Existing alignment of
Footpath 12 WARG.
(as shown on definitive map) — —

RIVER THAMES
(TIDAL)

TIMBER DECKING

CONCRETE

GRASS

CRASH BARRIER

PLANTING

TRELLIS

CONCRETE PAVING

PAVING

TARMAC

MANAGERS HOUSE

CELLAR DOORS

St GEORGE & DRAGON

WELCOME

SETTS

A 321 HIGH STREET

CLIENT

BASS TAVERNS LTD

PROJECT

St.George and Dragon
High Street, Wargrave

DRAWING TITLE

Existing Site Plan

DATE	SCALE
3/5/00	1:250
DRAWN BY: SMT	PTNR.: SHB
DRAWING NO.: B.2540:03/1	

Chapman Warren

Proposed alignment of Footpath 12 WARG. (taking into account refurbishment scheme)

Proposed directional sign post (subject to councils approval)

RIVER THAMES (TIDAL)

CLEAN AND RESTAIN JETTY IN NON-SLIP CETOL MARINE STAIN OR SIMILAR (SEAWARE, CORNWALL, 01326 377 998) BUILT UP IN 3 COATS

TIMBER DECKING

CONCRETE

GRASS

3 RAIL FENCE

CRASH BARRIER

CRASH BARRIER BIN

NEW DECKING TO DETAIL

For detailed design of decking see SE's drawing no 00106/02

CONCRETE

PLINTH

Remove existing concrete & turf by landscape contractor

MANAGERS HOUSE

TRELLIS

RTW

DIRECTIONAL SIGN

PLANTING

TARMAC

New Landscaping

Remove existing paving and lay new paving as standard note

PAVING

DRAINAGE

CONC

ST GEORGE & DRAGON

Remove existing road construction and landscape to separate details

Form new retaining walls to SE's details

CONCRETE

PLANTING

RTW

PCC Kerb

Drop Kerb

Form new road construction to separate detail

Entrance Sign

Remove existing concrete & turf by landscape contractor

TARMAC

PCC Kerb

Landscape by others

CELLAR DOORS

Allow for overhaul and decoration of existing cellar flaps

SETTS

Make good this area to match footpath

Existing opening adopted to new road access

New position of postsign

A 321

Form new opening with road construction as detail

HIGH STREET

HIGH STREET

46 car park spaces

TARMAC

CRASH BARRIER

CB

Locate and clean out existing manhole at approximate position

Allow for removing existing crossover and reform PCC kerb to match existing

Adapt and overclad existing fence to form new picket fencing

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

CLIENT

BASS TAVERNS LTD

PROJECT

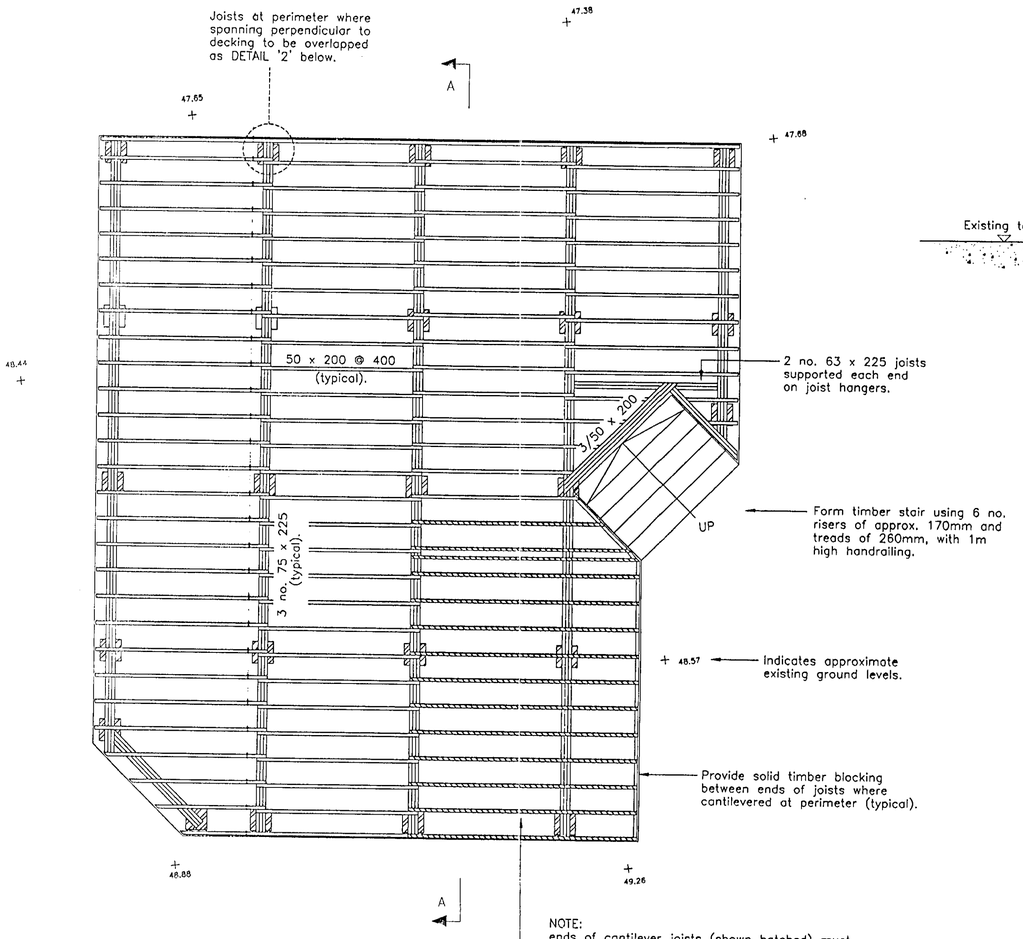
St.George and Dragon
High Street, Wargrave

DRAWING TITLE

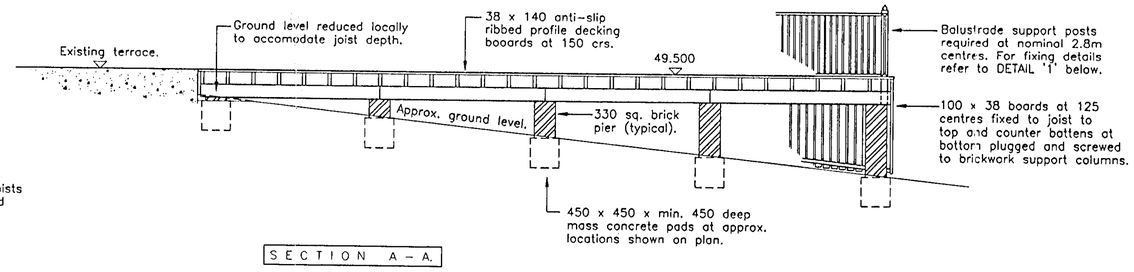
Proposed Site Plan
(as defined by Planning Application F/2000/0889)

DATE	SCALE
3/5/00	1:250
DRAWN BY: SMT	PTNR.: SHB
DRAWING NO.: B.2540:04/1	

Chapman Warren



DECKING JOIST LAYOUT.



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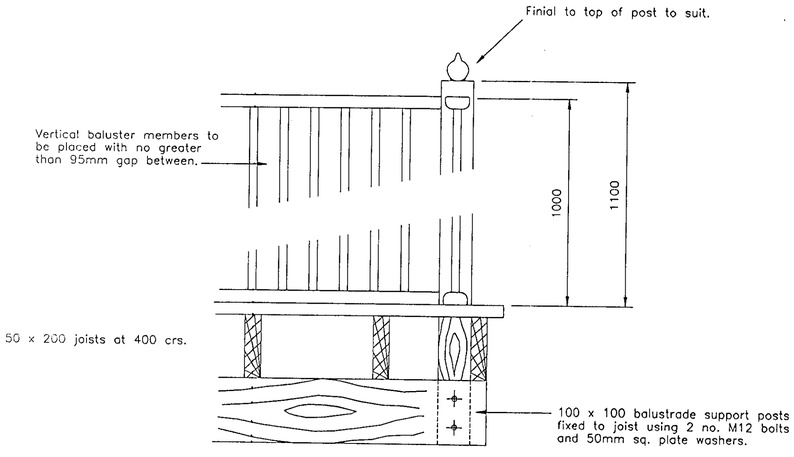

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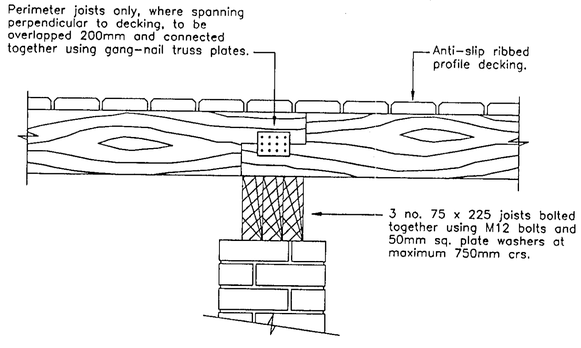

DETAIL '2'

GENERAL NOTES:

1. This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialist Contractors drawings and other documents.
2. Concrete to foundation bases to be grade C30.
3. All timber to be SC4 grade unless indicated otherwise.
4. All timber to be pressure impregnated with preservative and painted on site with CUPRINOL wood stain.

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Rev.	By	Date

APPROVED

PGC - Roessler Partnership
Consulting Civil & Structural Engineers
The Old Vicarage, 50 Chapel Street, Billericay, Essex. CM12 9LU.
Tel: 01277 651185 Fax: 01277 630157 E-Mail: pgc-roessler@zoo.co.uk

Bass Leisure Retail

Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel –0121 452 5780

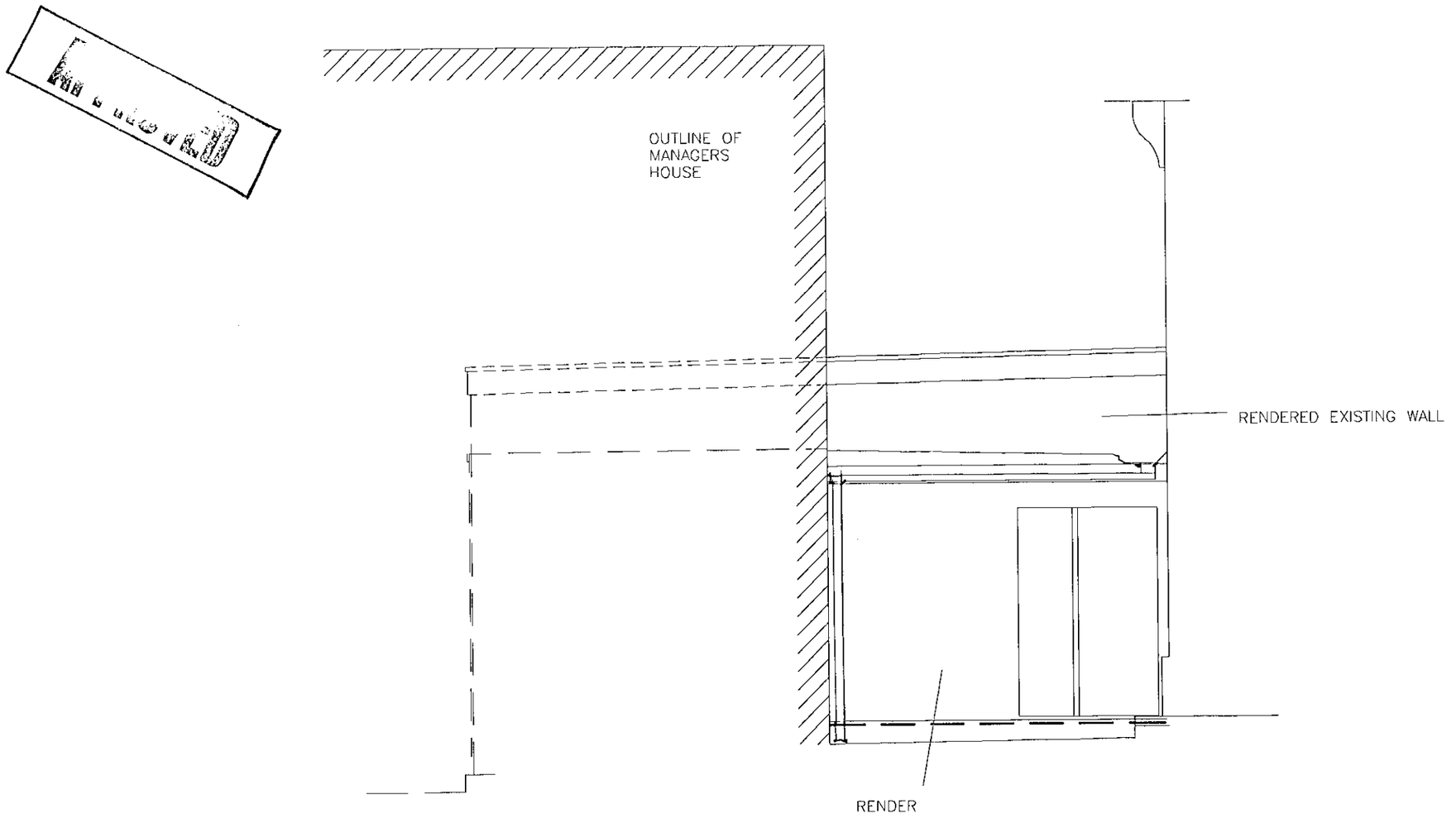
Brand

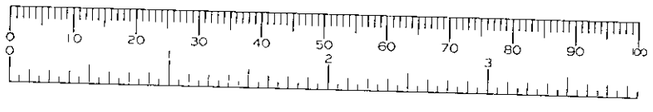
B.U.N. No.

