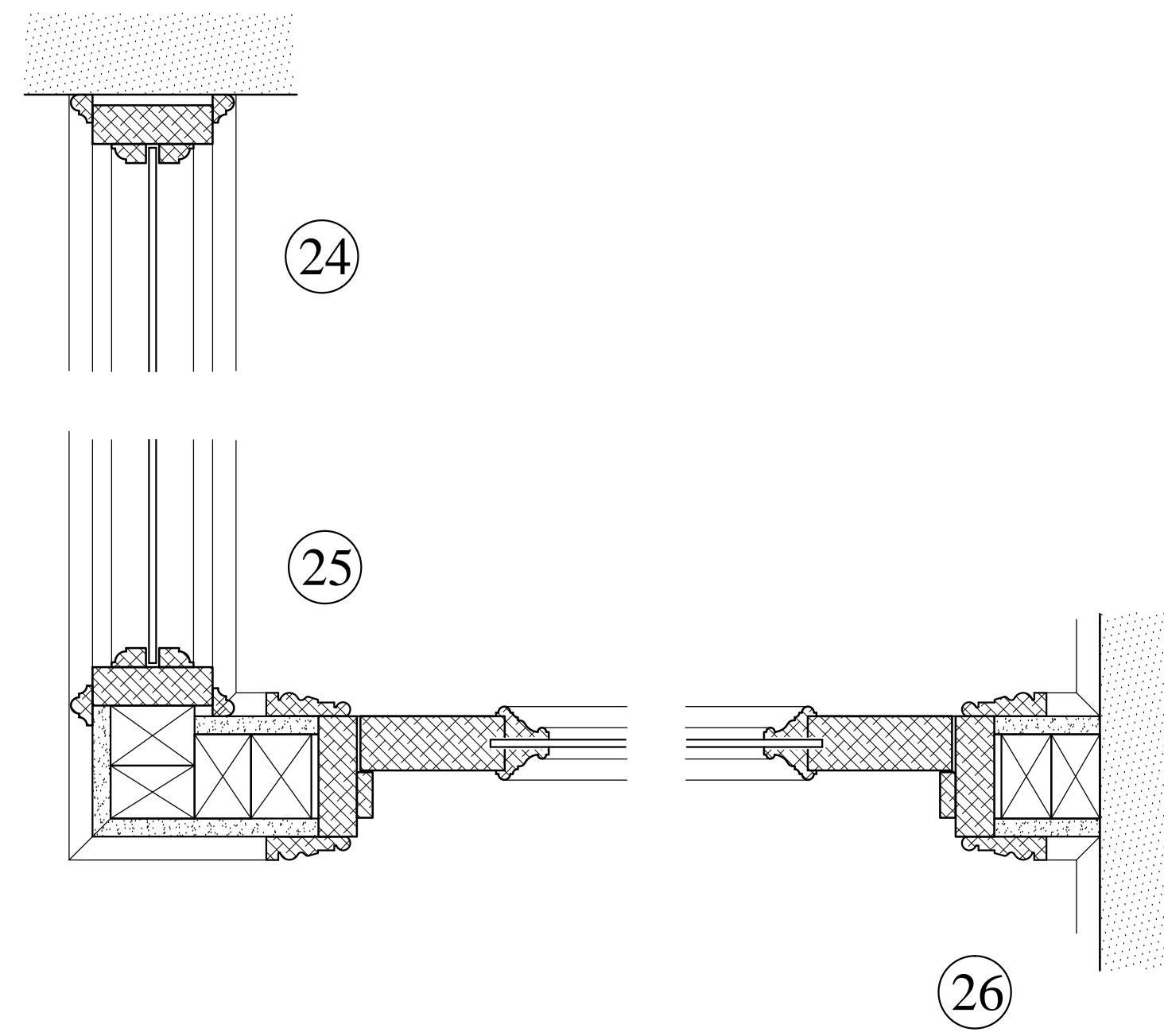
Existing window frames removed, and brick apron broken down to new level.

New window frame as detail

Double glazed unit.

Clear safety glass

Stall riser to have new panelling applied as detail



GENERAL NOTES

sizes shown are to nominal structural openings. Contractor must check final sizes and allow fitting tolerances for all joinery.

All new external joinery to be made in durable hardwood from a certificated sustainable source. general window frames and doors painted.

In accordance with Approved Document 1991, Part N1 all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either toughened or laminated safety glass to B.S.6206.

All opening lights (and doors) to be fitted with effective draught-strips.

Door and window furniture to generally be in brass as notes or to ironmongery schedule.

All new windows and doors to achieve a min. 1.8w/m2 K u-value.

All opening windows to be fitted with restrictors to allow max. 100mm opening, releasable for window cleaning.



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project

The Bull and Gate

339 Kentish Town Road

London NW5 2TJ

client

Young & Co's Brewery PLC

drawing title

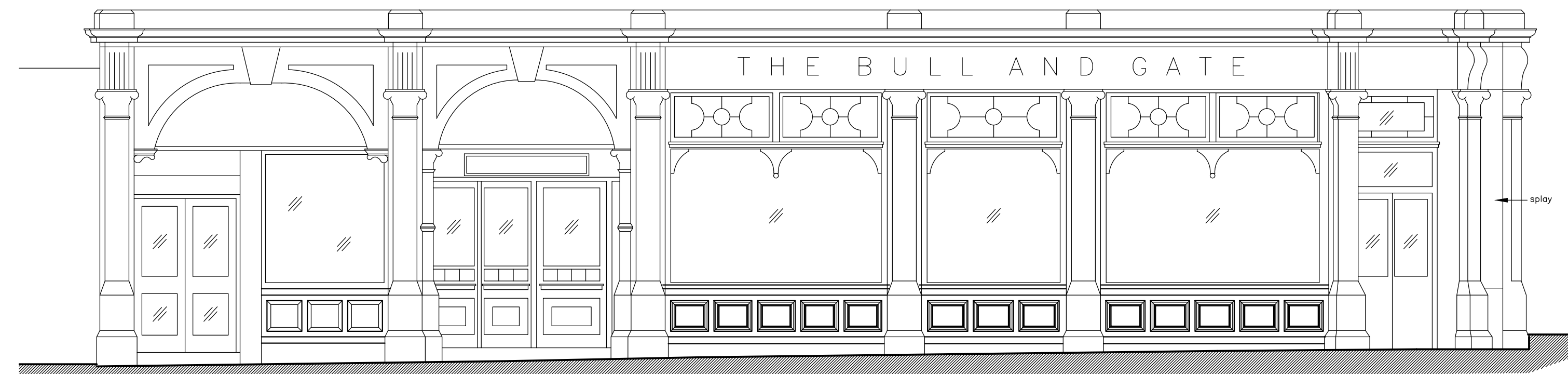
New Windows and Doors to Front, New Lobby detail

New Stall riser detail

drawing number	7747/425	revision	
		checked	
scale	1:50, 1:5 @ A1	drawn	LJP
		date	April 2024

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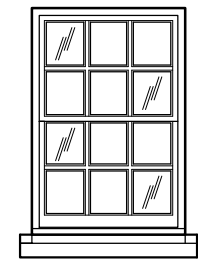
NEW DOORS, WINDOW AND STALL RISER HERE SEE DETAIL ABOVE

NEW STALL RISER AS DETAIL

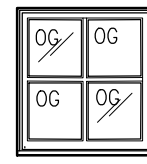
NEW STALL RISER AS DETAIL

NEW STALL RISER AS DETAIL

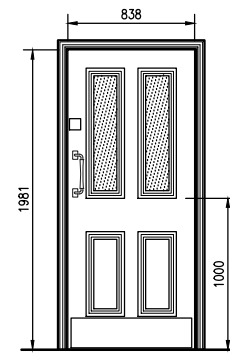
NEW STALL RISER AS DETAIL



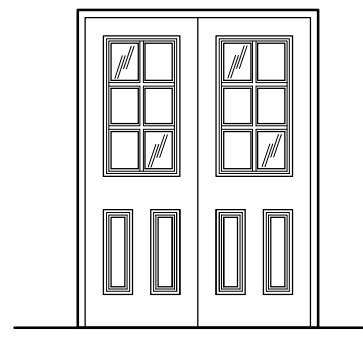
double hung sliding sashes, with spiral balances & glazing bars, sections to generally match existing windows, painted  
140mm high reconstructed stone cill.  
Bullnose solid pine window board internally.  
Brass sash fastener  
2 No. Brass Chubb security locks  
Painted.



