

**Application for Provisional Premises Licence**

	<b>Applicant</b>	<b>Premises</b>	
1.	Sukhjot Kaur	50 Smith Street Ayr	
	Off Sale	Monday	10:00 – 22:00
		Tuesday	10:00 – 22:00
		Wednesday	10:00 – 22:00
		Thursday	10:00 – 22:00
		Friday	10:00 – 22:00
		Saturday	10:00 – 22:00
		Sunday	10:00 – 22:00
2.	Wood Walsh Holdings Ltd`	8 Templehill Troon	
	On Sale	Monday	10.00 to 00.00
		Tuesday	10.00 to 00.00
		Wednesday	10.00 to 00.00
		Thursday	10.00 to 00.00
		Friday	10.30 to 01.00
		Saturday	10.30 to 01.00
		Sunday	10.00 to 00.00
	Off Sale	Monday	10.00 to 22.00
		Tuesday	10.00 to 22.00
		Wednesday	10.00 to 22.00
		Thursday	10.00 to 22.00
		Friday	10.30 to 22.00
		Saturday	10.30 to 22.00
		Sunday	10.00 to 22.00

**REPORT BY THE CLERK TO THE  
LICENSING BOARD OF 24<sup>th</sup> October 2024**

<b>SUBJECT: APPLICATION FOR PROVISIONAL PREMISES LICENCE</b>	<b>50 Smith Street Ayr</b>
<b>APPLICANT</b>	<b>Sukhjit Kaur 51 Stobhill Crescent Ayr KA7 3LU</b>

**APPLICATION REPORT**

**1. Background:**

An application for a provisional premises licence for a convenience store and newsagents situated in a mixed commercial and residential building in Ayr town centre.

The core hours for off-sales are sought as follows:

Monday	10:00 – 22:00
Tuesday	10:00 – 22:00
Wednesday	10:00 – 22:00
Thursday	10:00 – 22:00
Friday	10:00 – 22:00
Saturday	10:00 – 22:00
Sunday	10:00 – 22:00

The applicant advises that background music may be played at all times that the premises are open.

The applicant advised that the premises may open from 7am for the sale of non-alcoholic products

The applicant is seeking an alcohol display area of 19.75 m2.

**2. Reports**

There have been no objections or representations.

Section 50 Certificate from Planning has been lodged along with the application.

The applicant has provided a disabled access and facilities statement -Appendix 1.

The applicant has provided a statement regarding the licensing objectives – Appendix 2

**3. Board Options**

The Board should establish what it considers to be locality. Generally, in this area the Board has considered a radius of 500 metres. The premises in that area are:

<b>Address</b>	<b>Capacity</b>
Drinks Cellar 17-19 Burns Statue Square Ayr	Off Sale – 22.6m2
Morrisons Cattle Market Castlehill Road Ayr	Off Sale - 215.42m2
Mota's Indian Restaurant 54 Alloway Street Ayr	On Sale – 60 persons
Ayrshire & Galloway Hotel 1 Killoch Place Ayr	On Sale – 225 persons
Budds Bar 6-7 Union Arcade Burns Statue Square Ayr	On and Off Sale – 60 persons
Crumbs and Cocktails 58 Kyle Street Ayr	On and Off Sales – 128 persons
Tempura 13 Beresford Terrace Ayr	On and Off Sales – 55 persons
Hotel Kylestrome Bar and Grill 11 Miller Road Ayr	On and Off Sales – 201 persons
LA Bowl 17 Miller Road Ayr	On Sale – 300 persons
Lychees Ayr 17 Miller Road Ayr	On Sale – 250 persons
Market Inn 2 Castlehill Road Ayr	On and Off Sale – 160 persons
Matha Dickies 20 Smith Street Ayr	On and Off Sale – 60 persons
Mr Basrai's World Buffet And Bar 5 Beresford Terrace Ayr	On Sale – 222 persons
No 22 Bar and Grill 22 Beresford Terrace Ayr	On and Off Sale – 130 persons
O'Briens 56 Smith Street Ayr	On and Off Sale – 84 persons
Rabbies Bar 23 Burns Statue Square Ayr	On and Off Sale – 270 persons
Smiths 13 Dalblair Road Ayr	On and Off Sale – 300 persons
The Ghillie Dhu 11 Burns Statue Square Ayr	On and Off Sales – 100 persons
The Growler 2 Beresford Terrace Ayr	On and Off Sale – 100 persons