Site
THE ST. GEORGE AND DRAGON P.H.
WARGRAVE,
NR. HENLEY.

Title
EXTERNAL TIMBER DECK DETAILS.

Project Manager/ Checked	Drawn By	Scale	Date
–	IPR	1:50.	MAR. 2000
Arch./Des. DESIGN COALITION.	Drawing Number 00106 / 02		Rev.





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Rev.	Description	By	Date

PLANNING
FOL
DO
APP
GS
DISPATCH:

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364806

24 FEB 2000 DESIGN COALITION

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

APPROVED

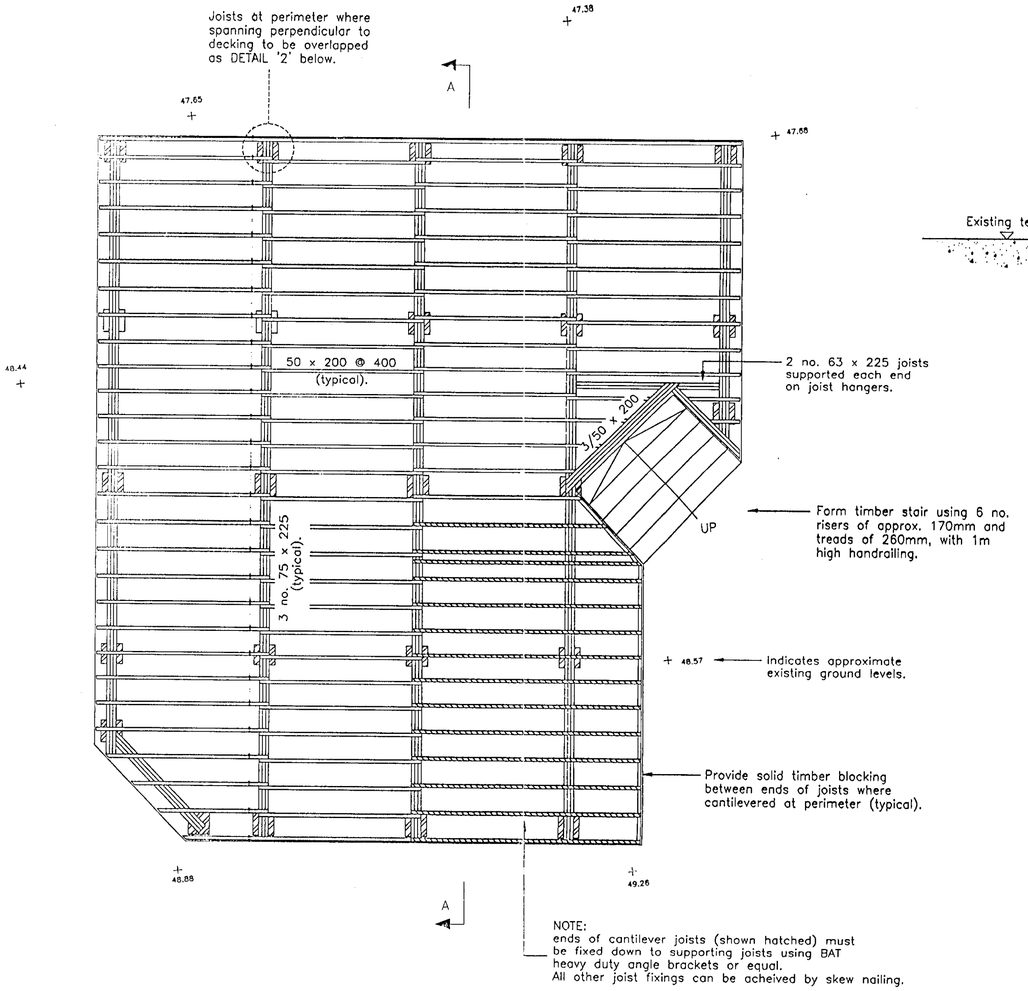
Brand: Vintage Inns

Site
The St. George & Dragon
Wargrave, Henley

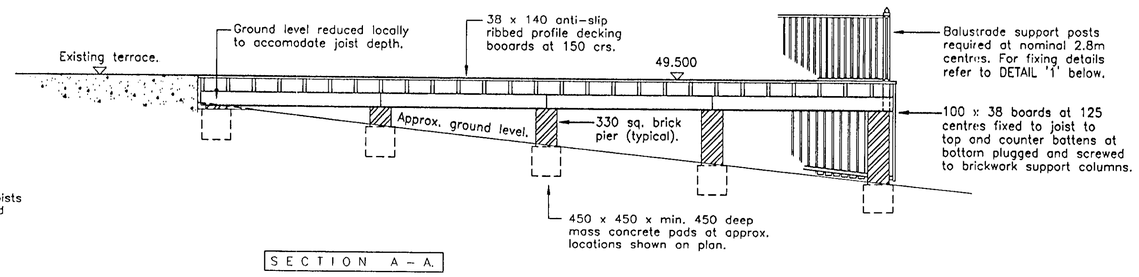
Title
Elevation to Stores in Rear Yard

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:50	Mch '00

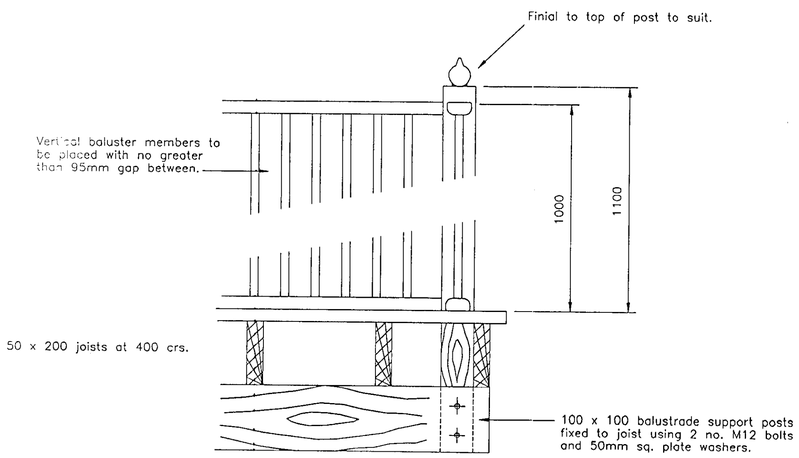
Arch./Des.	Drawing Number	Rev.
	1255/13	



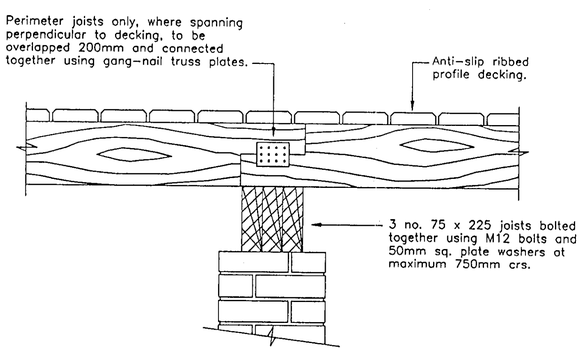
DECKING JOIST LAYOUT.



SECTION A – A.



DETAIL '1'



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APPROVED

PLANNING SERVICE
POL
DC
APP
CS
18 MAY 2000
COPIES TO

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Rev.		By	Date

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Consulting Civil & Structural Engineers
The Old Vicarage, 50 Chapel Street, Billericay, Essex. CM12 9LU.
Tel: 01277 651165 Fax: 01277 630157 E-Mail: pgc-roessler@zoo.co.uk

Bass Leisure Retail

Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel –0121 452 5780

Brand

B.U.N. No.

Site

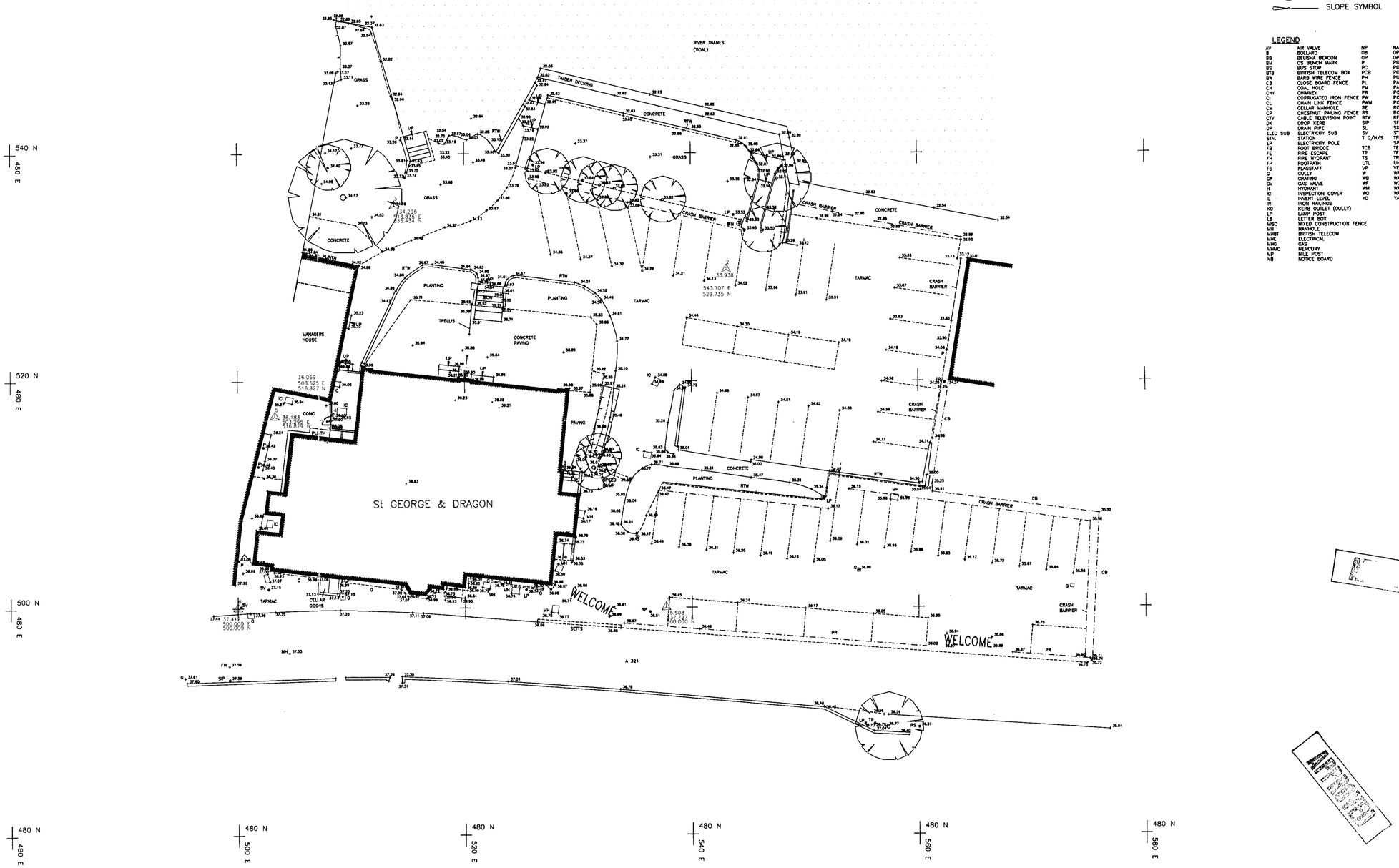
THE ST. GEORGE AND DRAGON P.H.
WARGRAVE,
NR. HENLEY.

Title

EXTERNAL TIMBER DECK DETAILS.

Project Manager/ Checked	Drawn By	Scale	Date
–	IPR	1:50.	MAR. 2000

Arch./Des.	Drawing Number	Rev.
DESIGN COALITION.	00106 / 02	



LINETYPES & SYMBOLS

- BUILDING OUTLINE
- KERB LINE
- FENCE
- SURFACE EDGE
- FOUL DRAINAGE
- STORM DRAINAGE
- GAS PIPES
- WATER SERVICE PIPES
- BRITISH TELECOM CABLES
- ELECTRICITY CABLES
- OVERHEAD CABLES
- FOLIAGE OUTLINE
- SURVEY STATION
- GATES
- TREE CANOPY
- SLOPE SYMBOL

LEGEND

AV	AIR VALVE	NP	NAME PLATE
B	BOLLARD	OB	OPEN BOARDED FENCE
BB	BELISHA BEACON	OP	OPEN PAILING FENCE
BM	OS BENCH MARK	P	POST
BS	BUS STOP	PC	POST & CHAIN FENCE
BTB	BRITISH TELECOM BOX	PCB	POLICE CALL BOX
BW	BARB WIRE FENCE	PH	PUBLIC HOUSE
CB	CLOSE BOARD FENCE	PL	PAVEMENT LIGHT
CH	COAL HOLE	PM	PARKING METER
CHY	CHIMNEY	PR	POST & RAIL FENCE
CI	CORRUGATED IRON FENCE	PW	POST & WIRE FENCE
CL	CHAIN LINK FENCE	PWM	POST & WIRE MESH
CM	CELLAR MANHOLE	RE	RODDING EYE
CP	CHESTNUT PAILING FENCE	RS	ROAD SIGN
CTV	CABLE TELEVISION POINT	RTW	RETAINING WALL
DK	DROP KERB	SIP	SERVICE INDICATOR POST
DP	DRAIN PIPE	SL	SKY LIGHT
ELEC SUB	ELECTRICITY SUB	SV	STOP VALVE
STN.	STATION	T G/H/S	TREE TRUNK DIAMETER/ SPREAD/HEIGHT.
EP	ELECTRICITY POLE	TCB	TELEPHONE CALL BOX
FB	FOOT BRIDGE	TP	TELEGRAPH POLE
FE	FIRE ESCAPE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	UTL	UNABLE TO LIFT.
FP	FOOTPATH	VP	VENT PIPE
FS	FLAGSTAFF	W	WALL
G	GULLY	WB	WASTE BIN
GR	GRATING	WF	WOODEN FENCE
GV	GAS VALVE	WM	WATER METER
H	HYDRANT	WO	WASH OUT
IC	INSPECTION COVER	YD	YARD
IL	INVERT LEVEL		
IR	IRON RAILINGS		
KO	KERB OUTLET (GULLY)		
LP	LAMP POST		
LB	LETTER BOX		
MSC	MIXED CONSTRUCTION FENCE		
MH	MANHOLE		
MHBT	BRITISH TELECOM		
MHE	ELECTRICAL		
MHG	GAS		
MHMC	MERCURY		
MP	MILE POST		
NB	NOTICE BOARD		

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Rev.	Description	By	Date
A	SITE LEVELS CALIBRATED TO DATUM		
	LEVEL	Z.A.	8.6.00

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Brand: Vintage Inns

B.U.N. No.