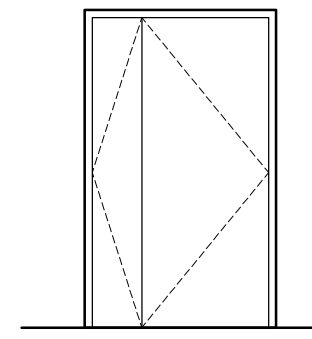
Fixed casement, glazing bars to match existing, timber cill.  
To be fitted into existing reduced door opening  
Painted.  
Obscured glass.



New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to match existing doors. Top 2 panels to be glazed with clear 'Pyran' fixed with heavy boltaction mouldings to match existing doors.  
1.5 pairs bearing hinges  
O/H closer brass finish  
brass push plate  
SAA pull handle  
1No. brass kick plate  
brass/blue 'Fire door keep shut' signs.  
Painted.

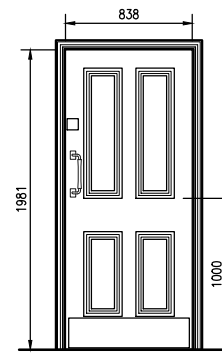


Allow for new solid rebated frame with draft stripping.  
New pair solid cored external quality doors, rebated meeting edges.  
3 Pairs bearing butt hinges  
Set double panic bolts, brass finish.  
Painted.

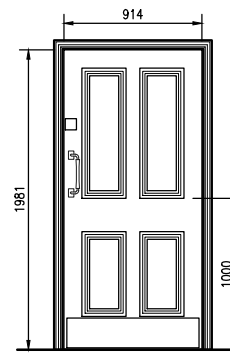


New solid rebated frame with draft stripping.  
New solid cored FR30 838 wide main leaf with narrow side leaf, rebated meeting edges.  
3 pairs bearing butt hinges.  
2No. heavy shoot bolts and appropriate keeps.  
Cylinder mortice deadlock with thumb turn on inside.  
Cabin hook.  
Painted.

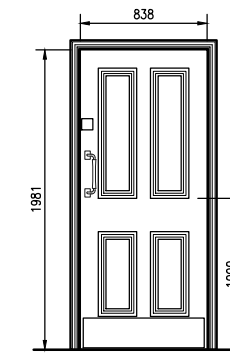
Retain existing panelled cupboard door. Provide and fit secure lock to each door.



New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to outside face only to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
SAA push plate  
SAA pull handle  
'Fire door keep shut' signs.  
Painted.



New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.  
914x1981 solid framed panelled door with recessed mouldings to match existing doors.  
1.5 pairs bearing hinges  
RADAR lock brass finish  
internal pull bar as part of 'Doc M pack'  
SAA push plate  
2No. brass kick plates.  
Stained and laquered to match existing joinery.



New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.  
838x1981 solid framed panelled door with recessed mouldings to match existing doors.  
1.5 pairs bearing hinges  
O/H closer silver finish  
Polished St. St. pull handle  
Brass push plate  
1No. brass kick plate  
Stained and laquered to match existing joinery. Provide and fit secure lock to DG06 only.

Omitted

Cubicle doors all as Detail drawing.  
Painted.

Existing Door generally overhauled.  
Allow for new cylinder mortice lock with thumb turn inside.  
Painted.

Existing original door to be retained. Understair cupboard to be cleared out and door secured permanently shut to prevent storage below stair.

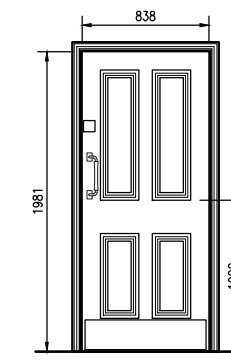
Existing Doors generally overhauled. Allow for upgrading to Fire Doors if not already.  
Allow for new O/H closers if required  
Painted.

Existing Doorway to be reopened. Existing construction to be checked on site.  
Allow for adapting existing frame and upgrading stops, rehanging door on opposite side.  
Allow for New solid cored FR30 HW veneered door with planted heavy panel mouldings to match existing doors  
1.5 pairs bearing butts.  
O/H closer  
Brass push plate  
Brass pull handle  
2No. brass kick plates  
Mortice cylinder deadlock with thumb turn on inside.  
'Fire door keep shut' signs.  
Painted.

Existing doors to be retained and generally overhauled.

New Lobby doors see drawing No. 7747/425

Existing double doors to be re-glazed & held open.



New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to both sides to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
Cylinder mortice latch with escape turn on inside.  
'Fire door keep shut' signs.  
Painted.

contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

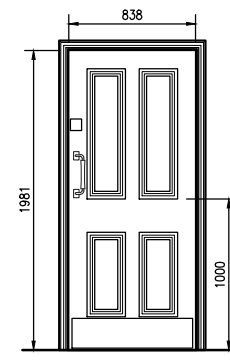
REV	DATE	DESCRIPTION	DWN	CHKD
A	24.09.15	Doors generally updated. Partition details added		
B	09.10.15	Doors updated to accord with amendments to the floor plans.		
C	22.10.15	Doors updated to accord with amendments to the floor plans.		
D	21.08.14	Generally updated		

**GENERAL NOTES**

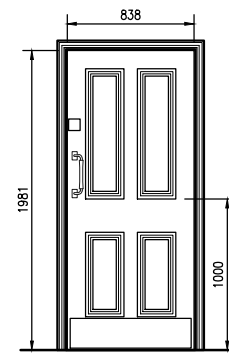
sizes shown are to nominal structural openings. Contractor must check final sizes and allow fitting tolerances for all joinery.  
All new external joinery to be made in durable hardwood from a certificated sustainable source. general window frames and doors painted.  
In accordance with Approved Document 1991, Part N1 all glazing below 1500mm above finished floor level in both doors and sidelights within 300mm of door jamb and all other areas of glazing below 800mm above finished floor level must be either toughened or laminated safely glass to B.S.6206.  
All opening lights (and doors) to be fitted with effective draught-strips.  
Door and window furniture to generally be in brass as notes or to ironmongery schedule.  
All new windows and doors to achieve a min. 1.8w/m2 K u-value.  
All opening windows to be fitted with restrictors to allow max. 100mm opening, releasable for window cleaning.

**Ground Floor New Windows**

**Ground Floor Doors**

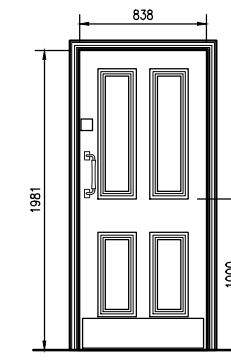


New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to both sides to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
brass push plate  
brass pull handle  
brass/blue 'Fire door keep shut' signs.  
Painted.



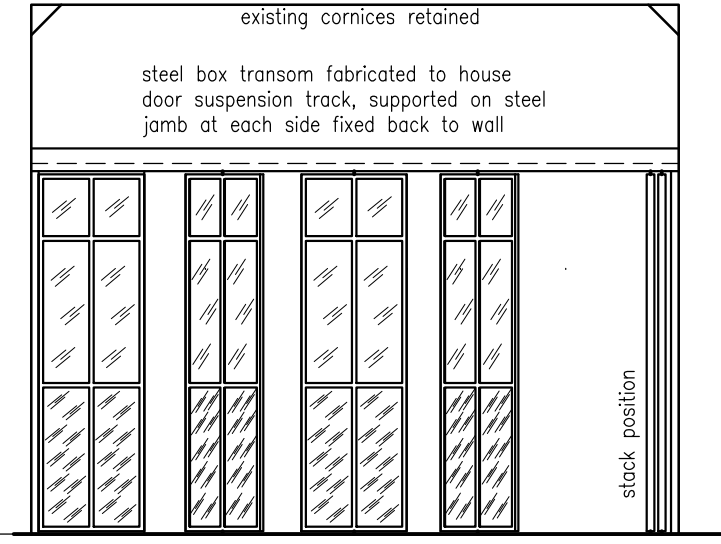
New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.  
838x1981 solid cored flush door with planted panel mouldings to match existing doors.  
1.5 pairs bearing hinges  
O/H closer silver finish  
Polished St. St. pull handle  
Brass push plate  
1No. brass kick plate  
1No. Polished St. St. kick plate.  
Painted

Cubicle doors all as Detail drawing.  
Painted.



