

HOUSE



RULES

BUSINESS RENOVATIONS PLAN

PREPARED BY NATHAN RAYNER

@HouseRulesNewport | +44 (0) 7769 180273

CONTENTS



ITEM	PAGES
• PROJECT OVERVIEW	3
• OBJECTIVES	4
• EXISTING BUILDING ASSESSMENT	5 – 6
• CONSERVATION & HERITAGE APPROACH	7
• DESIGN CONCEPT	8
• EXTERIOR REFURBISHMENT	9 – 10
• GROUND FLOOR REFURBISHMENT	11
• FIRST FLOOR REFURBISHMENT	12
• TOILETS REFURBISHMENT	13
• FURNATURE SCHEDULE	14
• EQUIPMENT & SUSTAINABILITY	15
• PROJECT PROGRAMME	16
• EXPECTED OUTCOMES	17





PROJECT OVERVIEW

THE REFURBISHMENT OF HOUSE RULES WILL TRANSFORM A VACANT COMMERCIAL UNIT INTO A PREMIUM TABLETOP GAMES LOUNGE AND COCKTAIL BAR. THE AIM IS TO CREATE A WARM, WELCOMING VENUE THAT CATERS TO BOARD GAMERS, TRADING CARD PLAYERS, FAMILIES DURING THE DAY AND ADULTS DURING THE EVENING.

HOUSE RULES WILL BE A COMMUNITY FOCUSED CAFÉ, COCKTAIL BAR AND TABLETOP GAMING VENUE LOCATED ON NEWPORT HIGH STREET.

THE BUSINESS COMBINES A RELAXED DAYTIME CAFÉ ENVIROMENT WITH AN INTERACTIVE EVENING GAMING AND SOCIAL EXPERIENCE.

BY OFFERING BOARD GAMES, EVENTS AND A WELCOMING ATMOSPHERE, THE BUSINESS AIMS TO ATTRACT A WIDE AUDIENCE RANGING FROM STUDENTS AND FAMILIES TO YOUNG PROFESSIONALS AND HOBBY GAMERS.

WORKING CLOSELY WITH THE CONSERVATION TEAM, OUR INTENTION IS TO SENSITIVELY RESTORE THE BUILDING'S HISTORIC APPEARANCE WHILE INCORPORATING HIGH-QUALITY MODERN DESIGN ELEMENTS. THIS APPROACH WILL PRESERVE THE PROPERTY'S HERITAGE, ENHANCE THE STREETScape, AND CREATE AN INVITING DESTINATION THAT ENCOURAGES GREATER PUBLIC ENGAGEMENT WITH THE HIGH STREET.



OBJECTIVES

THE REFURBISHMENT HAS BEEN DESIGNED TO ACHIEVE SEVERAL KEY OBJECTIVES:

- RESTORE AND ENHANCE THE BUILDING'S HISTORIC APPEARANCE WHILE RESPECTING THE CONSERVATION AREA.
- CREATE A PREMIUM DESTINATION VENUE THAT IS VISUALLY DISTINCTIVE AND WELCOMING.
- PROVIDE COMFORTABLE SEATING AND GAMING SPACES FOR A VARIETY OF CUSTOMER GROUPS.
- MAXIMISE THE USE OF BOTH FLOORS THROUGH FLEXIBLE LAYOUTS AND MULTIPLE SEATING STYLES.
- IMPROVE ACCESSIBILITY AND CUSTOMER FACILITIES.
- INCREASE ENERGY EFFICIENCY THROUGH MODERN LIGHTING AND EQUIPMENT.
- INSTALL HIGH-QUALITY BAR, CUSTOMER FACILITIES AND IN THE FUTURE KITCHEN,.
- CREATE AN ENVIRONMENT THAT ENCOURAGES LONGER VISITS AND REPEAT CUSTOM.
- CONTRIBUTE POSITIVELY TO THE REGENERATION OF NEWPORT CITY CENTRE.



EXISTING BUILDING ASSESSMENT

THE PROPERTY CURRENTLY CONSISTS OF A VACANT COMMERCIAL UNIT REQUIRING COMPREHENSIVE REFURBISHMENT THROUGHOUT. WHILE STRUCTURALLY SUITABLE FOR REDEVELOPMENT, MANY INTERNAL FINISHES AND BUILDING SERVICES ARE OUTDATED OR NO LONGER FIT FOR MODERN HOSPITALITY USE.

