

Guy, Mandy

From: Matthew Phipps [REDACTED]
Sent: 11 February 2019 10:25
To: Guy, Mandy
Cc: 'SMART Julie 50403'
Subject: FW: Licensing Act 2003: Punch Taverns - The Bolton Hotel (to be known as Birdcage)
Attachments: 17.063_Birdcage_Capex_REVC.PDF; 17.063.250_licensing_Plan.pdf

Mandy

Please can the plans and the brochure be made available to the licensing committee on Thursday. Appreciate that the committee won't authorise the new layout at the hearing, but important for them to see where we are going with this in future (all other things being equal).

Best

Matthew

From: Paul Uren
Sent: 04 February 2019 11:12
To: 'julie.smart@devonandcornwall.pnn.police.uk'
Cc: Matthew Phipps; 'licensing@torbay.gov.uk'
Subject: Licensing Act 2003: Punch Taverns - The Bolton Hotel (to be known as Birdcage)

Hi Officer,

Further to my colleague Matthew Phipps' email to you today, please find attached the proposed licensing plan and property brochure, containing visuals and finishes, relating the forthcoming investment by Punch Taverns in the above premises.

It is proposed that the premises will be known as "Birdcage" following the investment.

We look forward to hearing your thoughts on this (and those of your colleagues in the Torbay Council Licensing Section, who are copied in) on the application.

No discourtesy intended to the other responsible authorities and if you'd like to pass this email on to them or would like us to send them a copy, please provide us with the appropriate email addresses to forward on to.

Kind regards,

Paul Uren
Real Estate Group
for TLT LLP

D: [REDACTED]
F: [REDACTED]
M: [REDACTED]
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PUNCH

OUTLET NAME: The Birdcage
AREA: 153
OUTLET NUMBER: 300350
CURRENT SEGMENT: Community Value
PROPOSED SEGMENT: High Street Mainstream

OUTLET ADDRESS: New Road
Brixham
TQ5 8LT
PDM: Kate Swarbrick
PM: Miles Chapman
DESIGNER: DMP



