

Wokingham – 2024

Transformation Concept Scheme

Inspiration

Wokingham was known for its brick production in the Victorian times



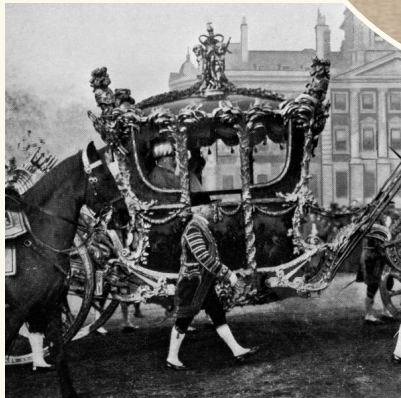
Bell inspired props



With Saxon origins, Wokingham was formerly known as Oakingham meaning “town of the forest”. The town motto is “from the acorn, the oak”.

A well established bell foundry existed for most of the 15th century.

The Lush Brothers of Wokingham made coaches for King Edward the seventh



Existing Shopfront



Proposed Shopfront



Existing photos



Removal of booth seating as it's an undesirable place to sit



Allow for new front bar to maximise space and covers



Oven to be repainted to Orange Aurora



Tree trunks to be removed and lobby extended to eliminate draught

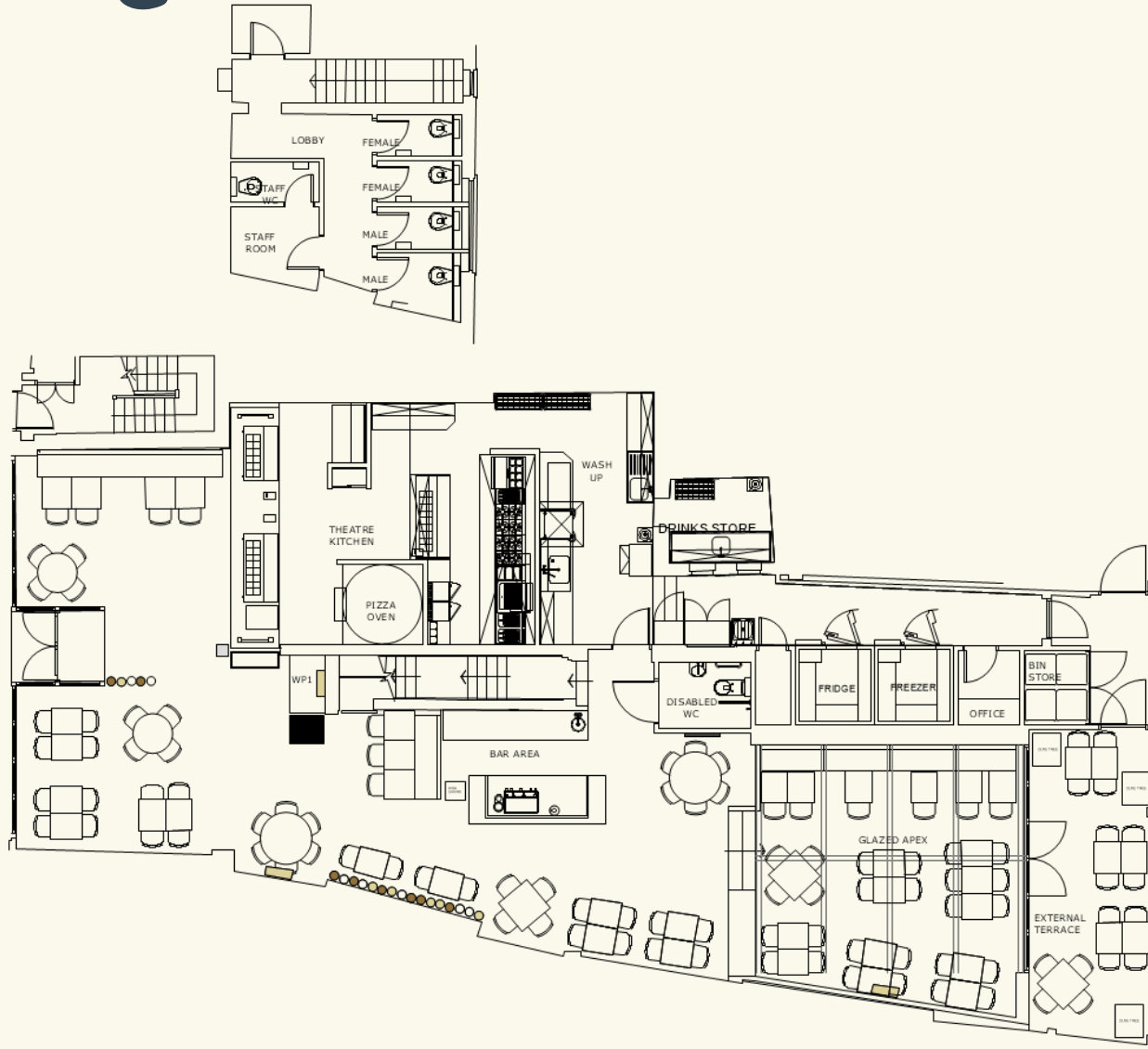


Large shelving unit and waiter point to be removed to allow for more covers and to allow more natural light into the restaurant



All tables to be changed to dining height

Existing GA



Existing Covers
Internal - 100
External - 16
Total - 116

Proposed GA

GENERAL

UPPER TIMBER FLOOR INCLUDING STAIRWAY TO WCs TO BE RETAINED

CHECK NOSINGS TO STAIRS, REPLACE AS REQUIRED

CUT OUT TIMBER FLOOR AND ALLOW FOR MOSAIC TILE IN ENTRANCE AREA

ENTRANCE MAT TO BE REPLACED

