



OUTLET NAME: The College Arms
AREA: -
OUTLET NUMBER: 201193
CURRENT SEGMENT: -
PROPOSED SEGMENT: -



EXISTING EXTERNALS TO PUB



PROPOSED EXTERNALS TO PUB

PROJECT CORE VALUES

The College Arms is a quality local gastro pub in the heart of the Hertford Heath. It is situated at the north end of London Road, it provides for the whole village and has links with Haileybury College.

The pub backs onto woodland making it an ideal 'halfway house' on a Sunday walk and a quiet location for lunch or dinner. It is an elegant gastropub with rugs, wingback chairs, wood-panelled walls and a garden terrace so it has become a firm favourite within the village community and beyond.

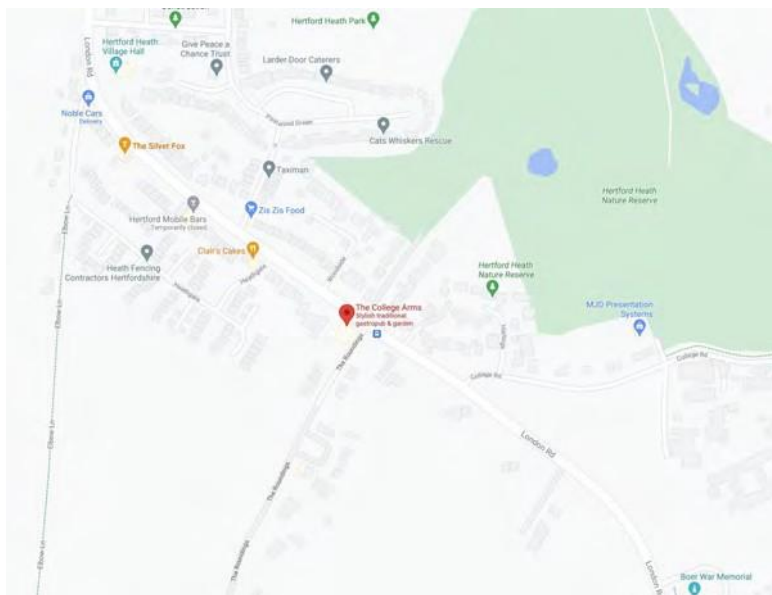
BRIEF DESCRIPTION

External –

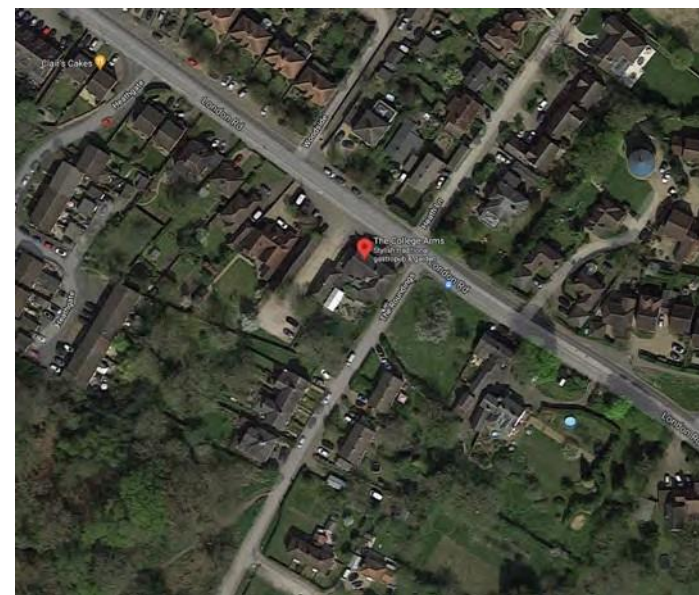
- External decorations to all existing painted surfaces.
- Refurbish existing signage and reinstate new post.
- Burn off white lining to existing car park areas and jet wash tarmac.
- General landscaping to existing garden areas – tidying/ pruning, as required – to be agreed with designer.
- New external furniture, to supplement existing (F&F)
- New planting to planters to front and rear garden areas (F&F)
- New stretch tent covering shown indicatively on plan, not included in project budget.

Internal –

- Minimal strip out of any redundant joinery, retain and relocate to work with the improved layout.
- Re-finish existing timber, new sisal carpet, retained floor tiles and vinyl.
- Fixed seating to be retained and reupholstered.
- Retain lower back fitting, new upper backfitting, Sand and repolish existing bar counter and front.
- Full internal re-decoration.
- F&F works including retaining existing light fittings where possible and re-shading. Part new/part re-use bric-a-brac, new and refurbished loose furniture.
- Minor repair and full decorations to toilets.
- No works to trade kitchen.



