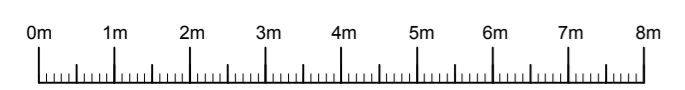


PROPOSED GROUND FLOOR PLAN Scale 1:100



New landscaping
 Rebuild existing cracking wall all to be 1100mm above terrace level
 For new retaining wall to form softer curved terrace wall to new paved terrace
 Build new wall all to be 1100mm above terrace level
 New indian stone paving various greys
 New timber gates

Build new wall 1800mm above terrace level to avoid customers seeing service yard and reduce noise levels from service yard
 Replace broken yard fence with new close boarded fence 1800mm high including set of double gates

Strip out existing fixtures and fittings including the forming of largere structural opening to form additional space for the kitchen. New vinyl flooring,white rock to all walls new suspended hygenic wipable grid ceiling, new lighting and power sockets and acid etching to windows

Refurbishment of existing dining lounge with main feature being large roof lantern, new carpet, timber inlay flooring Fixed seating, loose furniture all upholstered mixture of reclaimed, wall panelling full redecoration,including feature wallpaper new bi-folding creen between dining lounge and external sunken garden

Increase Existing sunken garden new built in furniture and loose furniture with suspended festoon lighting over all with new landscaping

Increase Existing structural opening to install bi-folding screens to dining lounge

Break through chimney to form see through from reception to reception tv coffee lounge with new catalitic log burner
 Increase structural opening more vision into comfortable tv reception lounge

Create cosy/comfortable reception tv coffee/lounge with log burner,tv over, new comfort seating,armchairs low tables,feature wallpaper and colours. Sand and seal existing timber flooring to give character with large rug Laid over

Form one new double bedroom with en suite
 Form one new disabled person bedroom with en suite

Form New disabled toilet facilities
 Form row of new booth seating with dropped bulkhead over and fitted tv to each booth

Form New bar lounge with dropped ceiling, new carpet, timber flooring tiled spillage,booth seating, loose furniture mixture of reclaimed, all upholstered New room divisions to match the lower bar lounge,dado wall panelling all stained new lighting,rededcoration,including feature wallpaper

Remove windows, lower cills to floor level and form Juliet Balcony with double doors

Alterations to bar end to allow see through from existing bar lounge to new bar lounge

Break through to form ramped access to new rear bar lounge dining area

Full redecoration of area Restaining of all bar joinery Dark Oak replace existing t wall lights with traditional doubles and fabric shades refurbish savable loose furniture

Full redecoration of all elevations and new signage to existing locations with some additional,including new soft white LED lighting to front and side elevations

Sand down and restain existing timber front and back bar

Sand down and restain existing timber flooring to whole area. sand and restain dark Oak all timber work

Re-upholster all existing fixed seating in stressed tan leather all deep buttoned Finished with scatter cushions

Increase opening to 925mm

New matting to entrance area and warmer lighting

Gents toilet walls to be clad,supply and install new pot urinals and infill old roof lantern

Sand down and restain existing dado cladding to match reception counter.Sand and seal existing timber flooring to give character. chairs and table for clients waiting

Sand down and restain existing reception counter including top inlay with leather New flooring

Rededcoration of existing office New lighting and new flooring