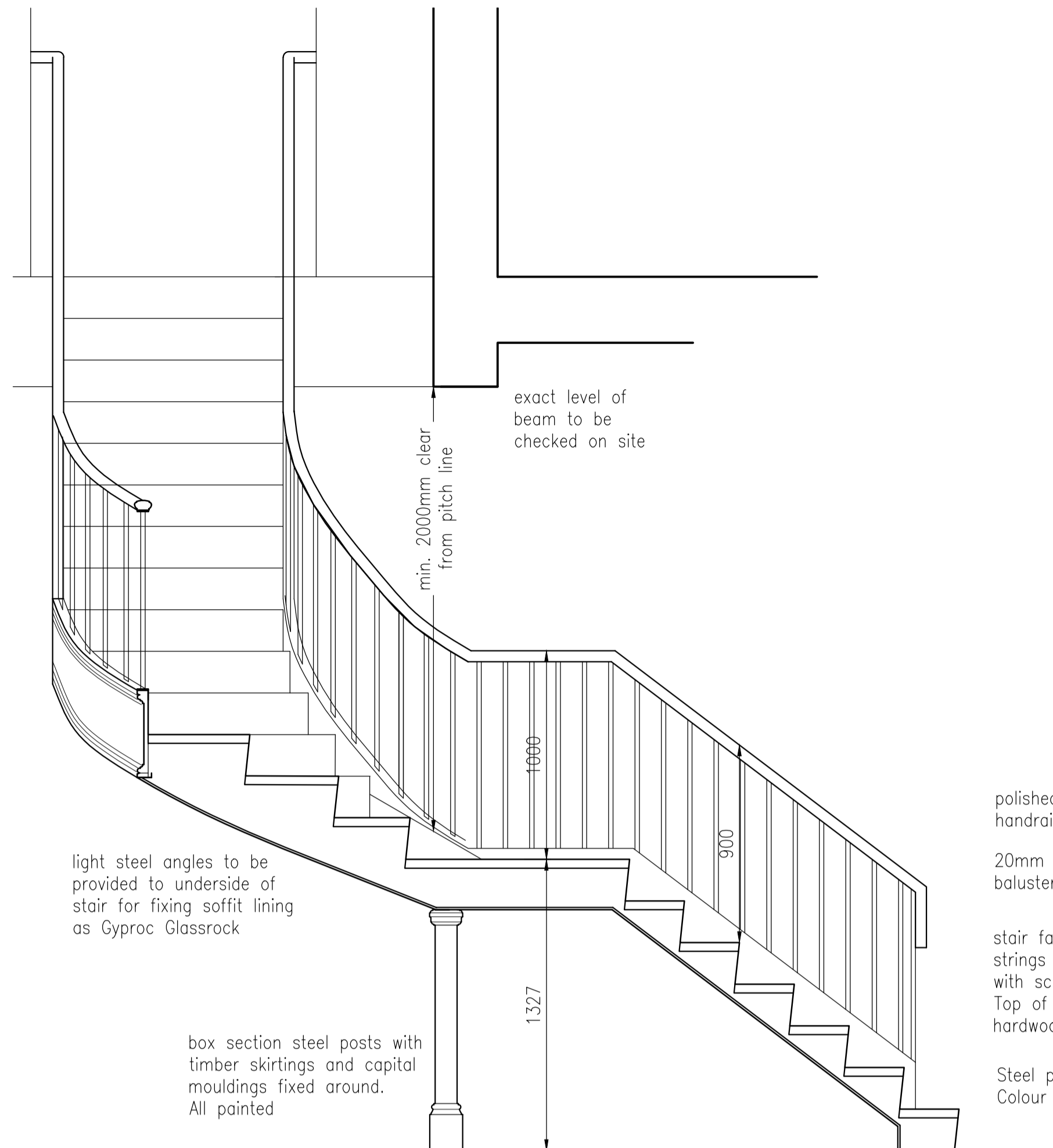


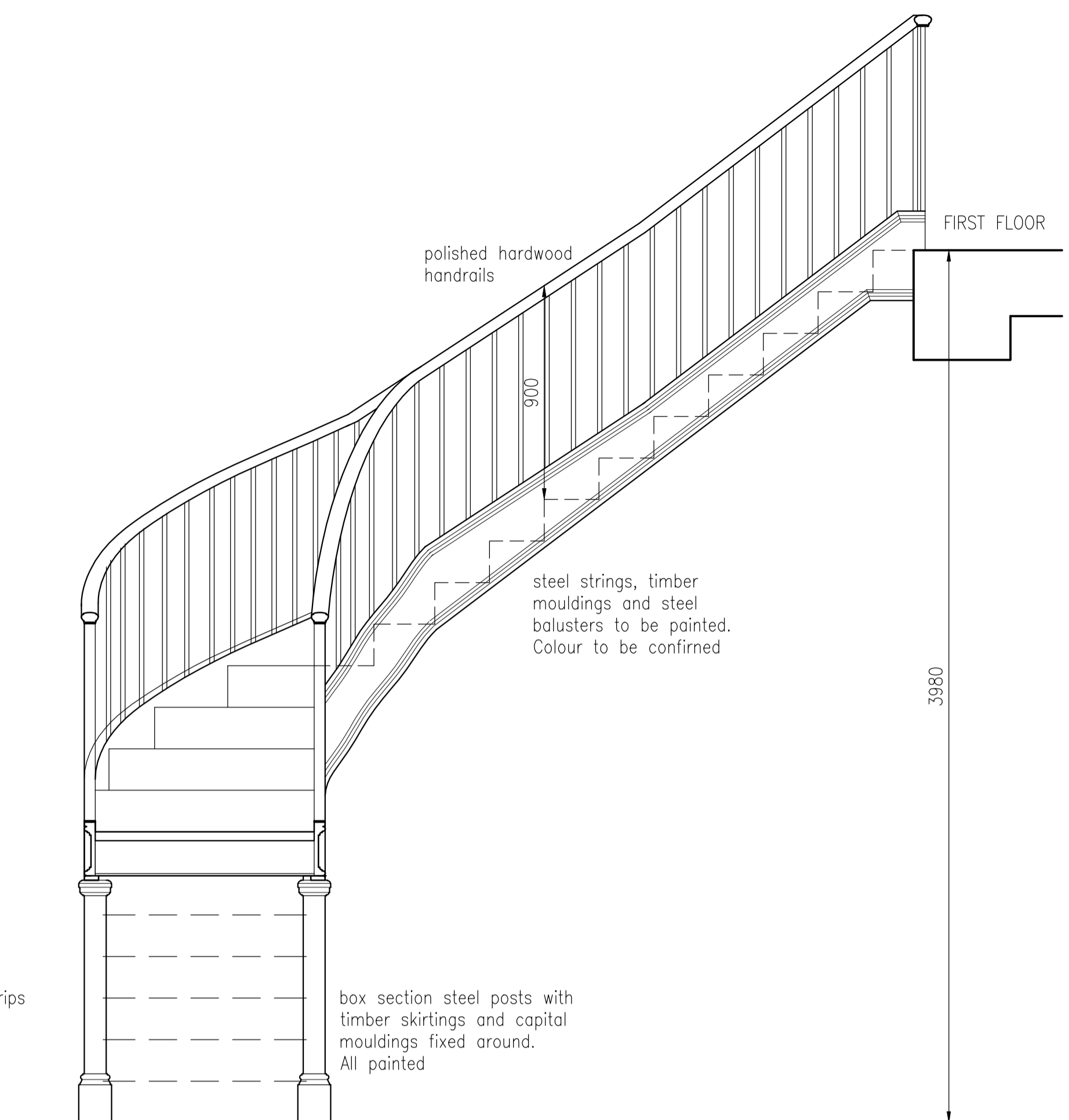
contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD

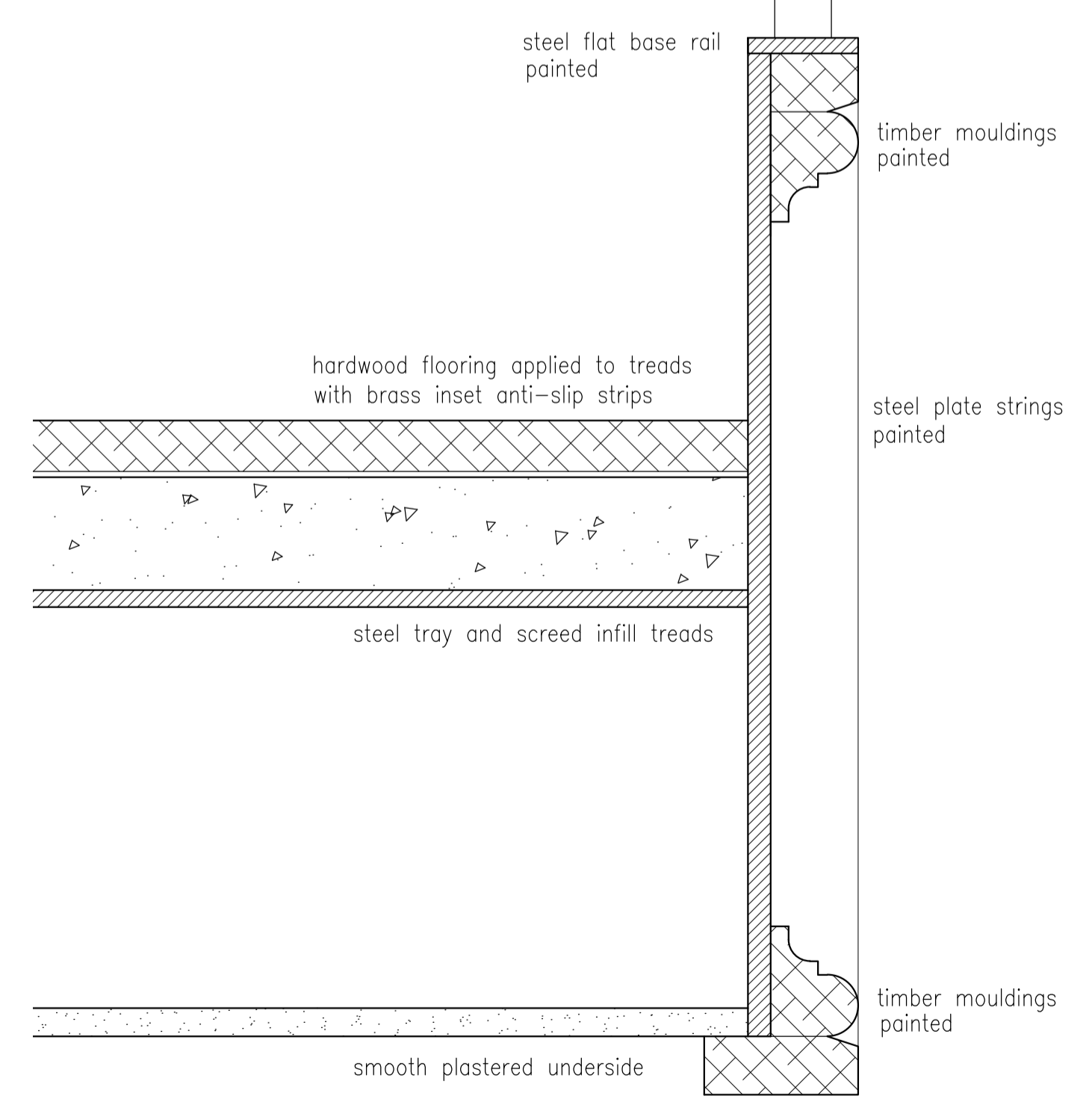
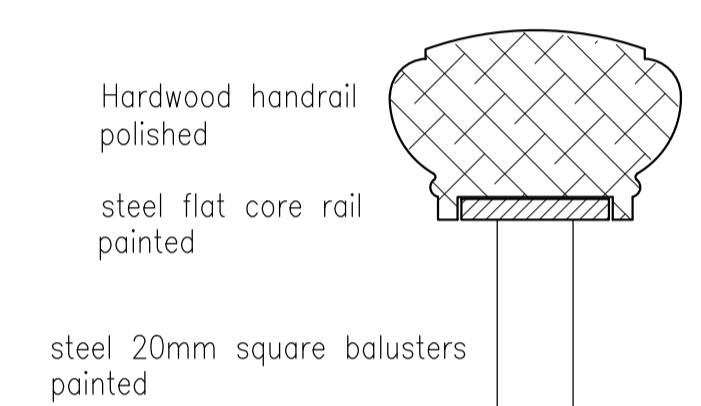
A 20.10.14 Balustrade revised, Finishes noted



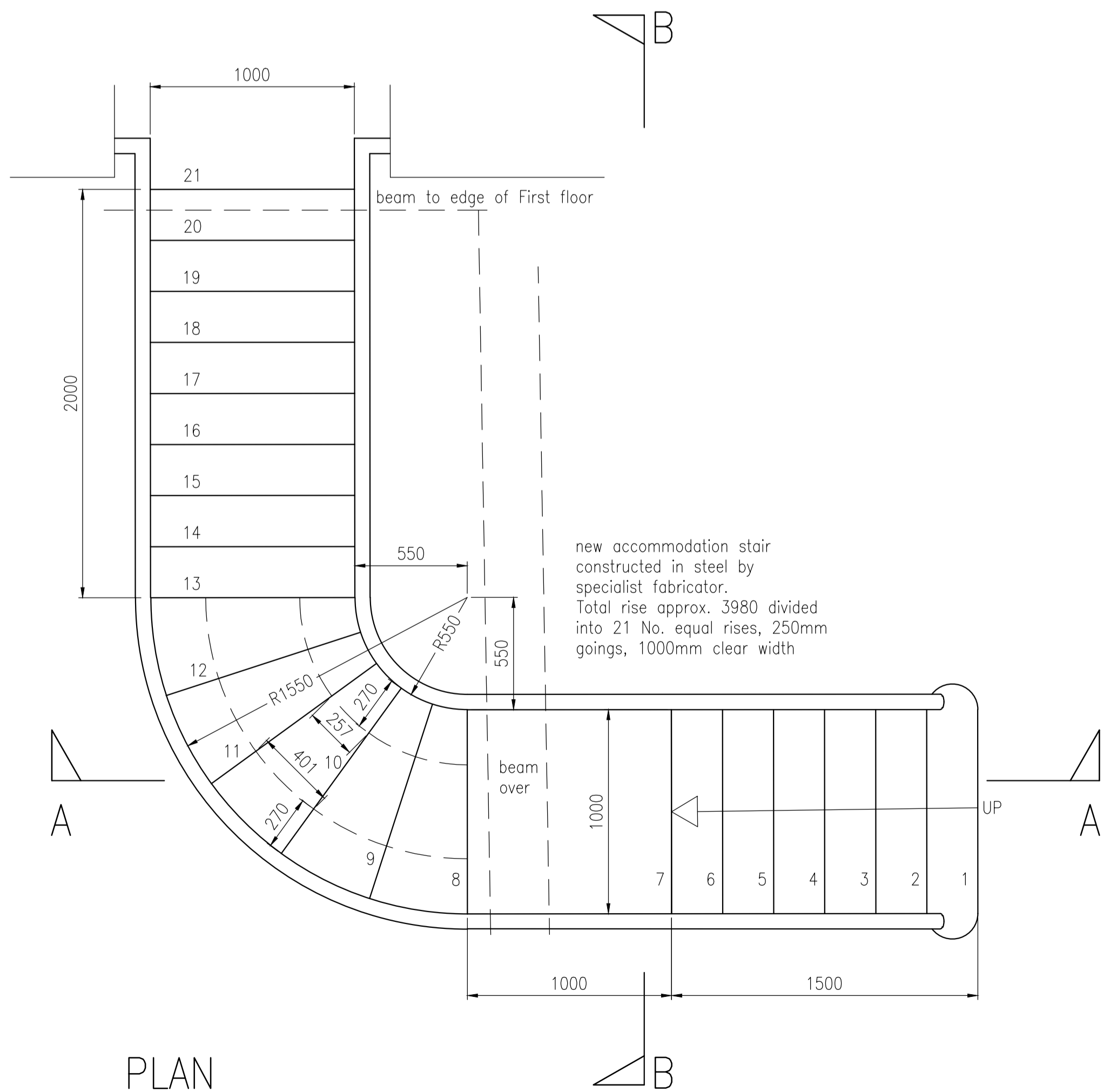
SECTION A-A



SECTION B-B



DETAIL 1:2



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
 New staircase Details

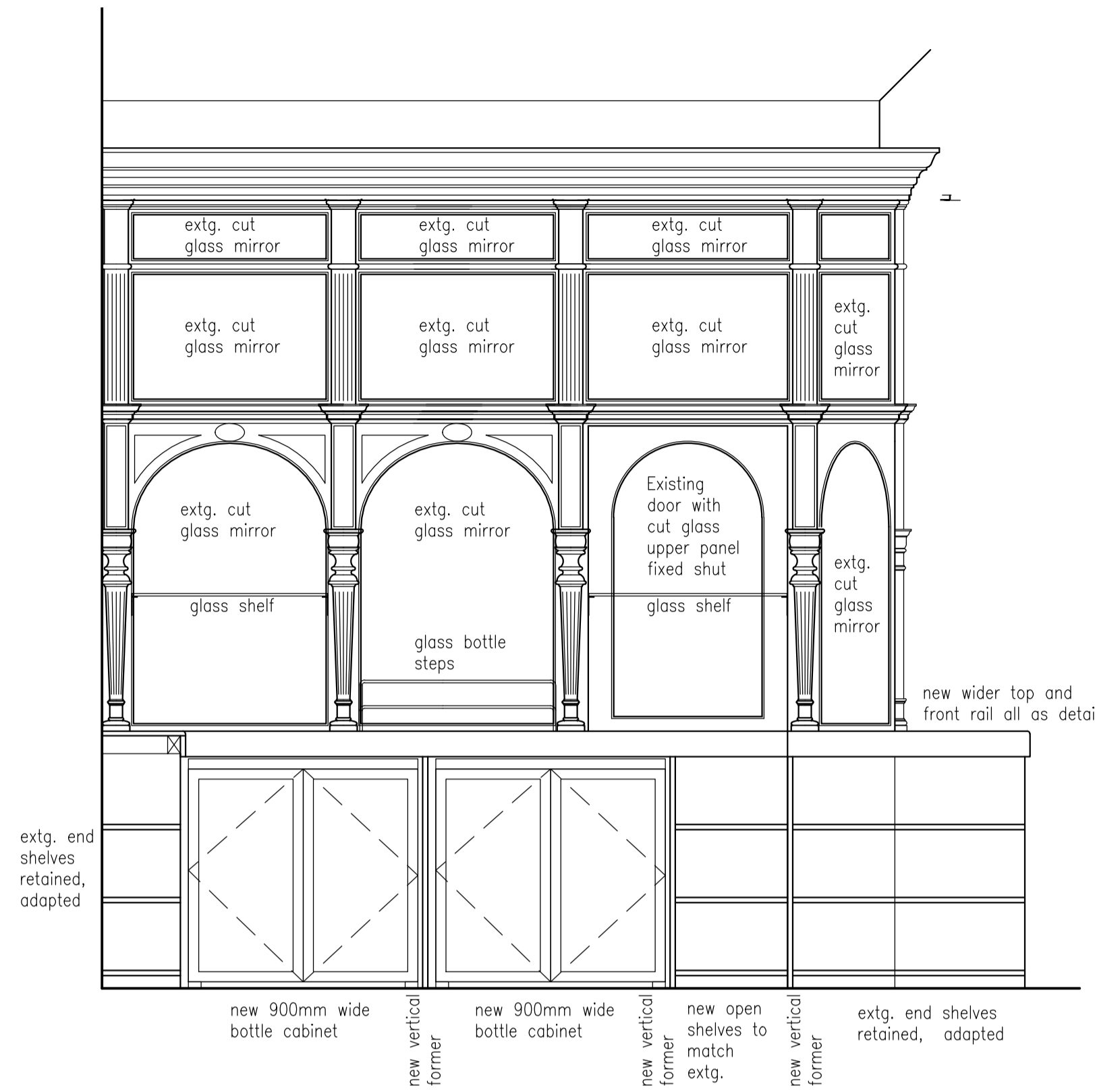
drawing number 7747/421	revision A
scale 1:20 @ A1	checked
	drawn K.B.
	date August 2014

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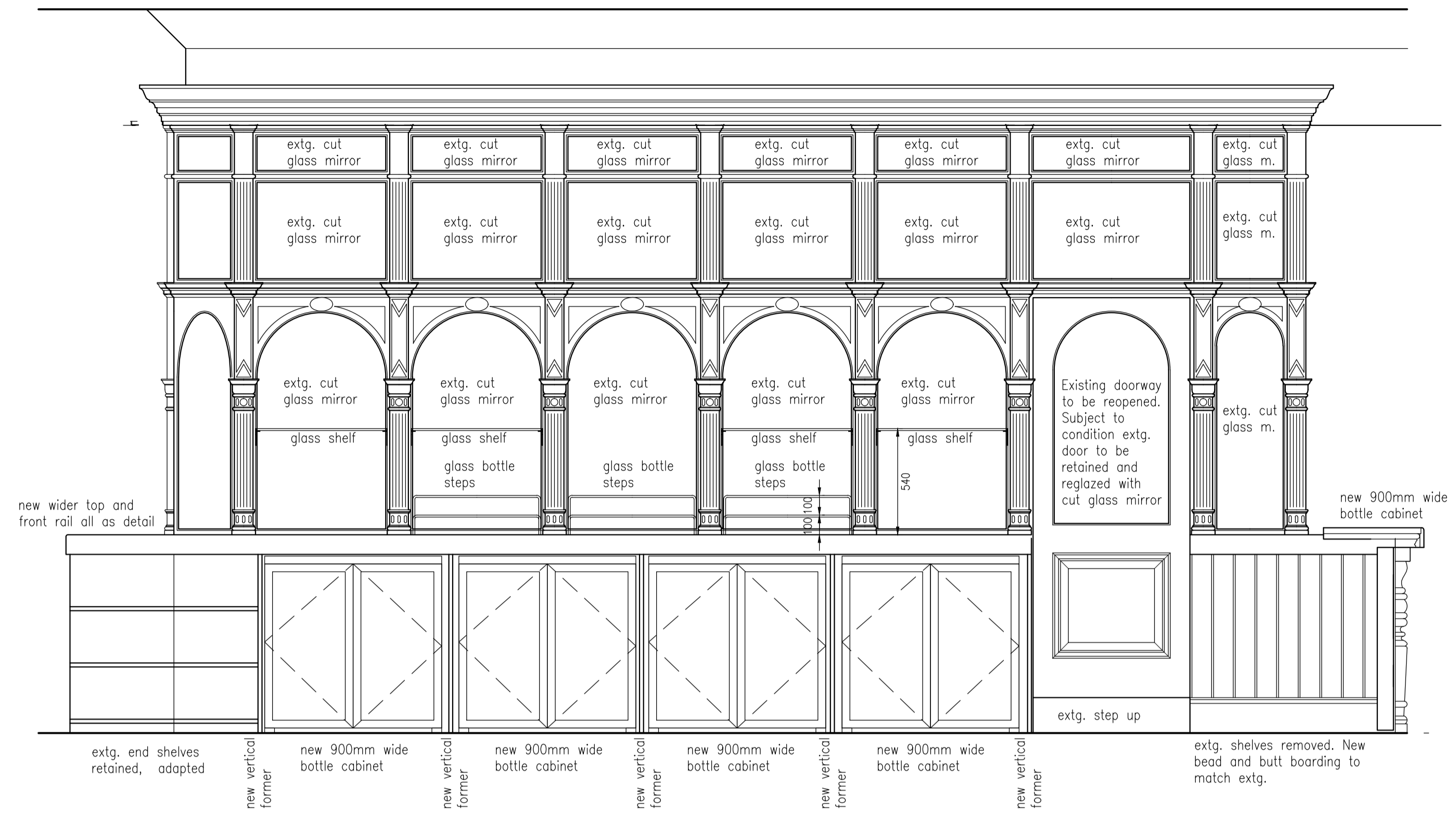
Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architects

REV	DATE	DESCRIPTION	DWN	CHKD
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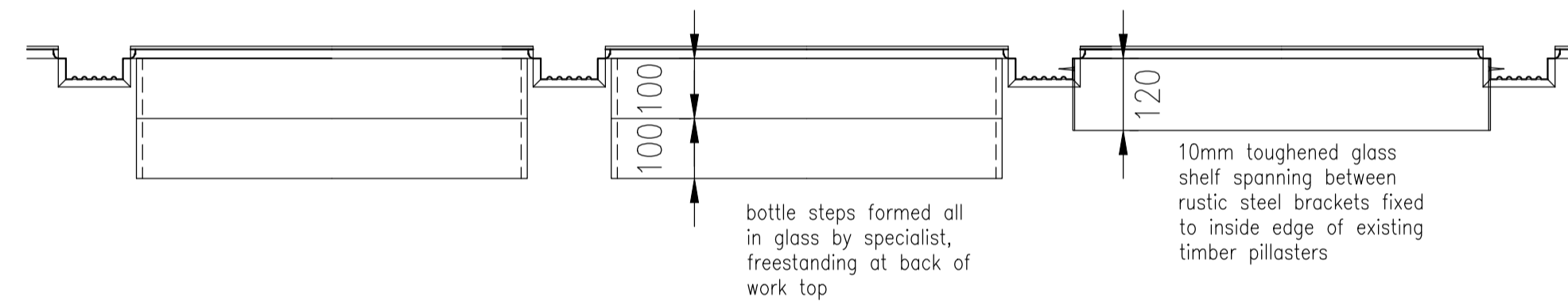
A 20/01/14 Finish to new metalwork clarified.



