Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

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Emergency lighting will be installed in the enlarged trading area in accordance with BS. 5266.

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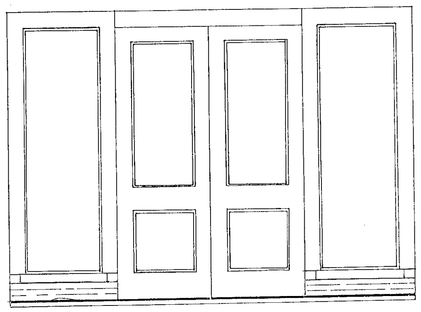
All external (final exit) fire escape doors on escape rotes marked ' **E** ' to have push pressure pad mechanism for easy opening.



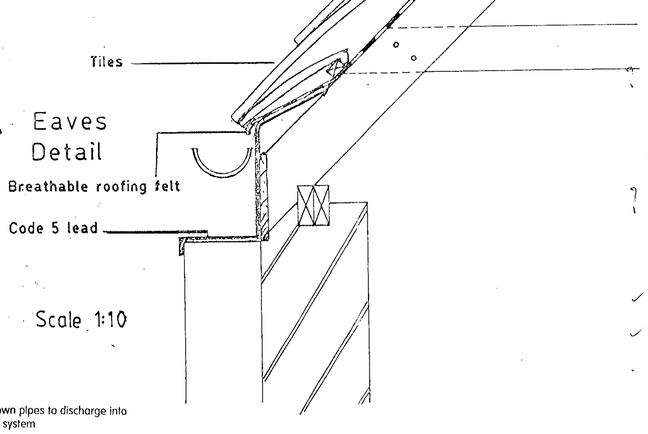
Fully Glazed French Doors *to End Elevation*

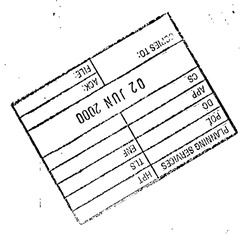
proposed joinery details 1:20

General
- Site measure prior to manufacture

Frame
- 90 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 50mm hardwood cill fitted with water bar
- Rebated side lights to take single glaze: safety glass

Doors
- 150mm stiles and rails, rebate for glazing
- single glazed safety glass





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- New cast iron gutters and down pipes to discharge into new gulley and thence to exg system
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French Doors

- New external bifold French doors as shown on plan. Trickle vent above door. New glazed doors to be fitted with safety glass. include Water bar rebated for water bar and rebated stiles to make opening pair
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- Provide hit/miss trickle ventilator to bifold door to new bar area each habitable room. Trickle vents to be 8000mm²

Joinery & Finishes

- Fix new architraves linings door frames skirtings etc. to match existing. Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new stained oak stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Fix handrail 900mm above pitch line. Newels ex 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min mm dia at 100mm c/s Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

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- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps (Fit air admittance valves to over length waste pipes.)
- Saniplus: New disabled WC: wastes to be pumped via to "Saniplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
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Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub-base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- Three coats of Synthaprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs. Internal wall dpc as for external walls.

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over No expandamet metal lathing except where tiling over

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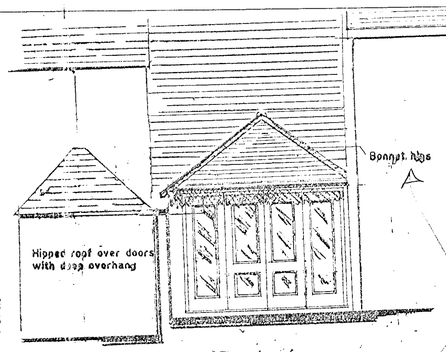

rear elevation
1:50 proposed

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- New Lantern light 1900 x 900mm from Messr Rothlight with all necessary flashing to flat roof to manufacturer's details

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from 1/2 round ridge tiles.

Insulation

- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation: warm deck roof :

Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter. and flashing with min 150mm upstand to abutment to main building.
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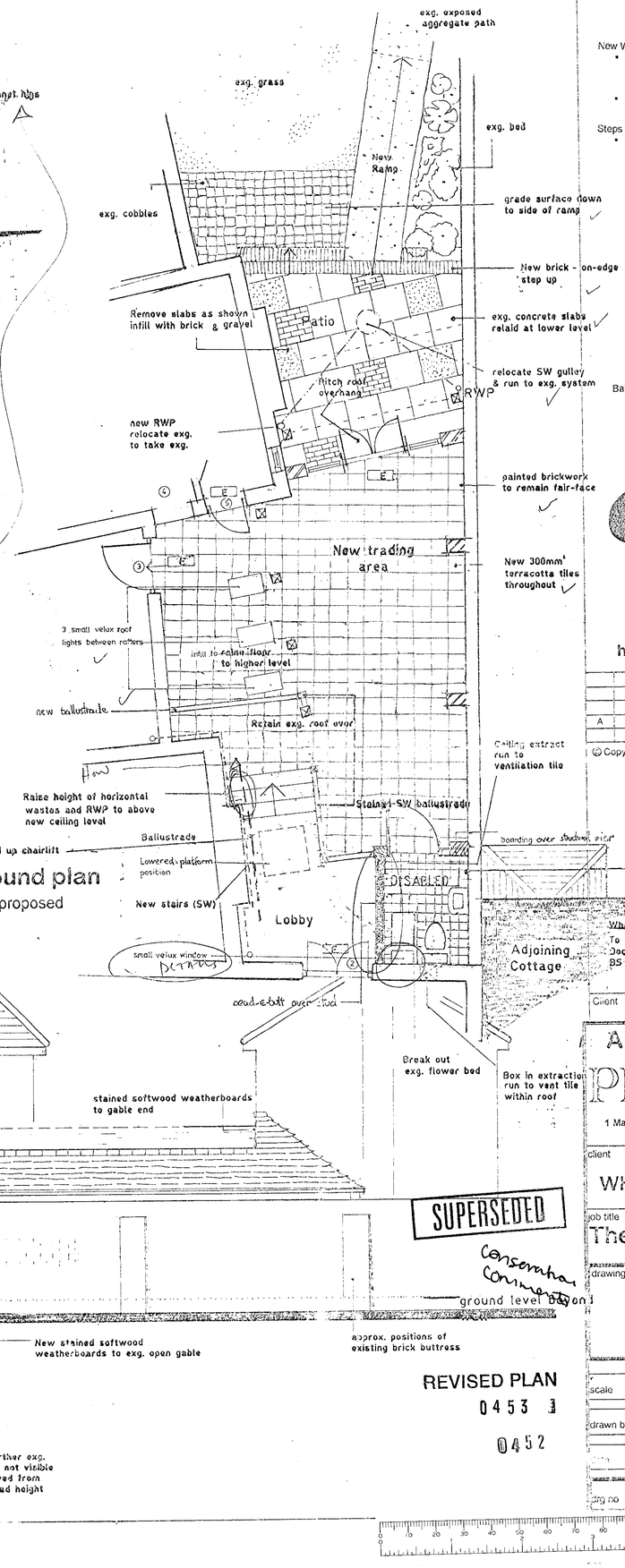


SUPERSEDED

REVISED PLAN
0453
0452

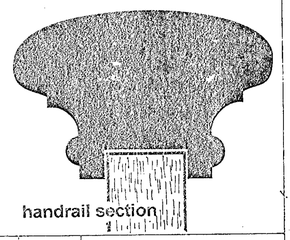
NOTES:

All dimensions must be checked on site and not scaled from this drawing.

New WC Partition:
- 150mm stained sw bead-and-but boarding over of 100mm studding / structural pier to trading area side.
- WC side to be tiled finish.

Steps
- Going and risers to be formed from 50mm oak with min 250mm tread and max 190mm riser

Ballustading
- 90mm² newels with 25mm² stained softwood spindles set at centres of 125mm so that a sphere of 100mm will not pass between.
- 54 x 82mm Handrail to be of stained hardwood *from sustainable source*



A	Date	Revisions

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Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: WH Brakspear & Sons Plc

job title: The Bull PH - Wargrave

drawing title: Proposed Rear Extension

scale: 1:20 & 50

drawn by: AGF

12 November 1999

drg no: AGF.98.21.1.1A rev 5

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT No 7311

A1

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

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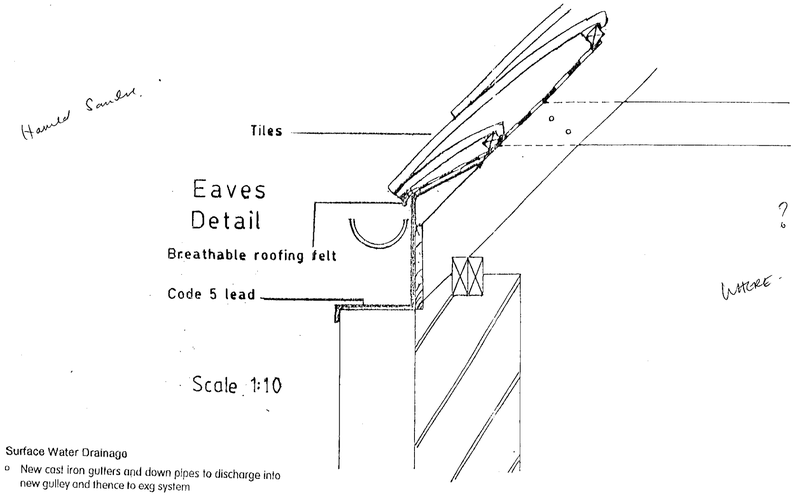

