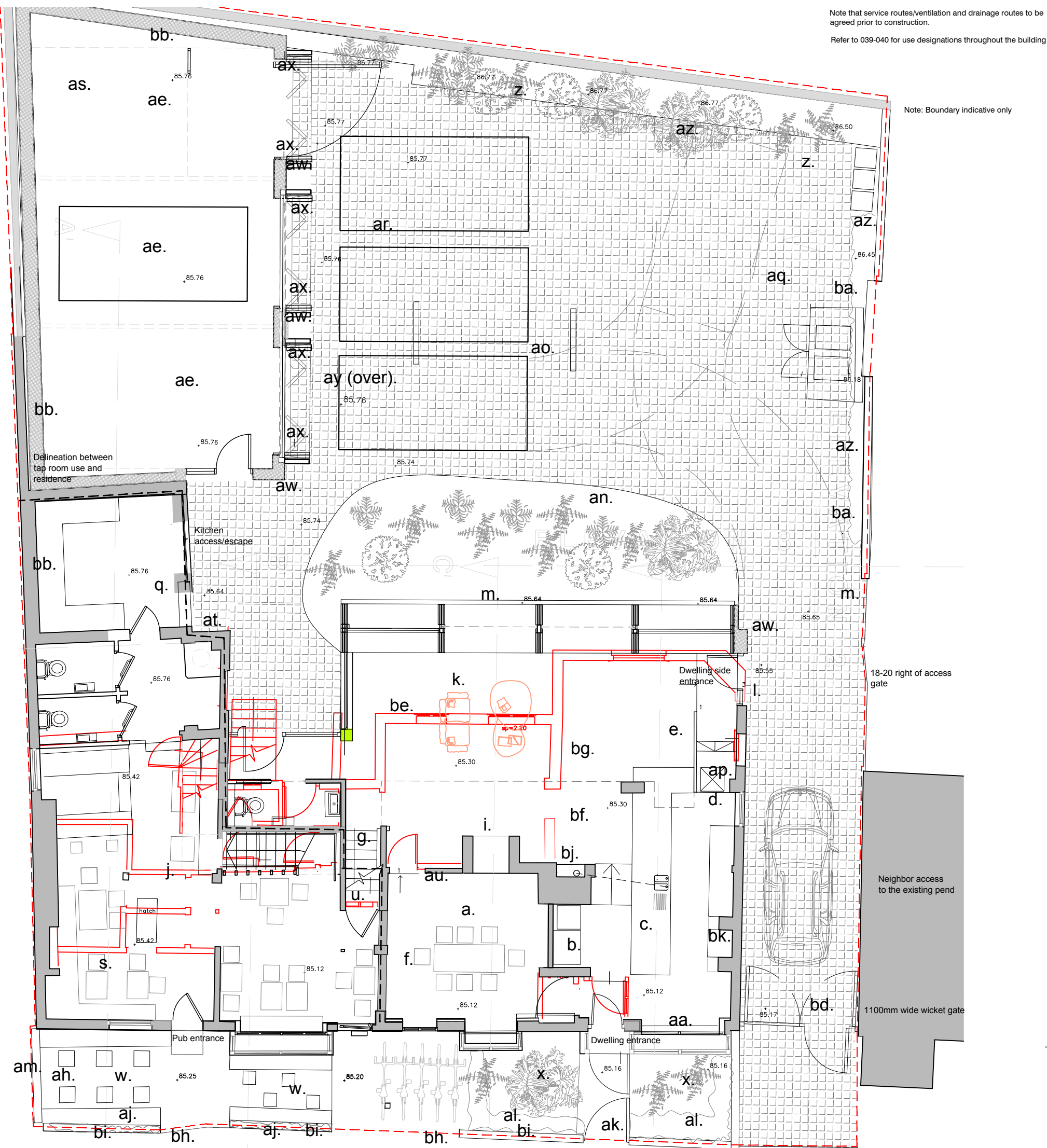




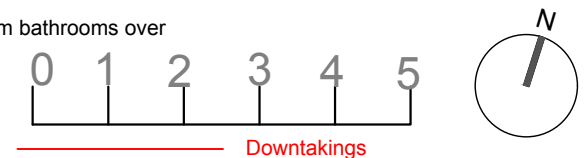
Notes:

- a. New formal dining living space
- b. New appliance recess formed
- c. New kitchen island
- d. New kitchen area
- e. New staircase to master suite and bedroom 2.
- f. Existing floor to be replaced with a new insulated /ventilation timber floor structure. New timber floor finish.
- g. Stair to bedrooms 3/4
- h. Bathroom
- i. Reinstated fireplace and central snug
- j. New micro pub
- k. New engineer designed floor slab.
- l. New oak clad door with glazed side panel
- m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- n. new boot area
- o. Store
- p. New disabled WC
- q. Existing wash house retained
- r. Stair to office area
- s. New tap room tables
- t. New reception area/multifunctional space for pub evening use.
- u. Access to cellar retained
- v. New storage / displays
- w. External cafe seating
- x. New shrub planting
- y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- z. New planted margin with retaining structures
- aa. Window seat
- ab. Toplit WC space (RL over)
- ac. Kitchenette
- ad. Keg display
- ae. Home office space/ flexible workshop space (for use with dwelling).
- af. keg store/access
- ag. Sliding wall
- ah. pub bin store location
- ai. Concealed gate
- aj. New seat with raised planter backing to boundary
- ak. New timber gate
- al. new hedge
- am. New timber fence
- an. Soft planting with steel plate edging
- ao. Existing levels excavated and lowered by aprox 1m to level site new SUDS paving - clay / brick or concrete setts on engineers drained build-up.
- ap. Chute
- aq. Turning arc
- ar. parking area
- as. Gallery /mezz over (ladder access)
- at. New cooling system and AC cassette (over)
- au. Existing wall repaired.
- av. Fire curtain over
- aw. Vertical copper cladding
- ax. Vertical T&G European oak cladding
- ay. Vertical natural slate cladding top match roof
- az. New reclaimed brick boundary wall with low level planter at base
- ba. Vertical planter /green wall system.
- bb. Underpinning to existing boundary wall.
- bc. Removable disabled ramp
- bd. 1100m wide wicket gate
- be. Pitched exposed soffit over
- bf. New beams/floor gallery over
- bg. Cellar below tanked - insulated access hatch to new floor
- bh. New concrete/stone paving setts, strip to delineate pavement edge
- bi. Low brick wall, brick coping over.
- bj. New concealed drainage routes from bathrooms over within masonry pier.
- bk. New open fire cooking range

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Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.



Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039 Ground floor plan as proposed

Stage: planning
Status: planning

020

REVISION: H Scale 1:100 @:A3