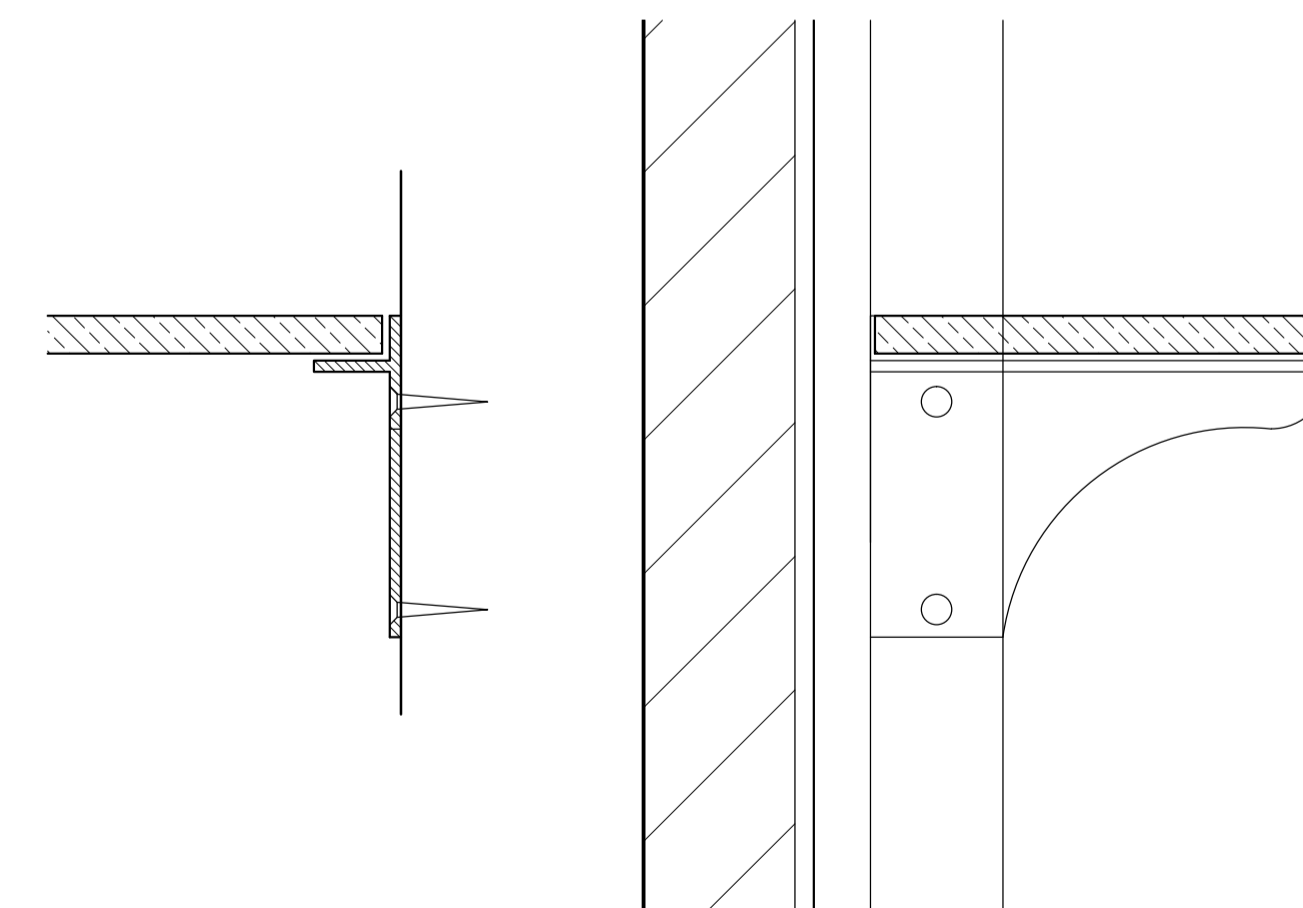
BACK-FITTING RETURN SIDE ELEVATION 1:20



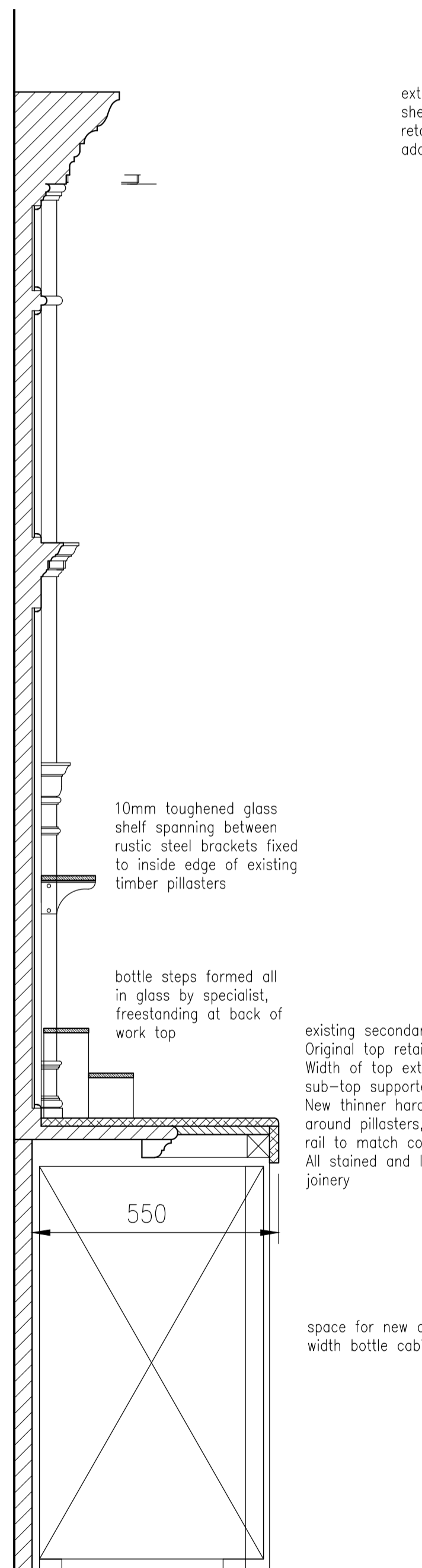
BACK-FITTING FRONT ELEVATION 1:20



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 A
scale 1:20, 1:10 @ AI	checked
	drawn KJP
	date 19-08-2014

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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
- [O] 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
- [CO2] 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 fixings 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 BS301:1985. 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.

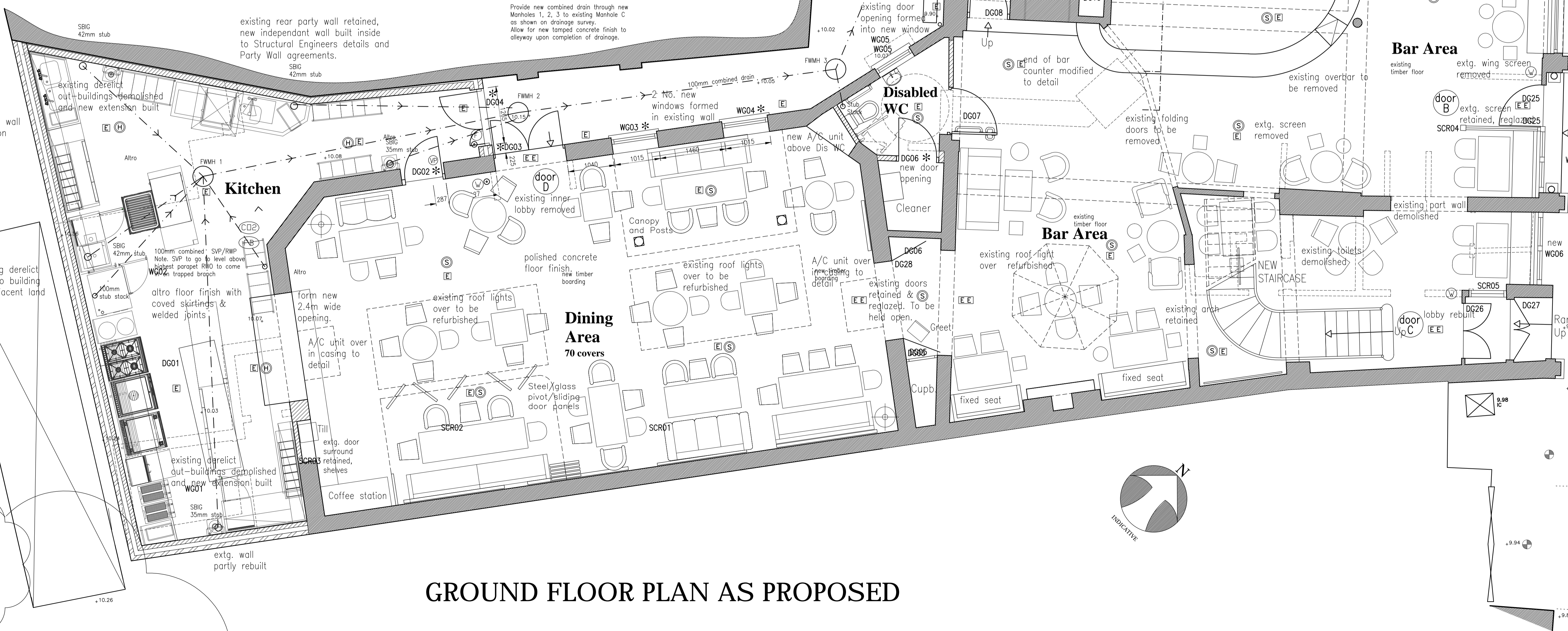
WALL LEGEND

	Facing Brickwork Generally reclaimed stocks to approval, batch mixed. To be laid Flemish bond.
	Blockwork Check thickness, strength, and type for location with other drawings and specifications, and Struct. Eng's specification
	existing walls
	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.
	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 'Thermabate' or similar.

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

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
REV	11.17.10	DESCRIPTION		
A	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. Exty. 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. Exty. door surround retained. Circular Vanity unit.		
K	27-08-2014	Window numbers added		
L	20-10-2014	Window WG13 confirmed as existing faceted, to be retained.		
M	30-10-2014	Kitchen layout and drainage updated		
N	05-12-2014	WG13 glass to be fully replaced, curved		



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The Bull and Gate
389 Kentish Town Road
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client
Young & Co's Brewery PLC

drawing title
Proposed Ground Floor Plan

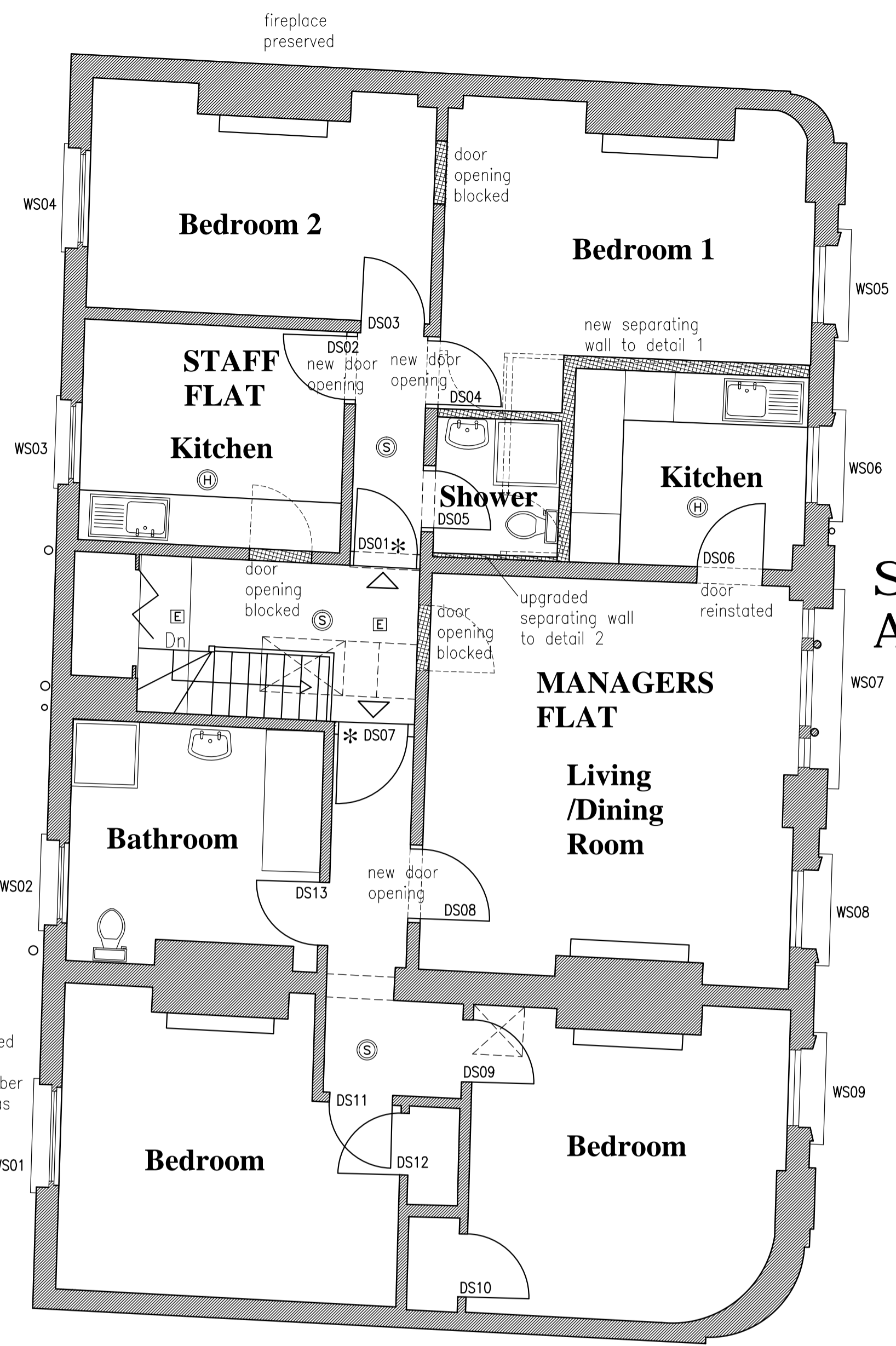
drawing number 7747-413	revision checked N
scale 1:50 @ A1	drawn date 17.06.15

GROUND FLOOR PLAN AS PROPOSED

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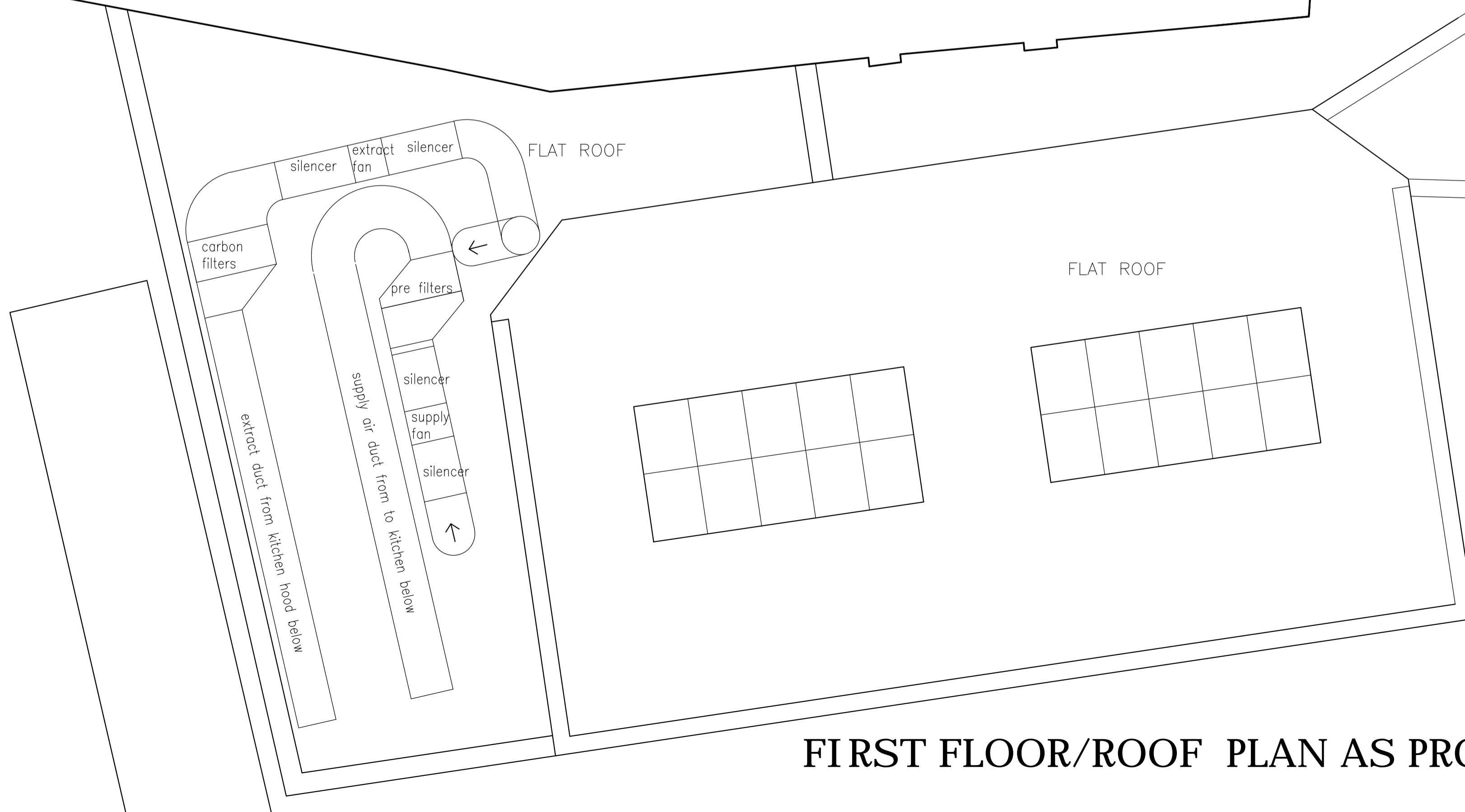
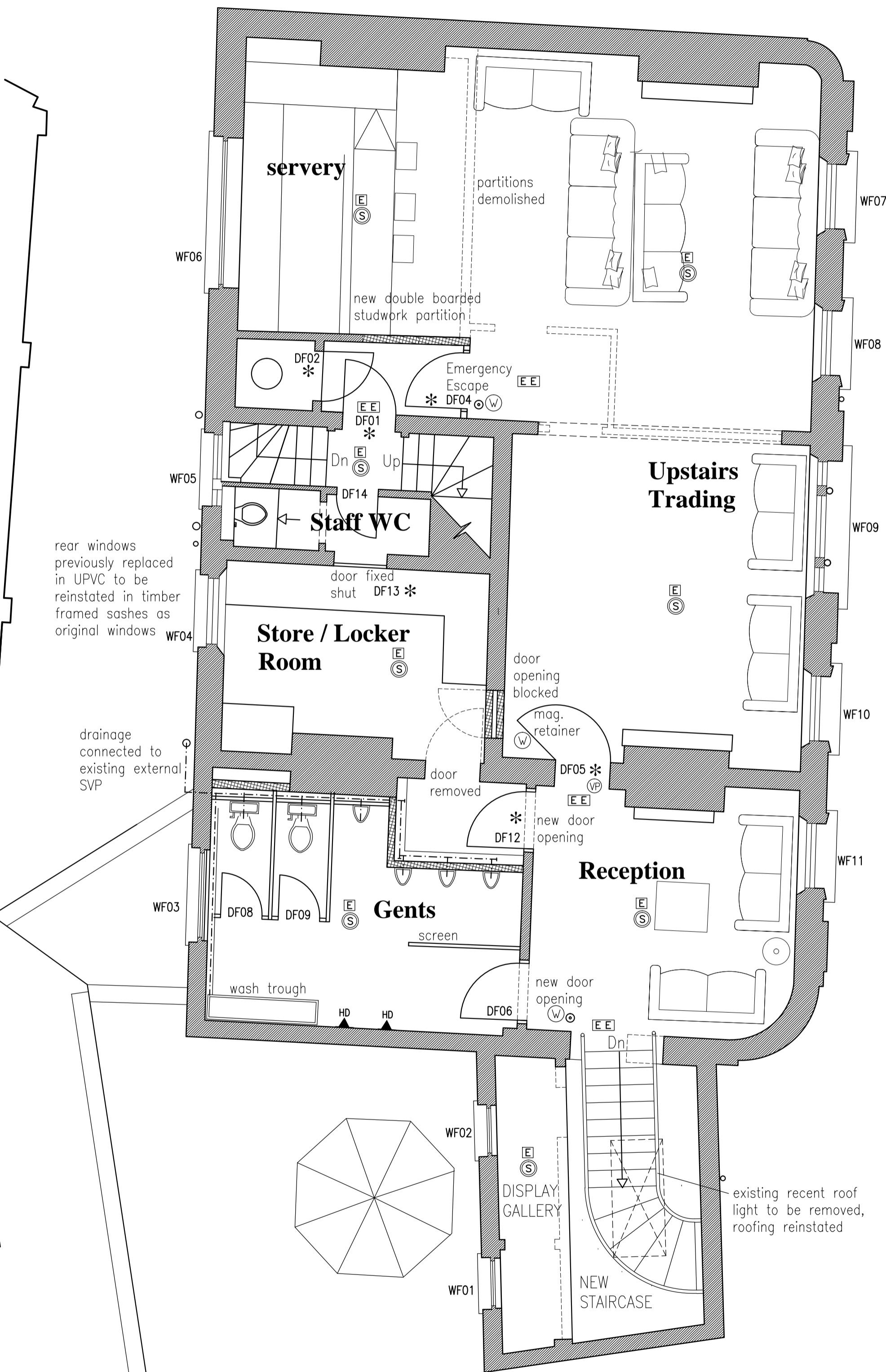
REV	DATE	DESCRIPTION	DWN	CHKD
A	25-09-2012	GENERALLY UPDATED		
B	04-10-2013	Doors to Function Room updated. Staff toilet noted. Store now back-up with double action door.		
C	09-10-2013	Ladies toilets reconfigured & 'Back-Up' room changed to 'Store/Locker Room'.		
D	10-10-2013	Ladies toilet changed to 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		
L	20-10-2014	Door DF01 reinstated		
M	05-12-2014	sliding folding door DF15 omitted. First Floor servery/furniture layout revised. DF05 on magnetic retainer.		



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.