New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to outside face to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
brass push plate  
SAA pull handle  
Cylinder mortice deadlock with escape turn on inside, brass/SAA escutcheons  
brass/blue 'Fire door keep shut' signs.  
Painted.

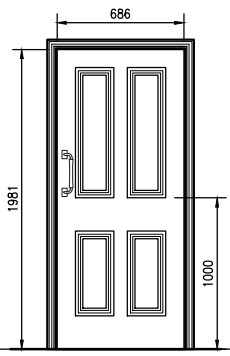
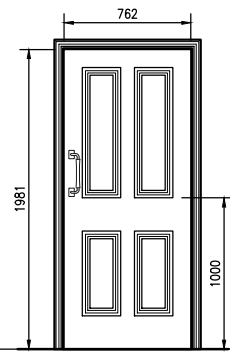
All existing retained and refurbished.  
Door to have panels infilled on Store side to bring up to FR30 as with 6mm masterboard fixed in accordance with 'Promat' detail.  
To be fixed shut and sealed.



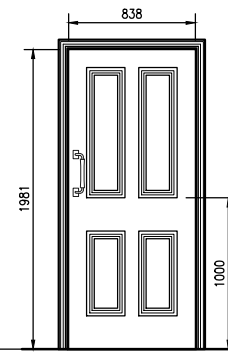
1 No. fixed end screen to end of worktop  
Set of 5 No. suspended screens on central pivot support trolley and floor track pivot

screen frames formed in steel with 'aged distressed' finish to approved sample.  
Glazed in part clear part obscured  
toughened glass to be confirmed

**First Floor Doors**



Door to be reinstated & generally overhauled.



New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
762x1981 solid cored FR30 door with planted panel mouldings to both sides to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
Cylinder mortice latch with escape turn on inside.  
'Fire door keep shut' signs.  
Painted.

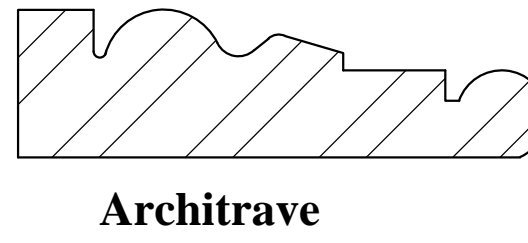
New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.  
686x1981 solid framed panelled door with recessed mouldings to match existing doors.  
Lever/latch set  
Bathroom lever/latch set

New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to both sides to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
Cylinder mortice latch with escape turn on inside.  
'Fire door keep shut' signs.  
Painted.

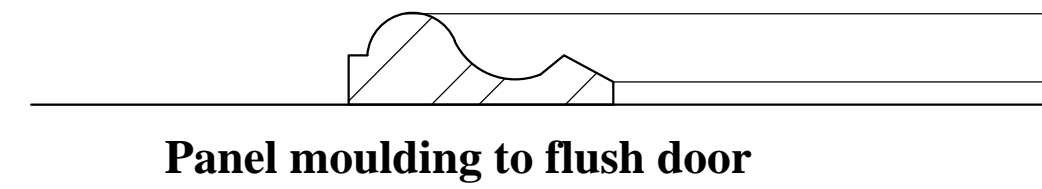
New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.  
838x1981 solid cored FR30 door with planted panel mouldings to both sides to match existing doors.  
1.5 pairs bearing hinges  
O/H closer  
Cylinder mortice latch with escape turn on inside.  
'Fire door keep shut' signs.  
Painted.

Existing doors to be retained & generally overhauled.