3NO EXISTING BUTCHERS ROLLS - 3 FLAT BARS REQUIRED

NEW ARTIST TO PAINT MURAL ON EXISTING ART WALL AND LHS ON UPPER LEVEL

TIMBER FLOOR TO BE SANDED / SEALED. TIMBER FLOOR REPLACEMENT (AREA APPROX 10M2) TO BE BLENDED WITH EXISTING FLOORING.

ADD SCREEN ADJACENT TO EXISTING WP1

EXTEND LOBBY AND ADD DOORS TO EXCLUDE DRAUGHT

SIGNAGE/BLINDS
ALUMINIUM FASCIA PANELS REQUIRE RE-SPRAY & INDIVIDUALLY ITALIAN REMOVED

EXTERNAL 'ZIZZI' FASCIA SIGN TO BE RETAINED

NEW A BOARD

PROJECTORY SIGN TO BE REPLACED, BRACKET RETAINED AND RE-LAMP TROUGH LIGHTING

NEW MENU BOARD

DELIVERY SIGNAGE OVER HATCH - INTERNAL NEON SIGN

REPLACE GLAZING MANIFESTATIONS TO INCLUDE DELIVERY SIGNAGE

REMOVE FRAMES AND REPLACE FABRIC SCREENS WITH SOLAR GLARE FILM

ALLOW FOR INTERNAL FAUX NEON SIGN

INTERNAL WC SIGNS INCLUDING WAYFIND REQUIRED

FULL DECOR THROUGHOUT INCLUDING CEILING, STAIRWAY TO UPPER FLOOR

THEATRE KITCHEN
LIGHT REPAIR AND REDECORATE PIZZA OVEN

PATCH DAMAGED SECTIONS OF ALTRO FLOOR - APPROX 15M

RETAIN BIRCH BUTCHERS RAIL

INSTALL UPSTAND TO PREVENT FLOUR SPILLAGE IN PIZZA PREP AREA ON NERO GRANITE COUNTER TOP

REMOVE SHUTTERS FROM BAR FRONT AND REPLACE WITH TILES

DAMAGE TO CEILING REQUIRES REPAIR AND DECOR

ALL BANQUETTE SEAT PADS AND BACK TO BE REUPHOLSTERED.