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
- [EE] 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



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project
 The Bull and Gate
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 client
 Young & Co's Brewery PLC
 drawing title
 Proposed First and Second Floor Plans

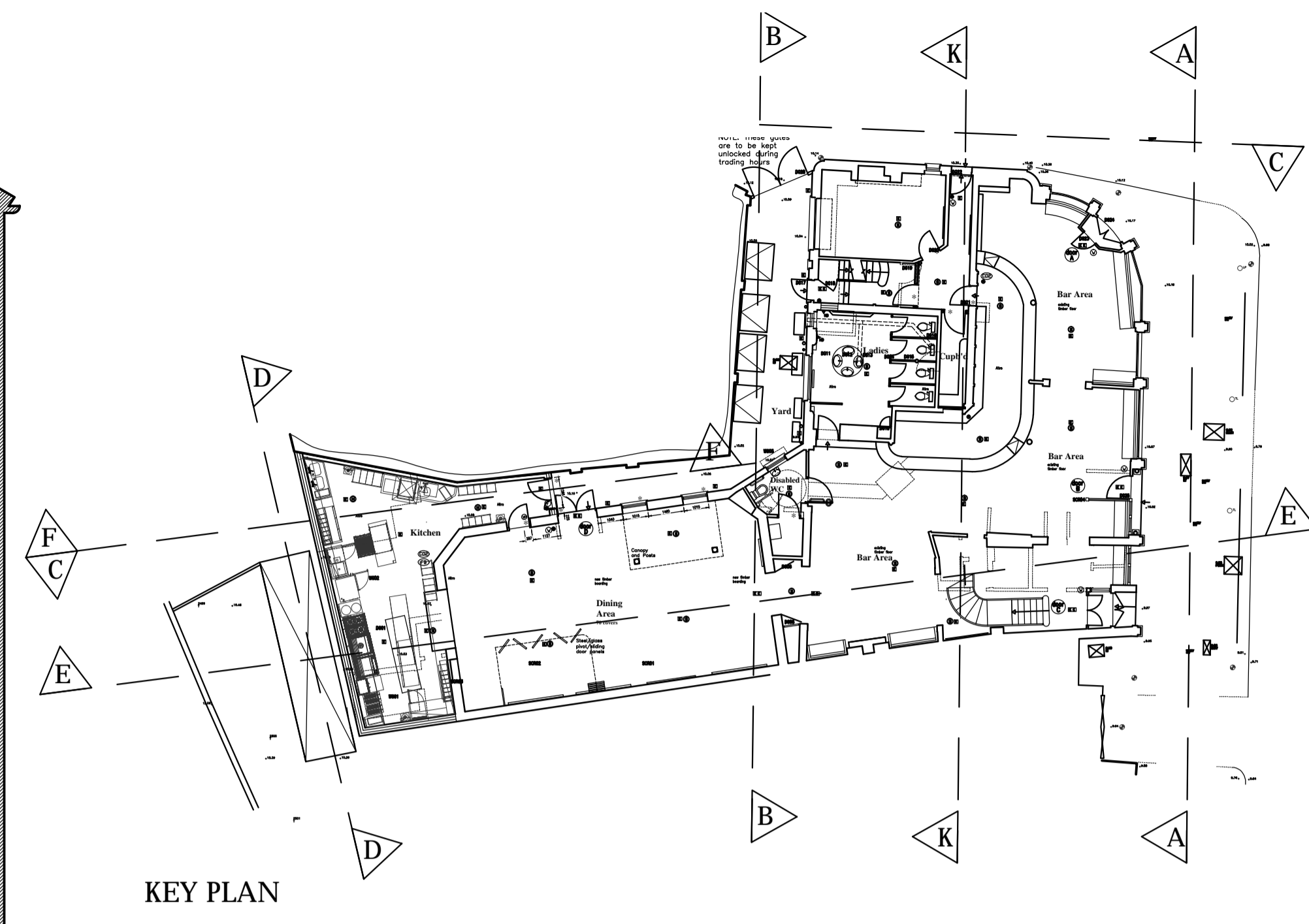
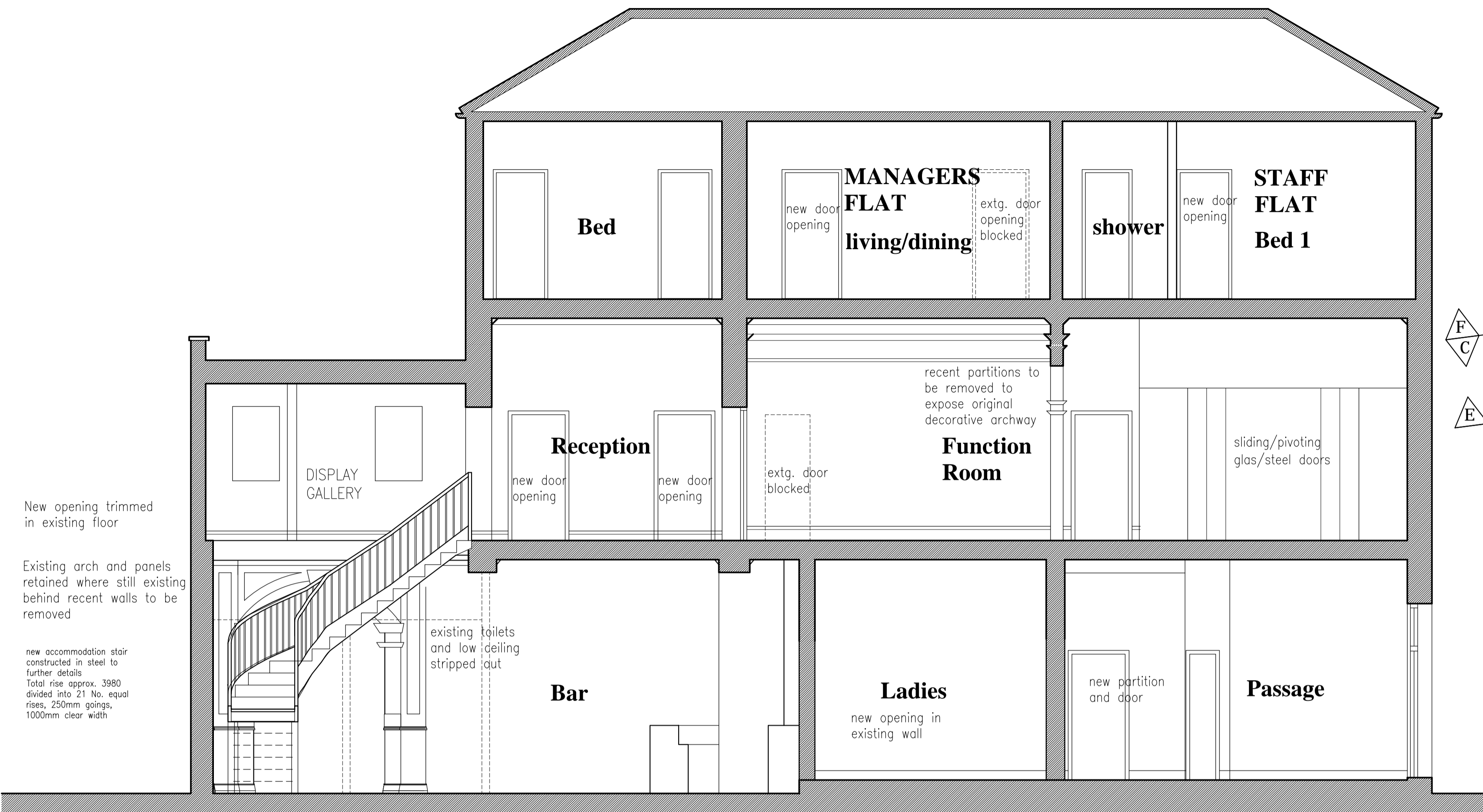
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	date 17.06.15

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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

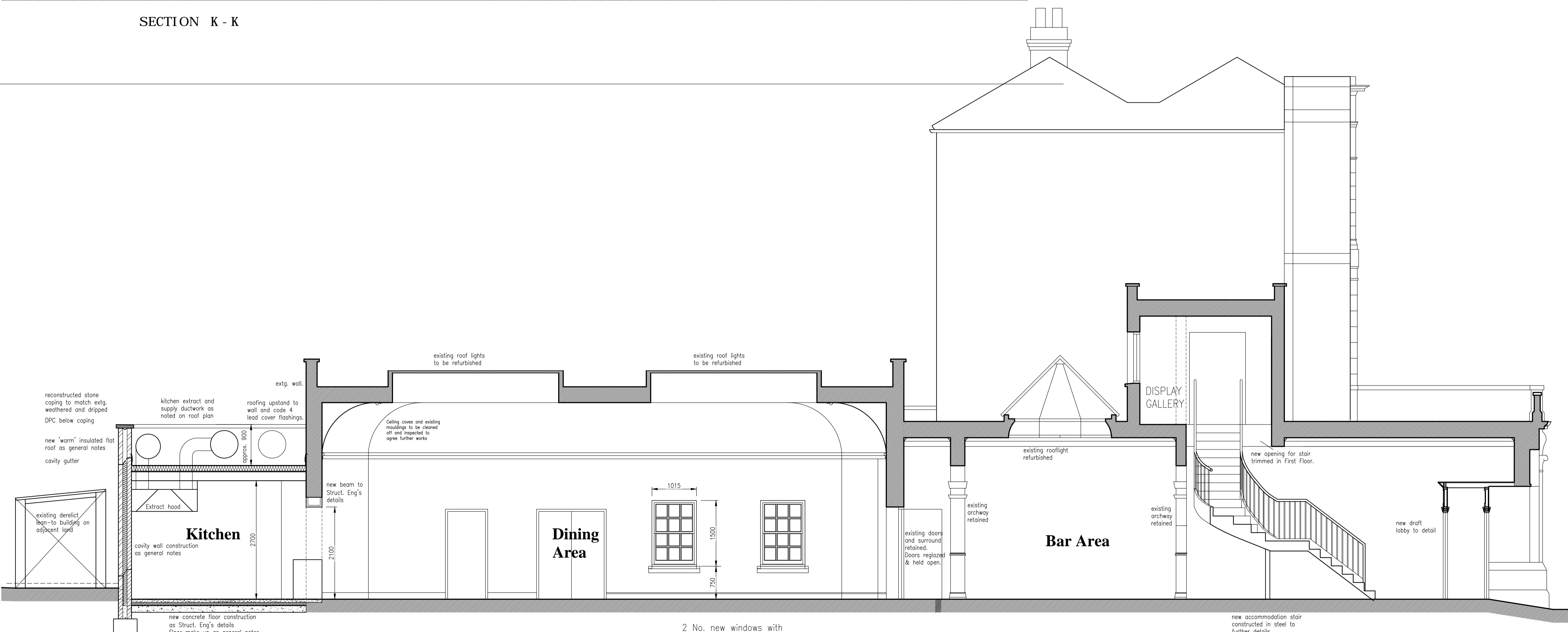


New opening trimmed in existing floor

Existing arch and panels retained where still existing behind recent walls to be removed

new accommodation stair constructed in steel to further details
 Total rise approx. 3980 divided into 21 No. equal rises, 250mm goings, 1000mm clear width

SECTION K - K



SECTIONAL ELEVATION E - E

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

new accommodation stair constructed in steel to further details
 Total rise approx. 3980 divided into 21 No. equal rises, 250mm goings, 1000mm clear width



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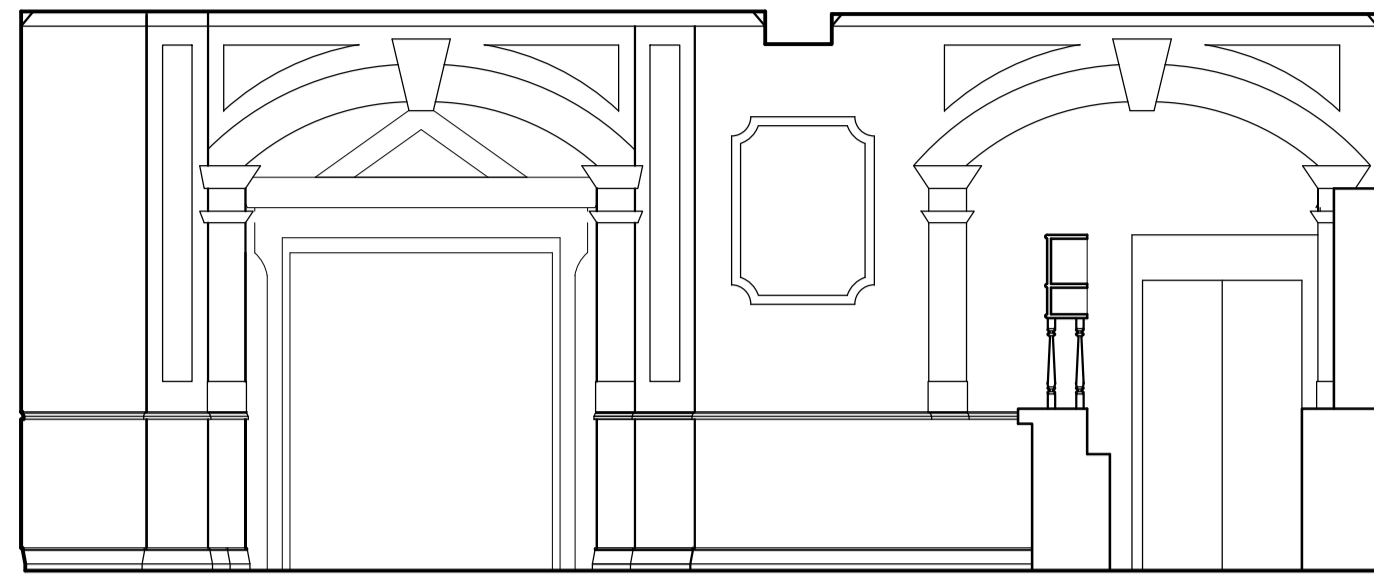
drawing title
 Proposed Sections

drawing number 7747-A15	revision A B C D
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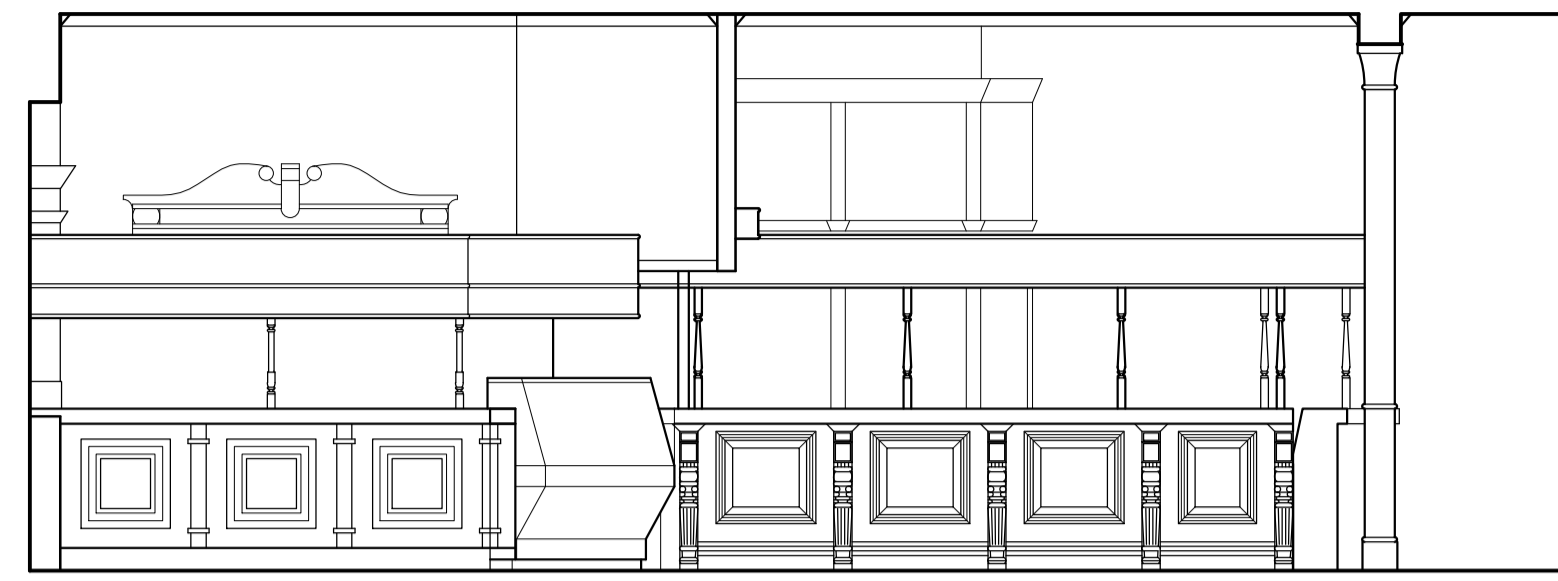
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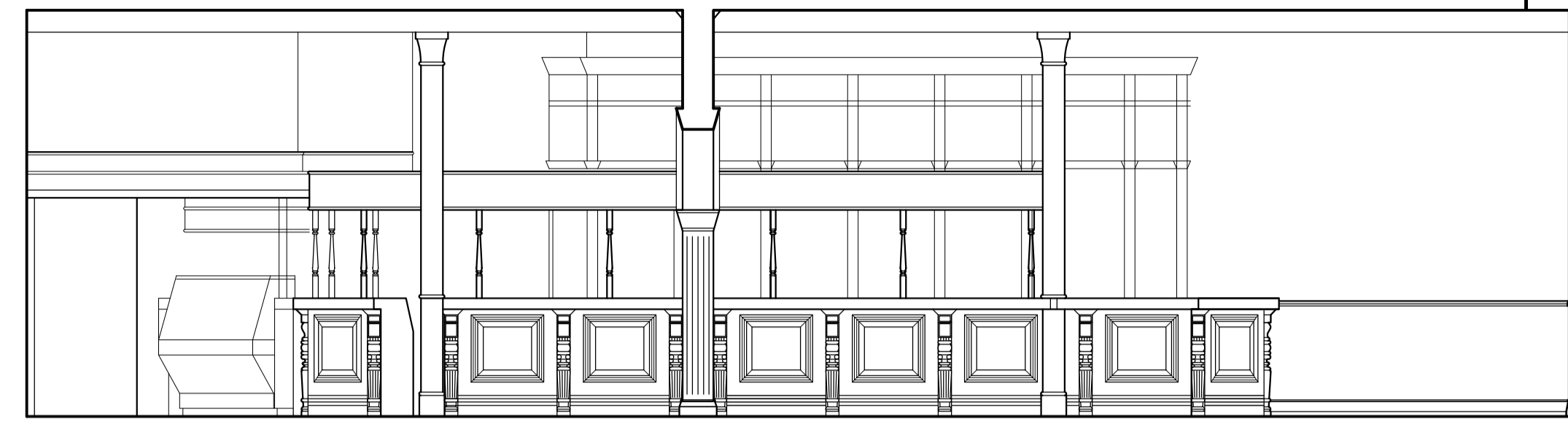
REV	DATE	DESCRIPTION	DWN	CHKD
A	21-10-2013	Updated as plans		
B	24-10-2013	Extg. section of wall to remain.		
C	27-08-2014	Stair now with vertical spindles		



