

02 APR 2019

**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

1898

I/We Gareth Fernandes & Colin Thompson

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description <b>40 Front Street West</b>  <b>LAIRDS HOUSE NORTHUMBERLAND LTD.</b>			
<b>Post town</b>	Bedlington	<b>Postcode</b>	NE22 5ub

Telephone number at premises (if any)	<b>01670 823 222</b>
Non-domestic rateable value of premises	<b>£4160</b>

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i as a limited company/limited liability partnership  please complete section (B)
  - ii as a partnership (other than limited liability)  please complete section (B)
  - iii as an unincorporated association or  please complete section (B)
  - iv other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b> Fernandes			<b>First names</b> Gareth		
<b>Date of birth</b> 10/03/1980		I am 18 years old or over <input checked="" type="checkbox"/>		Please tick yes	
<b>Nationality</b> British					
Current residential address if different from premises address					
Post town	Bedlington			Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b> Thompson			<b>First names</b> Colin		
<b>Date of birth</b> 06/05/79 over		I am 18 years old or		<input checked="" type="checkbox"/>	Please tick yes
<b>Nationality</b> British					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town	Bedlington			Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
03	04	2019

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

We will be operating a restaurant driven individual hotel, currently being developed in a double fronted Georgian Building on the Front Street of Bedlington. This will have 2 bars (one in each restaurant), with 12 bedrooms and a small spa. There is capacity of approximately 100 for eating and drinking. We want to provide a quality offering, with a focus on food.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)

- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)  
(if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 7)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	08.00	23.00	<b>Please give further details here</b> (please read guidance note 4)  We would potentially like to have plays performed which would involve amplified music.		
Tue	08.00	23.00			
Wed	08.00	23.00	<b>State any seasonal variations for performing plays</b> (please read guidance note 5)		
Thur	08.00	23.00			
Fri	08.00	23.00	<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat	08.00	23.00			
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 4) We will potentially show films in the restaurants, which will involve amplified sound.		
Mon	08.00	0.00			
Tue	08.00	0.00	<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Wed	08.00	0.00			
Thur	08.00	02.00	<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Fri	08.00	02.00			
Sat	08.00	02.00			
Sun	08.00	0.00			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Thur			
Fri			
Sat			
Sun			



**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4) The music will be primarily acoustic singers and the piano, but we would like the option to play amplified live music, primarily indoors.		
Mon	08.00	0.00			
Tue	08.00	0.00	<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Wed	08.00	0.00			
Thur	08.00	02.00	<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	08.00	02.00			
Sat	08.00	02.00			
Sun	08.00	0.00			

**F**

Recorded music Standard days and timings (please read guidance note 7)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4) The music will primarily be indoors and for background purposes mainly.		
Mon	08.00	0.00			
Tue	08.00	0.00			
Wed	08.00	0.00	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5) During the day in the summers, there may be occasional music outdoors however this will end at 23.00.		
Thur	08.00	02.00			
Fri	08.00	02.00	<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat	08.00	02.00			
Sun	08.00	0.00			

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Tue					
			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Wed					
Thur					
Fri					
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4) We will provide bar snacks whilst the restaurant and bar are open.		
Mon	08.00	00.00			
Tue	08.00	00.00	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Wed	08.00	0.00			
Thur	08.00	02.00	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri	08.00	02.00			
Sat	08.00	02.00			
Sun	08.00	02.00			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)  We want to sell the vast majority of alcohol to be consumed on the premises, but potentially want to offer a variety of craft ales/IPA's to takeaway, to provide a greater variety than currently provided in the neighbouring shops.		
Mon	08.00	00.00			
Tue	08.00	00.00			
Wed	08.00	00.00			
Thur	08.00	02.00			
Fri	08.00	02.00			
Sat	08.00	02.00			
Sun	08.00	00.00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)  As this premises is primarily a hotel, permission for the sale of alcohol to residents 24 hours a day is requested so that alcohol may be supplied to residential guests or from the mini-bars in the rooms at any time.		

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b> Colin Thompson	
<b>Date of birth</b>	
<b>Address</b>  Bedlington	
<b>Postcode</b>	
<b>Personal licence number (if known)</b> PLH2158678	
<b>Issuing licensing authority (if known)</b> Highfield Qualifications	

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).  
 No adult entertainment will be offered

**L**

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b><u>State any seasonal variations</u></b> (please read guidance note 5) The hotel will be open 24hours and most likely 365 days a year.
Day	Start	Finish	<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 6)
Mon	08.00	08.00	
Tue	08.00	08.00	
Wed	08.00	08.00	
Thur	08.00	08.00	
Fri	08.00	08.00	
Sat	08.00	08.00	
Sun	08.00	08.00	



## M

Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

The primary focus on our establishment is food, and we will be encouraging the consumption of food along with alcohol. We will join the towns pub watch scheme and will be an active participant. We will install CCTV inside and outside the building to discourage antisocial behavior and will be implementing a zero tolerance policy for any antisocial behavior, excessive alcohol consumption and drug use. All our staff will be trained to a high standard, to ensure they can try and mitigate any issues before the start. We will also implement an mandatory ID policy for those who look under 25 and will have a good practice log book of refusals of underage attempts to allow all staff to be aware.

**b) The prevention of crime and disorder**

As above, we will install CCTV cameras inside and out to discourage antisocial behaviour. We will adopt a zero tolerance policy to any antisocial behaviour of any kind and our staff will be trained to spot problems and try to defuse the situation, should this occur. We will participate in the pub watch scheme.

**c) Public safety**

To ensure public safety, in addition to the above, we will ensure we undertake assessments from the outset and continue to meet the requirements for:

Health and safety  
Food hygiene  
Fire risk  
Disability requirements for all areas, including rooms

**d) The prevention of public nuisance**

We aim to keep the noise from music and our customers to a minimum, for the benefit of our neighbours and guests. We will put up signs and also encourage our customers to leave the premises in a quiet, respectful and orderly fashion. We will clean up any litter (of which there should not be) and glasses from outside our premises on a regular basis and will encourage the neighbouring businesses to do the same, noting the mess which appears most weekends. We will be providing a smoking area in a section of the rear garden, so that the smoke odour and noise of smokers will not affect any neighboring properties. We will close the beer garden at 21.00 to ensure quiet for our guests and neighbouring properties. We will also not empty bottles, bins and rubbish between 21.00 and 08.00.

