



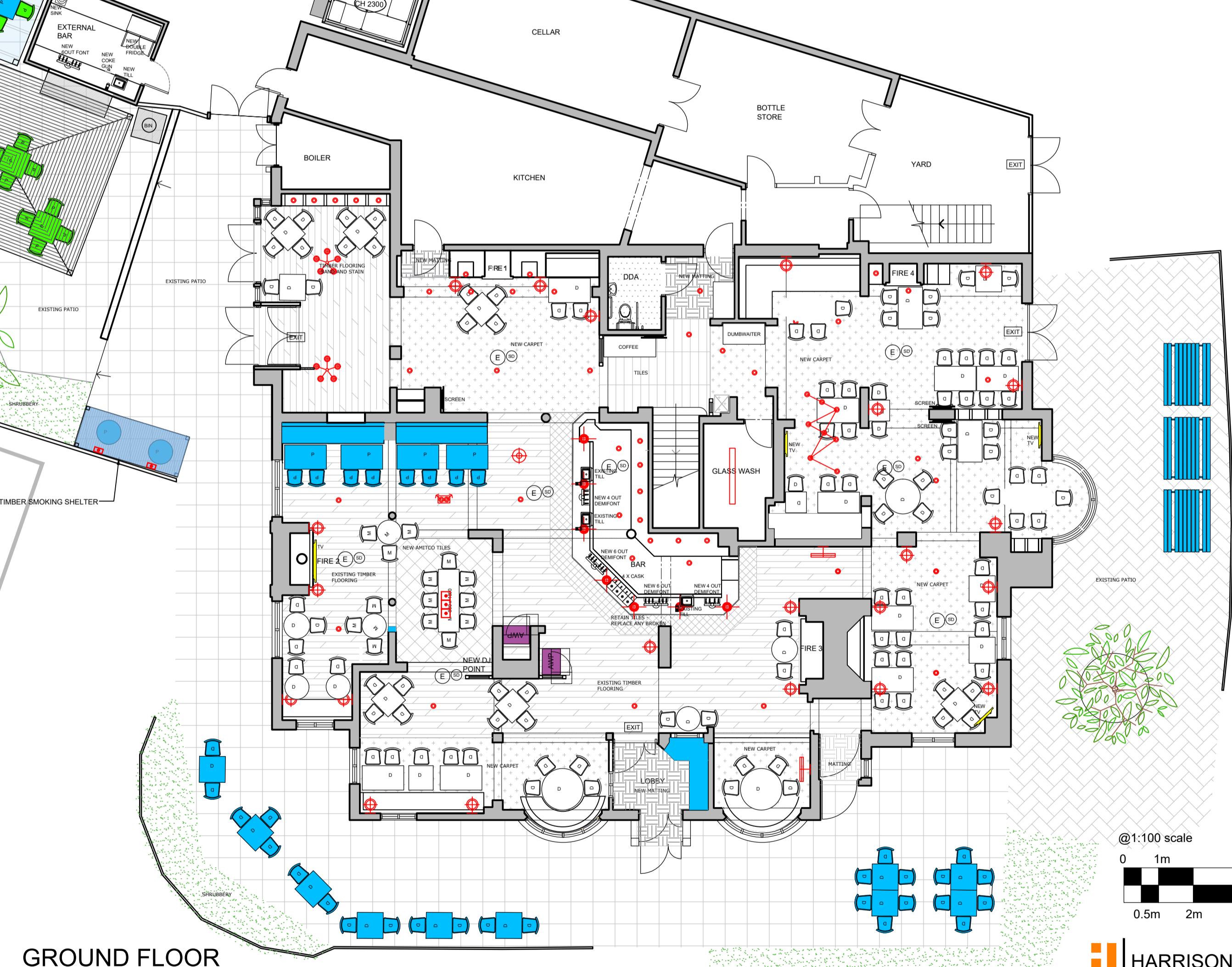
FLOOR FINISHES KEY EXTERNAL	
NAME	TYPE
NEW WOODCHIP	
EXISTING GRASS/SHRUBBERY	
EXISTING ASTRO TURF	
EXISTING PATIO	

EXISTING FLOOR FINISHES KEY INTERNAL	
NAME	TYPE
NEW CARPET	
EXISTING TIMBER FLOORING	
EXISTING BAR WALK	
EXISTING SAFETY ALTRO FLOORING	
TILE FLOORING	
BARRIER MATTING	

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All discrepancies to be brought to the attention of the architect immediately.  
This drawing is to be read in conjunction with the specification / bill of quantities and related drawings.

