

COLOUR KEY	
NAME	COLOUR
EXISTING FURNITURE TO BE FULLY REUPH	
NEW FURNITURE	
EXISTING FURNITURE - RETAIN	
EXISTING SEATING - RETAIN SEAT PAD/ REUPH BACKS	
ALLOW TO RE-PAINT ALL PAINTED FRAMES - P	
ALLOW TO POLISH ALL FRAMES	

FINISHES' AND FITTINGS		
NAME	COLOUR	
NEW WALLPAPER REF: MORRIS QUEEN SQUARE WALLPAPER WILLOW 21696S CREAM/BROWN		
EXISTING WALLPAPER		

LIGHTING KEY	
NAME	COLOUR
RED SYMBOL = NEW LIGHT FITTING OR POSITION	
BLACK SYMBOL = EXISTING FITTING IN EXISTING POSITION	

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

FLOOR FINISHES KEY INTERNAL		
NAME	TYPE	
NEW CARPET REF: NEWHEY EXPRESS2GO ROSEMOOR		
EXISTING TIMBER FLOORING		
EXISTING BAR WALK		
EXISTING SAFETY ALTRO FLOORING		
NEW TILE FLOORING REF: GATSBY SQUARE IN COLOURS STUCCO CLAY AROUC47 +36 AND STUCCI QUARTZ AROUC15 +36. PLEASE NOTE: THIS PRODUCT IS ON APPROX 2 X WEEK DELIVERY		

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
F	AMENDED	23.10.2025	IB
G	FINISHES UPDATED	28.10.25	HB
H	DOWNSIZED EXTERNAL FIXED SEATING	03.11.25	IB

EDA		
ROOM	AREA m²	AREA SqFt
TOTAL INTERNAL EDA	46	498
COVERS		
EXISTING INTERNAL COVERS		152
PROPOSED INTERNAL COVERS		152
EXISTING EXTERNAL COVERS		239
PROPOSED EXTERNAL COVERS		301

**BAR**  
-RETAIN EXISTING BAR.

**COFFEE**  
-RETAIN EXISTING COFFEE MACHINE IN EXISTING LOCATION.

**WASH UP**  
-NO WORKS

**DISPENSE**  
-NEW DISPENSE LAYOUT.  
-NEW DEMI FONTS 2NO 60UT . 2NO 40UT.  
-REDUCE CASK DOWN TO 4NO.

**COCA COLA**  
-ALLOW FOR SURVEY

**TILLS**  
-RETAIN EXISTING TILLS AND POSITIONS.  
-RETAIN PDOS (RECENTLY REPLACED)

**EQUIPMENT**  
-ALLOW FOR 1NO ADDITIONAL ICE WELL.  
3NO IN TOTAL ON BAR.  
-NEW AIR DRYER REQUIRED.

**EXTERNAL - BEER GARDEN**  
-ALLOW TO PAINT ALL EXISTING GREEN ELEMENTS WITH NEW COLOUR SCHEME.  
-ALLOW TO IMPROVE EXISTING EXTERNAL BAR. NEW HATCH. NEW 60UT 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 BOOTHS UNDERNEATH WITH INDIVIDUAL TVS.  
-NEW TIMBER SMOKING SHELTER WITH POLYCARB ROOF.  
-REMOVE 1NO EXISTING JUMBRELLAS.  
-REMOVE EXISTING 'DINING HUT'  
-REMOVE TREE STUMP BY BAR  
-ALLOW TO REMOVE EXISTING BUSHES/TREES AND CREATE NEW AREA WITH CHIPPINGS  
-ALLOW FOR ADDITIONAL POSEUR HEIGHT LOOSE FURNITURE, ADDITIONAL PICNIC BENCHES  
-RETAIN AND REPAIR EXISTING PICNIC BENCHES  
-RETAIN 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.  
-ALLOW TO REMOVE EXISTING BUSHES/TREES AND CREATE NEW AREA WITH CHIPPINGS  
-ALLOW FOR ADDITIONAL POSEUR HEIGHT LOOSE FURNITURE, ADDITIONAL PICNIC BENCHES  
-RETAIN AND REPAIR EXISTING PICNIC BENCHES  
-RETAIN EXISTING FLOORING  
-NEW EXTERNAL WALK IN FREEZER TO AREA WHERE BIN STORE IS CURRENTLY.  
-REFORM BIN STORE IN NEW LOCATION ON CAR PARK

**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 AWP's - 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 TVS TO DINING SECTION.  
-NEW PLUG IN DJ POINT.  
-ASSESS OTHER TV 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 ALTRO TIMBER SAFE FLOORING.  
-NEW CUBICLE SYSTEM.  
-FIX ALL TOILET FLUSHES AND ALLOW FOR DRAINAGE SURVEY.  
-RETAIN EXISTING TILES.  
-1NO NEW RADIATOR.  
-DECORATIONS.  
-CHECK VENTILATION  
-NEW IRONMONGERY

#### GENTS

NEW VANITY UNIT AND SINKS, NEW VANITY TOP, NEW MIRRORS.  
-NEW ALTRO TIMBER SAFE FLOORING.  
-RETAIN EXISTING CUBICLE SYSTEM AND EXISTING TILES.  
-1NO NEW RADIATOR.  
-DECORATIONS.  
-CHECK VENTILATION.  
-ALLOW FOR WHITE ROC TO HAND DRYER SECTION OF WALL.  
-NEW IRONMONGERY



FIRST FLOOR

GROUND FLOOR

SECOND FLOOR  
EASTGATE  
2 CASTLE STREET  
MANCHESTER  
M14 4LZ  
TEL: 0161 236 3650  
EMAIL: admin@harrison-ince.co.uk

HARRISON INCE	
ARCHITECTS INTERIOR DESIGNERS	
CLIENT	
STONEGATE GROUP	
PROJECT	
COACH AND HORSES, ICKENHAM HIGH ROAD, UXBRIDGE, UB10 8LJ	
TITLE	
PROPOSED PLANS	
DATE	MAY 2025
JOB NO.	ST 213
DRAWN	CAD/IB
CHECKED	
SCALE	1:100 @ A1
DWG. NO.	AL01 H