



Proposed Site Plan

1:200

Scale 1:200
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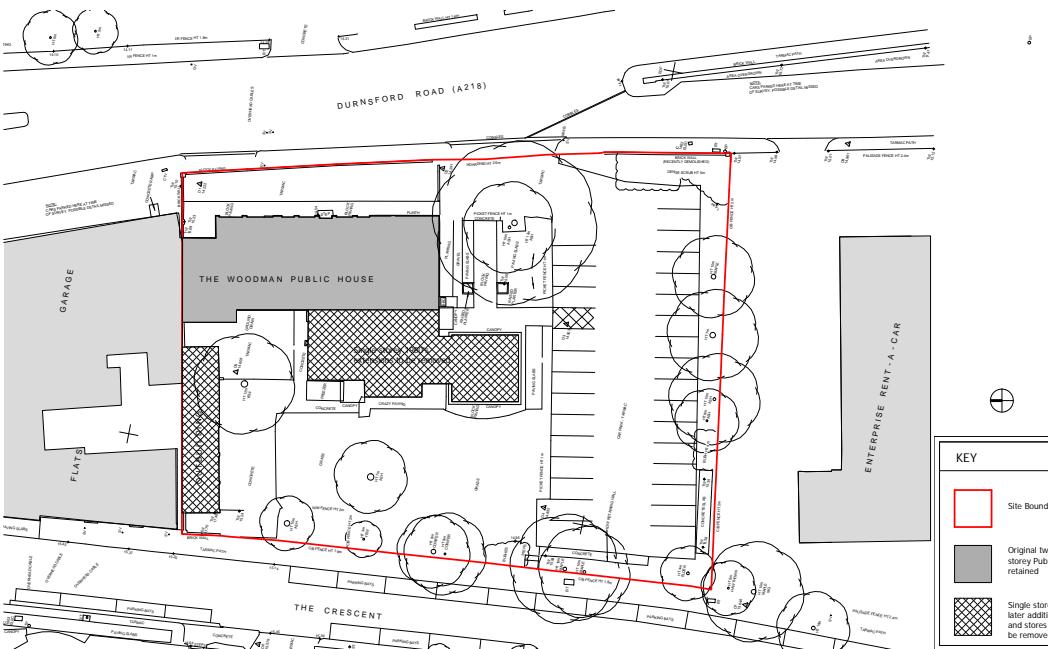
This line measures 100mm when this drawing is printed @ A2

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The Woodman Public House,
SW19
Drawing No.
PO1 002
Date
OCT 2017
Drawing No.
002
Date
Planning

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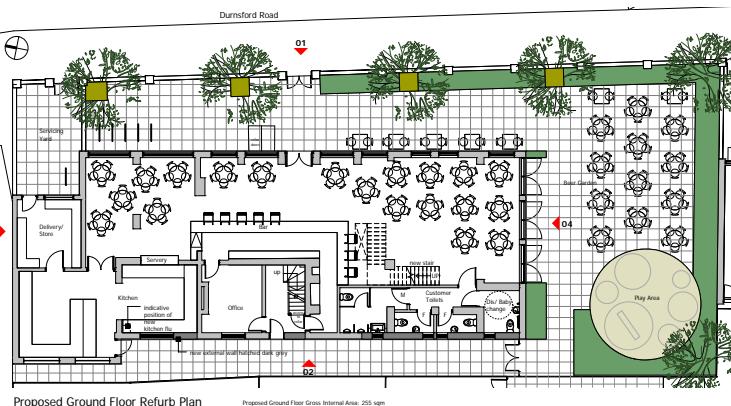


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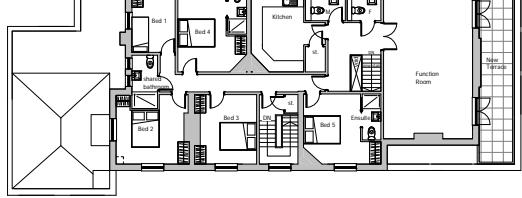
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The Woodman Public House, SW19
Drawing No. 1
200@A2
Planning
PO1 003

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Proposed Ground Floor Refurb Plan



Proposed First Floor Refurb Plan

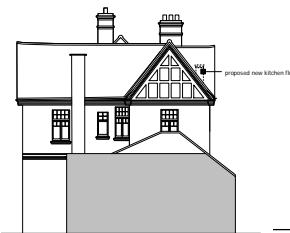
Proposed First Floor Gross Internal Area: 168 sqm



01 Proposed East Elevation



02 Proposed West Elevation



03 Proposed North Elevation



04 Proposed South Elevation

Ref	Date	Revision Description
		1:100@A1 / 1:200@A3 This line measures 100mm when this drawing is printed @ A1