REVISIONS			
-	FIRST ISSUE	07.05.2025	IB
A	REVISED AFTER SKETCH CALL	06.06.2025	LB
B	NOTES REMOVED	10.06.2025	LB
C	REVISED COVERS	01.07.2025	LB
D	GARDEN DETAILS UPDATED FOR PLANNING	04.08.2025	IB
E	REVISED	12.08.2025	IB

EDA		
ROOM	AREA m <sup>2</sup>	AREA Sqft
TOTAL INTERNAL EDA	46	498
COVERS		
EXISTING INTERNAL COVERS	152	
PROPOSED INTERNAL COVERS	152	
EXISTING EXTERNAL COVERS	239	
PROPOSED EXTERNAL COVERS	301	



GROUND FLOOR

FIRST FLOOR

**BAR**  
-RETAIN EXISTING BAR.  
**COFFEE**  
-RETAIN EXISTING COFFEE MACHINE IN EXISTING LOCATION.  
**WASH UP**  
-NO WORKS  
**DISPENSE**  
-NEW DISPENSE LAYOUT.  
-NEW DEMI FONTS 2NO 6OUT, 2NO 4OUT.  
-REDUCE CASK DOWN TO 4NO.  
**COCA COLA**  
-ALLOW FOR SURVEY  
**TILLS**  
-RETAIN EXISTING TILLS AND POSITIONS.  
-RETAIN PDQS (RECENTLY REPLACED)  
**EQUIPMENT**  
-ALLOW FOR 1NO ADDITIONAL ICE WELL.  
3NO IN TOTAL ON BAR.  
-NEW AIR DRYER REQUIRED.  
**KITCHEN**  
-ALLOW TO INSTALL NEW DARK KITCHEN AND OTHER ITEMS AS ADVISED BY NICK RIGARD.  
**SPORTS**  
-NO DARTS OR POOL TABLES

**EXTERNAL - BEER GARDEN**  
-ALLOW TO PAINT ALL EXISTING GREEN ELEVATIONS IN NEW COLOUR SCHEME.  
-ALLOW TO IMPROVE EXTERNAL BAR, NEW HATCH, NEW 6OUT FONT, TILL AND COKE GUN, NEW DOUBLE BOTTLE COOLER.  
-NEW HANDWASH SINK.  
-ALLOW TO REMOVE EXISTING HUT/COVER FROM LHS OF BEER GARDEN AND FORM NEW PERGOLA WITH BENCHES UNDERNEATH WITH INDIVIDUAL TVS.  
-NEW TIMBER SMOKING SHELTER WITH POLYCARB ROOF.  
-REMOVE 1NO EXISTING JUMBLELLAS.  
-REMOVE EXISTING DINING HUT.  
-REMOVE TREE STUMP BY BAR.  
-ALLOW TO PLANT NEW EXISTING BUSHES/TREES.  
-CREATE NEW AREA WITH CHIPPING, LOOSE FURNITURE, ADDITIONAL PICNIC BENCHES.  
-REPAIR AND REPAIR EXISTING PICNIC BENCHES.  
-ALLOW FOR EXISTING FLOORING.  
-NEW EXTERNAL WALK IN FREEZER TO AREA WHERE BIN STORE IS CURRENTLY.  
-REFORM BIN STORE IN NEW LOCATION ON CAR PARK.