Twa Dugs 4 Killoch Place Ayr	On and Off Sales – 100 persons
Tudor Restaurant 8 Beresford Terrace Ayr	On Sale – 90 persons
Vitos 25 Burns Statue Square Ayr	On and Off Sale – 100 persons
Wishing Well 55 Alloway Street Ayr	On Sale – 30 persons

The Board must, in considering and determining the application consider whether any of the grounds for refusal applies and-

- (A) if none of them applies, the Board must grant the application, or  
 (B) if any of them applies, the Board must refuse the application.

The grounds for refusal are—

**(a) that the subject premises are excluded premises. Excluded premises are defined as premises used as a garage or which form part of premises which are so used. Premises are used as a garage if they are used for one or more of the following-**

- (b) the sale by retail of petrol or derv  
 (c) the sale of motor vehicles, or  
 (d) the maintenance of motor vehicles**

**However, premises used for the sale by retail of petrol or derv, or which form part of premises so used, are not excluded premises if persons resident in the locality in which the premises are situated are, or are likely to become, reliant to a significant extent on the premises as the principal source of –**

- (i) petrol or derv, or  
 (ii) groceries (where the premises are, or are to be, used also for the sale by retail of groceries).**

(C) that the application must be refused under section 25(2), 64(2) or 65(3),

(D) that the Licensing Board considers that the granting of the application would be inconsistent with one or more of the licensing objectives,

(E) that, having regard to—

- (i) the nature of the activities proposed to be carried on in the subject premises,  
 (ii) the location, character and condition of the premises, and  
 (iii) the persons likely to frequent the premises,

the Board considers that the premises are unsuitable for use for the sale of alcohol,

(e) that, having regard to the number and capacity of—

- (i) licensed premises, or  
 (ii) licensed premises of the same or similar description as the subject premises, in the locality in which the subject premises are situated, the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of that description, in the locality.

**Person to Contact:**

Laura McChristie  
 Depute Clerk  
 County Buildings  
 Wellington Square, Ayr  
 Telephone (01292) 617475  
 7<sup>th</sup> October 2024

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SCHEDULE

SCHEDULE 6

Regulation 7

**DISABLED ACCESS AND FACILITIES STATEMENT**  
Licensing (Scotland) Act 2005, Section 20(2)(b)(iii)

**Question 1**

Disabled access and facilities

1 (a)	Is there disabled access to the premises	YES/NO*
1 (b)	Do you have any facilities for those with a disability	YES/NO*
1 (c)	Do you have any other provisions available to aid the use of the premises by disabled people	YES/NO*

\*Delete as appropriate

If you have answered Yes to any of the questions above please complete, as appropriate, the following sections.

**Question 2**

**Access to the premises**

Please provide clear information about how accessible the premises are for disabled people.

<p>PREMISES ARE SITUATED AT GROUND LEVEL</p>
--

**Question 3**

**Facilities available**

Please describe the facilities provided for disabled people

**Question 4**

**Other provisions**

Please provide details of any other provisions made to aid the use of the premises by disabled people

## Meeting the Licensing Objectives

### 1. Preventing Crime and Disorder

The premises will be well run. They will benefit from having CCTV cameras installed. The appropriate signage regarding Challenge 25 will of course be displayed along with all other necessary statutory signage. Staff will be properly trained to ensure the premises are run in accordance with all legal requirements.

### 2. Securing Public Safety

Reference is made to the above answer. Staff will be trained to act at all times in accordance with the law and to act at all times in a manner which does not impact adversely on the safety of the general public.

### 3. Preventing Public Nuisance

The installation of CCTV cameras the appropriate training of staff with adherence to the legislation will ensure no public nuisance is created. In the event that staff are aware of persons outside the premises they will ensure that said persons are requested to move. In the event that there is a failure on the part of anyone loitering to adhere to that request then the Police will be contacted. In addition staff will be mindful as to the importance of keeping the area around the premises in a clean and tidy condition and will ensure that any litter deposited by customers is cleared as quickly as possible.