**e) The protection of children from harm**

We will train staff well to implement a challenge 25 policy. We will ensure a health and safety check has been carried out on the fixtures and fittings, to ensure no accidents are caused to children eg. freestanding items are correctly anchored to walls.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

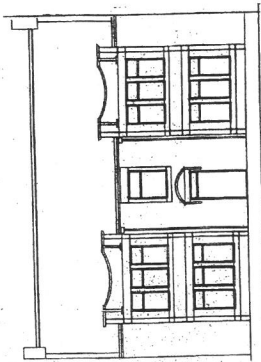
**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	
Date	2/4/19
Capacity	DIRECTOR

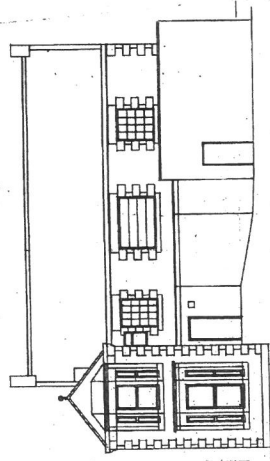
**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	2/4/19
Capacity	DIRECTOR

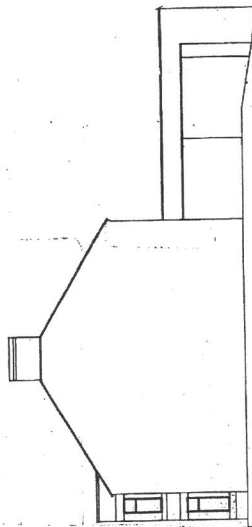
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			



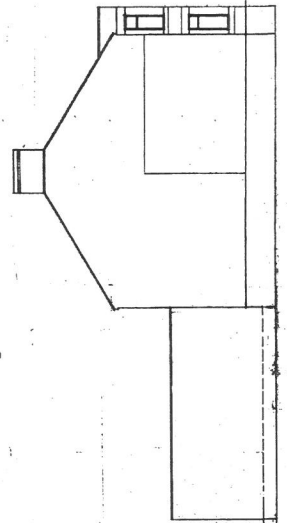
EXISTING FRONT ELEVATION



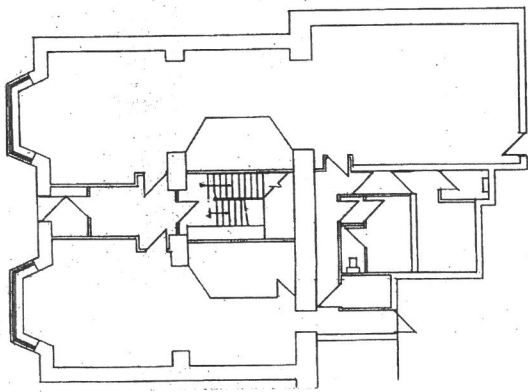
EXISTING REAR ELEVATION



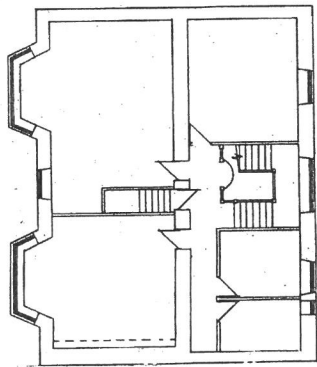
EXISTING SIDE ELEVATION



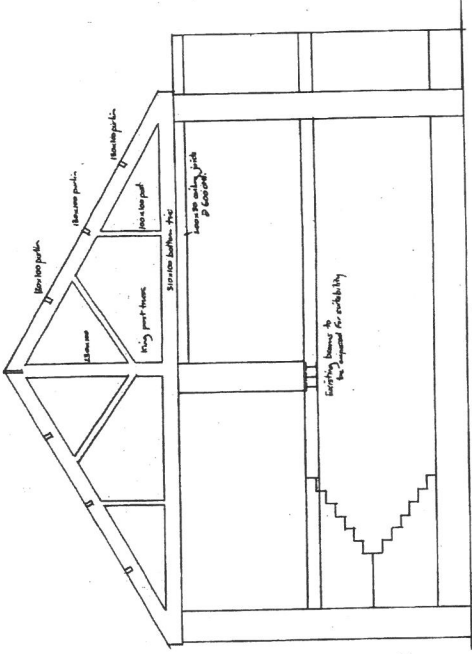
EXISTING END ELEVATION



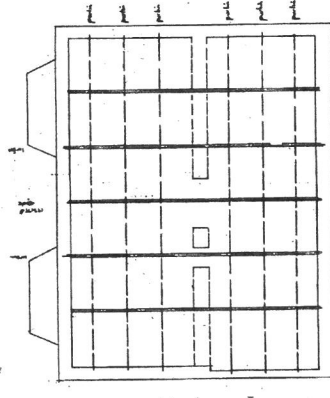
EXISTING GROUND FLOOR



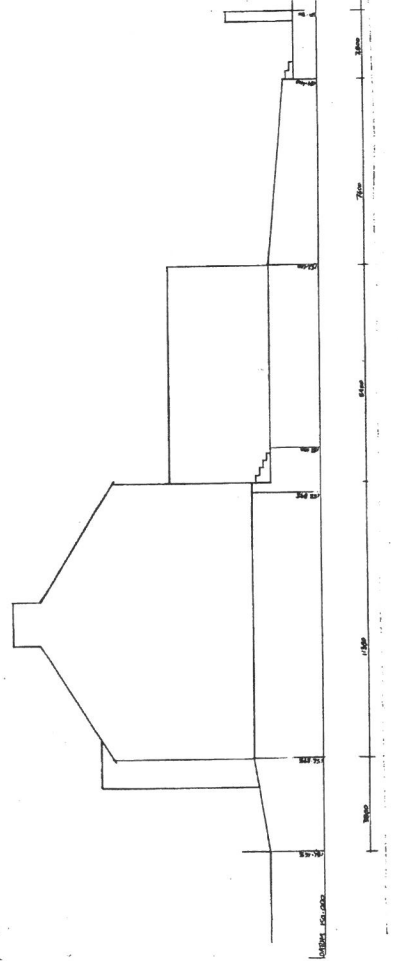
EXISTING FIRST FLOOR



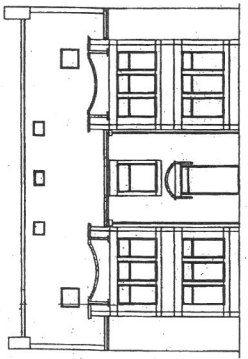
EXISTING SECTION THROUGH



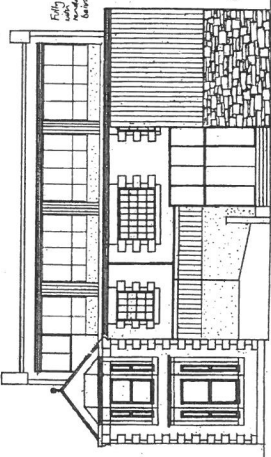
EXISTING ROOF JOIST LAYOUT



EXISTING ELEVATIONS - EXISTING PLANS  
 PROPOSED CONVERSION of  
 WORKINGMENS CLUB to  
 HOTEL, RESTAURANT and BAR at  
 LAIRDS HOUSE, FRONT STREET  
 BEDLINGTON for  
 Mr FERNANDES and Mr THOMPSON  
 SCALE 1:50 ; 1:100