EXISTING ISSUES INCLUDE WORN FLOORING, DATED DECORATIONS, LIMITED LIGHTING, AGEING WINDOWS, INEFFICIENT LAYOUTS, AND A LACK OF FACILITIES SUITABLE FOR A PREMIUM HOSPITALITY VENUE. THE BUILDING CURRENTLY LACKS THE WARMTH, ACCESSIBILITY, AND FUNCTIONALITY REQUIRED TO ATTRACT CUSTOMERS AND SUPPORT THE PROPOSED BUSINESS MODEL.

DESPITE THESE SHORTCOMINGS, THE BUILDING POSSESSES SIGNIFICANT ARCHITECTURAL CHARACTER AND OCCUPIES A PROMINENT HIGH STREET LOCATION. THE REFURBISHMENT AIMS TO RETAIN AND CELEBRATE THESE HISTORIC QUALITIES WHILE INTRODUCING CONTEMPORARY MATERIALS, IMPROVED FACILITIES, AND AN INVITING ATMOSPHERE.



EXISTING BUILDING ASSESSMENT



CONSERVATION & HERITAGE APPROACH

HOUSE RULES IS COMMITTED TO PRESERVING THE HISTORIC SIGNIFICANCE OF THE BUILDING AND CONTRIBUTING POSITIVELY TO NEWPORT'S CONSERVATION AREA.

WORKING CLOSELY WITH THE CONSERVATION TEAM, OUR INTENTION IS TO SENSITIVELY RESTORE THE BUILDING'S ORIGINAL CHARACTER WHILE INCORPORATING HIGH-QUALITY MODERN DESIGN ELEMENTS. THIS APPROACH WILL PRESERVE THE PROPERTY'S HERITAGE, ENHANCE THE STREETScape, AND CREATE AN INVITING DESTINATION THAT ENCOURAGES GREATER PUBLIC ENGAGEMENT WITH THE HIGH STREET.

WHEREVER PRACTICAL, ORIGINAL ARCHITECTURAL FEATURES WILL BE RETAINED AND RESTORED RATHER THAN REPLACED. NEW ADDITIONS—including signage, lighting, windows, and external finishes—will be selected to complement the building's historic appearance while meeting modern operational requirements.

THE PROPOSED REFURBISHMENT SEEKS TO DEMONSTRATE HOW HISTORIC BUILDINGS CAN BE SUCCESSFULLY ADAPTED FOR CONTEMPORARY USE WITHOUT COMPROMISING THEIR HERITAGE VALUE.



DESIGN CONCEPT

THE OVERALL INTERIOR DESIGN DRAWS INSPIRATION FROM TRADITIONAL BRITISH LIBRARIES, CLASSIC GENTLEMEN'S CLUBS, MODERN COCKTAIL LOUNGES, AND FANTASY TAVERNS. THE OBJECTIVE IS TO CREATE A SOPHISTICATED, COMFORTABLE, AND MEMORABLE ENVIRONMENT THAT ENCOURAGES CUSTOMERS TO RELAX AND SPEND TIME WITH FRIENDS.

THE COLOUR PALETTE WILL CENTRE ON MATTE BLACK, CHARCOAL, ANTIQUE GOLD, DEEP FOREST GREEN, WARM OAK, WALNUT, AND BRASS. THESE COLOURS WILL BE COMPLEMENTED BY SUBTLE BOTANICAL ELEMENTS, WARM AMBIENT LIGHTING, AND PREMIUM FINISHES THROUGHOUT.

FURNITURE HAS BEEN SELECTED TO PROVIDE BOTH COMFORT AND FLEXIBILITY. GREEN VELVET WINGBACK CHAIRS, BROWN LEATHER SOFAS, UPHOLSTERED BENCH SEATING, AND BESPOKE WOODEN GAMING TABLES WILL CREATE A WELCOMING ENVIRONMENT SUITED TO BOTH CASUAL CUSTOMERS AND ORGANISED GAMING EVENTS. FEATURE LIGHTING, DECORATIVE SHELVING FILLED WITH BOARD GAMES, PLANTS, ARTWORK, AND BRASS DETAILING WILL REINFORCE THE PREMIUM AESTHETIC WHILE MAINTAINING A WARM AND INVITING ATMOSPHERE.

EXTERIOR REFURBISHMENT



THE EXTERNAL REFURBISHMENT IS INTENDED TO DRAMATICALLY IMPROVE THE BUILDING'S APPEARANCE WHILE REMAINING SYMPATHETIC TO ITS HISTORIC CONTEXT.

