

41 Castle Street – Schedule of Works

Planning and Listed Building Applications



Job Ref: 6976

Doc Ref: SW-1.00

Date: 13.05.2024

New Entrance Door

The new entrance door is a black aluminum glazed entrance door, this will be set back within the existing opening behind the existing stone surround to maintain the stone detailing. The door framed will be fixed within the internal recess which will reduce the visual appearance of the new entrance screen and reduce impact on the stone detailing which will be retained.

Platform Lift

The existing ramp and internal aluminum glazed screed will be removed to provide an increased usable floor area. A new platform lift is required for inclusive accessibility which will be positioned in an entrance foyer. A pit will need to be created within the existing floor structure to allow for level access onto the lift. The lift mechanism will be fixed directly to the floor structure within the pit. It will involve the removal of an internal section of wall which currently forms the internal foyer. This internal wall will be removed and levels lowered to allow for the lift installation with a new access in line with lift specialist design. The lift mechanism will be able to be removed in the future.

An internal foyer will be created with an aluminum screed and steps created in front of the new entrance door up to the existing floor height.

New Signage

All new signage is to be supplied and fitted in line with the proposed drawings. New “Will’s” signs to be fixed directly to outer stone, located where the former ‘Barclays’ sign was located. The hanging sign will have a metal bar fixed back to the stone.

External Lighting

New up/down lighting to be fitted to each side of the entrance, these are to be surface fixed.

New Bar

The new bar will be formed using a timber structure, which will be fixed to the existing floor structure. The bar will be finished external in painted timber paneling with a finished countertop.

Secondary Glazing

Two of the existing windows are to have new secondary glazing fitted to them, this will be slim aluminum framed to match the existing secondary glazing that is already within the premises. This will be fixed within the existing stone window openings, as shown in the proposed frame detail on drawing ref: 6976-P03-A-Proposed Floor Plan, Elevations and Details.

New Internal Wall Opening

A section of existing walls in the north-east corner of the building is to be removed to create a new opening. This new opening will be approximately 1m above FFL, and the structural opening size will be 1.8m wide x 1m high. This will involve new steel being installed to S.E design and details and then the existing wall can be removed, with the reveals being made good. This supersedes the original listed building approval to remove this whole section of wall.

Refrigeration Unit

A new refrigeration unit is proposed on top of the existing flat roof to the rear of the building, this is to provide cooling to the cold room which is a necessity for the kitchen to function properly. The new unit will be approximately 1m wide x 0.6m high, this will be fixed directly to the flat roof structure.

Extraction Vent

A new extraction fan vent is proposed on the north-west facing elevation this again is to assist with the running of the cold room, this will involve drilling through the existing wall structure to provide space for the duct work.