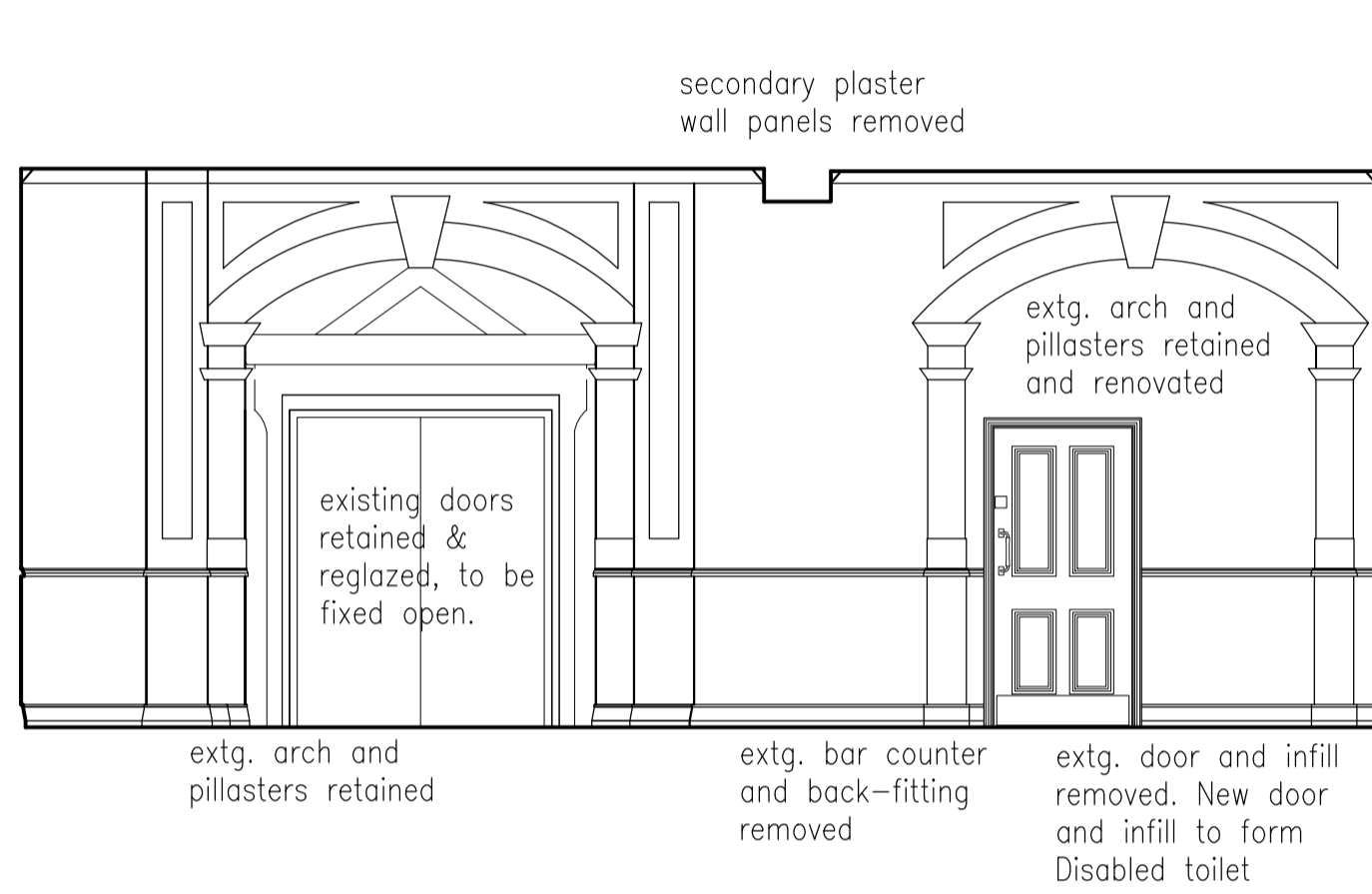
SECTION L - AS EXISTING



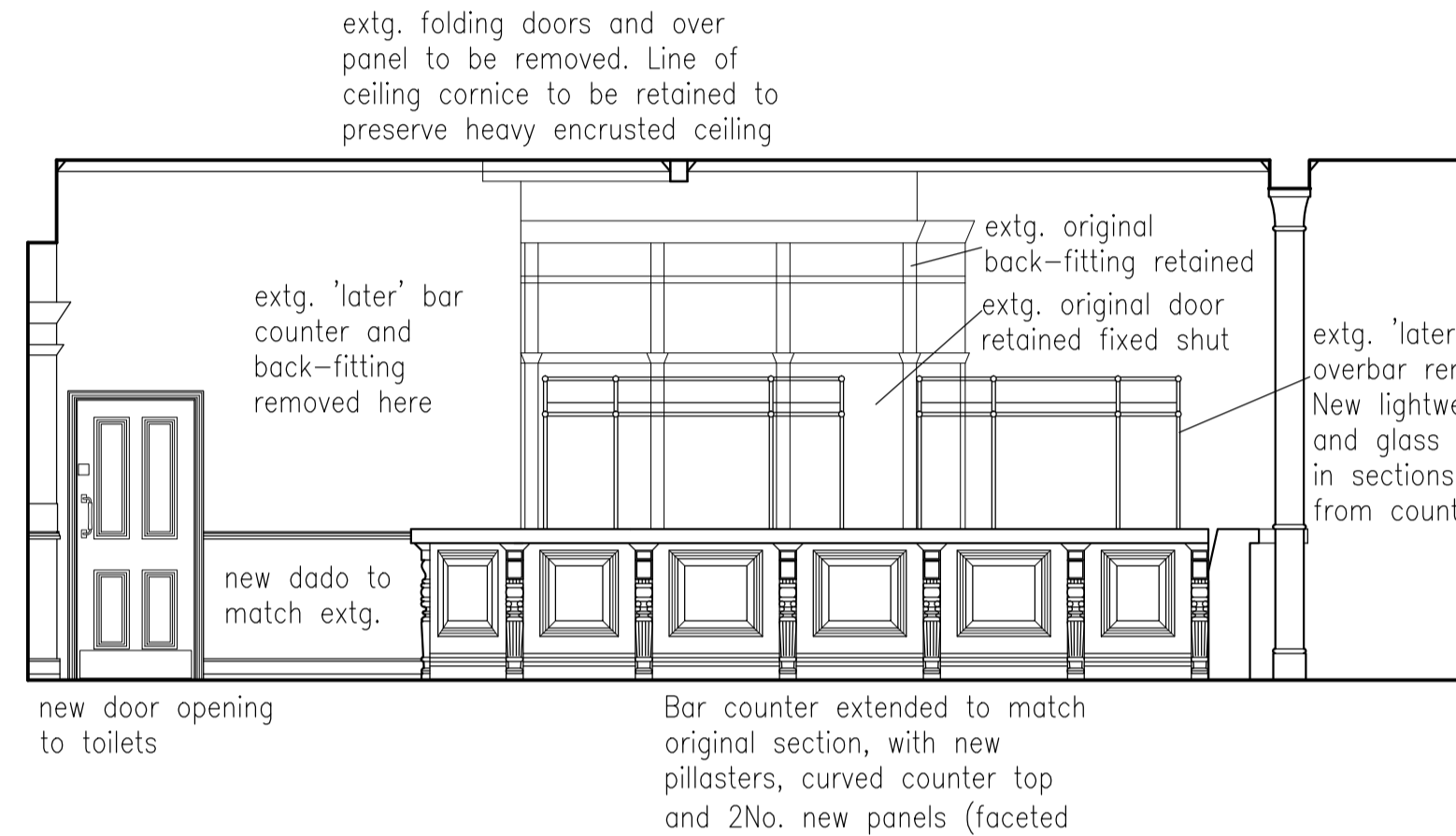
SECTION M - AS EXISTING



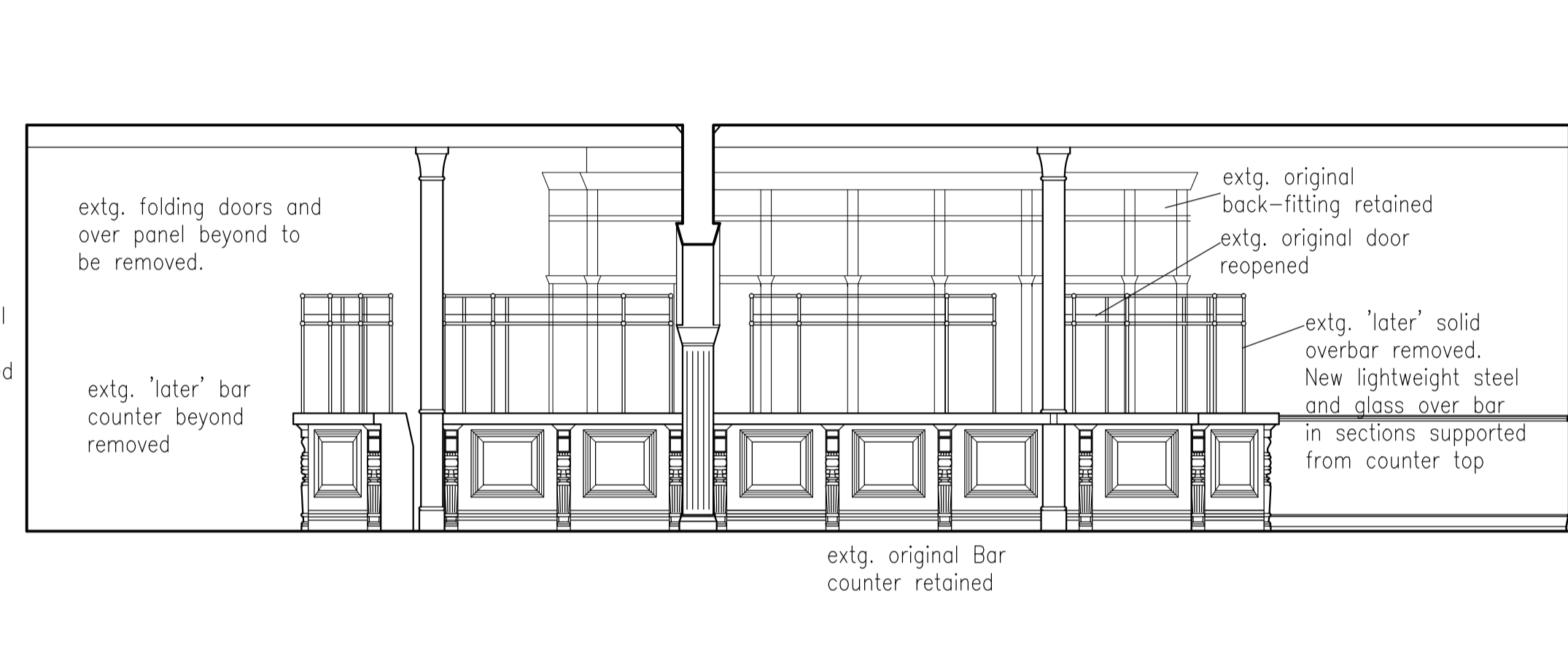
SECTION N - AS EXISTING



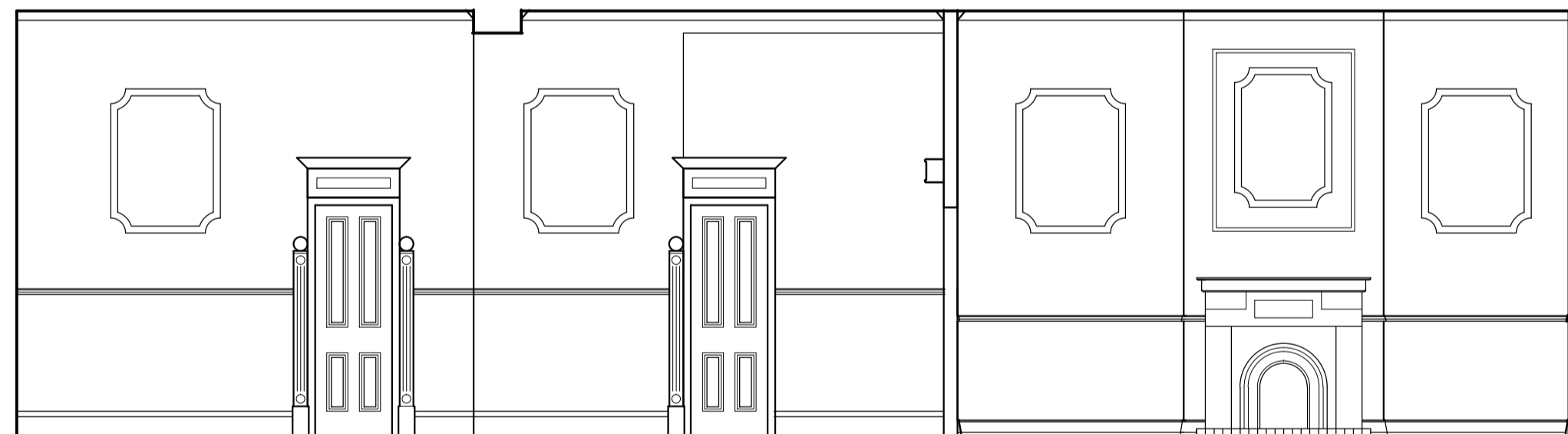
SECTION L - AS PROPOSED



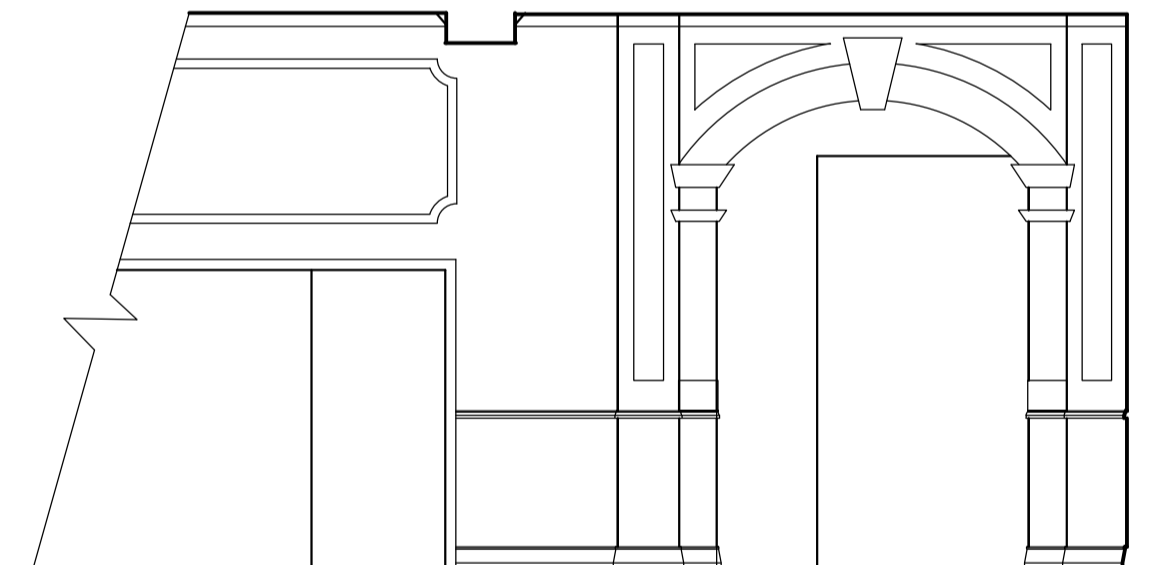
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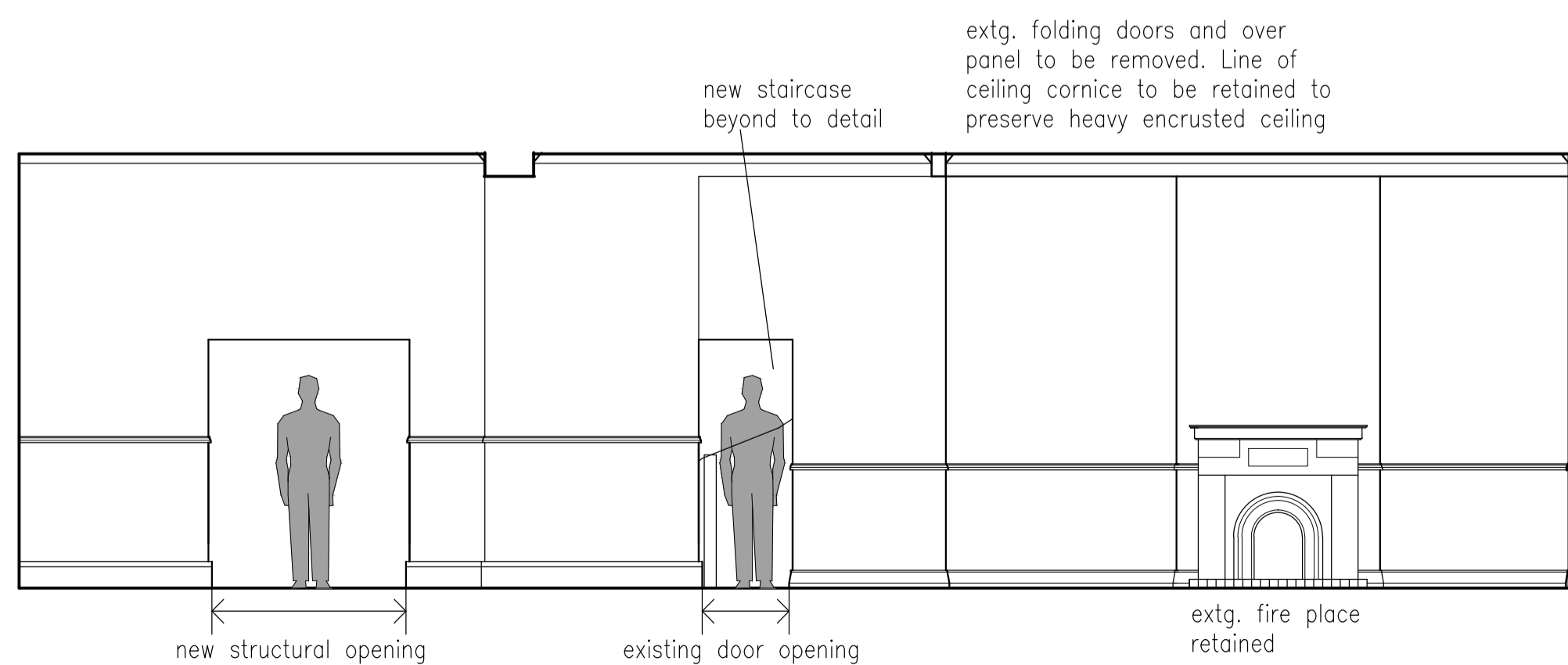
SECTION N - AS PROPOSED



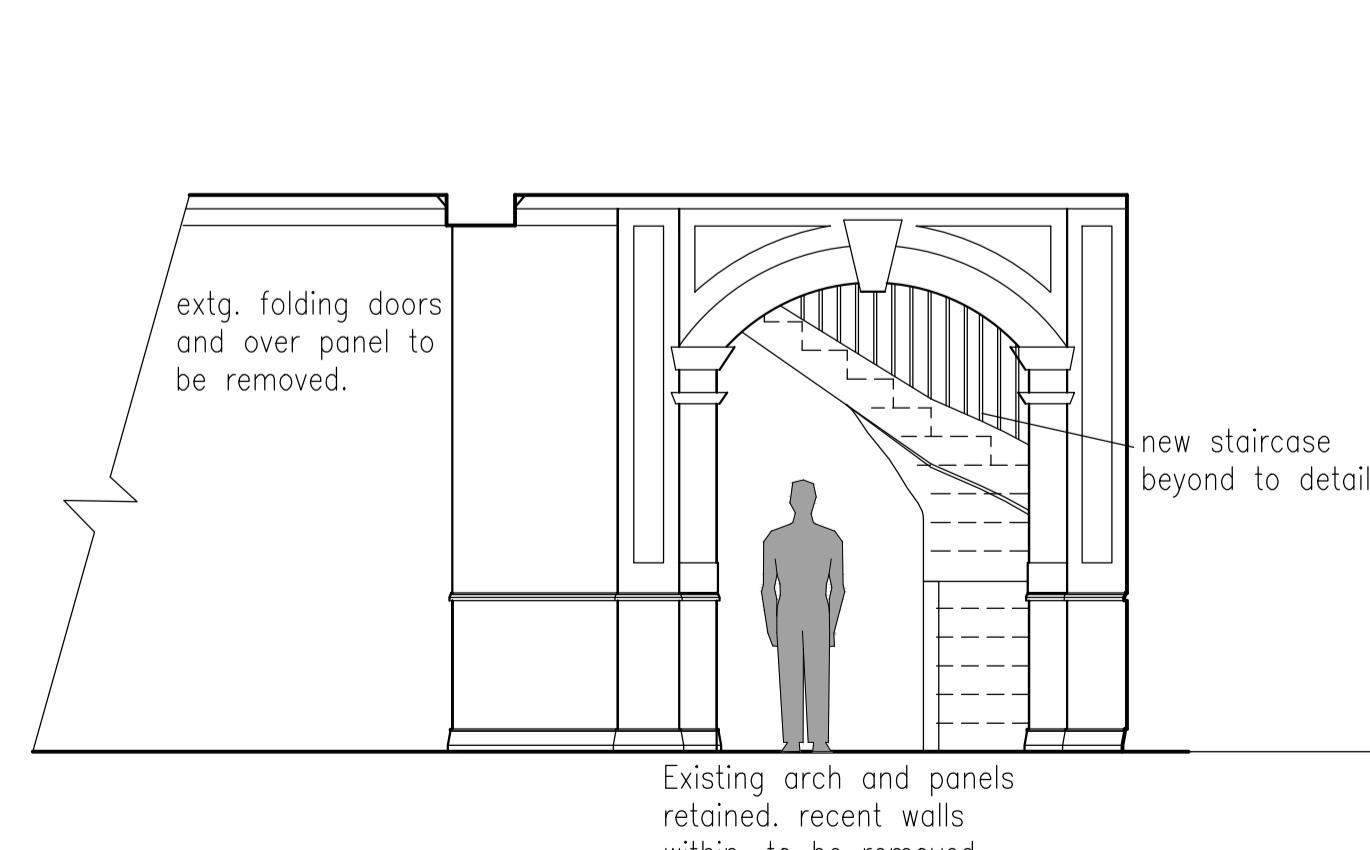
SECTION P - AS EXISTING



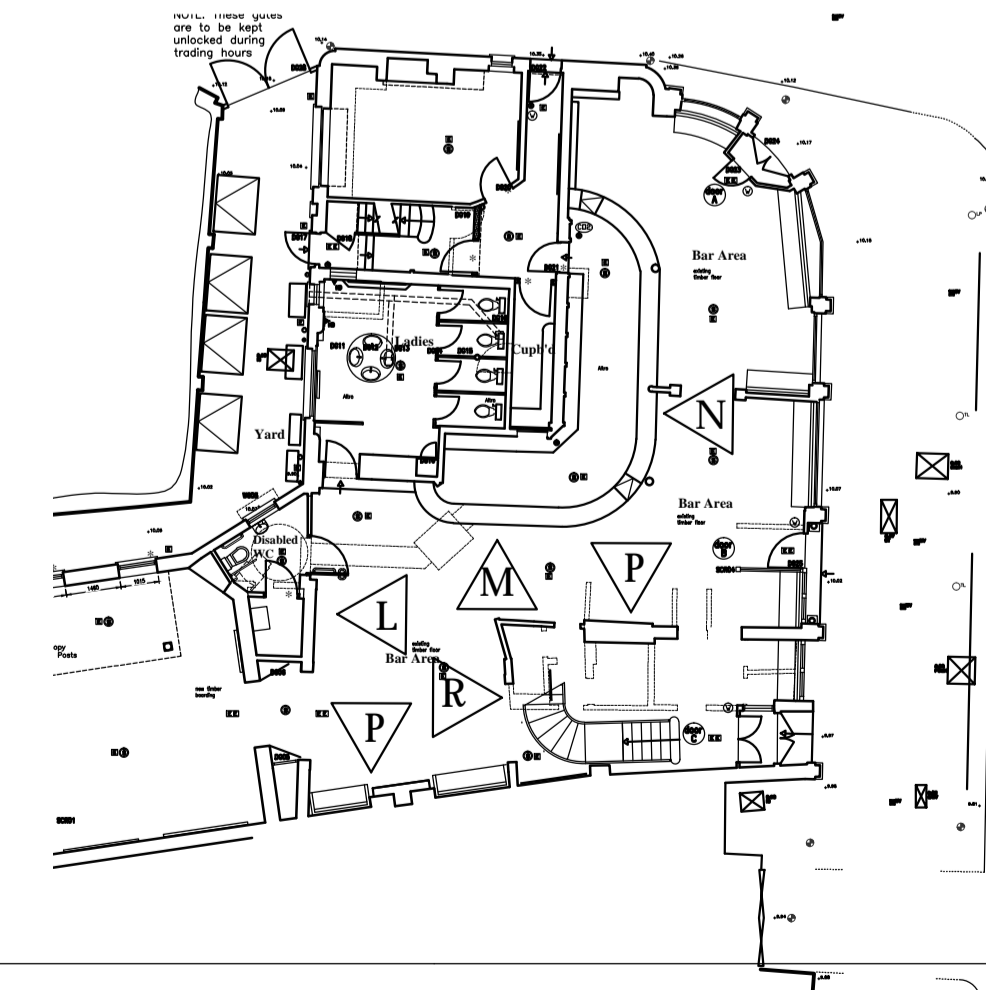
SECTION R - AS EXISTING



SECTION P - AS PROPOSED



SECTION R - AS PROPOSED



KEY PLAN

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The Bull and Gate
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client

Young & Co's Brewery PLC

drawing title

Internal Bar Elevations
 As Existing and As Proposed

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

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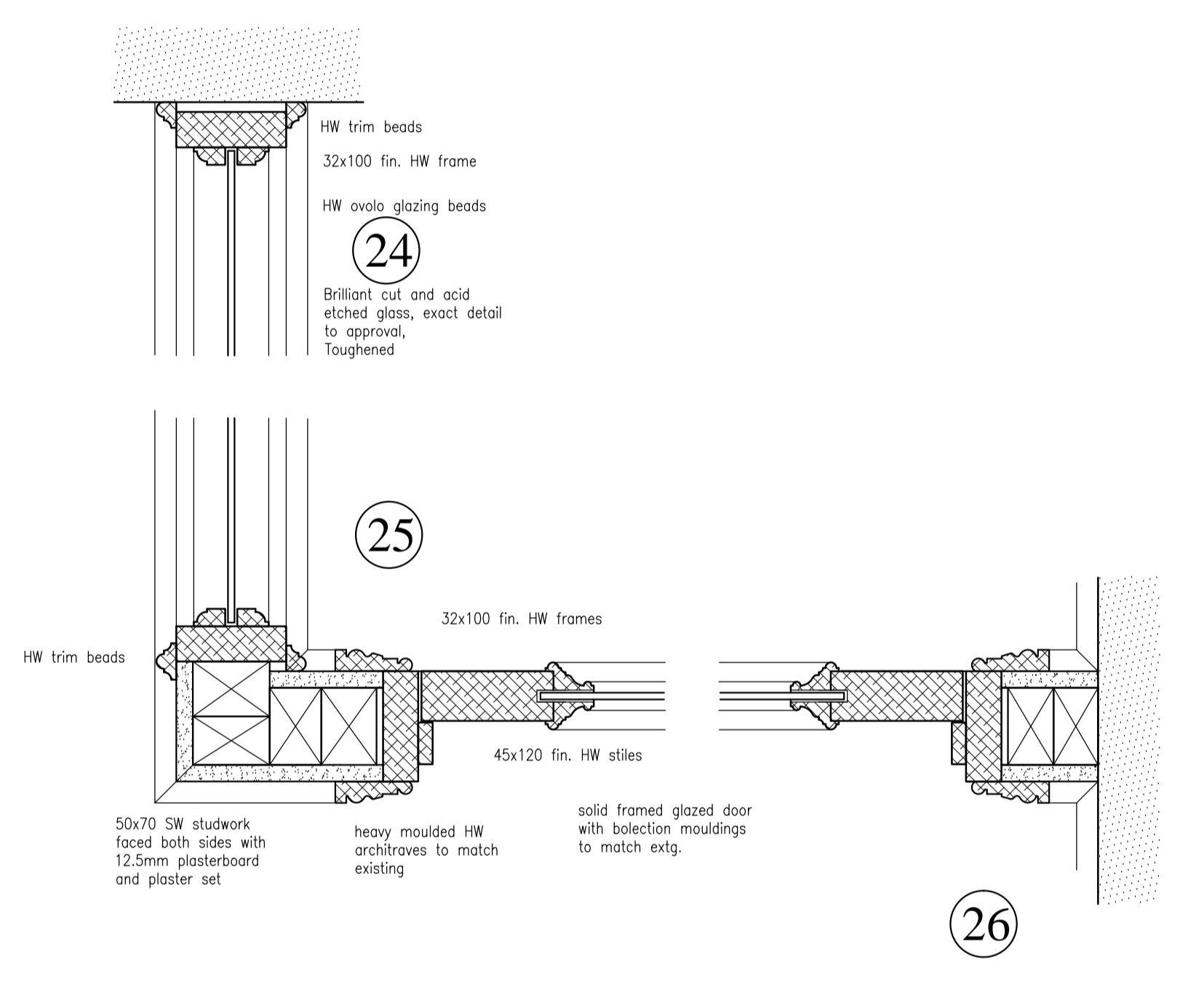


SCR05
new glazed side screen as details

DC26
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.

