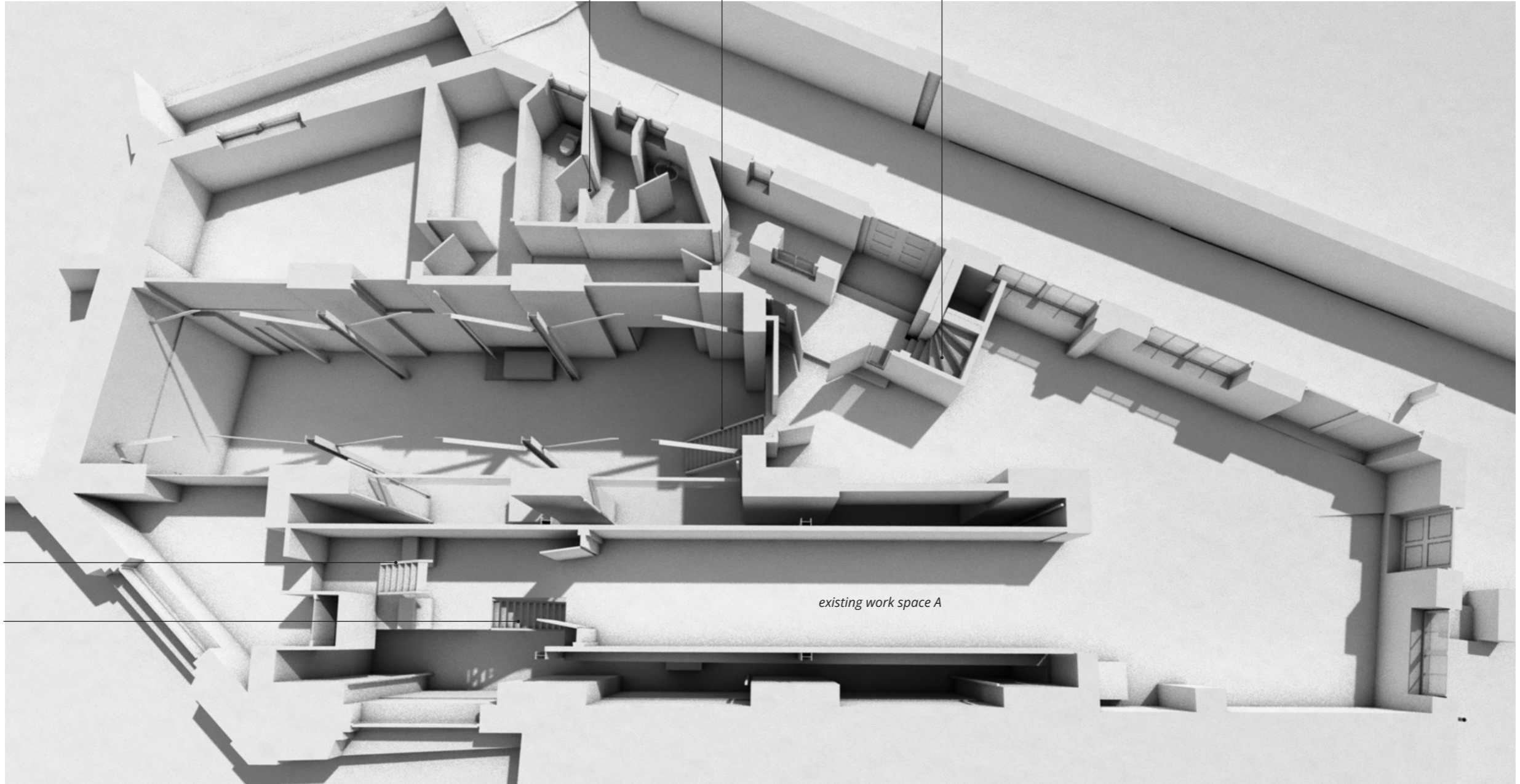


Existing Ground Floor

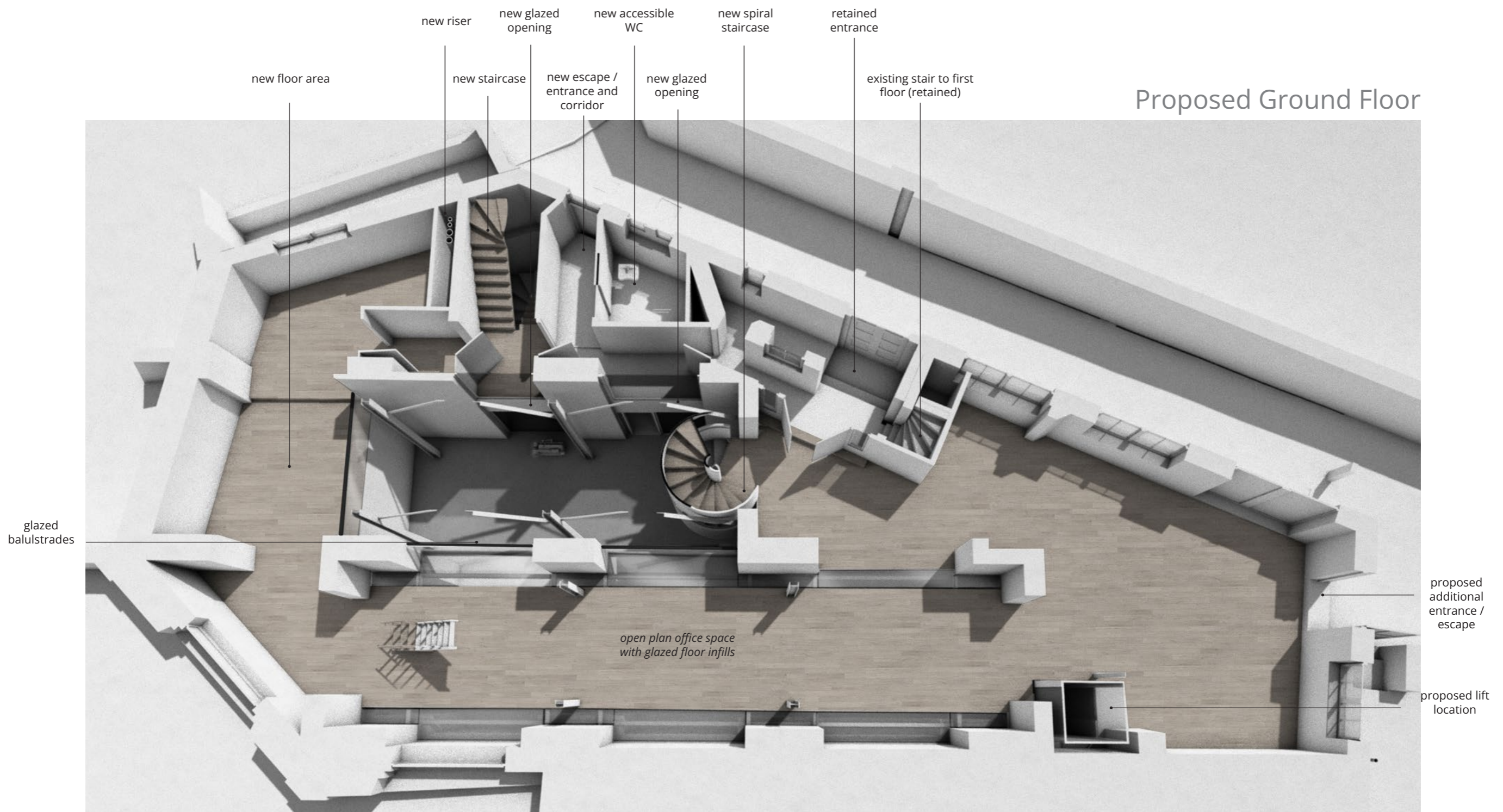
existing WCs existing stair to basement (to be removed) existing stair to first floor (retained)

existing stair to first floor (to be retained)
existing stair to basement (to be removed)

