

## 5.0 Design Proposals and Proposed Drawings

In completing our design proposals we have identified several areas for refurbishment/development. The scope of work, intended design, concept and appearance for each area is set out within the subheadings in this section of the report.

No additional floor space is proposed and therefore the areas remain consistent as follows:-

Class B1	-	GEA 1932.1m <sup>2</sup>
Class C3	-	GEA 217.7m <sup>2</sup>

The residential property is a single two bedroom dwelling.

### 5.1 Building Façade/Envelope

Temporary scaffolding will be erected to all facades to facilitate this work. A goods hoist and rubbish chute may also be erected to allow the works to be completed. The scope of work to the exterior is as follows:

- The removal and replacement of the included 1980's plus wall cladding system (Figure 13) with a new system. Glass panel sizes will be equivalent to existing and frames will be polyester powder coated in dark brown to match the frames to the main entrance.
- The removal and replacement of the glass roof light at ground floor, (Figure 14) structural glass will be implemented for safety reasons.
- Careful removal, and reinstatement where in good condition, of all cast iron rainwater goods (Figure 15) with additional pipes to match existing design as necessary. These will be painted in dark brown to match external aluminium/steel.
- Repairs to facades generally to include re pointing. These works will not alter the external appearance of the building but will enhance it.
- All entrance doors (Figure 16) will be refurbished and re painted in dark brown. Window frames will be cleaned and re painted if, on inspection

from the scaffold once erected, the condition so warrants. The window ironmongery will be replaced only where necessary and new ironmongery to existing windows will be to match the existing. Cills, architraves and reveals will be refurbished.

- Water cleaning of the front elevation.
- Repairs to the roof to make it watertight. This will include repair of lead work, slate and secondary roof coverings, repairs to main roof coverings at all levels including the terrace at first floor and the use of a liquid applied membrane to all roofs.
- Roof work will also include new glazed handrails to the fifth floor terrace and first floor lightwell. Handrails to the main roof will be key clamp and external access ladder to the main roof will be refurbished. These items are integral to providing safe access.
- The lightning protection system (Figure 17) will be tested and refurbished if required and the lift motor room will be refurbished throughout.
- Timber decking (Figure 18) to first and fifth floors will be replaced with new.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue. This includes the replacement of all plant at roof level.

### 5.2 External Works and Landscaping

- Work will be completed to the junction with the existing pavement as necessary to ensure the building is watertight. No landscaping is proposed due to the urban context.



Figure 13



Figure 14



Figure 15



Figure 16



Figure 17



Figure 18

*Figures*

- 13. 1980's inclined plus wall cladding system, to be replaced
- 14. Glass roof light at ground floor, to be refurbished or replaced
- 15. Cast iron rainwater goods, to be refurbished
- 16. Modern revolving entrance door, to be refurbished
- 17. Existing lightning protection tape, to be refurbished
- 18. Existing timber decking, to be replaced

### 5.3 Reception and Protected Lobby (Figure 19)

- The parquet floor will be repaired, sanded, stained and varnished or polished.
- A new purpose built reception desk will be constructed to a specialist design.
- A new protected lobby will be formed using fire resistant glazing to ensure a safe route to the final exit point from upper floors for fire escape purposes.
- New finishes will be applied to refurbished walls.
- A new plasterboard ceiling will be instated with new lighting throughout.
- Entrance doors will be refurbished and repainted.
- The wall currently dividing the stair from the protected lobby will be removed exposing the original handrail. (Figure 20)
- New way finding and fire signage will be implemented.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.

### 5.4 Meeting Suite (Figure 21)

- All meeting rooms will have new carpets, wall finishes and ceilings.
- Meeting rooms will be fitted with IT/AV equipment and fixed furniture to meet the requirements of the client.
- New solid partition and glass partition walls will be erected as shown on the drawings.
- All columns will be stripped back to the original finish.
- New blinds will be provided to all windows.
- New doors will be provided to all meeting rooms, these will include new ironmongery and vision panels where appropriate.
- New way finding and fire signage will be implemented.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.

### 5.5 Circulation Cores

- Handrails will be stripped and repainted/varnished. (Figure 22)
- Existing doors will be refurbished, repaired and repainted where possible.
- Primary stair core will have new carpet and nosings.
- Escape stair will be repaired, re painted and a hazard strip applied.
- New lighting will be provided throughout both cores.
- New way finding and fire signage will be implemented.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.
- The glass panelling to the lift will be refurbished, frames repainted and thoroughly cleaned.
- The lift car will be refurbished and will have new high quality finishes.



Figure 19



Figure 20



Figure 21



Figure 22

*Figures*

- 19. Existing reception area*
- 20. Modern wall between reception and primary stair to be demolished to expose original handrail*
- 21. Existing meeting room*
- 22. Handrail to be stripped back*

#### 5.6 Office Refurbishment (Figure 23)

- All offices will have new carpets, new wall finishes and new plasterboard and suspended mineral fibre tile ceilings.
- New solid partition and glass partition walls will be erected as shown on the drawings.
- All columns will be stripped back to the original finish.
- New blinds will be provided to all windows.
- New doors will be provided to all rooms other than the circulation cores, the new doors will include new ironmongery and vision panels where appropriate.
- New lighting and vent tiles will be provided throughout.
- New fire signage will be implemented.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.

#### 5.7 Toilet Refurbishment (Figure 24)

- Toilets will have new cubicles, sanitary ware and vanity tops.
- New plasterboard ceiling will be installed in WC areas.
- New tile floor and wall finishes will be applied.
- New lighting will be installed.
- New blinds will be provided to windows.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.

#### 5.8 Kitchenette Refurbishment (Figure 25)

- Kitchens will be fitted with new cabinetry, work surfaces, sinks and appliances.
- New plasterboard ceiling will be installed.
- New tile floor and splash back will be applied.
- New lighting will be installed.

- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.

#### 5.9 Residential Refurbishment (Figure 26)

- The rooms of the residential property will have new carpets, the parquet floor to the hall will be retained and refurbished
- New wall finishes and plasterboard ceilings will be instated throughout.
- New solid partition walls will be erected as shown on the drawings.
- New blinds will be provided to all windows.
- Doors will typically be refurbished but the kitchen door will be replaced to match other doors.
- A new kitchen will be fitted with new cabinetry, work surfaces, sinks and appliances.
- A new bathroom will be fitted.
- New lighting will be provided throughout.
- New fire signage will be implemented.
- Complete replacement of all services with the exception of retention of the on-floor ductwork, ductwork to main risers and boiler flue.



Figure 23



Figure 24



Figure 25



Figure 26

*Figures*

- 23. Existing office - level 4
- 24. Existing example of sanitaryware
- 25. Existing example of kitchen
- 26. Existing hallway to residential flat