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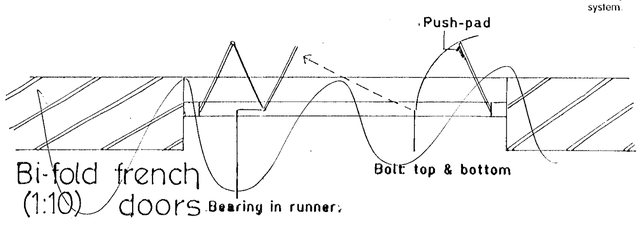

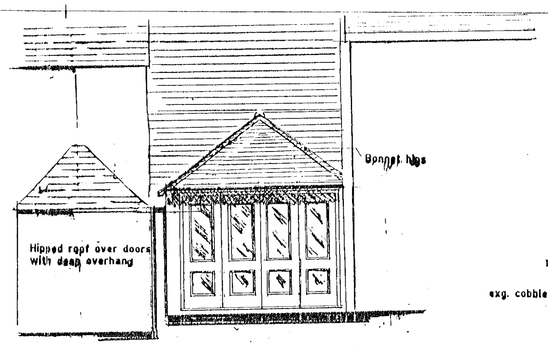

rear elevation
1:50 proposed

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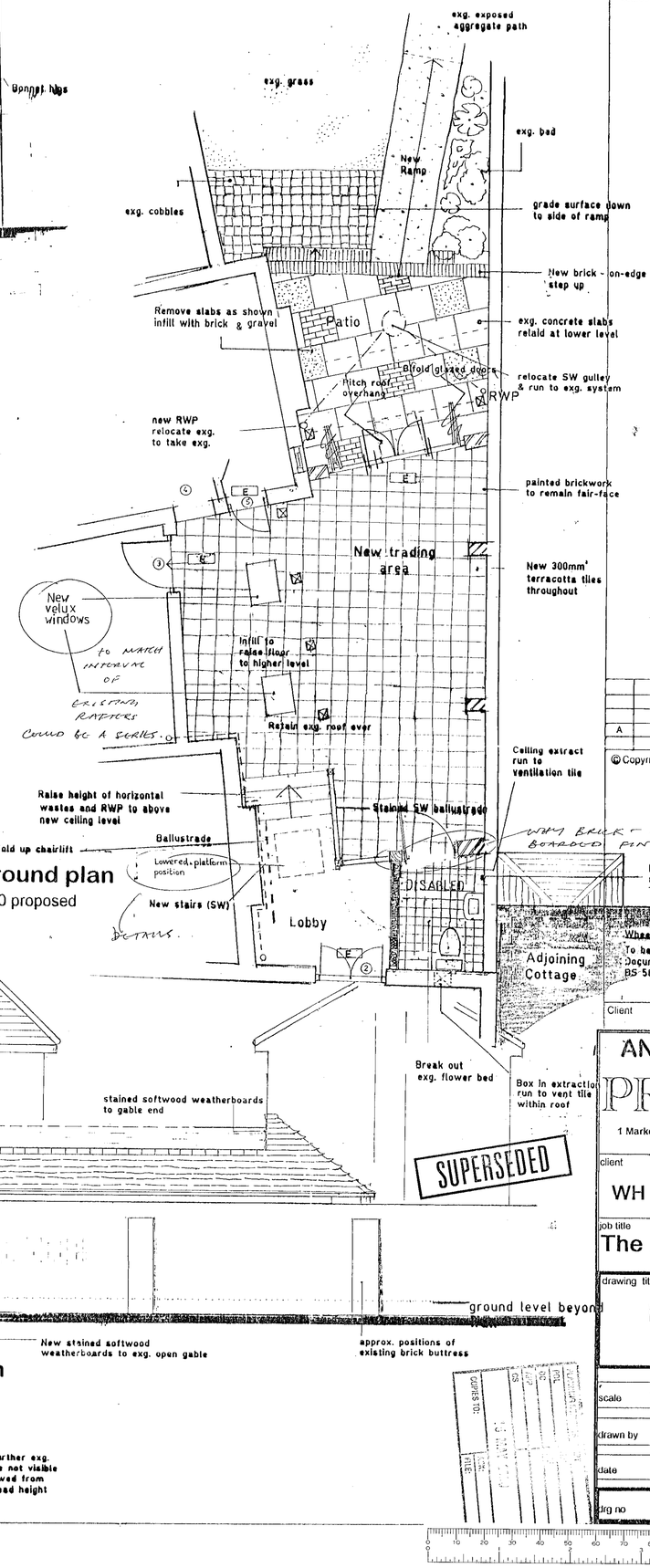

ground plan
1:50 proposed

side elevation
1:50 proposed

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A		
Date		Revisions

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tel. 01491 411308 (fax 01491 410129)

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job title: The Bull PH - Wargrave

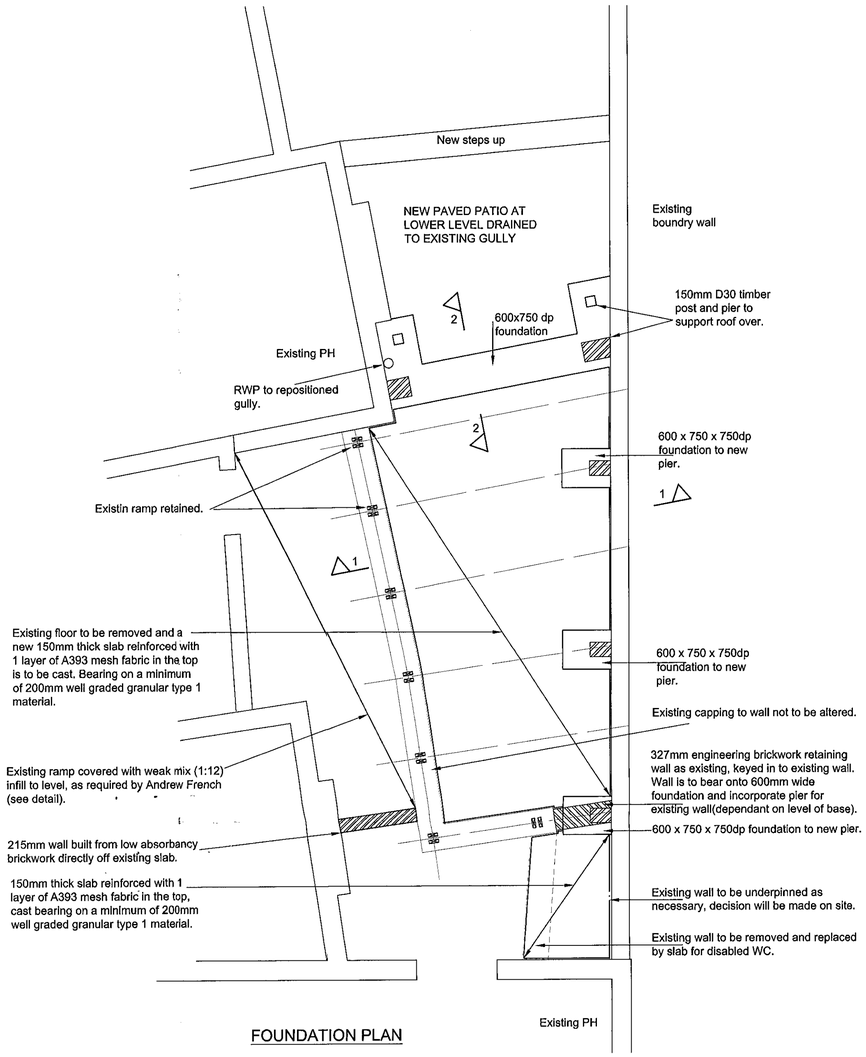
drawing title: Proposed Rear Extension

scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A rev B

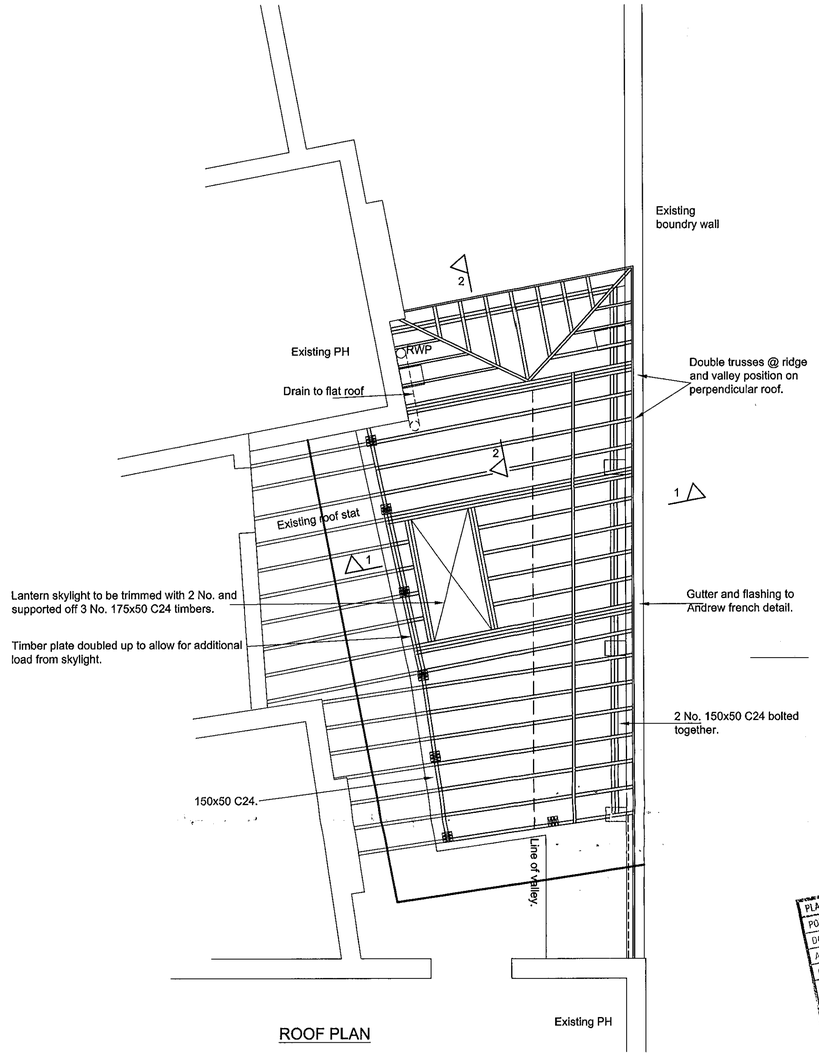
COPIES TO:

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No 7311

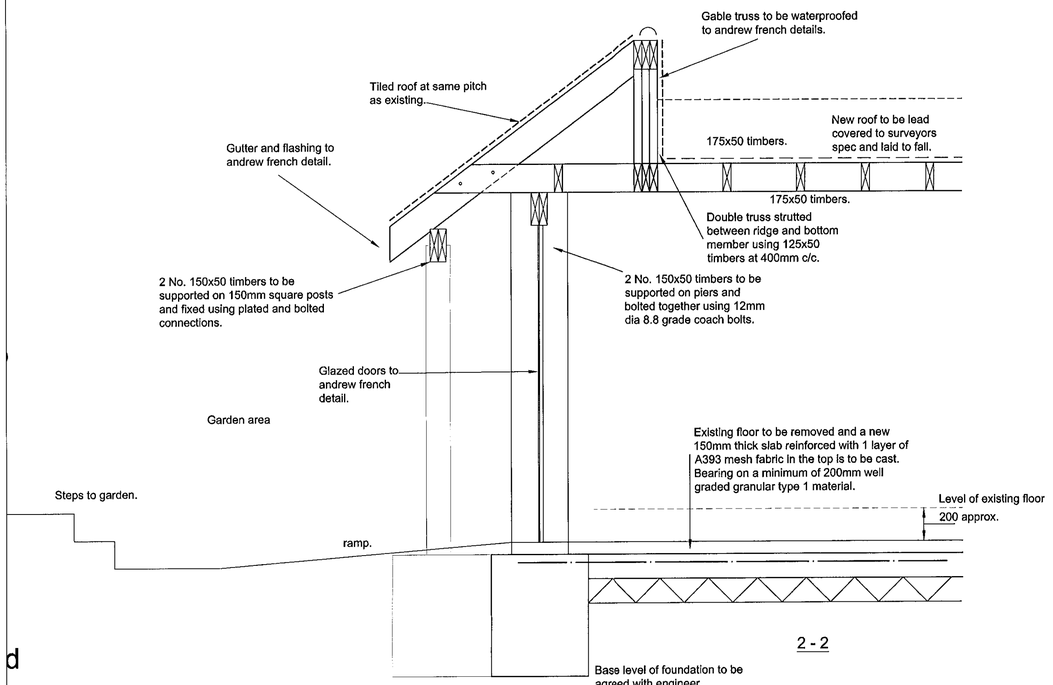
A1



FOUNDATION PLAN



ROOF PLAN



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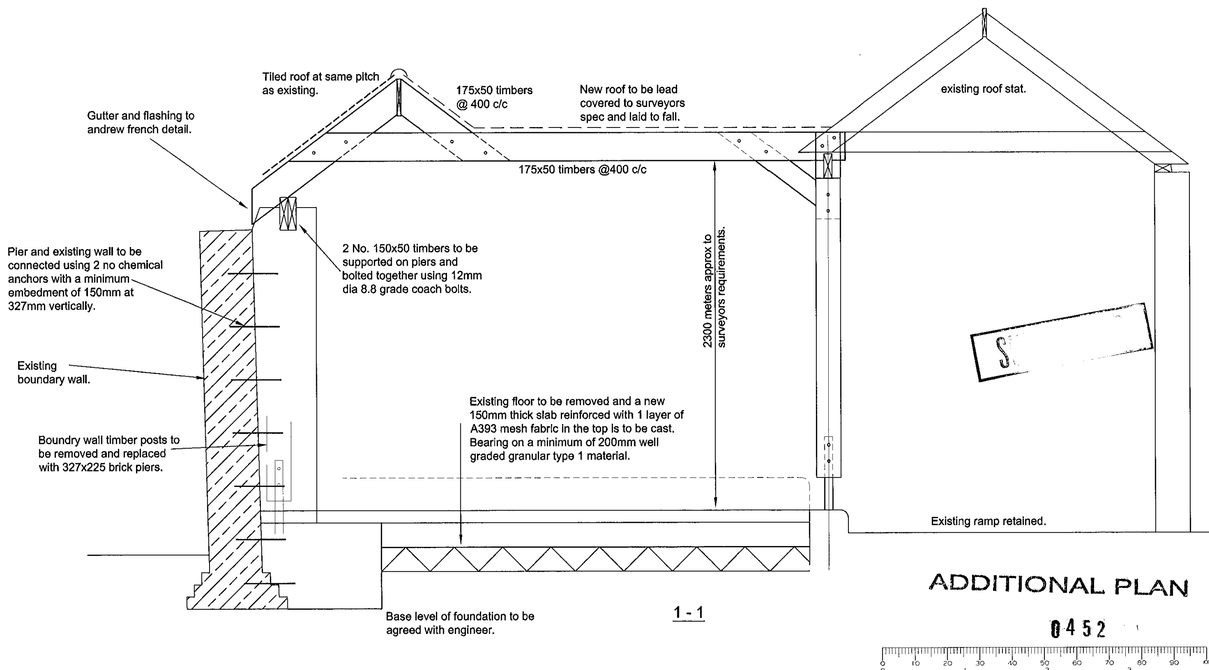

1 - 1

ADDITIONAL PLAN

0452

Notes:

1. This drawing is preliminary and subject to full design.

2. All timber is to be C24 grade and treated with an approved preservative prior to being delivered on site.

3. All bolted connections are to be achieved using 2 No. 12mm dia 8.8 grade bolts and 40mm dia tooth plate connectors and washers.

4. Concrete is to be grade FND3 for foundations and RC35 for the reinforced concrete slab.

PLANNING SERVICES | HPT | TLS | ENF | POL | DC | APP | CS
07 FEB 2000
COPIES TO: | ACK: | FILE:

Rev	Description	Checked	Date
A	Extent of floor and roof pitch revised, sky light added.		25-1-00

Dimensions to be verified on site
Figured dimensions to take preference to those scaled.
Any areas indicated on this drawing are for guidance only.
No responsibility is taken for their accuracy.

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Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of **KRA** Consulting Engineers Suite 8 Market House 19-21 Market Place Wokingham Berkshire RG40 1AP
Tel 0118 979 9244 Fax 0118 979 9245

Project

THE BULL
WARGRAVE

SUPERSEDED

Consultant

KRA
Consulting Engineers

Drawing Title

PRELIMINARY PROPOSALS

Drawing No	Revision
2292\-\GA\01	A

Scale 1:50	Date 13-12-99
Computer File Ga01.dwg	Project No 2292
Drawn By MAB	Checked by
Co-ordinated By MGD	Approved By

Client

WH Brakspear & Sons Plc

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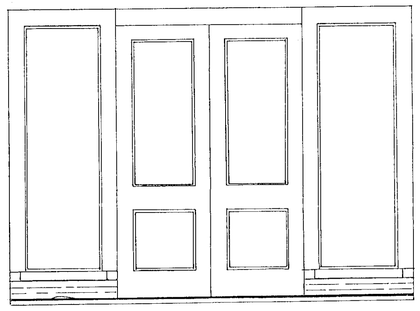

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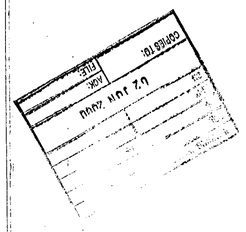

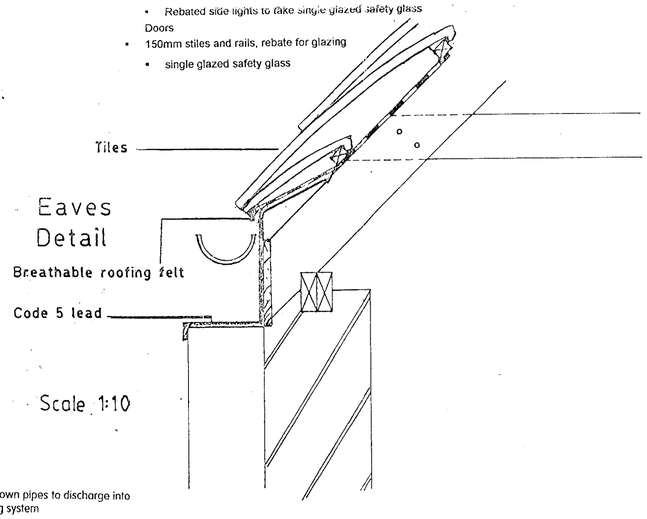

Scale 1:10

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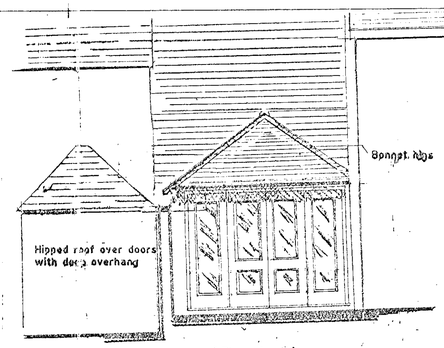