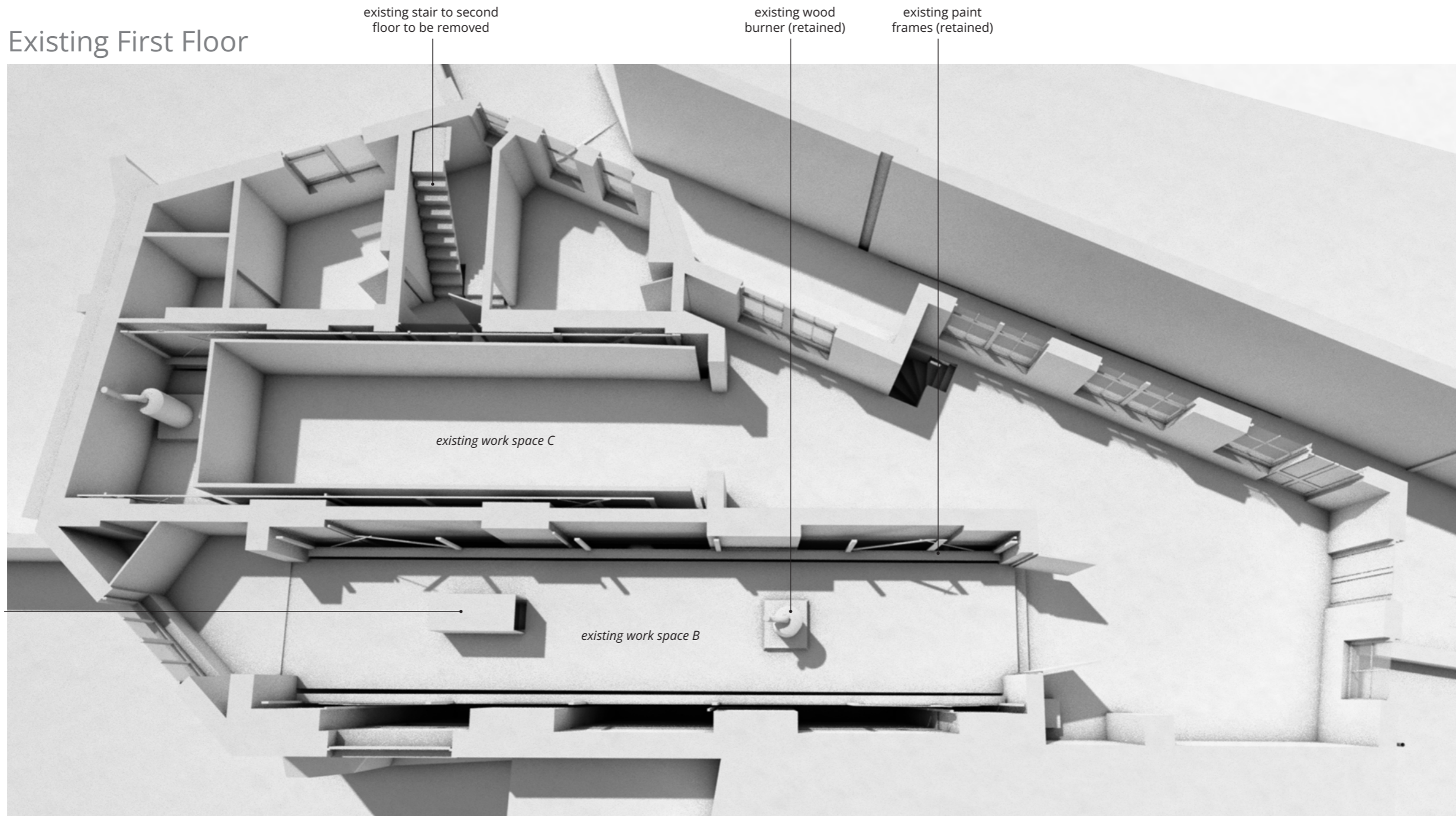
existing work space A



Proposed Ground Floor



Existing First Floor



existing stair to second floor to be removed

existing wood burner (retained)

existing paint frames (retained)