PROPOSED EXTERNAL WORKS INCLUDE:

- RESTORATION AND REPAINTING OF THE EXISTING FAÇADE.
- REPAIR AND DECORATION OF UPPER-FLOOR ELEVATIONS.
- INSTALLATION OF NEW UPVC WINDOWS (SUBJECT TO PLANNING APPROVAL).
- RESTORATION OR REPLACEMENT OF ENTRANCE DOORS WITH HIGH-QUALITY MODERN ALTERNATIVES.
- INSTALLATION OF A NEW FASCIA SIGN DISPLAYING THE HOUSE RULES BRANDING, ILLUMINATED WITH DOWN LIGHTS.
- WARM EXTERNAL FEATURE LIGHTING.
- DECORATIVE PLANTING TO SOFTEN THE STREETScape.

THESE IMPROVEMENTS WILL ENHANCE THE VISUAL APPEAL OF THE PROPERTY, IMPROVE ITS PROMINENCE ON THE HIGH STREET, AND ENCOURAGE PASSING PEDESTRIANS TO ENTER THE VENUE.



EXTERIOR REFINISHMENT CONCEPT



GROUND FLOOR REFERBISHMENT



THE GROUND FLOOR WILL SERVE AS THE HEART OF THE BUSINESS AND WILL CONTAIN:

- BESPOKE COCKTAIL BAR
- COFFEE PREPARATION AREA
- BOARD GAME LIBRARY
- CASUAL GAMING TABLES
- COMFORTABLE SEATING
- CUSTOMER WAITING AREA
- POINT OF SALE
- BAR STOOLS
- FEATURE LIGHTING
- DECORATIVE SHELVEING
- ACCESSIBLE CIRCULATION ROUTES
- COMMUNITY WALL

THE NEW BAR WILL BECOME THE VENUE'S VISUAL FOCAL POINT, FINISHED WITH GRAY PANELLING, BRASS DETAILING, TIMBER SHELVEING, FEATURE LIGHTING, AND PREMIUM WORK SURFACES.

GAMING TABLES WILL BE CAREFULLY POSITIONED TO MAXIMISE SEATING WHILE MAINTAINING GENEROUS CIRCULATION SPACE FOR STAFF AND CUSTOMERS, ALONG WITH COMFORTABLE ACCESSIBLE SPACES FOR ALL.



FIRST FLOOR REFURBISHMENT

THE FIRST FLOOR WILL PROVIDE QUIETER GAMING AND SOCIAL SPACES DESIGNED FOR LONGER VISITS. THIS FLOOR WILL INCLUDE:

- DEDICATED ROLE-PLAYING GAME TABLES.
- TRADING CARD GAMING AREA.
- SOFA SEATING.
- WINGBACK READING CORNERS.
- ADDITIONAL BOARD GAME TABLES.
- COMMUNITY EVENT SPACE.
- TOURNAMENT SEATING.
- STORAGE FACILITIES.

THE LAYOUT HAS BEEN DESIGNED TO ACCOMMODATE ORGANISED GAMING SESSIONS WHILE REMAINING FLEXIBLE FOR PRIVATE HIRE, CORPORATE EVENTS, AND LARGER CUSTOMER GROUPS.



TOILETS REFURBISHMENT

CUSTOMER FACILITIES WILL BE FULLY MODERNISED TO PROVIDE A CLEAN, ACCESSIBLE, AND WELCOMING ENVIRONMENT.

WORKS INCLUDE:

- COMPLETE REFURBISHMENT OF ALL TOILET FACILITIES.
- NEW MEN'S, WOMEN'S, ACCESSIBLE, AND CUSTOMER WCS.
- MODERN SANITARYWARE.
- DECORATIVE MIRRORS.
- DURABLE, EASY-CLEAN FINISHES.
- IMPROVED LIGHTING AND VENTILATION.



FURNITURE SCHEDULE

THE VENUE WILL INCLUDE A MIXTURE OF SEATING STYLES TO ACCOMMODATE DIFFERENT CUSTOMER GROUPS.

INDICATIVE FURNITURE INCLUDES:

- UNIQUE BESPOKE IN-BUILT COMMUNAL GAMING TABLE.
- 12 TWO-PERSON GAMING TABLES.
- 4 FOUR-PERSON GAMING TABLES.
- GREEN WINGBACK CHAIRS.
- BROWN LEATHER SOFAS.
- CUSHIONED BENCH SEATING.
- DINING CHAIRS.
- BAR STOOLS.
- COFFEE TABLES.
- STORAGE UNITS (FOR CUSTOMERS
- FEATURE SHELVING.