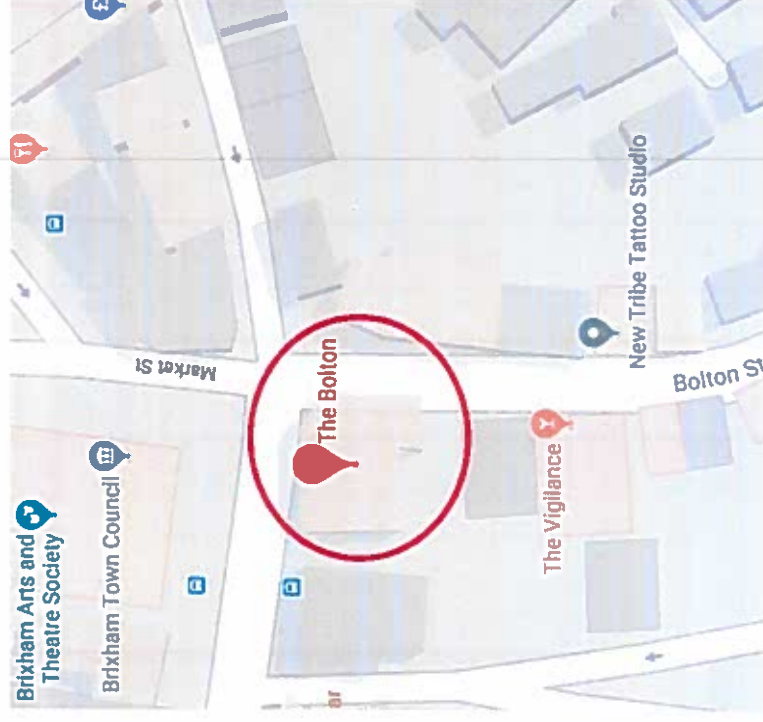
EXISTING EXTERNALS TO PUB



PROPOSED EXTERNALS TO PUB

PROJECT CORE VALUES

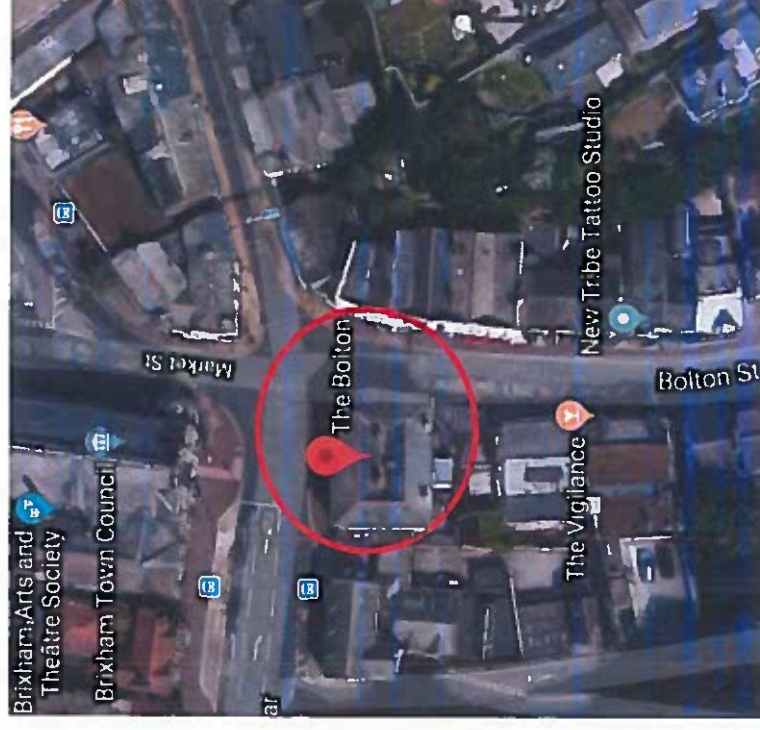
The current offer is very much value aimed at the local younger market and those who are economically challenged. It trades at a relatively low price for the area although it cannot compete with the neighbouring Wetherspoons. It main trades comes by acting as a feeder bar for the local nightclub on a Friday and Saturday nights alongside the sports TV. It has tried to reinvent itself as a sports bar to with limited success. The maintenance of the site is poor (run by a poor quality multiple operator) and the standards are wanting. Despite it's prominent position this site would never attract any of the tourist market and as such it trades relatively flat across the year (against other sites in the area that will peak during summer months). The business should be passionate about food and the detail to make the Birdcage stand out from the competition as demand for Sunday lunches etc is currently being fulfilled by other operations in the area. drinks, there will be something a little bit different in the service.



ORDNANCE SURVEY

BRIEF DISCRIPTION

The business should offer a range of traditional pub food in part but have a distinct USP concept to the food - something such as tapas, sharers or pizza with something as simple as wood fired pizzas creating something new for the locals as well as be familiar enough as to not scare them! However a change of name (Birdcage) with a full refurbishment will highlight a change in experience for new customers enhanced with new external decorations the street presence a wider demographic appeal.



LOCATION PLAN

ELECTRICAL				
Meter Type	3x 100 lamps			
Meter Location	By rear MOE door			
Supply	Current load: TBC	(kW)	Proposed load: TBC	(kW) Adequate: <u>Y</u>
Actions / Recommendations				
GAS				
Meter Type	U16			
Meter Location	Rear boiler house			
Supply	Current load: TBC	(BTU)	Proposed load: TBC	(BTU) Adequate: <u>Y</u>
Actions / Recommendations				
WATER				
Incoming supply	meter			
Meter Location	pavement			
Supply	Adequate: <u>Y</u>	Current size: 1 (mm)	Proposed size: TBC (mm)	
Actions / Recommendations				
DRAINAGE				
Type	Mains			
Is installation?	Adequate: <u>Y</u>			
Actions / Recommendations				