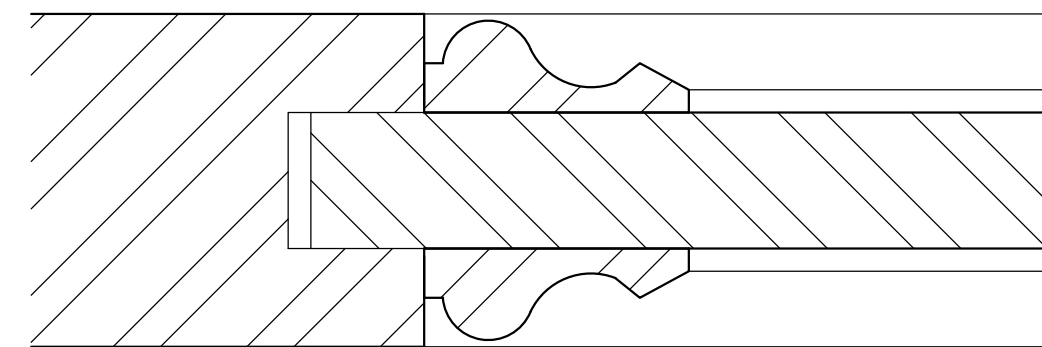
**Second Floor Doors**



**Architrave**

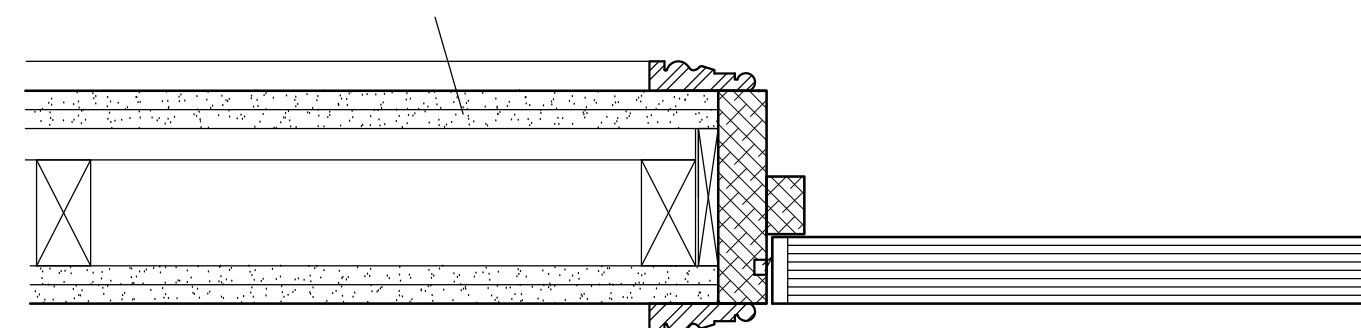


**Panel moulding to flush door**

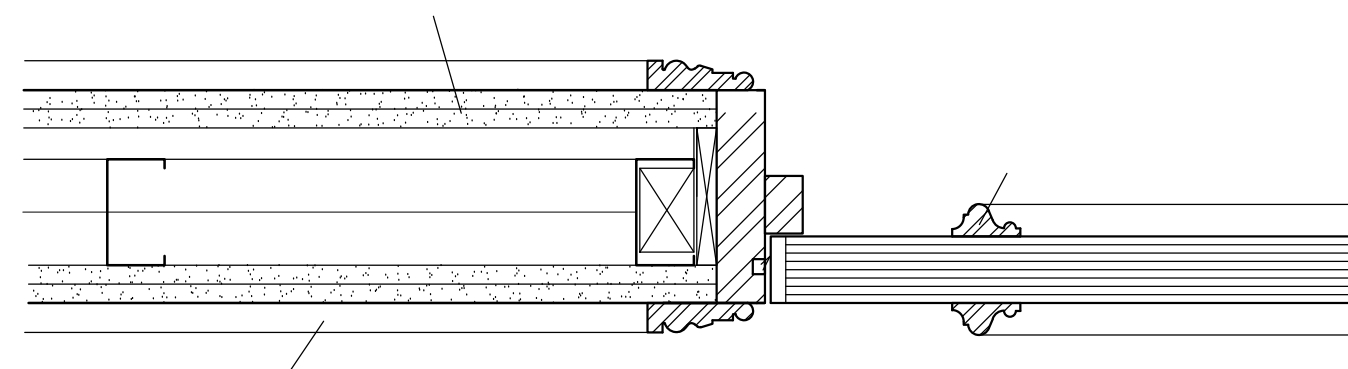


**Panel moulding to framed door**

**Full size mouldings**

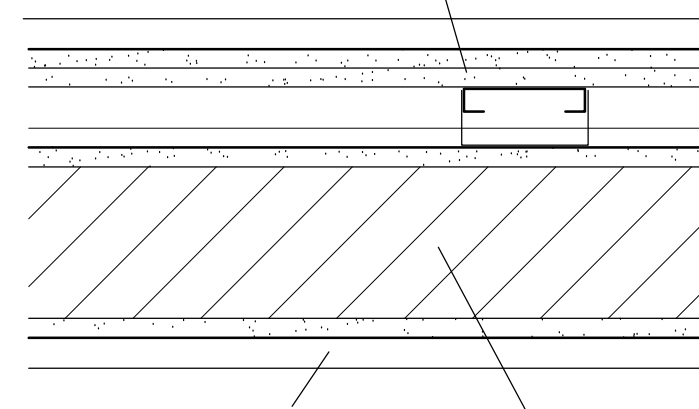


**Typical Internal door lining**



**Partition Detail 1**

**Detail Room Door**



**Partition Detail 2**

**Typical Internal partition details to domestic accommodation**

**LAP**  
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project

The Bull and Gate  
389 Kentish Town Road  
London NW5 2TJ

client

Young & Co's Brewery PLC

drawing title

Windows and Doors Schedule  
Elevations and Details

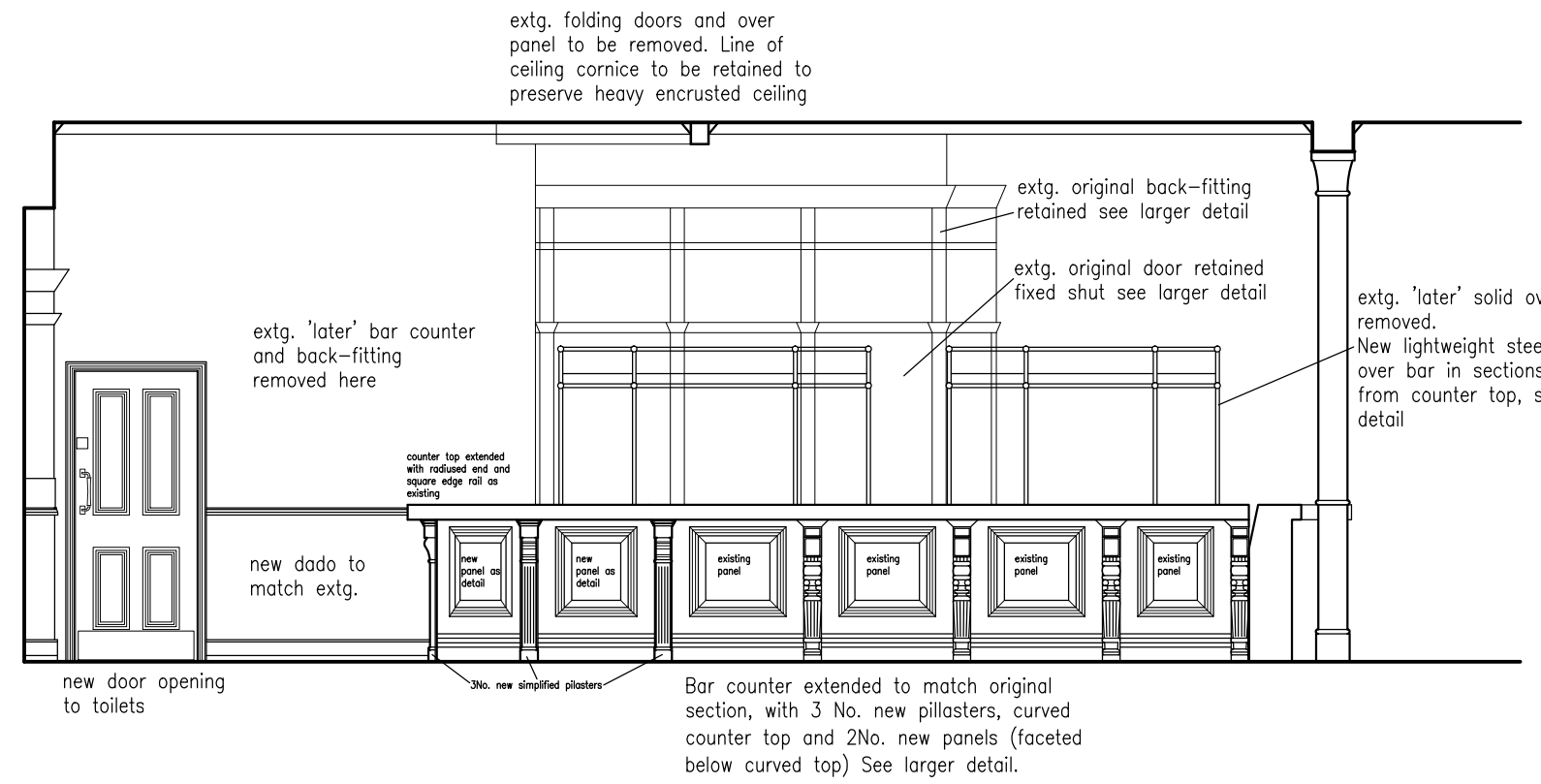
drawing number <b>7747/416</b>	revision <table border="1"> <tr><td>1</td><td>1</td></tr> <tr><td>2</td><td>1</td></tr> <tr><td>3</td><td>1</td></tr> <tr><td>4</td><td>1</td></tr> <tr><td>5</td><td>1</td></tr> <tr><td>6</td><td>1</td></tr> <tr><td>7</td><td>1</td></tr> <tr><td>8</td><td>1</td></tr> <tr><td>9</td><td>1</td></tr> <tr><td>10</td><td>1</td></tr> </table>	1	1	2	1	3	1	4	1	5	1	6	1	7	1	8	1	9	1	10	1
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scale 1:50, 1:5 @ A1	drawn LAP date April 2015																				

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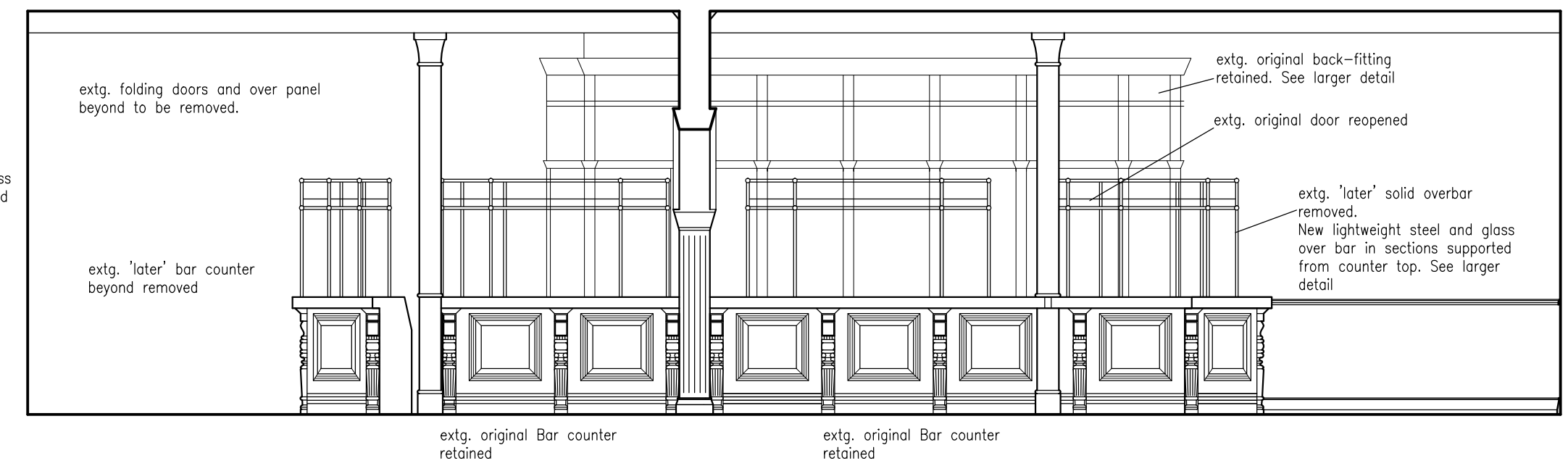


Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

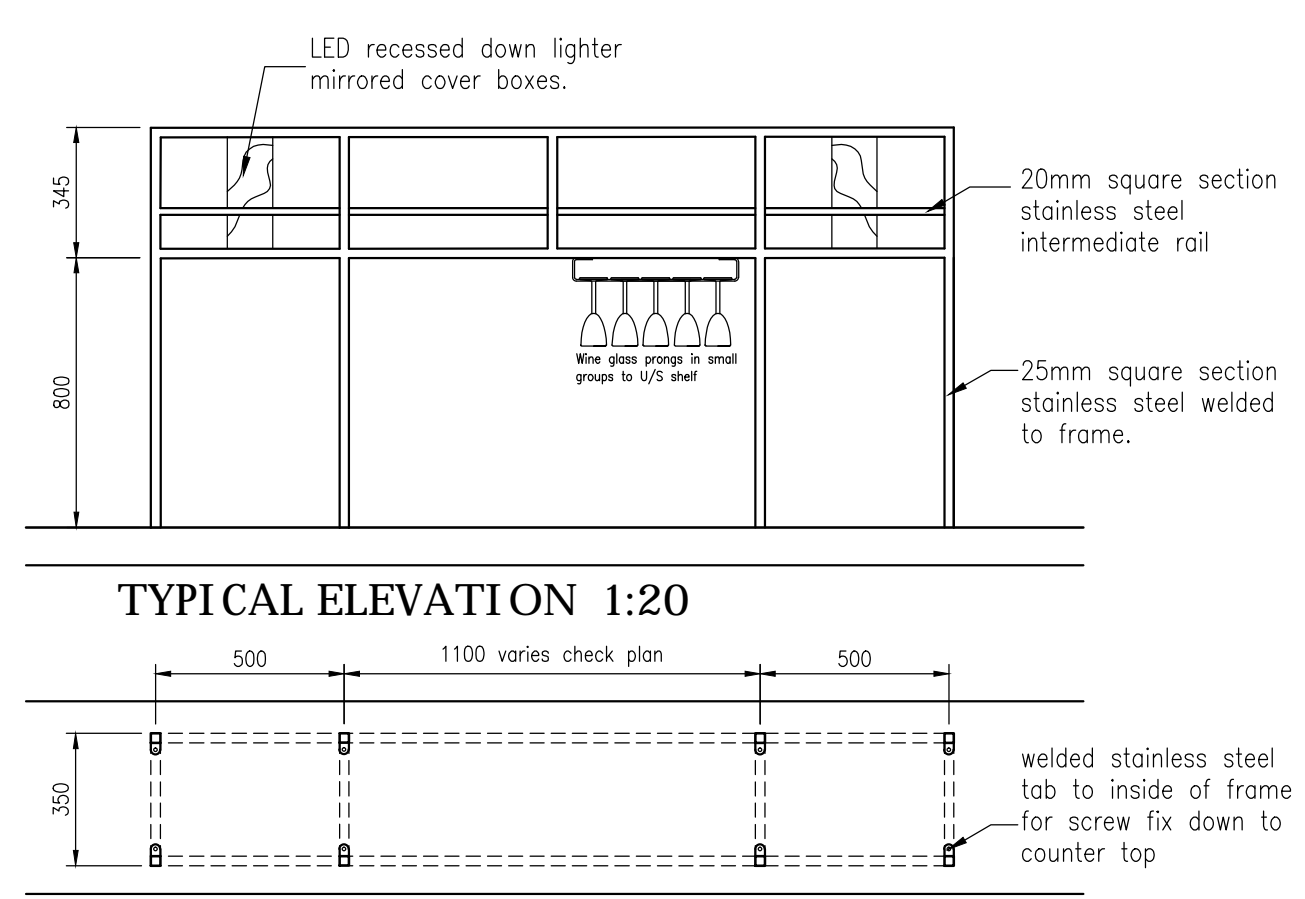
REV	DATE	DESCRIPTION	DWN	CHKD



SIDE ELEVATION 1:50



FRONT ELEVATION 1:50

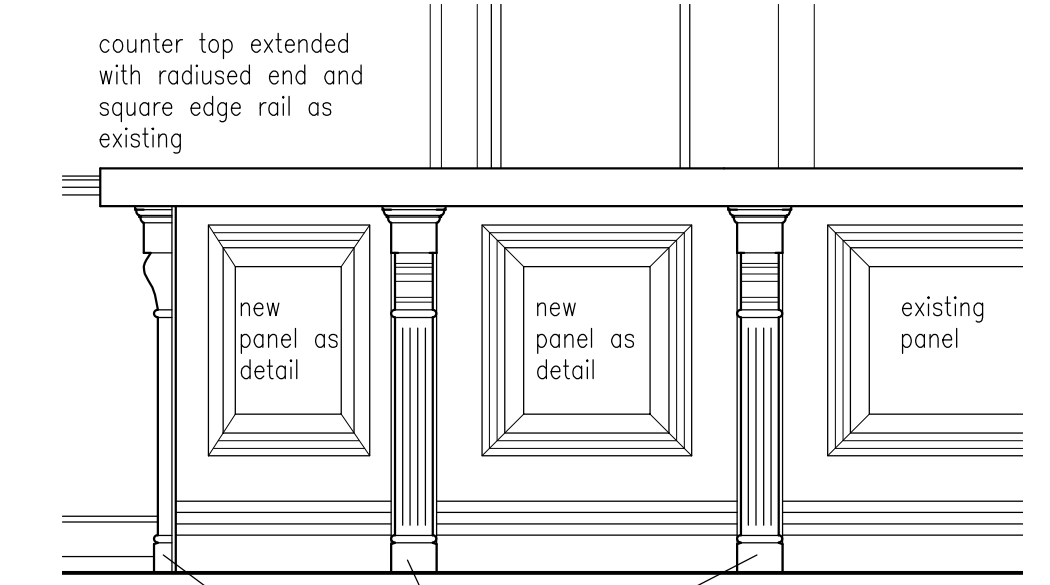


TYPICAL ELEVATION 1:20

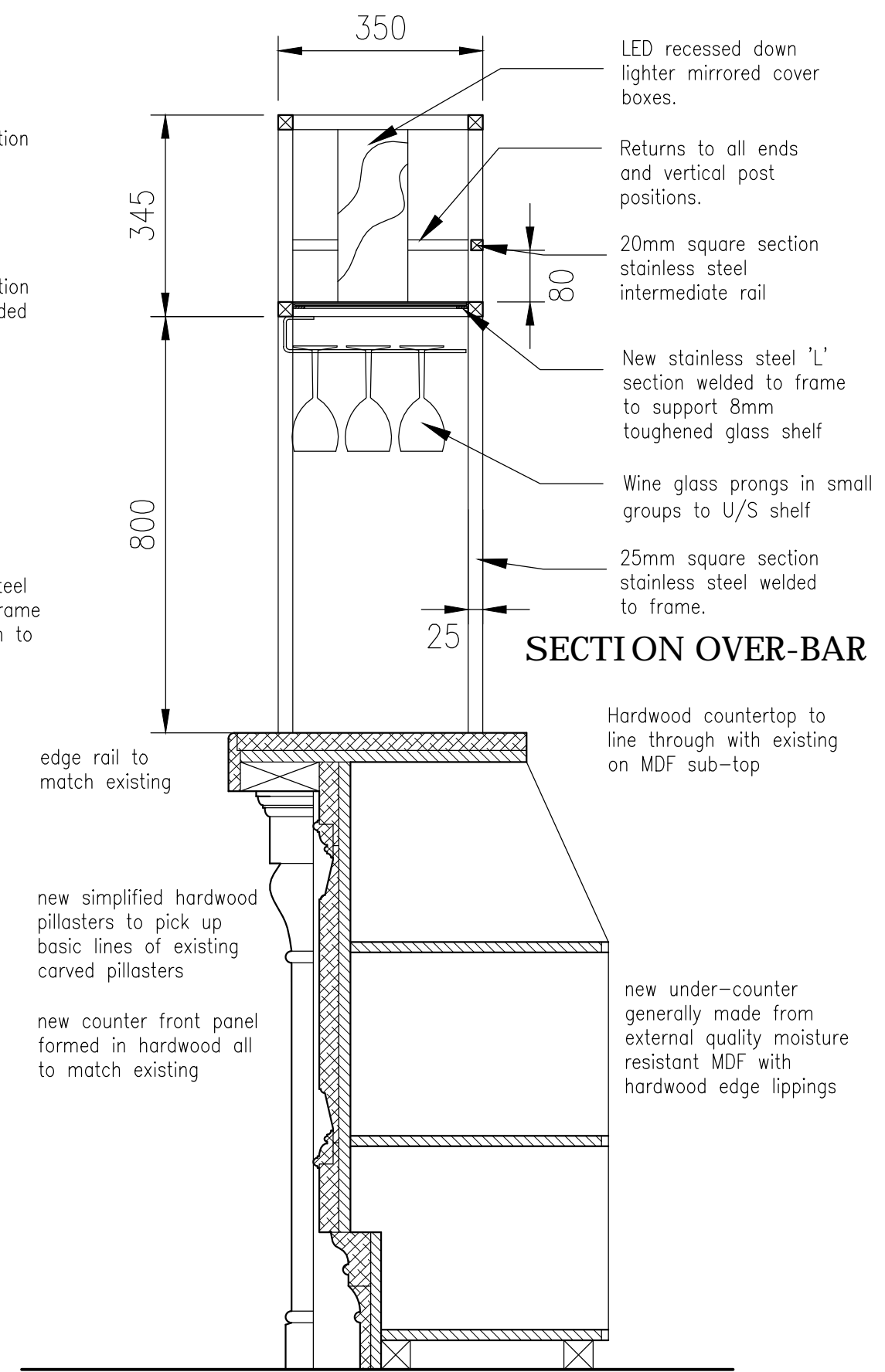


TYPICAL PLAN 1:20