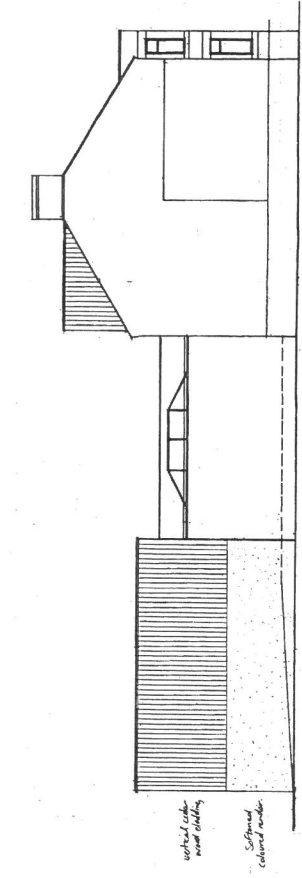


PROPOSED FRONT ELEVATION



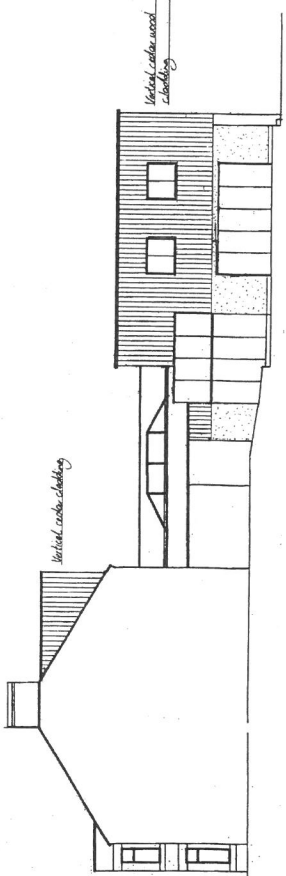
PROPOSED REAR ELEVATION

Flint stone above  
with stone chimney  
on roof  
Rear wall  
Rear wall  
Separating screen  
Vertical cedarwood  
cladding  
Existing stone  
working wall



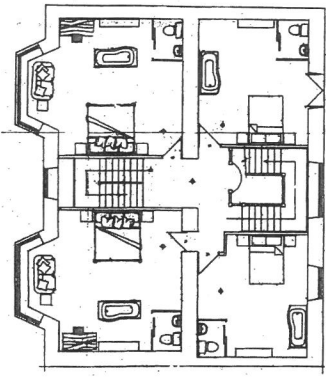
PROPOSED END ELEVATION

Vertical cedarwood  
cladding  
Existing stone  
working wall

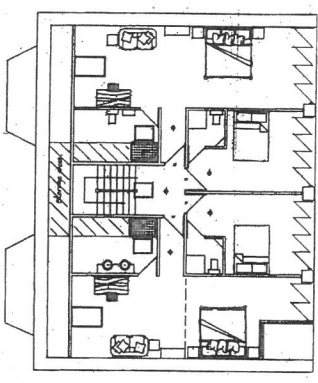


PROPOSED SIDE ELEVATION

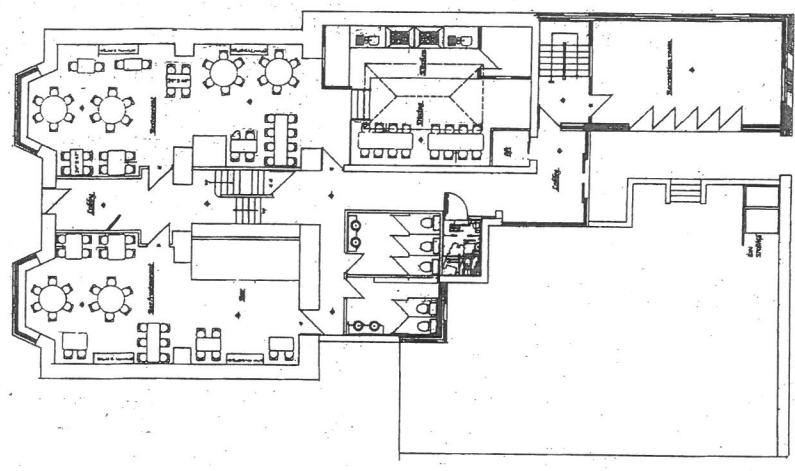
Vertical cedarwood  
cladding



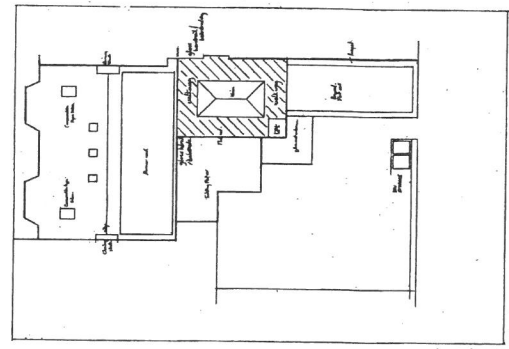
PROPOSED FIRST FLOOR



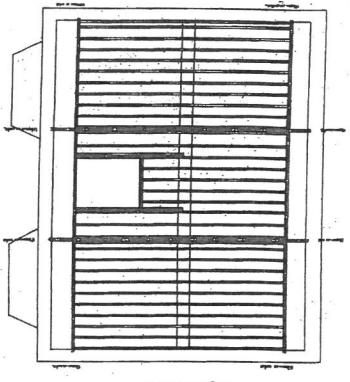
PROPOSED SECOND FLOOR



PROPOSED SECOND FLOOR LAYOUT

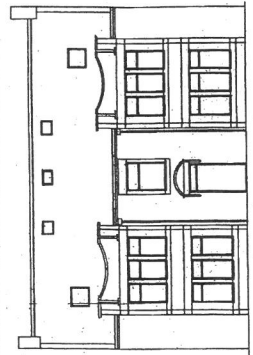


PROPOSED ROOF PLAN 1:200

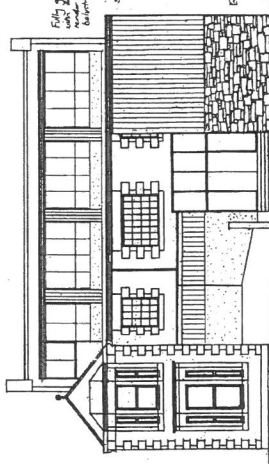


PROPOSED SECOND FLOOR LAYOUT

PROPOSED CONVERSION of  
WORKINGMENS CLUB to  
HOTEL, RESTAURANT and BAR at  
LAIRD'S HOUSE, FRONT STREET  
BEDLINGTON for  
Mr FERNANDES and Mr THOMPSON  
SCALE 1:50 : 1:100