EXISTING EXTERNAL PLAN



EXISTING EXTERNAL PHOTOS AND PLAN

EXISTING EXTERNAL PHOTOS



PUNCH

EXISTING INTERNAL PLAN

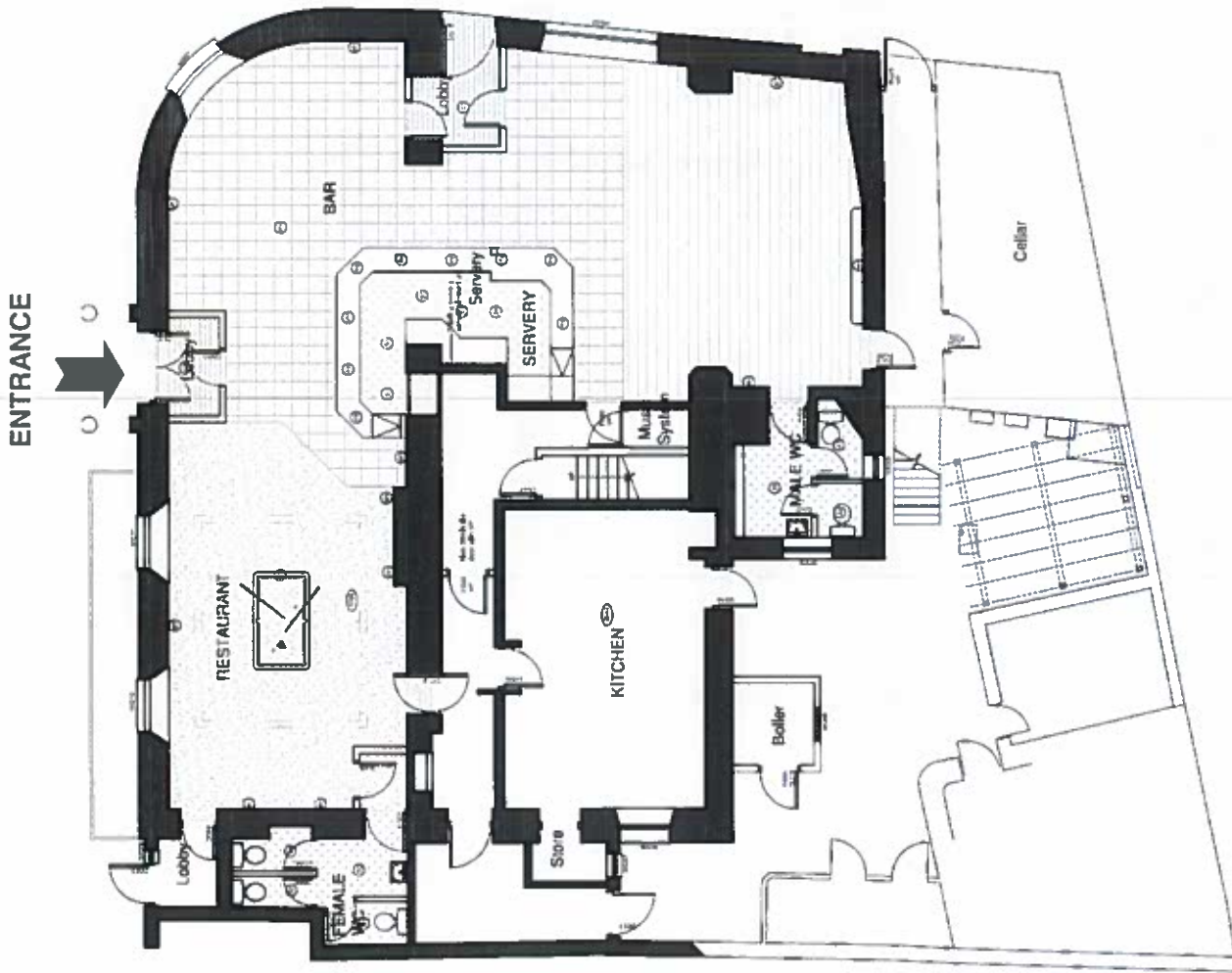


EXISTING INTERNAL PHOTOS

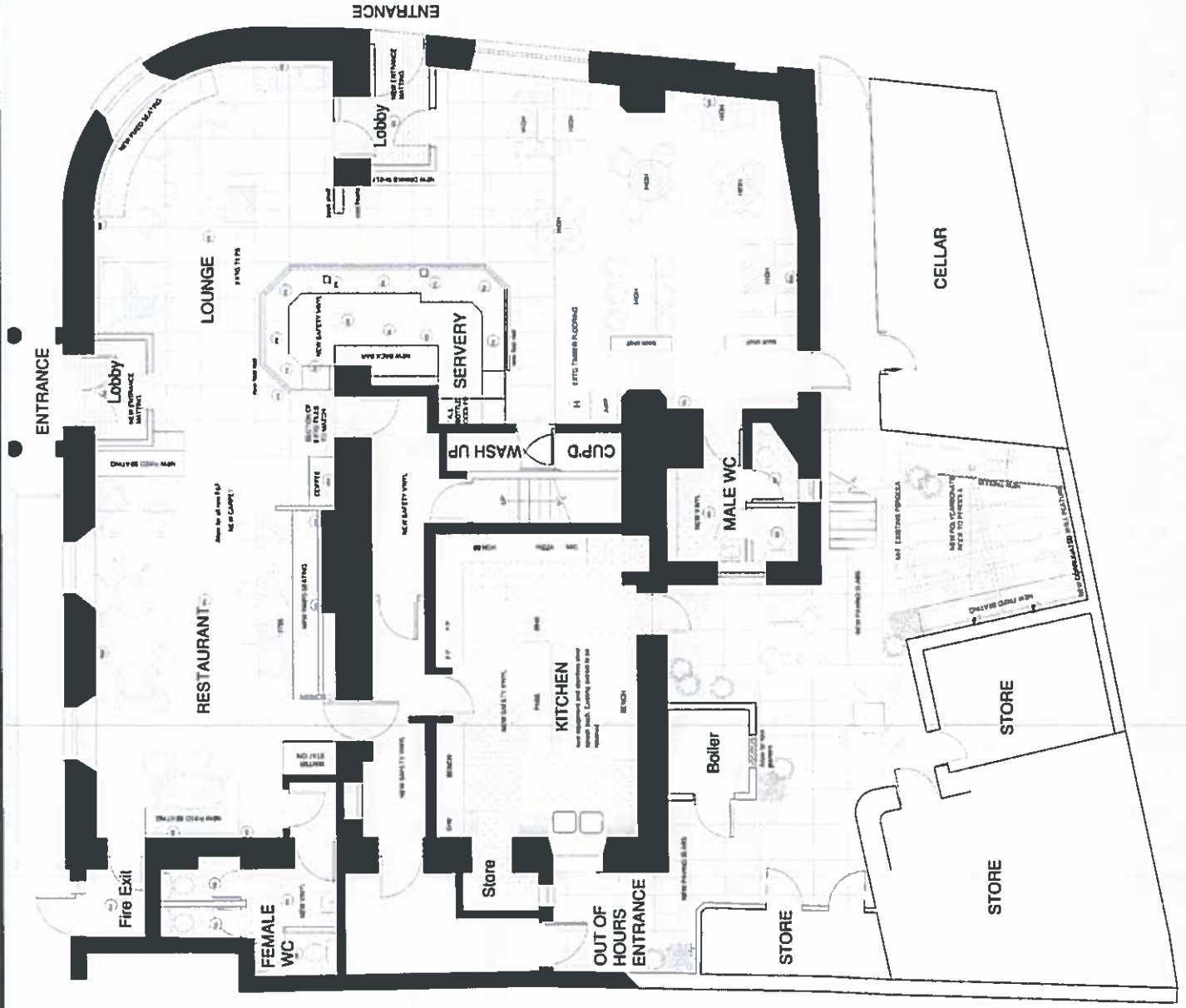