DC27
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'

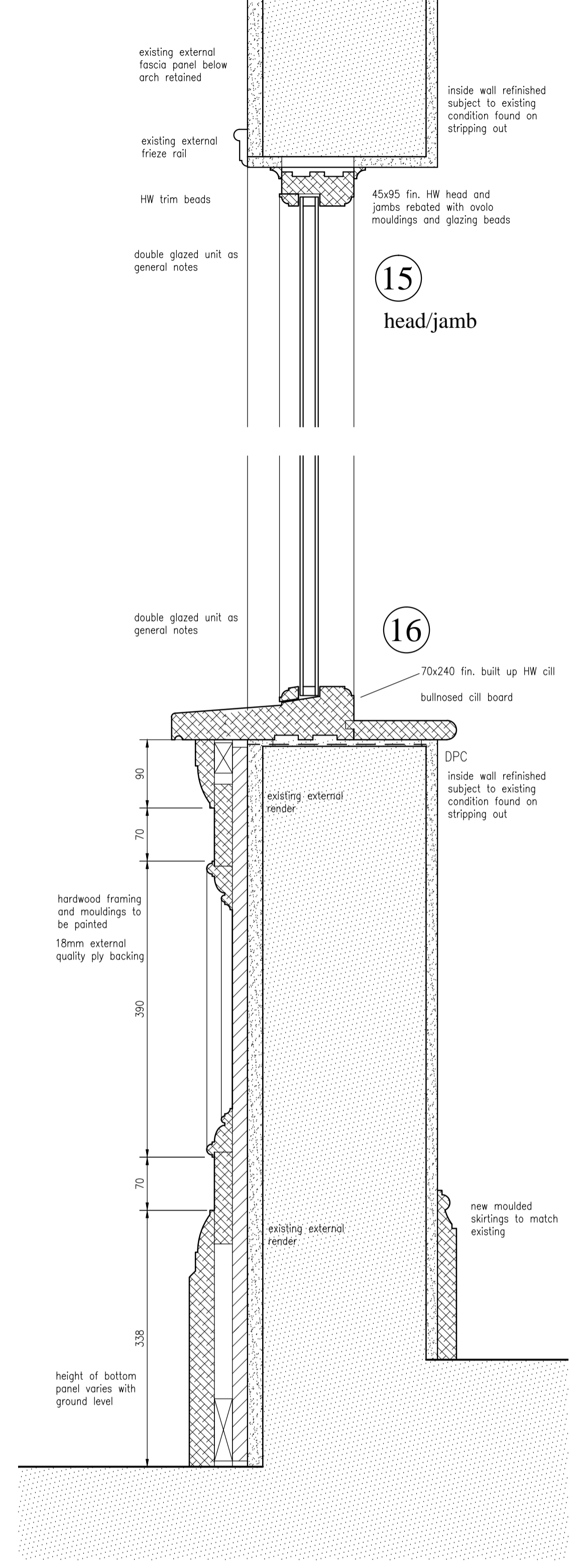
WGO6
existing internal panelling removed.
Existing window frames removed, and brick apron broken down to new level.
New window frame as detail Double glazed unit.
Clear safety glass
Stall riser to have new panelling applied as detail



24
HW trim beads
32x100 fin. HW frame
HW ovolo glazing beads
Brilliant cut and acid etched glass, exact detail to approval, Toughened

25
HW trim beads
32x100 fin. HW frames
45x120 fin. HW stiles
50x70 SW studwork faced both sides with 12.5mm plasterboard and plaster set
heavy moulded HW architraves to match existing
solid framed glazed door with bolection mouldings to match extg.

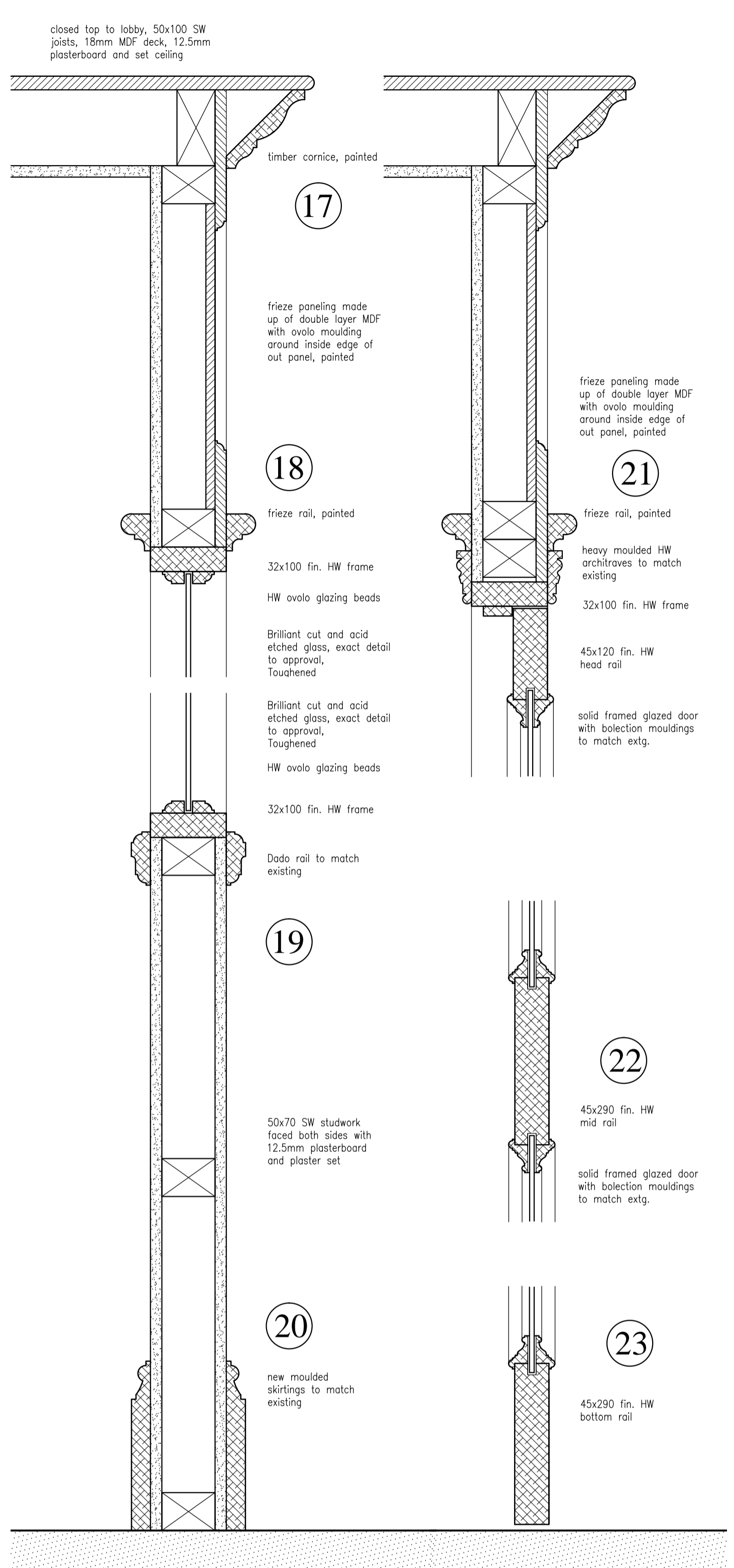
26
height of bottom panel varies with ground level



15
head/jamb
45x95 fin. HW head and jambs rebated with ovolo mouldings and glazing beads
inside wall refinished subject to existing condition found on stripping out

16
double glazed unit as general notes
70x240 fin. built up HW cill
bullnosed cill board
DPC
inside wall refinished subject to existing condition found on stripping out

19
hardwood framing and mouldings to be painted
18mm external quality ply backing
existing external render
new moulded skirtings to match existing



17
closed top to lobby, 50x100 SW joists, 18mm MDF deck, 12.5mm plasterboard and set ceiling
timber cornice, painted
frieze panelling made up of double layer MDF with ovolo moulding around inside edge of out panel, painted

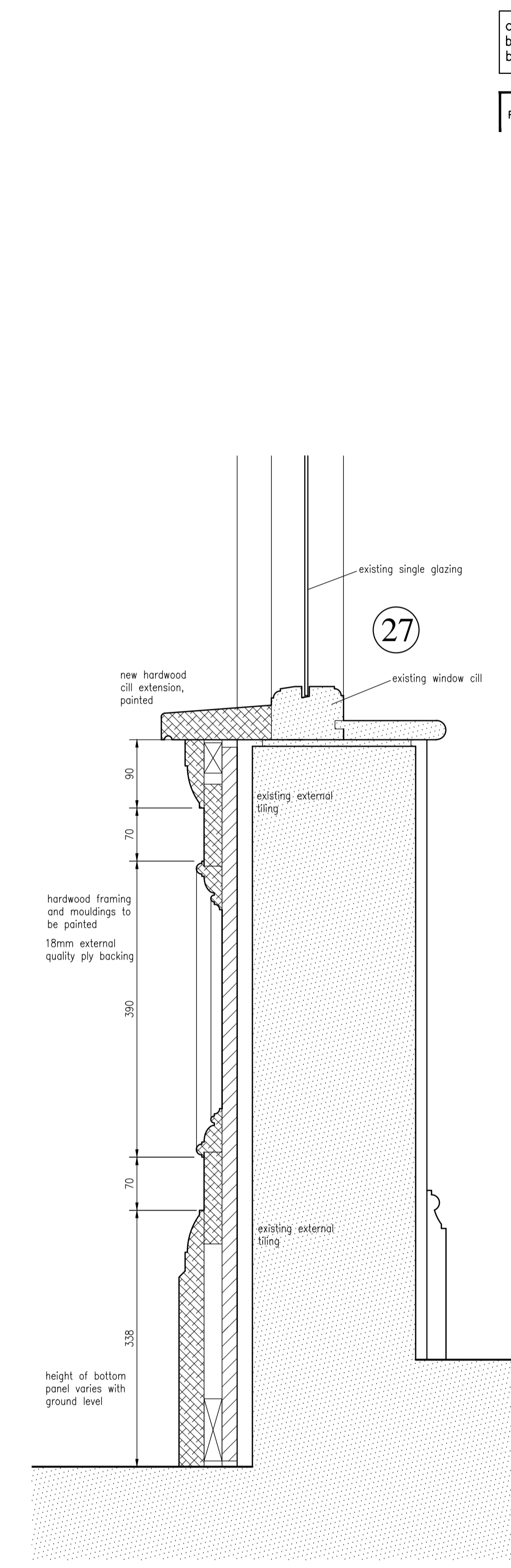
18
frieze rail, painted
32x100 fin. HW frame
HW ovolo glazing beads
Brilliant cut and acid etched glass, exact detail to approval, Toughened
HW ovolo glazing beads
32x100 fin. HW frame
Dado rail to match existing

19
50x70 SW studwork faced both sides with 12.5mm plasterboard and plaster set

20
new moulded skirtings to match existing

22
45x290 fin. HW mid rail
solid framed glazed door with bolection mouldings to match extg.

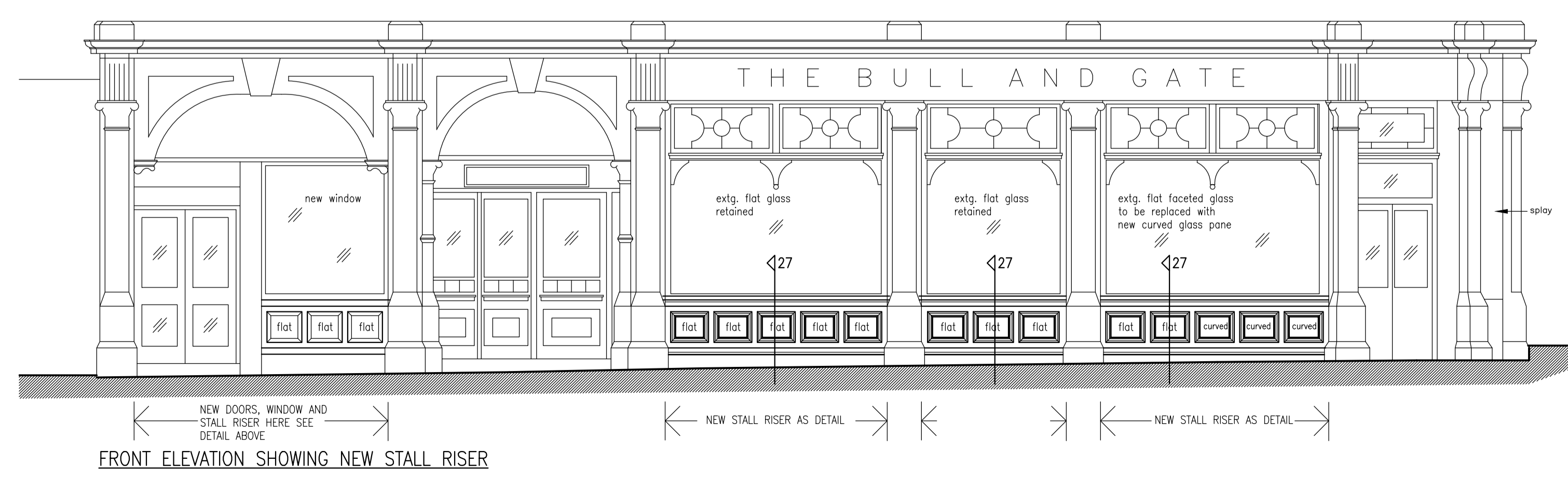
23
45x290 fin. HW bottom rail



21
frieze rail, painted
heavy moulded HW architraves to match existing
32x100 fin. HW frame
45x120 fin. HW head rail
solid framed glazed door with bolection mouldings to match extg.

27
existing single glazing
existing window cill
existing external tiling

28
new hardwood cill extension, painted
existing external tiling
height of bottom panel varies with ground level



FRONT ELEVATION SHOWING NEW STALL RISER



SIDE ELEVATION SHOWING NEW STALL RISER

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	20.10.14	Extent of new/ existing work clarified. Extent of curved / flat glazing clarified.		
B	09.12.14	WGO6 existing faceted glass replaced with single curved pane of glass.		

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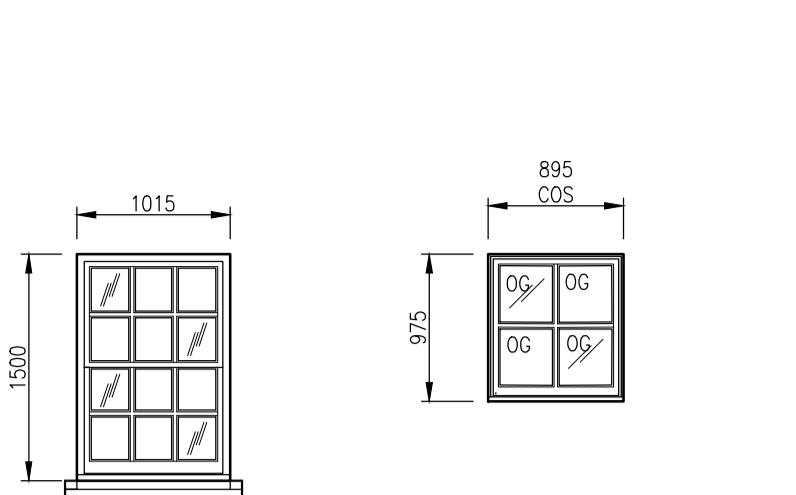
project
The Bull and Gate
339 Kentish Town Road
London NW5 2TJ

client
Young & Co's Brewery PLC

drawing title
New Windows and Doors to Front, New Lobby detail
New Stall riser detail

drawing number 77471/425	revision A B
checked	checked
scale 1:50, 1:5 @ A1	drawn LAP
	date August 2014

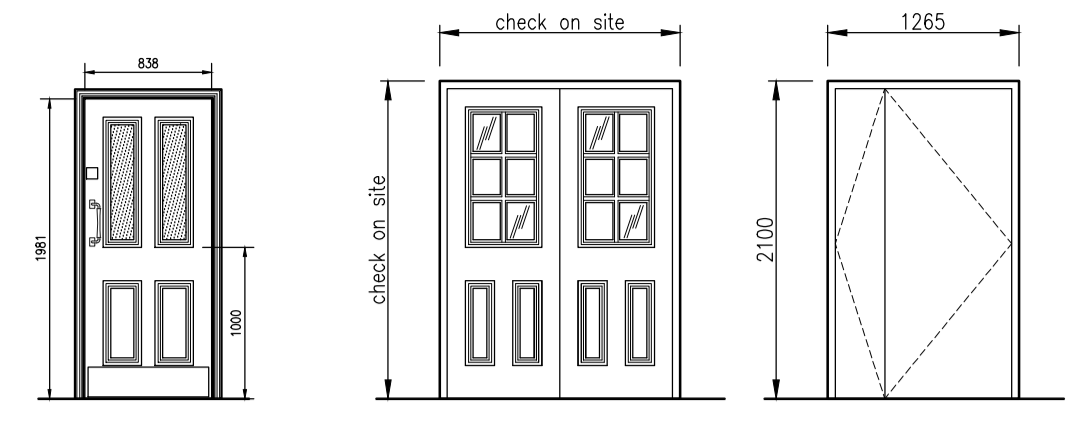
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WGO3, WGO4
double hung sliding sashes, with spiral balances & glazing bars, sections to generally match existing windows, painted.
140mm high reconstructed stone sill.
Bullnose solid pine window board internally.
Brass sash fastener
2 No. Brass Chubb security locks
Painted.
For detail of glazing bar see Drg. No. 7747/416

WFO5
Fixed casement, glazing bars to match existing, timber sill.
To be fitted into existing reduced door opening.
Painted.
Obscured glass.

Ground Floor New Windows

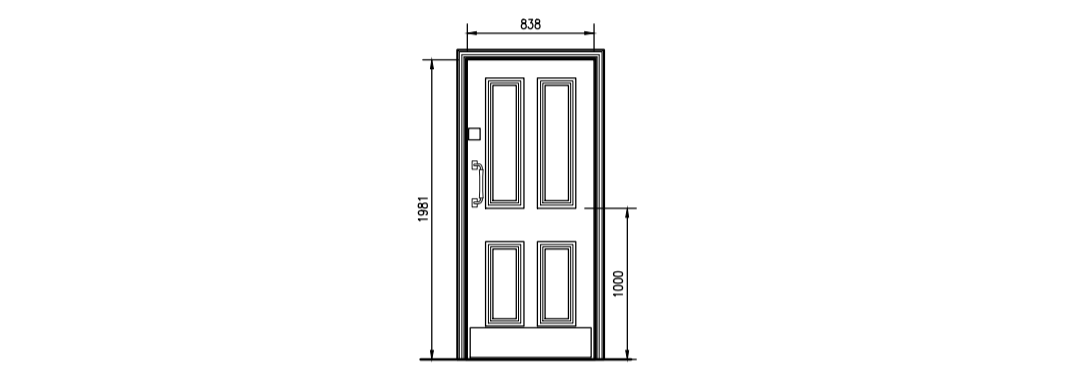


DG02
New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.
838x1981 solid framed, panelled FR30 door to match existing doors. Top 2 panels to be glazed with clear 'Pyran' fixed with heavy bolection mouldings to 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.

DG03
Allow for new solid rebated frame with draft stripping.
New pair solid framed external quality doors, rebated meeting edges.
3 Pairs bearing butt hinges
Set double panic bolts, brass finish.
Painted.

DG04
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.

Ground Floor Doors



DFO3, DFO7, DFO10, DFO11.
Omitted.

DFO2, DFO14
Existing doors to be retained & generally overhauled.

DFO1, DFO5,
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 framed, panelled FR30 door 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.

DFO4
Existing frame retained upgraded stops to FR30
Existing panelled door retained, to be upgraded to fire door using 'Envirograf Product 38' pack

DFO6
New 32mm fin. HW lining with 38x13 fin. HW planted stops, intumescent strips and smoke seals. Heavy moulded architraves 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

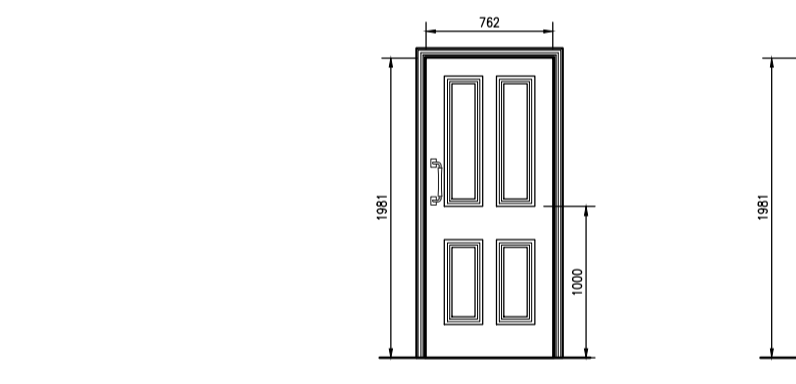
DFO8, DFO9
Cubicle doors all as Detail drawing.
Painted.

DFI2,
New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves 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.

DFI3
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.

DFI5
Omitted.

First Floor Doors



DS01
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 framed, panelled FR30 door 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.

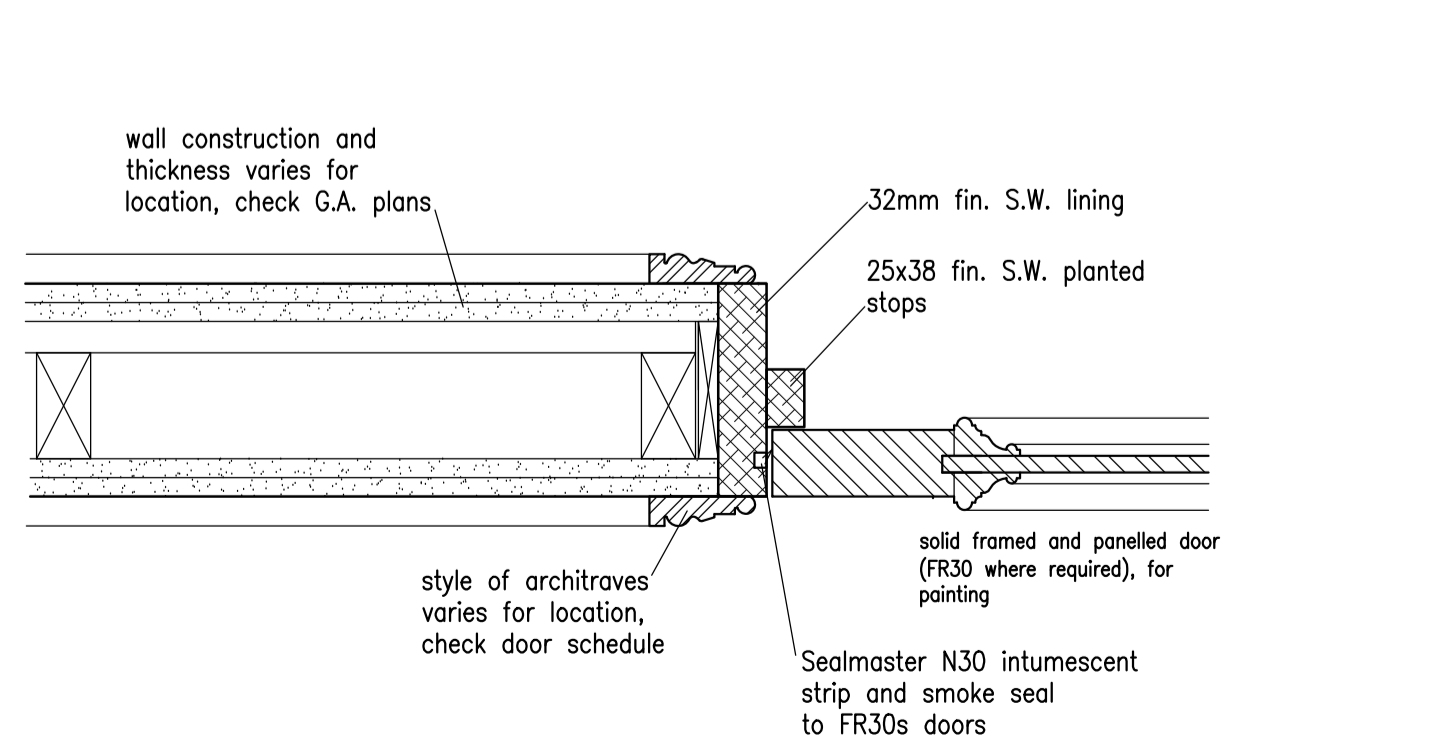
DS02, DS04
New 32mm fin. HW lining with 38x13 fin. HW planted stops. Heavy moulded architraves to match existing doors.
762x1981 solid framed panelled door with recessed mouldings to match existing doors.
Lever/latch set

DS05
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.
Bathroom lever/latch set

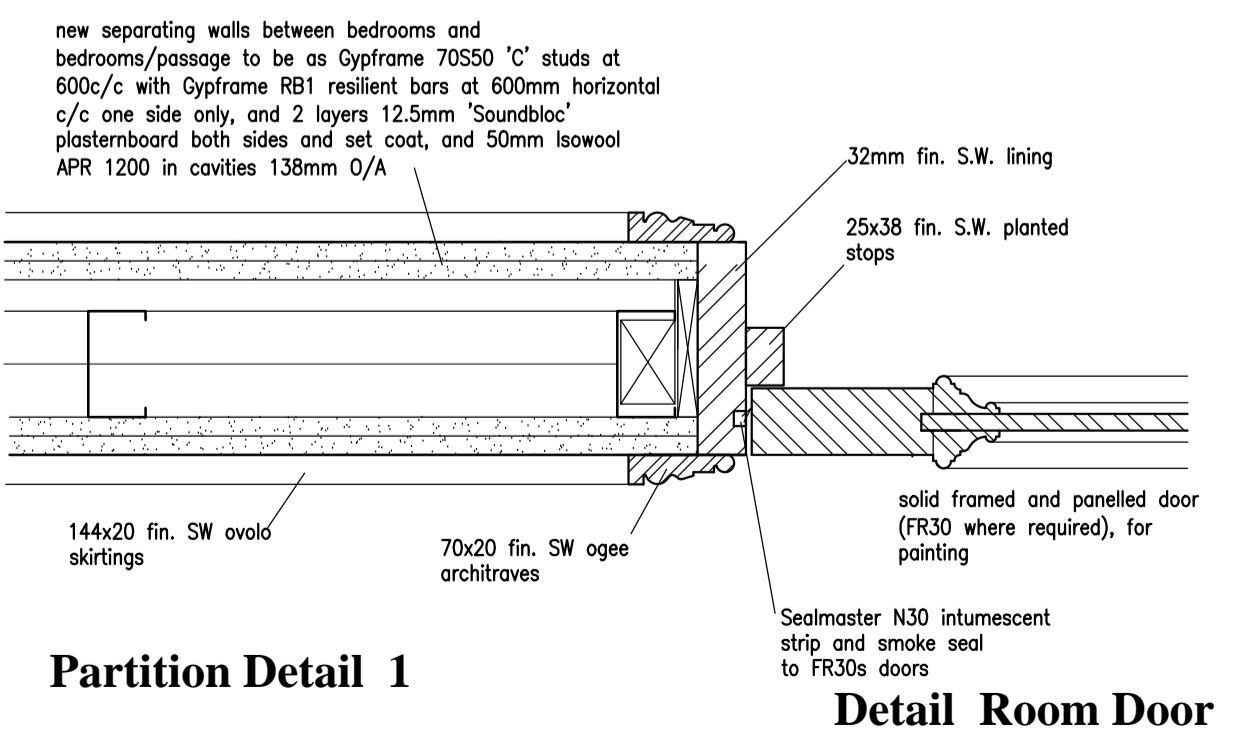
DS07
New 32mm fin. SW lining with 38x25 fin. SW planted stops, intumescent strips and smoke seals. Heavy moulded architraves to match existing doors.
838x1981 solid framed, panelled FR30 door to match existing doors.
1.5 pairs bearing hinges
O/H closer
Cylinder mortice latch with escape turn on inside.
'Fire door keep shut' signs.
Painted.

