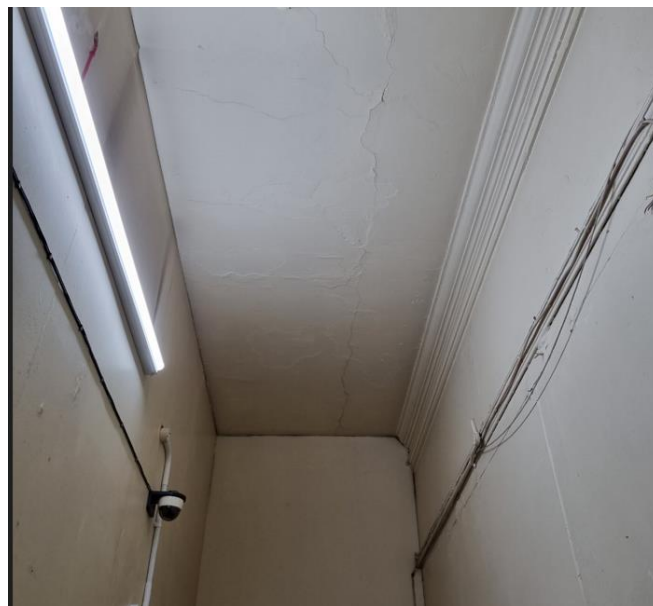


Ceilings, cornice and columns

There are some small sections of cornice that are visible at ground floor, largely in the staff areas at the rear of the ground floor. The front part of the shop has no visible features of significance, only modern finishes and a suspended ceiling.

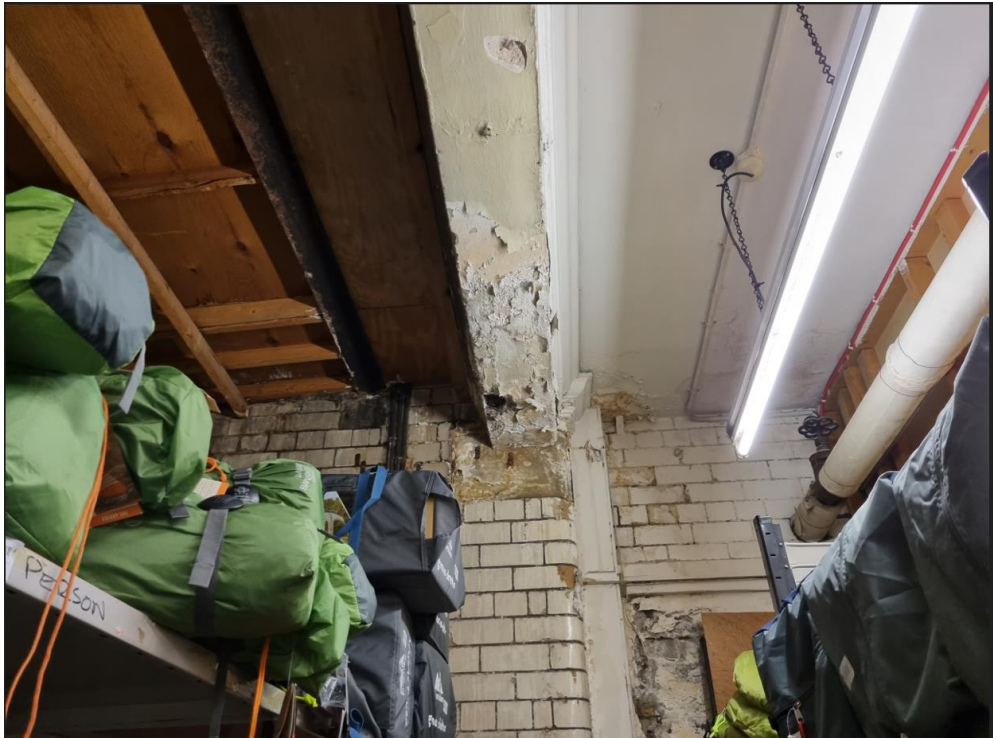
The proposal seeks to remove the modern finishes to reveal the original ceiling and cornicing (where preserved). All beams and original cornicing (where present) will be revealed, preserved and painted. Plaster ceilings will be made good and painted.

Modern finishes will be removed to reveal steel columns and painted.



Where original decorative plaster is revealed, this will be retained where possible.

Plaster ceilings will be stabilised and repainted where possible.



The basement storeroom has ceiling tiles that are in poor condition with strip lighting attached. The ceiling tiles will be removed to reveal the original ceilings.