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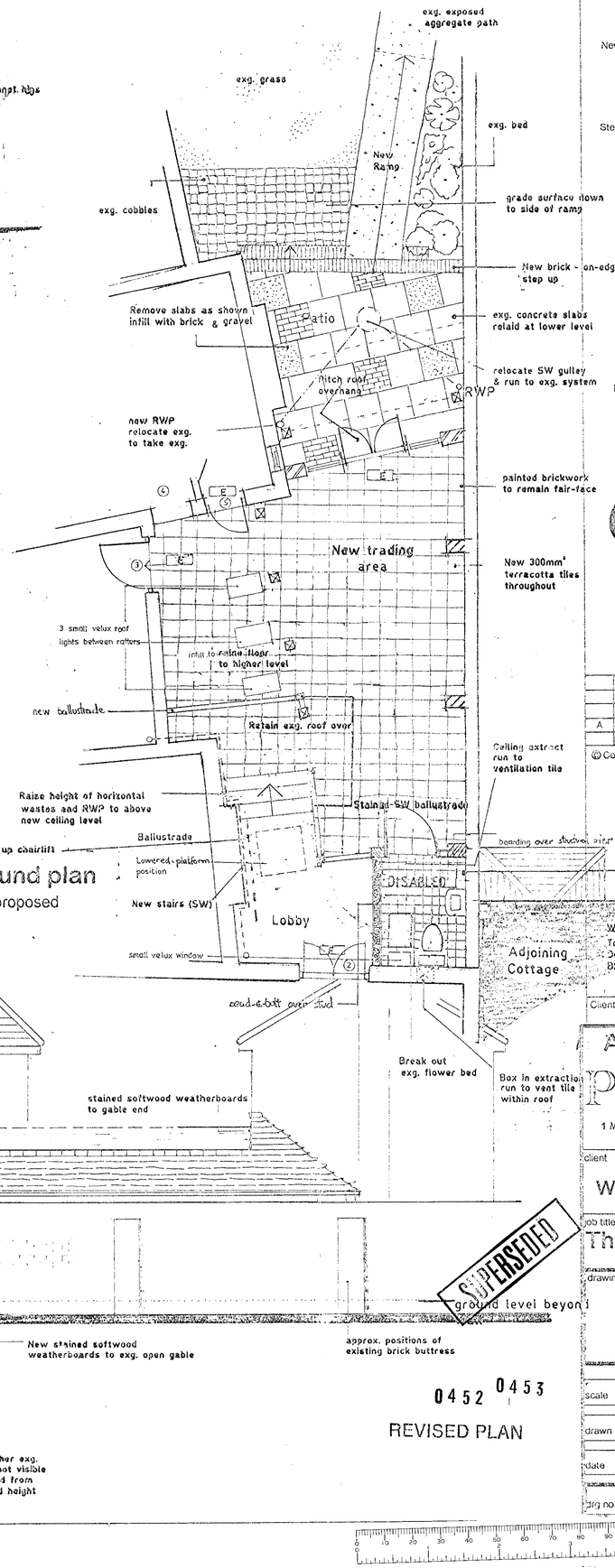
- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation: warm deck roof :

Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter. and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

Ventilation

- Breathable roofing felt to pitched roof: warm deck to flat roof



0452 0453

REVISED PLAN

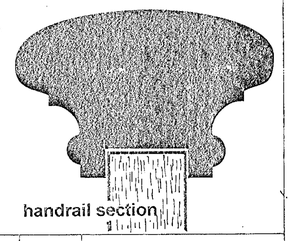
NOTES:

All dimensions must be checked on site and not scaled from this drawing.

New WC Partition:
- 150mm stained sw bead-and-but boarding over of 100mm studding / structural pier to trading area side.
- WC side to be tiled finish.

Steps
- Going and risers to be formed from 50mm oak with min 250mm tread and max 190mm riser

Ballustading
- 90mm² newels with 25mm² stained softwood spindles set at centres of 125mm so that a sphere of 100mm will not pass between.
- 54 x 82mm Handrail to be of stained hardwood *from sustainable source*



handrail section

Rev	Date	Revisions
A		

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Wheelchair Accessible WC (disabled)
To be constructed in accordance with Approved Document M3 section 4.16 diagram 16 and to BS 5810: 1978.

Client

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON.
tel. 01491 411308 (fax 01491 410129)

client: WH Brakspear & Sons Plc

job title: The Bull PH - Wargrave

drawing title: Proposed Rear Extension

scale: 1:20 & 50

drawn by: AGF

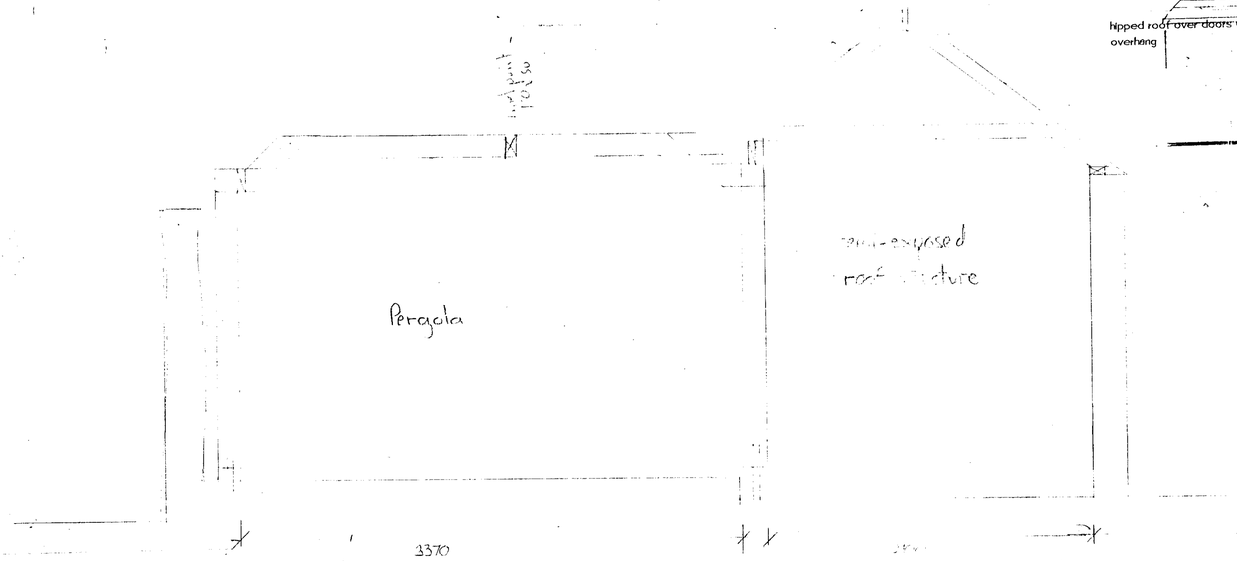
date: 12 November 1999

drg no: AGF.98.214.1A rev5

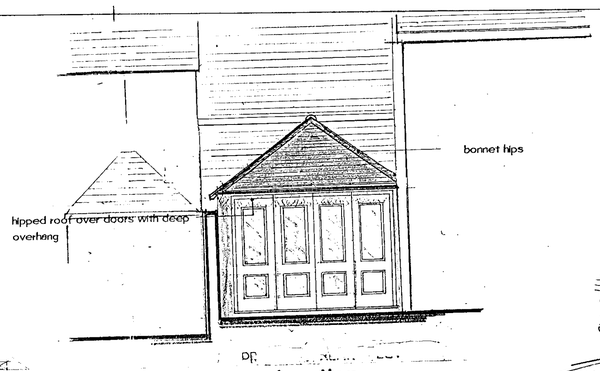
A PRODUCT OF THE UNO RANGE - ARCHITECT CAT No 7311

A1

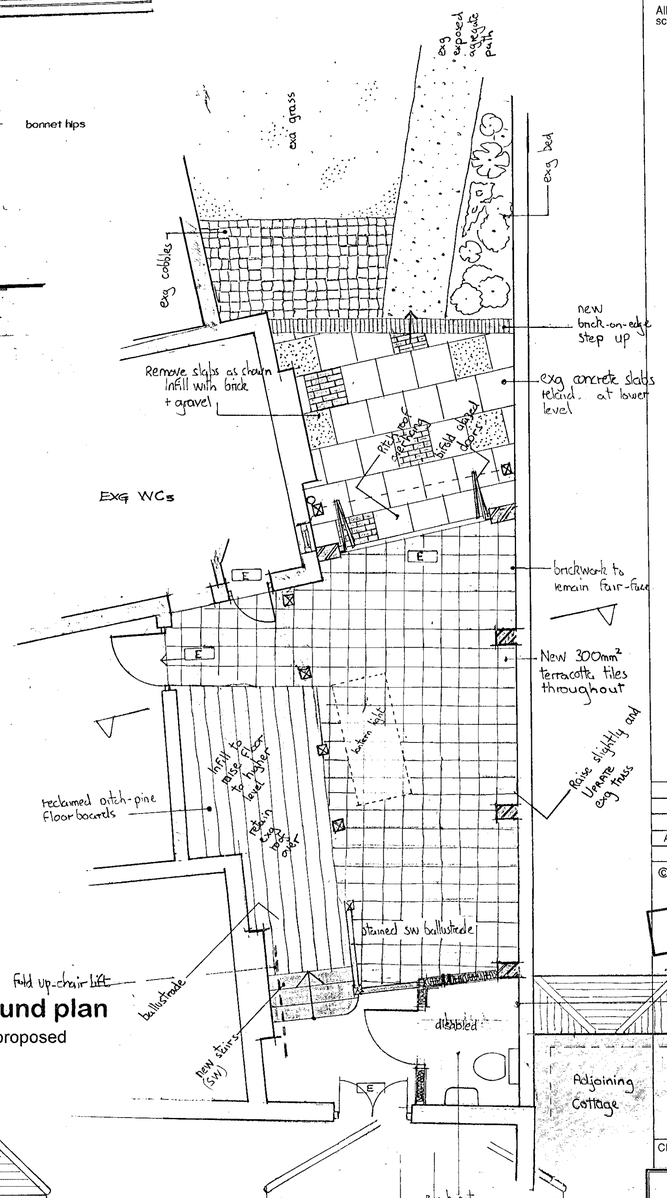
Proposals for replacement structure in place of existing pergola at
The Bull Public House, High Street Wargrave