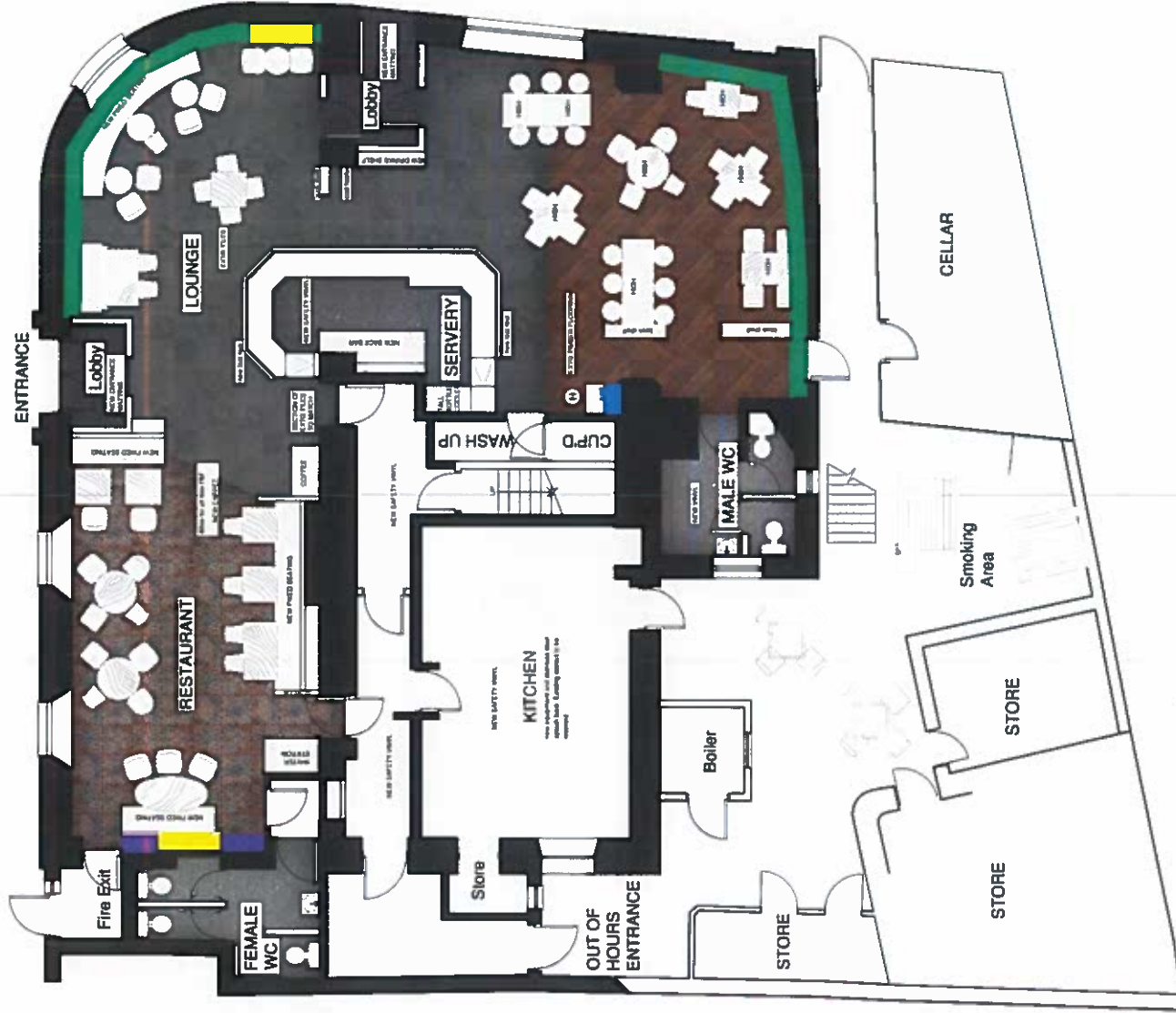
EXISTING INTERNAL PHOTOS AND PLAN- GROUND FLOOR

PUNCH



Gross Customer Area	171 m sq
Drinking Area	93 m sq
Dining Area	61 m sq
Drinking Covers	13
Dining Covers	8
External Covers	4