DS08
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.
Lever/latch set

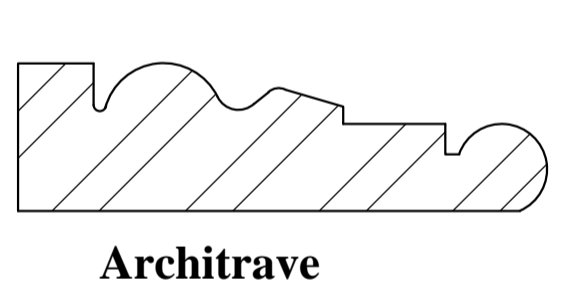
Second Floor Doors



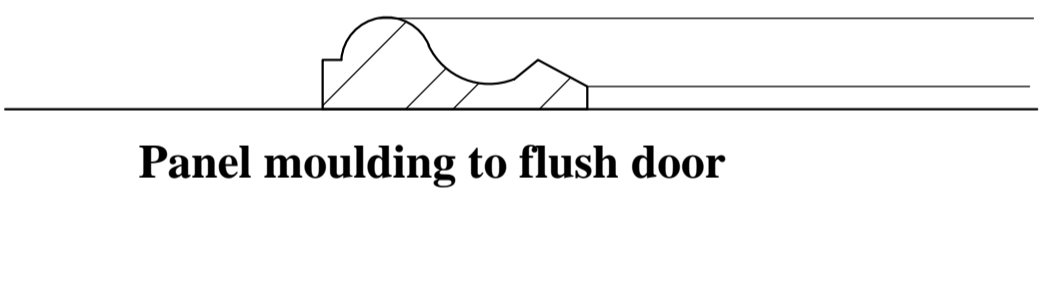
Typical Internal door lining



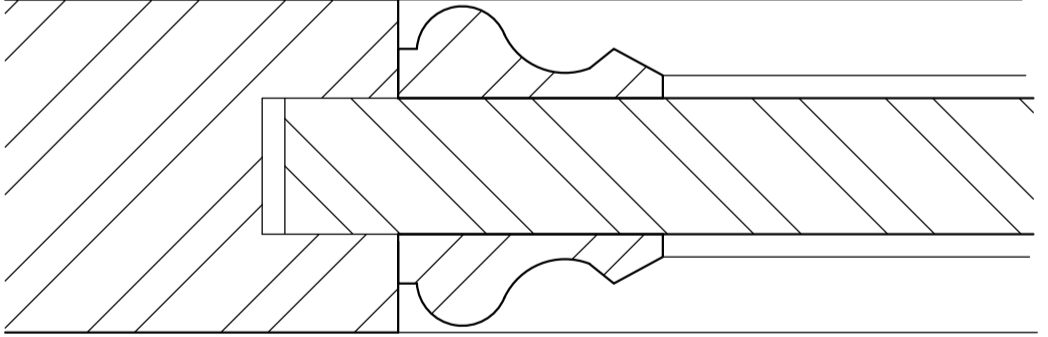
Typical Internal partition details to domestic accommodation



Architrave



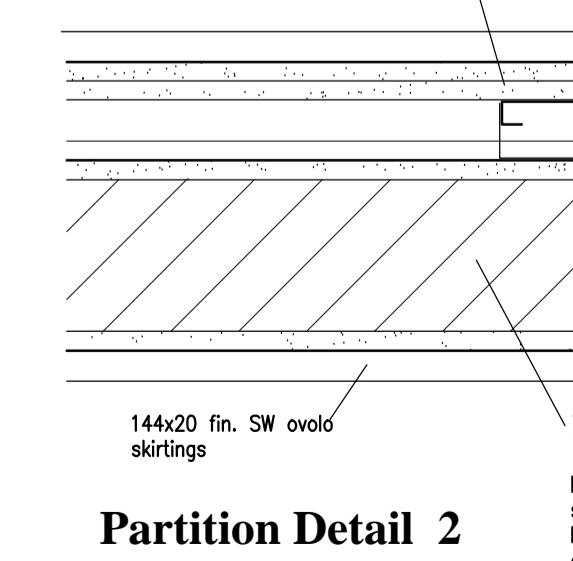
Panel moulding to flush door



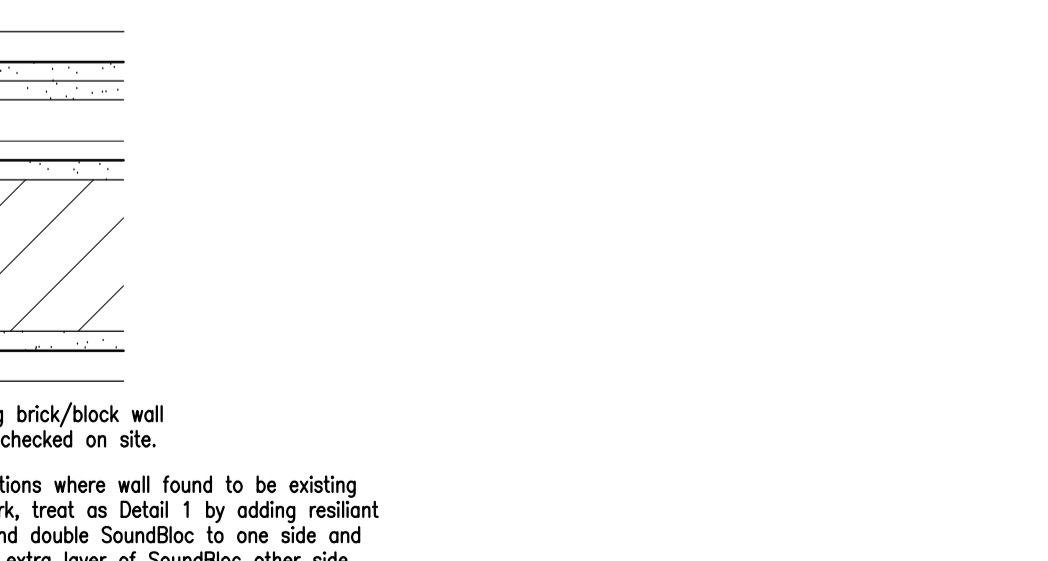
Full size mouldings



Panel moulding to framed door



Partition Detail 1



Partition Detail 2

In locations where wall found to be existing stucco work, treat as Detail 1 by adding resilient bars and double SoundBloc to one side and adding extra layer of SoundBloc other side

NOTE: ALL DOORS TO NOW BE SOLID FRAMED AND PANELLED (NOT FLUSH WITH PLANTED MOULDINGS)

DG01, DG09, DG10, DG11, DG16
Omitted

DG12 to DG15
Cubicle doors all as Detail drawing.
Painted.

DG17, DG22
Existing Doorway to be reopened.
Existing construction to be checked on site.
Allow for new cylinder mortice lock with thumb turn inside.
Painted.

DG18
Existing original door to be retained. Understair cupboard to be cleared out and door secured permanently shut to prevent storage below stair.

DG19, DG20
Existing doors generally overhauled. Allow for upgrading to Fire Doors if not already.
Allow for new O/H closers if required
Painted.

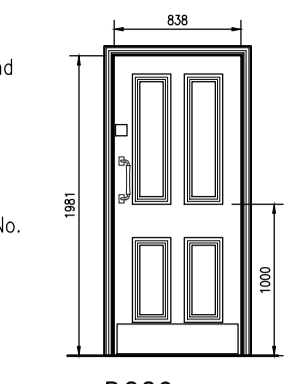
DG21
Existing Doorway to be reopened.
Existing construction to be checked on site.
Allow for adapting existing frame and upgrading stops, rehanging door on opposite side.
Allow for New solid framed, panelled FR30 to match existing doors
1.5 pairs bearing hinges
O/H closer
Brass push plate
Brass pull handle
2No. brass kick plates
Mortice cylinder deadlock with thumb turn on bar side, brass escutcheons

DG23, DG24, DG25
Existing doors to be retained and generally overhauled.

DG26, DG27
New Lobby doors see drawing No. 7747/425

DG28
Existing double doors to be re-glazed & held open.

DG29
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 framed, panelled FR30 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.



DG29
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 framed, panelled FR30 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		
E	20.10.14	DFO1 lobby door now retain, renewed.		
F	05.12.14	Windows WGO3, O4, O5 now with full panes, glazing bars omitted. All panelled doors now to be solid framed and panelled. (not planted mouldings). DFO5 to be existing panelled door retained and upgraded with intumescent material. D15 omitted		
G	22-12-2014	New Ground Floor windows WGO3, O4, O5 reinstated as 'all glazing bar' door references DFO4 and O5 corrected (previously around the wrong way)		

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. 1.6w/m² K u-value.
All opening windows to be fitted with restrictors to allow max. 100mm opening, releasable for window cleaning.

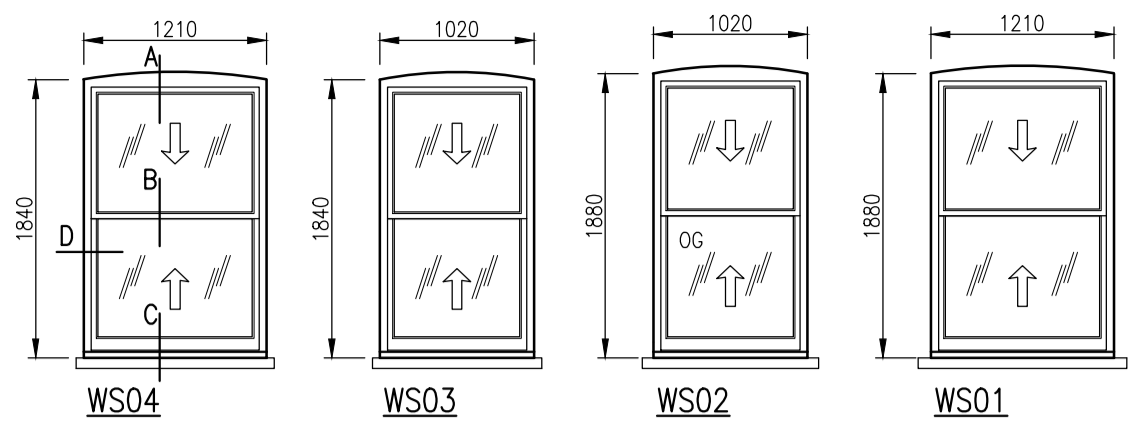
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client
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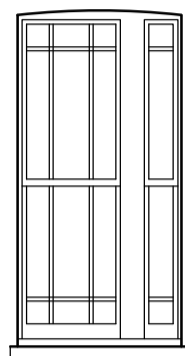
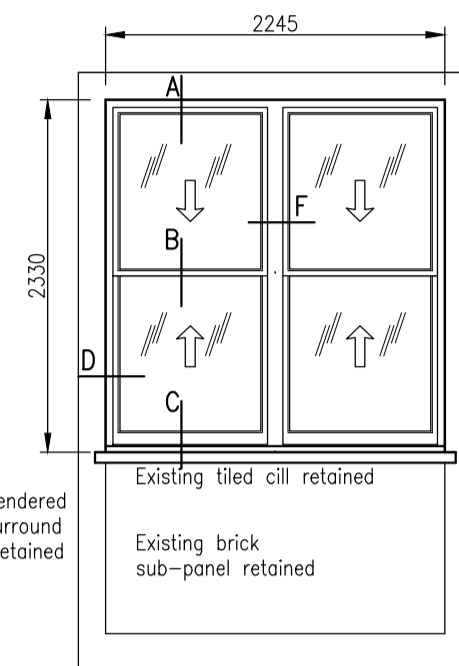
drawing title
Windows and Doors Schedule Elevations and Details

drawing number 7747/416	revision 1
scale 1:50, 1:5 @ A1	drawn LAP
	date April 2015

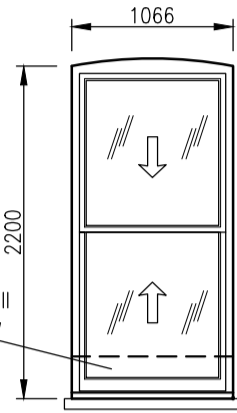


Existing UPVC windows removed.
Existing Stone cills retained, to be further inspected once windows removed. (previous remedial works carried out with lead capping)
New Double hung sliding sash window, double glazed units, with spiral balances as details, painted.
Trickle vents to heads of these windows.

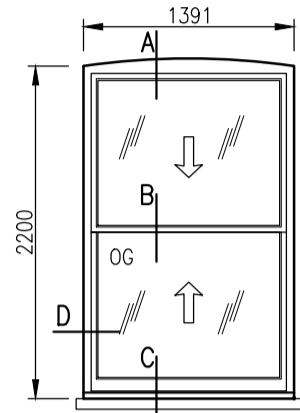
SECOND FLOOR WINDOWS



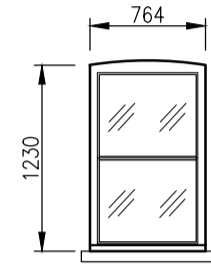
WF05
Existing external security bars removed.
Existing original window retained, single glazed, repaired to bottom of central mullion, stripped and repainted.



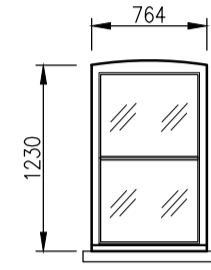
WF04
Existing UPVC windows removed.
Existing Stone cills retained, to be further inspected once windows removed. (previous remedial works carried out with lead capping)
New Double hung sliding sash window, double glazed units, with spiral balances as details, painted.



WF03
Existing UPVC windows removed.
Existing Stone cills retained, to be further inspected once windows removed. (previous remedial works carried out with lead capping)
New fixed light window to match casement window details, double glazed units, painted.



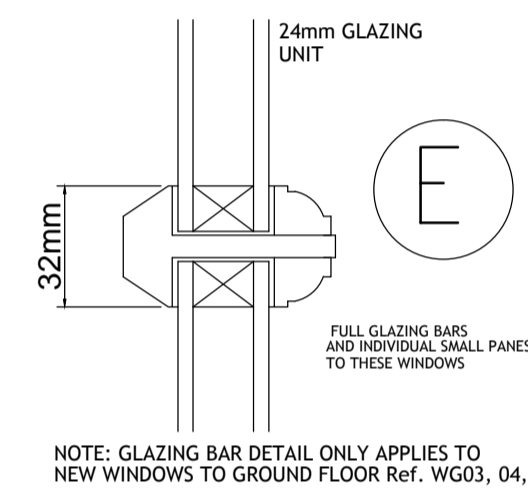
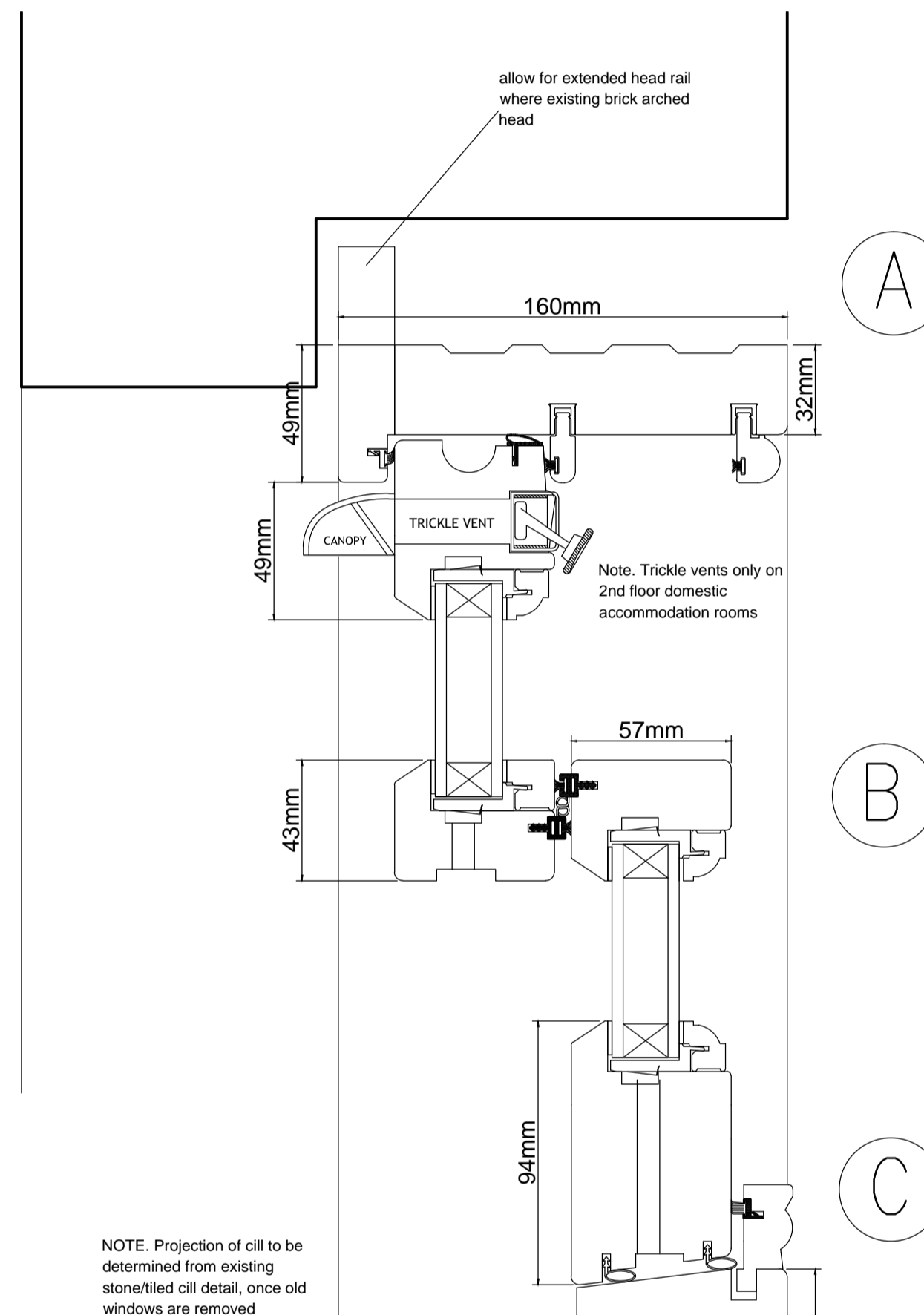
WF02
Existing external steel security bars removed.
Existing UPVC windows removed.
Existing Stone cills retained, to be further inspected once windows removed.



WF01
Existing external steel security bars removed.
Existing UPVC windows removed.
Existing Stone cills retained, to be further inspected once windows removed.

GENERAL NOTES

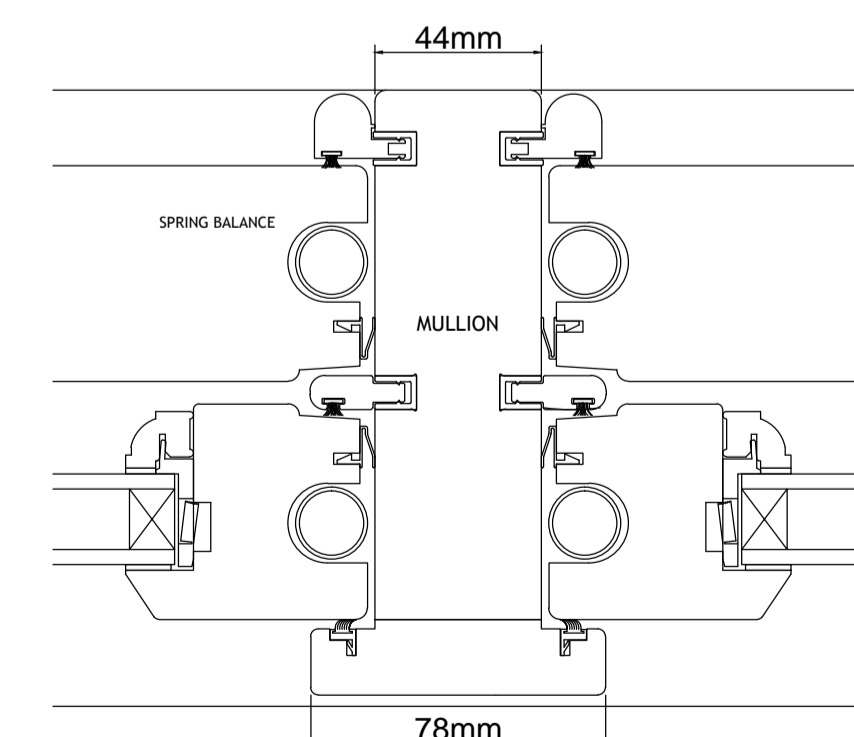
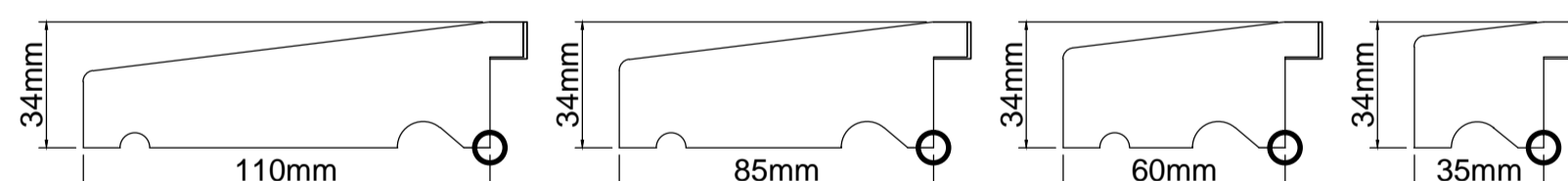
sizes shown are to nominal structural openings. Contractor must check final sizes and allow fitting tolerances for all joinery.
All new external joinery to be made in durable hardwood from a certificated sustainable source. general window frames and doors painted.
In accordance with Approved Document 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.



