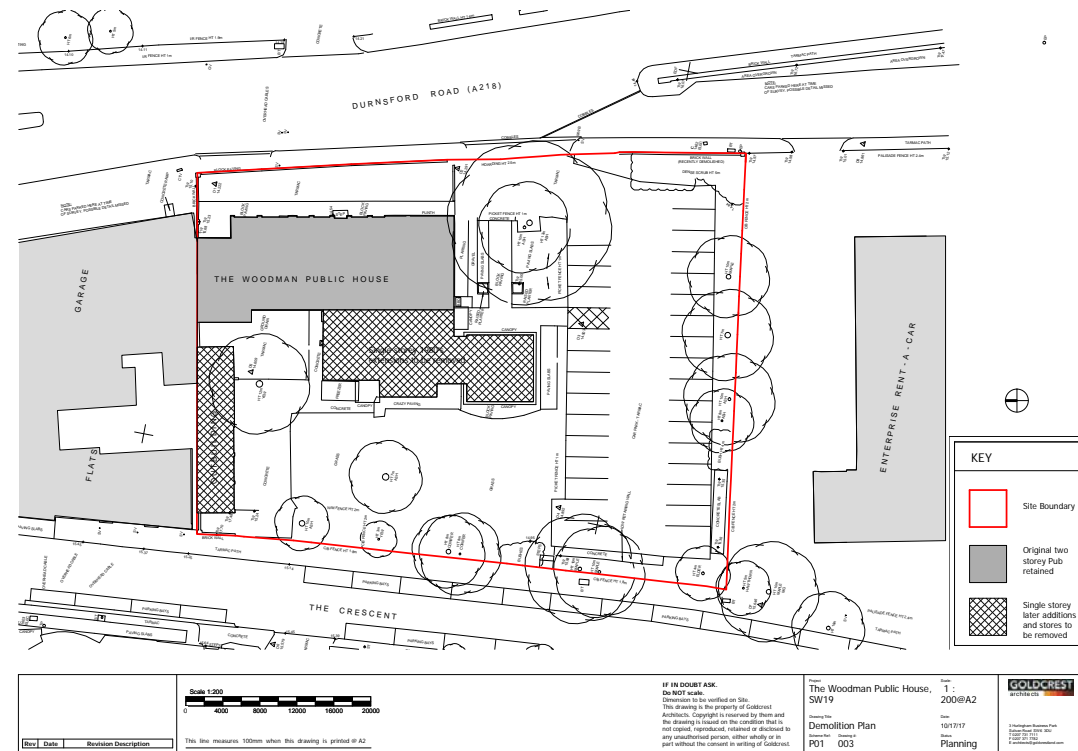




Proposed Site Plan

1 : 200

<div><div></div><div>Scale 1:200</div><div><div></div><div>0</div><div>4000</div><div>8000</div><div>12000</div><div>16000</div><div>20000</div></div></div> <div><div>Do NOT scale.</div><div>Dimension to be verified on Site.</div><div>This drawing is the property of Goldcrest Architects. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, related or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Goldcrest.</div></div>		<div>Project: The Woodman Public House, SW19</div> <div>Drawing Title: Proposed Site Plan</div> <div>Revision: P01 002</div>	<div>Scale: 1 : 200@A2</div> <div>Date: OCT 2017</div> <div>Rev: Planning</div>	<div><div><div><div></div><div>GOLDCREST</div><div>#0378123</div></div></div><div><div>1 Goldcrest Square, Park Square Road, SW19 8JL</div><div>020 8870 1000</div><div>www.goldcrestarchitects.co.uk</div></div></div>
<div>Rev</div> <div>Date</div> <div>Revision Description</div>	<div>This line measures 100mm when this drawing is printed at A2</div>			





This line measures 100mm when this drawing is printed @ A1

IF IN DOUBT ASK.
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Project		Title	
The Woodman Public House, SW19		1:100@A1 1:200@A3	
Drawing Title		Date	
Proposed Pub Refurb Plans		SEP 2017	
Customer Ref:	Drawing of:	Status	
P01	100	Planning	

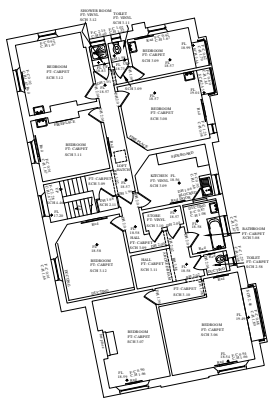


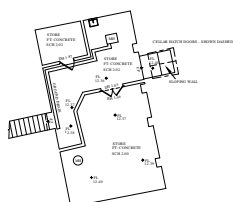
2. **Hartlebury Business Park**
 Nelson Road, 1000, 1000
 T 0203 77 11 11
 F 0203 77 11 11
 E info@hbspark.com



View from Dunsford looking south

THE WOODMAN PUB, 04719_P01_202_Street Perspective © GOLDCREST ARCHITECTS

[illegible]

[illegible]





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

This scope encompasses all the work Gildersleeve 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 additions to the original pub including removal of foundations.
- New boundary 1.8m high fencing with 600mm trellis to the rear and side will be constructed to separate the demise of the pub from the rest of the site.
- The front boundary will be in brick with brick piers, railings and stone copings. Final detail subject to the discharge of the required planning conditions.
- Strip in front of rear boundary wall facing Dunsford Road where footway is widened will be infilled to match existing pavement and to highway standards.
- Existing Elm tree fully removed (in existing beer garden) S.No. transplanted behind front boundary as shown on planning drawings and to suit discharge of planning conditions.
- External ground areas to have seeding surfaces. Signage, posts etc removed and finished with 50mm gravel ready for fit out by future tenant. Existing service covers to remain accessible including barrel access to cellar.
- Below ground drainage to be rerouted so within the curtilage of the pub's demise. New manhole provided and capped services to achieve the planning layout.

Internal Building

- All signage and redundant wiring and bracket 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 reformed in existing arches to provide direct access into the proposed beer garden. New double glass fenestration will be installed to meet building regulations and planning requirements (2 x double doors with arched fan light, 1 x fixed window to front with arch).
- External gutters and downpipes to be cleared, repaired or replaced as required.
- Brick detail repairs and pointing where required.
- Flashings repaired to lodges and roof where required.
- Exposed 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 statue to be repaired and painted. Chouir palette subject to planning requirements

Internal

- 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.
- Capped services only (such as BFP's) to achieve the layout shown will be provided.
- Ladies toilets to be removed where adjacent to beer garden
- Steel gateway 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.