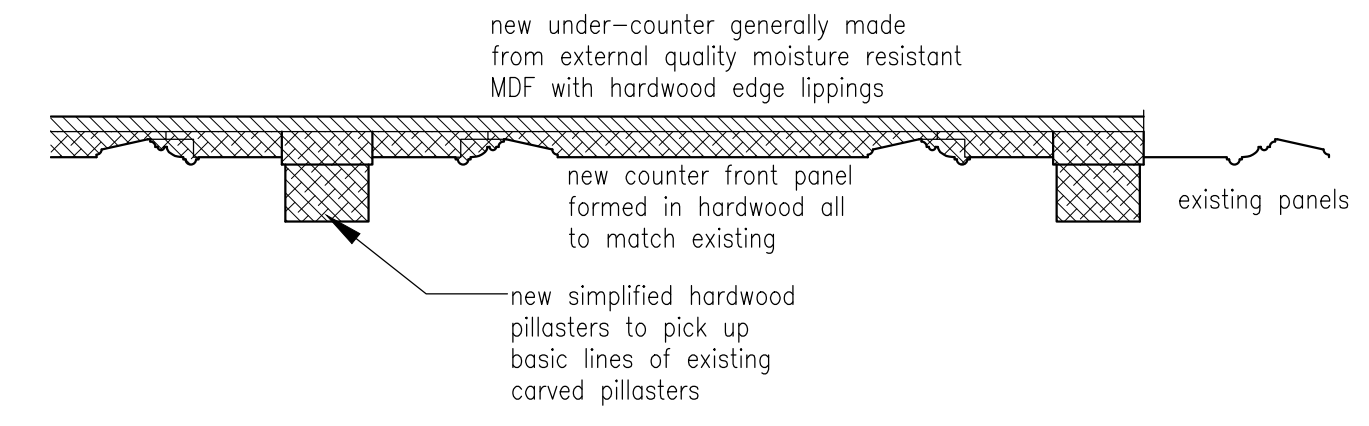
NEW OVER-BAR GLASSES SHELF



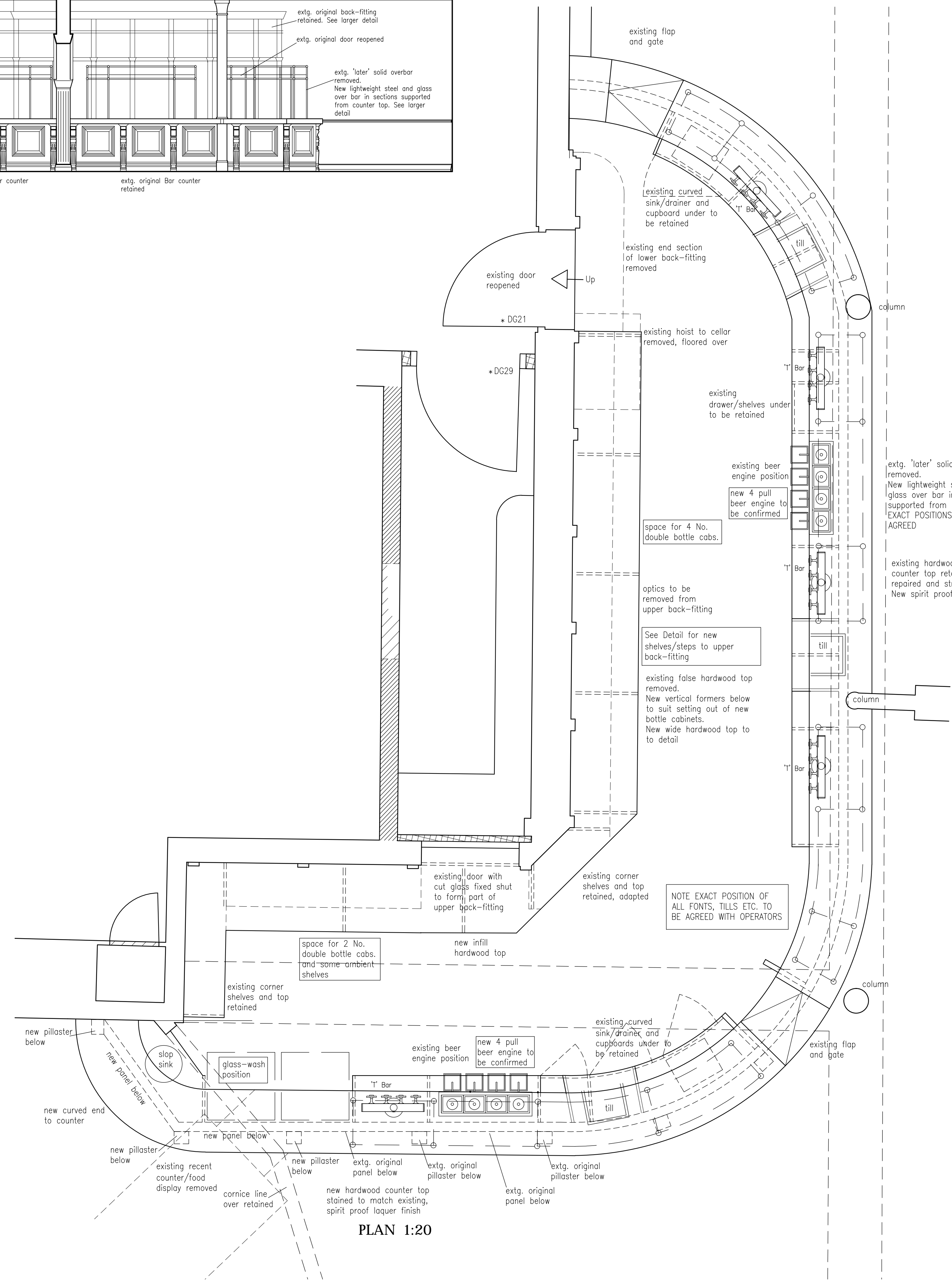
ELEVATION NEW COUNTER SECTION 1:20



PART SECTION DETAIL NEW COUNTER 1:10



PART PLAN DETAIL COUNTER FRONT 1:10



PLAN 1:20

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client  
 Young & Co's Brewery PLC