### 4. Protecting and Improving Public Health

Staff will be trained to be mindful of the effect of alcohol and will ensure that no one who is intoxicated will be served on the premises.

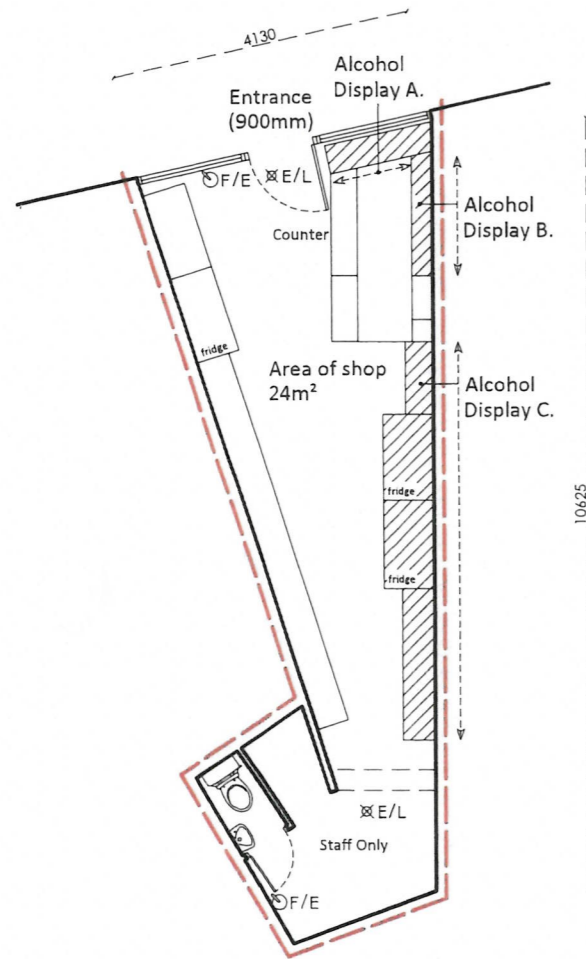
### 5. Protecting Children from harm

Staff will strictly adhere to the requirements of Challenge 25. The only acceptable forms of ID will be those laid down in the legislation. Anyone who is unable to produce satisfactory ID will be refused service and a record of all refusals will be maintained on the premises. The use of CCTV will assist in this also and will act as a further tool to protect children from harm. The appropriate signage regarding Challenge 25 and of course the required Notices under Section 110 will be displayed within the premises.

# Convenience Store.

50 Smith Street, Ayr.

KA7 1TF.



ALCOHOL SHOWN HATCHED

ALCOHOL DISPLAY A -  
1.1M X 2.4M = 2.64M<sup>2</sup>

ALCOHOL DISPLAY B -  
1.63M X 2.4M = 3.91M<sup>2</sup>

ALCOHOL DISPLAY C -  
5.5M X 2.4M = 13.2M<sup>2</sup>

OVERALL DISPLAY AREA OF  
ALCOHOL - 19.75M<sup>2</sup>

AREA OF SHOP EXCLUDING  
STAFF ONLY AREA 24M<sup>2</sup>

CHILDREN AND YOUNG  
PERSONS PERMITTED ACCESS  
TO ALL PUBLIC AREAS DURING  
HOURS OF OPERATION.

### LEGEND

EMERGENCY LIGHTING ☒ E/L

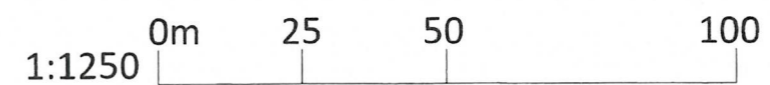
FIRE EXTINGUISHER ○ F/E

## Ground Floor Plan as Proposed

1-100 @ A3



## Location Plan as Existing 1:1250



Rev		
Issue	1.0	Status: Licence
Project Title	50 Smith Street, Ayr.	
Proposal	Shop layout drawing for alcohol licence	
Scale	1/100 @ A3	Date
		04/2024
<b>mjk</b> architectural studios		
Moss Street studios, Paisley, PA1 1DL. Tel. 0141 847 1468		
mjkstudios.co.uk Mob. 07803 450 443		
Job No	Drawing No	Date
2452	2452-01	Rev



**REPORT BY THE CLERK TO THE**

**LICENSING BOARD OF 24<sup>th</sup> October 2024**

**SUBJECT: APPLICATION FOR  
PROVISIONAL PREMISES LICENCE**

**8 Templehill  
Troon  
KA10 6BE**

**APPLICANT**

**Wood Walsh Holdings Ltd  
4 Clytus Court  
Saltcoats  
KA21 6GE**

**APPLICATION REPORT**

**1 Background:**

An application for a provisional premises licence for a restaurant/bar in a former bank building in Templehill, Troon, with accommodation on the first floor.