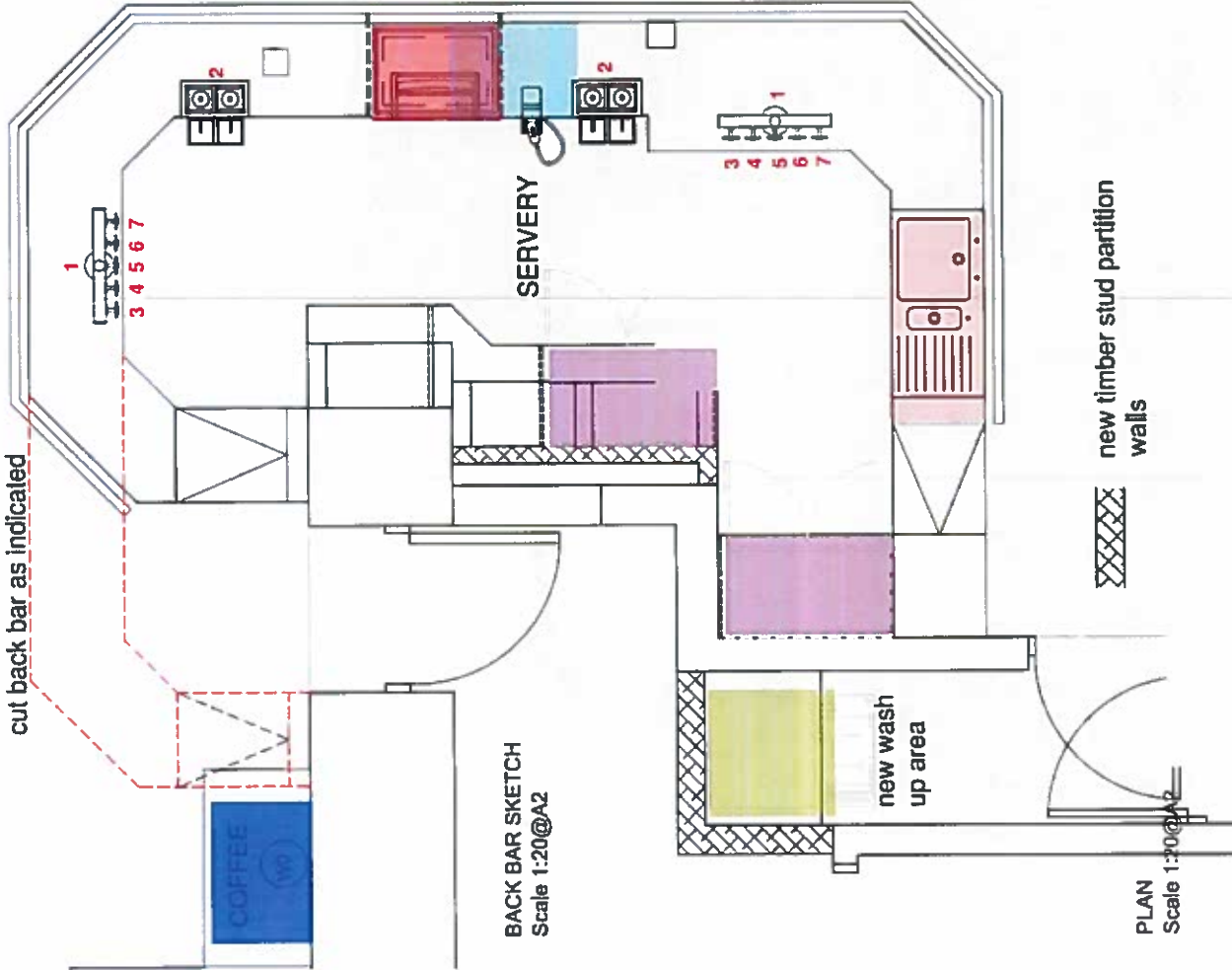




Proposed Gross Customer Area	171m squ
Proposed Drinking Area (incl serveries and trade corridors)	60m squ
Proposed Dining Area (incl serveries and trade corridors)	94m squ
Proposed Drinking Covers	76
Proposed Dining Covers	36
Proposed External Covers	20