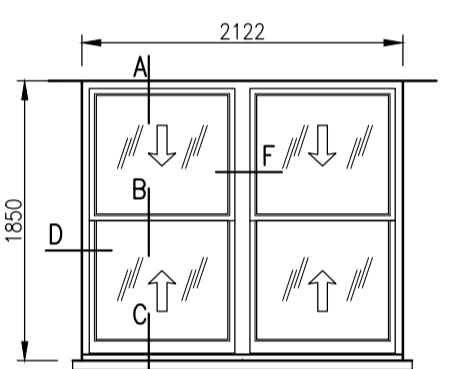
NOTE: GLAZING BAR DETAIL ONLY APPLIES TO NEW WINDOWS TO GROUND FLOOR Ref. WG03, 04, 05

NOTE: Projection of cill to be determined from existing stone/tiled cill detail, once old windows are removed

CILL EXTENSION OPTIONS



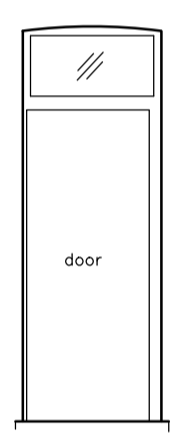
FIRST FLOOR WINDOWS



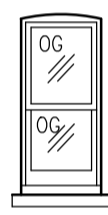
WG10
Existing external security bars removed.
Existing UPVC window removed.
Existing tiled cill retained.
New Double hung sliding sash window, double glazed units, with spiral balances as details, painted.



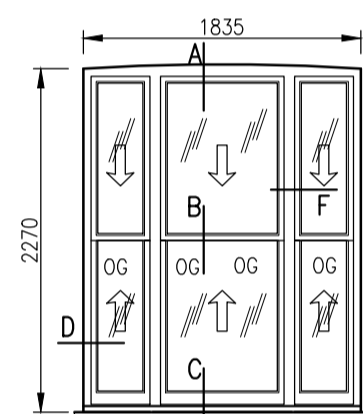
WG09
Existing external security bar removed.
Existing original window retained, single glazed, stripped and repainted.



DG17
Existing external security bar removed.
Existing original frame and fanlight retained, single glazed, stripped and repainted.



WG08
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.



WG07
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 as details, painted.
Obscured glass to lower panes.

GROUND FLOOR WINDOWS

REPLACEMENT WINDOWS TO REAR ELEVATION

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

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	05.12.14	New windows now to be full pane double glazed units, glazing bars omitted.		
B	22.12.14	Glazing bar detail added back for Ground Floor windows WG03, 04, 05		

A 05.12.14 New windows now to be full pane double glazed units, glazing bars omitted.
B 22.12.14 Glazing bar detail added back for Ground Floor windows WG03, 04, 05



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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

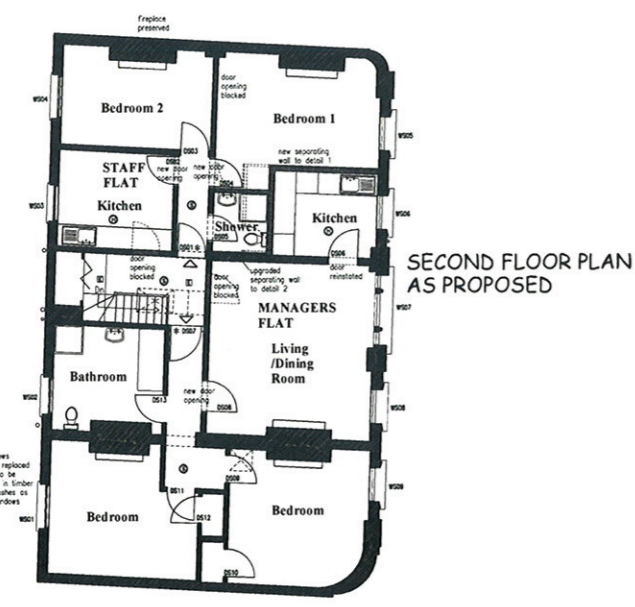
drawing number 77471/426	revision A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
scale 1:50, 1:2 @ A1	drawn LAP
	date Aug 2014

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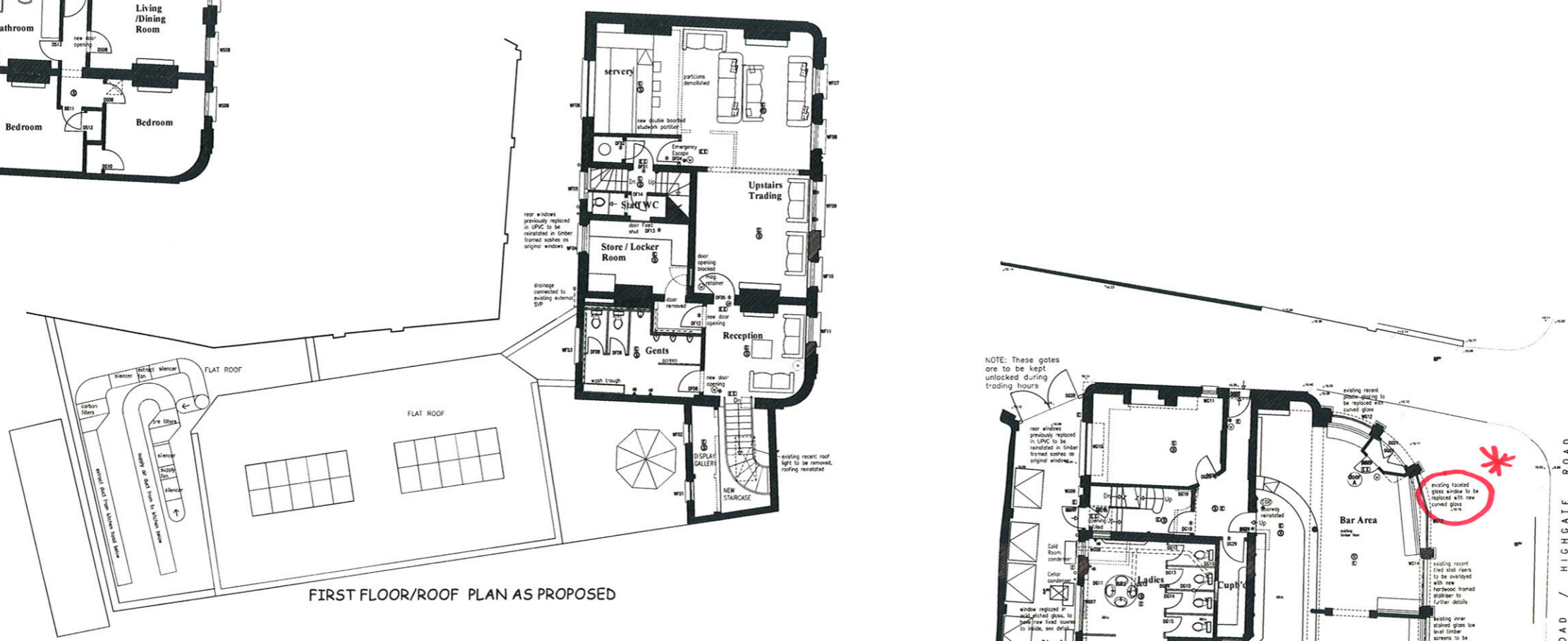
SECTIONS TAKEN FROM MUMFORD AND WOOD LTD.
CONSERVATION SPRING SASH WINDOW
HEAD, CILL, JAMB & TRICKLE VENT OPTIONS
U.K. PATENT GB2297344B & GB2283269B

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

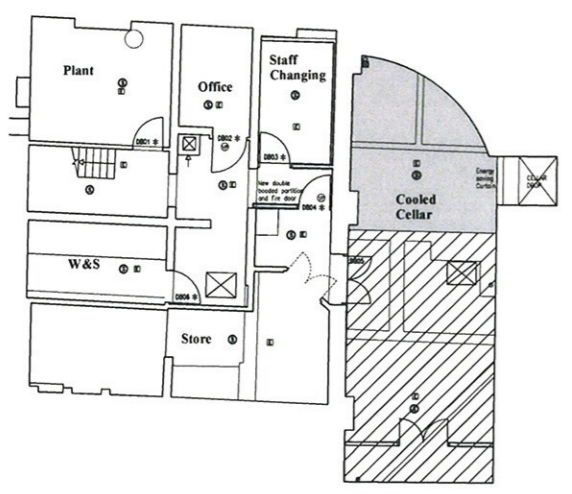
REV	DATE	DESCRIPTION	DWN	CHKD
A	25-09-2012	GENERALLY UPDATED		
B	21-10-2013	Updated to match 1:50 layouts		
C	24-10-2013	Updated to match 1:50 layouts		
D	29-10-2013	Notes added, re. replacing plastic glazing with curved glass. Replacing UPVC windows with timber sashes. New door risers.		
E	18-11-2013	Kitchen extract system shown to rear roof		
F	27-08-2014	Toilet basins revised		
G	20-10-2014	Window WG13 confirmed as existing facade, to be retained. Door DFO1 reinstated.		
H	30-10-2014	Kitchen layout and drainage revised		
J	05-12-2014	WG13 glass to be replaced as full curved pane. DF15 omitted. First floor servery/furniture layout revised. DF05 or magnetic restorer.		



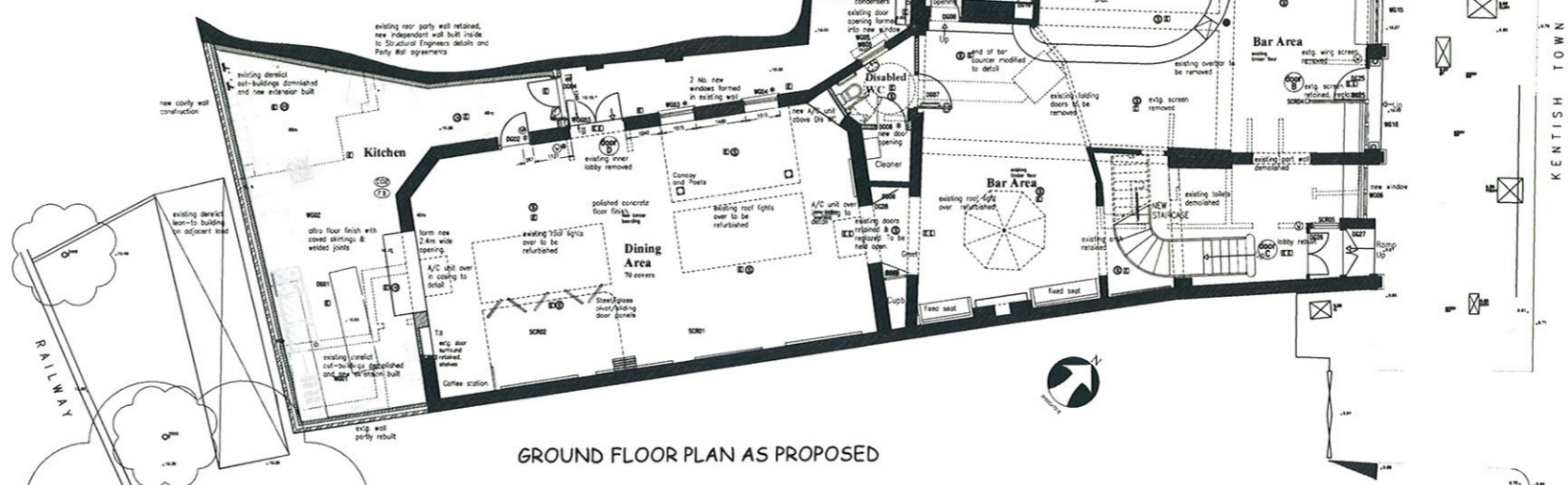
SECOND FLOOR PLAN AS PROPOSED



FIRST FLOOR/ROOF PLAN AS PROPOSED



CELLAR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

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client
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drawing title
 Proposed Floor Plans
 General Arrangement All Floors

drawing number 7747-404	revision A B C D E F G H J checked
scale 1:100 @ A1	drawn E.B. date 17.04.15

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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
 - (IE)** ILLUMINATED EXIT SIGN maintained
 - (O)** 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
 - (CDP)** 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 polisthene vapour barrier on 75mm Kingspan K3 insulation with 25mm upstands all round, on 1200g D-M on in-situ or suspended beam and black slip 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 topping DPM with OPC on all sides, subject to establishing nature and position of existing DPC's
- NEW FLAT ROOFS**
High performance torch applied built-up roofing as 'Dorbium' or similar approved on 120mm Kingspan insulation board (50mm TR27 + 50mm K11) on vapour barrier (lapped over sides of insulation and bonded to roofing) on 18mm ext. cov. ply deck or SW fixings to give min. R10 falls on timber joists to Struct Eng's details.
150mm roofing upstones 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.w.p.'s and to be installed in accordance with B.S.5572. Wastes to wash-hod 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 roosting access of 45 degrees in direction.
Where necessary, pipes and hot water storage vessels are to be thermally insulated to comply with Approved Document L1, Section 3.
All vented 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 MV to be terminated with automatic or 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 locked/rod. 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 Work Class 1 to BS EN 1401 and in accordance with BS:8301:1985. 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 Manufacturer's 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 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 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.

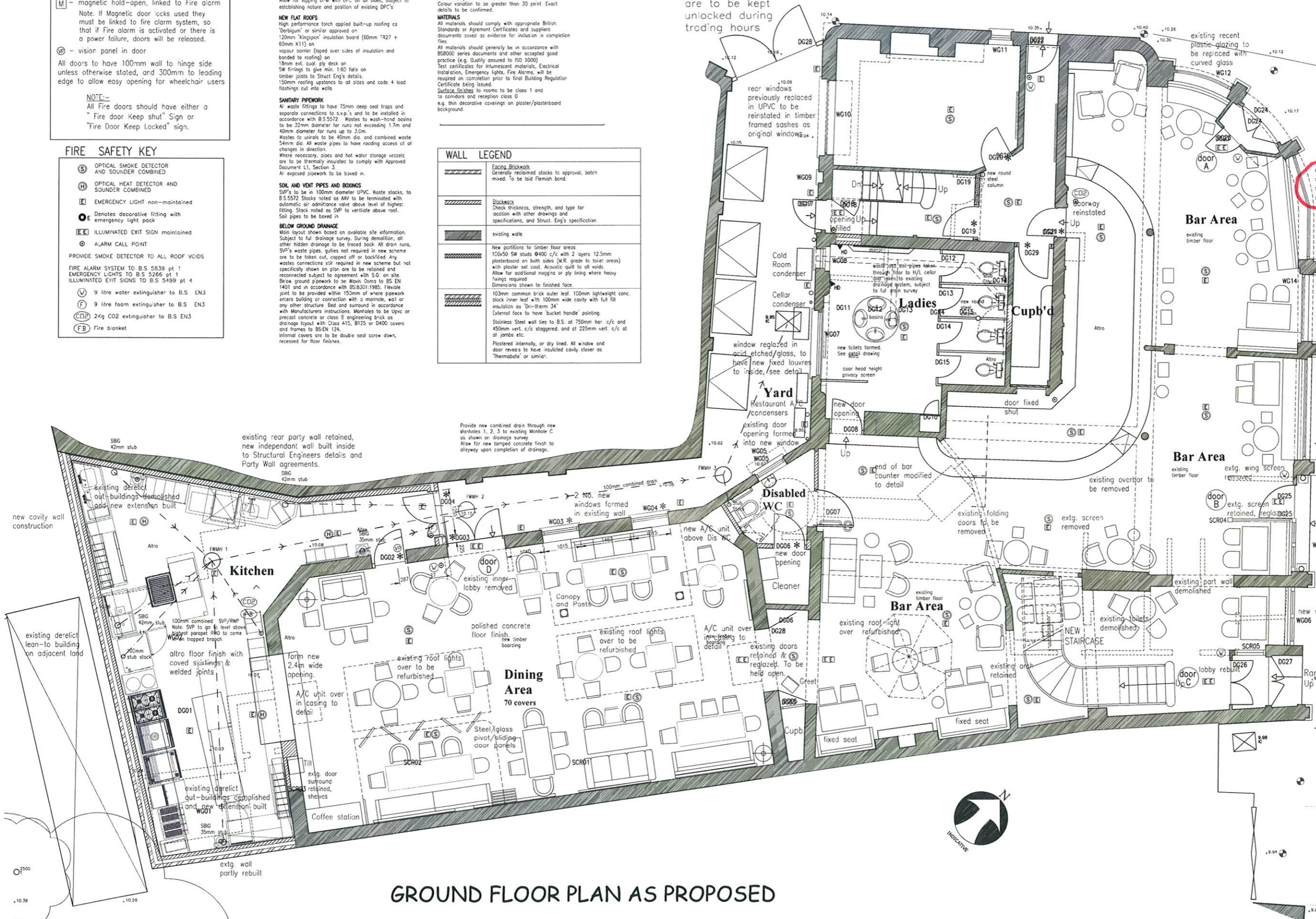
WALL LEGEND

	Facing Bricks Generally retained stocks to approval, batch mixed. To be laid Flemish bond.
	Blockwork Check thickness, strength, and type for location with other drawings and specifications, and Struct. Eng's specification
	existing walls
	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 seal coat. Acoustic quilt to all voids. Allow for additional nogging or ply lining where heavy fixings required. Dimensions shown to finished face.
	103mm common brick outer leaf. 100mm lightweight conc. block inner leaf with 100mm wide cavity with full fill insulation as 'In-Itam 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 jumbs etc. Plastered internally, or dry lined. All window and door reveals to have insulated cavity closer as 'Thermobal' or similar.

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

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 |
|-----|------------|---|-----|------|
| REV | 25-09-2012 | GENERALLY UPDATED | | |
| B | 04-10-2013 | Cold room shown to corner room. Opening width reduced near new stair. Stocking 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 step 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 stall risers. | | |
| H | 10-12-2013 | Other external condensers shown | | |
| J | 02-01-2014 | Dining furniture increased. Extg. door surround retained. Circular Vandy unit | | |
| K | 27-08-2014 | Window numbers added | | |
| L | 20-10-2014 | Window WG13 confirmed as existing facade, to be retained. | | |
| M | 30-10-2014 | Kitchen layout and drainage updated | | |



GROUND FLOOR PLAN AS PROPOSED

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client
Young & Co's Brewery PLC

drawing title
Proposed Ground Floor Plan

drawing number 7747-A13	revision
scale 1:50 @ A1	checked N
	drawn F.D.
	date 17.02.15

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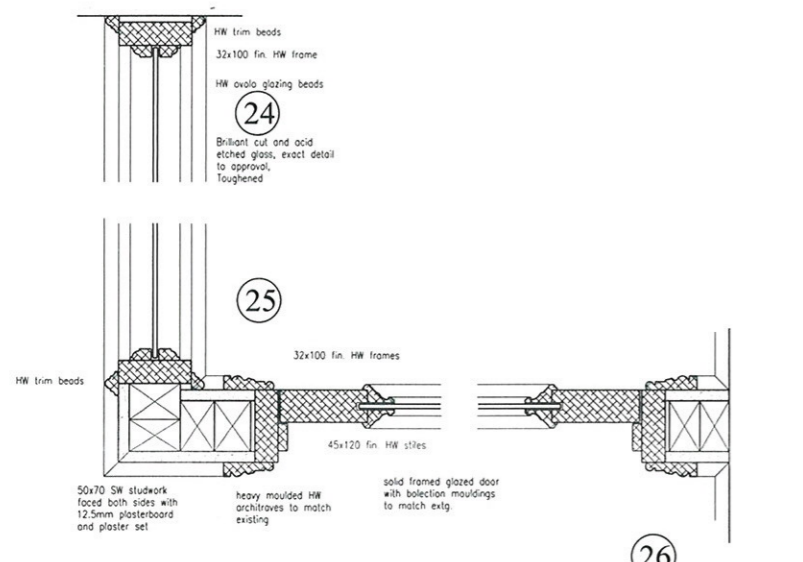


SCR05
new glazed side screen as details

DG26
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 lacquered to match existing.

DG27
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 lacquered to match existing. 4No. heavy duty brass shoot bolts. Cylinder mortice lock with brass escutcheons. Threshold seals as Raven RP31 plus RP82.

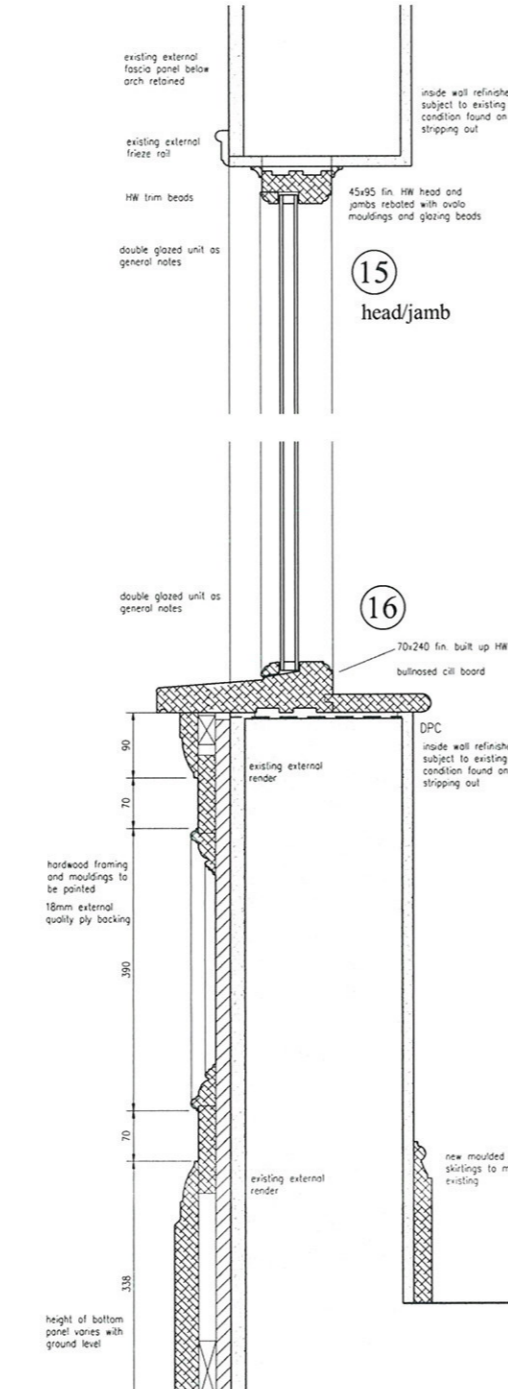
WG06
existing internal panelling removed. Existing window frames removed, and brick apron broken down to new level. New window frame as detail. Double glazed unit. Clear safety glass. Stall riser to have new panelling applied as detail.



24
HW trim beads. 32x100 fin HW frame. HW ovolo glazing beads. Brilliant cut and acid etched glass, exact detail to approval, toughened.

25
HW trim beads. 32x100 fin HW frames. 45x120 fin HW siles. 50x70 SW studwork faced both sides with 12.5mm plasterboard and plaster set. heavy moulded HW architraves to match existing. solid framed glazed door with bolection mouldings to match extg.

26
HW trim beads. 32x100 fin HW frame. HW ovolo glazing beads. Brilliant cut and acid etched glass, exact detail to approval, toughened.



15 head/jamb
existing external fascia panel below arch retained. existing external frieze rail. HW trim beads. double glazed unit as general notes. 45x95 fin HW head and jambs rebated with ovolo mouldings and glazing beads. inside wall refinished subject to existing condition found on stripping out.