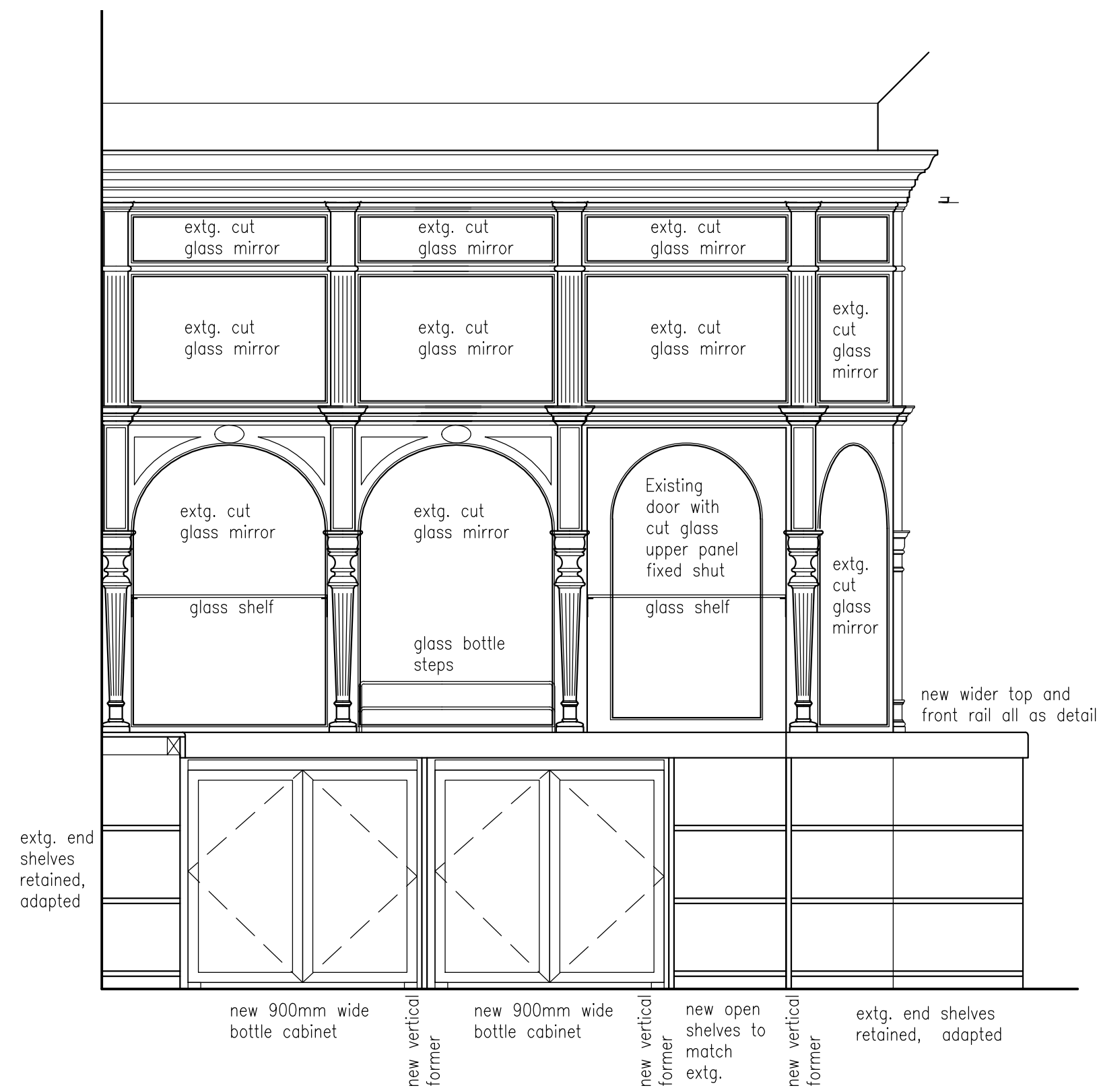
drawing title  
 Proposed Bar Servery Details

drawing number 7747-423	revision
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	drawn LAP
	date 19/12/15

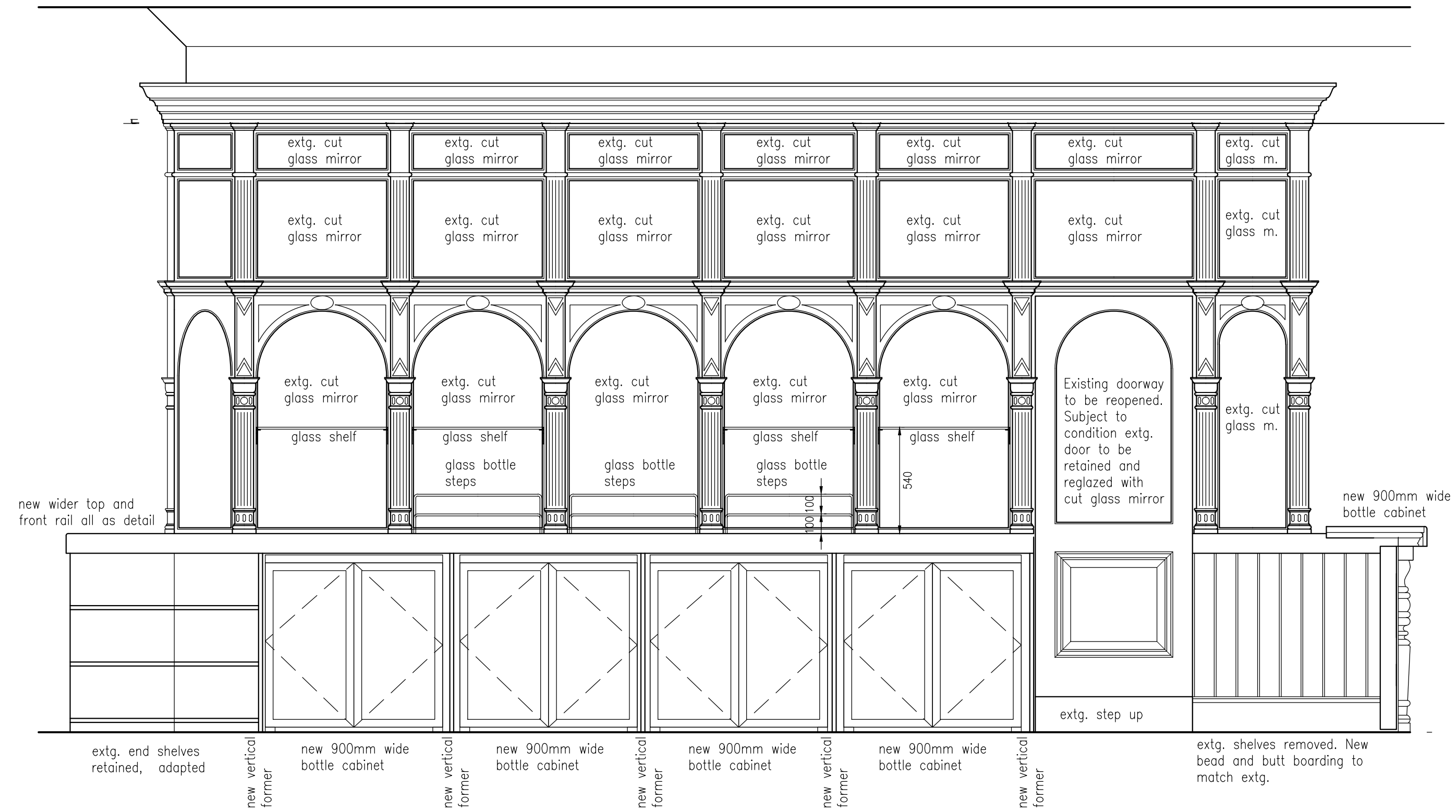
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Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