Site: The St.George & Dragon
Wargrave
Henley

Title: Existing Site Plan
CAD survey

Project Manager/ Checked	Drawn By	Scale	Date
	M.J.Z.	1:200	MAR 00

Arch./Des.	Drawing Number	Rev.
	1255/16	A

SCHEDULE OF PLANTING.

TOTAL Nº	SPECIES	SIZE.	POT SIZE.
14	BERGENIA CORDIFOLIA	15/25	2
1	CORDYLINE PURPUREA (S)	90/120	18
1	CHOISYA TERNATA (S)	75/90	10
20	CHOISYA 'SUNDANCE'	30/45	3
8	COTONEASTER HORIZONTALIS	45/60	3
8	CISTUS 'SILVER PINK'	30/45	2
15	EUONYMUS 'SILVER QUEEN'	15/25	2
16	E. 'EMERALD 'N' GOLD'	15/25	2
12	E. J. 'AUREOPICTUS'	45/60	3
18	ELAEAGNUS P. 'MACULATA'	45/60	3
3	E. 'LIMELIGHT' (S)	75/90	10
22	ESCALLONIA 'GOLD BRIAN'	30/45	2
135	FAGUS SYLVATICA	60/75	O.G.
24	HEBE SUTHERLANDII	25/35	2
10	H. ELLIPTICA 'VARIEGATA'	25/35	2
12	H. 'RED EDGE'	25/35	2
10	HYPERICUM MOSERIANUM	25/35	2
39	H. 'HIDCOTE'	30/45	2
9	H. TRICOLOR	30/45	3
24	JUNIPERUS 'MINT JULEP'	30/45	3
18	J. 'OLD GOLD'	30/45	3
8	KERRIA JAPONICA	45/60	2
12	LAVANDULA 'HIDCOTE'	15/25	2
15	LONICERA 'BAGGESSENS GOLD'	30/45	3
18	L. 'NITIDA	30/45	2
2	MAHONIA 'CHARITY' (S)	75/90	10
32	OLEARIA HAASTII	30/45	2
4	PHORMIUM TENAX (S)	90/120	18
2	P. 'CREAM DELIGHT' (S)	75/90	10
12	POTENTILLA 'ELIZABETH'	30/45	2
1	PHOTINIA 'RED ROBIN' (S)	75/90	10
9	SEDUM 'AUTUMN JOY'	25/35	2
18	SANTOLINA INCANA	25/35	2
14	SKIMMIA RUBELLA	30/45	3
10	SPIRAEA 'GOLD MOUND'	30/45	3
12	VIBURNUM TINUS	30/45	3

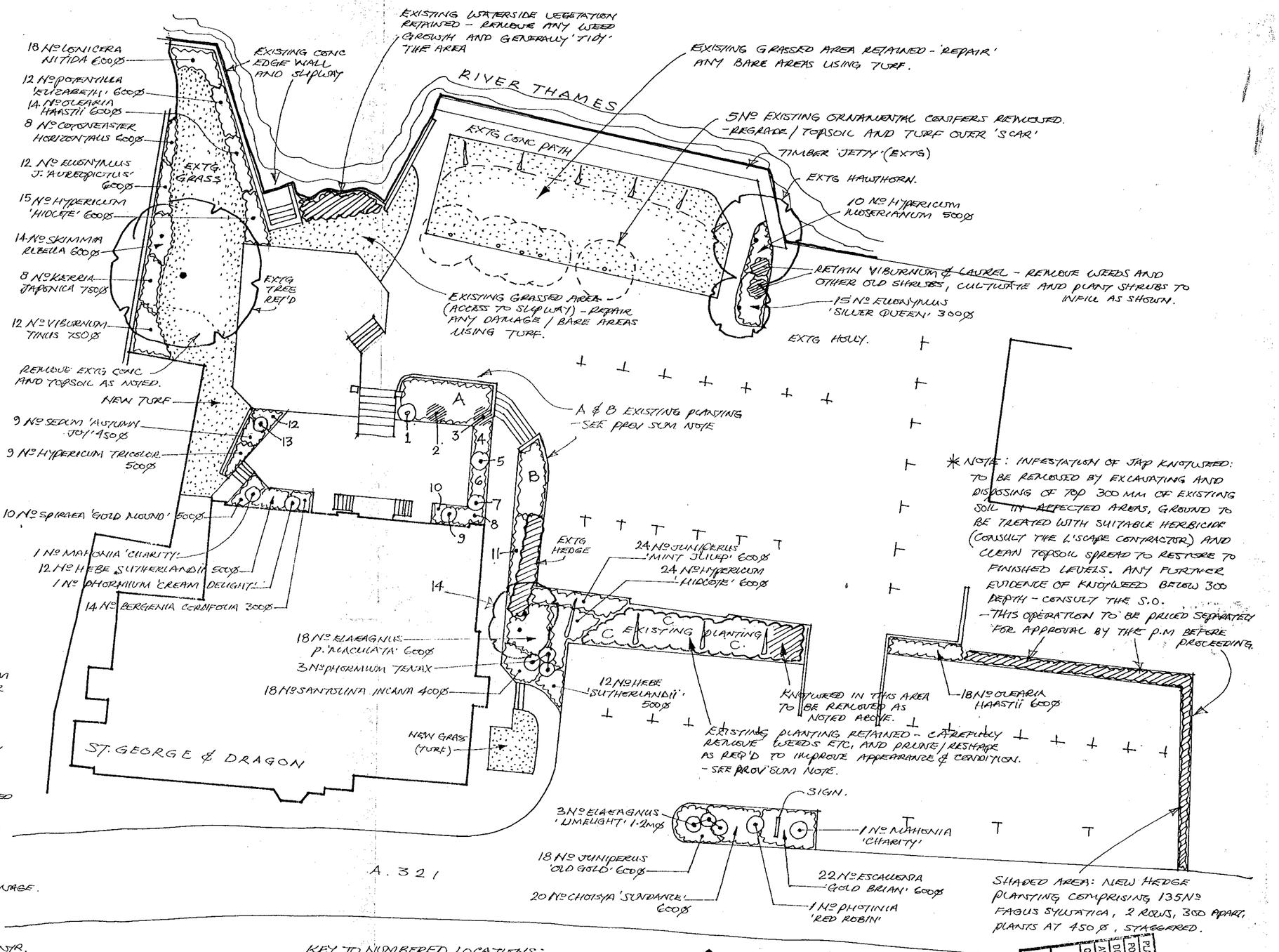
GROUNDWORKS / TOPSOILING.

* BY MAIN CONTRACTOR UNLESS OTHERWISE AGREED.

- ALL EXISTING HARD SURFACING TO BE PROPERLY REMOVED FROM AREAS TO BECOME LANDSCAPING (INC SUB BASE). - IN ORDER TO ALLOW NEW TOPSOIL TO BE PROVIDED.
- ELSEWHERE, SUBSOIL TO BE EXCAVATED IF REQUIRED TO ALLOW NEW TOPSOIL TO BE PROVIDED.
- EXISTING TOPSOIL MAY BE RETAINED IF OF ADEQUATE DEPTH AND QUALITY - TO BE AGREED WITH THE S.O./LANDSCAPE CONTRACTOR, OTHERWISE REPLACED AS NOTED.
- ANY 'ON SITE' TOPSOIL INTENDED FOR RE-USE IS TO BE APPROVED BY THE S.O./L'SCAPE CONTRACTOR PRIOR TO RE-SPREADING.
- ANY IMPORTED TOPSOIL TO BE TO B.S. 3882 (APPROVED SAMPLE) (DOCUMENTARY EVIDENCE THAT TOPSOIL COMPLIES TO BE PROVIDED IF REQUESTED)
- BASE OF EXCAVATIONS TO BE PROPERLY CLEARED OF ALL BUILDERS DEBRIS ETC AND PROPERLY DECOMPACTED TO ALLOW DRAINAGE.
- NEW TOPSOIL DEPTHS: SHRUB PLANTING 300 MM MIN
  GRASSED AREAS 100 MM MIN
- TOPSOILED AREAS TO BE LEFT IN A CLEAN, EVENLY GRADED AND UNCOMPACTED STATE PRIOR TO ACCESS BY THE L'SCAPE CONTR.
- ANY VARIATION TO THE ABOVE TO BE AGREED BEFORE WORKS COMMENCE.

NOTES:

- POSITIONS OF ALL SERVICES TO BE CONFIRMED WITH THE MAIN CONTRACTOR PRIOR TO EXCAVATING FOR SHRUBS.
- FOR DETAILS OF 'HARD' LANDSCAPING SEE SEPARATE ARCHITECTS DETAILS.
- 50 MM MEDIUM GRADE FOREST BARK MULCH TO BE SPREAD OVER ALL PLANTED AREAS UPON COMPLETION.
- ROUTINE MAINTENANCE FOLLOWING PRACTICAL COMPLETION TO BE AGREED WITH THE S.O./ P.M.
- ALLOW FOR MOWING/EDGING ALL EXISTING GRASSED AREAS IMMEDIATELY PRIOR TO PRACTICAL COMPLETION. (NEW TURF TO BE NEATLY 'MARRIED-IN' TO EXISTING)



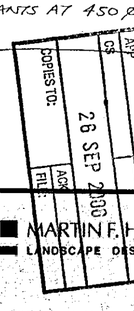
* NOTE: INFESTATION OF JAP KNOTWEED: TO BE REMOVED BY EXCAVATING AND DISPOSING OF TOP 300 MM OF EXISTING SOIL IN AFFECTED AREAS, GROUND TO BE TREATED WITH SUITABLE HERBICIDE (CONSULT THE L'SCAPE CONTRACTOR) AND CLEAN TOPSOIL SPREAD TO RESTORE TO FINISHED LEVELS. ANY FURTHER EVIDENCE OF KNOTWEED BELOW 300 DEPTH - CONSULT THE S.O. - THIS OPERATION TO BE PRICED SEPARATELY FOR APPROVAL BY THE P.M BEFORE PROCEEDING.

KEY TO NUMBERED LOCATIONS:

1 EXISTING YUCCA RETAINED - (REMOVE ANY DEAD GROWTH.)
2 } EXISTING CONIFERS REMOVED
3 }
4 10 Nº HEBE ELLIPTICA 'VARIEGATA' 5
5 1 Nº PHORMIUM TENAX
6 8 Nº CISTUS 'SILVER PINK' 600Ø
7 1 Nº CHOISYA TERNATA
8 12 Nº HEBE 'RED EDGE' 500Ø
9 1 Nº PHORMIUM 'CREAM DELIGHT'
10 12 Nº LAVANDULA 'HIDCOTE' 300Ø
11 15 Nº LONICERA 'BAGG' GOLD' 600Ø
12 16 Nº EUONYMUS 'EMERALD 'N' GOLD' 300Ø
13 1 Nº CORDYLINE PURPUREA
14. EXISTING CONIFERS - MINOR PRUNING TO RESHAPE AND IMPROVE APPEARANCE.

A/B/C - AREAS OF EXISTING PLANTING - REMOVE WEEDS, PRUNE/RESHAPE - GENERALLY UPGRADE. - ALLOW A PROV SUM OF £300·00 FOR ANY NEW PLANTING/SPECIMENS FOLLOWING CLEARANCE AND STEP/WALL CONSTRUCTION.