ORDINANCE SURVEY

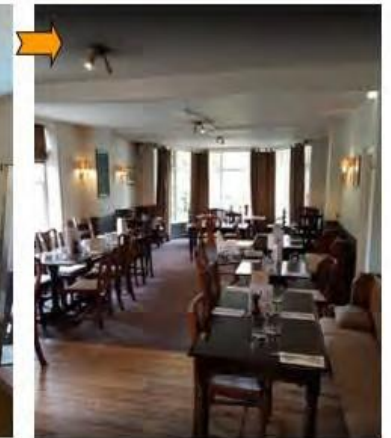


LOCATION PLAN

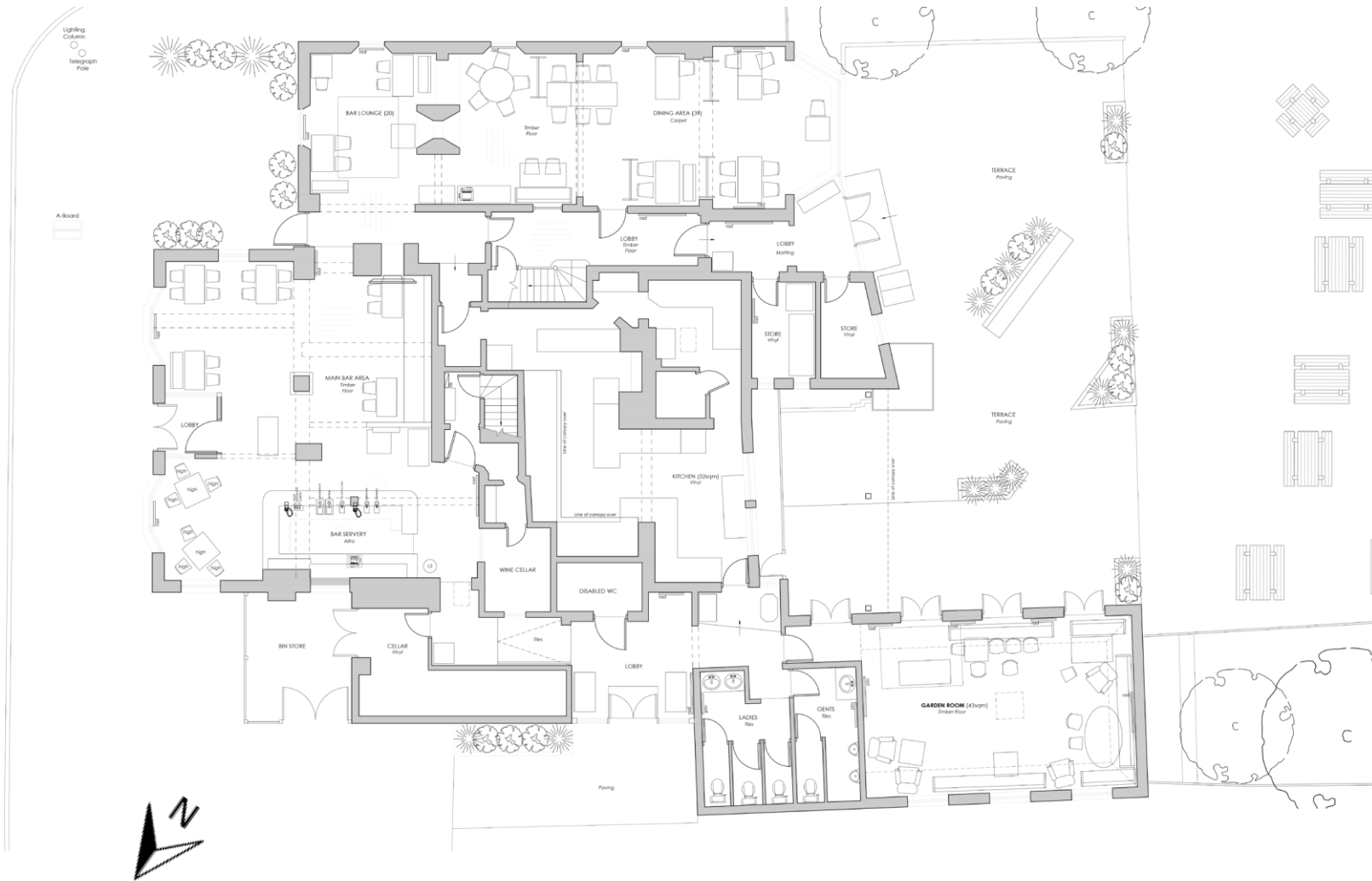
KEY INFORMATION AND SITE PLAN

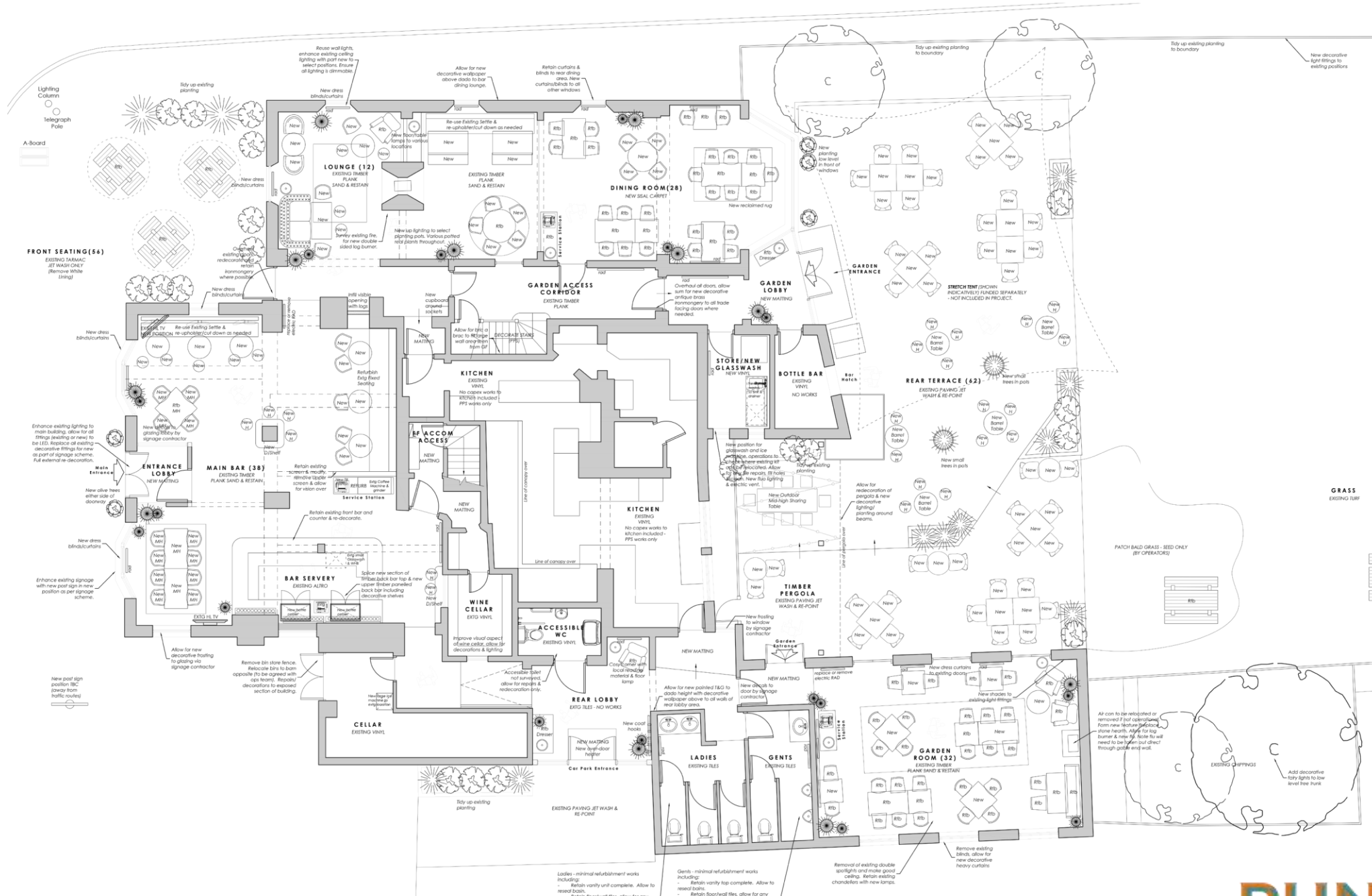


EXISTING EXTERNAL PHOTOS AND PLAN



EXISTING INTERNAL PHOTOS AND PLAN – GROUND FLOOR





Lighting Column
Telegraph Pole
A-board

FRONT SEATING (56)
EXISTING TIMBER, JET WASH ONE* (Remove White Linings)

ENTRANCE LOBBY
NEW MATING

MAIN BAR (38)
EXISTING WISSE FLANK SAND & RESTAURANT

CELLAR
EXISTING VINYL

LADIES
EXISTING TILES

GENTS
EXISTING TILES

Reuse wall light, enhance existing ceiling lighting with post new to select positions. Ensure all lighting is dimmable.