PIZZA BOX RACK TO RHS OF TK REQUIRED

ALLOW FOR DISPOSAL OF REDUNDANT EQUIPMENT AND WASTE

SHOPFRONT
REPLACE WINDOW PANE WITH HATCHED PANEL FOR DELIVERY DRIVERS

ALLOW FOR NEW TILING ON STALLRISER APPROX 8MX1M

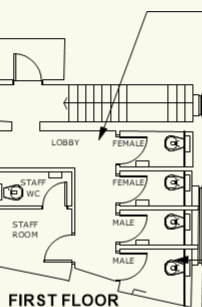
REDECORATE SHOP FRONT; LIGHT REPAIR TO TIMBER CILLS, REPAINT FASCIA AND WINDOW FRAMES

SERVICE AND DECORATE ENTRANCE DOORS AND SOFFIT

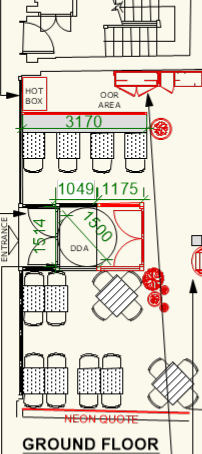
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PROPOSED GA

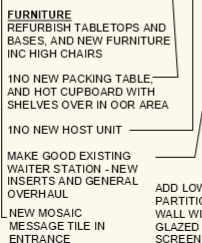
Scale: 1:100



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR WCs

REPLACE WC CUBICLE TAPS WITH CONCUSSIVE AND ENSURE VALVES ARE FITTED TO SERVICES

ENSURE FLUSH PLATES ARE REPLACED AND LEFT IN WORKING ORDER

OVERHAUL DOORS, SAND, DECOR AND REPAIR/REPLACE IRONMONGERY

DECOR TO WALLS & CEILINGS

TIMBER FLOOR RETAINED IN WC LOBBY

TIMBER WALL CLADDING TO BE RETAINED IN WC LOBBY

FLOOR TILES IN WC REQUIRE REPLACEMENT TO MEET CURRENT HSE GUIDELINES

IPS PANELS IN LACQUERED TIMBER REQUIRE REPAIR AND DECOR

DA WC
ENSURE DA WC IS FULLY PART M COMPLIANT - REPAIR AND CHECK ALL SANITARY WARE

BOH AREAS

REPLACE FLY SCREEN DOOR WITH A STURDIER VERSION OR POSSIBLE CHAIN

REPLACE GLASSWASHER AREA WITH DRINKS STORE WITH FABRICATED LOCKABLE CAGED

ENTRANCE DUE TO NARROW OPENING CHECK WASTE AND LOOK TO CONNECT PASTA BOILER INTO GROUND

ALLOW FOR REPAIRS TO DAMAGED WALLS AND CEILINGS IN OFFICE AND STORE ROOM

NEW DIGI LOCK WITH HOLD BACK LATCH REQUIRED ON STAFF ROOM

BOH WALKWAY AND 1NO STEP - TILED FLOOR DOES NOT MEET HSE GUIDELINES. SCREED AND INSTALL ALTO STRONGHOLD (DOLPHIN) SHELVES

