

Finishes Schedule

5711 - 38-41 High Street, Wrexham

Level	Room Name	Current Floor Finish	Proposed Floor Finish	Justification for Change	Current Wall Finish	Proposed Wall Finish	Justification for Change2	Current Ceiling Finish	Proposed Ceiling Finish	Justification for Change3
Basement Level										
	Dry Food Storage	Concrete	Concrete - No Change	N/A	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Manager Office	Concrete	Concrete - No Change	N/A	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Unisex W/C	Concrete	Non-Slip Vinyl	Hygiene and Safety Improvement	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Staff Room & Changing	Concrete	Carpet	Sound Insulation and Appearance	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Private Dining/Vault	Concrete	Carpet	Sound Insulation and Appearance	Painted Brick	Wallpaper (Copper Effect with Contrasting Grey/Charcoal Painted Walls, some with inserted Copper Panels)	Sound Insulation and Appearance	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Social Space/Vault	Concrete	Carpet	Sound Insulation and Appearance	Painted Brick	Wallpaper (Copper Effect with Contrasting Grey/Charcoal Painted Walls, some with inserted Copper Panels)	Sound Insulation and Appearance	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Hallway	Concrete	Carpet	Sound Insulation and Appearance	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
	Stairs	Concrete	Non-Slip Vinyl	Hygiene and Safety Improvement	Painted Brick	Repaint using Cellar Paint (white to match existing finish)	Appearance and Hygiene	Painted Concrete	Repaint using Cellar Paint (white to match existing finish)	N/A
Ground Floor Level										
	Bar	Exposed Conrete	Herringbone Wood Effect Ceramic Tiles	Appearance and Hygiene	Mixture of Wood Chip Wallpaper on Ply Board and Plaster Board Studwork	Timber Cladding, Wallpaper, Painted Brick and Plasterboard Studwork	Appearance	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Disabled W/C	Exposed Conrete	Herringbone Wood Effect Ceramic Tiles	Appearance and Hygiene	3 Walls Painted Lime Plaster on Brick and 1 Wall Wattle and Daub Structure with Lime Plaster	Breathable Paint on Original Plaster	Larger Diameter Door to Allow Disabled Access. 100mm of Wattle and Daub to be removed. Change Paint Colour for Appearance.	Painted Plaster	Re-Painted Plaster using Breathable Paint	Appearance
	Womens W/C	Exposed Conrete	Herringbone Wood Effect Ceramic Tiles	Appearance and Hygiene	Wood Chip Wallpaper on Plyboard and Painted Brickwork	Replace with Studwork and Plasterboard. Repainted with Emulsion. Brickwork to be Painted with Breathable Masonry Paint.	Increase number of Toilets from 2 to 4. Repair Walls and improve appearance.	Exposed Painted Timber Joists and Plasterboard Inserts	Replace Plasterboard Inserts with Soundblock plasterboard. Repaint Timber Joists with matching emulsion paint.	Appearance and Sound Insulation
	Mens W/C	Granite Tile	Herringbone Wood Effect Ceramic Tiles	Appearance and Hygiene	Painted Plaster Brickwork	Re-Painted with emulsion and Tiled	Appearance and Hygiene	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Walkway	Exposed Conrete	Herringbone Wood Effect Ceramic Tiles	Appearance and Hygiene	Painted Plasterboard Studwork, Painted Ply Studwork, with central wooden panelled wall and timber staircase to vaulted ceiling. Small area of Wattle and Daub Lime Plaster to exterior of Disabled Toilets.	Exposed Brick & Timber Cladding with 1 wall of new plaster studwork to Ladies Toilets.	Removal of Plasterboard Studwork, wooden paneling and staircase due to dry rot (see Dry Rot Report) Bricks to be left exposed to increase ventilation and prevent further dry rot. Cover Wattle and daub and Lime Plaster with Timber Cladding for Durability and appearance.	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Store	Granite Tile	Non-Slip Vinyl	Appearance and Hygiene	Painted Plaster on Brickwork	Painted	Repainted for appearance	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Cellar	Herringtone Timber Tiles	Non-Slip Vinyl	Appearance and Hygiene	Painted Plasterboard Studwork and Aluminium and Glass	New Plasterboard Studwork with Aluminium and Glass Removed	Appearance, Hygiene and Safety	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Dishwash	Granite Tile	Non-Slip Vinyl	Appearance and Hygiene	Painted Plaster on Brickwork	White PVC Wall Cladding	Hygiene	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Vinyl Faced Suspended Ceiling Tiles with Soundblock Suspended Ceiling Above	Appearance, Hygiene and Sound Insulation
	Restaurant (38-39 Belushimo)	Mixture of Timber Floor Boards, Concrete, Brickwork, Ply Board and Mosaic Tiles.	Repair and Replace with 6-inch wide Reclaimed Timber Floor Boards to Match Original	Unsuitable for repair, Unlevel for Tables and Chairs causing Health and Safety Issues. Replaced with an Aged Matched 6-inch Timber Floor Board From Liverpool Warehouse	Painted Plasterboard on Studwork and Painted Plyboard with Wood chip wallpaper Finish	Remove Plasterboard to reveal Exposed Brick. This is to be Cleaned and Repaired with Lime Mortar. Wallpaper Exterior of Fridde Freezers, Areas of Reclaimed Timber Cladding. Original Timber Frame Beams & Timber Panelling Lining Wall by the Stairs all to be cleaned. Any New Plaster work to be painted with water based emulsion.	Damaged Plasterboard on Studwork to be removed. Original Features to be left Exposed for Appearance. This is to be complimented by additional decoration.	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Pub (40-41 Frisky Pudding)	Herringtone Timber Tiles, Concrete Inserts & Granite Tiles	Repair Herringbone Wooden & Tiled Flooring. If unsuitable to repair due to excessive damage then cover with wooden engineered boarding.	