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Interiors ● Architecture

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SCHEDULE OF WORKS (Revision A)

The Lass O' Gowrie, Charles Street, Manchester, M1 7DB

Area 1 – Snug (Ref : 1489-40, 54, 50, 55, 53)

- Existing carpet to be deep cleaned & retained.
- Existing fixed seating structure is to be retained & new upholstery of a similar original quality & style is to be re-applied.
- New wallpaper to match existing is to be applied to the walls where patching up is required.
- Walls to receive paint finish "Farrow & Ball" – Colour "Purbeck Stone",
- Ceiling Colour "Purbeck Stone", Picture rail, Dado rail & below – Colour "Brinjal"
- Existing recessed ceiling spots to be retained, existing central lighting location to be retained & new fitting installed, 2 No. existing gas light fittings to fire breast to be retained.

Area 2 – Gents Toilets (Ref : 1489-40, 54, 55, 53)

- Existing tiling throughout to be steam cleaned & repaired where necessary.
- Skirting, Woodwork & Doors to receive paint finish "Farrow & Ball" – Colour "Studio Green" Ceiling to be painted "Ammonite".
- Existing ceiling lighting to be retained.

Area 3 – Ladies Toilets (Ref : 1489-40, 54, 55, 45, 53)

- Existing carpet removed & new floor tiles laid throughout.
- Existing wall tiling removed & new wall tiling throughout.
- Ceiling to be painted 'Farrow & Ball – Ammonite'.
- Skirting, Woodwork & Doors to receive paint finish "Farrow & Ball" – Colour "Studio Green"
- Ceiling to be painted "Ammonite".
- 2 No. new w.h.b.'s to be set into new Formica vanity unit.
- Existing ceiling & wall mounted lighting to be retained.

Area 4 – Kitchen (Ref : 1489-40, 49, 53, 55)

- Existing free-standing stainless steel kitchen units to be cleaned & re-used.
- Existing extract hood to be retained, cleaned & serviced.
- Total deep clean throughout kitchen area.
- Existing kitchen lighting to be retained & made good.
- Walls, ceiling & skirting to receive paint finish – colour white.

Area 5 – Store (Ref : 1489-40, 52, 53, 54, 55)

- Walls to receive plasterboard dry-lining, skim & paint finish.
- Existing concrete floor finish retained.
- Existing ceiling light fitting to be retained.
- Ceiling to receive plasterboard with skim & paint finish.
- Walls, ceiling, skirting & doors to be painted white.

Area 6 – Bar Area (Ref : 1489-40, 47, 53, 54)

- Existing back bar, front bar & overhead canopy to be removed.
- New back & front bar counter with polished timber panelling to be installed, with access hatch.
- New Altro non-slip flooring to be installed behind new bar area.
- New spotlights to be installed to back bar fitting.

Area 7 – New Cellar Access (Ref : 1489-40, 42, 45, 46)

- Original cellar access location to be re-opened.
- New cellar access stairs to be installed with double cellar access doors over.
- New 1440mm high feature Victorian style wrought iron surround to be installed which will include a 1440mm high lockable wrought iron access gate.

Area 8 – Raised Floor Area (Ref : 1489-40, 46, 49, 50, 53, 55)

- Existing timber flooring to be retained, cleaned & re-polished.
- Existing timber guardrail to be removed & replaced with new hardwood top rail with cast iron verticals & c.h.s. supports fixed to existing raised floor structure.
- Existing platform lift to be removed & raised flooring to be extended across to wall.
- Existing fixed seating structure to be removed.
- Existing ceiling lighting location to be retained & new fitting installed.
- Existing brickwork to be brush cleaned.

Area 9 – Lounge Area (Ref : 1489-40, 46, 42, 52, 55)

- Existing timber flooring to be retained, cleaned & re-polished.
- Existing walls, windows, ceiling & timber work to receive new paint finish.
- Existing ceiling lighting locations to be retained & new fittings installed.
- Existing brickwork to be brush cleaned.
- Existing ceiling mounted A.H.U. to be removed.
- All radiators to be retained.

Area – 10 Bar Public Area (Ref : 1489-40, 46, 42, 52, 44, 45, 47, 50, 51, 53, 54, 55)

- Existing flagstone flooring to be retained.
- New feature tiling to wall above dado rail level to the right of the male toilets entrance tiling to be 25 x 25mm white gloss mosaic with black gloss mosaics to define logo, 75 x 150mm black gloss bevelled metro tile above & below with similar bottle green tile enclosed with single row of black gloss bevelled metro tile above & below.
- Existing lighting locations to be retained & new fittings installed.
- New booth style seating area with feature drinks shelf behind.
- Window frames, skirtings panelling etc to be painted “Farrow & Ball” colour “Purbeck Stone” Ceiling to be painted “London Clay”.
- Existing cellar access to be closed up & new flooring installed to match existing.
- Existing electrical riser to be boxed in with timber stud & plastrerboard.
- Existing ceiling mounted A.H.U. to be removed.
- All radiators to be retained.

Area 11 – New Escape Lobby (Ref : 1489-40, 46, 41, 44, 53, 54)

- New non-slip altro flooring to be installed.
- Existing doorway from bar area to be widened & new doors fitted to match existing.
- New wall with outward opening double escape doors with emergency push bar mechanisum to be installed.
- Existing inward opening double escape doors to be removed & new outward opening double hinged double doors installed which will remain fixed open during trading hours.
- Ceiling & walls to receive paint finish, colour – white.
- Existing ceiling lighting to be retained.