The core hours for off-sales are sought as follows:

Monday	10:00 – 22:00
Tuesday	10:00 – 22:00
Wednesday	10:00 – 22:00
Thursday	10:00 – 22:00
Friday	10:30 – 22:00
Saturday	10:30 – 22:00
Sunday	10:00 – 22:00

The core hours for on-sales are sought as follows:

Monday	10:00 – 12:00
Tuesday	10:00 – 12:00
Wednesday	10:00 – 12:00
Thursday	10:00 – 12:00
Friday	10:30 – 01:00
Saturday	10:30 – 01:00
Sunday	10:00 – 12:00

The applicant advises:

- restaurant facilities will be available from 0900 for breakfast and non-alcoholic drinks
- recorded music and television may be played on the premises from 0900
- receptions and meetings may take place from 0900 but no alcohol will be served out with the core times
- full hotel facilities and services will be available to residents and their guests at all times

## 2 Reports

There have been no objections or representations.

Section 50 Certificate from Planning has been lodged along with the application.

The applicant has provided a disabled access and facilities statement -Appendix 1.

The applicant has provided a statement regarding the licensing objectives – Appendix 2

## 3 Board Options

The Board should establish what it considers to be locality. Generally, in this area the Board has considered a radius of 500 metres. The premises in that area are:

<b>Address</b>	<b>Capacity</b>
The Fox 18 West Portland Street Troon	137 persons
Lido 11-17 West Portland Street Troon	210 persons
Nisa Day To Day 16 West Portland Street Troon	34.68m2
Maharani 42-46 West Portland Street Troon	60 persons
Morrisons Dukes Road Troon	187.84m2
Anchorage Hotel 149 Templehill Troon	288 persons
Number 47 47 Templehill Troon	120 persons
Links 11 Templehill Troon	95 persons
The Jar 33 Ayr Street Troon	28.08m2
Brodies Deli 39 Ayr Street Troon	2m2
3 Idiots 39 Portland Street Troon	55 persons
Spar 12/14 Portland Street Troon	38.99m2
Blueberrys 3 South Beach Troon	36 persons
Lonsdale 15 Portland Street Troon	96 persons
Tinto Tapas 10 Portland Street Troon	74 persons

Girvans 66 Portland Street Troon	70 persons
Dan McKay`s 71 Portland Street Troon	80 persons
Savers 22 Portland Street Troon	2.1m2

The Board must, in considering and determining the application consider whether any of the grounds for refusal applies and-

- (A) if none of them applies, the Board must grant the application, or  
 (B) if any of them applies, the Board must refuse the application.

The grounds for refusal are—

**(a) that the subject premises are excluded premises. Excluded premises are defined as premises used as a garage or which form part of premises which are so used. Premises are used as a garage if they are used for one or more of the following-**

**(b) the sale by retail of petrol or derv**

**(c) the sale of motor vehicles, or**

**(d) the maintenance of motor vehicles**

**However, premises used for the sale by retail of petrol or derv, or which form part of premises so used, are not excluded premises if persons resident in the locality in which the premises are situated are, or are likely to become, reliant to a significant extent on the premises as the principal source of –**

**(i) petrol or derv, or**

**(ii) groceries (where the premises are, or are to be, used also for the sale by retail of groceries).**

(C) that the application must be refused under section 25(2), 64(2) or 65(3),

(D) that the Licensing Board considers that the granting of the application would be inconsistent with one or more of the licensing objectives,

(E) that, having regard to—

(i) the nature of the activities proposed to be carried on in the subject premises,

(ii) the location, character and condition of the premises, and

(iii) the persons likely to frequent the premises,

the Board considers that the premises are unsuitable for use for the sale of alcohol,

(e) that, having regard to the number and capacity of—

(i) licensed premises, or

(ii) licensed premises of the same or similar description as the subject premises,

in the locality in which the subject premises are situated, the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of that description, in the locality.