existing work space C

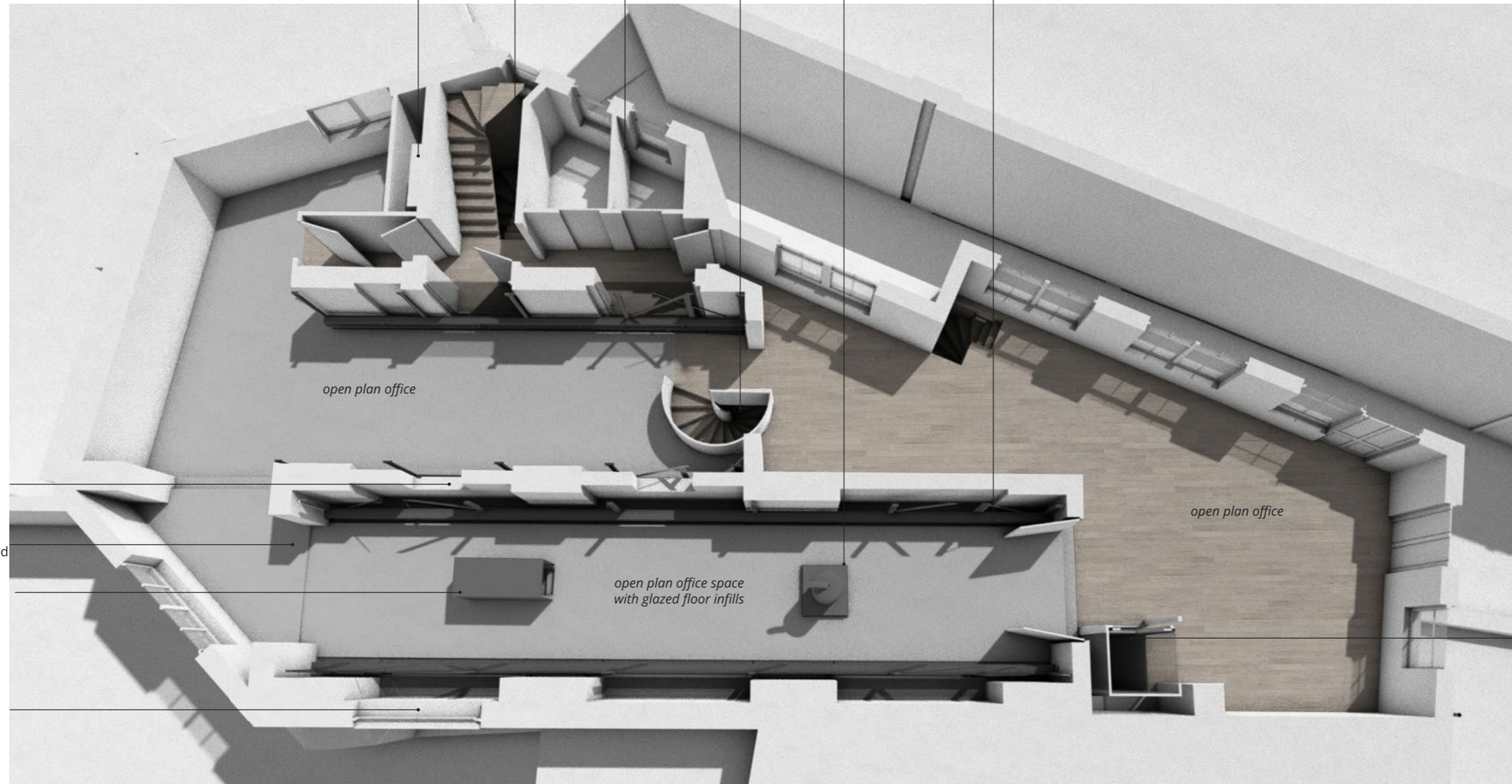
existing work space B

existing stair (enclosure to be replaced)



Proposed First Floor

new riser new staircase new WCs new spiral staircase existing wood burner (retained) existing paint frames (retained)



open plan office

open plan office

open plan office space with glazed floor infills