Approved landscape scheme. Re Condition 6&7 of application F/2000/0889

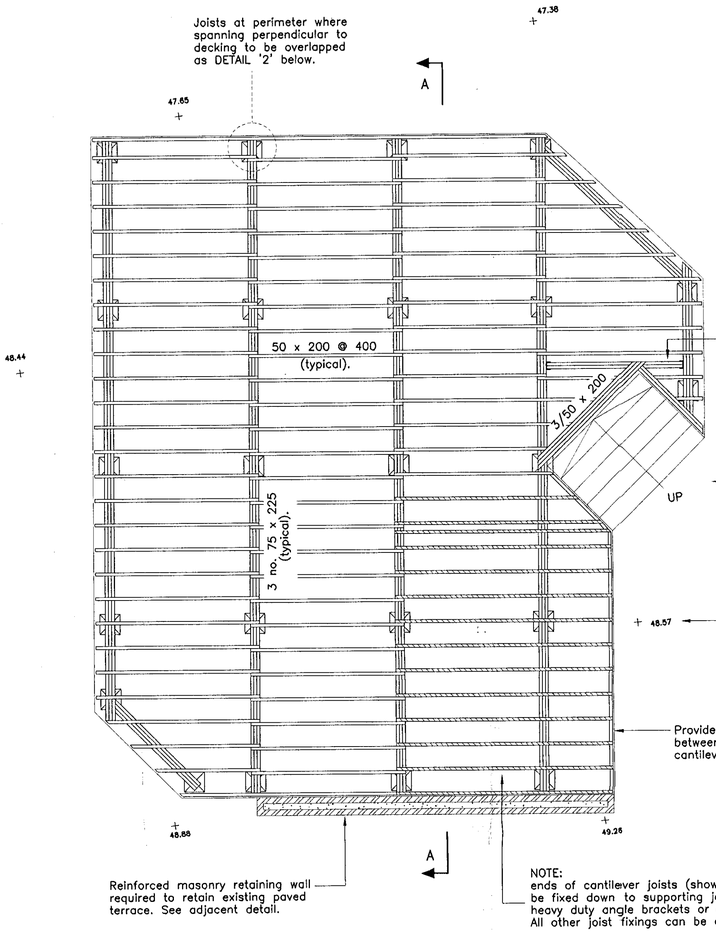


ST. GEORGE & DRAGON
WARGRAVE
HENLEY ON THAMES
FOR VINTAGE INNS

LANDSCAPE
PLANTING DETAILS

MARTIN F. HOLLAND MLI
LANDSCAPE DESIGN CONSULTANT
WOODSIDE HOUSE MUCKLOW HILL
HALESOWEN WEST MIDLANDS B62 8BT
TEL 0121 503 0507 FAX 0121 550 1553

1:200 SEPT '00 DRG No. 1



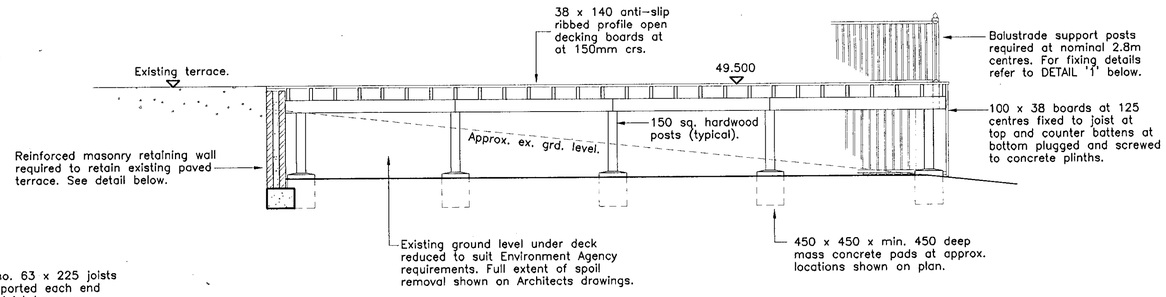
2 no. 63 x 225 joists supported each end on joist hangers.

Form timber open stair using 6 risers of approx. 170mm and treads of 260mm, with 1m high handrailing.

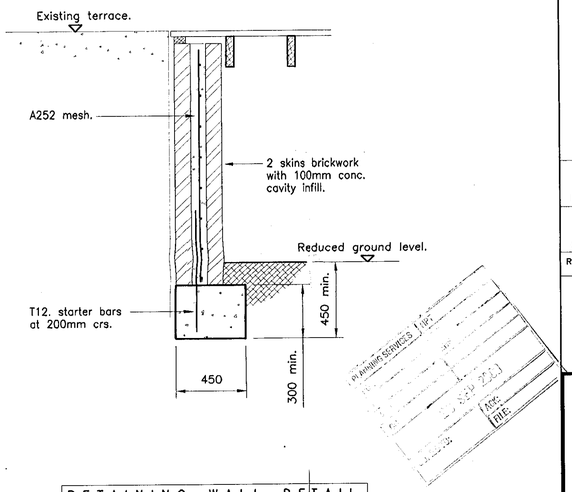
Indicates approximate existing ground levels.

Provide solid timber blocking between ends of joists where cantilevered at perimeter (typical).

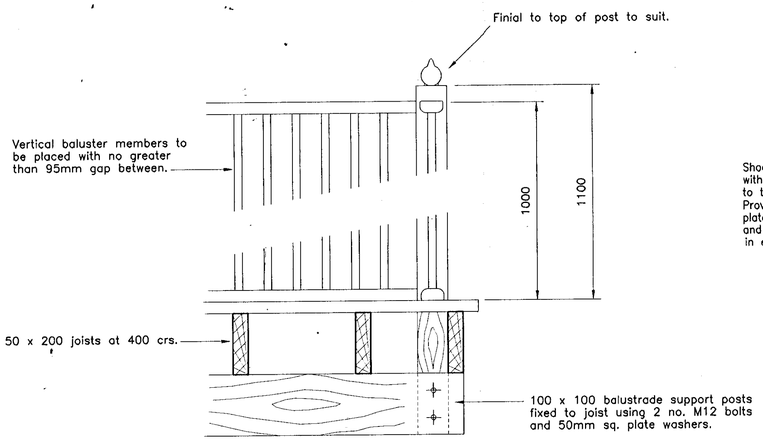
DECKING JOIST LAYOUT.



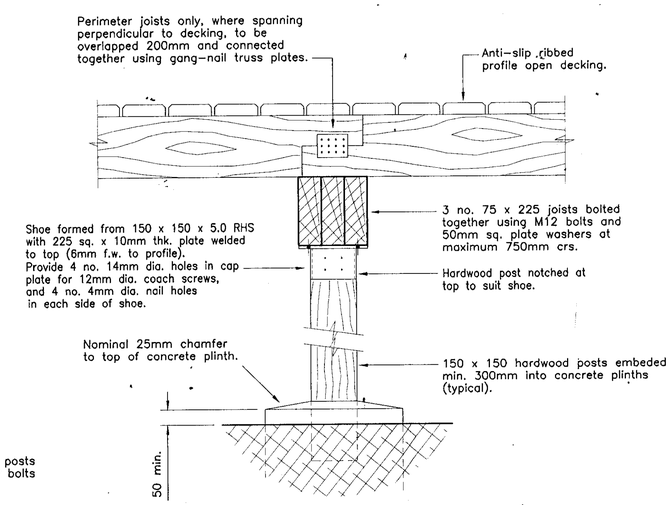
SECTION A-A.



RETAINING WALL DETAIL.



DETAIL '1'



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Rev.		By	Date
B	Chamfer to corner increased. Section A-A: ground profile reduced to suit Environment Agency requirements. Retaining wall details added.	IPR	21.09.00.
A	Brickwork support piers replaced by timber posts. Section A-A and detail 2 revised to suit. Corner chamfered to maintain public access to river.	IPR	11.09.00.

PGC - Roessler Partnership
Consulting Civil & Structural Engineers
The Old Vicarage, 50 Chapel Street, Billericay, Essex. CM12 9UU.
Tel: 01277 651165 Fax: 01277 630157 E-Mail: pgc-roessler@zoo.co.uk

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Job No.
File ref.

Brand

B.U.N. No.

Site
THE ST. GEORGE AND DRAGON P.H.
WARGRAVE,
NR. HENLEY.

Title
EXTERNAL TIMBER DECK DETAILS.
Approved as minor amendment see letter dated 26 Oct 2000

Project Manager/ Checked	Drawn By	Scale	Date
-	IPR	1:50.	MAR. 2000

Arch./Des.	Drawing Number	Rev.
DESIGN COALITION.	00106 / 02	B



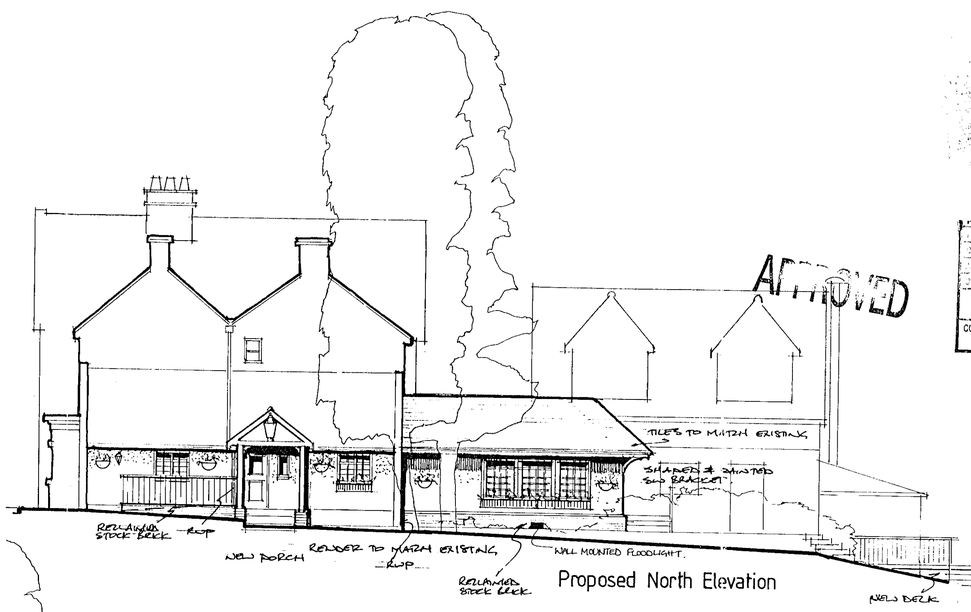
Existing East Elevation



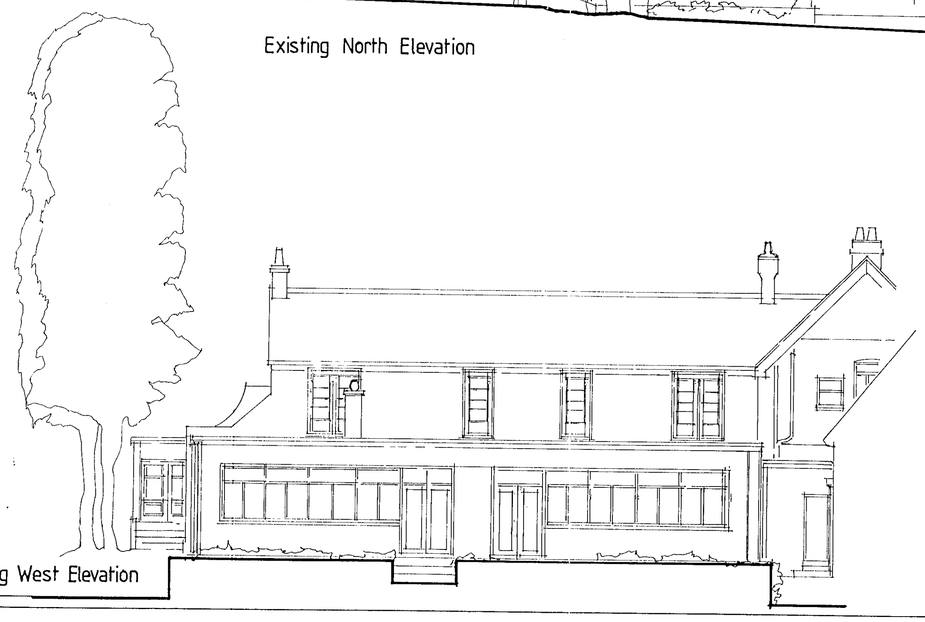
Proposed East Elevation



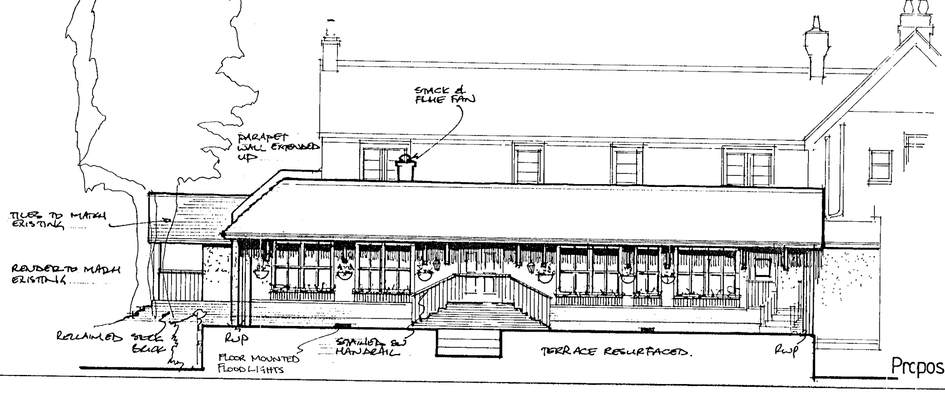
Existing North Elevation



Proposed North Elevation



Existing West Elevation



Proposed West Elevation

NOTE:

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Rev.		By	Date
A.	LIGHTING/WINDOW BOXES/BASKETS ADDED.	JVS	31/3/00

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364401

APPROVED
DATE
COPIES TO:
FILE:

