

### **3 Church Street – Clitheroe**

It is vital to understand that the above property has undergone multiple and substantial changes over the years as it has been run as a Chinese takeaway, to summarise these include

- Single story Extension to the rear of the property.
- The installation of a commercial kitchen and associated equipment.
- Wall Panelling Internally
- Suspended ceilings throughout the ground floor.
- Tiling to the Ground Floor.
- Windows have been Painted / Replaced.

### **Statement of Refurbishment Works**

The Works to refurbish 3 Church Street Clitheroe –

- Removal of the panelling and fabric which has been added over the years and restoration of the original features to the walls.
- Removal of the MF ceiling again later addition to the property which is going to be replaced with a suspended ceiling which is not fixed to the existing ceiling are being protected and maintained without being disturbed.
- Removal of composite and metal panelling to the Kitchen and Serving area (Again added later) to reveal existing original walls, Localised repairs will be undertaken to walls to make good any disturbed areas, Existing Half height panelling to be repaired.
- Removal of Tile wall finishes and Floor finishes to expose existing floor and walls finishes
- New ceiling to be installed suspended fixed as to not disturb original ceiling and make sure that services do not need to be chased.
- Removal of commercial extraction unit to the rear elevation.
- Replacement of rotten timber windows to the front and rear in the colour as proposed on the plans.
- we need to carry rendering repairs to the rear of the building and the side rear of the building due to there being a lot of loose masonry, as over the years it has been re-rendered with a cement-based render instead of a Lime Render. These are essential repairs.

### **Upper Floor Works**

The Upper Floor of 3 Church Street Clitheroe includes

- Living Room
- Kitchen /Dining Area
- Bedrooms
- WC's

As the Upper floor is to remain residential.

- Opening and uncovering of the original Fireplaces
- Replacement of the existing rotten windows back and from using timber Sash to the front prominent elevation and timber mock sashes to the rear these will be painted back to the original colour prior to them being painted Blue. (Colour to be agreed with the local Authority)

- Signs of Damp showing within the Second Floor Bedrooms – Removal of the existing lime plaster of the wall. Repairing the damp issued assumed mortar replacement and the replastering the walls with Lime Plaster.
- Installation of Internal Partitions to each floor to create new rooms and areas.
- All services will be face fixed to avoid any damage to the original fabric of a building.
- General Redecoration to each room
- Removal of commercial ductwork to rear elevation.
- we need to carry rendering repairs to the rear of the building and the side rear of the building due to there being a lot of loose masonry, as over the years it has been re-rendered with a cement-based render instead of a Lime Render. These are essential repairs.