

NOTES:

All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

This drawing is the property of The Martin Ralph Group and must not be reproduced, in part or whole, or deleted from, without their permission.

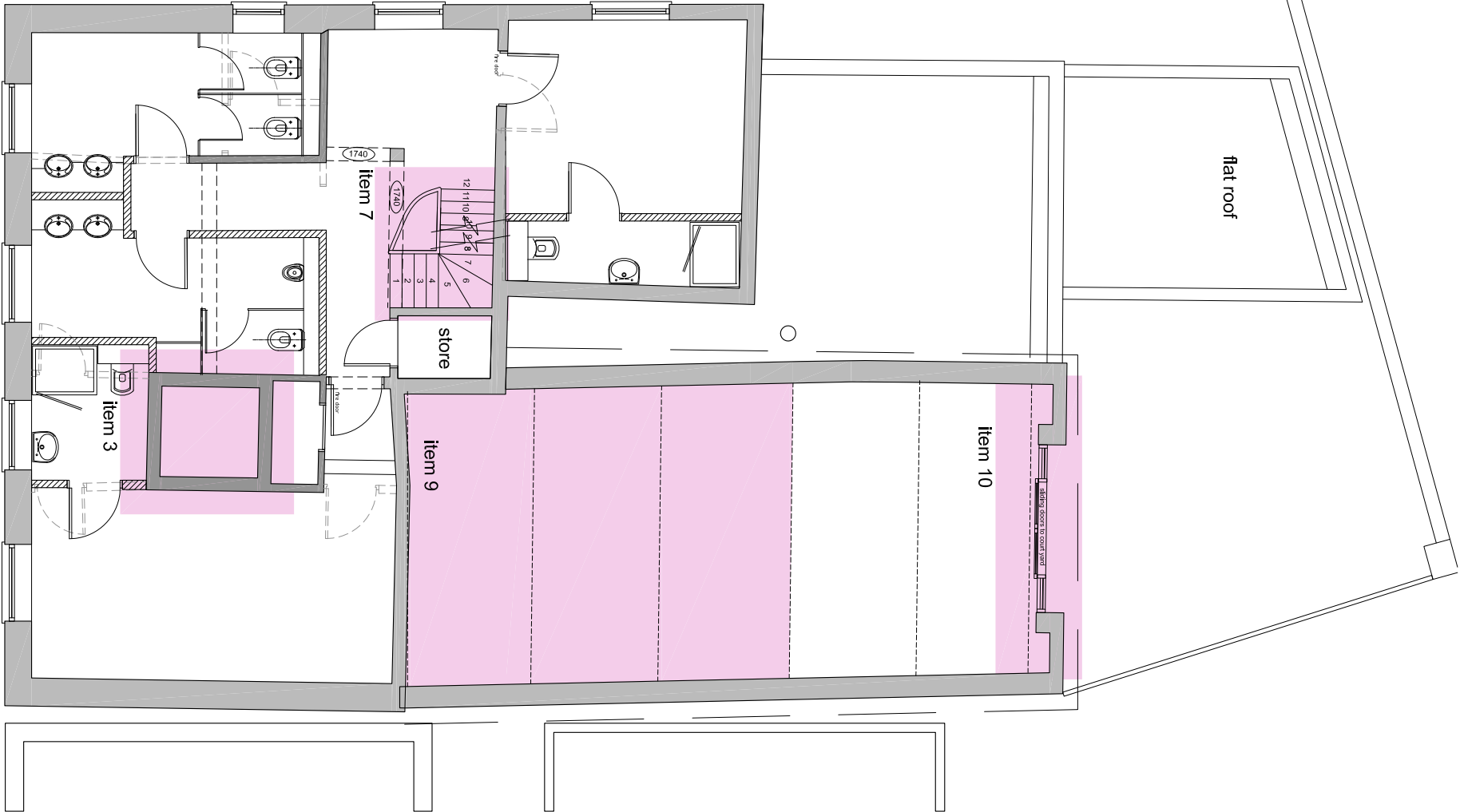
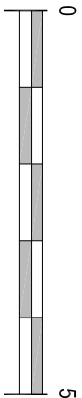
It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specifications and acknowledges any discrepancies, omissions, additions, non-industry standard features or other concerns.

For both pricing and construction purposes Structural, Mechanical and Electrical Engineers should be consulted. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

NOTE

Drawings based on Pro Map and site survey information.

FIRST FLOOR - key issues



Item 1
Front glazed screen to be retained. This includes the recessed bay feature and doorway, but we are proposing to fix that door shut to become a glazed screen only. Make good as necessary and to be painted to match new colour scheme.

Item 2
Side entrance door way to be retained. Carry out necessary changes and upgrading to become a main entrance door. Side panel to have glazing introduced. All to be painted to match new colour scheme.

Item 3
Chimney to be retained. Remove lightweight partitions at ground and first floor levels as necessary. Remove more recent brick fire place feature to reveal original fireplace. Make good as necessary to restore all necessary features.

Item 4
Structural column and exposed beams to be retained. We are intending to express the detail on the exposed corner of the new accessible WC so that it continues to be part of the front room.