DESIGN COALITION

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Brand
VINTAGE INN

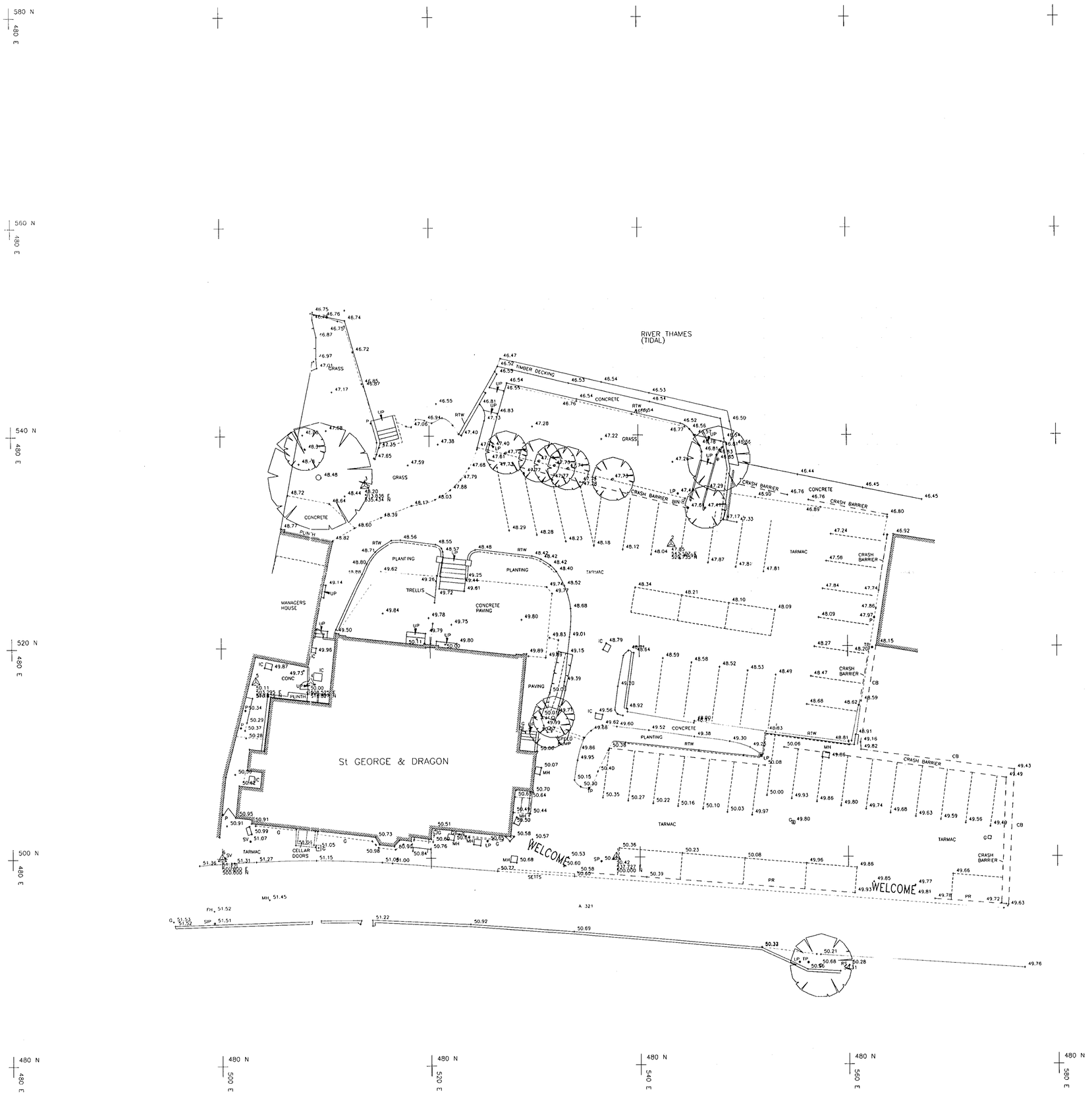
B.U.N. No.

Site
THE ST GEORGE AND DRAGON
WARGRAVE
HENLEY

Title
EXISTING AND PROPOSED ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:100	25/02/00
Arch./Des.	Drawing Number	1255/03	Rev. A

storange 981076



LINETYPES & SYMBOLS

- BUILDING OUTLINE
- KERB LINE
- FENCE
- SURFACE EDGE
- FOUL DRAINAGE
- STORM DRAINAGE
- GAS PIPES
- WATER SERVICE PIPES
- BRITISH TELECOM CABLES
- ELECTRICITY CABLES
- OVERHEAD CABLES
- FOLIAGE OUTLINE
- SURVEY STATION
- GATES
- TREE CANOPY
- SLOPE SYMBOL

LEGEND

AV	AIR VALVE	NP	NAME PLATE
B	BOLLARD	OB	OPEN BOARDED FENCE
BB	BELISHA BEACON	OP	OPEN PAILING FENCE
BM	OS BENCH MARK	P	POST
BS	BUS STOP	PC	POST & CHAIN FENCE
BTB	BRITISH TELECOM BOX	PCB	POLICE CALL BOX
BW	BARB WIRE FENCE	PH	PUBLIC HOUSE
CB	CLOSE BOARD FENCE	PL	PAVEMENT LIGHT
CH	COAL HOLE	PM	PARKING METER
CHY	CHIMNEY	PR	POST & RAIL FENCE
CI	CORRUGATED IRON FENCE	PW	POST & WIRE FENCE
CL	CHAIN LINK FENCE	PWM	POST & WIRE MESH
CM	CELLAR MANHOLE	RE	RODDING EYE
CP	CHESTNUT PAILING FENCE	RS	ROAD SIGN
CTV	CABLE TELEVISION POINT	RTW	RETAINING WALL
DK	DROP KERB	SIP	SERVICE INDICATOR POST
DP	DRAIN PIPE	SL	SKY LIGHT
ELEC SUB	ELECTRICITY SUB	SV	STOP VALVE
STN.	STATION	T G/H/S	TREE TRUNK DIAMETE SPREAD/HEIGHT.
EP	ELECTRICITY POLE		
FB	FOOT BRIDGE	TCB	TELEPHONE CALL BOX
FE	FIRE ESCAPE	TP	TELEGRAPH POLE
FH	FIRE HYDRANT	TS	TRAFFIC SIGNAL
FP	FOOTPATH	UTL	UNABLE TO LIFT.
FS	FLAGSTAFF	VP	VENT PIPE
G	GULLY	W	WALL
GR	GRATING	WB	WASTE BIN
GV	GAS VALVE	WF	WOODEN FENCE
H	HYDRANT	WM	WATER METER
IC	INSPECTION COVER	WO	WASH OUT
IL	INVERT LEVEL	YD	YARD
IR	IRON RAILINGS		
KO	KERB OUTLET (GULLY)		
LP	LAMP POST		
LB	LETTER BOX		
MISC	MIXED CONSTRUCTION FENCE		
MH	MANHOLE		
MHBT	BRITISH TELECOM		
MHE	ELECTRICAL		
MHG	GAS		
MHMC	MERCURY		
MP	MILE POST		
NB	NOTICE BOARD		

NOTE:

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Rev.	Description	By	Date

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

APPROVED

SUPERSEDED

DESIGN COALITION

Bass Leisure Retail

Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Brand: Vintage Inns

B.U.N. No.

Site: The St.George & Dragon
Wargrave
Henley

Title: Existing Site Plan
CAD survey

Project Manager/ Checked	Drawn By	Scale	Date
	M.J.Z.	1:200	MAR 00

Arch./Des.	Drawing Number	Rev.
	1255/16	

PRIOR TO EXCAVATION ON SITE ALL SERVICES ARE TO BE LOCATED AND PROTECTED BY MAIN CONTRACTOR

ALL DRAINAGE BELOW (AND WITHIN) GROUND FLOOR SLAB INCLUDING ALL NECESSARY JOINTING COLLARS SHALL BE BY MAIN CONTRACTOR

ALL REDUNDANT DRAIN RUNS/ MANHOLES TO BE GRUBBED OUT / CAPPED OFF WITH LEAN MIX CONCRETE

ALL FOUL/ SURFACE WATER INVERT LEVELS SHALL BE CHECKED ON SITE BY MAIN CONTRACTOR PRIOR TO LAYING OF PIPES

All services are to be located across the site prior to excavation works.

To be read in conjunction with landscape drawing as prepared by Landscape Specialist
Soil to be prepared to recieve planting/ bedding

PAVING

Olde London Flagstone(random sizes) by Town & Country on 40mm c/ s bedding on min 150mm well consolidated hardcore
Joints to be flush pointed
All surfacing laid to falls to gullys, but maintaining existing levels where possible.

RAMPS

Ramps to be formed strictly in accordance with Part M of the Building Regulations @ a gradient of no greater than 1:12
Joints to be flush pointed

LIGHTING

A Vintage 1m standard Windsor Street Lamp complete with Suffolk column.
Bulb: 11 Watt plc
Colour: Black Finish

B Car park floodlights on galvanised 5.0m lampost. Double "Son" mounting brackets with 2 No "Son" 150 watt floodlights to each

DROP KERBS

All drop kerbs formed are to be constructed with 2 rows 450x450mm Tactile Dome paving slabs by Townscape Products Ltd

All steps formed are to be constructed with a row of 450x450mm Tactile ribbed paving slabs by Townscape Products Ltd

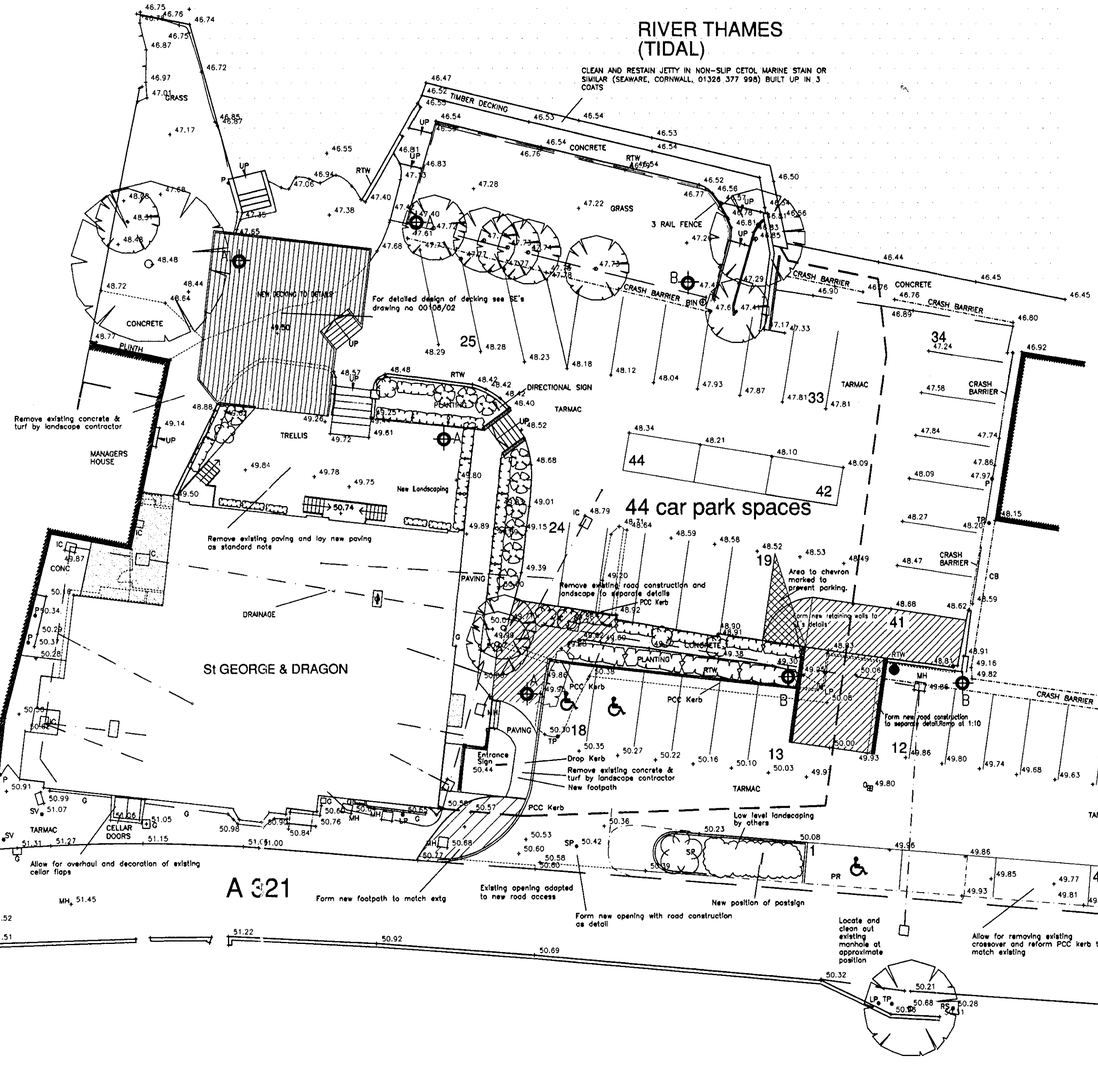
Provide CCTV survey of as-built drainage.
Jet-clean all drainage through

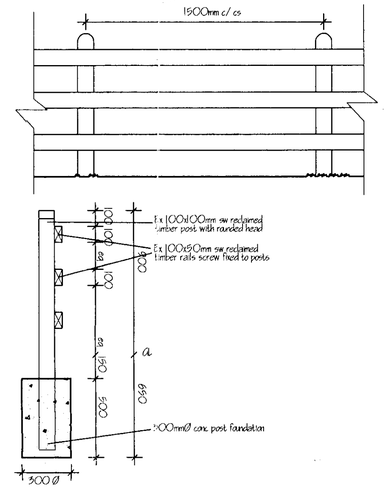
Burn off white lining and reline
Clean down car park

RIGHT OF WAY

Approximate route of Right of Way as Chapman Warren dwg B2540:04/1

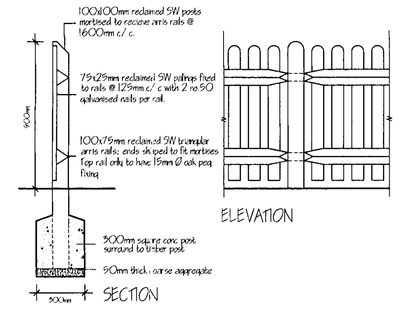
Location of Right of Way sign as Chapman Warren dwg B2540:04/1



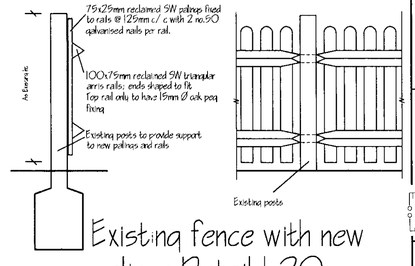


3 rail fence detail 1:20
Denoted by - - - - - - - - -

APPROVED



Picket fence detail 1:20
Denoted by - - - - - - - - -



Existing fence with new palings Detail 1:20

NOTE:

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Rev.	Description	By	Date
A	Picket fencing added/general notes added	AJM	05/04/00
B	Notes revised/fencing added/lighting	AJM	05/04/00
	revised		
C	RIGHT OF WAY FOOTPATH ROUTE ADDED		
	HIGHWAYS OFFICERS COMMENTS ADDED	LD	06/06/00

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

DESIGN COALITION

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel 0121 452 5780

Brand
Vintage Inns

B.U.N. No.