Rid up existing planting

New dress blinds/curtains

Allow for new decorative wallpaper above clocks to bar dining lounge.

Re-use existing seats & re-upholster/cut down as needed

Re-use existing fire for new decorative island top burner.

Re-use existing bar & re-upholster/cut down as needed

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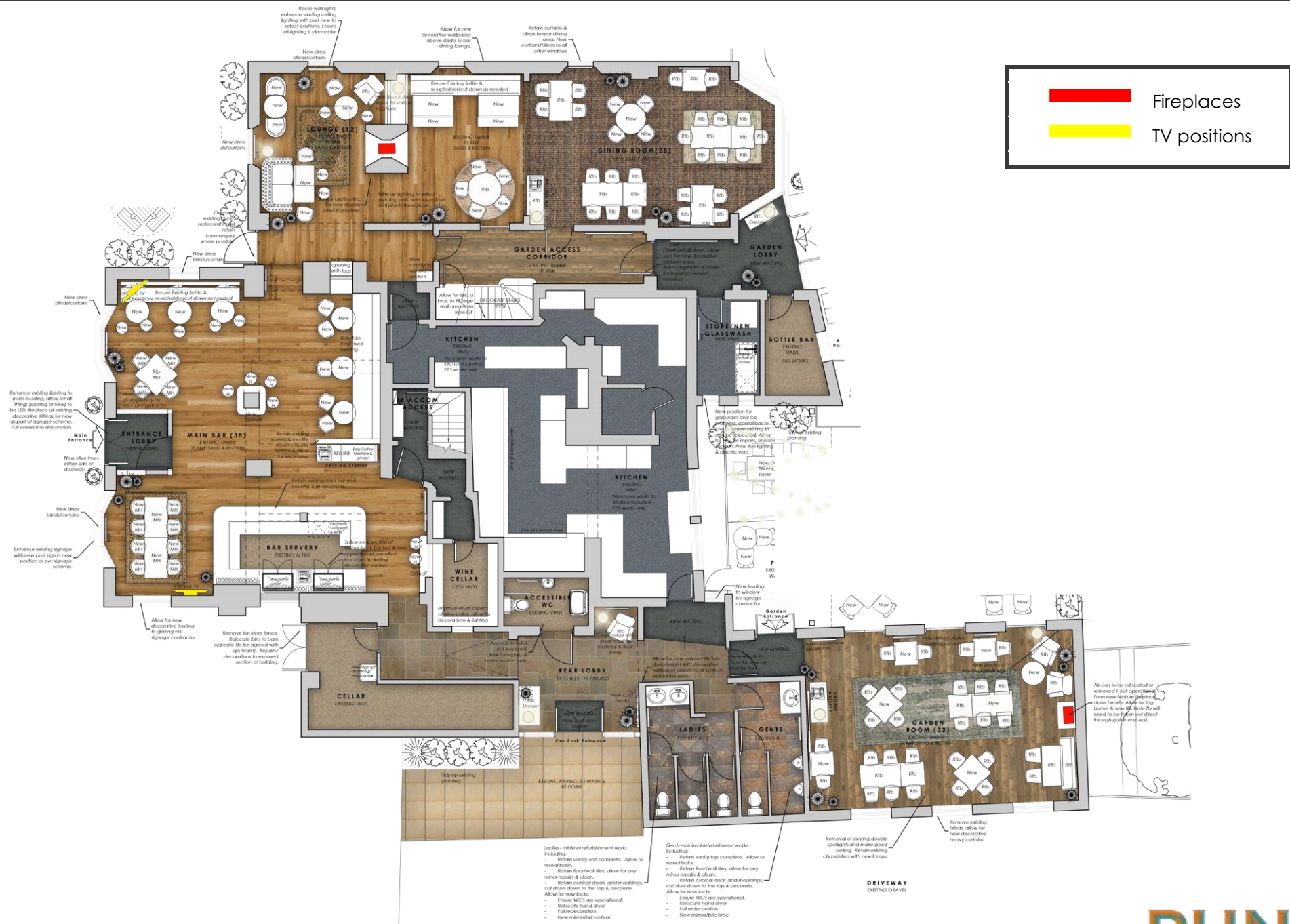
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PROPOSED INTERNAL RENDERED GROUND FLOOR PLAN