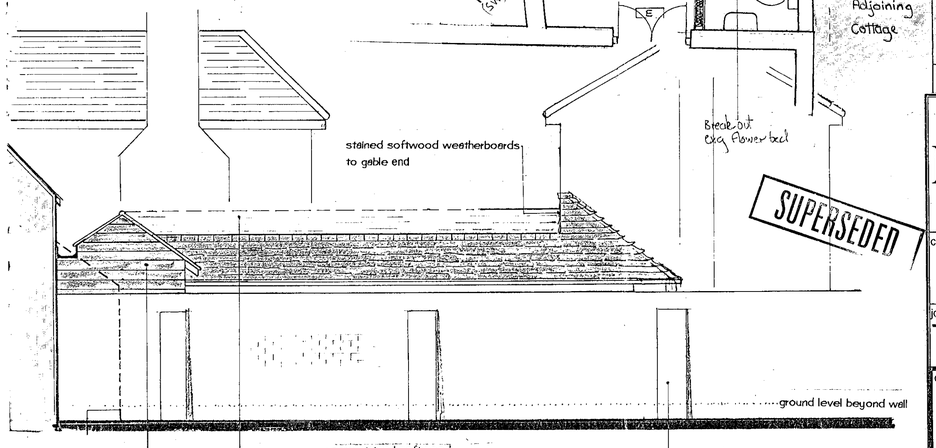
section through pergola
1:50 existing



rear elevation
1:50 proposed



ground plan
1:50 proposed



side elevation
1:50 proposed

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
A		

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SUPERSEDED
25.JAN.2000 0453

Wheelchair Accessible WC *disabled*
To be constructed in accordance with Approved Document M3 section 4.16 diagram 16 and to BS 5810: 1978.

Client

ANDREW FRENCH

PROPOSED

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tel. 01491 411308 (fax 01491 410129)

