

SECTION 3-3: THROUGH PREP KITCHEN 1:50@A1

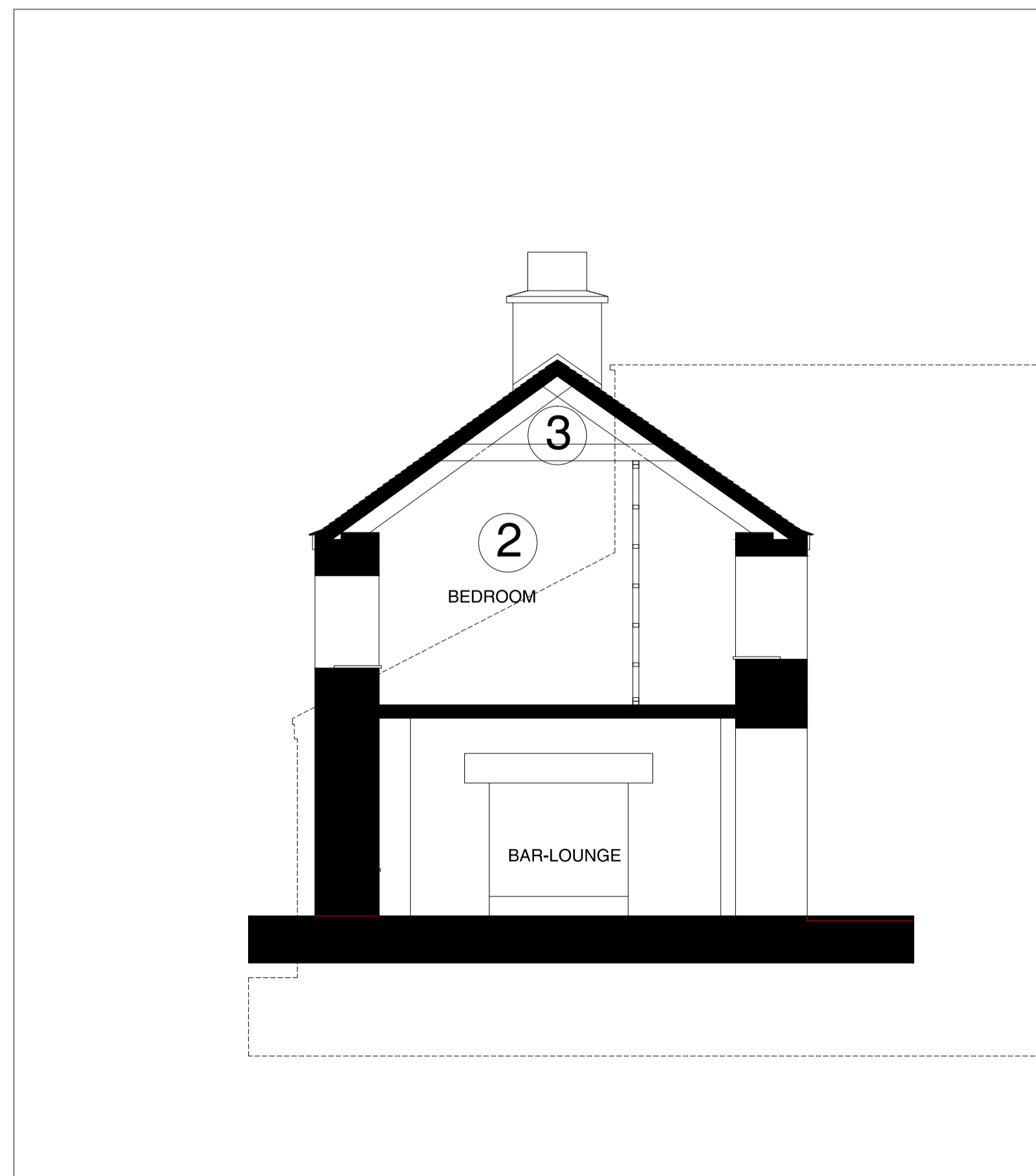
EXPLANATORY NOTE:

There are specific areas of essential works required to the Ground Floor. As previously noted, safe access to the first floor accommodation needs to be created to rectify the existing dangerous condition.

Further works are proposed at First Floor Level in order to refurbish the existing, unusable accommodation. This will allow for staff to live on-site in support of this popular local business and in case of an emergency.

In addition, there are works relating to the previously agreed emergency works programme, including the replacement of internal wall and ceiling finishes and the inclusion of insulated wall panelling

- ① Existing dangerous and non-compliant stair is located within the commercial kitchen. This stair is to be removed and the area made good.
- ② Existing First Floor Accommodation to be refurbished, including replacement internal wall and ceiling finishes, previously agreed as part of the emergency works programme.
- ③ Failed roofs to be replaced with new slate roofs and replacement insulated ceiling as part of previously agreed emergency works planning regularisation.
- ④ Existing back bar area to be home to new stairwell. Opening to be created between Ladies WC and Back-Bar. (Wall checked for signs of fireplace: would note there is no fireplace in this position).



SECTION 4-4: THROUGH BAR-BLOCK 1:50@A1



SECTION 4-4: THROUGH LADIES WC 1:50@A1

notes:

1. This drawing is the copyright of the Architects and may not be reproduced without licence.
2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEFREDTLR guidance document 'Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings' available from The Stationery Office Ltd.

revisions

No.	Date	Description
P-5	14-10-21	Planning & LBC Application

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Client: MOJOED Ltd

Project:  
REFURBISHMENT OF STAFF  
ACCOMMODATION AND RE-ORGANISATION  
OF EXISTING KITCHEN & LADIES WC

Title:  
TINNERS ARMS, ZENNOR  
EXISTING  
SECTIONS 3-3,4-4 and 5-5

Scale/s: 1:50 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.  
LA-154 LA-154-006 P-5