

**STAR PUBS & BARS**

**PROPOSED ALTERATIONS & REFITTING**

**TO**  
**THE HAPPY WANDERER**  
**3 BEECH ROAD**  
**FRAMWELLGATE MOOR**  
**DURHAM**  
**DH1 5JE**

**SCHEDULE OF REFURBISHMENT WORKS**

**REVISION 'C'**  
**DATED 28/10/19**

1 Preliminaries

- \* 5 weeks

2 External Works & Elevations

Front Elevation

- \* Allow for new lighting points for signage (6 no.)
- \* Overhaul 1 no. existing door & frame
- \* Provide new wrought iron railings to steps
- \* Work to surfacing to new terrace area  
(allow to retain existing tarmac surfacing)

omitted

Side Elevation (Yard)

- \* Alter and adapt Smoking Solutions
- \* Alter gates and provide personnel door
- \* Construct new accessible ramp and landing complete with single balustrading
- \* Overhaul 1 no. existing door and frame

Rear Elevation

- \* Allow for new lighting points to terrace area (4 no.)
- \* Jet wash paving and allow for repairs/repainting (161 m2)
- \* Overhaul 1 no. existing door and frame
- \* Remove window, alter opening and provide new sliding doors
- \* Construct new landing, steps and associated simple balustrading
- \* Alter and adapt support post to covered terrace area

Generally

- \* Repairs to car parking and deweeding works
- \* Relining works to car parking

- \* Allow for pre-paint repairs
- \* Full external redecoration to all areas (including temporary access)

S2L

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Basement

3 Cellar (beer cellar only)

- \* Builders work associated with Smart Dispense
- \* Pre-paint repairs
- \* Redecoration works

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Ground Floor

4 Front Entrance Lobby

- \* Demolish lobby wall
- \* Construct new enclosure complete with glazed vision panels, door & frame
- \* Pre-paint repairs
- \* Works to electrical items
- \* Redecoration works

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5 Side Entrance Lobby

- \* Overhaul inner lobby door
- \* Pre-paint repairs
- \* Works to electrical items
- \* Redecoration works

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6 Rear Entrance Lobby

- \* Overhaul inner lobby door
- \* Pre-paint repairs
- \* Works to electrical items
- \* Redecoration works

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7 Trade Area

Locals Bar

- \* Demolish enclosure walls to glass wash etc.
- \* Stripping out works and making good structure
- \* New floor preparation
- \* New screen to AWP position
- \* New pot shelf
- \* Strip & repolish existing timber flooring
- \* New tiled flooring to area adjacent new section of bar counter
- \* New darts cabinet
  
- \* Sundry other joinery details
- \* Work to electrical items
- \* Work to heating items
- \* Redecoration works (including feature wallpaper)

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Bar/Dining 1

- \* Stripping out works
  - \* New tiled flooring to bar walk area
  - \* Strip and repolish existing timber flooring
  - \* Sundry other joinery details
  - \* Work to electrical items
  - \* Work to heating items
  - \* Redecoration works (including feature wallpaper) -
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Bar/Dining 2

- \* Stripping out works
  - \* New floor preparation
  - \* Strip and repolish existing timber flooring
  - \* Sundry other joinery details
  - \* Work to electrical items
  - \* Work to heating items
  - \* Redecoration works -
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8 Bar Servery

- \* Stripping out works
  - \* Remove backfitting to receive new enhancement works
  - \* Works to bar counter (see F&F) -
  - \* Works to backfitting (see F&F) -
  - \* Works to electrical items
  - \* Works to mechanical items
  - \* Redecoration works -
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9 Ladies WC (including lobby)

- \* Full refurbishment to all areas  
(reuse existing sanitaryware)
  - 15 m2 -
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10 Gents Toilets (Locals Bar 1 including lobby)

- \* Full refurbishment to all areas  
(reuse existing sanitaryware)
  - 9 m2 -
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11 Gents WC (Bar/Dining 2 including lobby)

- \* Full refurbishment to all areas  
(reuse existing sanitaryware)
  - 12 m2 -
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12 Accessible WC

- \* Full refurbishment to all areas  
(new sanitary fittings) -
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13 Cleaners Store

- \* Pre-paint repairs
- \* Redecoration works -

14 Kitchen

- \* Stripping out works
- \* Work to existing services :-
  - Electrics
  - Gas
  - H&C
  - Drainage
- \* Builders work associated with catering equipment
- \* Pre-paint repairs to ceiling areas
- \* Provide new double swing fire door
- \* Provide Whiterock to all walls omitted
- \* Redecoration works
- \* **Repairs to existing wall tiling** -

15 Back of House Areas (corridors & staff wc)

- \* Pre-paint repairs
- \* Redecoration works -

16 General

- \* Work to emergency lighting (compliance) S2L
- \* Work to fire detection (compliance) S2L
- \* Upgrade incoming electrical supply
- (change fuses and upgrade DB)**
- \* Upgrade incoming gas supply
- (meter upgrade and manifold pipework)**
- \* Asbestos removal (not requires) -
- \* **Bollard to front of gas meter** -

First Floor

17 Lessee's Accommodation

- \* Lessee's Accommodation (S2L Works)
  - Pre-Spend to Let Works
  - **S2L Works :**
  - Gleeds Workbook**
  - Omit Fencing repairs**
  - Omit Works to kitchen to floor, walls & door**
  - Omit Fencing repairs (in twice)**
  - Omit Fencing repairs (in third time)**
  - Omit Kitchen extract canopy**
  - **Thompson Contracts quotation dated 30/10/18 relating to additional works**
  - **Legionella works Fred Stoddart quotation dated 7/10/19**
  - **Replacement boiler**
  - **Further building repairs (due to passage of time)**
  - **Drainage works (ditto)**
  - **Roofing works (ditto)**
  - **Works to kitchen wall tiling** included

18 Directs

- \* External signage & lighting 4/5

* Fixed catering equipment :		
- Canopy (compliance)	}	
- Input air (replace existing)	}	
- Gas interlock	See F&F	
- Stainless steel wall cladding	}	-

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19 Operational Equipment

* Operation items, costs included elsewhere	-	-
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IDP Surveying  
Quantity Surveyors  
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Forsyth House  
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28th October 2019