

Commentary by Pell Frischmann, RIBA stage 1 level of detail.

Structural approach to option 1

Retrofit and extend as commercial office space with necessary upgrades to meet current regulations. This involves a light CLT/timber framed partial, single storey to the existing large building. It is anticipated, at this stage, this will be a modest increase in load on existing structure and therefore any structural intervention will be minimal.

Temporary works:

The temporary works in this option are minimal as the existing structure is unaltered. Routing temporary works for maintenance and repair will be required and this is likely to include an external scaffold.

Impact on existing foundations:

None envisaged, except local landscaping, these are anticipated to be minor.

Structural approach to option 1

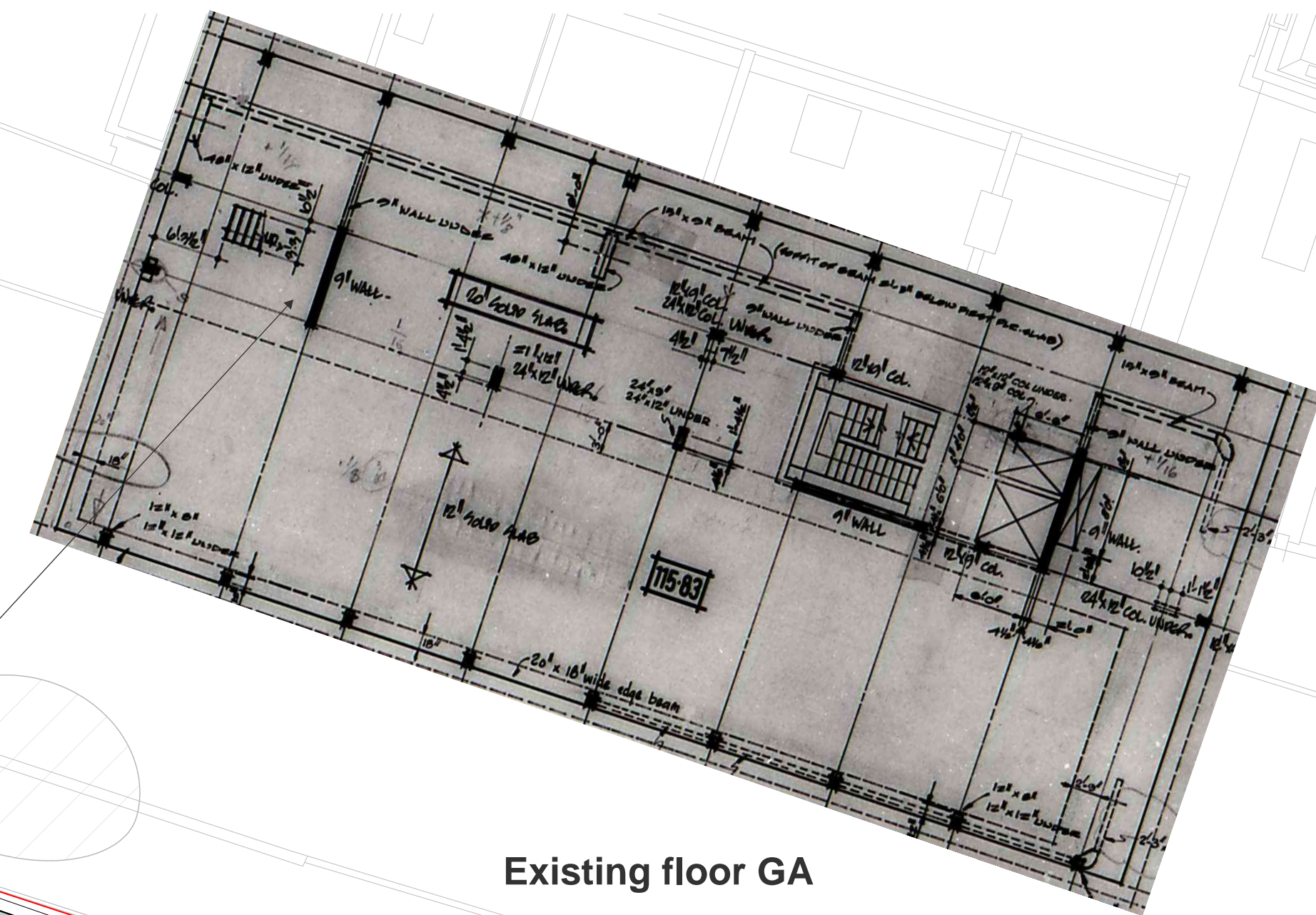
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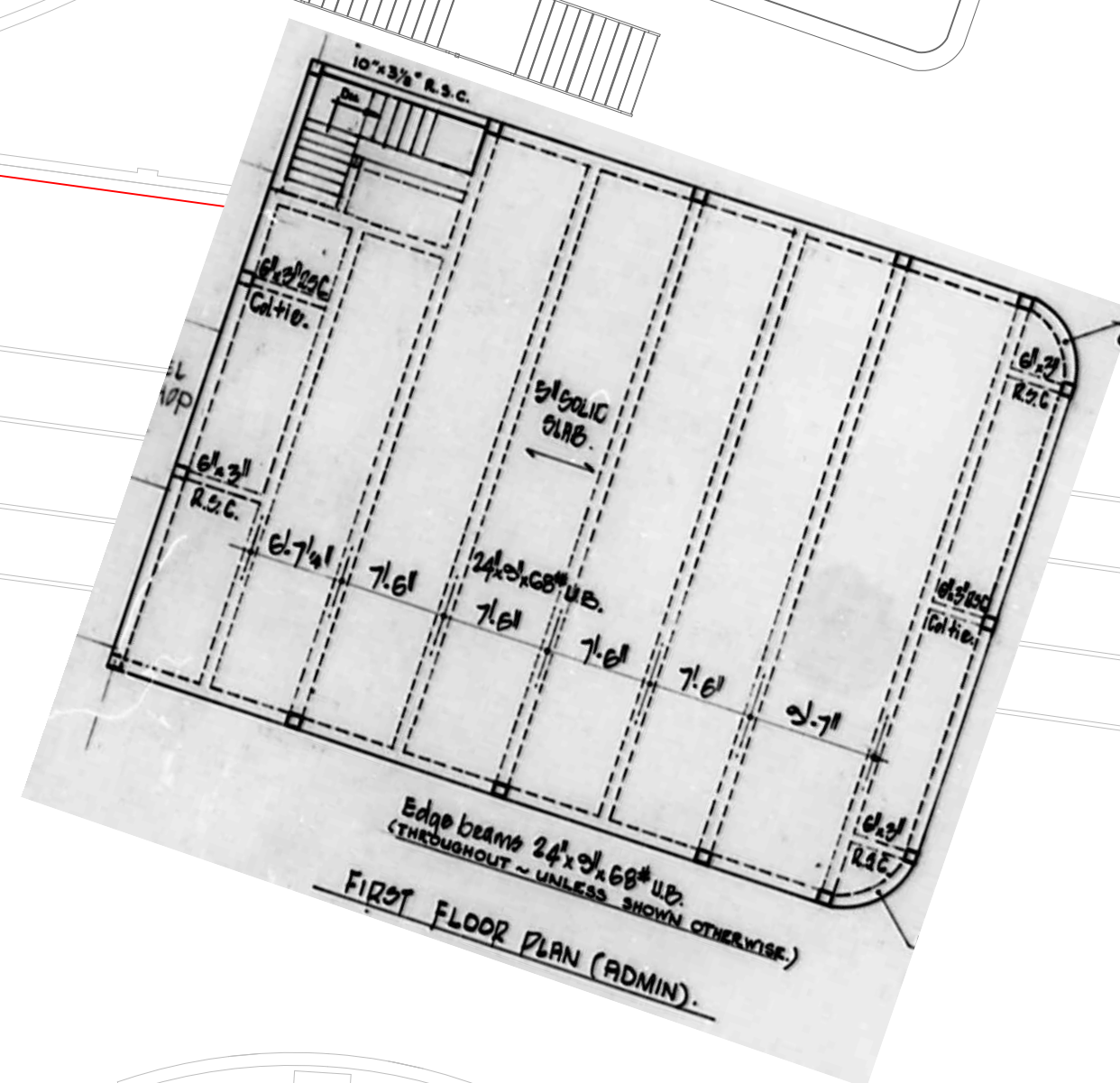
None envisaged, except local hard landscaping, these are anticipated to be minor.