ALLOW FOR REPAIRS (APPROX 2M) ON GREY TILED WALL SURFACES

CLAD OVER DAMAGED ALTRO SKIRT WITH FOLDED CHEQUER - APPROX 5M

ELECTRICAL CONTRACTOR
RELAMP 2NO EXTERNAL SOFFIT LIGHTS

MUSIC AMP CURRENTLY ON BAR

CHECK DIMMER

COST TO ALLOW FOR MUSIC ZONE TO UPPER FLOOR CUSTOMER WCs

RETAIN PENDANT LIGHTS OVER TK

INSTALL TIMERS ON 4NO EXISTING WALL MOUNTED HEATERS IN EXTERNAL TERRACE

EL - REPLACE AS REQUIRED AND CERT

FIXED WIRE - ISSUE

SMOKE/HEAT - CHECK AND ENSURE ALL CORRECT

CORRO TO FRONT ENTRANCE

2 NO EFks REQUIRED

QSR REQUIRED

SECURITY ALARM & CCTV

ENSURE CCTV IS LEFT IN WORKING ORDER AND CAMERA REQUESTED BY BAR TO BE MOVED

HVAC CONSULTANT & CONTRACTOR
TWIN DOOR HEATER - REPORTED NOT WORKING.

DAIKIN HVAC REPLACED LESS THAN 1 YEAR AGO. STATED IN WORKING ORDER

FIRE SUPPRESSION REQUIRED

LED LIGHTING TO EXTRACT CANOPY

FRESH AIR IN TK FROM CANOPY TO RUN ON CONTROLLER

SPRAY EXISTING CEILING CASSETTES

EXISTING CONSENSE UNITS ON ROOF LEAKING HEAVILY, NO TRAYS OR DRAINAGE FITTED

CATERING CONTRACTOR
2 NO SS SHELVES TO LHS OF TK COUNTER

REPLACE WIRE RACKING IN TK USED TO STORE PIZZA BOXES AND INCREASE SIZE

ALLOW TO INSTALL FOG UNIT AND REMOVE GUZZLER UNLESS ADVISED

THAT GUZZLER IS SERVICED AND TO REMAIN

SHELF TO OVEN AND PADDLE ADD STAND

ADD ZED ELEMENTS

EXTERNAL TERRACE
REMOVE 3 NO OLIVE TREES

KILN DRIED SAND TO BE RUN INTO PAVING JOINTS

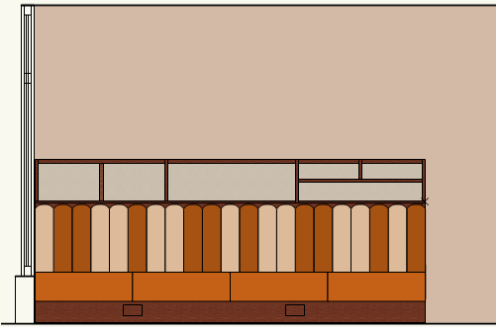
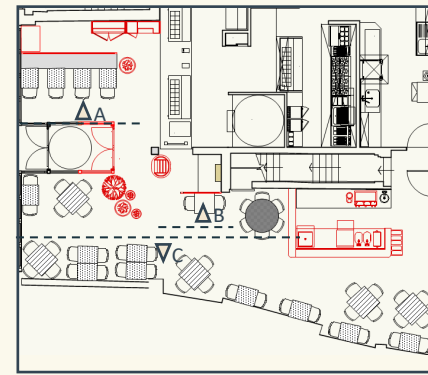
ENSURE FIRE ESCAPE ROUTES ARE ALL OPERABLE

REAR TIMBER DOORS TO BE SERVICED AND DRAUGHT EXCLUDED

ALLOW FOR NEW TIMBER PERGOLA WITH WILLOW ROOF

Proposed Covers
Internal - 100
External- 20
Total - 120

Fire Area



Screen to create
OOR area. Ref:
South Woodford



Section A



Section B Terracotta brick gloss tiles on TK
counter



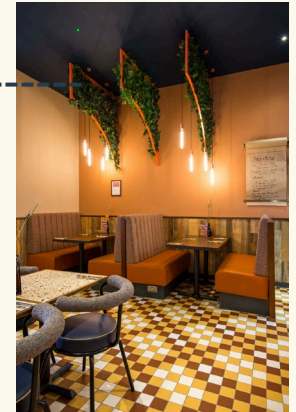
Timber and
glass screens
to make
more
desirable
seating areas