**Person to Contact:**

Laura McChristie  
 Depute Clerk  
 County Buildings  
 Wellington Square, Ayr  
 Telephone (01292) 617475  
 8<sup>th</sup> October 2024

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## SCHEDULE 6

Regulation 7

### DISABLED ACCESS AND FACILITIES STATEMENT

*Licensing (Scotland) Act 2005, section 20(2)(b)(iia)*

#### Question 1

##### **Disabled access and facilities**

1(a)	Is there disabled access to the premises	YES / <del>NO</del> *
1(b)	Do you have facilities for those with a disability	YES / <del>NO</del> *
1(c)	Do you have any other provisions available to aid the use of the premises by disabled people	YES / <del>NO</del> *
*Delete as appropriate		

If you have answered Yes to any of the questions above please complete, as appropriate, the following sections.

#### Question 2

##### **Disabled access to, from and within the premises**

Please provide clear and detailed description of how accessible the premises are for disabled people. e.g. ramps, accessible floors, signage.

<p>RAMPED ACCESS AT MAIN ENTRANCE DOOR.</p> <p>ACCESSIBLE WC.</p> <p>LIMITED FIXED SEATING, ALLOWING TABLES TO BE MOVED AS REQUIRED.</p> <p>ACCESSIBLE ROUTE TO WC.</p> <p>ACCESSIBLE ROUTE TO BAR</p> <p>SIGNAGE IN ACCORDANCE WITH BS 8300</p>
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**Question 3**

**Facilities available**

Please describe in detail the facilities provided for disabled people. e.g. disabled toilets, lifts, accessible tables.

ACCESSIBLE WC .  
LEVEL ACCESS THROUGHOUT GROUND FLOOR  
MOVEABLE SEATING / TABLES

**Question 4**

**Other provisions**

Please provide details of any other provisions made to aid the use of the premises by disabled people. e.g. assistance dogs welcome, large print menus.

ASSISTANCE DOGS ARE WELCOME .  
LARGE PRINT MENU AVAILABLE

**DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT**

If signing on behalf of the applicant please state in what capacity.

The contents of this disabled access and facilities statement are true to the best of my knowledge and belief.

Signature Donna King ..... \* (see note below) ON BEHALF OF  
Date 31/05/2024 ..... WOOD WALSH HOLDINGS.

Capacity AGENT ..... APPLICANT/AGENT

Telephone number and email address of signatory 07730583490  
donna.dkad@outlook.com

\* Data Protection Act 1998

The information on this form may be held on an electronic public register which may be available to members of the public on request."

For guidance please see <http://www.gov.scot/Resource/0053/00532454.pdf>

## **Meeting The Licensing Objectives**

**Premises: 8 Templehill, Troon, KA10 6BE**

### **Preventing Crime and Disorder**

1. Proof of Age Scheme (Challenge 25) whereby anyone appearing to be under the age of 25 will be required to produce identification (passport, photo card driving licence or Young Scot Pass approved ID card).
2. An extensive CCTV system will be installed and operated internally and externally.
3. It is intended to employ only locally resident staff who will be fully trained and uniformed.
4. All staff contracts will include requirement that staff will participate fully in the training and refresher courses which will be made available to them.

### **Preventing Public Nuisance**

1. External areas adjacent to the premises will be inspected and swept on a regular basis each day.
2. No gatherings of young persons will be allowed in the vicinity of the premises and any such potential gatherings will be actively discouraged by staff.
3. As mentioned above all staff will be provided with appropriate training including standards of behaviour both within and outwith the premises.

### **Securing Public Safety**

1. As mentioned previously, an extensive CCTV system will be in operation.
2. There will be appropriate fire extinguishers and signage.
3. Appropriate Health & Safety signs will also be on display.
4. The premises will operate an alarm system.
5. There will be disabled access to the premises and sufficient space for wheelchair use.
6. An incident book will be in operation.

