

Chapel Walks – Ground Floor

Schedule of Works/Method Statement

1. Strip out of non-original fit out completed in line with the approved plans including the removal of all previously restaurant fit out, suspended ceilings, modern plaster board ceiling, timber partitions, false timber floor, lighting installation and heating installation. All debris to be carted off site
2. New metal stud plasterboard partitions to be installed complete with mineral wool insulation core to be installed to form the demise of the new pub in line with approved plans. The fire and acoustic rating of the partitions is to be in line with the noise impact assessment and building fire strategy.
3. New metal stud partitions to be installed to form the back of house areas such as the toilets, beer cellar, potwash and office. All to be finished with plasterboard and filled with mineral wool insulation. All walls left ready to receive decoration
4. Plasterwork finished to the internal surface of the existing perimeter walls is to be made good to match existing and left ready to receive decoration. No existing masonry walls are to be dry lined. Where lime plaster has been used to the existing masonry walls, repairs should be undertaken using the same materials.
5. All existing original cast iron columns to be redecorated and redecorated with new oil based paint in a traditional Victorian paint colour.
6. The underside of the timber floor joists to the floor above will be underdrawn with plasterboard and mineral wool acoustic insulation to provide both the require acoustic performance and 60 minutes fire separation. Where plasterboard abuts original timber beams a shadow detail will be formed. Where modern steel beams existing they will be wrapped in plasterboard to provide 60 minutes fire protection. All will be left ready to receive decoration.
7. All existing timber windows to be rubbed down, repaired and decorated prior to secondary glazing being installed to the internal face. Where original ornate timber profiles have been damaged or partially removed, these shall be repaired/reinstated to match.
8. All original features to the space will be retained, repaired and treated.
9. Following removal of the existing timber sub floor the existing timber floors to be overlaid with 18mm plywood to form a sound surface prior to

new floor coverings being laid. Timber floorboards to be laid over to form the new floor finish.

10. Heating and cooling to the space will be via ceiling suspended air conditioning cassettes and fresh air and extract will be provided via a heat recovery unit which will be ceiling suspended. Lighting will be provided via series ceiling suspended light fittings which suit the aesthetic shown in the design and access statement
11. A large bespoke linear bar will be created as the focal point for the pub. The bar will be formed from timber and brass, and a series of precedent images are provided in the design and access statement.
12. Below the bar counter level on the walls, we have adopted simple dark stained timber 'matchboarding' or wall panelling. The panelling is set below a timber moulding or a drinking shelf, integrated into the plan of the seating areas.
13. Whilst there will be bespoke and decorative branded mirrors dotted throughout the space, we have adopted a system of frameless mirror panels that extend from bar counter height up to the level of the picture rail. these are mainly focussed behind the bar and to the 'rear' wall of the public area. This allows for the overall space to appear bigger, and to give sparkle to the back bar display. It allows for the existing windows and the 'heritage assets' of the space to be reflected and celebrated.
14. Fixed seating within traditional pubs is set below the bar counter level. we have employed this approach, positioning curvilinear booths and banquettes to the perimeter of the space - set below the existing semi-circular arched windows. This works with the existing cill level of the windows. the seating areas are complemented by 'desktop' style lighting standards. These are similar to the over-bar unit supports and are a modern interpretation of a traditional element.