client
WH Brakspear & Sons Plc

job title
The Bull PH - Wargrave

drawing title
Proposed Rear Extension

scale 1:20 & 50

drawn by AGF

date 12 November 1999

drg no AGF.98.214.1A rev

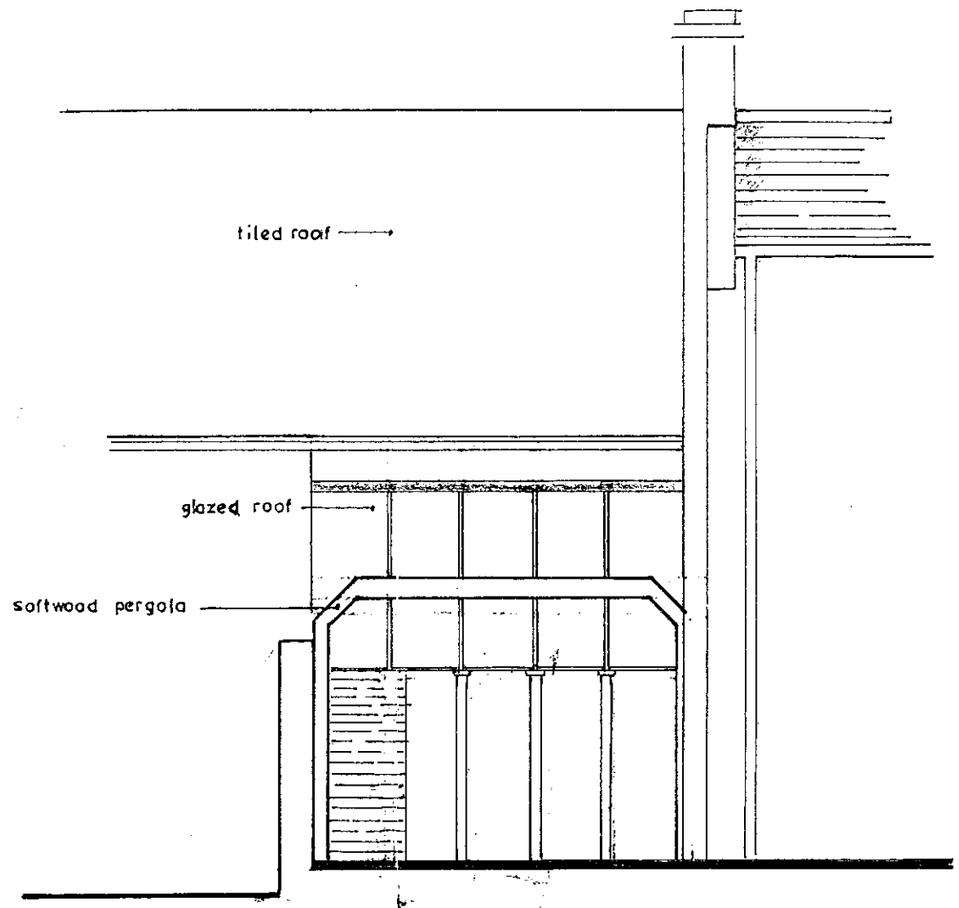
594 x 841mm A1

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No 7311

25.JAN.2000 C453

APPROVED

W. H. Brakspear & Sons, P.L.C.



rear elevation
existing

Job Title

The Bull PH
Wargrave

Drawing Title

Existing Rear Elevation

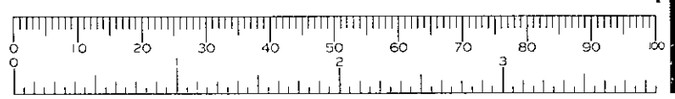
Scale 1:50

Date JUNE 1999

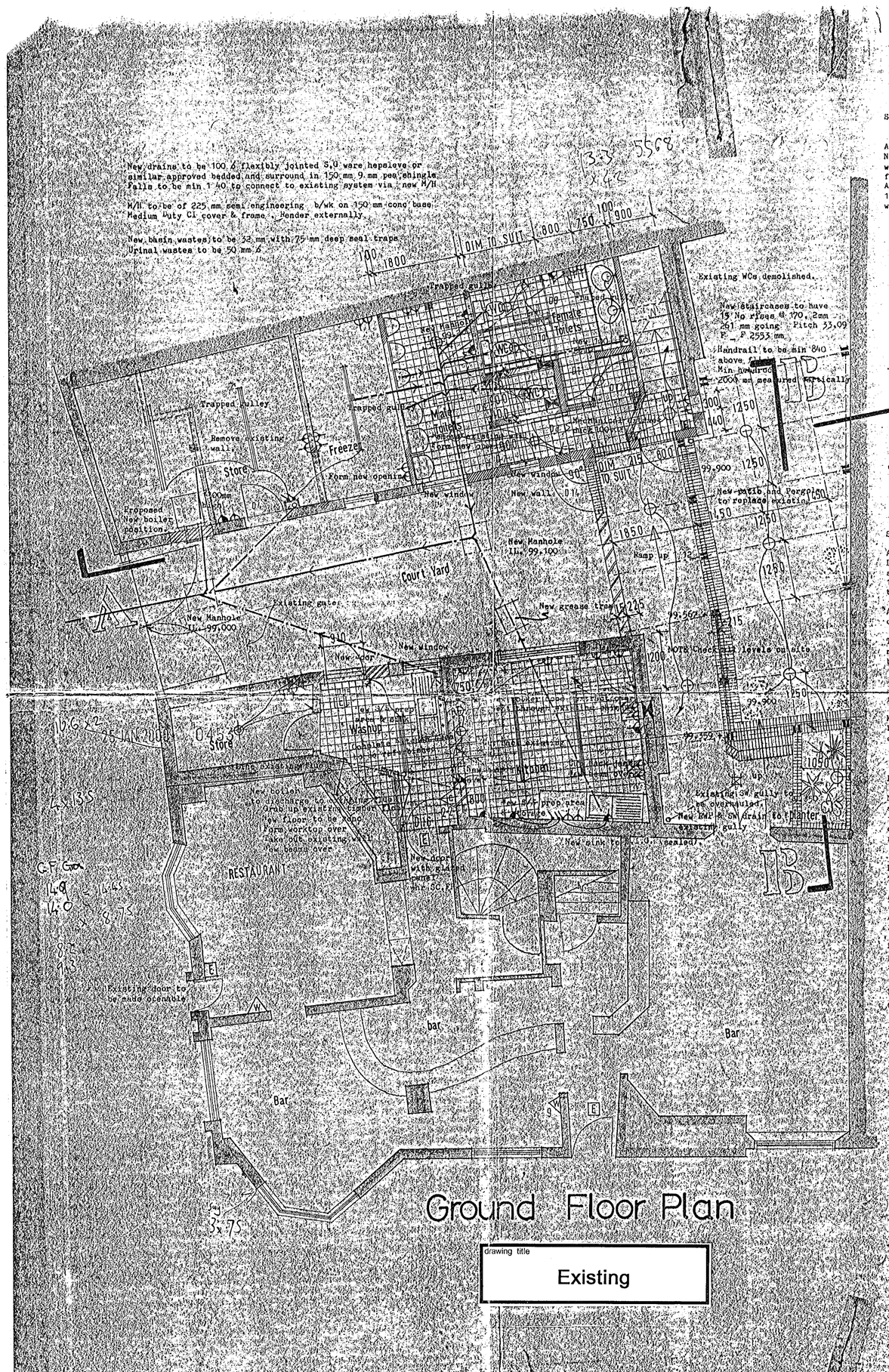
Drawn by MS

Drg. No. AGF.98.214.2

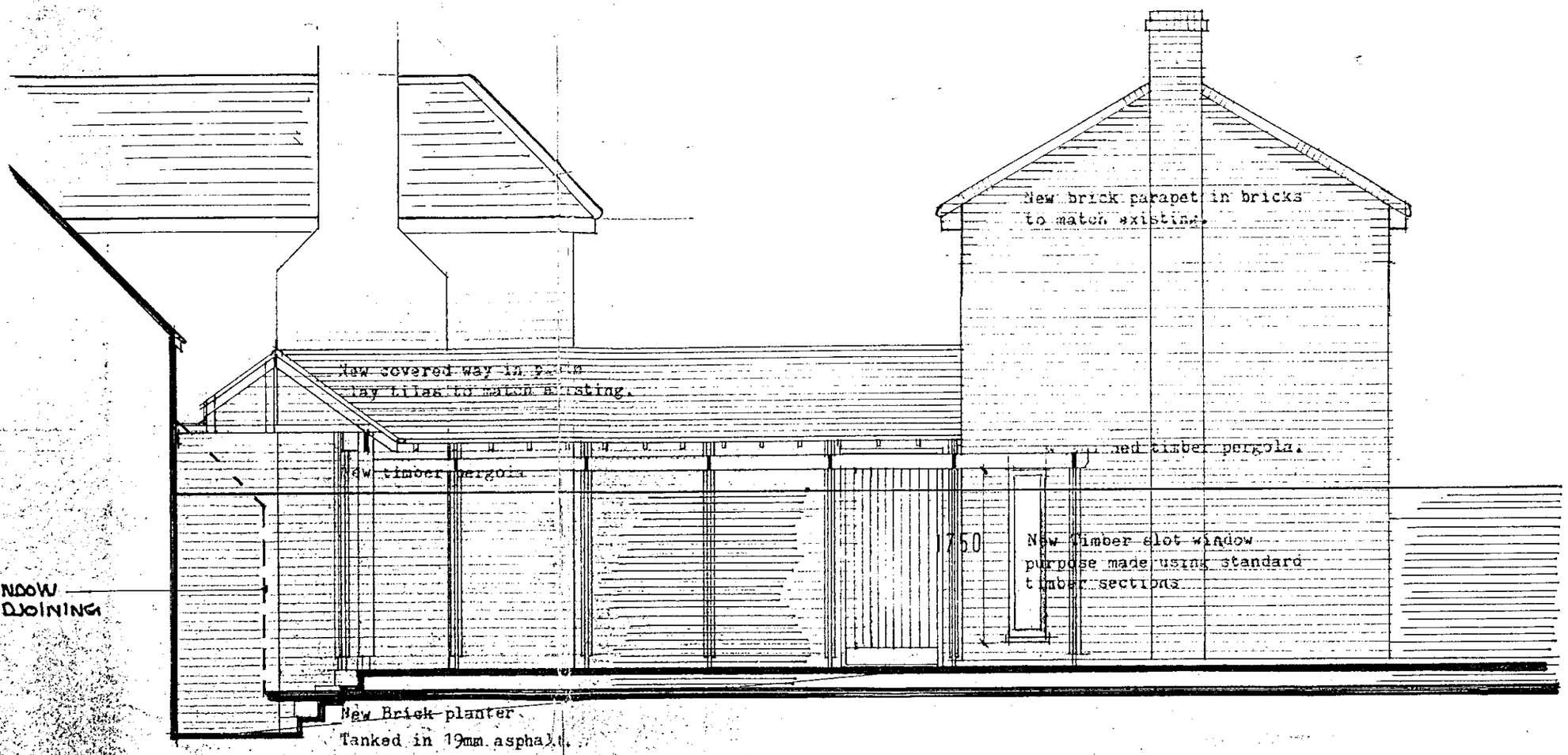
Rev.



594 x 841mm A1


New drains to be 100 Ø flexibly jointed S.G. ware hepsleve or similar approved bedded and surround in 150 mm 9 mm pea shingle. Falls to be min 1:40 to connect to existing system via new M/H
M/H to be of 225 mm semi engineering b/wk on 150 mm conc base. Medium Duty Cl cover & frame. Render externally.
New basin wastes to be 32 mm with 75 mm deep seal traps
Urinal wastes to be 50 mm Ø
Existing WCs demolished.
New staircases to have 15 No risers @ 170.2mm 261 mm going Pitch 33.09 F.F 2553 mm
Handrail to be min 840 above
Min headroom 2000 mm measured vertically
Trapped gulley
Remove existing wall
Store
Freezer
Form new opening
Proposed new boiler position
New window
New wall
New window
New Manhole T.L. 99.100
Court Yard
Existing gate
New grease trap
New Manhole T.L. 99.000
New door
New window
Existing 300mm to be made openable
Existing 3m gully to be overmauled.
New RWP & SW drain to planter
New link to existing sealed
NOTE Check all levels on site
Washup
Store
RESTAURANT
Bar
Bar
Bar
New door with glazed panel min 30% of door
New tanking to existing wall
New dpc
Form new opening
Form new doorway
Existing gully
New kitchen extract duct
New cooker hood over
Form worktop over
Take out existing wall
New beams over
Existing 3m gully to be overmauled.
New RWP & SW drain to planter