openings formed between gallery spaces
partitions removed and rooms connected
existing staircase retained with new enclosure
existing window reinstated

proposed lift location



Existing Second Floor



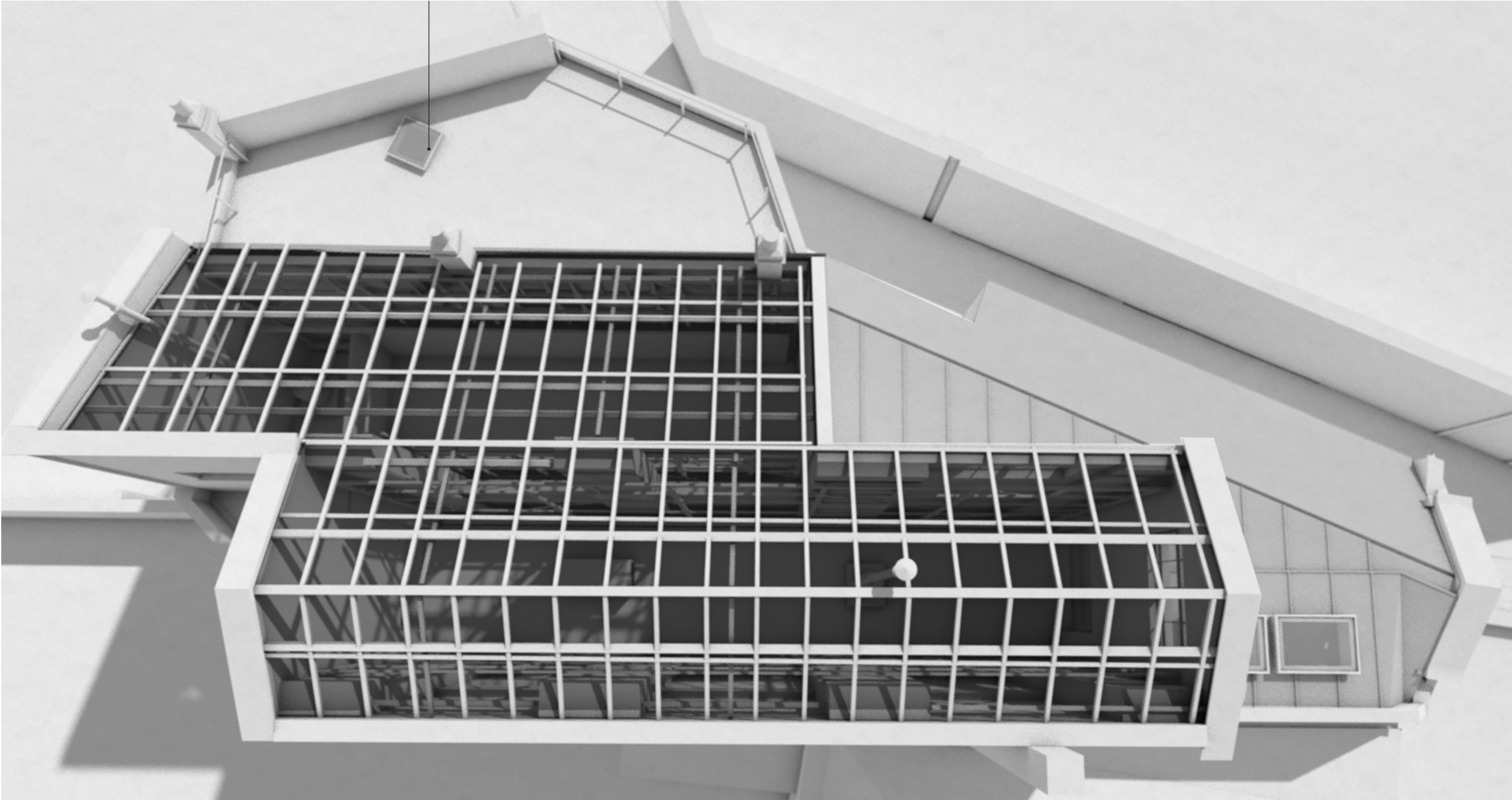
new terrace space new floor area with glass balustrade new riser new stair office space existing paint frames (retained)