**EXTERNAL ELEVATIONS**  
MINOR ALTERATIONS TO SIGNAGE DUE TO BEING LISTED.  
-ALLOW FOR DECORATIONS TO ALL EXISTING WHITE RENDERED SECTIONS AND BLACK PLINTH TO BOTTOM OF PUB.  
TOUCH UP DECORATIONS TO WINDOWS.  
-RETAIN EXISTING PICNIC BENCHES TO FLOOR LEVEL.  
-ALLOW TO FIX ALL PICKET FENCING AND PAINT.  
-RETAIN EXISTING MENU CASES AND A BOARDS.  
-ALLOW FOR REPLACEMENT AMENITY BOARD TO FRONT OF PUB TO HAVE BEEN ORDERED AS MENTIONED. NEW POSTER FRAME TO TIMBER ENCLOSURE. NEW SIGN TO LHS OF DOORS WITH PUB NAME ON AND POSSIBLY ARROW. NEW PICTORIAL SIMILAR TO THE 'GEORGE IN RUGBY'.  
-ALLOW FOR EXISTING FLOORING.  
-NEW EXTERNAL WALK IN FREEZER TO RHS OF PUB AND PAINT.

**GENERAL**  
-ASBESTOS, FRA, ELECTRICAL AND MECHANICAL & VENTILATION SURVEYS REQUIRED.  
-RETAIN EXISTING DECOR - REPLACE WALLPAPER ONLY.  
-RETAIN EXISTING DIGITAL ADVERT SCREENS  
-RETAIN EXISTING INTERNAL SIGNAGE  
-ALLOW FOR NEW FLOORING AS PER PLAN.  
-RETAIN EXISTING BAR WALK AND REPLACE ANY BROKEN TILES.  
-REPLACE DANCEFLOOR SECTION WITH AMTICO TILES.  
-NEW CARPET.  
-NEW MATTING THROUGHOUT.  
-RETAIN EXISTING TIMBER FLOORING.  
-RETAIN AND REFURBISH SOME EXISTING LOOSE AND FIXED FURNITURE - MINIMAL NEW ITEMS.  
-RETAIN 2NO EXISTING AWPs - ASSESS POSITIONS

**ELECTRICAL WORKS - INTERNAL**  
-ALLOW FOR NEW DIMMER PANEL.  
-NEW LIGHT FITTINGS THROUGHOUT.  
**CCTV**  
-ALLOW FOR CCTV SURVEY

**AV WORKS - INTERNAL**

-ALLOW FOR SPORTS VIEWING.

-NEW SMALL TV TO DINING SECTION.

-NEW PLUG IN DJ POINT.

-ASSESS FOR SURVEY POSITIONS.

-ALLOW FOR SURVEY FOR SPEAKERS.

2NO MOVING HEADS TO DANCEFLOOR SECTION.

**LADIES**  
-RETAIN EXISTING VANITY UNIT, SINKS, TAPS AND MIRRORS.  
-FIX EXISTING SUB FLOOR AND INSTALL NEW ALTR0 TIMBER SAFE FLOORING.  
-RETAIN EXISTING TILES.  
-NO NEW RADIATOR.  
-DECORATIONS.  
-CHECK VENTILATION.  
-NEW IRONMONGERY

**GENTS**  
-NEW VANITY UNIT AND SINKS, NEW VANITY TOP, NEW MIRRORS.  
-NEW ALTR0 TIMBER SAFE FLOORING.  
-RETAIN EXISTING CUBICLE SYSTEM AND END WALL.  
-NO NEW RADIATOR.  
-DECORATIONS.  
-CHECK VENTILATION.  
-ALLOW FOR WHITE ROC TO HAND DRYER SECTION OF WALL.  
-NEW IRONMONGERY

**HARRISON INCE**

ARCHITECTS INTERIOR DESIGNERS

STONEGATE GROUP

CLIENT  
COACH AND HORSES, ICKENHAM  
HIGH ROAD, UXBRIDGE, UB10 8LJ

PROJECT  
PROPOSED PLANS

TITLE	DATE	SCALE
SECOND FLOOR ESTATE 2 CASTLE STREET MANCHESTER M1 2	MAY 2025	1:100 @ A1
JOB NO	ST 213	DWG. NO. AL01 E
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DRAWN	CAD/IB	CHECKED