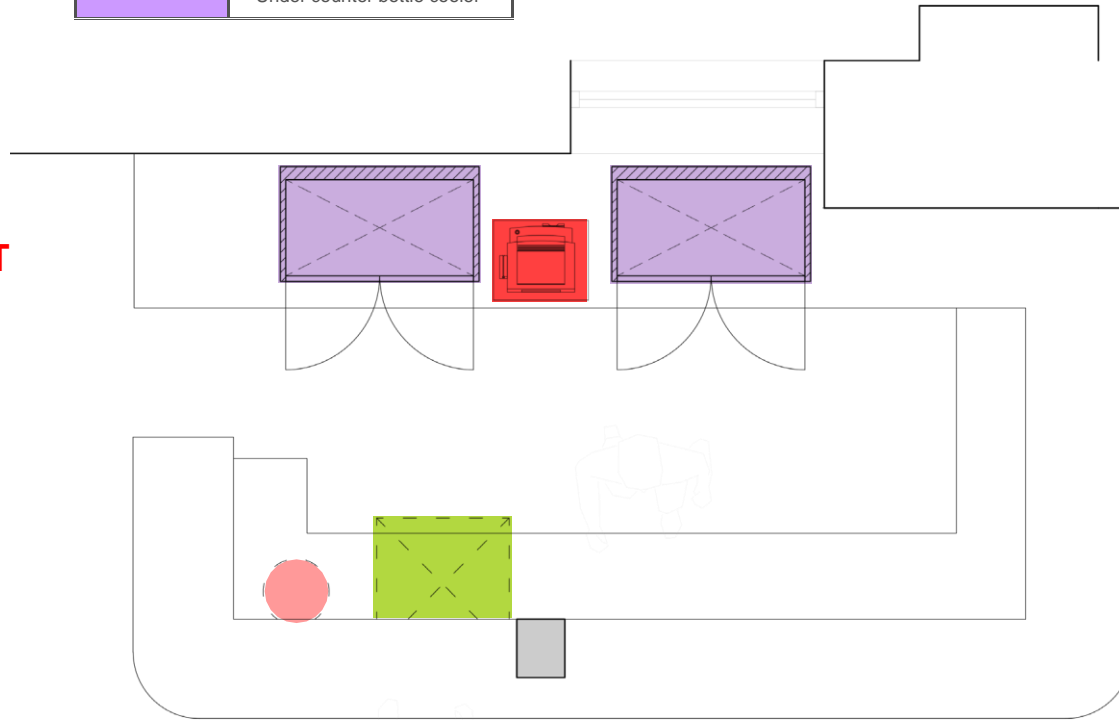


- 1 Existing tarmac - jet washed only, white lining removed
- 2 Existing paving - jet washed & re-pointed
- 3 Existing gravel
- 4 Existing lawn
- 5 Existing bark chippings
- 6 Patch bald grass - seed only (by operators)

2nd phase (not included in this project): 2/3rds of existing barn to be demolished & surfacing to be re-graveled to match existing following. 1/3rds to remainder of barn including new roof.

Product Key			
1		11	
2		12	
3		13	
4		14	
5		15	
6		16	
7		17	
8		18	
9		19	
10			

Equipment Key	
	Tills
	Glass wash
	Sink and drainer
	Under counter bottle bin
	Coffee machine
	Under counter bottle cooler



AWAITING PRODUCT LAYOUT

PROPOSED BAR SERVERY PLAN



New back bar hardwood counter top (partial replacement where damaged) and new panelled upper back fitting with display shelving and lighting.