Site
The St. George & Dragon
Wargrave
Henley

Title
Proposed Site Plan, Drainage & External Works

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:200	Mch '00
Arch./Des.	Drawing Number 1255/10		Rev. C



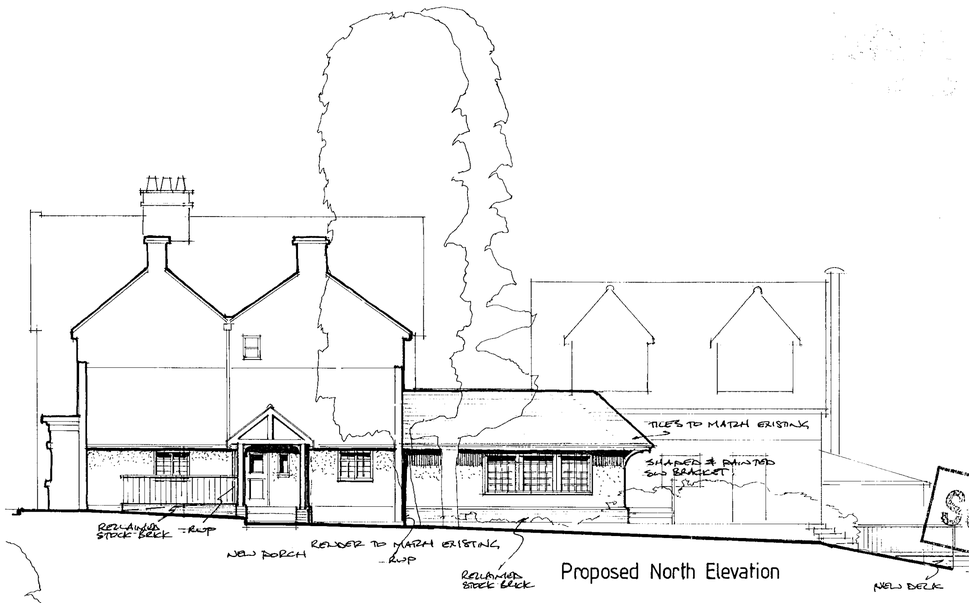
Existing East Elevation



Proposed East Elevation



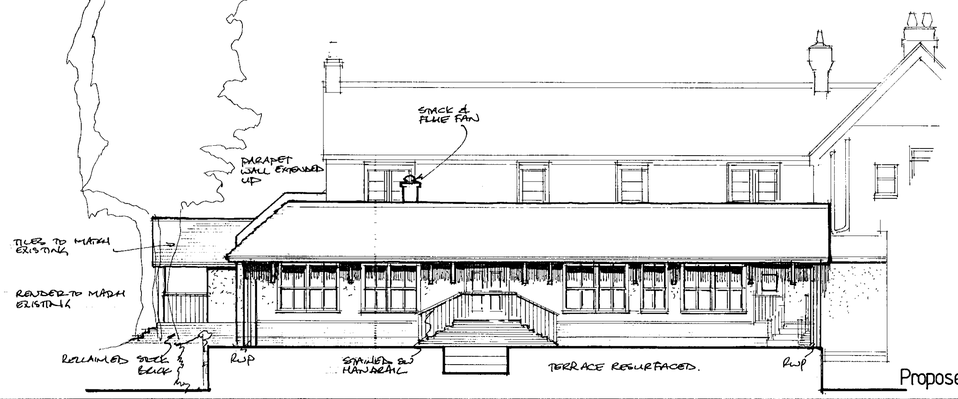
Existing North Elevation



Proposed North Elevation



Existing West Elevation



Proposed West Elevation

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Rev.		By	Date

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

08.MAR2000* 0889 DESIGN COALITION

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Brand
VINTAGE INN

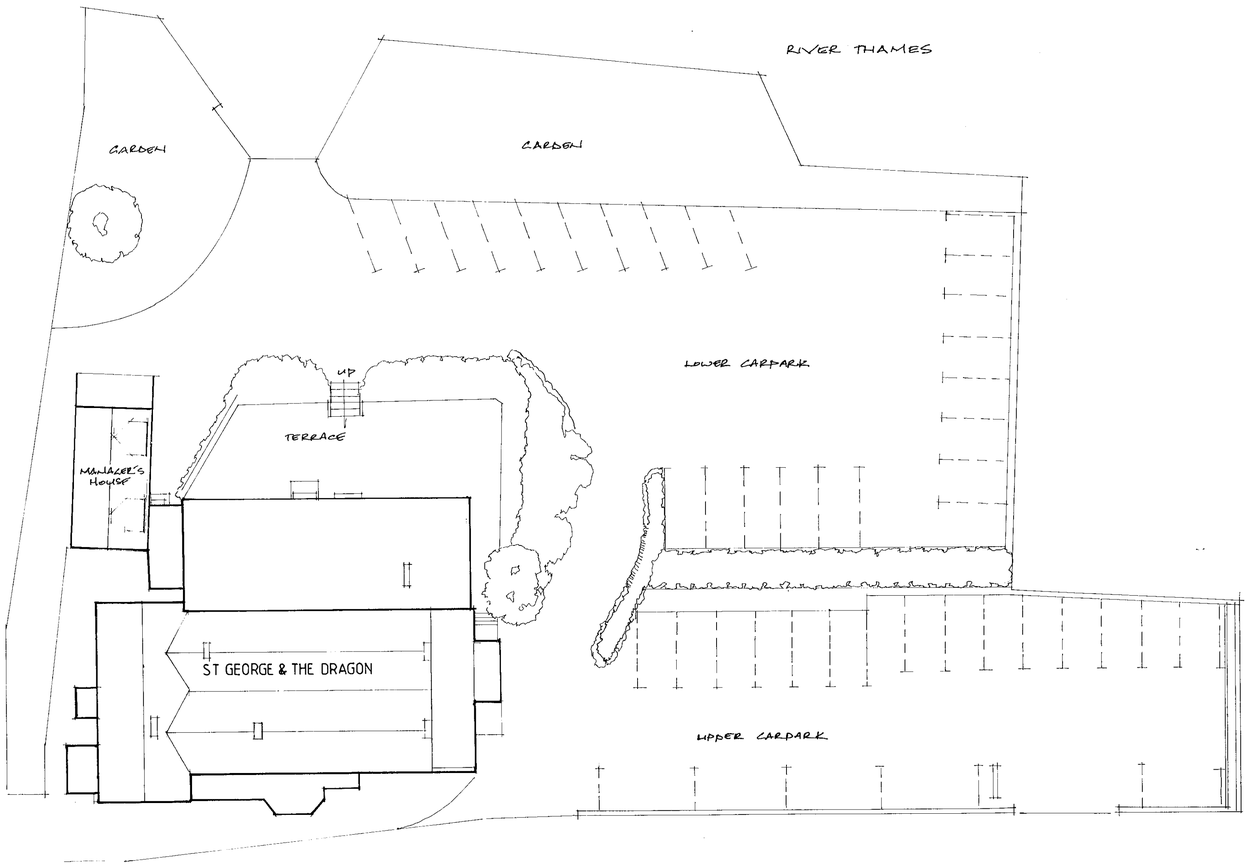
B.U.N. No.
Superseded.

Site
THE ST GEORGE AND DRAGON
WARGRAVE
HENLEY

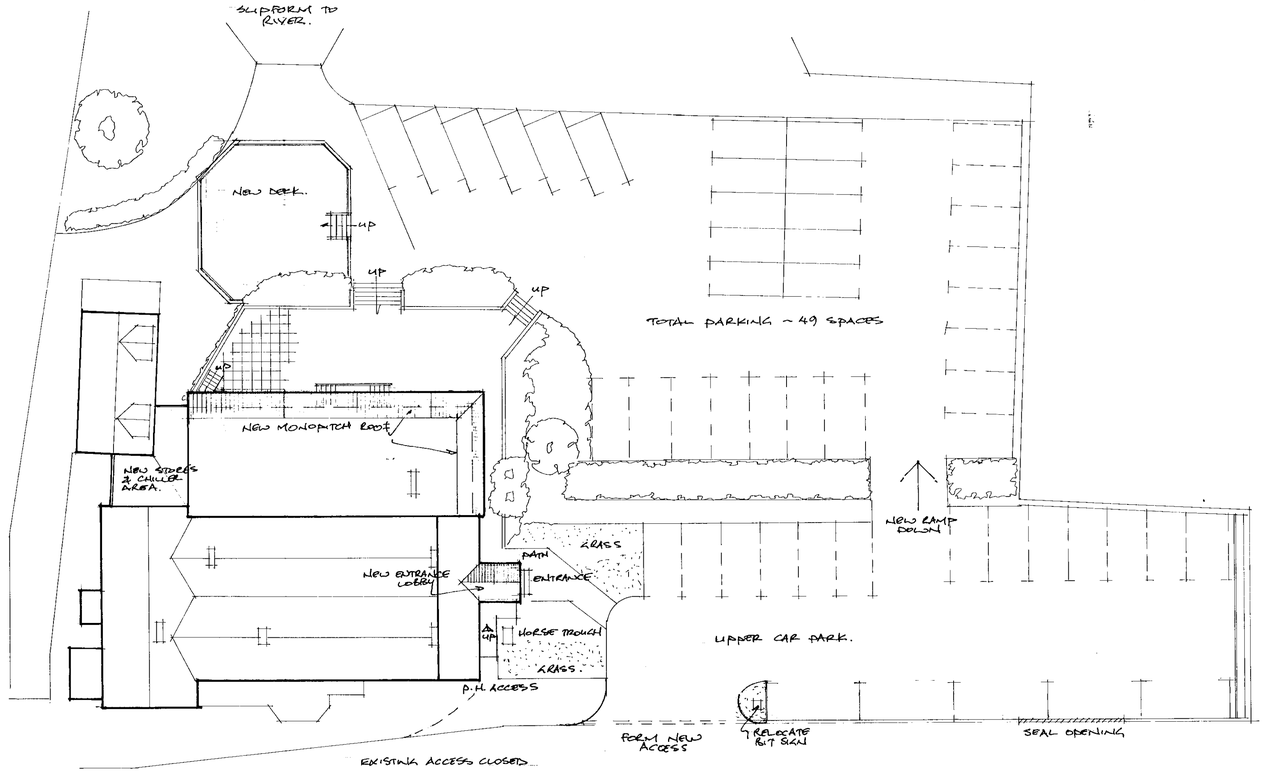
Title
EXISTING AND PROPOSED ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:100	25/02/00
Arch./Des.	Drawing Number		Rev.
	1255/03		

Masterange 981076



Existing Site Plan



Proposed Site Plan

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Rev.		By	Date

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
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08.MAR2000* 0009