25.JAN.2000* 0453

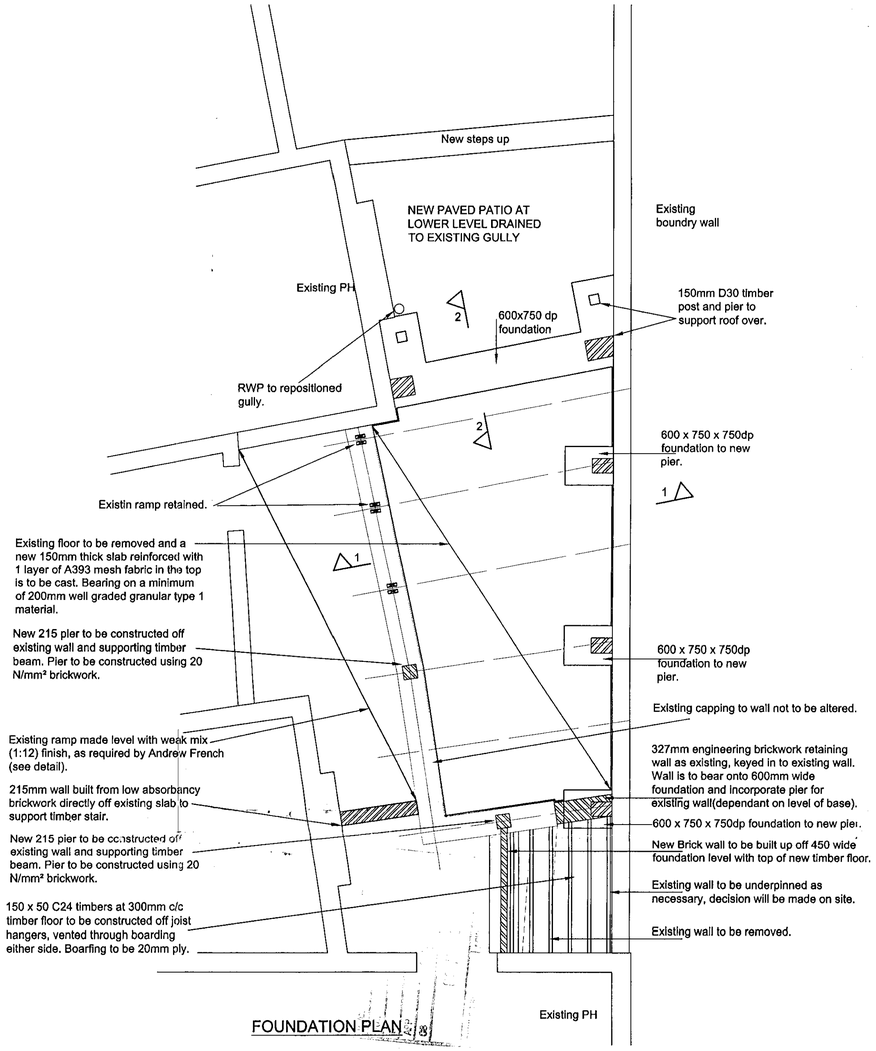


LINE OF WINDOW BAY FM ADJOINING COTTAGE

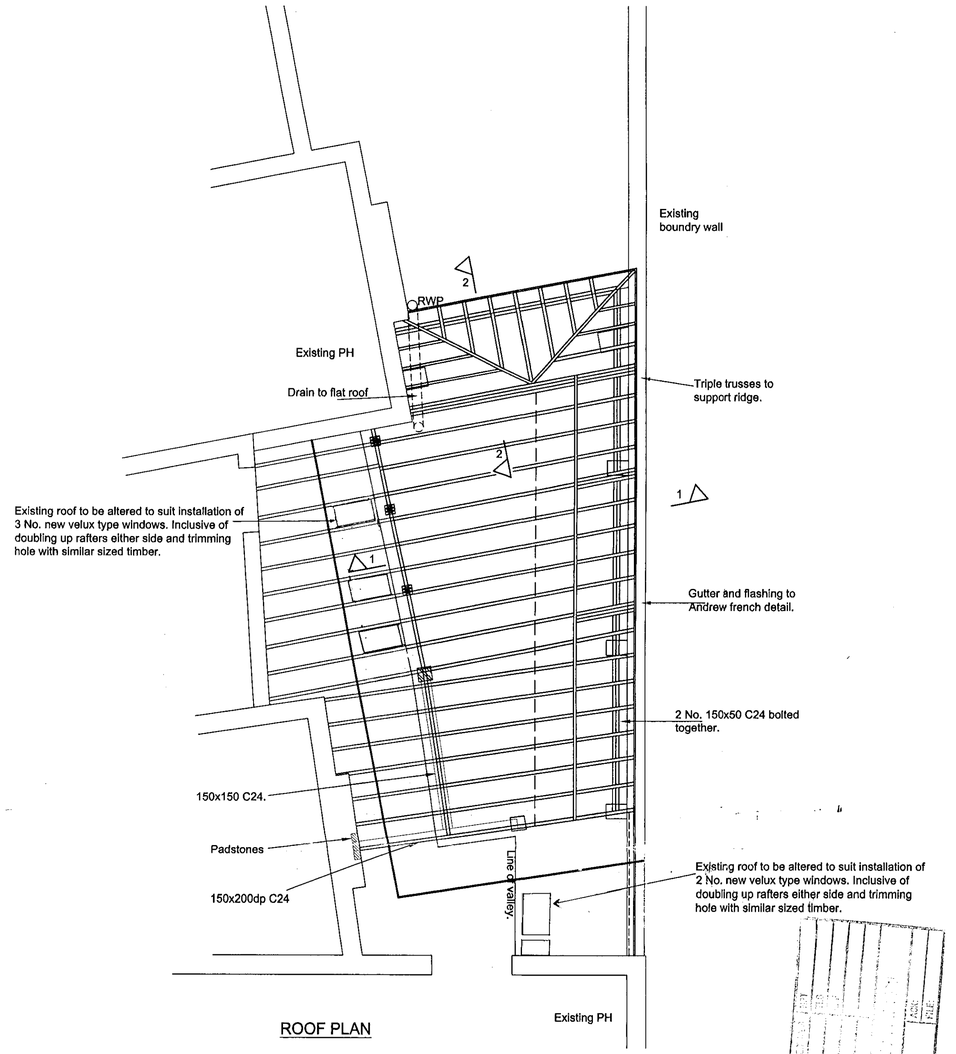
Side Elevation

existing 1:50

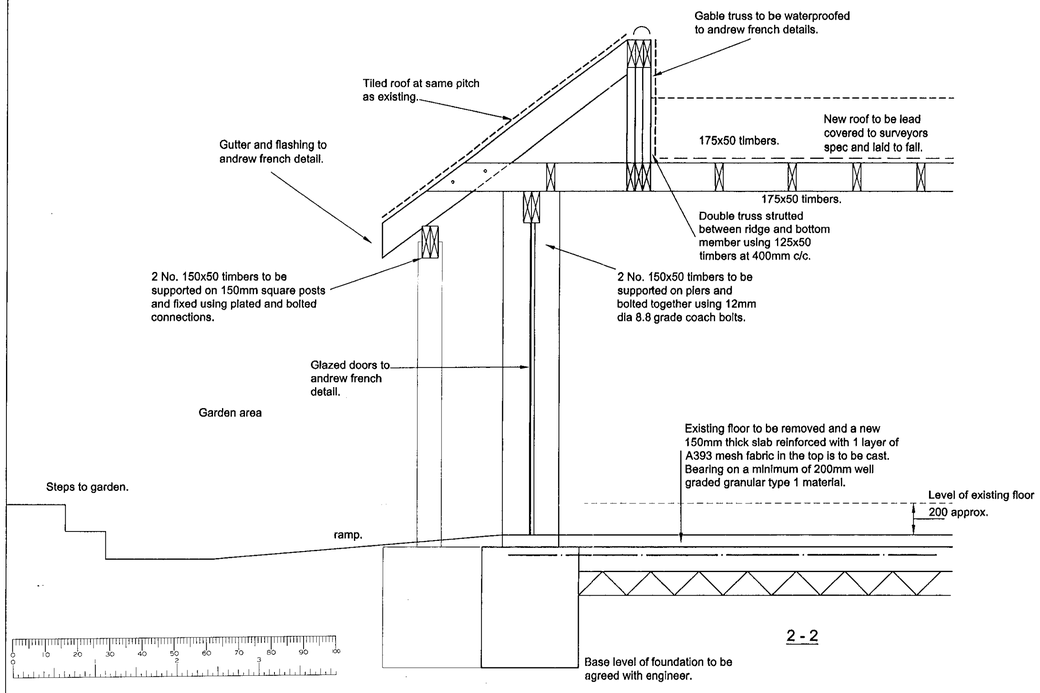
APPROVED



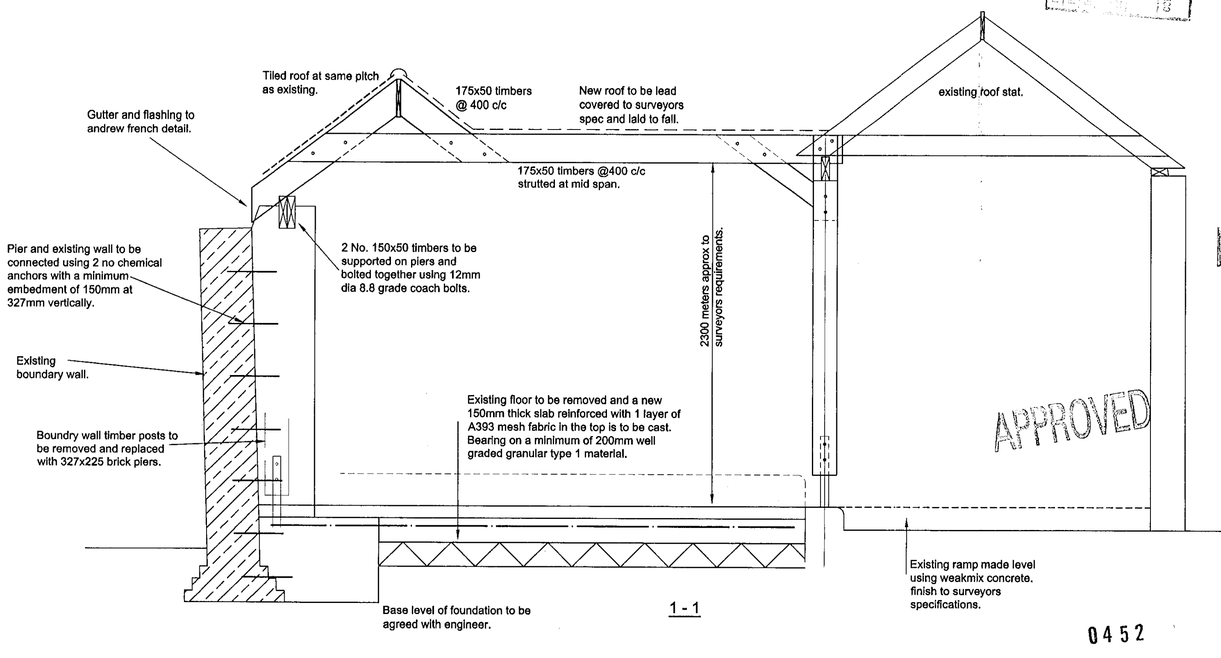
FOUNDATION PLAN 1:50



ROOF PLAN



2 - 2



1 - 1

0452

ADDITIONAL PLAN

Notes:

1. This drawing is preliminary and subject to full design.

2. All timber is to be C24 grade and treated with an approved preservative prior to being delivered on site.

3. All bolted connections are to be achieved using 2 No. 12mm dia 8.8 grade bolts and 40mm dia tooth plate connectors and washers.

4. Concrete is to be grade FND3 for foundations and RC35 for the reinforced concrete slab.

D Alterations to Velux windows 07-06-00

C	Proposed roof and associated support revised and disabled toilet configuration altered to suit architects drawings.	05-06-00
B	Ramp detail altered to include mass concrete.	07-02-00
A	Extent of floor and roof pitch revised, sky light added.	25-1-00

Rev	Description	Checked	Date

Dimensions to be verified on site
Figured dimensions to take preference to those scaled.
Any areas indicated on this drawing are for guidance only.
No responsibility is taken for their accuracy.

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Tel 0118 978 9244 Fax 0118 978 9246

Project
THE BULL
WARGRAVE

APPROVED

Consultant
KRA
Consulting Engineers

Drawing Title
PRELIMINARY PROPOSALS

APPROVED

Drawing No	Revision
2292\-IGA\01	D

Scale	Date
1:50	13-12-99
Computer File: Ga01.dwg	Project No: 2292
Drawn By: MAB	Checked by: MD
Co-ordinated By: MGD	Approved By

Client
WH Brakspear & Sons Plc

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

Fire Detection & Warning System

Extend the maintained fire detection and alarm system to comply with a type L2 system in accordance with B.S. 5839: Part 1: 1988

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator to relevant detectors for cupds, stores.

All areas to be covered by detectors except voids of less than 800mm in height.

Smoke Alarms to be fitted as recommendations B.S. 5588: Part 1: 1990 Appendix D

Emergency Lighting

Emergency lighting will be installed in the enlarged trading area in accordance with BS. 5266.

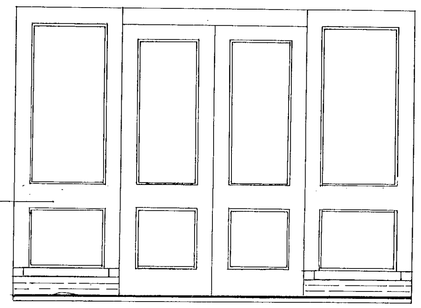
Exit Singage

Fire exit signs will be installed in accordance with BS.5499 Illuminated Emergency Exit pictograms to be provided in positions marked ' **E** ' on the plan.