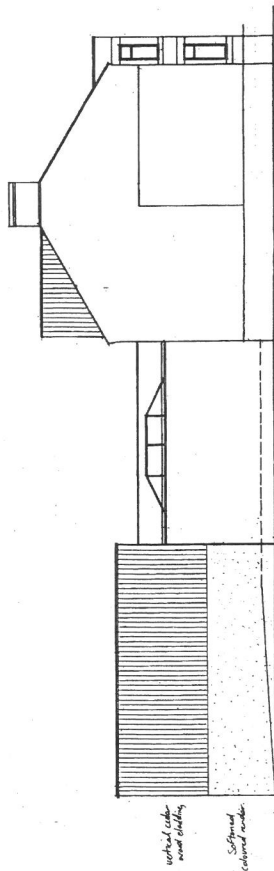


PROPOSED FRONT ELEVATION



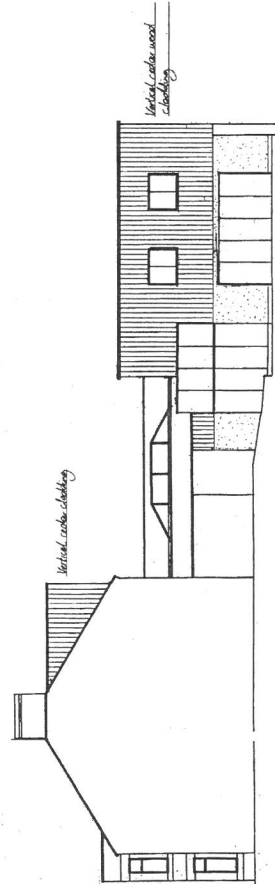
PROPOSED REAR ELEVATION

Fully glazed above  
with large entrance  
to rear garden.  
Horizontal glazing  
extending to entrance  
separating terrace.  
Central vertical  
sliding  
Scaffolding above  
building wall



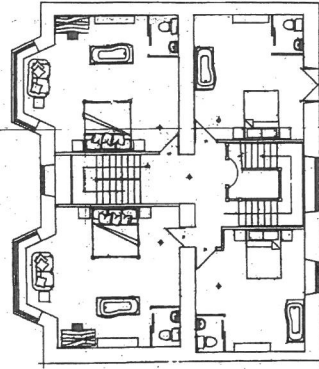
PROPOSED END ELEVATION

Vertical  
sliding  
Scaffolding  
above  
building wall

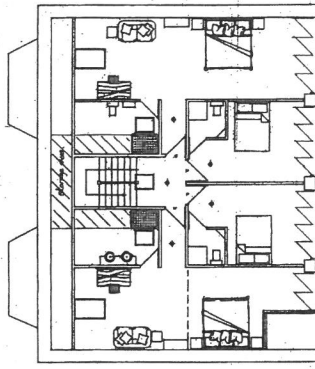


PROPOSED SIDE ELEVATION

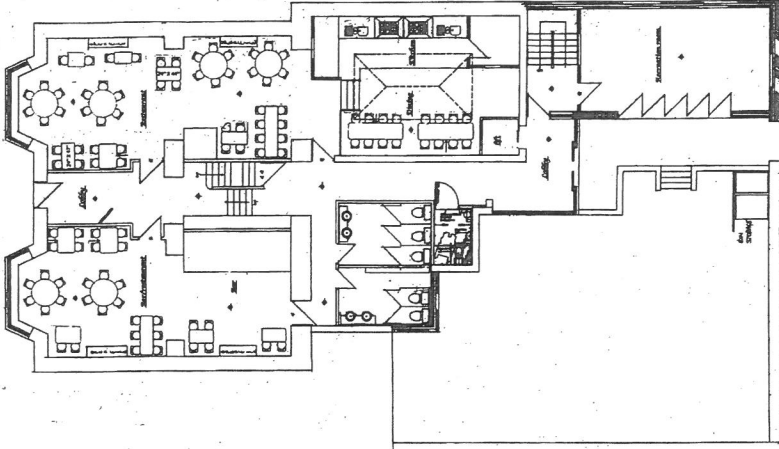
Vertical  
sliding  
Scaffolding  
above  
building wall