Area 12 – Existing Entrance Lobby (Ref : 1489-40, 53, 55)

- Existing doors to receive paint finish “Farrow & Ball” colour – “Studio Green”.
- Existing walls & skirting to receive paint finish “Farrow & Ball” colour – “Purbeck Stone”
- Ceiling to be painted “Farrow & Ball” colour – “London Clay”.
- Existing ceiling lighting to be retained.

Area 13 – External (Ref : 1489-40, 46, 41, 44)

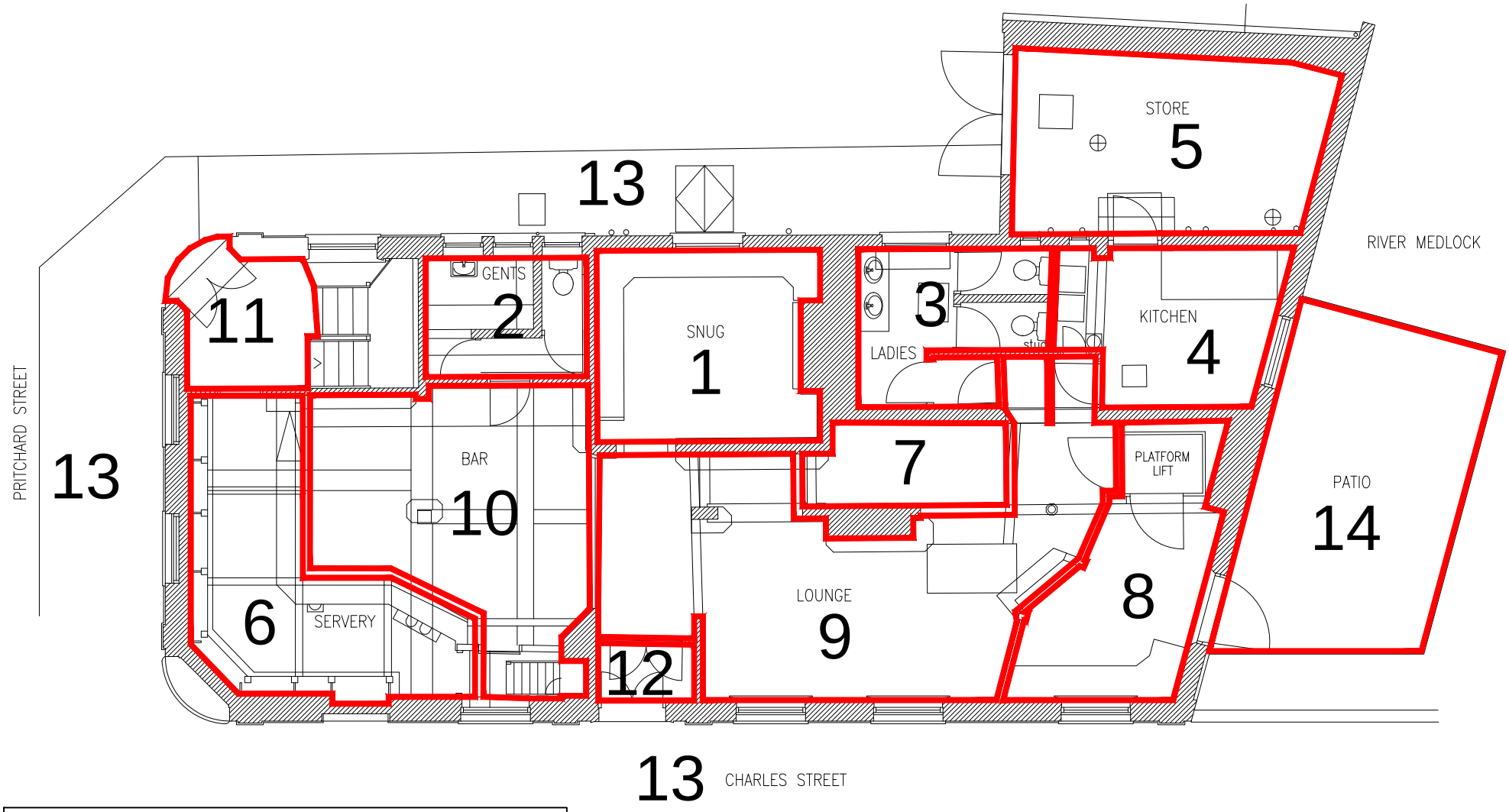
- Existing light coloured wall tiling at the junction of Charles Street & Pritchard Street to be removed & new tiling fitted to match existing darker brown tiling.
- Existing painted text over tiling to be re-painted, colour to match existing.
- New vinyl to be fitted to all exterior windows.
- All damaged exterior tiling to be made good or replaced.
- New large copper lantern to replace existing over entrance.
- Existing A.H.U.'s to the Holbrook Street elevation are to be retained.

Area 14 – Decking Area (Ref : 1489-40)

- Existing timber decking to receive deep cleaning.
- New timber feature bench seating to be installed.

Generally

- All un-necessary or redundant wiring & cables internally & externally are to be removed if possible.
- Care is to be taken if any historical or original features or fittings are found or exposed during the works & the Architect is to be notified immediately.
- All redundant t.v. dishes & arials located on roof are to be removed.



Ground Floor - Reference Plan