

Macaulay Sinclair

FLAT IRON,
200 DEANS_GATE,
MANCHESTER

Schedule of Works / Material Schedule

NOVEMBER 2023

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The works comprise the internal fit-out and modification to existing shopfronts at Royal London House, Deansgate, Manchester to form a new restaurant for Flat Iron, inclusive of electrical & mechanical installations. This document has been prepared as part of wider planning submission and should be read in conjunction with drawings prepared by Macaulay Sinclair and WSP.

Schedule of Works

The following works are to be carried out by Flat Iron (the tenant) who will appoint a specialist fit-out contractor to undertake the works.

Shopfronts

The existing aluminium shopfront is to be retained along Quay Street & Deansgate and to be made good where required and receive new paint finish. The existing high level solid fascia is to be removed and reglazed in 10.8mm laminated glass. A section of new paint finished hardwood timber shopfront to be installed to form the new entrance on Deansgate and it to be single glazed in 10.8mm laminated glass. Frame thickness and profiles for mullions and transoms to be as set out as drawing No. 03(15)C. All new woodwork is to receive primer and 2No. coats of gloss paint finish – Farrow & Ball Obsidian Green.

Entrance Lobby

New glazed lobby to be formed in hardwood and paint finished to match shopfront. To be glazed in 10.8mm laminated glass. At abutment with the existing cornice at high level, a ply panel will be scribed around the plaster profile to avoid cutting the cornice. A soft joint of compriband compressible foam tape will close any gaps.

Partitions

New internal partitions are to be installed as shown on the drawings and in accordance with the following specifications: Partition separating the unit from the neighbouring demise to be 206mm jumbo stud metal frame and plasterboard 'party wall' partition comprising of 2no. layers of 15mm sound bloc to each side, the cavity is to be filled with mineral wool insulation. To be plaster skimmed and paint finished. Partition to achieve 60min fire resistance. General full height partitions are to be formed in 90mm and 70mm MF C-Stud with 1no. layer of 12.5mm plasterboard to each side. 12.5mm ply may be included in the partition makeup for additional support if required. At basement level, the general arrangement minimises partitioning thus reducing the number of junctions between the existing glazed brickwork. Wall linings have been kept to a minimum. The w.c walls are to be 2,700mm high and to be British Gypsum Gypwall with 72 S 50 Gypframe C-studs at 600mm Centres with one layer of 12mm plywood and 12.5mm Gyproc wallboard and skim to both sides. Full height partitions are to be formed in 90mm and 70mm MF C-Stud with 1no. layer of 12.5mm plasterboard to each side. Where partitioning forms a junction with existing cornicing the plasterboard is to be scribed around the plaster profile with a soft

joint of compriband compressible foam tape to ensure no damage to the cornice. No fixings to be made into existing cornices.

New Stair

A new accommodation stair is to be provided. The stair will be formed in timber to Structural Engineers details and supported with 100mm square timber posts within the stair wall. The stair treads and risers will be formed in solid oak and stained to match the colour of the existing wooden flooring. Stair treads to received antique brass nosings. Handrails are to be solid oak timber with mild steel fixings.

Screens

Various decorative screens are proposed at ground floor level. To be formed either solid stained oak with decorative leaded green stained glass or paint finished hardwood with decorative clear glass.

At basement level the proposal includes a metal framed glazed screen and door, the height is to be 2,700mm and to be tied back to adjacent new partitions. Screen to be formed in blackened mild steel with clear laminated glass. Door forms lockable entrance into the basement dining space.

Bar Installation

A new service bar is to be installed at ground floor complete with rear bar installation comprising of siltstone back bar counter, joinery carcass and decorative glazed oak screen to form backdrop to the bar. Front bar servery to comprise of 20mm thick honed Verdi Parda marble top with riveted band formed in antique brass over softwood and ply carcass. The front face is to be clad in stained hardwood oak timber panelling with inset marble panels held in place with decorative hardwood solid oak mouldings. Front bar to be complete with 150mm high hardwood oak timber footrail to perimeter and clad in antique brass to front face. To be inclusive of concealed led lighting.

Ice cream counter

Ice cream service counter to be formed in softwood and plywood joinery carcass and clad in 20mm sheet honed Rosa Avora marble. To be free standing.

