

HERITAGE STATEMENT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<p>1. Lay down commercial kitchen flooring</p> <p>Lay 6mm plyboards down over existing floorboards and fix with staples or thin nails. Float a thin layer of screed over the plyboard. Once dry lay an anti-fungal, fire-retardant, non-porous commercial flooring.</p> <p><i>(See floorplan - Drawing 1)</i></p>	<p>The original floorboards will be covered in a small area of the ground floor (i.e. only the kitchen area) but this new flooring will be able to be removed without affecting the original flooring in any way.</p>	<p>There will be no impact on the historic fabric aside from the fact that this area of the floor will be covered over.</p>
<p>2. Cover the Victoria fireplace with plyboards</p> <p>Our only reason to do this work is to protect the fireplace. It is close to the pass area where food will be served, so covering the front of the fireplace and the mantelpiece will prevent any potential damage. If it was visible to the customers we would leave it as is but it faces towards the kitchen so won't be seen. If preferred we could just cover the mantelpiece as this is the area that may get dirty.</p> <p><i>(See floorplan - Drawing 2)</i></p>	<p>No real significance as the fireplace will not be visible to customers anyway. We just want to protect it.</p>	<p>The only impact will be that the fireplace will be covered but this thin boarding can be removed at any time with absolutely no damaged to the fireplace or surround.</p>
<p>3. Cover the cladding on wall to left and rear of new kitchen area and stairhead</p> <p>We need to fit the bar/drinks prep area of the kitchen along this wall and there is existing cladding. We need to cover over that cladding with plyboard to (a) protect it and (b) we need to tile over the plyboard to create a clean wipeable surface which is legally required in a commercial kitchen. The top of the stairhead will also need to be boarded over and tiled or covered in stainless steel.</p> <p><i>(See floorplan - Drawing 3)</i></p>	<p>The cladding will be covered over on the wall and stairhead but by fitting a kitchen against the cladding this would be mostly covered anyway.</p>	<p>The cladding will be covered and not visible but this plyboard can be removed at any point if the kitchen was to be removed and there would be no damage to either the cladding on the walls or on the stairhead.</p>

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<p>4. Remove the fake wall that was put up in 2016 by the previous tenants to reveal the original staircase</p> <p>We have discovered that the area immediately after the cladded wall in the main front area of the shop hides an original staircase. The previous tenants put up this fake wall so they could put up shelves, etc, but this will be the main eating area for our café and we feel the staircase would be a great feature.</p> <p><i>(See floorplan - Drawing 4)</i></p>	<p>It would not only restore a piece of history to the premises but also give it a lovely feel of space.</p> <p>We also feel that be uncovering the staircase would go a little way towards all the original features and fabric that we need to cover at the rear of the shop in order to achieve a proper (and legal) commercial kitchen.</p>	<p>Only a positive impact in the respect that a piece of the historic fabric would be visible once again.</p>