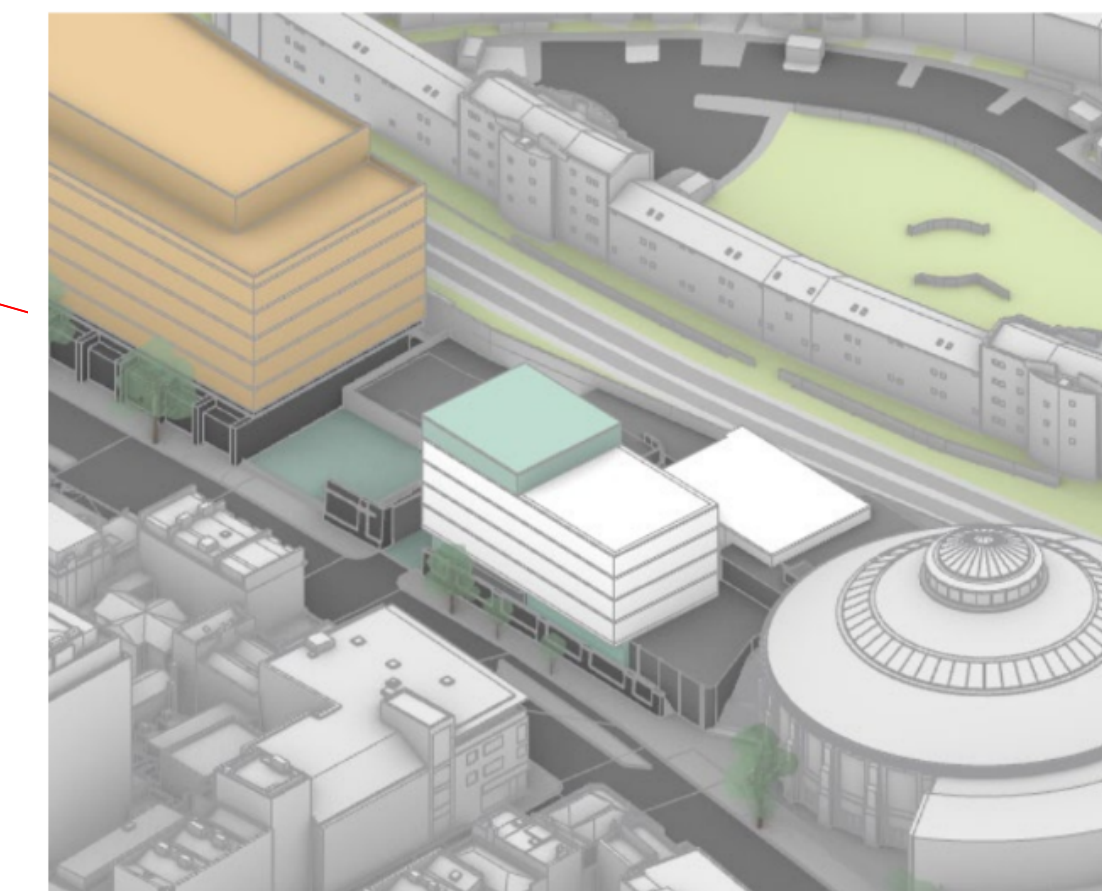
Existing floor GA



Proposed floor GAs



Existing floor GA



Option 1

Retention & Retrofit with Extension

Retrofit & extend as commercial office space with necessary upgrades to meet current regulations.

Pell Frischmann

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Retrofit_Option 1 - Second Floor Plan