EQUIPMENT

MAJOR EQUIPMENT WILL INCLUDE:

- POS SYSTEM.
- CARD PAYMENT TERMINALS.
- COFFEE MACHINE.
- COCKTAIL EQUIPMENT.
- REFRIGERATION.
- BEER TAPS.
- GLASS WASHER.
- ICE MACHINE.
- CCTV.
- SECURITY SYSTEM.
- GAMING LIBRARY SHELVING.
- TOURNAMENT DISPLAY SCREENS.
- LARGE BOARDGAME LIBRARY.

SUSTAINABILITY

THE REFURBISHMENT WILL SEEK TO MINIMISE ENVIRONMENTAL IMPACT THROUGH:

- LED LIGHTING THROUGHOUT.
- ENERGY-EFFICIENT APPLIANCES.
- DURABLE, LONG-LASTING FURNITURE.
- RECYCLING FACILITIES.
- LOW-FLOW TAPS.
- REFILLABLE DISPENSERS.
- SUSTAINABLE MATERIALS WHERE POSSIBLE.
- RETENTION AND RESTORATION OF EXISTING BUILDING FABRIC.

PROJECT PROGRAMME

PHASE 1 – PLANNING & PROCUREMENT

- PLANNING PERMISSION AND LISTED/CONSERVATION APPROVALS (WHERE REQUIRED).
- FINAL DESIGN DEVELOPMENT.
- CONTRACTOR PROCUREMENT.
- MATERIAL ORDERING.

PHASE 2 – STRIP-OUT & PREPARATION

- REMOVAL OF REDUNDANT FIXTURES.
- SITE CLEARANCE.
- INITIAL INSPECTIONS.
- STRUCTURAL PREPARATION.

PHASE 3 – BUILDING WORKS

- REPAIRS TO WALLS, CEILINGS, AND FLOORS.
- WINDOW AND DOOR WORKS.
- PLUMBING AND ELECTRICAL FIRST FIX.
- HEATING AND VENTILATION IMPROVEMENTS.

PHASE 4 – INTERIOR FIT-OUT

- BAR INSTALLATION.
- FLOORING.
- DECORATING.
- LIGHTING.
- JOINERY.
- SHELVING.

PHASE 5 – FINAL INSTALLATION

- FURNITURE.
- KITCHEN EQUIPMENT.
- BAR EQUIPMENT.
- BOARD GAME LIBRARY.
- IT SYSTEMS.
- SECURITY SYSTEMS.

PHASE 6 – COMMISSIONING & OPENING

- FINAL INSPECTIONS.
- STAFF TRAINING.
- STOCK DELIVERY.
- SOFT LAUNCH.
- OFFICIAL OPENING.

EXPECTED OUTCOMES

UPON COMPLETION, HOUSE RULES WILL PROVIDE A HIGH-QUALITY, INCLUSIVE VENUE THAT OFFERS A UNIQUE COMBINATION OF PREMIUM HOSPITALITY AND TABLETOP GAMING. THE REFURBISHMENT WILL TRANSFORM A VACANT HIGH STREET PROPERTY INTO AN ATTRACTIVE DESTINATION THAT SUPPORTS NEWPORT'S EVENING ECONOMY, ENCOURAGES REPEAT VISITS, AND STRENGTHENS THE LOCAL COMMUNITY THROUGH REGULAR EVENTS AND SOCIAL INTERACTION.

BY RESTORING THE BUILDING'S CHARACTER WHILE INTRODUCING CAREFULLY CONSIDERED MODERN IMPROVEMENTS, THE PROJECT WILL ENHANCE THE SURROUNDING CONSERVATION AREA AND DEMONSTRATE HOW HISTORIC BUILDINGS CAN BE SUCCESSFULLY ADAPTED FOR CONTEMPORARY USE. THE FINISHED VENUE WILL OFFER A WARM, STYLISH, AND MEMORABLE EXPERIENCE, HELPING TO ESTABLISH HOUSE RULES AS A FLAGSHIP DESTINATION FOR BOARD GAMES, TRADING CARD GAMES, ROLE-PLAYING GAMES, AND PREMIUM FOOD AND DRINK IN SOUTH WALES.