Emergency Lighting to include all areas of over 60m²

- Emergency Light
- E — Emergency Light Exit Pictogram
- H — Heat Detector
- S — Smoke Detector

All external (final exit) fire escape doors on escape roles marked ' **E** ' to have push pressure pad mechanism for easy opening.



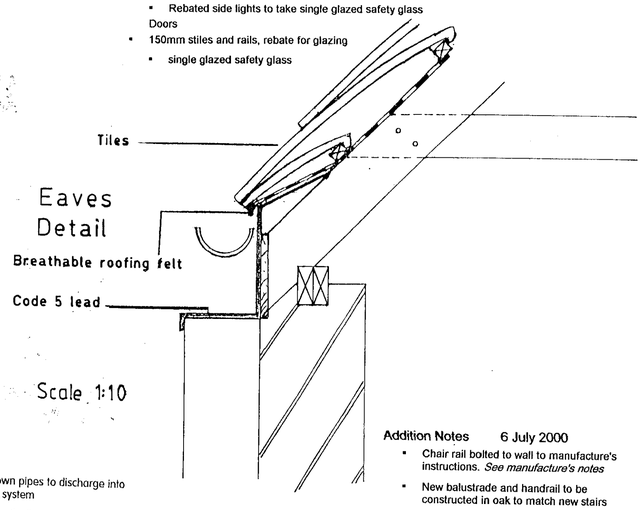
Fully Glazed French Doors *to End Elevation*

proposed joinery details 1:20

General
- Site measure prior to manufacture

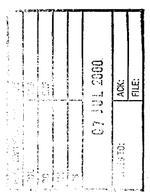
Frame
- 90 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 50mm hardwood cill fitted with water bar
- Rebated side lights to take single glazed safety glass

Doors
- 150mm stiles and rails, rebate for glazing
- single glazed safety glass



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gulley and thence to exg system
- Allow for 2m dia and 1m depth, lbut in anycase to a suitable porous subsoill. Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway



- Raise existing wastes and rwps at head height around internal gable end into new ceiling level and make good.
- Render and skirting all round except to boundary wall and associated piers
- re-route exhaust from PH incorporating new ventilation from disabled WC box in and take to roof level and through with ventilating tile

French Doors

- New external French doors as shown on plan Trickle vent above door. New glazed doors to be fitted with safety glass. include Water bar rebated for water bar and rebated stiles to make opening pair
- New French doors are to be fitted with Toughened or laminated glass to BS6206:1981.
- Provide hit/miss trickle ventilator to door to new bar area each habitable room. Trickle vents to be 8000mm²

Joinery & Finishes

- Fix new architraves linings door frames skirtings etc. to match existing. Decorate new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new stained oak stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Fix handrail 900mm above pitch line. Newels ex 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min mm dia at 100mm c/s Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

Disabled WC

- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps [Fit air admittance valves to over length waste pipes.]
- Saniplus: New disabled WC: wastes to be pumped via to "Saniplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation is to be gang switch with light to provide over-run in disabled WC 10 - 15 Air changes per hour. Exhaust to discharge externally to pitched roof above.

Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in anycase to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub-base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- three coats of Synthaprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs. Internal wall dpc as for external walls.

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over No expandamet metal lathing except where tiling over

Stud Walls

New 100mm Stud Wall with 12mm vapour check ea. side and insulation within as detailed in spec

General

- Make good to external areas where disturbed by building works
- All structural dimensions must be checked on site and not scaled from this drawing.
- Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

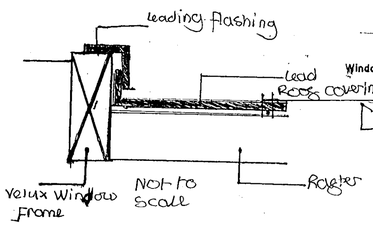
Central Heating System

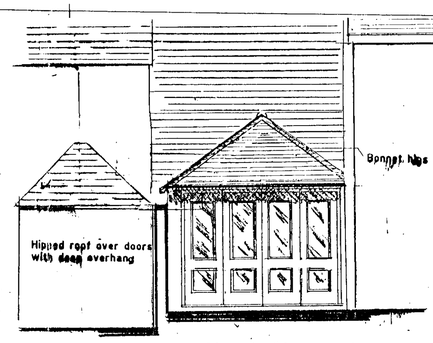
- Extend existing central heating to new extension with thermostatic radiator valves or other equivalent form of sensing device, to control the output from the heating system.

Addition Notes 6 July 2000

- Chair rail bolted to wall to manufacture's instructions. *See manufacture's notes*
- New balustrade and handrail to be constructed in oak to match new stairs
- New 100mm stud wall to be faced on trading area with bead-and -butt stained sw boarding at 150mm centres. To wc side to be tiled in white 150mm² tiles to provide hygienic surface. Insulation within studding to be as per specification
- Door to Disabled WC to be FD30 stained and scribed each side to replicate ledged and framed door. Scribing to be random between 175mm and 75mm apart. Door and frame to be min 1000mm wide. Door furniture as per ADM of the Building Regulations
- No walls are to be plastered

Velux Windows
- 3no to trading area , 1no to disabled wc 550 x 980mm GHL top hung double glazed sw velux windows
- Flashing to be formed in lead as shown in manufactures details incl. apron. *See below* NB Do not use velux proprietary flashing which is aluminium and unsightly.





rear elevation
1:50 proposed

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated sw battens
- Sand faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from bonnet hip tiles.

Insulation

- Pitched roof insulation: GA2054 board (54mm) friction fitted between rafters
- Flat Roof insulation: warm deck roof :

Leadwork

- Roof Code 5 lead to BS 1178 to roof, valley gutter. and flashing with min 150mm upstand to abutment to main building.
- horizontal joints made with a 75mm lap

Ventilation

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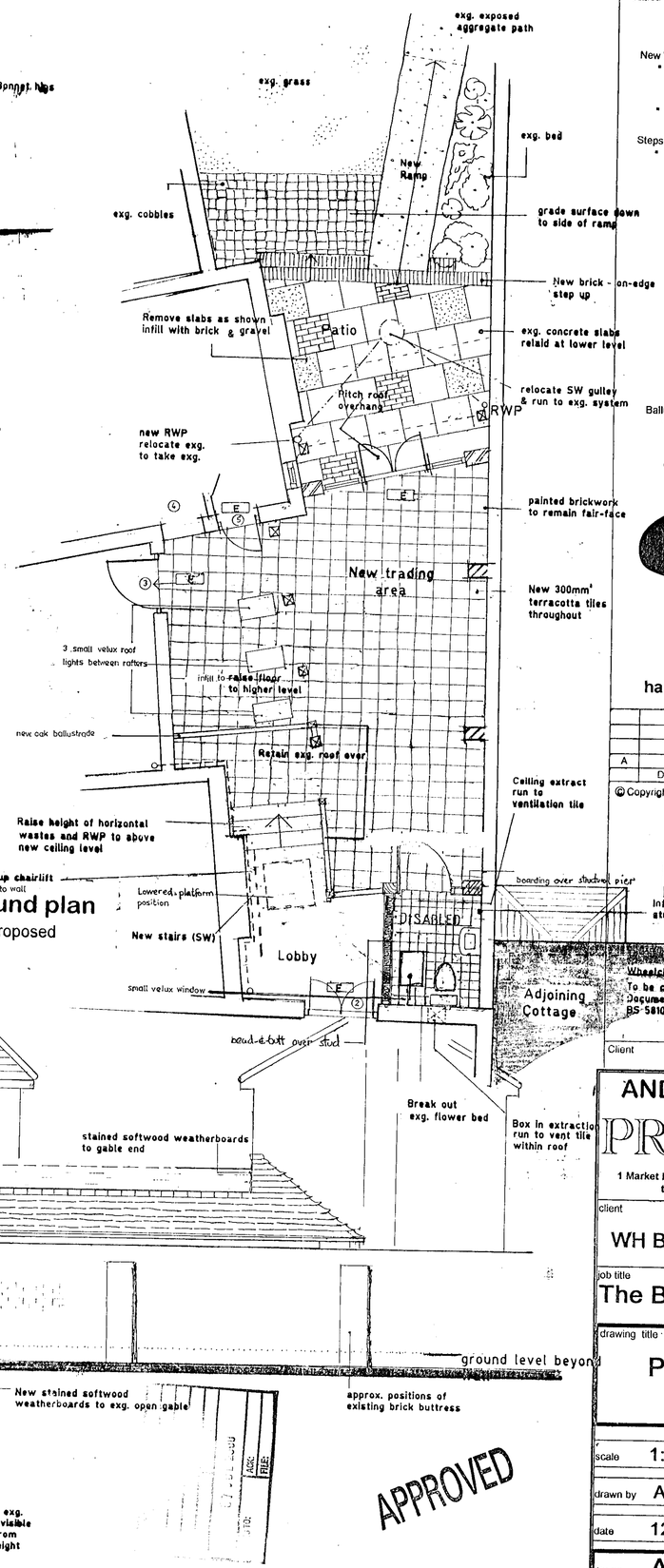

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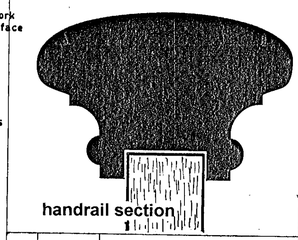
- 54 x 82mm Handrail to be constructed of oak



handrail section
1

A	Date	Revisions

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APPROVED

Infill gable with Weatherboard stud to match exg.

Wheelchair Accessible WC (disabled) To be constructed in accordance with Approved Document M2 section 4.16 diagram 16 and to BS 5810: 1978.

Client

ANDREW FRENCH

PROPOSED

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drawing title: Proposed Rear Extension

scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A

A PRODUCT OF THE FIND RANGE · ARCHITECT CAT No. 7311

A1