



PLAN 1: KEY PLAN: PROPOSED 1:100@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.

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 removed and area made good with fire resisting construction.
- ② New stairwell giving safe access to first floor accommodation is located within back bar area. Stairwell to be built in fire resisting construction
- ③ New entrance and stair-hall created within reconfigured ladies WC. Stepped access from outside with new door inserted within the late 20th century external wall.
- ④ Existing Ladies WC reconfigured to allow for creation of new stair-hall and entrance.

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 DEFRED/TLR 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 PROPOSED KEY PLAN

Scale/s: 1:100 @A1

Date: June 2021

Drawn: KB Checked: KB

Project No. LA-154 Drawing No. LA-154-010 Rev. P5