Proposed Second Floor



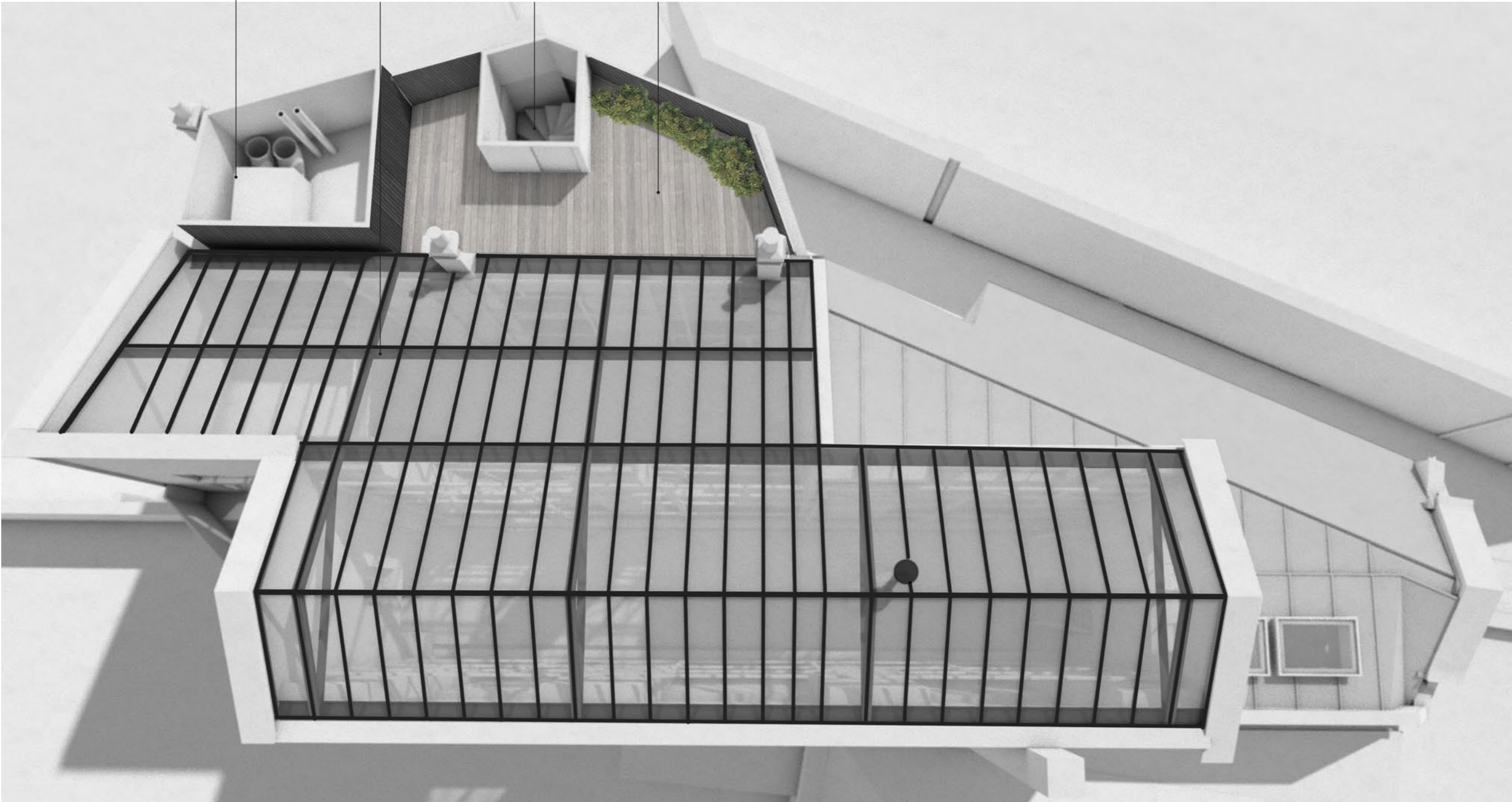
Existing Roof Plan

existing access to roof



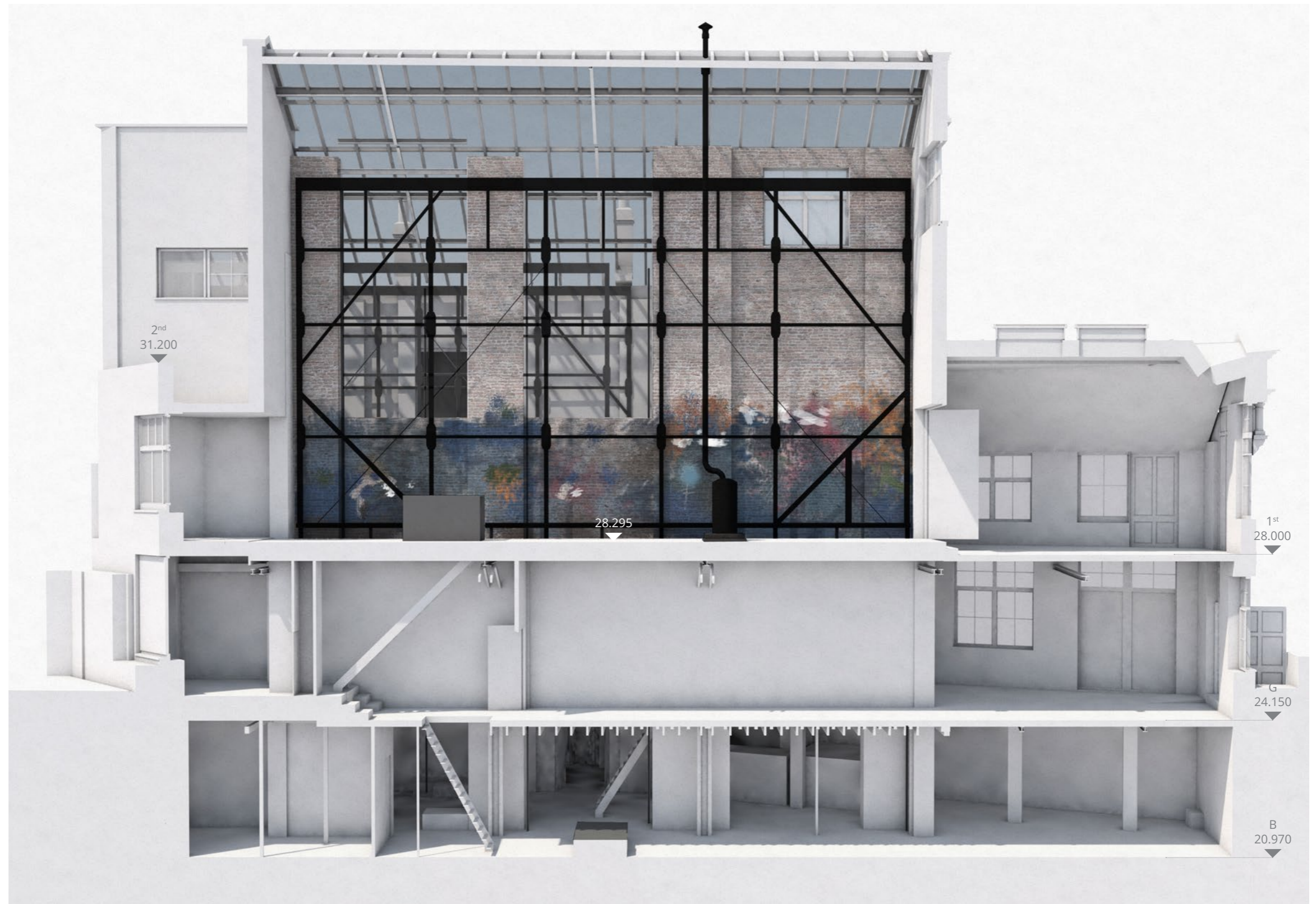
Proposed Roof Plan

plant space new double glazed roof system new staircase roof enclosure proposed terrace space