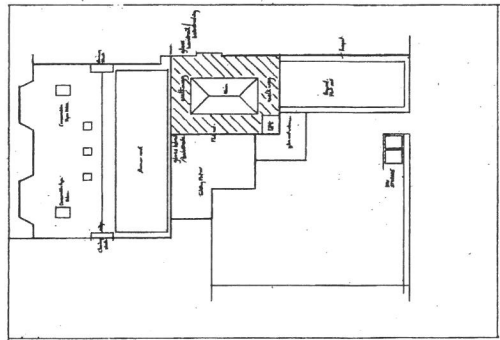
PROPOSED FIRST FLOOR



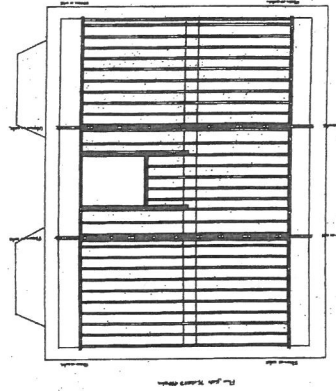
PROPOSED SECOND FLOOR



PROPOSED GROUND FLOOR



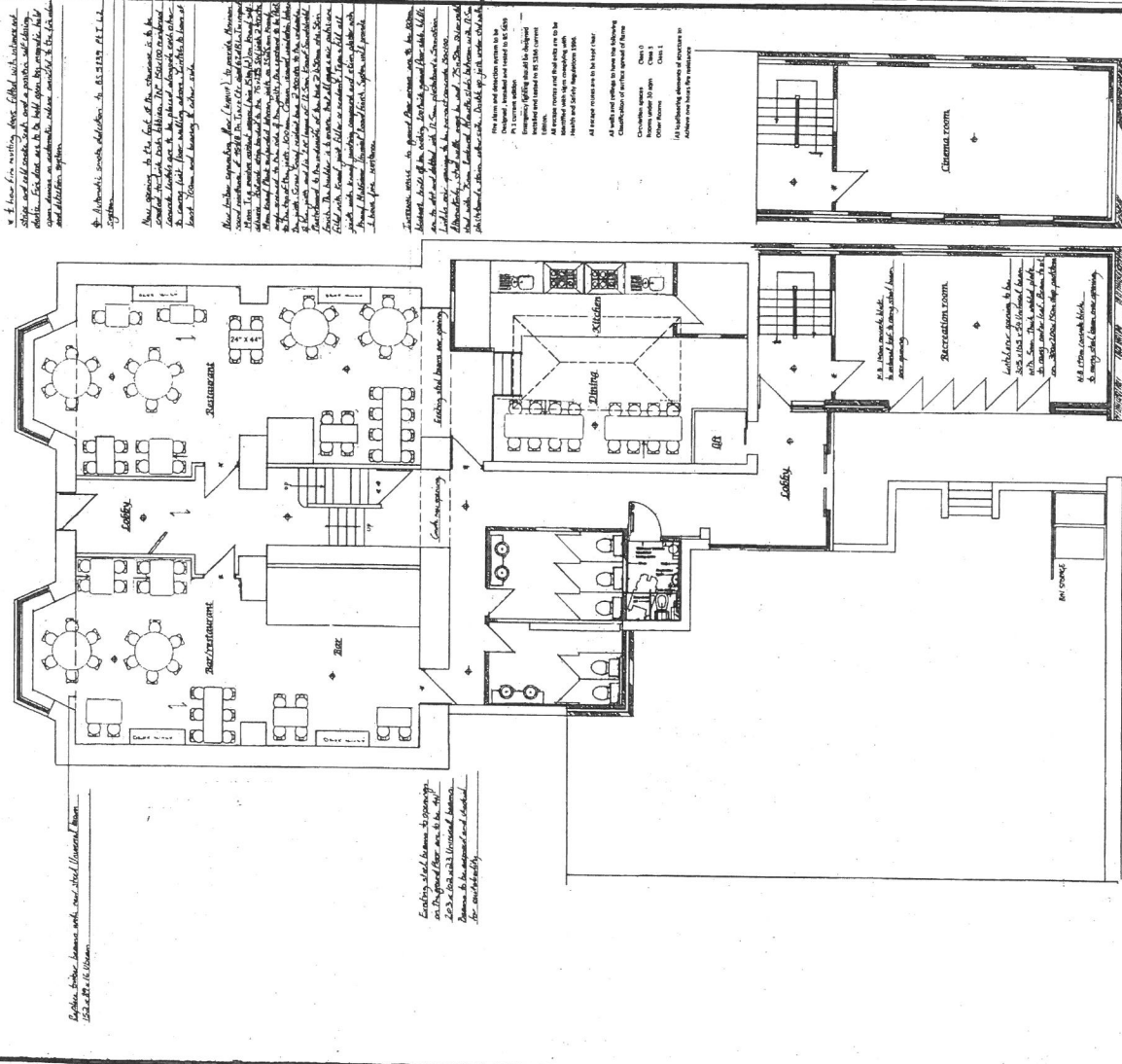
PROPOSED ROOF PLAN 1:200



PROPOSED SECOND FLOOR LAYOUT

PROPOSED ELEVATIONS PROPOSED PLANS

PROPOSED CONVERSION OF  
WORKINGMEN'S CLUB TO  
HOTEL, RESTAURANT and BAR at  
LAIRDS HOUSE, FRONT STREET  
BEDJINGTON for  
Mr. FERNANDES and Mr. THOMPSON  
SCALE 1:50 : 1:100



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

PROPOSED PLANS  
 PROPOSED CONVERSION of  
 WORKINGMENS CLUB to  
 HOTEL, RESTAURANT and BAR at  
 LAIROS HOUSE, FRONT STREET  
 BEDINGTON for  
 Mr FERNANDES and Mr THOMPSON  
 SCALE 1:50

4. Four fire exits, three from the kitchen and  
 one from the dining room, are provided, all being  
 direct to the open air. The fire exits are to be  
 clearly marked and the doors to be kept unlocked  
 at all times.

5. The kitchen, with its sink, stove, and  
 refrigerator, is to be fitted with a fire extinguisher  
 and a fire escape.

6. The dining room, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

7. The recreation room, with its pool table,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

8. The lift, with its shaft and landing, is to be  
 fitted with a fire extinguisher and a fire escape.

9. The chemical room, with its shelves and  
 containers, is to be fitted with a fire extinguisher  
 and a fire escape.

10. The bar, with its counter and stools, is to be  
 fitted with a fire extinguisher and a fire escape.

11. The lobby, with its reception desk and  
 seating area, is to be fitted with a fire extinguisher  
 and a fire escape.

12. The restaurant, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

13. The dining room, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

14. The recreation room, with its pool table,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

15. The lift, with its shaft and landing, is to be  
 fitted with a fire extinguisher and a fire escape.

16. The chemical room, with its shelves and  
 containers, is to be fitted with a fire extinguisher  
 and a fire escape.

17. The bar, with its counter and stools, is to be  
 fitted with a fire extinguisher and a fire escape.

18. The lobby, with its reception desk and  
 seating area, is to be fitted with a fire extinguisher  
 and a fire escape.

19. The restaurant, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

20. The dining room, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

21. The recreation room, with its pool table,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

22. The lift, with its shaft and landing, is to be  
 fitted with a fire extinguisher and a fire escape.

23. The chemical room, with its shelves and  
 containers, is to be fitted with a fire extinguisher  
 and a fire escape.

24. The bar, with its counter and stools, is to be  
 fitted with a fire extinguisher and a fire escape.

25. The lobby, with its reception desk and  
 seating area, is to be fitted with a fire extinguisher  
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26. The restaurant, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
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27. The dining room, with its tables and chairs,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

28. The recreation room, with its pool table,  
 is to be fitted with a fire extinguisher and a fire  
 escape.

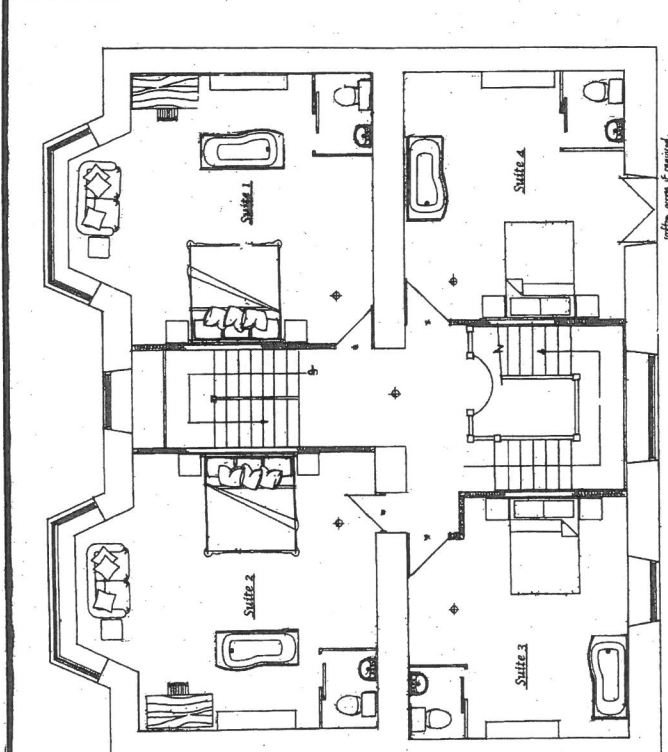
29. The lift, with its shaft and landing, is to be  
 fitted with a fire extinguisher and a fire escape.

