ROYAL LONDON HOUSE, 194, DEANSGATE, MANCHESTER

FEDERAL CAFE & BAR

SCHEDULE OF WORKS/
MATERIALS SCHEDULE

PLANNING VERSION

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Architects / Masterplanning / Urban Design

1.0 SCHEDULE OF WORKS / MATERIALS SCHEDULE

The works comprise the internal fit-out of Federal Café & Bar, Royal London House, Deansgate, Manchester; inclusive of electrical installation & mechanical installations.

This document has been prepared as part of wider planning submission and should be read in conjunction with the schedule of works for landlord works prepared by Grayscanlanhill / Indigo Planning.

Schedule of works

The following works are to be carried out by Federal Café & Bar (the tenant) who will appoint a specialist fit out contractor to undertake the works.

Shop Front

The existing shopfront is to be removed carefully and replaced with new hardwood timber shopfront to match the existing shopfront along Royal London House's Deansgate elevation. The existing stone stall risers are to be carefully removed and set aside for reuse with the new shopfront. Frame thickness and profile is to match the existing units including single profiled transom. All new woodwork is to receive primer and paint finish external colour to be maroon to match existing adjacent. Glass to be single glazed toughened laminated glass. The new shopfront is to be installed in the same location as the existing. Salvaged stone stall riser cladding previously removed is to be refitted either side of the new double entrance door and fixed back to new blockwork base.

Kitchen

The kitchen is to be installed by a specialist subcontractor who will install and commission all kitchen equipment. The kitchen will be prepared to a shell finish by the contractor to include vinyl safety floor, tiles / hygienic cladding to walls.

Accessible WC

The accessible WC is provided in close proximity to the main dining space within the unit as shown on the proposed drawings. The WC is to be formed in timber stud with plaster and paint finish externally, internally plaster, paint and bathroom tile finish. A softwood timbers structural deck finishes the roof of the WC cubical, allowing no interface with the existing ceiling finish. An Ideal Standard Document M pack WC is also provided to meet the Part M requirements.

Fixed Seating

Within the unit there is two proposed fixed runs of banquette seating, Softwood timber structure, faced in lacquered matt black paint finish. Tan leather finished seat pads with matching back rests. The seat pads are fixed to a softwood structure which is able to be lifted to gain access to storage space under the banquette. The fixed seating is positioned away from the wall in order to provide space for up lighting the existing listed brickwork.

Ventilation Instillation

Ventilation will be provided by low profile Air Handling units suspended from the ceiling and ducted through the unit. All duct sizes and equipment selections by specialist. All ductwork etc to be suspended below existing decorative downstand beams – no fixings to cornicing or beams. Duct is to be insulated as required and to receive paint finish.

Lighting Instillation

Containment for electrics will be suspended from the ceiling and run below the existing corniced downstand beams. Individual light fittings will be cabled through conduit which will spread out from the main containment runs. All containment will receive a decorative finish. no fixings to cornicing or beams.

Security Instillation

An alarm and CCTV installation will be undertaken by a specialist subcontractor in line with the recommendations laid out in the Crime Impact Statement. Cabling will be installed in containment fixed / suspended from the ceiling that will pass under the decorative cornicing with no fixings being made in to the cornicing.

AV Installation

An audio-visual installation is proposed consisting of wired speaker and customer Wi-Fi. All cabling will be run in insulated containment alongside the electrical installation to ensure cable routes are kept to a minimum to reduce clutter. Local containment will be used for final connections to speakers. All containment will receive a decorative finish. No fixings to cornicing or beams.

Timber Flooring

The structural floors are to be prepared level by the Landlord prior to the commencement of the tenants internal fit out.

The floor finish throughout the unit will be a 15 mm oak veneered engineered

board laid in a herringbone pattern with a decorative oak perimeter boarder. Flooring to be laid directly to sub straight using Sika bond T52 elastic timber flooring adhesive or similar. laid in full accordance with manufacturers technical details & specification. 12-15mm expansion gap to be left to all perimeter edges. Humidity to be 45-65% at installation, with screed moisture content of max 5%.

Allow for the flooring to be lightly sanded and minimum of two coats of clear matt lacquer to seal after instillation.

Kitchen / Coffee servery flooring

Slip resistant Altro Stronghold 30/K30 (or similar) safety flooring. Colour - Monsoon. Flooring fixed to existing timber substraight using Altrofix 19 Adhesive to BS 6828. All joints to be hot welded with recommended altro matching weld rod, all laid in accordance to manufactures instructions. Instillation to include 100mm coved upstand using preformed cove former. Floor to be installed in accordance with BS 8203.

Coffee Bar / Servery

New coffee servery / bar comprising of laminated kitchen carcases within laminated doors. Timber under bar counter with decorative mild steel bar top. Bar supported by softwood structured faced in mild steel framework and cork / oak herringbone timber finish to customer side. All steel work to be matt lacquered.

Gantry

Gantry above the Coffee servery comprised of 25mm square section mild steel, steel work to be finished in clear matt lacquer. Gantry to be suspended from the existing ceiling with no fixings to cornicing or beams. Oak timber shelving fixed with steel screws countersunk into proposed square section gantry to provide flush finish.

Suspended Planters

Ceiling suspended planters comprised of 25mm square section mild steel structure supporting 3mm folded planter box. Planter to contain potted plants for ease of plant maintenance. All steel to be finished in clear matt lacquer. Planters to be suspended from the existing ceiling with no fixings to cornicing or beams.

Material Specification

WF1 - Exposed Brickwork

Existing exposed brickwork to be wire brush cleaned to remove any existing plasterwork up to the existing picture rail level. Areas requiring patch repairs to use matching mortar. Brick work to be sealed with Kingfisher internal brick and dust sealer - Matt finish (or similar).

WF2 - Paint Finish

Allow for 2.5mm plaster skim on 12.5 British Gypsum plasterboard (or similar). New skim finish to receive 3 full coats of Matt wipeable emulsion, colour to match existing paint colour finish present within the unit.

WF3 - Accessible WC unit finish

100m width charred timber cladding supplied by QTD. Cladding at 10mm spacings, exposing paint
finish to plasterboard and skim finish to timber WC unit. Paint finish TBC.

WF4 - Kitchen Wall Finish

Alco (or similar) Brushed stainless steel hygienic wall cladding fixed to 38x50mm timber battens securely fixed to existing exposed brickwork.

WF5 - intumescent paint

Intumescent paint finish to the existing exposed steel columns, colour TBC

WF6 - WC Wall Finish

Tile finish on suitable substraight. Tile size, set out and specification TBC.