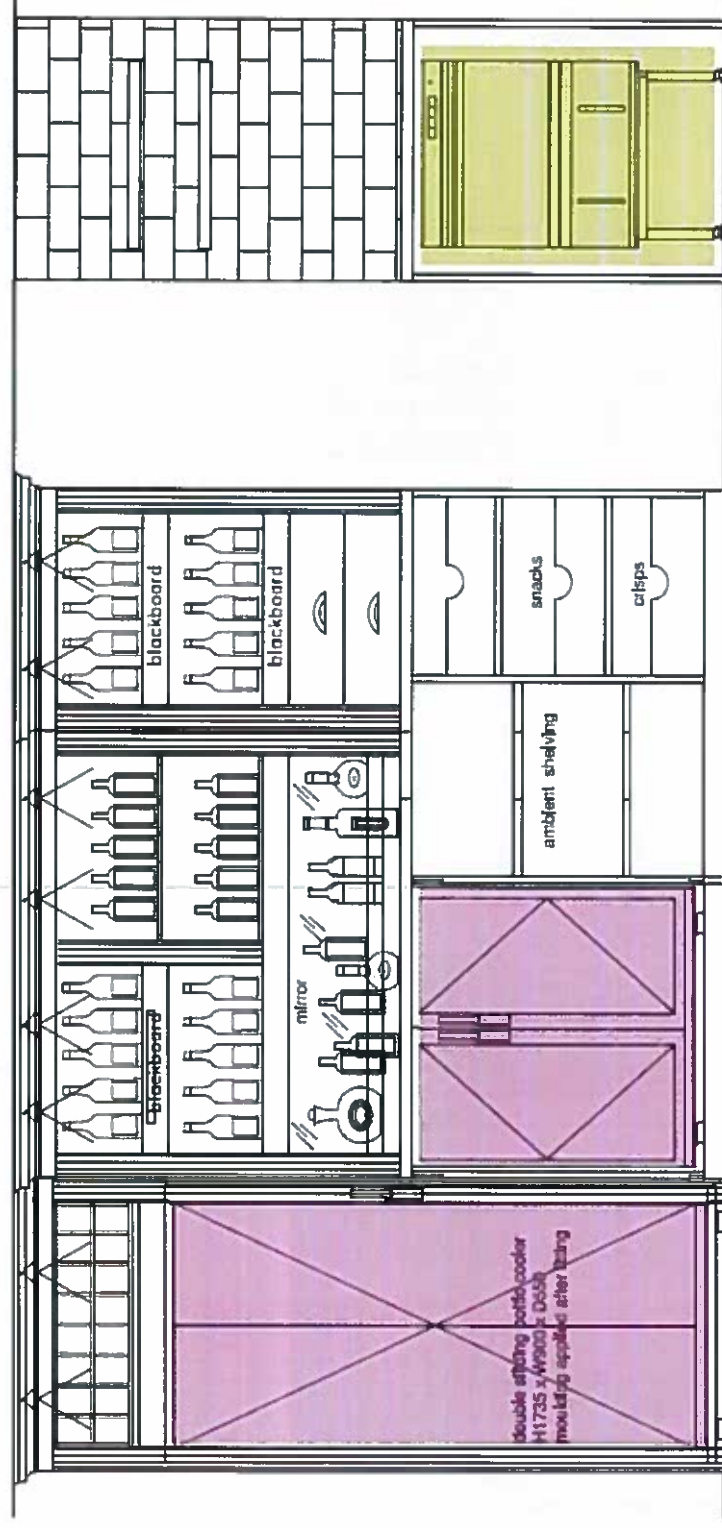
- Machines
- TV position
- Wallpaper
- Feather board
- Cladding

PROPOSED INTERNAL RENDERED PLAN INDICATING CHANGES



Product Key			
1	5 point T bar	8	Coke
2	Hand pull		
3	Orchard Thieves		
4	Thatcher's Gold		
5	BM		
6	Amstel		
7	Guinness		

