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CONTRACTORS PLEASE NOTE

Warning. No dimensions to be scaled from this drawing.
All contractors must visit site and are responsible for taking and checking all dimensions relative to this work.

This drawing must be read in conjunction with the specification and bill of quantities and all related drawings. Any structural work must be carried out in accordance with the details and specifications of the clients appointed structural engineer. Any amendments must have his express prior written authority.

All structural work must be inspected at all relevant stages by the structural engineer and by the local authority building control officer and comply with their requirements. Any costs and claims for damages, loss of trade, etc., incurred by failing to do so are the sole liability of the contractor.

REVISIONS

a: planning officers requirements added. 10-12-06
b: revised to planning officers requirements. 5-1-07
c: revised for re submission. 17-4-07
d: minor plan revisions to p.o requirements. 5-7-07

gate to disused land

1.8m high fencing panels to be fitted in front of existing brick boundary walls, 600mm high diagonal trellis panels to be fitted above fencing. 600mm high x 700mm deep timber planting troughs to be landscaped.

external stage

gate to adjacent property

1.8m high fencing panels to be fitted in front of existing brick boundary walls, 600mm high diagonal trellis panels to be fitted above fencing. 600mm high x 700mm deep timber planting troughs to be landscaped.

new 1.8m high timber screen fence on brick plinth

bins store

stage

function room

raised planter to receive landscaping

new raised deck drinking area: hardwood timber decking comprising maximum 150mm wide ribbed or grooved boards. decking to be laid with a gradient of 1:100 to fall away from the building. allow for 6 - 10mm gap between boards.

balustrading to decking comprising:
- 100mm sq tanalised softwood posts bitumen treated at base and set in 300 x 300mm concrete pad footings. approx 1.5m centres.
- 75 x 50mm tanalised softwood handrail at 1.1mm above decking level.
- 25 x 25mm tanalised softwood spindles at 100mm centres.
- 75 x 50mm tanalised softwood base rail fixed to posts 75mm above decking level.

all balustrading to receive paint finishes.

d.j. console

raised decked drinking area

existing access ramp removed

form new decked ramp at 1:12 for better access. approx rise of 300mm.

gents

ladies

new timber security gates and fixing posts to be set back approx 4.0m from existing. exact position to be agreed.

relocated gate to entrance

works to toilet facilities
complete refurbishment to gents toilets. ladies toilets to be reconfigured to provide additional facilities. completely new sanitary facilities for use by people with disabilities in accordance with approved document 'M'.

new fixed seating

new fixed seating

external works to front elevation.
- essential repairs to existing doors, windows and rain water goods. all to match existing in material and style.
- complete redecoration to existing frontage to include previously painted stone facade, parapet and intermediate stone bands, windows, doors and rain water goods. all colours to be from the heritage range and to be agreed with the planning officer prior to carrying out.

POOL

extent of works to existing timber beams and pier to be established following report from structural engineer.

SHOP

form new full height boxed reveals to match existing

uncovered yard

disabled new flat roof over

form new flat roof extension to existing uncovered yard to form new toilet for use by wheelchair users.

kitchen. 10m.sq
note awkward extract

bar servery

expose and make good existing boxed architave reveals.

remove existing fireplace. note existing original chimney breast to form new period feature fireplace.

retain existing wall and door opening. new architrave.

remove existing section of wall retaining 225mm deep nibs at either end to suggest original plan layout. current wall has prominently been an opening which was closed off.

retain and make good existing boxed architave reveals.

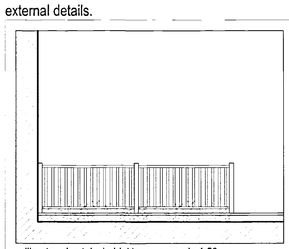
bar servery

cylinders

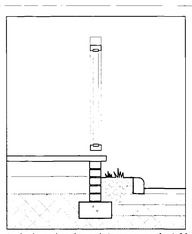
access to cellar

existing fixed seating to be carefully removed. original walls and features behind to be retained. provide new skirting as necessary to match original.

external details.



railing to raised deck drinking area. scale 1:50.



typical section through terrace. scale 1:20.

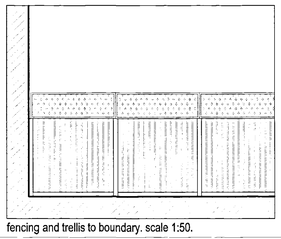
balustrading to decking comprising:
- 100mm sq tanalised softwood posts bitumen treated at base and set in 300 x 300mm concrete pad footings. approx 1.5m centres.
- 75 x 50mm tanalised softwood handrail at 1.1mm above decking level.
- 25 x 25mm tanalised softwood spindles at 100mm centres.
- 75 x 50mm tanalised softwood base rail fixed to posts 75mm above decking level.

all balustrading to receive paint finishes.

new raised deck drinking area: hardwood timber decking comprising maximum 150mm wide ribbed or grooved boards. decking to be laid with a gradient of 1:100 to fall away from the building. allow for 6 - 10mm gap between boards.

masonry sweeper walls to match existing bryk-work on a concrete strip footing.

existing tarmacadam surfacing to be cut back to accomodate strip footing and finished with new pre-cast concrete kerbing set in concrete. planting bed to rear as indicated.



fencing and trellis to boundary. scale 1:50.

600mm high tanalised top trellis fixed to top rail of fence.

1.8m high fencing along existing wall comprising:
- 100 x 100mm tanalised timber posts at 1.8m centres set into concrete bases.
- 3no 25 x 100mm tanalised timber horizontal rails supported between posts.
- 100 x 25mm tanalised timber vertical boards with 25mm gap fixed to rails, 100mm clear of ground.

DEVELOPMENT CONTROL

AMENDED PLAN
Ref. A2

SHDC
PLANNING & DEVELOPMENT
- 6 JUL 2007
Ref. 0511/07

dickinson waugh architecture

dickinson waugh architecture
houldsworth mill arts centre
houldsworth street
reddish
stockport
sk5 6da

telephone 0161 975 6075
fax 0161 975 6076
e-mail post@dwarchitecture.co.uk
web www.dwarchitecture.co.uk
directors daniel waugh. mark dickinson

CLIENT: s & n pub enterprises

PROJECT: the black swan
12 new road
spalding
lincolnshire pe11 1dq

TITLE: proposed ground floor plan
proposed external drinking area

planning application drawing

JOB No.	SCALE	DRAWING No.	DATE
2150	1:50	PL1 d	nov 06