Repair and Restore if Possible, however if excessive damage is exposed an alternative solution is required. We Proposed to use a modern engineered non-slip board for hygiene and safety in a busy bar environment.	Painted Plasterboard on Studwork and Painted Plyboard with Wood chip wallpaper Finish	Remove Damaged Plasterboard on street front wall to reveal Painted & Exposed Brick which is to to be Cleaned , Repaired and Repainted with Breathable Masonry Paint. Areas of Wallpaper (from Harlequin Momentum Portfolio) and Paint to Existing and Proposed Plasterboard where appropriate. Areas of Reclaimed Timber Cladding to rear seating area. All Walls to have 800mm high wood panelling fitted with bespoke oak ledge (panelling based on collection of 6 original panel doors found discarded in loft space)	Damaged Plasterboard on Studwork to be removed. Original Features to be left Exposed for Appearance. This is to be complimented by additional decoration.	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Kitchen	Granite Tiles	Safety Sheet Vinyl (dressed 100mm up the Wall)	Safety and Hygiene	Painted Plaster on Brickwork and Aluminium Glass Partition	Removal of Aluminium Glass Partition and replace with Timber Studwork and Plasterboard and Cover with White PVC Wall Cladding	Safety and Hygiene	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Vinyl Faced Suspended Ceiling Tiles with Soundblock Suspended Ceiling Above	Appearance, Hygiene and Sound Insulation
	Fridge	Timber Floor Boards	Safety Sheet Vinyl (dressed 100mm up the Wall)	Safety and Hygiene	N/A	White PVC Wall Cladding	Safety and Hygiene	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Vinyl Faced Suspended Ceiling Tiles with Soundblock Suspended Ceiling Above	Appearance, Hygiene and Sound Insulation
	Pub Entrance	Granite Tiles	Existing Floor Finish to be Cleaned/Repaired	Upon Restoration, if tiles proved unsuitable and damaged, we will replace with matched grey tile.	Painted Plaster on Brickwork and Aluminium Glass Partition	Remove Aluminium Glass Partition and Replace with Timber Studwork and Plasterboard. Area to be Painted with Emulsion.	Appearance and Safety	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Bins	Concrete	Non-Slip Vinyl	Safety and Hygiene	N/A	Painted	Appearance and Hygiene	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Apartment Entrance	Carpet	Non-Slip Vinyl	Safety and Hygiene	Painted Plaster on Brickwork	Painted	Appearance	Aluminium Framed Suspended Ceiling with insert Tiles. No Original Ceiling Above.	Soundblock Suspended Ceiling	Appearance and Sound Insulation
	Courtyard	Concrete	Reclaimed Brick	Improved Appearance	Painted Cement Render	Repaint with external Paint	Appearance	N/A	N/A	N/A
All Levels	Component	Current Finish	Proposed Finish	Justification for Change						
	Internal Doors	1970's Single Panel Painted Firedoors Throughout	Doors to be replaced with modern oak firedoors with intumescent strip	Safety and Appearance						
	Restaurant External Door	Painted Wooden and Glass Panel Door	Repair and Repaint to new Colour (Hague Blue)	Improved Appearance						
	Pub External Door	Previous Tiled Cashpoint (no Door Fitted)	Restore Original Mahogany Door to Match Apartment Door	Appearance and Reinststate Original Entrance.						
	Skirting Boards	Unoriginal 75mm Softwood Skirting Board	100mm Painted Softwood Skirting Board	Improved Appearance						
	Windows	Either Metal Frame or Timber Framed Sash Window	Repair and Repaint	N/A						
	No. 38/39 - Restaurant Frontage	Painted Timber Frame with Glass Windows	Repair and Repaint to new Colour (Hague Blue). Signage to be presented upon windows (see Visuals for Size and Design).	Improved Appearance						
	No. 40/41 - Pub Frontage	Grey Tiles	Clean Existing Tiles and install new step to door area with matched tiles to existing. Erect Signage above windows onto grey tiles (as per previous Barclays Singage. See Visual for Size and Design).	Improve Accessibility and Appearance,						
	External Frontage Lighting	None Installed	Install Black External LED Sign Downlighting to illuminate restaurant/pub frontage and Black Surface Mounted Twin LED Lighting to illumnite listed frontage above shopfront .	Energy Efficiency and Limited Directional Lighting with Minimum Cosmetic Interference to Frontage.						
	External Rear Courtyard Lighting	None Installed	LED Festoon Lights throughout, Mounted to to New Free Standing Timber Frame Verandas and Wall Mounted Copper/Brass Finish Round 8inch Industville Bulkhead Lighting on Existing Rendered Walls and New Oak Timber Frame Veranda Structure.	Energy Efficiency, Appearance and Health and Safety.						
	Internal Ceiling Lighting	Fluorecent Tubes in Aluminium Grid Ceiling or Surface Mounted to Plaster	Change to a Mixture of Ceiling Mounted LED Spotlights and Industville Pendant Lihgting with Pewter/ Copper Shades.	Energy Efficiency and Appearance						
	Internall Wall Mounted Lighting	None Installed	Industville Wall Mounted Lighting with Pewter/ Copper Shades and Cables Covered in Copper Tubing.	Energy Efficiency and Appearance						
	No. 38/39 - Restaurant Signage	Painted Wood and Glass	Window transfer 2400mm x 900mm in copper / gold as per mock up.	Improved Appearance						
	No. 40/41 - Pub Frontage	N/A	Silver Metal finish lettering sign, mounted centrally on existing grey frontage tiles with screws as per previous Barclays signage above ground floor windows as per mock up 2400mm x 500mm Transfer Window signage in front ground floor windows 600mm x 600mm	Improved Appearance						