Item 5
High level scallop shaped coving detail to be retained. Make good as necessary once the lower parts of the light weight walls have been removed.

Item 6
New opening in existing brick and timber frame. Exact location to be carefully decided on site with Conservation Officer to best fit in with the timber framing.

Item 7
Staircase and surrounding supporting walls to be retained. Make good as necessary to all surfaces.

Item 8
Opening to be made in the existing wall to allow part of the kitchen / servery to become part of the restaurant. This opening has now been reduced to 3.7m from 4.7m shown in previous proposal.

New lintel will be necessary - Investigate possibility of using old timber joists from mezzanine floor that has to be removed.

Make good as necessary to all surfaces to retain character of wall.

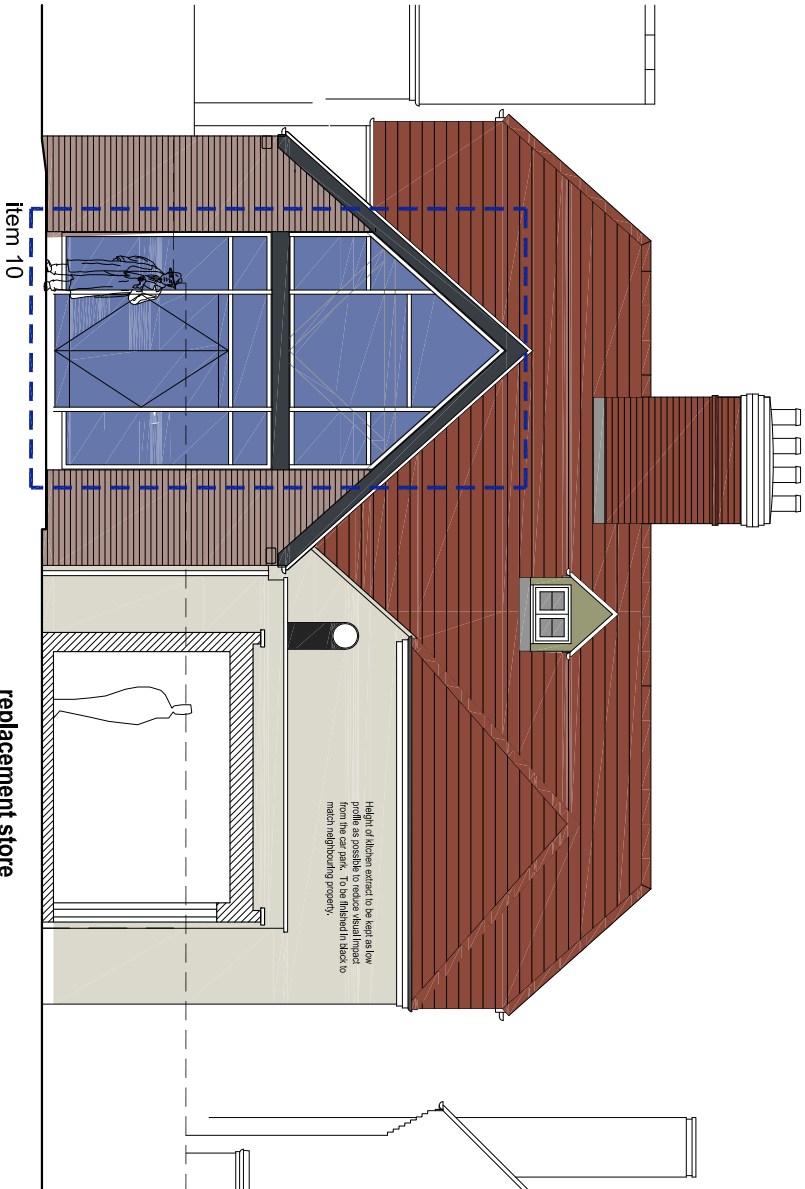
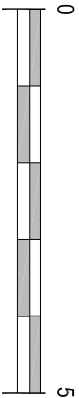
Item 9
Mezzanine floor to be removed in order to create a usable restaurant space. Carefully set aside suitable timbers to be reshaped and reused for joists within ceiling as necessary.

Item 10
Opening to be made in the gable wall. Size of opening to be smaller than previously proposed to allow for a joist to be safely integrated into the structural fabric of the barn. Additional steel bracing to be included.

Assume existing joist (or timber from the mezzanine floor) is modified and re-used.

Refer to Structural Engineer's Assessment. New glazed screen to be located in front of (outside)the new joist locations.

REAR ELEVATION - as proposed



AMENDMENTS		DATE
A	LISTED BUILDING PLANNING APPLICATION ISSUE	12.07.13
CLIENT MR. B CHAMLEY 228 WEST STREET BARNHAM HAMPSHIRE PO16 0HZ		
PROJECT NEW FISH & OYSTER HOUSE RESTAURANT 25 SOUTH STREET EMSWORTH HAMPSHIRE PO10 7ES		
DRAWING TITLE Key issues being addressed for Listed Building Planning Application, 2 of 2		
DATE 09.07.2013		
SCALE 1:50 @ A1 1:100 @ A3		
DRAWING NO. 12A_050 011	REVISION A	