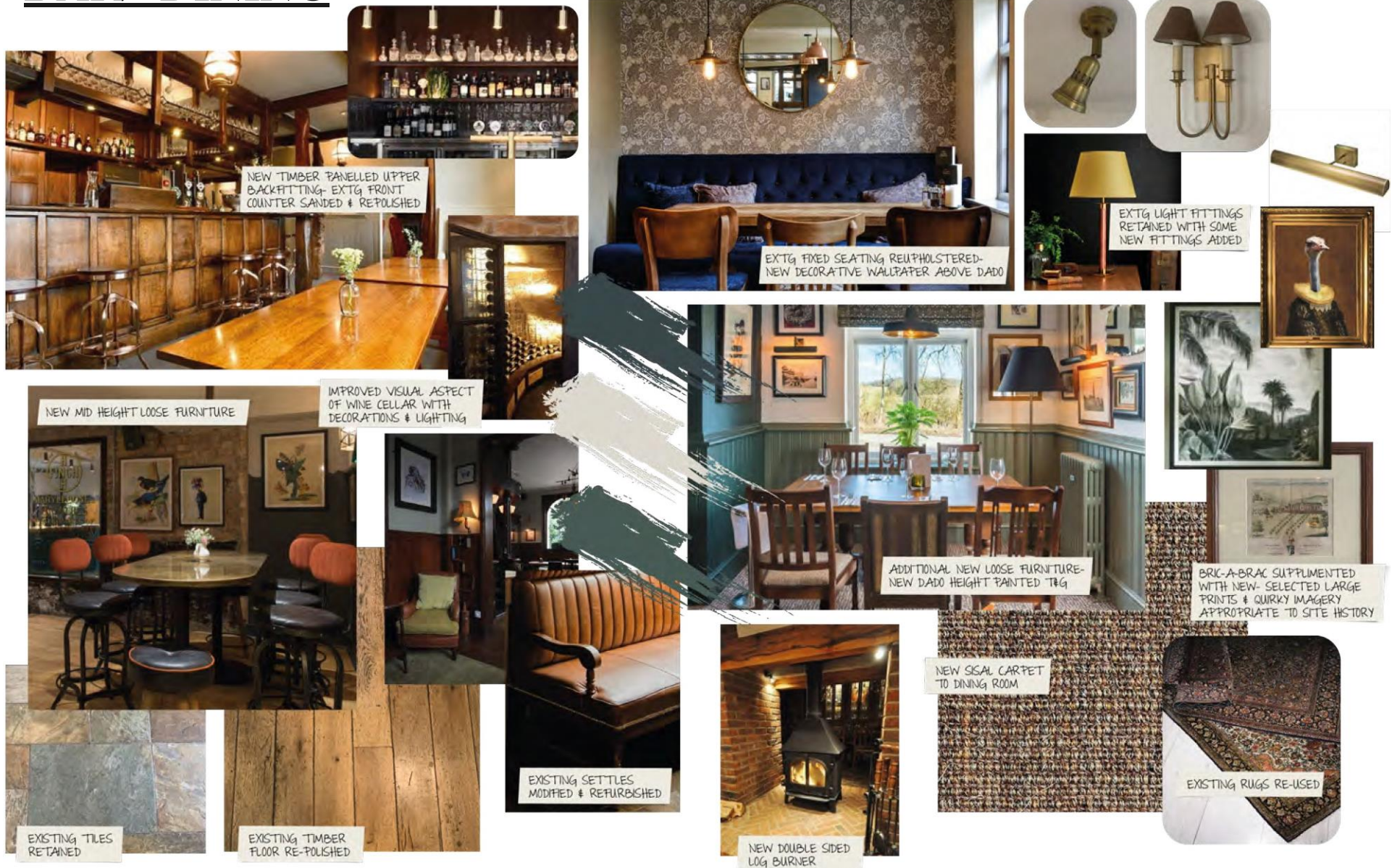


Existing bar front and top retained, sanded and re-polished.



BAR LOOK AND FEEL

BAR/ DINING



MOODBOARD

GARDEN ROOM



UPLIGHTS TO SELECTED PLANTING



EXTG LIGHT FITTINGS # BRIC-A-BRAC RETAINED AND SUPPLEMENTED WITH NEW



ADDITIONAL NEW LOOSE FURNITURE- EXISTING RETAINED # REFURBISHED



NEW WALL HUNG LOG BURNER



EXISTING TIMBER FLOOR RE-POLISHED



EXTG ARMCHAIRS REFURBISHED

GARDEN



NEW LOOSE PLANTING
OPTIONS WITH GRASSES

STRETCHED TENT
NOT INCLUDED IN
PROJECT, FUNDED
SEPARATLY

NEW FESTOON LIGHTING &
PLANTING TO EXTG PERGOLA

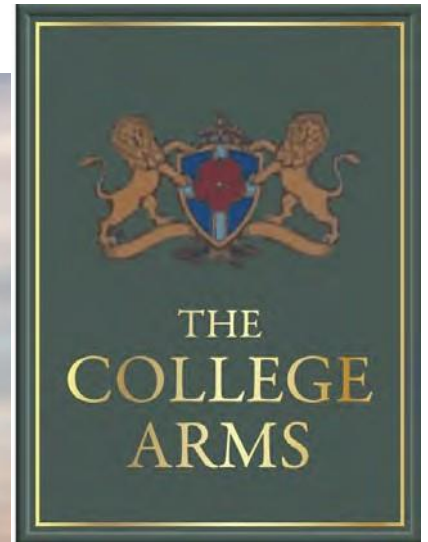
NEW MIG HEIGHT
SHARING BENCH

NEW BARREL
TABLES & STOOLS

MIX OF NEW
TABLES & CHAIRS

EXTG PAVING RETAINED

SEAT CHAIRS 10
ANY MIT. AI. CMRS



EXTERNAL SIGNAGE SCHEME – PROPOSED DAY SHOT



EXTERNAL SIGNAGE SCHEME – NIGHT SHOT

ELECTRICAL	
Meter Type: Not known – no survey info provided.	Adequate: Assumed Yes
Meter Location: Not known – no survey info provided.	
Actions/ Recommendations: No increase in kitchen or external electrical loadings as part of the scheme.	
GAS	
Meter Type: Not known – no survey info provided.	Adequate: Assumed Yes
Meter Location: Not known – no survey info provided.	
Actions/ Recommendations: No increase in kitchen / boiler gas loadings as part of the scheme.	
WATER	
Incoming Supply: Not known – no survey info provided.	Adequate: Assumed Yes
Meter Location: Not known – no survey info provided.	
Actions/ Recommendations: No increase in water loadings as part of the scheme.	
DRAINAGE	
Type: Not known – no survey info provided.	Adequate: Assumed Yes
Actions/ Recommendations: No reported drainage problems (No survey completed as part of PPS).	

