

### **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 – Former Chinese Takeaway. The Ground floor use is currently A5 Use Class the ground floor will be being kept as a commercial space as the existing the works to the ground floor include

- 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 meaning the existing cornicing and ceiling roses 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
- Installation of new Partitional walls to the ground floor to create separation from commercial and residential.
- 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.

#### **Upper Floor Works**

The Upper Floor of 3 Church Street Clitheroe has always been used as a residential unit for the proprietor of the Takeaway downstairs this includes

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

As the Upper floor is to remain residential (In the Form of a HMO) the upper floors will be refurbished into 4 person HMO. The original features in each of the rooms will be maintained and refurbished back to their original state this includes for

- 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)
- Redecoration of existing ceiling roses and redecoration.
- 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.