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



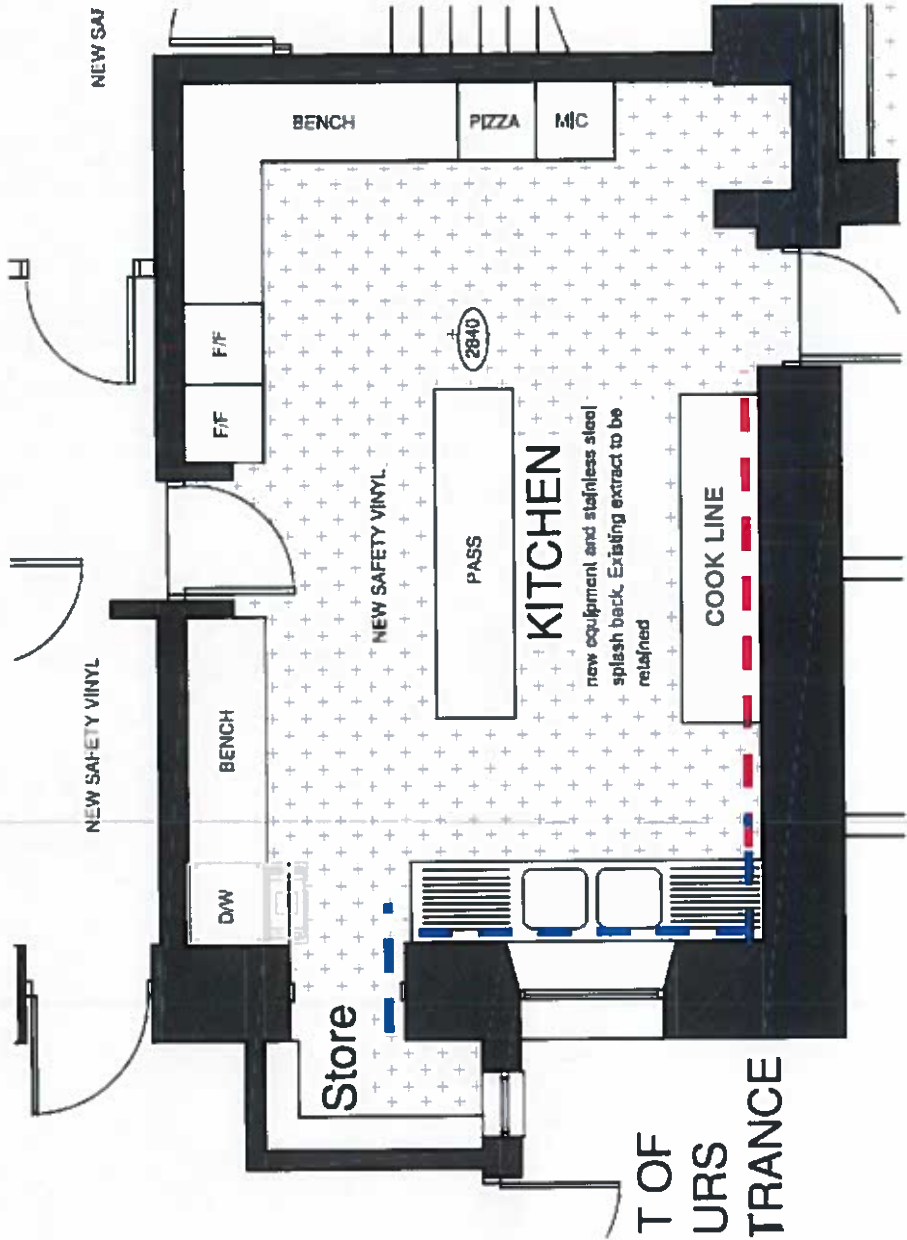
Back Bar rear elevation

Back Bar side elevation



PROPOSED INTERNAL LIGHTING LAYOUT
SUBJECT TO QUOTATION/AVAILABILITY

Equipment Key	
	Wyrock
	Stainless steel cladding
If not otherwise indicated all wall and ceilings to be painted	





EXTERNAL SIGNAGE SCHEME – REAR ELEVATION SHOT



Double sided pictorial,
heated start effect panel,
applied hand painted
images.



Large wall light, 46cm H



G A WARM WELCOME to
THE BIRDCAGE
ENTRANCE

SIGNAGE:
ITEM A, THREE LAY OF SIGNWRITING LETTERS WITH ACRYL EFFECT
ILLUMINATED BY TWO 4000 LIGHTS 20 CM
ITEM B FOUR LARGE WALL LIGHTS
ITEM C TWO T DOUBLE SIDED HEATED START EFFECT PANELS, ILLUSTRATED BY HAND PAINTED
ITEM D TWO X ACRYLIC BOARDS
ITEM E ONE T COATED BOARD
ITEM F TWO T PICTURE CASES
ITEM G TWO LISTS OF SIGNWRITING LETTERS FOR ENTRANCES

SIGN COLOURS:

RAL 5008

RAL 9007

TYPEFACES:
AURORA, STYLISH 44

The Birdcage Trade Moodboard

rev p



new brick
a brace



new carpet



mix of new furniture



existing painted brick
wall with feather sign writing

painted feather
board clad wall



new fixed
seating



new
decorative
lighting



mix of new furniture



new painted timber clad bar front



paint colours



new
fabrics &
leathers



reclaimed timber
bookcases



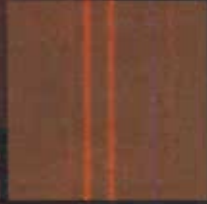
feature wallpapers



existing slate floor



existing timber floor



The Birdcage. Brixham

TOILETS

new round
handing mirrors
above vanity



cage lighting



new round
handing mirrors
above vanity



new vanity unit



new
sanitary wear



new vinyl flooring

Punch	Falcon	Schedule of works
		BAR AND LOUNGE
		Strip out and disposal of redundant structure, finishes, fixtures etc.
		Full internal redecorations.
		Clean and polish existing timber flooring to trade area.
		New carpet to trade area.
		Deep clean and seal existing slate floor.
		Improvements to lighting to back bar – electrical work.
		New back bar.
		Refurbish and supplement bar furniture.
		New artworks and bric a brac.
		Agreed F&F installations including new trade carpets, rugs, entrance matting etc.
		New decorative light fittings.
		New internal signage.
		New entrance matting.
		New carpet supply and fit.
		New light fittings.
		TOILETS
		Re furnish existing toilets
		New decorations to toilets
		Lay new floor to toilets
		Supply and plumb new sanitary ware to female and males toilets
		New tiles to dado height
		New decorations throughout
		Supply and plumb in new sanitary wear to trade toilets
		Replace kitchen extract

[illegible]

[illegible][illegible]