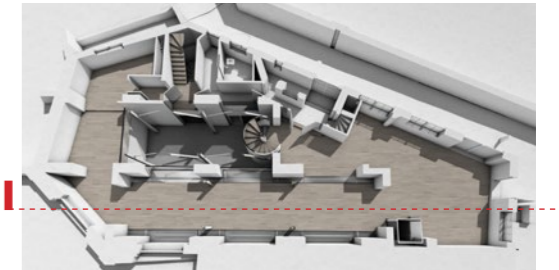


5.5 Sections-Existing & Proposed

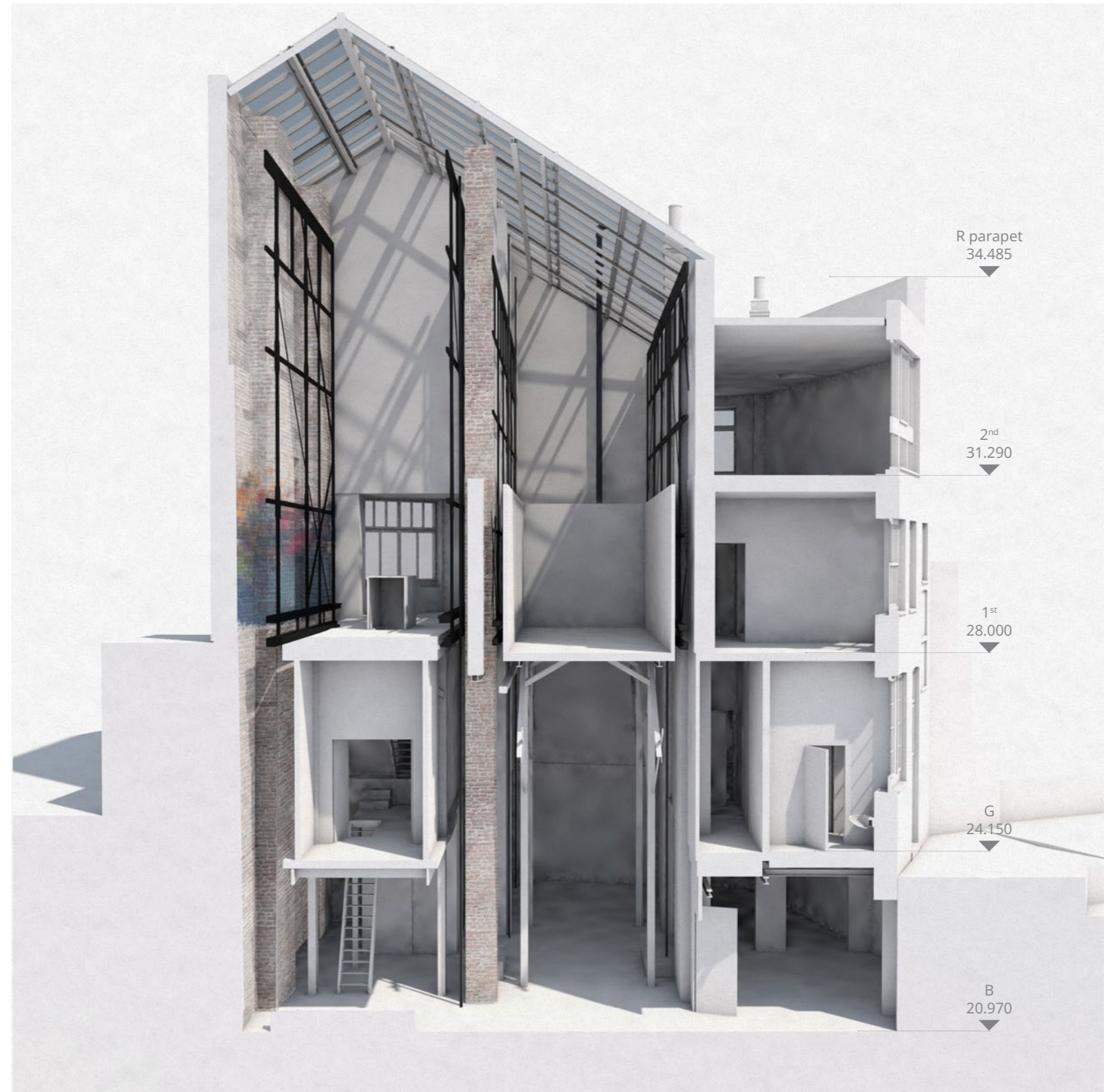
Existing Section A



Proposed Section A