### **Preventing and Improving Public Health**

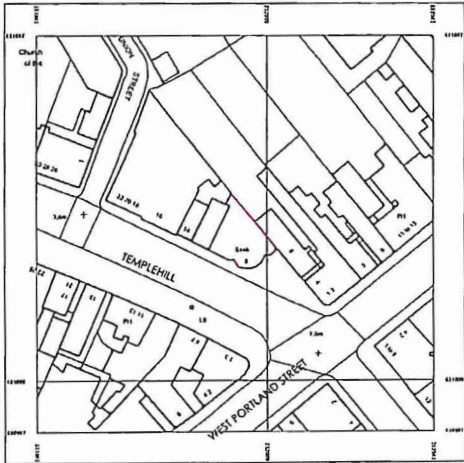
1. As previously mentioned staff members will be trained regarding the risks of excessive alcohol consumption and to identify circumstances when service should be refused.
2. A wide variety of non-alcoholic drinks will be available.
3. All menus will include healthy options.



## **Protection of Children from Harm**

1. Any children or young persons entering the premises will be closely monitored if not accompanied by an adult.
2. References made to the CCTV system mentioned above.

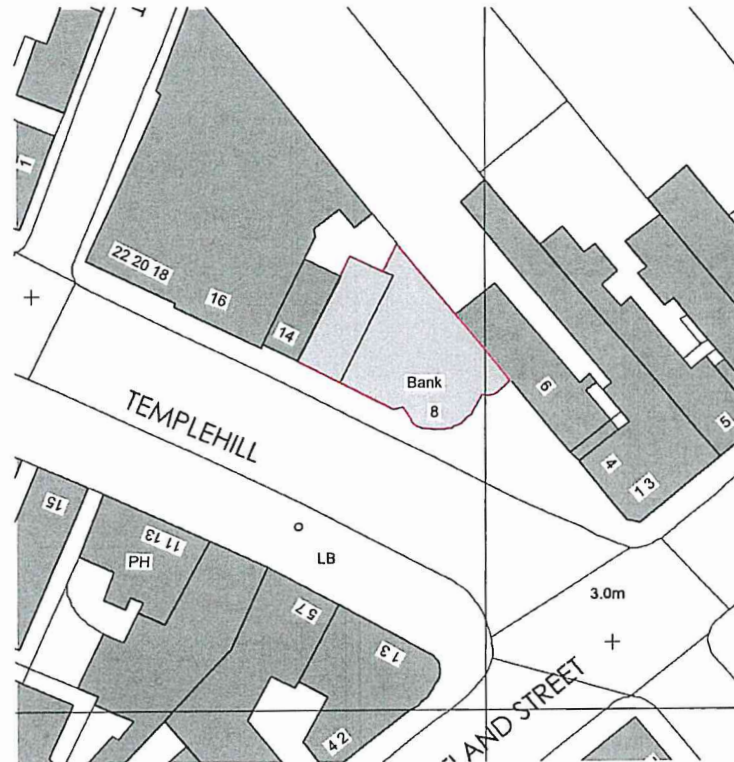
Ordnance Survey  
Ukmapcentre.com



Scale number: 1:1250  
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LOCATION PLAN  
1:1250 @ A3



BLOCK PLAN  
1:500 @ A3

- NOTES:
- Do not scale from drawings.
  - Use written dimensions only.
  - Any discrepancies to be reported to the Architect immediately.
  - All dimensions are to be site checked by the contractor prior to commencement on site and order of any materials.
  - The Architect does not take on the role of Principle Designer in terms of the Construction (Design and Management) Regulations 2015 unless otherwise agreed.
  - All drawings and information prepared by Donna Kennedy of Donna Kennedy Architecture & Design, unless otherwise noted and agreed with Client.

REV	DESCRIPTION	DATE
...	...	...

