



Architects + Interior Designers Limited

DESIGN AND ACCESS STATEMENT

Revised 18/09/19

**THREE TUNS
24 HIGH STREET,
UXBRIDGE,
UB8 1JN**

BACKGROUND

The building is Grade II listed and the entry number is 1285689.

1. 5018 HIGH STREET (South-West Side) UXBRIDGE No 24 (The Three Tuns Public House) TQ 0584 SE 19/255 3.4.73. II GV 2. Probably C16 timber framed building with C17 back part. 2 storeys, 3 windows. High pitched tiled roof hipped at left with gablet. Modern projecting gable at front. Front wall rendered with mock half-timbering on 1st floor. 3 mullioned and transomed casements, the centre one a canted oriel bay, on 1st floor. Ground floor articulated by grained stucco pilasters supporting plain fascia. Tiled dado. 2 windows and half glazed double door. Carriageway at right has stout old timbers including a hollow-chamfered beam. C17 rear extension now rendered, with brick ground floor.

EXTERNALLY

- a) Existing previously painted rendered elevations to be repainted in Keim mineral paint.
- b) All joinery to be painted With Linseed Oil Paint.
- c) Joinery including windows/ sill boards/ eaves and fascia boards to be black.
- d) Replace fabric canopy to awning with new fabric covering.
- e) Replace existing polycarbonate glazed roof with new glazing.
- f) New Lead flashing to abutment to rear slate roof
- g) Replace existing damaged slate roof tiles where required to match existing.
- h) New bedded and pointed verge detail, using a full and gable tile finish on the LHS facing verge only.

GROUND FLOOR

- a) Generally full redecorations to previously painted walls and ceiling to all areas using Keim mineral paint.
- b) All previously painted joinery redecorated using Linseed Oil Paint.
- c) Existing fireplaces retained - no work.
- d) New light fittings to existing points.

BAR AREA 1

- a) Remove existing later addition bar servery counter and install new timber bar servery counter as shown on drawing 8872-03
- b) Existing timber floor lightly sanded, sealed and stained to revive the finish.
- c) New tiled insert to old bar servery footprint as shown on plan.
- d) New altro floor behind bar counter.

BAR AREA 2

- a) Existing flagstone floor to be cleaned by hand using a stiff brush and small amount of clean water.
- b) 2No. New drink shelves to be installed around timber posts.
- c) Remove 1No. Existing screen.
- d) Install 1No. New screen.
- e) Redecorate walls, ceiling throughout.

BAR AREA 3

- a) Existing flagstone floor to be cleaned by hand using a stiff brush and small amount of clean water.
- b) Replace existing glazed roof with new glazing.
- c) Redecorate walls, ceiling throughout.

BAR SERVERY

- a) Existing stained bar counter fascia to be redecorated and painted in Farrow and Ball Hague Blue with stained counter top.
- b) All defective melamine faced MDF under counter shelves to be renewed.
- c) Rear lower back fitting to be adapted and strengthened as shown on plan.
- d) Rear upper back fitting – remove existing timber divisions, new brass framework cladding with reclaimed boarding/ Tiling between. New copper pipework formed to make new shelving. Timber bottle shelves with illumination.
- e) New bar counter to bar area 1 as drawing 8872 03.

LADIES TOILET

- a) Redecorate walls, ceiling and all joinery.
- b) New wall tiling.
- c) New karndean flooring.
- d) New vanity unit and basin.
- e) New smaller radiator.
- f) New sanitary ware.

GENTS TOILET

- a) Redecorate walls, ceiling and all joinery.
- b) New wall tiling
- c) New altro flooring.

- d) New vanity unit and basin.
- e) New smaller radiator.
- f) New sanitary ware.

TRADE KITCHEN

- a) Redecorate wall and ceiling in anti-fungal paint.
- b) Redecorate all joinery.

LIGHTING

- a) All new light fittings to existing light points.

USE

- a) There is no change to the use of the existing premises as a Public House.

SCALE

- a) There is no change to the scale of the building externally.

LAYOUT

- a) There is no change to the layout of the premises.

LANDSCAPING

- a) There is no change to the landscaping of the premises.

ACCESS

- b) There is no change to the access of the premises.