16
double glazed unit as general notes. 70x240 fin built up HW cill. bullnosed cill board. DPC. inside wall refinished subject to existing condition found on stripping out. existing external render. hardwood framing and mouldings to be painted. 18mm external quality ply backing. height of bottom panel varies with ground level.

17
closed top to lobby, 50x100 SW joists, 18mm MDF deck, 12.5mm plasterboard and set ceiling. timber cornice, painted.

18
frieze paneling made up of double layer MDF with ovolo moulding around inside edge of out panel, painted.

19
frieze rail, painted. 32x100 fin HW frame. HW ovolo glazing beads. Brilliant cut and acid etched glass, exact detail to approval, toughened. HW ovolo glazing beads. 32x100 fin HW frame. Dado rail to match existing.

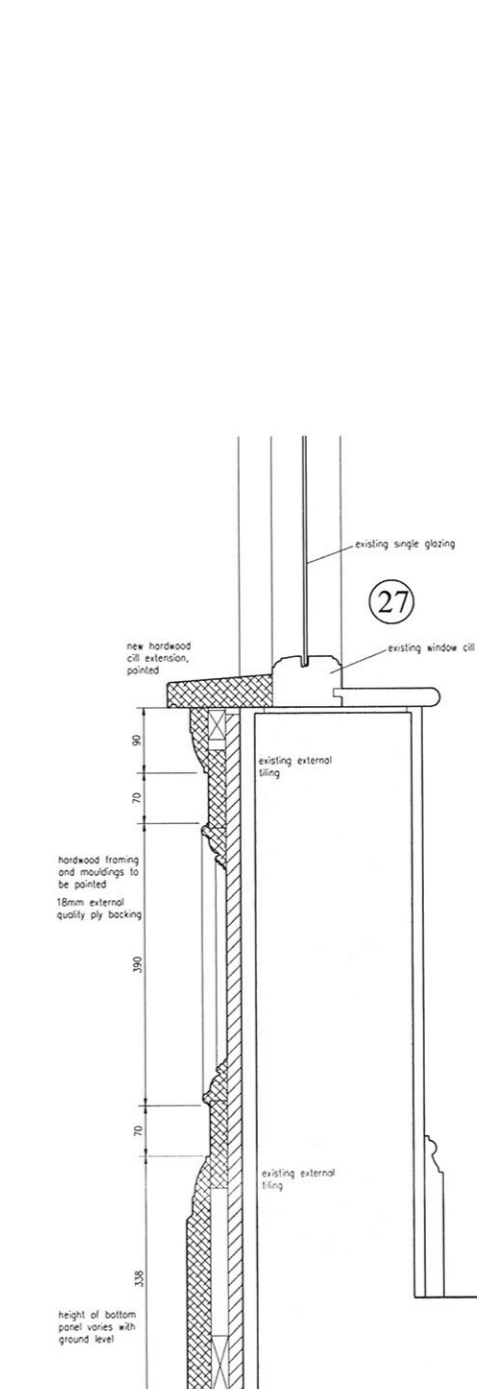
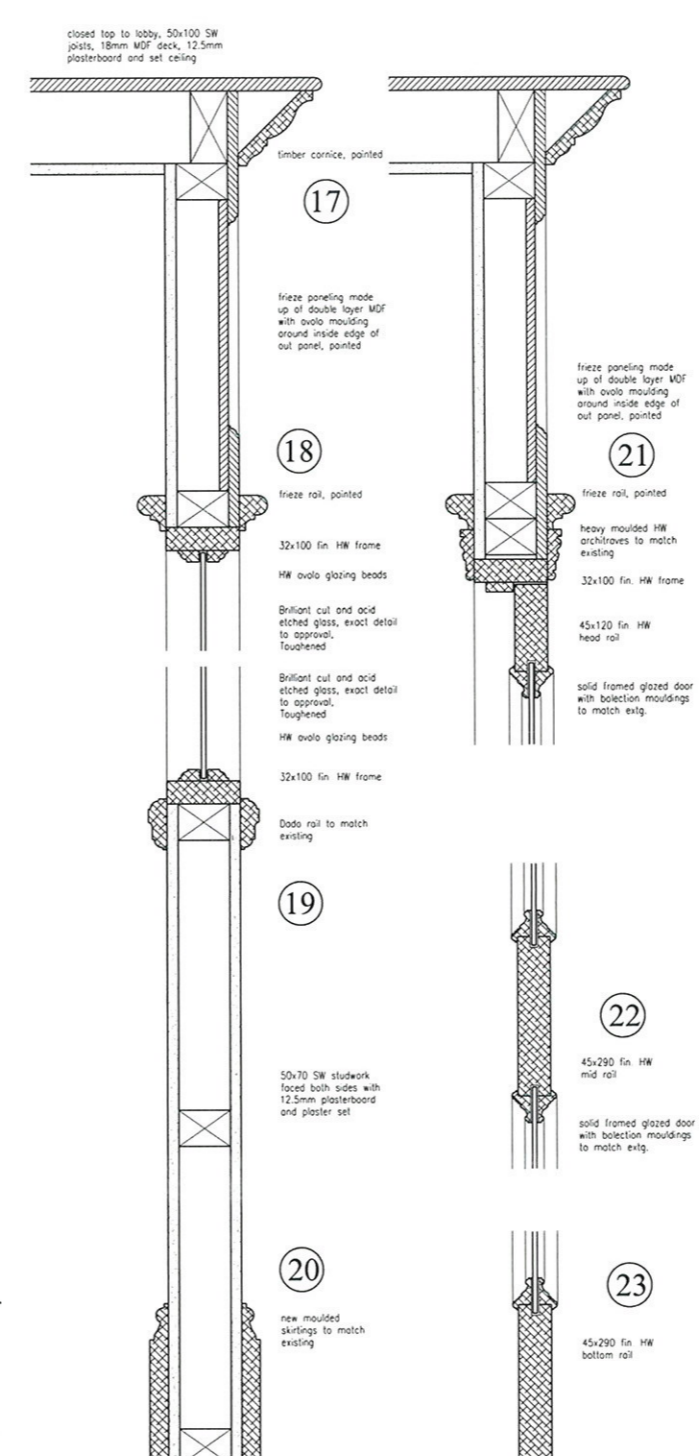
20
50x70 SW studwork faced both sides with 12.5mm plasterboard and plaster set. new moulded skirtings to match existing.

21
frieze paneling made up of double layer MDF with ovolo moulding around inside edge of out panel, painted. frieze rail, painted. heavy moulded HW architraves to match existing. 32x100 fin HW frame. 45x120 fin HW head rail. solid framed glazed door with bolection mouldings to match extg.

22
45x290 fin HW mid rail. solid framed glazed door with bolection mouldings to match extg.

23
45x290 fin HW bottom rail. new moulded skirtings to match existing.

27
existing single glazing. existing window cill. new hardwood cill extension, painted. existing external tiling. hardwood framing and mouldings to be painted. 18mm external quality ply backing. height of bottom panel varies with ground level.



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	20.10.14	Extent of new ceiling with clarified extent of curved / the above clarified.		
B	09.12.14	WGB ceiling location after replaced with inside curved piece of glass.		

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 pointed. 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 BS 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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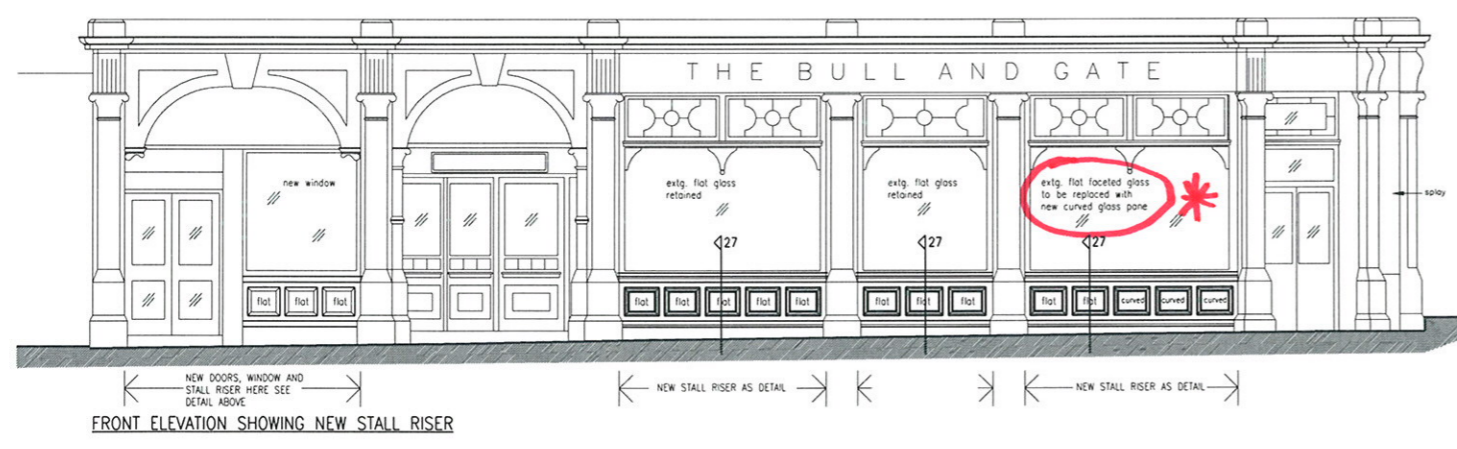
project
The Bull and Gate
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client
Young & Co's Brewery PLC

drawing title
New Windows and Doors to Front, New Lobby detail
New Stall riser detail

drawing number	revision
7747/425	A B
scale 1:50, 1:50, 1:50	drawn f.B.
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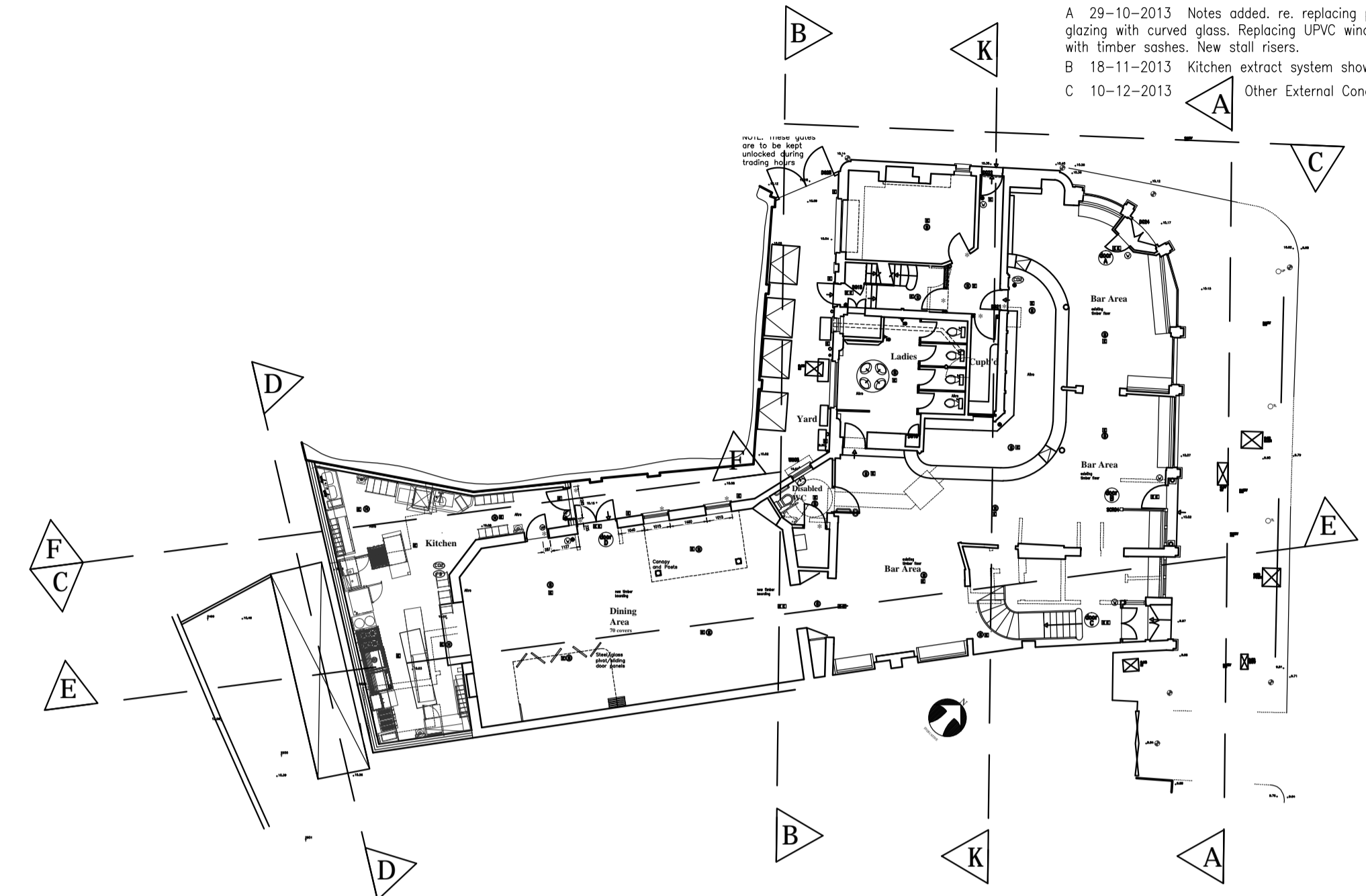
REV	DATE	DESCRIPTION	DWN	CHKD
A	29-10-2013	Notes added, re. replacing plastic glazing with curved glass. Replacing UPVC windows with timber sashes. New stall risers.		
B	18-11-2013	Kitchen extract system shown		
C	10-12-2013	Other External Condensers shown		



FRONT ELEVATION A - A



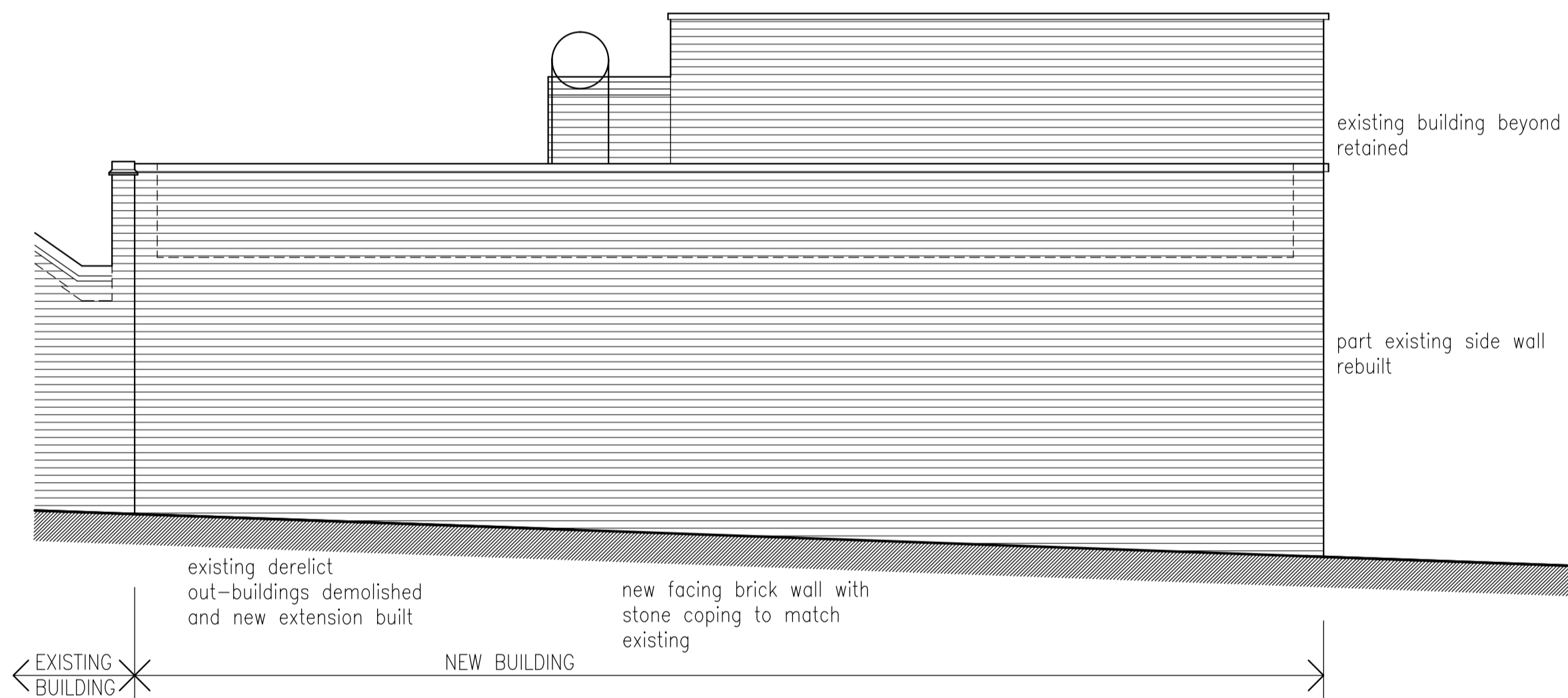
REAR ELEVATION B - B



KEY PLAN



SIDE ELEVATION C - C



REAR ELEVATION D - D

- D 26-08-2014 Windows to rear elevation shown renewed
- E 23-10-2014 Extent of curved / Flat glazing clarified
- F 05-12-2014 New windows now full pane DGI's, glazing bars omitted.
- G 22-12-2014 New Ground Floor windows WG03, 04, 05 on Elevation C-C reinstated as 'all glazing bar' Note on shopfront window WG13 corrected 'new curved glass'



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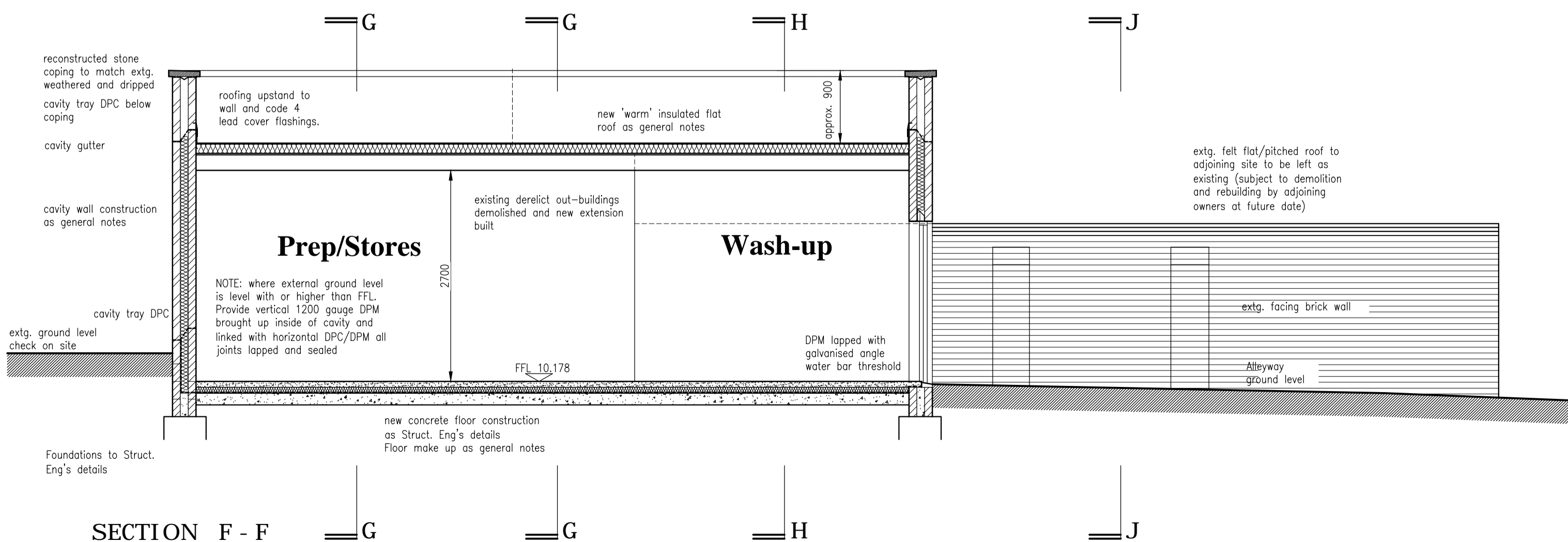
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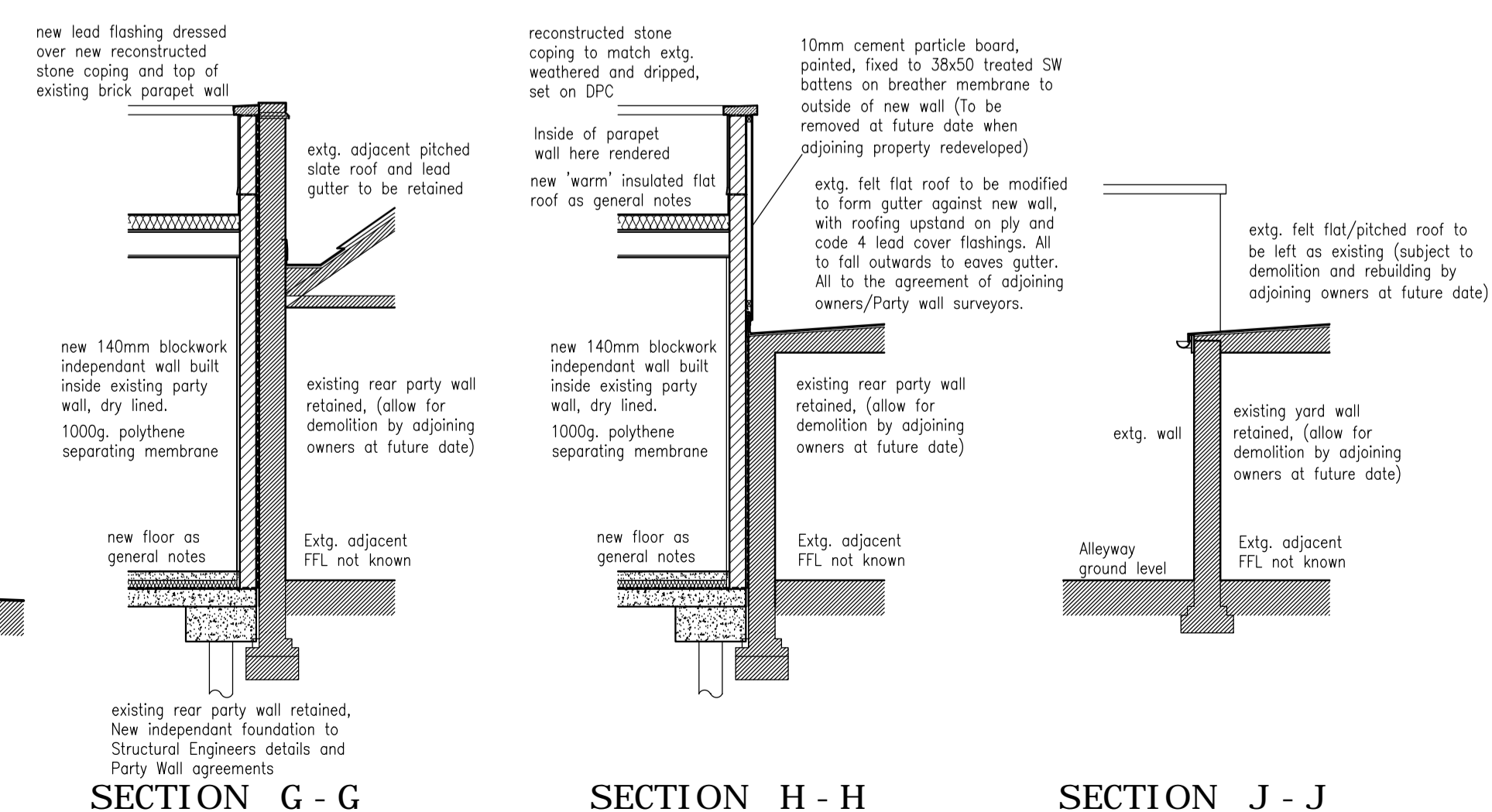
Yang & Co's Brewery PLC

drawing title

Proposed Elevations/ Sections



SECTION F - F



SECTION G - G

SECTION H - H

SECTION J - J

drawing number	revision					
	A	B	C	D	E	F
7747-405						
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