**DKAD** DONNA KENNEDY ARCHITECTURE & DESIGN

LICENSE

Project:  
Conversion

Address:  
8 Templehill, Troon,  
KA10 6BE

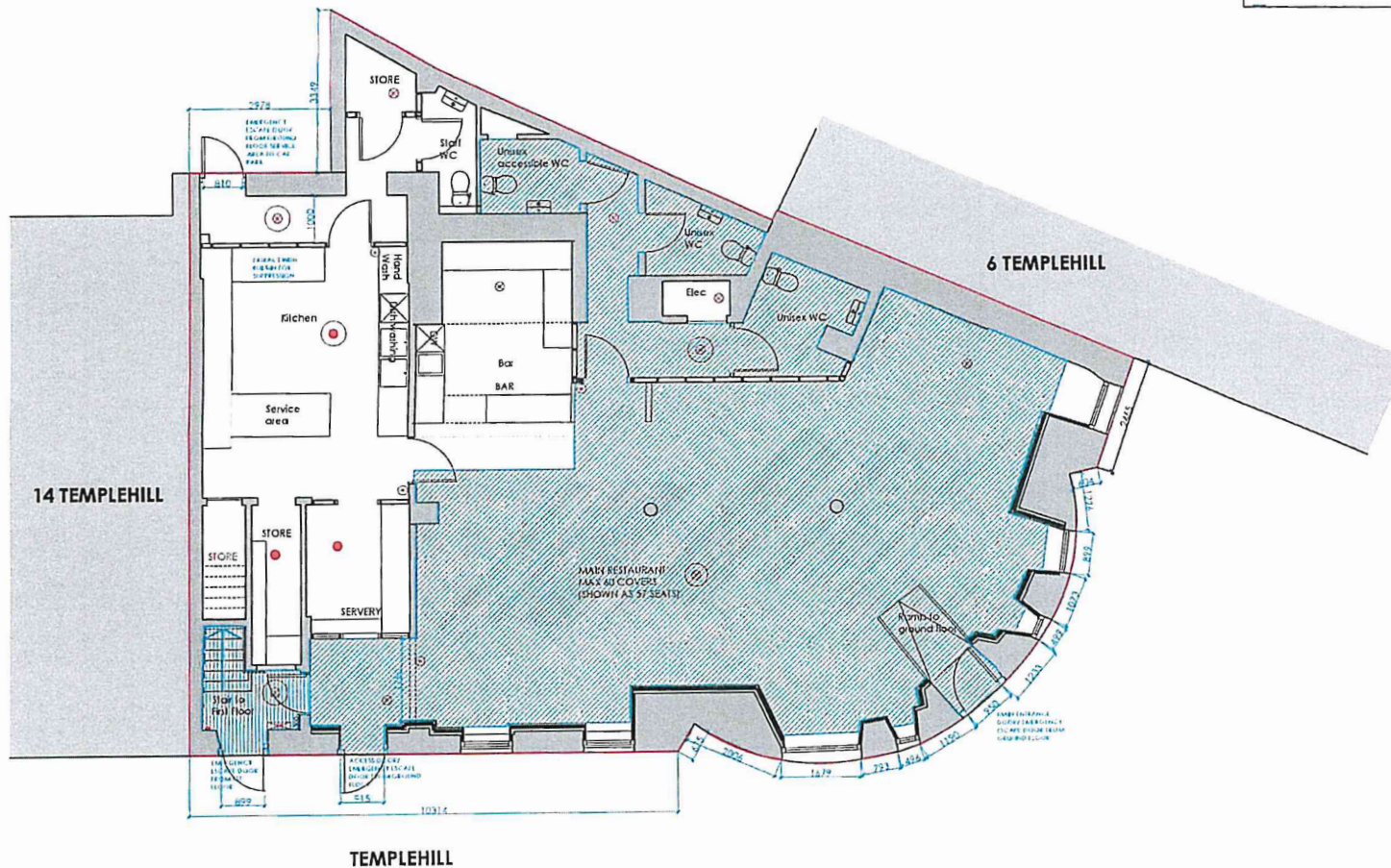
Client:  
Wood Walsh Holdings Ltd.

Drawing:  
Location and Block Plan

Drawing No: 23-122 L01	Scale: As Stated
---------------------------	------------------------

Date: August 2023	REV: .
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Email: donna.dkad@outlook.com



**KEY**

- Structural wall
- Structural column
- Structural beam
- Structural slab
- Structural floor
- Structural ceiling
- Structural roof
- Structural floor/ceiling/roof
- Structural floor/ceiling/roof/structure

- NOTES:**
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  - Any discrepancies to be reported to the Architect immediately.
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  - All drawings and information prepared by Donna Kennedy of Donna Kennedy Architecture & Design, unless otherwise noted and agreed with Client.