30. The chemical room, with its shelves and  
 containers, is to be fitted with a fire extinguisher  
 and a fire escape.

31. The bar, with its counter and stools, is to be  
 fitted with a fire extinguisher and a fire escape.

**GENERAL NOTES:**

1. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) publications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. All materials and workmanship shall be subject to inspection and approval by the architect.
4. The contractor shall maintain access to all services and structures at all times.
5. All work shall be completed within the specified time frame.
6. The contractor shall be responsible for the safety of all workers and the public.
7. All work shall be carried out in accordance with the Health and Safety Regulations.
8. The contractor shall be responsible for the disposal of all waste materials.
9. All work shall be carried out in accordance with the Environmental Protection Act.
10. The contractor shall be responsible for the protection of all existing services and structures.
11. All work shall be carried out in accordance with the Building Regulations.
12. The contractor shall be responsible for the completion of all necessary documentation.
13. All work shall be carried out in accordance with the relevant codes of practice.
14. The contractor shall be responsible for the maintenance of all records.
15. All work shall be carried out in accordance with the relevant standards.
16. The contractor shall be responsible for the completion of all necessary testing and commissioning.
17. All work shall be carried out in accordance with the relevant specifications.
18. The contractor shall be responsible for the completion of all necessary handover and training.
19. All work shall be carried out in accordance with the relevant procedures.
20. The contractor shall be responsible for the completion of all necessary final checks and sign-off.



PROPOSED FIRST FLOOR

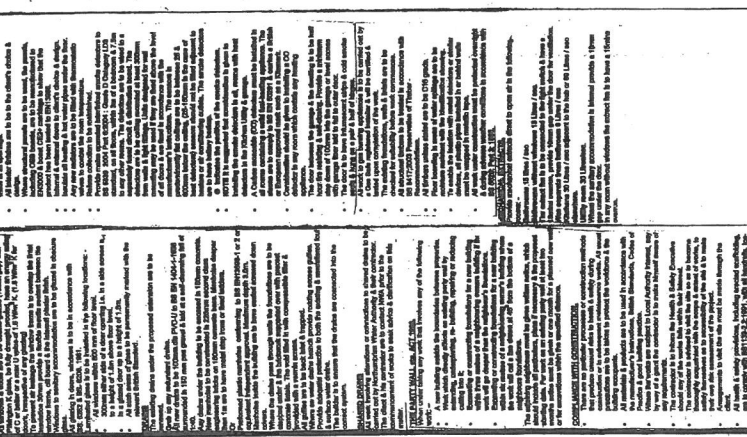
\* Have fire resisting door fitted with automatic close and smoke seals and a positive self-closing device.

\* Automatic smoke detection installed designed and fitted in accordance with BS 5833 Part 1, correct smoke detector to be installed and connected back to fire alarm panel.

**GENERAL NOTES:**

1. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) publications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. All materials and workmanship shall be subject to inspection and approval by the architect.
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18. The contractor shall be responsible for the completion of all necessary handover and training.
19. All work shall be carried out in accordance with the relevant procedures.
20. The contractor shall be responsible for the completion of all necessary final checks and sign-off.

PROPOSED SECOND FLOOR



\* N.B. Doors set back at this position to avoid conflict with neighbouring driveway and ceiling.

Fully glazed doors fitted with fire resistant core and self-closing device. To avoid conflict with neighbouring driveway and ceiling.

**PROPOSED PLANS**

PROPOSED CONVERSION of  
WORKINGMENS CLUB to  
HOTEL, RESTAURANT and BAR at  
LAIRDS HOUSE, FRONT STREET  
BEDDINGTON for  
MR FERNANDES and MR THOMPSON

SCALE 1:50

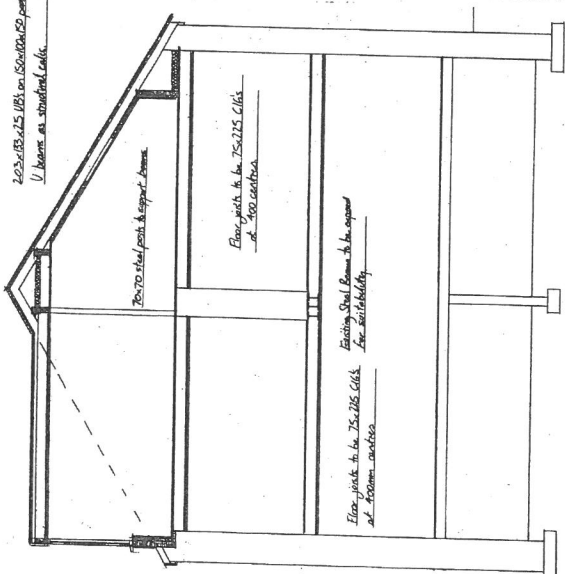


**BEARER**

Reverse, internal or semi-flt Single ply specification on 30mm exterior plywood decking on 70 SW Ring piers on 250x25 SW joists and 400mm 150mm long span with the face of insulation to be flush with the underside of the joists. 500g vapour barrier to be applied to underside of the joists with 12.5mm continuous air gap to be provided behind the front face and be fitted with fly mesh.

**Ground timber floor**

22mm moisture resisting wywic on 250x25mm SW joists and 400mm with 200mm insulation between joists and 2nd layer of 25.5mm pigmented sand finish.



**Main Roof**

Stress to match existing on 250x75 UBS joists to conform to BS 5534-2003 on treatable felt underlay (Tyvek or similar) on 50x200x30 SW R-6000s. 100mm insulation insulation to be fitted to underside of joists with 500g vapour barrier to be fitted to underside of joists with 12.5mm continuous air gap and 150mm board 50mm skin.

**Steel Joist External**

100x25 load bearing stud wall at 400mm with 60mm insulation between 35 insulated backed plasterboard to inner face. 5mm skin finish.

**First and second floors alternative sections**

**REMOVE IDENTIFICATION**  
First and second floors to be 150mm TAG moisture resisting wywic (max 130g/m<sup>2</sup>) on 250x25 SW joists on 250x25mm UBS with 200mm insulation between joists and 2nd layer of 25.5mm pigmented sand finish. The floor surface to be finished with 12.5mm KNAUF soundboard plasterboard to underside of the joists and the 2nd layer of 25.5mm KNAUF soundboard plasterboard to top surface. The joists to be spaced at 400mm centres. All gaps and air paths are filled with KNAUF joint filler or sealant. Top fill all joints with KNAUF mullionover board finish system, will provide 100% fire resistance.