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 anti-slip safety floor, hygienic wall cladding to walls and suspended 600mm x 600mm hygienic tile lay in grid ceiling, hangers to new suspended ceiling to be fitted using fixing holes from previous suspended ceilings.

Toilets

Guest w.c's to be installed at basement level in the form of individual self-contained cubicles as shown on the drawings. W.c walls are to be 2,700mm high and to be formed British Gypsum Gypwall with 72 S 50 Gypframe C-studs at 600mm Centres with one layer of 12mm plywood and 12.5mm Gyproc wallboard and skim to both sides. WC's to be back to wall with concealed cistern; cisterns to be located behind low level boxing with removable panel. Cubicle doors are to be solid core wooden doors. Each cubicle to be complete with cloakroom basins and Xlerator excel hand-dryers. Wall finishes to be half height ceramic tile with solid oak timber capping and gloss painted plaster above. Flooring to be reclaimed Staffordshire blue 150mm x 150mm x 25mm quarry tiles. Separate staff w.c's are also provided at basement level. An accessible w.c is provided at ground floor level, for details, refer to drawing 3809.03(33). To be inclusive of Ideal Standard Doc M pack WC. Walls to receive breathable paint finish. A proposed tiled panel with solid oak detailing is to be installed standing away and separate from the existing wall to accommodate the fixing of sanitaryware and various pieces of required equipment - this to save numerous fixings into the existing masonry. Flooring is to be 170mm w x varying lengths x 20mm thick engineered character oak plank flooring with 200mm solid oak transitional strip, stained to match timber flooring. All new doors are to be solid timber doors. Doors between front of house and back of house to have mag locks and access control installation.

Office

A new managers office is to be formed in the unit at basement level. Door to be fitted with 2no. BS PAS 24 standard dead locks. All furniture is to be loose. All wall surfaces to receive matt emulsion.

Seating Installation

Upholstered bench seating as detailed on drawings no. 3809.06(05.01) & 3809.06(05.02) is to be installed. Comprising of 8no. free-standing upholstered bench seats at ground floor and 4no. at basement level. Tables are also to be free-standing and not fixed to the floor. All other furniture – tables and chairs to be loose.

Heating, cooling and ventilation.

Heating and cooling will be provided by low profile air conditioning units suspended from the ceiling and piped through the unit. Fresh air, general extract and toilet extract - all duct sizes and equipment selections by specialist. All ductwork etc. to be suspended below existing decorative down stand beams – no fixings to cornicing or beams. Ducting is to be insulated as required and to receive paint finish to match the ceiling. Extract to be installed utilising existing grilles on Little Quay Street. For details refer to drawing 3809.03(22) and information provided by FWP.

A system of kitchen extract is to be installed with appropriate noise and odour abatement measures.

Supply air interfaces with existing louvres to the plant room on Little Quay Street. For details refer to drawing 3809.03(22) and information provided by FWP.

New openings to accommodate the routing of kitchen extract ducts are proposed as indicated on the drawings and are shown as being formed in existing masonry walls at high level, below the existing corniced down stand beams.

Lighting Installation

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

Security Installation

An alarm and CCTV installation will be installed by a specialist subcontractor. Cabling will be installed in containment fixed / suspended from the ceiling that will pass under the decorative cornicing with no fixings being made into the cornicing. Cabling will be installed alongside the electrical installation to ensure cable routes are kept to a minimum to reduce clutter

Audio

An audio system installation is proposed consisting of wired speakers along with 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 in the match the ceiling with no fixings to cornicing or beams.

Material Specification

Floor Finishes

SF – Sheet Vinyl Safety Flooring

New 2.5mm anti-slip Altro designer 25 safety flooring laid with altrofix on latex screed or similar over 18mm moisture resistant plywood substrate loose laid over existing timber flooring. Flooring to be complete with welded joints and curved perimeter skirting. Specification: Jet D2501, to be laid in accordance with manufacturers recommendation.

HW – Hardwood Flooring

New 170mm x varying lengths and 20mm thick engineered character oak plank floating flooring to be laid over existing floor: Pullman Brown Bristol Tectonic by Chauncey Timber Flooring. To be laid in orientation indicated on the drawings and to be installed to manufacturers recommendations.

QT – Quarry Tiles.

