N.H.D.C.
12 APR 2018

Schedule of works/ Works overview

with regards to

The extension and alterations to

The Fox and Hounds, High Street, Barley, Herts, SG8 8HU

Prepared by Campbell McCrae Ltd - March 2018

External landscaping:

1. Existing vehicular access/entrance off Church End to be decommissioned
2. Existing hardstanding to be removed and levels rationalise. Ground then laid to lawn
3. Site boundary to Church end to be treated with post and rail fencing and native hedge
4. Existing vegetation to front south corner to be removed to expose existing stained glass windows serving private dining/seating area
5. Erection of brick enclosure to form service yard/refuse storage area adjacent Church End boundary
6. Construction of raised patio/terrace area in Limestone flags with low level brick wall to perimeter, including linear surface water drain adjacent building.
7. Construction of low level brick wall between garden area and parking area, including native hedge planted buffer.
8. Formation of 1.8m high brick enclosure for bunded oil tank in position illustrated
9. Construction of steps and ramped access up from carpark to raised patio/terrace.
10. Removal of three 3no. Trees and overgrown vegetation to existing grassed area
11. Existing grassed area to be removed and tarmac carpark to be extended into this area. Car-park arrangements revised to form 21no. Parking spaces
12. Installation of cycle racks to rear (east) elevation
13. Site boundary to northern boundary to be treated with low level brickwork wall with close boarded fencing on top to a total height of 1.8m
14. Existing ramped access to northern elevation to be removed and replaced with new steps serving the fire exit point.
15. Existing stepped access to northern elevation to be removed and replaced with new ramped access to pavement edge
16. Mixed boundary planting (to be agreed)
17. Low level LED 7watt post lighting installed to perimeter and as way-finding

Externals:

1. Refurbishment and decoration of existing external materials to match existing
2. Existing clay tiled roof to single storey elements to be stripped. Tiles to be salvaged where possible. Roofing felt and timber battens ot be replaced. Salvaged tiles to be used to the norther roof slopes, with any deficits on the souther roof slopes to be made up with reclaimed matching tiles.
3. Insertion of new external boiler flues as illustrated to southern elevation
4. Insertion of new external extract vents as illustrated to northern elevation

Extension:

1. Construction of infill extension between southern two storey element and norther single storey modern extension, to include for additional restaurant floor area. Extension to take the form of a single storey flat roofed structure, with moulded timber fascia fronting a grey single ply roof covering. White aluminium framed, clar glazed rooflight set within roof, mostly obscured behind moulded timber fascia detailing. Walls to be treated with smooth textured through coloured render (light colour to be agreed). Decorated hardwood timber joinery as per drawing details.

Internals - Ground floor:

CASUAL SEATING

1. Remove existing secondary glazing throughout and refurbish window frames, glazing and seals as required, with an emphasis on salvage rather than replacement. Note most windows are modern.
2. Fire place to be re-conditioned including appropriate checks of flue lining within chimney stack.
3. New wood burning stove or open fired cooking appliance to be installed within inglenook, extracted via the flue lined chimney stack.

PRIVATE DINING/SEATING

1. Existing fixed modern seating to be removed. Walls/floor made good as required.

BAR AREA

1. Existing bar to be reduced in length and manipulated as required as illustrated.
2. Fit-out of bar area including services and drainage manipulation as required and floor coverings.
3. Existing wall between bar and restaurant to be partially removed (as illustrated) to provide visual link between spaces.

TOILETS

1. Removal of door and door frame, block up opening into female toilets (as proposed)
2. Form new door opening through modern blockwork wall into female toilets (as proposed)
3. New block/studwork partition with door way to form new male toilets.
4. Fit-out of toilets including sanitary ware including manipulation of services and drainage, floor coverings and wall tiling.
5. Insert mechanical extracts as required

STAFF AMENITY/PLANT ROOM

1. Existing partially erected studwork wall to be completed to form plant room/store.
2. New boiler including services and flue extract installed as illustrated.

KITCHEN

1. Internal fit-out of commercial kitchen utilising existing extract routes and external termination through external fabric.
2. Partial demolition of masonry wall between kitchen and pot was area (as proposed)
3. Install door frame and door to provide lobby into kitchen

PRIVATE DINING

1. New door opening to be formed through from main dining area (understood to be modern blockwork wall). Door frame and door installed.
2. Existing external door opening to be enlarged. New hardwood frame and glazed doors to be installed.
3. Internal fit-out including plastering, floor coverings, electrics, heating etc, to form a habitable room (currently an external store)

DINING

1. Extension works as detailed elsewhere
2. Install door frame and door into WASHING area
3. Construct studwork wall to form WASHING area
4. Extend existing opening through the partial removal of modern internal masonry wall.
5. Remove existing external door and door frame to east elevation. Block up and finish externally to match existing rendered finish.
6. Removal of existing external doorset and masonry to form opening through into EXTENSION

WASHING

1. Internal fit-out of commercial pot washing area including works in connection with supplying services and drainage as required.
2. Installation of appropriate floor covering
3. Form new opening through modern masonry wall into STORE

STORE

1. Existing door frame and door to be removed. Door way to be blocked up.
2. Internal fit-out of racking as required fixed back to modern walls.

DDA W/C & BABY CHANGE

1. All works associated with the fit-out of a DDA compliant wheelchair accessible toilet area with baby change facility, including adaption of services and drainage and insertion of mechanical extract through external wall.

Internals - First floor:

FLAT ONE -

BATHROOM (AS PROPOSED)

1. Installation of sound insulated studwork wall to 'party walls' as illustrated.
2. Fit-out of residential grade bathroom fittings with drainage and services amended as required.

LANDING

1. Construction of sound insulated studwork partition to form 'party wall' between Flat One and Flat Two.

KITCHEN

1. Installation of residential grade kitchen including mechanical extract through external wall
2. Installation of boiler including flue extract through external wall

FLAT TWO -

BEDROOM

1. Removal of existing partition, door frame and door.
2. Construction of new angled partition including door frame and door.

EN-SUITE

1. Form sound insulated studwork enclosure with door frame and door
2. Fit-out with residential grade sanitaryware including provision of drainage and services, including mechanical extract through external wall.

END