

## FINISHES & SCHEDULE OF WORKS

for

Fit out works at 58-60 High Street  
Newmarket Suffolk CB8 8LB



Prepared on behalf of  
Loungers UK Ltd.

*prepared by*

RICHARD PEDLAR ARCHITECTS

RPCA Limited, St Brandon's House 29 Great George Street, Bristol BS1 5QT  
tel: 0117 9742612 e mail [info@rpca.co.uk](mailto:info@rpca.co.uk)

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Our ref: LNG4830.Finishes Schedule

**GENERAL**

- There are no works proposed to adapt or remove any original surviving building fabric.
- The layout of the new studwork partitions has been designed in such a way as to not impact on the original building fabric.  
The fit-out is fully reversible and as such has no lasting impact on the heritage asset.

**1.0 Floors**

- The typical floor finish will be 20mm reclaimed timber floorboards. These are generally left reasonably unfinished to show the patina of their age.
- The WC areas will be finished with ceramic floor tiles.
- The kitchen and store areas will be finished with a non-slip sheet vinyl floor with coved edges at the perimeter.

**2.0 Walls**

- Where relevant existing masonry walls will be retained, cleaned and left exposed.
- New internal plasterboard partitions as noted in the application proposals will be skimmed and painted generally. Within the WC areas the walls will be part tiled with brick pattern wall tiles. In the kitchen the walls will be lined with an anti-bacterial rigid sheet material and stainless steel cladding to ensure hygienic food preparation areas.
- Proposals for new signage will be addressed via separate applications for Advertisement and LBC Consent.

**3.0 Ceilings**

- Typically, all existing ceilings will be retained. Where required – eg WCs – suspended ceilings will be installed. These will be finished in sheet plasterboard on MF fixings, skimmed and painted.
- In the kitchens the ceilings will be in a grid format with antibacterial ceiling tiles and integral light fittings within the tile module to ensure a hygienic finish.

**4.0 Accommodation Staircase, balustrades and finishes**

- The proposed trading area is confined to Ground Floor level only. Layout and finishes to existing staircases leading to first floor level will remain unchanged.

**5.0 Furniture**

- The 'house style' of Loungers is to install an eclectic mix of various types of chairs and tables together with many pictures hung on the wall and silk lampshades. We attach images below that show the type of fit-out that is typical of a Lounge unit.
- The bar units are purpose made often constructed of locally sourced materials that have a connection with the location of each unit or with a reference to the use of the original building. The development of the bars is organic and varies from unit to unit. However, as this is a removable piece of furniture within the scheme layout the bar does not come under the control of LBC.



*General Seating Area*



*View of Typical Bar and Flooring*