REV	DESCRIPTION	DATE

**DKAD** DONNA KENNEDY ARCHITECTURE & DESIGN

LICENCE

**Project:**  
Conversion

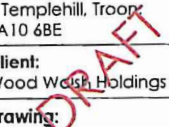
**Address:**  
8 Templehill, Troon,  
KA10 6BE

**Client:**  
Wood Walsh Holdings Ltd.

**Drawing:**  
Ground Floor Plan

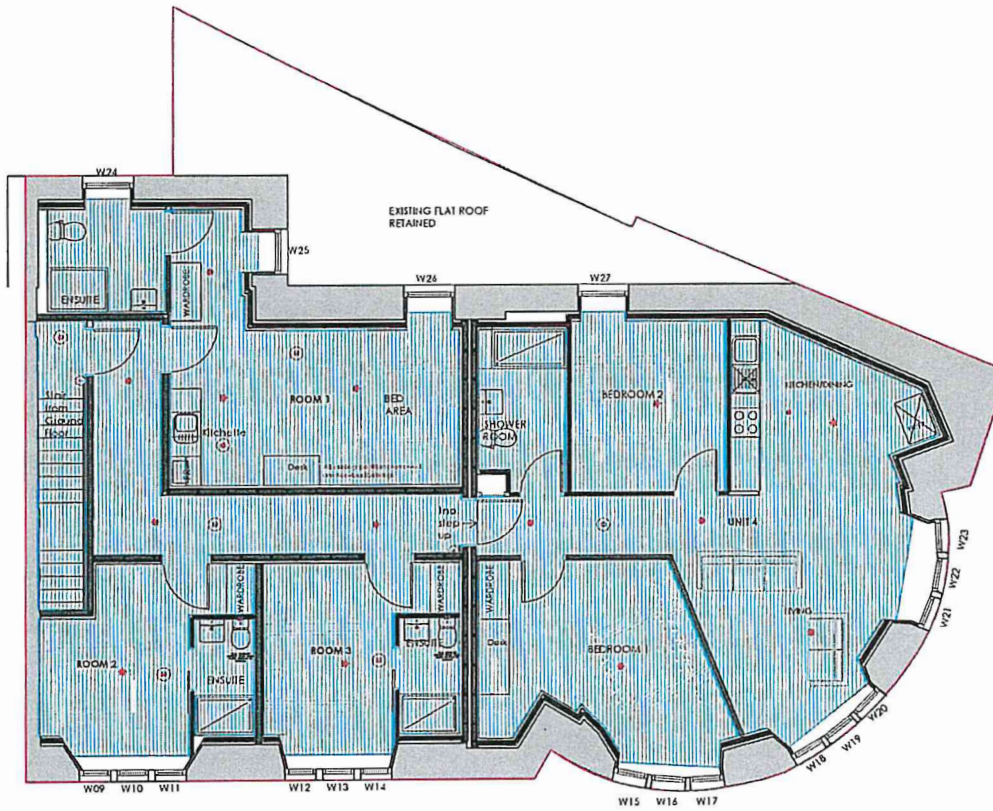
**Drawing No:** 23-122L L07 | **Scale:** 1:100 @ A3

**Date:** August 2023 | **REV:** .  
Email: donna.dkad@outlook.com



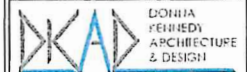
KEY

- 1. Client's Proposed Changes
- 2. Client's Proposed Changes
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- 100. Client's Proposed Changes



- NOTES:**
- Do not scale from drawings.
  - Use written dimensions only.
  - Any discrepancies to be reported to the Architect immediately.
  - All dimensions are to be site checked by the contractor prior to commencement on site and order of any materials.
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REV	DESCRIPTION	DATE



**Project:**  
Conversion

**Address:**  
8 Templehill, Troon  
KA10 6BE

**Client:**  
Wood Walsh Holdings Ltd.

**Drawing:**  
First Floor Plan

**Drawing No:**  
23-122L L08

**Scale:**  
1:100  
@ A3

**Date:** August 2023    **REV:** .

Email: donna.dkad@outlook.com

DRAFT