



PLAN 1: GROUND FLOOR PLAN: EXISTING 1:50@A1

EXPLANATORY NOTE:

There are specific areas of essential works required to the Ground Floor at The Tinners Arms, in order to ensure that fire safety standards are met and that safe access can be provided to the first floor accommodation.

The existing access stair is extremely unsafe. It is the only stair within the building and does not allow for safe access and egress from first floor.

Further, the stair is located within the middle of a commercial kitchen and is therefore extremely unsafe and disrupts the workflow.

A new stair is to be located within the back bar area, which allows for safe escape in the event of fire.

- 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 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).
- ③ Existing ladies WC sits within a late 20th addition to the pub. It is to be reconfigured to allow for a new entrance and stairwell to gain safe access to 1st floor accommodation.

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 unauthorized 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 DEFRA/DTLR 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
GROUND FLOOR PLAN

Scale/s: 1:50 @ A1

Date: June 2021

Drawn: KB Checked: KB

Project No. Drawing No. Rev.
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