**REMOVE IDENTIFICATION**

Comprising Gyproc Plank on Gyproc SF Plank and one or two other planks (minimum 12.5mm) plasterboard to underside of joists. Working surface of plasterboard or softwood square edged flooring (12mm) to be finished with 12.5mm KNAUF soundboard plasterboard to underside of the joists and the 2nd layer of 25.5mm KNAUF soundboard plasterboard to top surface. The joists to be spaced at 400mm centres. All gaps and air paths are filled with KNAUF joint filler or sealant. Top fill all joints with KNAUF mullionover board finish system, will provide 100% fire resistance.

**SECTION THROUGH**

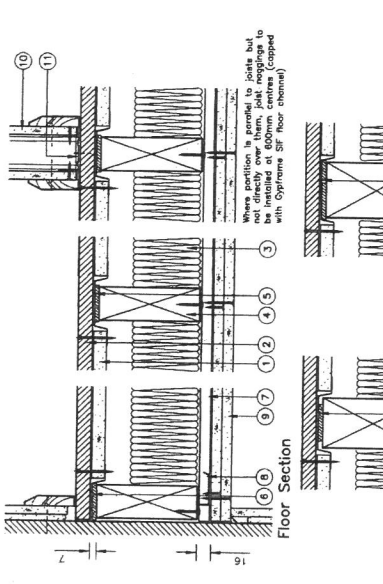
**EXISTING ROOF**  
1. 100mm TAG moisture resisting wywic (max 130g/m<sup>2</sup>) on 250x25 SW joists on 250x25mm UBS with 200mm insulation between joists and 2nd layer of 25.5mm pigmented sand finish. The floor surface to be finished with 12.5mm KNAUF soundboard plasterboard to underside of the joists and the 2nd layer of 25.5mm KNAUF soundboard plasterboard to top surface. The joists to be spaced at 400mm centres. All gaps and air paths are filled with KNAUF joint filler or sealant. Top fill all joints with KNAUF mullionover board finish system, will provide 100% fire resistance.

**SECTION THROUGH**

**NEW EXTERNAL WALLS TO BE BUILT AT EXISTING LEVEL**  
1. 100mm TAG moisture resisting wywic (max 130g/m<sup>2</sup>) on 250x25 SW joists on 250x25mm UBS with 200mm insulation between joists and 2nd layer of 25.5mm pigmented sand finish. The floor surface to be finished with 12.5mm KNAUF soundboard plasterboard to underside of the joists and the 2nd layer of 25.5mm KNAUF soundboard plasterboard to top surface. The joists to be spaced at 400mm centres. All gaps and air paths are filled with KNAUF joint filler or sealant. Top fill all joints with KNAUF mullionover board finish system, will provide 100% fire resistance.

**GypFloor SILENT**

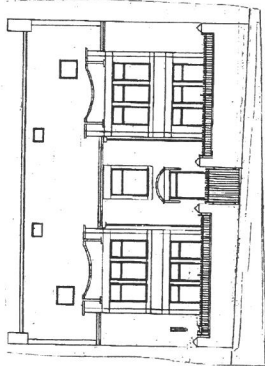
- 1 18mm Gyproc Plank cut to fit between floor channels with 3mm gap to vertical flange of floor channel
- 2 50mm Gyproc SF4 Floor Channel
- 3 50mm Gyproc SF4 Floor Screws
- 4 Timber joist with bare top 64mm
- 5 Gyproc SF1 Floor Channel located centrally on joist
- 6 Gyproc SF2 Floor Channel in pieces of SF1 where joist width is greater than 75mm
- 7 Gyproc RB1 Resilient bars at max. 450mm centres
- 8 Short lengths of Gyproc RB1 Resilient bar fixed to joist with 35mm British Gyproc Drywall Screws
- 9 12 layers Gyproc plasterboard fixed with British Gyproc Drywall Screws at 200mm centres in field of board & 100mm centres at board ends
- 10 Indicative non-slip surface finish at stud particles
- 11 Gyproc channel suitably fixed to flooring at 600mm centres (feature flange do not penetrate SF floor)
- 12 Timber joist width 64-75mm
- 13 Gyproc SF4 Floor Channel located centrally on joist
- 14 Gyproc SF2 Floor Channel in pieces of SF1 where joist width is greater than 75mm
- 15 2 nos. Gyproc RB1 Resilient bars at max. 450mm centres (with greater than 75mm) with foam (may cut away to facilitate overlap (2-3mm clearance gap between channel & side of joist))



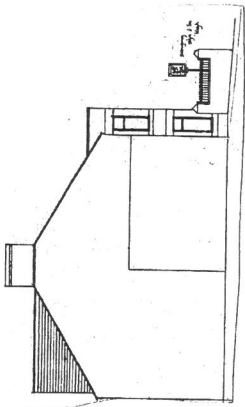
**British Gypsum**  
Technical Advice Centre  
Tel: 0115 8451033  
Email: gypadvice@britishgypsum.com

**Typical Details Read with Project Specification**  
Scale: 1:5 Date: Jun 13 MRC Drawn: TY-305-RBL2-02 A Rev.:  
Rev. A: May 18 Screen updated (MRC)

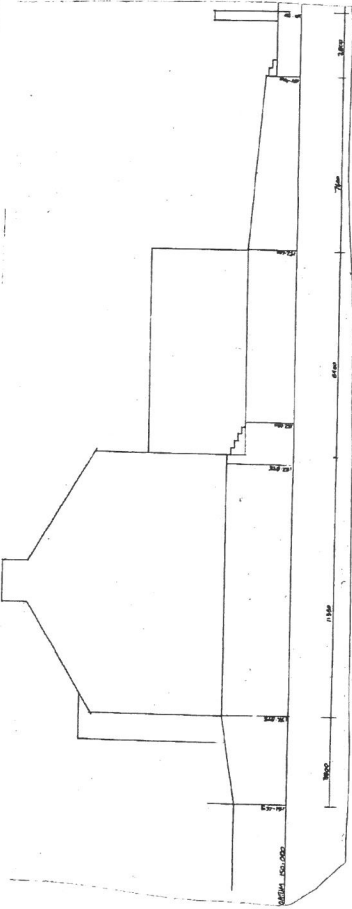
PROPOSED SECTIONS  
PROPOSED CONVERSION OF  
WORKINGMENS CLUB to  
HOTEL, RESTAURANT and BAR at  
LARDS HOUSE, FRONT STREET  
BEDLINGTON for  
Mr FERNANDES and Mr THOMPSON  
SCALE 1:50 ; 1:100