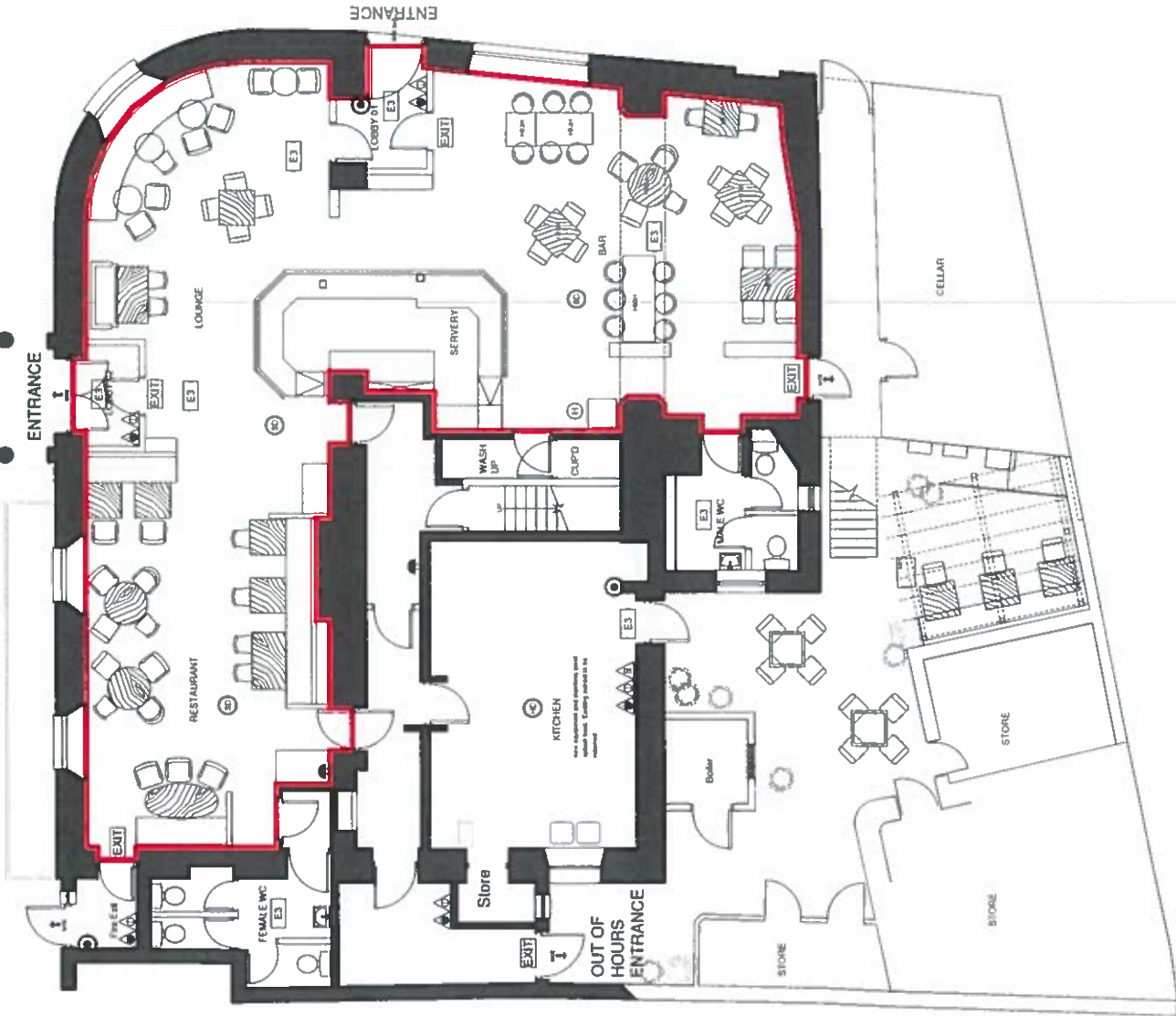
KEY

- All internal luminaires activated
- Site Boundary
- Walls of Escape
- Smoke Detector
- Heat Detector
- Emergency and Light 3 hour maintained
- Emergency and Light 3 hour non-maintained
- Alarm Bell
- Manual Callpoint
- Alarm Callpoint
- Carbon Dioxide Emergency
- Protein Emergency
- Fibre Emergency
- Chemical Emergency
- Fire Alarm in progress
- Assessments with Project machine
- Emergency Light 3 hour maintained
- Multi Sensor Detector
- Combined smoke machine in small alarm
- Y1 sensor type of detector - 0 = smoke Yes head

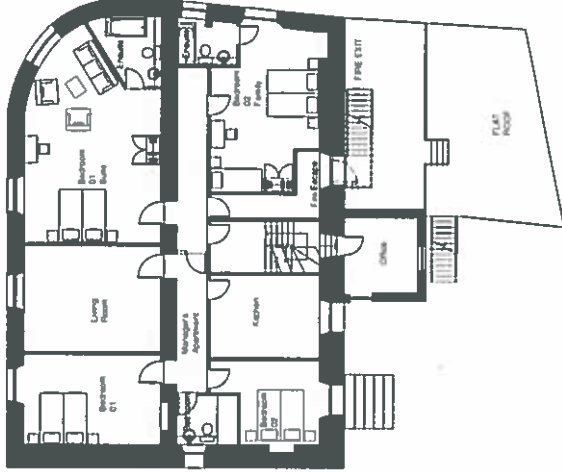
NOTE
Emergency lighting system to be certified to BS 5266 Part 1 and Table 9
The current location of the safety equipment and other safety equipment is shown. This may be subject to variation in the future as necessary and where applicable in liaison with the Fire Officer
Outside areas are to be used for the consumption of alcohol.



LOCATION PLAN
SCALE 1:500 @ A1



GROUND FLOOR PLAN
SCALE 1:50 @ A1



FIRST FLOOR PLAN
SCALE 1:100 @ A1

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