



Pub Name: Brickmakers Arms

Location: Burgess Hill

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Full external redecoration of main building • Allowance for access to the above works • Stripping out and disposal of redundant items • New signage scheme and lights to current design and subject to planning approval • Provisional allowances to carry out the external repairs; compliance works
Trade Area - Generally	<ul style="list-style-type: none"> • Stripping out and disposal of redundant items • Box out existing wall with assumed studwork to accommodate wall panelling for darts feature • Construct new partition to form new bar servery entrance • Investigate existing fireplaces, including survey and sweeping • Allowance to replace existing cracked hearth • Construct new bar servery to infill where existing removed • Construct new lower backfitting, with hardwood top • Form new till surrounds; reposition to bar front • Construct new upper backfitting, including bottle steps etc • New overbar, hanging glass rack; details TBC • New timber drinks shelves • New feature timber screen to entrance • Reinstall existing stained-glass panels to locations • General allowance for miscellaneous joinery • Overhaul existing doors to remain including ironmongery etc • New half glazed door set, including frame, ironmongery etc • New FD30 door set, including frame, ironmongery etc • Overhaul existing windows to remain including ironmongery etc • Supply and lay new entrance matting • Provide and fix new wall to bar servery

	<ul style="list-style-type: none"> • Sand, stain and repolish existing timber floor • Allowance for nosings, threshold strips etc • Full internal decorations • Decorations to bar • Supply and install new wall panelling to darts area • Sanitaryware and drainage requirements following new bar layout • Allow for new drainer top sink / racking unit • Reglazed windows to front elevation for visibility into pub
Gents Toilets	<ul style="list-style-type: none"> • Stripping out and disposal of redundant items • Retain existing wall tiles • Minor overhaul existing extract fan • Full internal decorations • Retain existing sanitaryware • Minor above ground drainage repairs
Ladies Toilets	<ul style="list-style-type: none"> • Stripping out and disposal of redundant items • Retain existing wall tiles • Minor overhaul existing extract fan • Full internal decorations • Retain existing sanitaryware • Minor above ground drainage repairs
Cellar	<ul style="list-style-type: none"> • BWIC with Smart Dispense installation
Private Accommodation	<ul style="list-style-type: none"> • Decorations • Strip out floor coverings • New vinyl flooring • Overhaul existing bathroom (minor allowance) • Overhaul existing kitchen units (minor allowance) • Overhaul existing doors and windows to remain including ironmongery etc.
Services	<ul style="list-style-type: none"> • Supplies to new glasswasher • Overhaul dimmer pack for lighting to trade area • New internal and external lighting / power layout to suit design • Survey and report on existing emergency lighting - assumed compliant • Survey and report on existing fire alarm - assumed compliant
Sustainability	<ul style="list-style-type: none"> • General allowance for EPC works following report

Summary

Star Pubs – Invest for Success (I4S)

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.