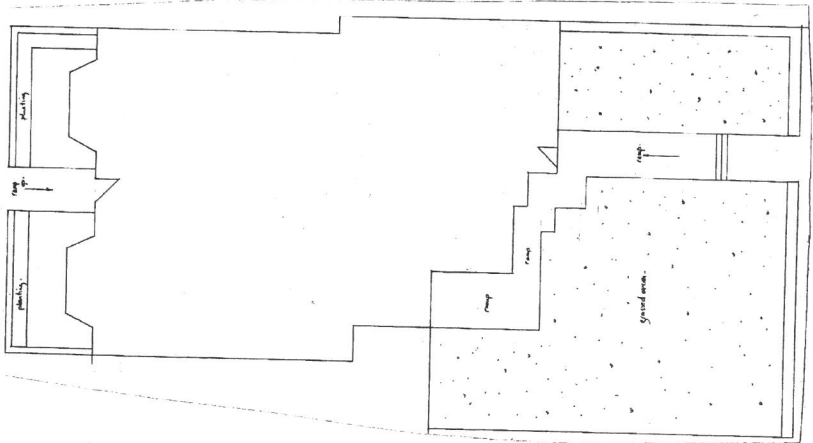
PROPOSED FRONT VIEW



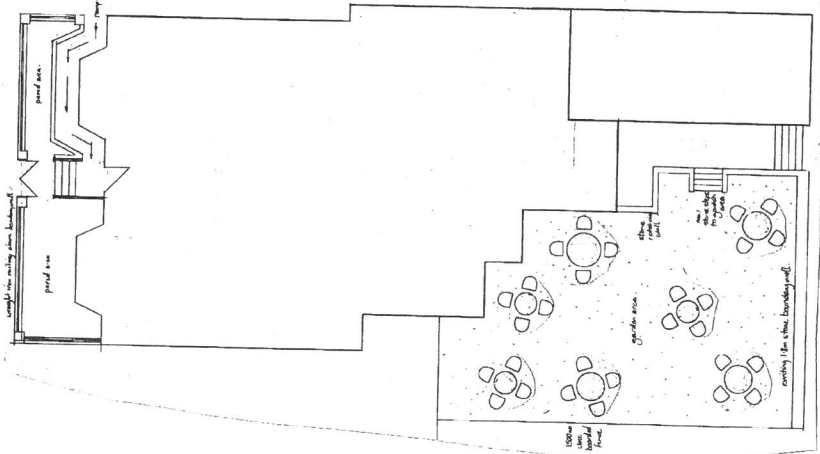
END ELEVATION



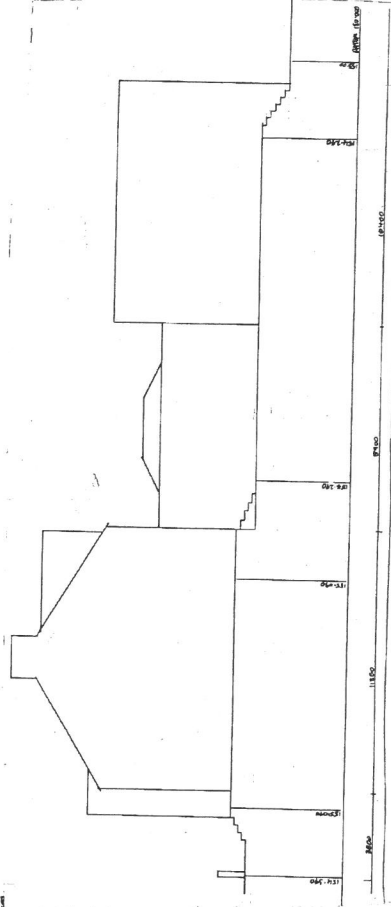
EXISTING SECTION THROUGH



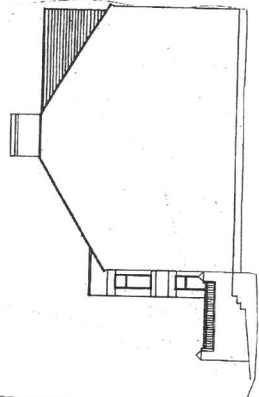
EXISTING SITE LAYOUT



PROPOSED SITE LAYOUT



PROPOSED SECTION THROUGH



SIDE ELEVATION

STREET VIEW / SECTIONS  
**PROPOSED CONVERSION of  
 WORKINGMENS CLUB to  
 HOTEL, RESTAURANT and BAR at  
 LAIRDS HOUSE, FRONT STREET  
 BEDLINGTON for  
 Mr FERNANDES and Mr THOMPSON**  
 SCALE: 1:100

Steel beams 153 x 89 x 16 UBC placed around structure to support steel walls and floor trusses in place. Five floor joists each side of beam.

Max. SVL in Area to be 50x100-216's at 40mm center.

Double up active corner of 40mm windows and then cut off a bottom

203 x 133 x 15 U-beams on 150x100 joists to support active and 100mm thick concrete slabs. U-beams to have 100mm concrete on top of joists with 100mm concrete on bottom.

203 x 133 x 15 joists as shown.

Extend of beam and End supports. Plates between opening to be constructed with existing beam wall. Slabs to be on 25x50 steel joists on 100mm concrete. Slabs to be on 25x50 steel joists on 100mm concrete. Slabs to be on 25x50 steel joists on 100mm concrete.

Plates between opening to be constructed with existing beam wall. Slabs to be on 25x50 steel joists on 100mm concrete. Slabs to be on 25x50 steel joists on 100mm concrete. Slabs to be on 25x50 steel joists on 100mm concrete.

Extend of beam over. Beams opening. U-beams at

203 x 133 x 15 U-beams on 150x100 joists. 150mm concrete on top.

Extend of beam over. Beams opening. U-beams at. 203 x 133 x 15 U-beams on 150x100 joists. 150mm concrete on top.

FIRST FLOOR JOIST LAYOUT

Steel beams 153 x 89 x 16 UBC placed around structure to support steel walls and floor trusses in place. Five floor joists each side of beam.

30' Trimming joist sitting on existing steel walls.

70x70 steel joists to support beams at all floor levels. Joists to be installed in the triple joist.

U-beams rise steps to support rafters. 203 x 133 x 15 U-beams on 150x100-150mm deep joists.

Double up floor joists - under steel walls.

SECOND FLOOR JOIST LAYOUT

Steel beams 153 x 89 x 16 UBC placed around structure to support steel walls and floor trusses in place. Five floor joists each side of beam.

70x70 steel joists to support beams at all floor levels. Joists to be installed in the triple joist.

25 x 125 steel floor joists to support slabs. Slabs to be on 25x50 steel joists on 100mm concrete. Slabs to be on 25x50 steel joists on 100mm concrete.