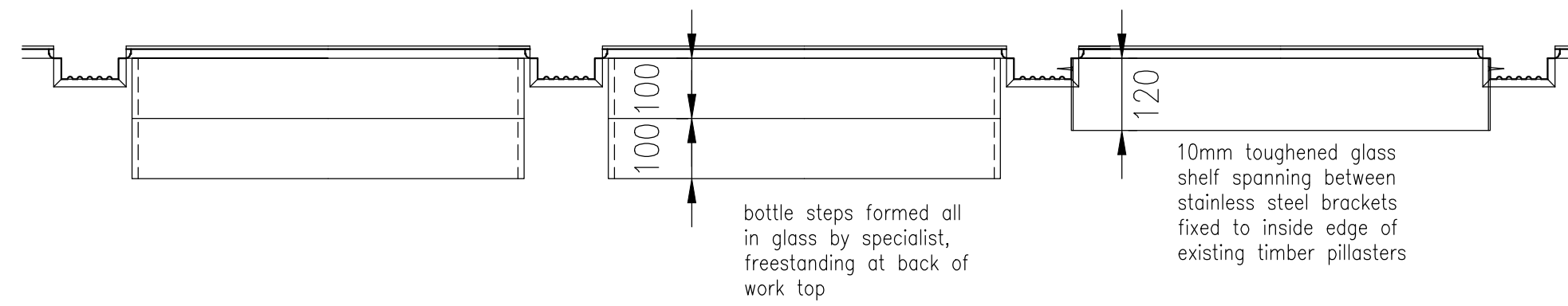
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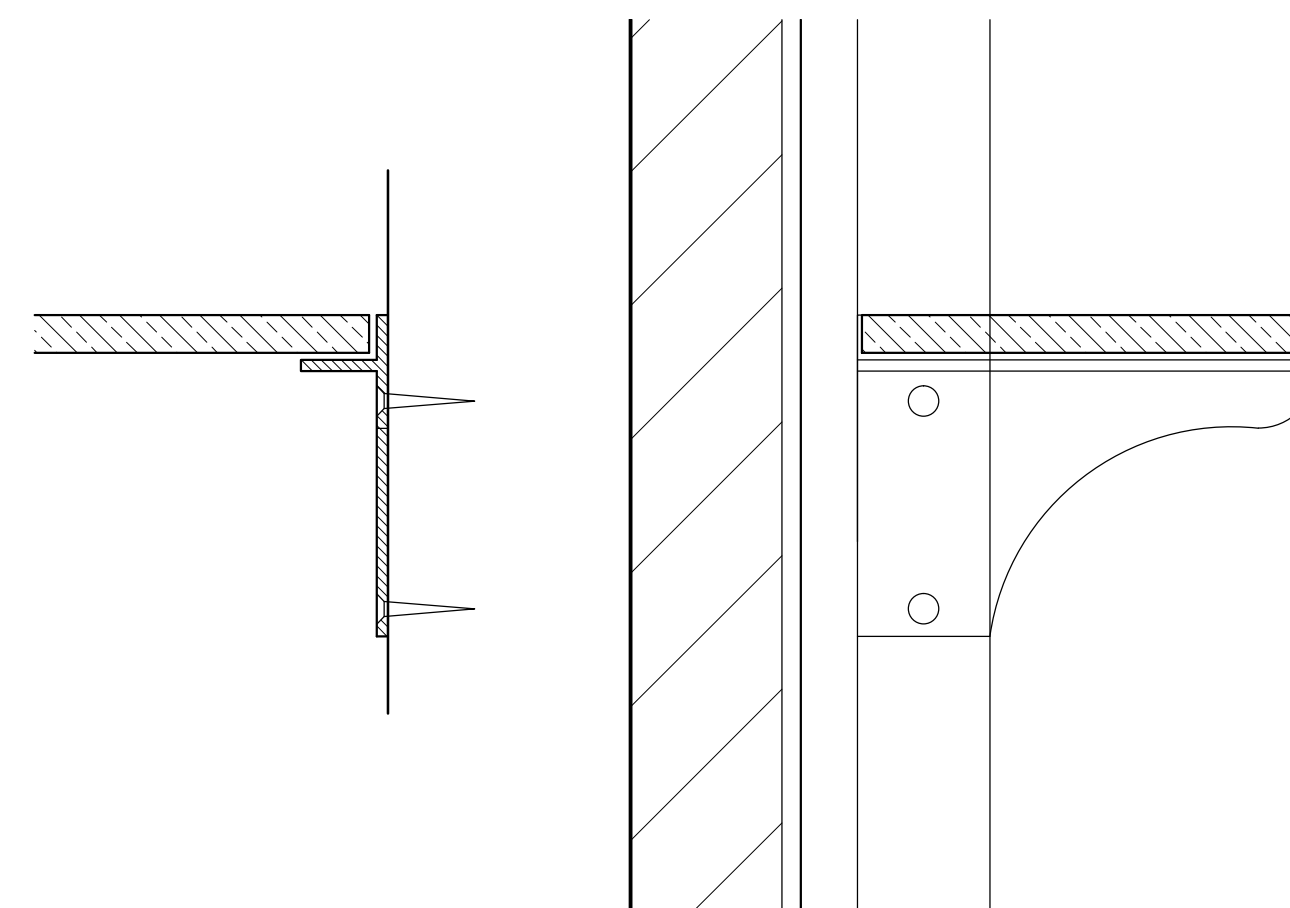
BACK-FITTING RETURN SIDE ELEVATION 1:20



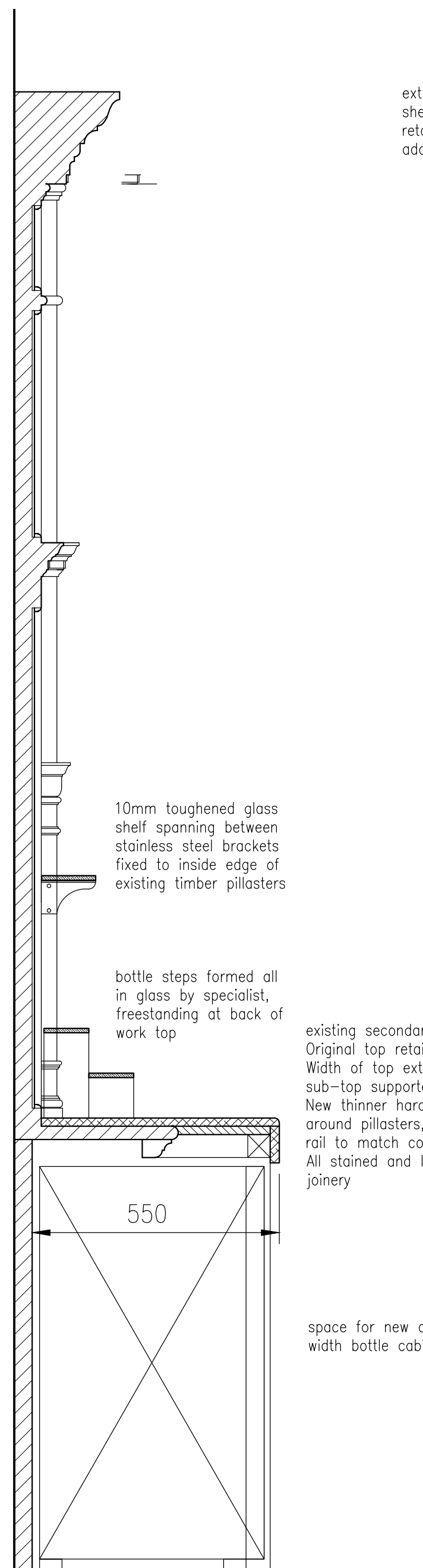
BACK-FITTING FRONT ELEVATION 1:20



PLAN GLASS SHELVES 1:10



DETAIL GLASS SHELF BRACKET 1:2



BACK-FITTING SECTION 1:10

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client  
 Young & Co's Brewery PLC

drawing title  
 Proposed Bar Servery Details  
 sheet 2

drawing number 7747-424	revision 
scale 1:20, 1:10 @ A1	checked 
drawn LJP	date 19-08-2014

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