Hanging bells
from branch

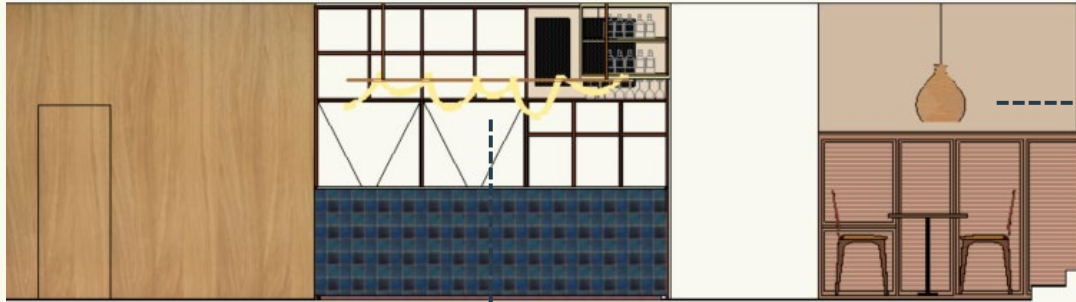


Section C

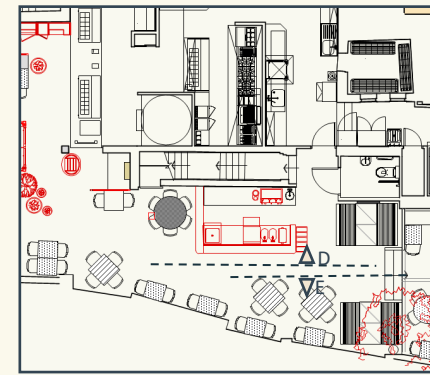


Warm glowy lights
in window

Energy Area



Section D

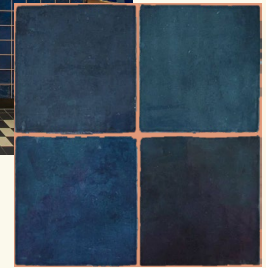


Section E

Brick slips to be retained with
panels under dado to be painted
in Azure Fusion Blue



New front and back bar to
accommodate glass washer
Clad in blue gloss tiles with
terracotta grout and wavy neon
light above



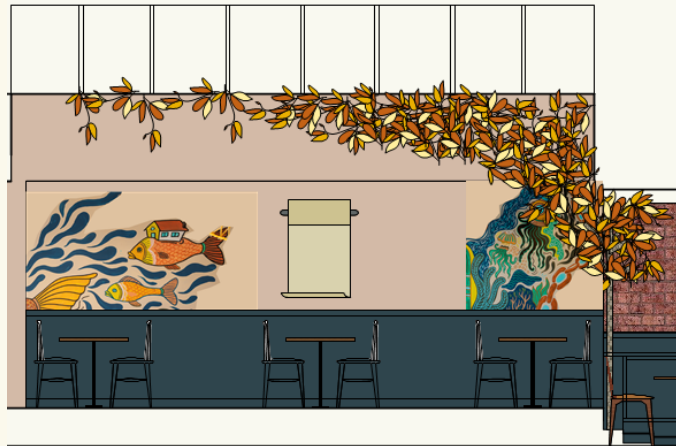
Nature Area



Section F: Left side wall



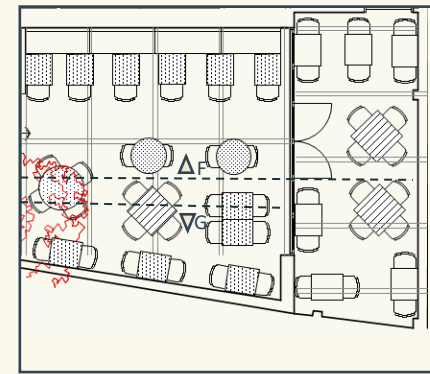
Feature hanging rattan pendants to highlight 'nature' area



Section G: Right hand side wall



New pergola with willow roof and festoons, like St Albans



Orange foliage on trees to span over Energy area into the Nature area

Proposed Artist



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