DESIGN COALITION

Bass Leisure Retail

Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

SUPERSEDED

Brand
VINTAGE INN

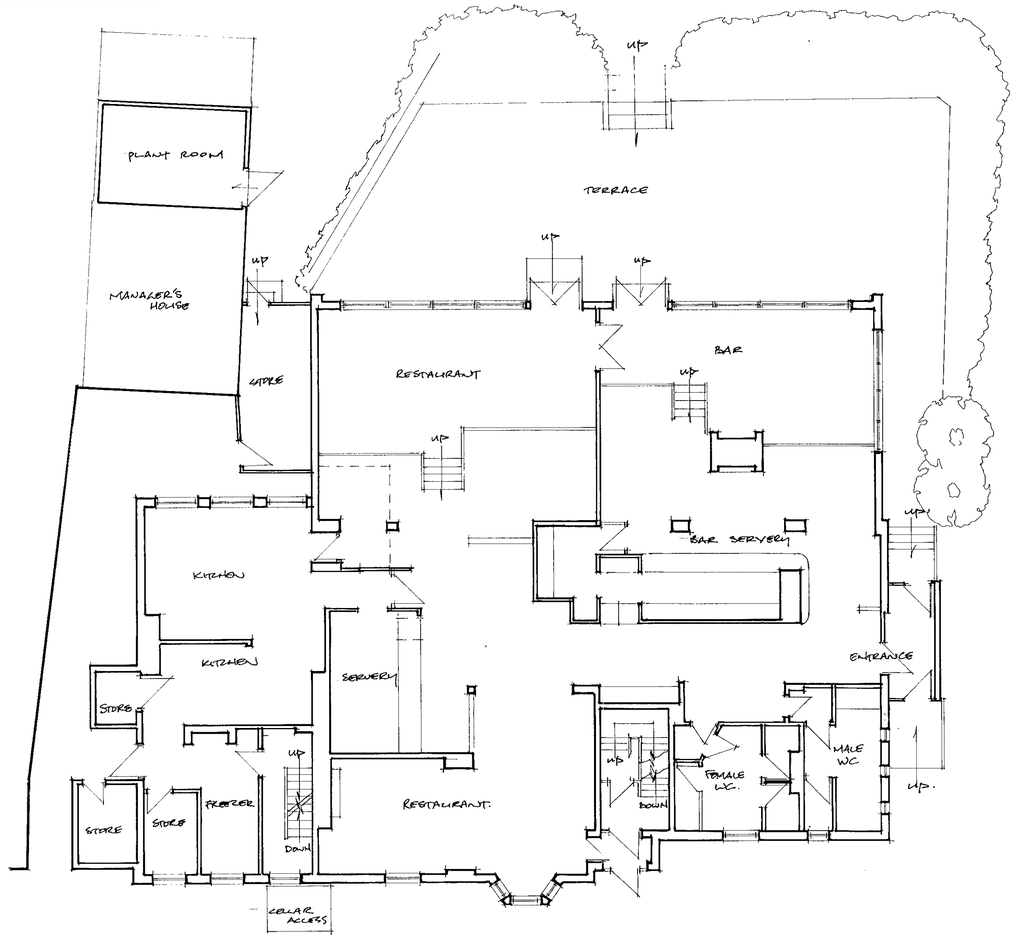
B.U.N. No.

Site
THE ST. GEORGE & DRAGON
WARGRAVE
HENLEY

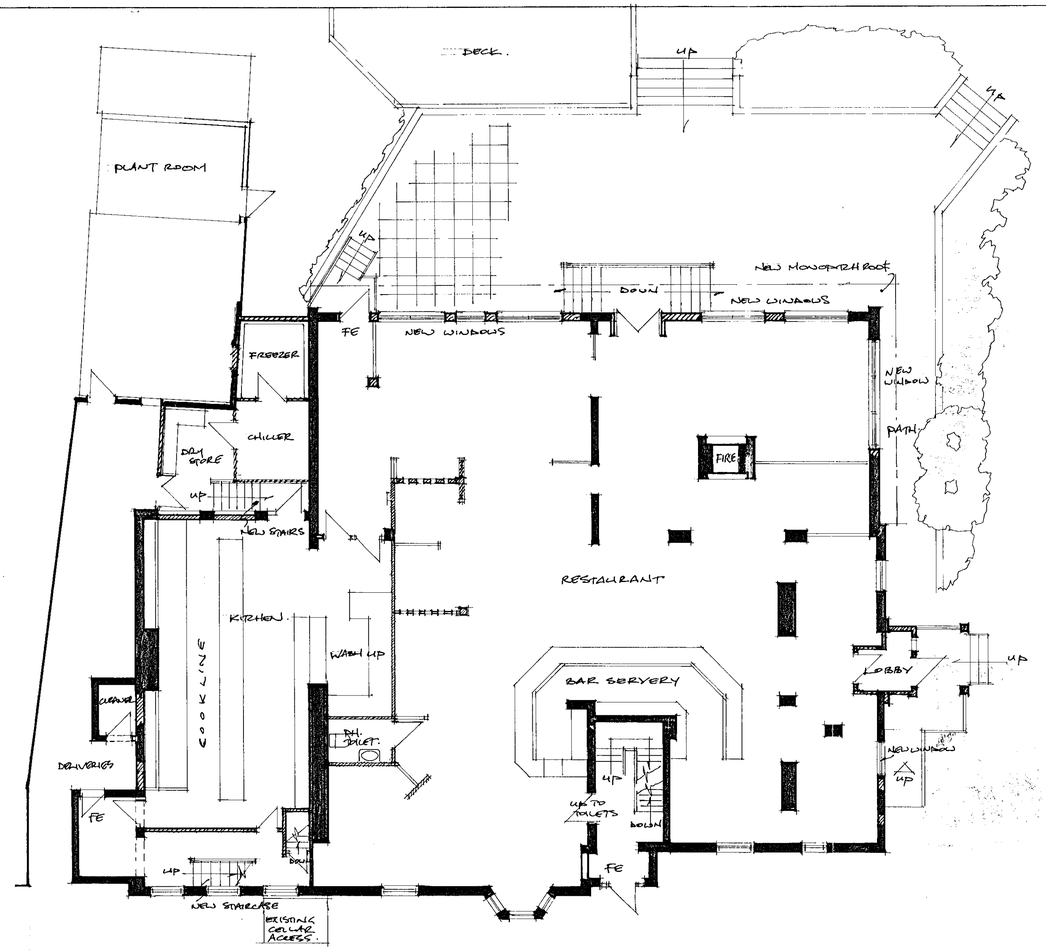
Title
PROPOSED ROOF PLAN
AND SITE LAYOUT

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:200	25/02/00
Arch./Des.	Drawing Number 1255/01		Rev.

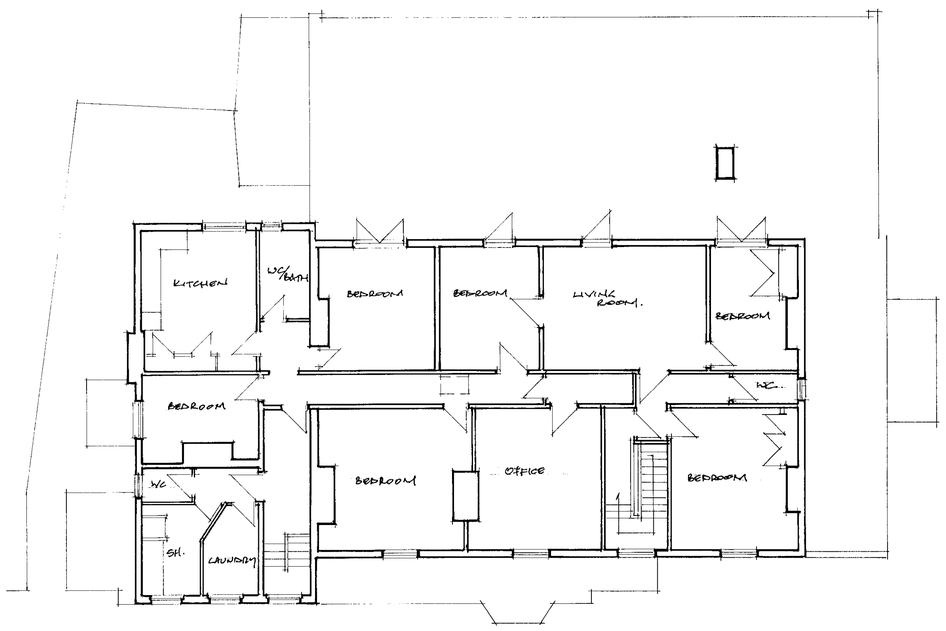
Masterange 981076



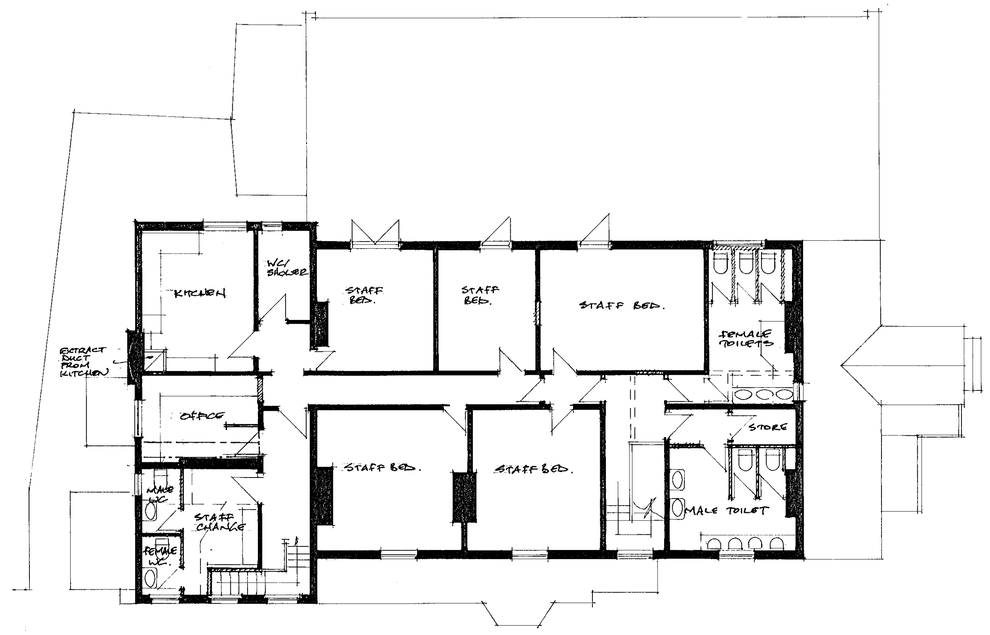
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan



Proposed First Floor Plan

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Rev.		By	Date

THE OLD MILL, CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

08 MAR 2000 * 0889

DESIGN COALITION

SUPERSEDED

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5780

Brand
VINTAGE INN

B.U.N. No.

Site
THE ST GEORGE AND DRAGON
WARGRAVE
HENLEY

Title
PROPOSED FLOOR PLANS

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:100	25/02/00
Arch./Des.	Drawing Number 1255/02		Rev.

Masterange 981076

PRIOR TO EXCAVATION ON SITE ALL SERVICES ARE TO BE LOCATED AND PROTECTED BY MAIN CONTRACTOR

ALL DRAINAGE BELOW (AND WITHIN) GROUND FLOOR SLAB INCLUDING ALL NECESSARY JOINTING COLLARS SHALL BE BY MAIN CONTRACTOR

ALL REDUNDANT DRAIN RUNS/ MANHOLES TO BE GRUBBED OUT / CAPPED OFF WITH LEAN MIX CONCRETE

ALL FOUL / SURFACE WATER INVERT LEVELS SHALL BE CHECKED ON SITE BY MAIN CONTRACTOR PRIOR TO LAYING OF PIPES

All services are to be located across the site prior to excavation works.

To be read in conjunction with landscape drawing as prepared by Landscape Specialist
Soil to be prepared to recieve planting/ bedding

PAVING

Olde London Flagstone(random sizes) by Town & Country on 40mm c/ s bedding on min 150mm well consolidated hardcore
Joints to be flush pointed
All surfacing laid to falls to gullys, but maintaining existing levels where possible.

