



See Note 1

See Note 2

See Note 3

ALLESLEY OLD ROAD



View on Arrow 'A'

GROUND LEVEL SHOWN NOTIONALLY



View on Arrow 'B'

GROUND LEVEL SHOWN NOTIONALLY

Reference Notes:

Overview of the Scheme:

The existing external trade area to the front aspect of the public house consists of an undulating raised area adjacent to the public pathway which is separated by the access road which prioritises the use of delivery vehicles. Whilst an acceptable arrangement, it has always been deemed a bit clumsy. The owners of the public house are seeking to rearrange this area to better serve patrons whilst still having allowing access to delivery vehicles

Note 1:

The raised brick paver area will be removed back to the boundary line demarked by the existing timber posts. A new dray delivery area will be created to the eastern aspect of the building frontage with removable posts and chains which will be in situ to prevent unauthorised use of the area but still allow booked deliveries to use the area. Sufficient space will remain for delivery vehicles to make their normal approach from the public highway, then back up into the new dray area for unloading.

Note 2:

With the existing raised area dressed back to the timber posted boundary line, the western end of this area will be utilised as external area with timber posts to its east and west aspects to prevent vehicle access. To further improve the appearance of this new area the existing tarmac surface will be replaced with 600sq pavers with brick paver boundary edging.

By moving the trade area to this new inner area it will improve the appearance as all the bench seating will be in a more localised area and will be accessible directly from the public house without crossed an inner access road.

Note 3:

Along the southern edge of the new patio area a run of 2.5m high timber posts, spaced at Approx 2m distances will be established with a string of 4No festoon lights strung between each post. This will help reinforce the demarcation between patio area and public pathway, while the soft lighting will bolster the sense of presence of the new area.

A	Festoon lights on timber posts shown across frontage.	17.10.19
Rev:	Note:	Date:

- 1.1 THIS INFORMATION IS NOT INTENDED TO PROVIDE A FULL SPECIFICATION OF WORKS & SHOULD BE READ IN CONJUNCTION WITH A SURVEY, SCHEME DRAWINGS & TENDER DOCUMENT.
- 1.2 ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
- 1.3 ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE 16TH EDITION REGULATIONS FOR THE ELECTRICAL EQUIPMENT OF BUILDINGS & WORKMANSHIP.
- 1.4 ALL WALLS & CEILING SURFACES: CLASS 1 SPREAD OF FLAME RATING TO BS 476 PART 1, EXCEPT FOR CIRCULATION SPACES WHICH ARE CLASS 0 RATING.
- 1.5 DIMENSIONS TO BE CHECKED ON SITE.
- 1.6 ANY FURTHER INFORMATION OR QUERIES ARISING FROM THIS DRAWING SHOULD BE ADDRESSED TO 2C DESIGN

Project Title: The Maudslay, Coventry External Patio Scheme			
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