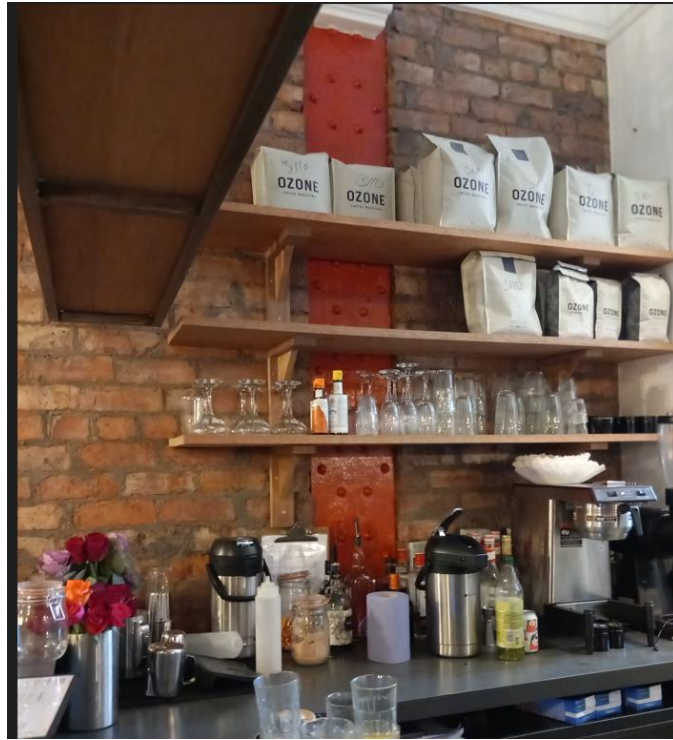
Wall finishes

The existing wall finishes are generally modern plasterboard. The plasterboard will be removed to expose the walls behind. It is anticipated there will be a mix of plaster, brickwork and glazed bricks behind the plasterboard. Existing brickwork and glazed bricks will be retained where possible.

In areas as shown on the plans, original brickwork will be exposed. Brickwork to be cleaned and repointed with matching mortar where possible.



As with the other commercial units (Federal Café, Pieminister and Manahatta), original brickwork and steel columns will be exposed as seen in the submitted drawing pack. An example from Pieminister is included below.



There are some glazed bricks and painted bricks at basement level. Some areas of glazed bricks have been painted over. Where glazed bricks have not been painted, they will be exposed, retained, brushed and cleaned.

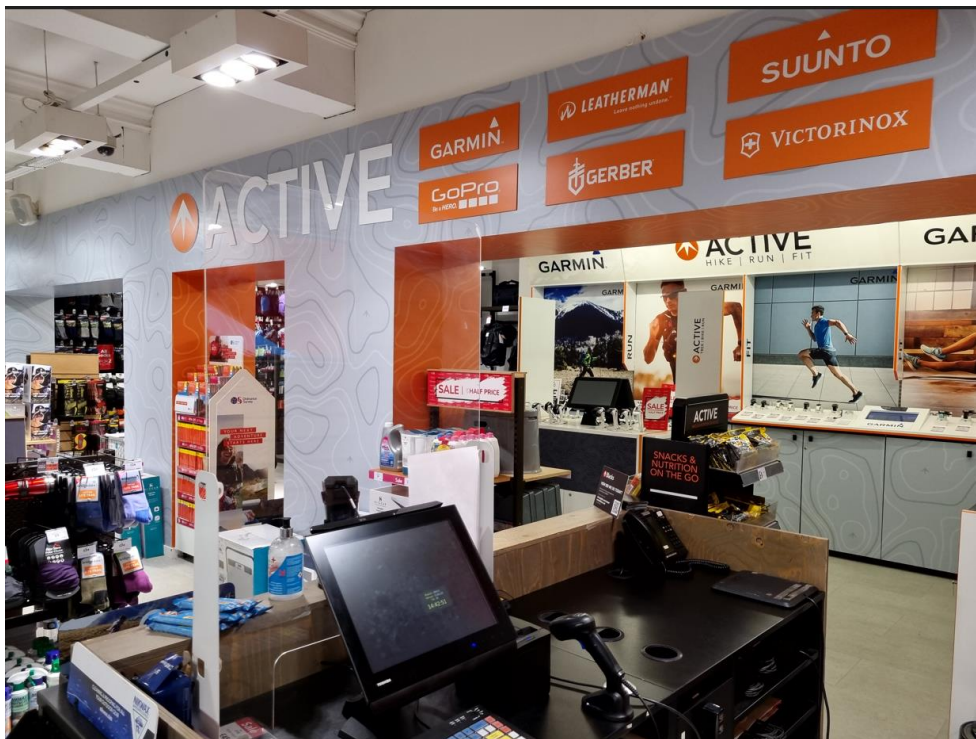
The electrical meters as shown in the photograph below will be removed.

Please refer to the finishes plan for wall finishes.





Modern fit out will be sensitively removed.



Skirting

As seen in the photograph below, the unit contains modern skirtings of no heritage value that will be removed as part of the application.

Where skirtings have been preserved behind the modern fit out and are still in reasonable condition, they will be revealed and repainted.

Damaged and missing skirting board, will be repaired/replaced to match existing.



Floor finishes

The existing floor finishes include lino, modern tiles and screed. Modern fit out floor finishes will be removed and replaced with a mix of high-quality finishes that are appropriate and in-keeping with the heritage asset. Full details are provided in the finishes drawing.



Plant room and M&E

Louvres will be replaced and repainted to tidy up the rear elevation as shown in the submitted Little Quay Street elevations. Louvres will be painted to match the existing window frames.

Existing plant will be removed and replaced as shown in the submitted drawing pack.





Staircase

Modern staircase will be removed and replaced with a reduced width staircase.