RAMPS

Ramps to be formed strictly in accordance with Part M of the Building Regulations @ a gradient of no greater than 1:12
Joints to be flush pointed

LIGHTING

A Vintage 1m standard Windsor Street Lamp complete with Suffolk column.
Bulb: 11 Watt plc
Colour: Black Finish

B Car park floodlights on galvanised 5.0m lampost.
Double "5on" mounting brackets with 2 No "5on" 150 watt floodlights to each

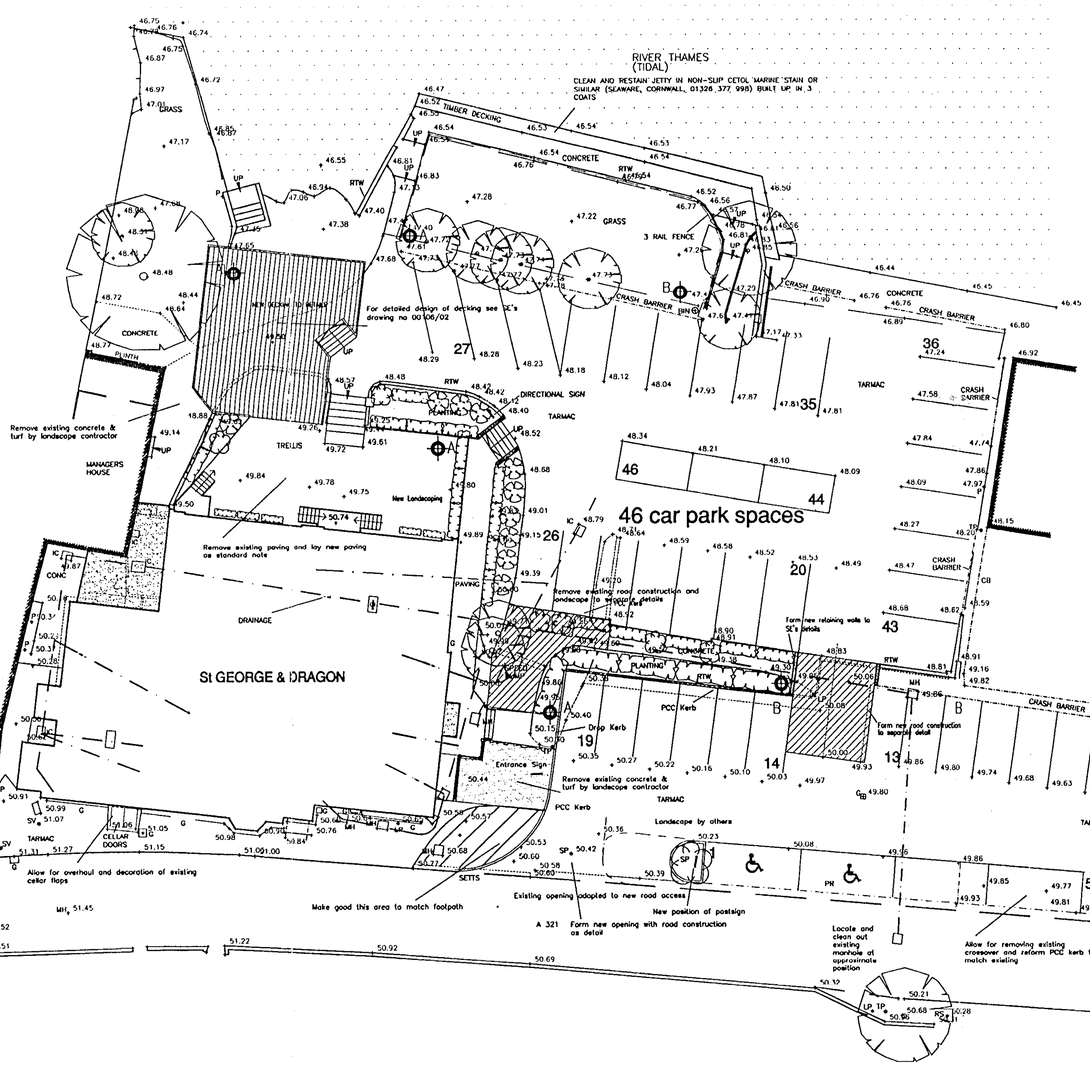
DROP KERBS

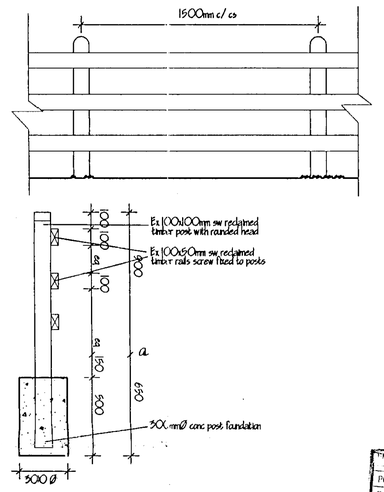
All drop kerbs formed are to be constructed with 2 rows 450x450mm Tactile Dome paving slabs by Townscape Products Ltd

All steps formed are to be constructed with a row of 450x450mm Tactile ribbed paving slabs by Townscape Products Ltd

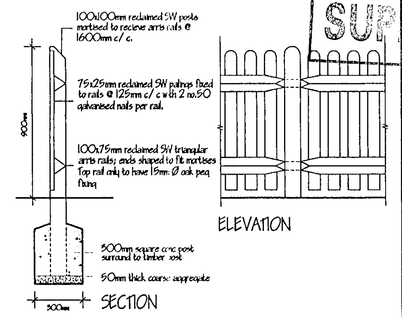
Provide CCTV survey of as-built drainage.
Jet-clean all drainage through

Burn off white lining and reline
Clean down car park

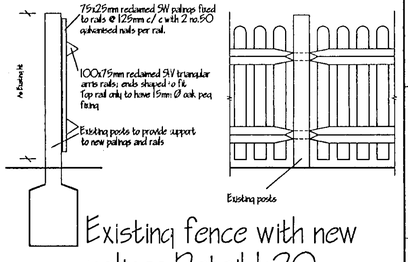




3 rail fence detail 1:20
Denoted by ----------



Picket fence detail 1:20
Denoted by ----------



Existing fence with new palings Detail 1:20

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

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Rev.	Description	By	Date
A	Picket fencing added/general notes added	AJM	05/04/00
B	Notes revised/fencing added/lighting revised	AJM	05/04/00

THE OLD MILL CASTLE STREET
ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570
FACSIMILE (01277) 364801

POL
DC
APP
GS
08 MAY 2000
COPIES TO:
ARC
ENF
FILE:

DESIGN COALITION

SUPERSEDED

Bass Leisure Retail
Construction & Development
Fifth Floor, Hagley House
83 Hagley Road
Edgbaston
Birmingham
B16 8QG
Tel -0121 452 5760

Brand: Vintage Inns

B.U.N. No: Superseded .

Site: The St. George & Dragon, Wargrave, Henley

Title: Proposed Site Plan, Drainage & External Works

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:200	Mch '00
Arch./Des.	Drawing Number 1255/10		Rev. B

PRIOR TO EXCAVATION ON SITE ALL SERVICES ARE TO BE LOCATED AND PROTECTED BY MAIN CONTRACTOR

ALL DRAINAGE BELOW CANOPY WITHIN GROUND FLOOR SLAB INCLUDING ALL NECESSARY JOINTING COLLARS SHALL BE BY MAIN CONTRACTOR

ALL REDUNDANT DRAIN RUNS / MANHOLES TO BE GRUBBED OUT / CAPPED OFF WITH LEAN MIX CONCRETE

ALL FOUL / SURFACE WATER INVERT LEVELS SHALL BE CHECKED ON SITE BY MAIN CONTRACTOR PRIOR TO LAYING OF PIPES

All services are to be located across this site prior to excavation works.

To be read in conjunction with landscape drawing as prepared by Landscape Specialist
Soil to be prepared to receive planting / bedding

PAVING

Olde London Flagstone(random sizes) by Town & Country on 40mm c / s bedding on min 150mm well consolidated hardcore
Joints to be flush pointed
All surfacing laid to falls to gullys, but maintaining existing levels where possible.

RAMPS

Ramps to be formed strictly in accordance with Part M of the Building Regulations @ a gradient of no greater than 1:12
Joints to be flush pointed

LIGHTING

A Vintage Inn stainless steel Windsor Street Lamp complete with Suffolk column.
Bulb: 11 Watt plc
Colour: Black Finish

B Car park floodlights on galvanised 5.0m lampost. Double "Son" mounting brackets with 2 No "Son" 150 watt floodlights to each

DROP KERBS

All drop kerbs formed are to be constructed with 2 rows 450x450mm Tactile Dome paving slabs by Townscape Products Ltd

All step formed are to be constructed with a row of 400x400x50mm Tactile rubbed paving slabs by Townscape Products Ltd

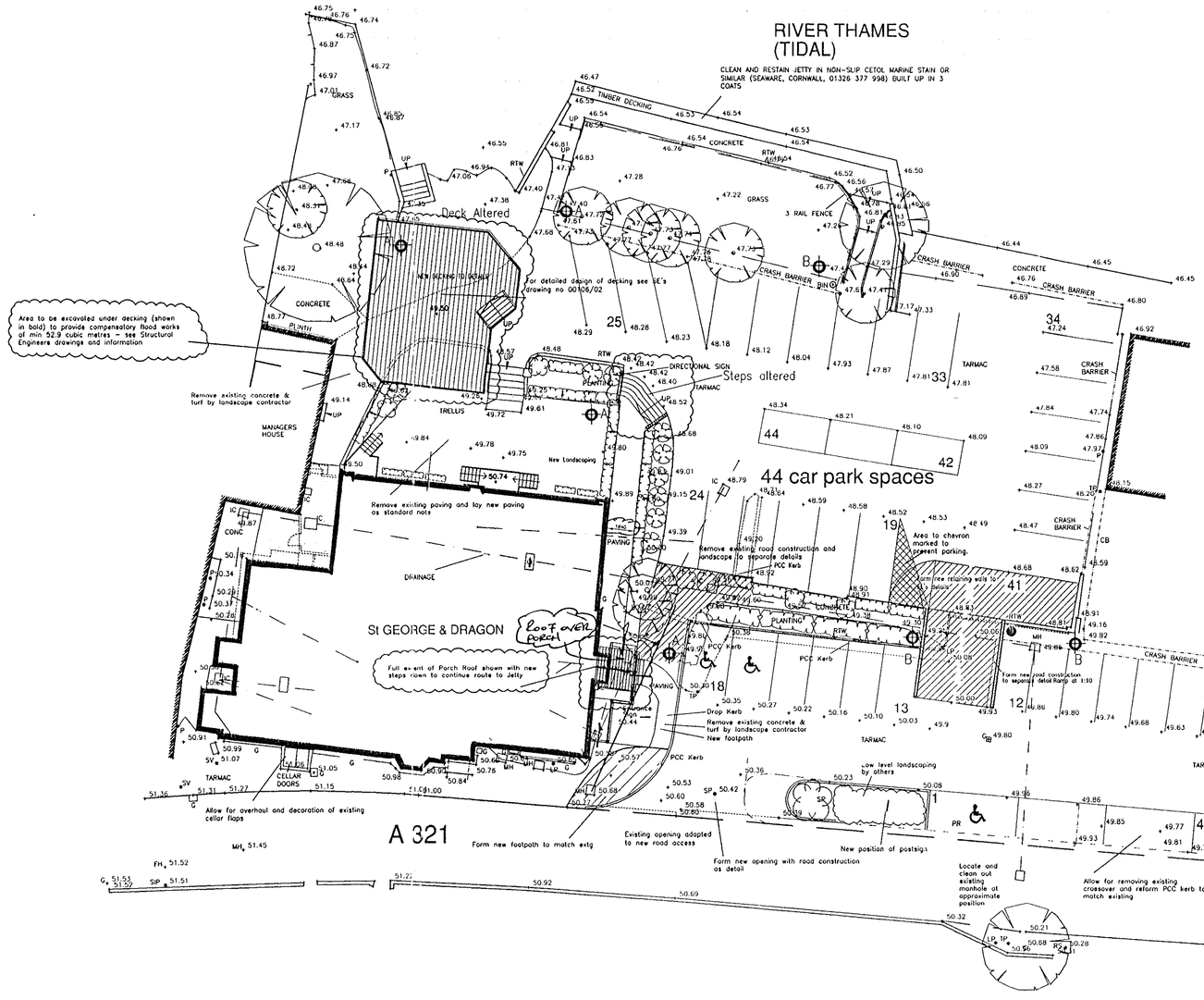
Provide CCTV survey of as-built drainage.
Jet clean all drainage through

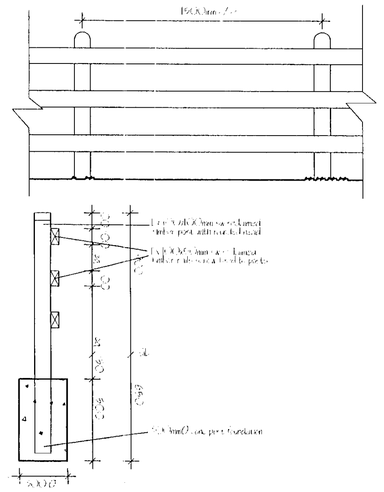
Burn off white lining and reline
Clean down car park

RIGHT OF WAY

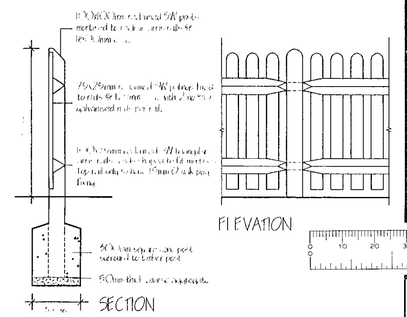
— — — — Approximate route of Right of Way as Chapman Warren dwg B2540 04/1

● Location of Right of Way sign as Chapman Warren dwg B2540 04/1

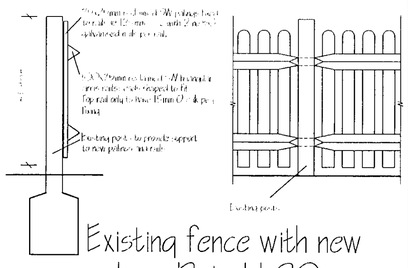




3 rail fence detail 1:20
Denoted by ----------



Picket fence detail 1:20
Denoted by ----------



Existing fence with new palings Detail 1:20

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

This drawing is to be read in conjunction with all other standard Bass specifications and documentation.

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Rev.	Description	By	Date
A	Picket fencing added/general notes added	AJM	05/04/00
B	Notes revised/fencing added/lighting revised	AJM	05/04/00
C	RIGHT OF WAY FOOTPATH ROUTE ADDED		
	HIGHWAYS OFFICER'S COMMENTS ADDED	LD	06/06/00
D	Deck and Steps Altered	AM	11/09/00
E	Notes on excavation added	AM	13/09/00

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DESIGN COALITION

Bass Leisure Retail

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Brand
Vintage Inns

B.U.N. No.

Site
The St. George & Dragon
Wargrave
Henley

Title
Proposed Site Plan, Drainage & External Works
Approved as minor amendment see letter dated 26 Oct 2000

Project Manager/ Checked	Drawn By	Scale	Date
	AJM	1:200	Mch '00
Arch./Des.	Drawing Number 1255/10		Rev. E