1:100@A1 / 1:200@A3
0 2000 4000 6000 8000 10000

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Project: The Woodman Public House, 1:100@A1 SW19
Drawing No: Proposed Pub Refurb Plans 1:200@A3
P01 100
Date: SEP 2017
Planning

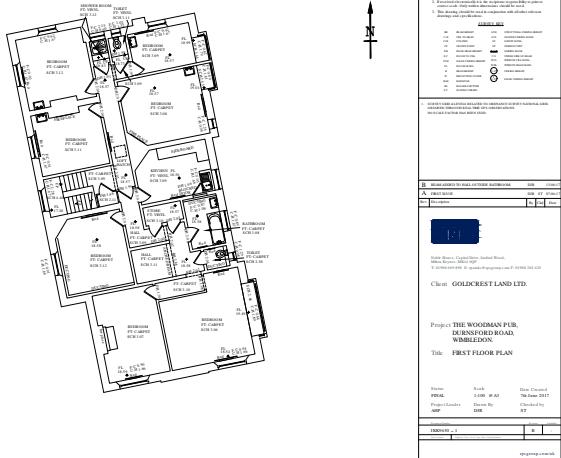


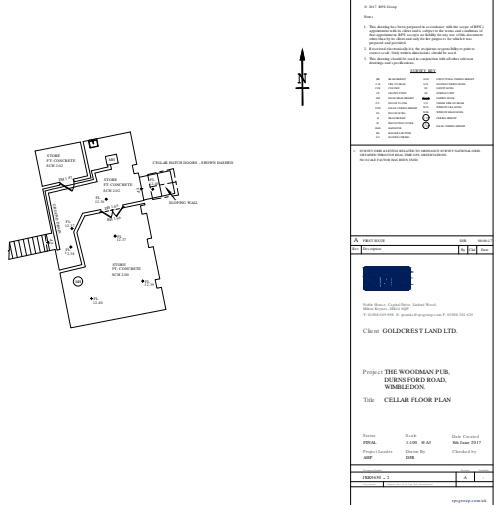


View from Dunsford looking south

THE WOODMAN PUB SW19_001_002_Street Perspective 3

GOLDCREST project









The general scope of work to the existing building proposed to be undertaken by Goldcrest once planning is achieved is listed below. Where necessary pre-commencement planning conditions will be displayed on site. Building regulations approval and certification for those works that fall under the regulations will also be achieved.

This scope encompasses all the work Goldcrest propose to undertake. Anything indicated on the planning drawings and not within the list below will be subject to the pub operators own fit out requirements and building control application.

External Grounds

- Demolition of existing single storey later addition to the original pub including removal of foundations.
- New boundary 1.8m high fencing with 1.2m high panels to the rear and side will be constructed to separate the pub from the remainder of the site.
- The new boundary will be in brick with brick piers and stone copings. Final detail subject to the discharge of the required planning conditions.
- Strip in front of new boundary wall facing Dorking Road where footway is widened will be infilled with tarmac and a new high level surface provided.
- Existing Bm tree fully removed (in existing beer garden) 5 No. trees planned behind front boundary as shown on planning drawings and to suit discharge of planning conditions.
- Existing paved areas to be removed and replaced with 50mm gravel ready for fit out by future tenant. Existing paved areas to remain accessible including bar access to cellar.
- Below ground drainage to be removed so within the curtilage of the pub demise. New manholes provided and repeat services to achieve the planning layout.

External Building

- All signage and redundant wiring and brackets to be removed and where removed made good.
- Openings for where additions have been removed will be infilled and finished externally all to suit the planning drawings and any attached planning conditions.
- Openings refitted in existing arches to provide direct access into the proposed beer garden. New double glazed arches will be installed to meet building regulations and planning requirements (3x double doors with arched fan light, 1x fixed window to front with arch).
- External guttering to be removed and replaced as required.
- Bricks to be repoint and pointing where required.
- Flashings to be replaced to ledges and cills where required.
- Repaired timber features including bargeboards and eaves repaired and painted where required.
- Rendered areas to be painted and repaired where required.
- Windows frames to be painted and any broken glass replaced where required.
- The Woodman statue and cupola to be repaired and painted. Colour palette subject to planning requirements.

- The internal layout shown on the planning drawings is indicative and will be fit out by the pub operator.
- The internal pub condition will be left as seen to enable retention of any existing elements and fit out by the pub operator to suit their requirements. Any intrusive works to form new openings will be made good with a boarded and plastered finish.
- Existing doors to be removed and replaced with doors shown.
- Lattice toiles to be removed when adjacent to beer garden.
- Steel gable structure constructed to provide for open plan and access to new double doors and beer garden.
- Opening formed to enable open kitchen as shown on the planning layout. Valley gutter raised in roof above new opening and formed in lead finish externally.