Reclaimed Staffordshire blue / grey 150mm x 150 x 25mm quarry tiles supplied by Hadley Reclaimed to be installed on flexible adhesive over existing bituminous mastic asphalt. Finished floor to be sealed with 2no. coats of acrylic based varnish.

CT – Carpet Tiles

Carpet tiles to be laid over loose laid plywood substrate over existing parquet floor. To laid in accordance with manufacturers recommendation. Dark grey by Heckmondwike.

Existing timber plank at ground floor to be retained. To be denailed, lightly sanded, and made good / repaired where required using suitably matched timber in preparation for staining and finished with 2No. coats of clear Treatex natural hardwax oil.

Existing herringbone parquet in the basement to be retained. Any rotten or damaged flooring is to be replaced with best match flooring and installed over the existing bitumen / asphalt DPM and bedding course. Once the flooring is relayed, floor to be sanded to create level finish and then finished with 2No. coats of clear Treatex natural hardwax oil.

EM – Entrance Matting

New 9.7mm deep intra entrance matting. Specification: Intra Lux Elite in anthracite ref: 6087 by Intra Systems. To be laid to manufacturers recommendation over WBP plywood substrate and complete with perimeter antique brass transitional strip.

Wall Finishes

Refer to proposed internal elevations and general works drawings 3809.03(07) & 3809.03(08) for locations of wall finishes.

GB – Glazed brick walls to be cleaned and made good and repaired as required using white hydraulic restoration mortar by Keim.

PP – Paint finished plastered plasterboard partitioning. To be matt emulsion.

EP – Existing lime plaster to receive breathable paint finish.

T&G – Walls and partitions to be panelled with 70 x 15mm bespoke softwood tongue and groove boarding with gloss painted finish – Green Smoke by Farrow & Ball. To be fixed over minimal 12mm plywood substate and softwood battens with solid oak square capping piece.

WP – Decorative oak wall panelling to partitions to be formed in 19mm thick quarter cut European oak veneered ply, edged and lipped in solid oak, with solid oak rails and skiting to be fixed over minimal 12mm plywood substrate.

HW – Walls and partitions in new kitchen and basement prep area to be clad in whiteroc hygienic wall cladding. Specification: proprietary 2.5mm pvcu hygienic wall finish ‘white rock chameleon. Colour: white by Altro over independent Gyliner wall system.

Historic Columns: Exposed steel columns to be retained and cleaned ready to receive intumescent paint system and finished in black gloss paint. To be treated with Thermoguard Thermocoat W1 or similar which is applied in three coats to achieve 90min resistance. The product is white and is opaque. Once cured, the columns will be painted black.

Fireplace – All fireplaces to be retained, where fireplaces will be concealed, fireplace to be blocked up to prevent further water ingress. To be blocked with brick masonry, brick panel to be set back in reveal and not keyed in to coursing of existing masonry to allow intervention to be easily reversible in future.

Historic joinery – Original painted softwood panelling, skirting, column casings and dados to be retained, to be repaired and made good where required with new softwood sections to match. To receive satin paint finish.

Historic corbels - existing historic plaster corbels to be retained and patch repaired as indicated on the drawings. For areas where extensive repair is required or replacement corbels are required, templates should be taken and items reproduced using traditional fibre reinforced moulding plaster techniques.

Ceiling Finishes

Kitchen and services spaces - Knauf Danotile 600mm x 600mm hygienic tile lay in grid suspended ceiling to be installed. Hangers to new suspended ceiling to be fitted using fixing holes from previous suspended ceilings.

Historic plastered ceilings - All existing ceilings, beams, cornices and corbels to be retained throughout. Surfaces to be brushed to remove all flaking paint and loose plaster. All holes to be filled, damaged surfaces made good and repaired with lime plaster prepared using NHL 2 hydraulic lime. Surfaces to be fully prepared for decoration with breathable paint finish.

Existing beams, cornices and ceilings to be fully protected whilst works are being carried out to avoid further damage.

Water damaged areas of existing plastered ceilings, beams, cornices and corbels to be repaired. Works to be undertaken by specialist contractor using appropriate NHL 2 hydraulic lime plaster products. Sections of cornice beyond repair to be replaced with new to match. Existing cornice to be templated and replicated using traditional fibre reinforced plaster methods and reinstated in various locations as shown on the drawings.