Punch	Partner	Schedule of works
		EXTERNAL WORKS
		Pre-decoration repairs. Decorations to all existing painted surfaces – including rainwater goods, metal work, brick and render finishes.
		No decorations to stonework.
		Refurbish existing signage and reinstate new post sign – building works in connection with. (Advert consent required).
		Burn off white lining to existing car park areas and jet wash tarmac. No further works to car park areas.
		General landscaping to existing garden areas – tidying/ pruning, as required – to be agreed with designer.
		Operations team to grass seed areas, ahead of project.
		New stretch tent covering shown indicatively on plan, not included in project budget.
		New external furniture, to supplement existing.
		New planting to planters to front and rear garden areas.
		STRIP OUT
		Removal of existing signage (for refurbishment) ahead of decorations.
		Remove carpet to dining area.
		Strip out existing screens.
		Remove redundant wiring and associated music system.
		Removal of existing wallpaper prior to decoration.
		De-gas and remove a/c unit from Garden Room.
		Allowance for removal of any miscellaneous debris and joinery.
		STRUCTURAL ALTERATION
		Install new stone hearth and log burner to Garden room – subject to specialist survey.
		Overhaul (including cleaning) existing fireplace to dining area and install a new double sided real fire (log burner) – subject to specialist survey.
		Remove 'modern' recessed double spot light fittings to garden room ceiling and infill plasterboard and made good, prior to decorations.
		TRADE AREA
		Lower and adapt existing coffee area screen to allow improved vision through to the bar servery.
		Install new dado height timber T&G to rear entrance lobby – to receive a paint finish.
		Infill disused fireplace/ window opening and use a log store.
		Allowance for general miscellaneous joinery items, i.e. drink shelves.
		Existing FOH doors to be retained – overhaul, including decoration and ironmongery.
		New entrance matting to garden dining, kitchen, rear lobby and main entrance lobby.
		Retain existing stone floor tiles to rear entrance lobby.

Punch	Partner	Schedule of works
		New nosings to raised area floor finishes.
		Clean and polish existing timber floors to main bar, lounge, garden room and access lobby.
		New decorative wallpapers above dado to selected areas, in dining and rear lobby.
		Supply and lay new sisal carpet to dining area (F&F).
		Reupholster existing fixed seating in the bar area (F&F).
		Supplement existing loose furniture with new. Allow for refurbishment of existing items, within budget (F&F).
		Supplement existing framed art/ bric -a- brac with new throughout trade areas (F&F).
		New curtains to garden room and dining areas. Retain selected blinds and curtains to dining areas (F&F).
		New internal light fittings throughout, retain the majority of existing fittings, allowance for new lamps and shades only (F&F).
		Internal signwriting throughout – directional and doors (F&F).
		Retain existing decorative rugs for reuse throughout the trade area.
		GARDEN ROOM
		New curtains to garden room and dining areas. Retain selected blinds and curtains to dining areas (F&F).
		Supplement existing loose furniture with new. Allow for refurbishment of existing items, within budget (F&F).
		Supplement existing framed art/ bric -a- brac with new throughout trade areas (F&F).
		New internal light fittings throughout, retain the majority of existing fittings, allowance for new lamps and shades only (F&F).
		BAR SERVERY
		New back bar hardwood counter top (partial replacement where damaged) and new timber panelled upper Backfitting with decorative display shelves and lighting. Till point to remain to rear. Including the 'Le Verre De Vin' system.
		Allowance for minor repairs to lower back fitting, extra shelves, etc.
		New decorative boxing around bar switches.
		Retain existing alto floor finish.
		Sand and repolish existing bar counter and front. New timber panelling to receive a polished finishes.
		New glasswash and racking (F&F)
		Coffee machine and grinder, etc. to be retained as existing – service required.
		2 x New bottle coolers to main bar (F&F)
		New ice machine – large capacity for use in glasswash area (F&F)
		Supplement existing till system, retain existing till to back bar position, 3no remote tills (F&F)
		Wi-Fi works in association with the till system.

SCHEDULE OF WORKS

Punch	Partner	Schedule of works
		<u>TOILETS</u>
		Retain existing vanity units and Sanitaryware to ladies and gents toilets. Allow for new wooden toilet seats.
		Allowance for miscellaneous joinery, incl. coat hooks, door stops, etc.
		Allow for overhauling existing doors, ensure ironmongery is matching.
		New decorative moulding to be added to the existing cubical doors. Top section reduce height of cubical.
		Clean existing floor finishes, including disable access toilet.
		Pre-decoration repairs – existing painted surfaces ready to receive a new paint finish. Existing tiles to be retained, allow for overhaul and cleaning.
		New toilet items, hand wash, toilet roll dispensers, etc. (F&F)
		<u>BOH</u>
		New glasswash formed in store room. Retain existing floor finish. Existing equipment to be relocated on site. Decorated complete. Overhaul and clean existing wall tiles.
		Overhaul existing door and replace any missing ironmongery – ensure matches throughout. New door signage – alternative to 'private'.
		Retain existing altro floor to wine cellar.
		Decorations complete to wine cellar and soften the lighting.
		No works to BOH corridors – retain existing flooring and decorations.
		New Fire equipment – subject to FRA (F&F)
		<u>BOH</u>
		No works.
		<u>TRADE KITCHEN</u>
		No works.
		<u>MECHANICAL & ELECTRICAL</u>
		New air curtain to rear entrance door.
		H&C water and drainage connections to new glasswash area.
		Gas installation/ interlock – as existing & no works.
		Retain existing ventilation to toilets.
		No new ventilation to new glasswash area.
		Retain existing dimmer panel to trade area.

Punch	Partner	Schedule of works
		Allowance for a number of new light fitting points, majority of existing fittings to be retained. Incl. trade area, toilets and other BOH.
		New festoon lighting to the existing pergola.
		Allowance for additional power sockets where needed to the trade area, to be USB faceplates.
		Subject to survey – radiators to be rationalised. Small allowance to alter and adapt to suit new layout.
		Allowance to alter and adapt the existing fire alarm and emergency lighting to suit new layout only.
		Relocate 1nr existing TV (F&F)
		Alter and adapt security system PIR to trade areas (F&F)
		Retain existing sound system – no works.
		<u>PPS</u>
		Jet wash and re-point existing patio areas to the rear garden.
		Re-paint any external step nosings.
		Remove existing bin store enclosure. Relocate bins to barn store area.
		Repairs to timber door/ window frames and render, prior to decoration works.
		Rear garden lobby stairs to receive a new paint finish.
		Building works in connection with new python route.
		New electric distribution boards.
		Overhaul existing heating system, including flushing and ensure working correctly.
		FRA survey
		Asbestos survey
		Works in accordance with separate audit document.

SCHEDULE OF WORKS

SUPPLY ITEM	SUPPLIER	PRODUCT	QUANTITY	Punch	Publican
BAR & CELLAR					
GLASSWASHER	TBC AT PRE START	TBC AT PRE START	1		
ICE MACHINE	TBC AT PRE START	TBC AT PRE START	1		
BOTTLE COOLERS	TBC AT PRE START	TBC AT PRE START	2		
INDOOR					
FIXED SEATING UPHOLSTERY	T.B.C	Various	Confirmed after tender		
LOOSE FURNITURE	T.B.C	Confirmed after tender	Confirmed after tender		
LIGHT FITTINGS	LIGHTIQUE	Confirmed after tender	Confirmed after tender		
SAFETY FLOOR	FORBO	Various	Confirmed after tender		
BARRIER MATTING	FORBO	Coral Classic	Confirmed after tender		
AV					
TELEVISION	T.B.C	T.B.C			
AV INSTALLATION		T.B.C			
KITCHEN					
KITCHEN EQUIPMENT	MAINLAND	VARIOUS			

SUPPLY ITEM	SUPPLIER	PRODUCT	QUANTITY	Punch	Publican
BATHROOM					
BASINS	TBC AT PRE START	TBC AT PRE START			
URINALS	EXISTING	EXISTING			
WC	TBC AT PRE START	TBC AT PRE START			
FANS	TBC AT PRE START	TBC AT PRE START			
OUTDOOR					
TABLES & CHAIRS	TBC AT PRE START	TBC AT PRE START	VARIOUS		
BENCHES	TBC AT PRE START	TBC AT PRE START	VARIOUS		
LIGHTING	NA	NA	NA		
SUPPLIES & SERVICES					
TILLS	TBC	TBC	1		
BAR PRODUCTS	INNKEEPER SUPPLIES				