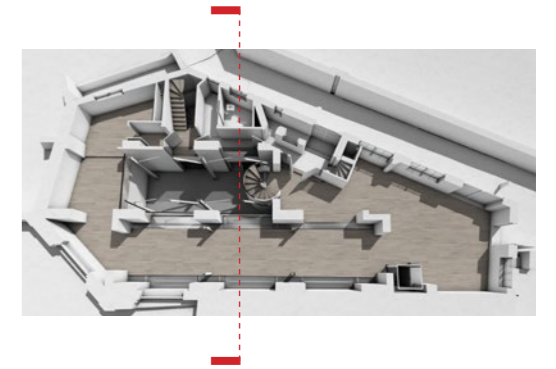


Existing Section B

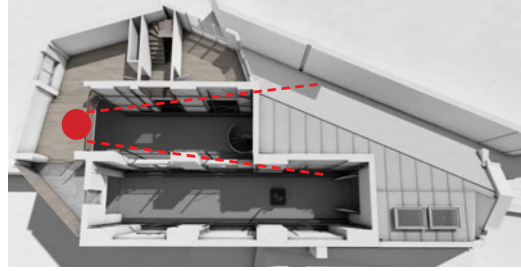




Proposed Section B

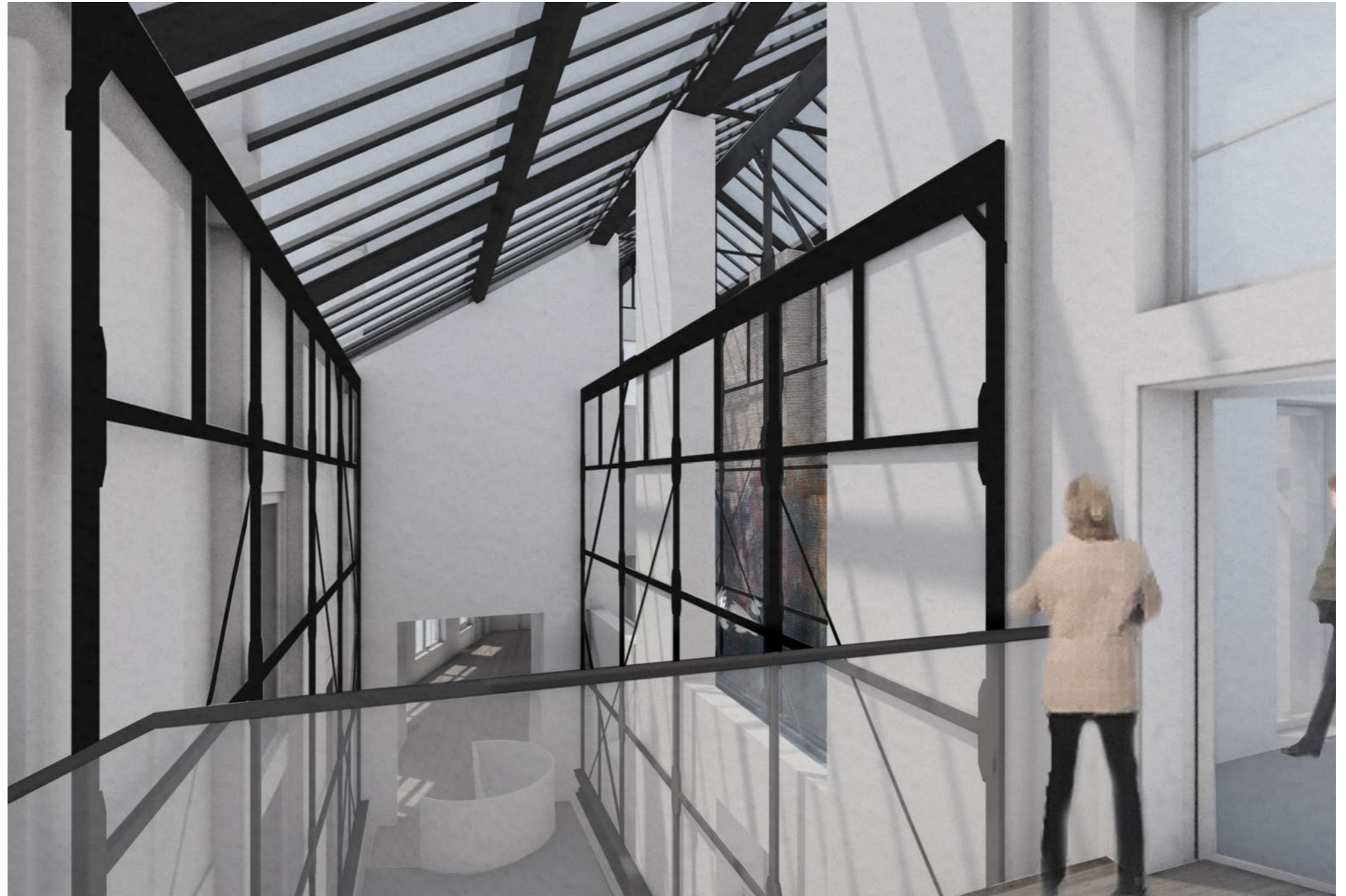


5.6 Proposed Internal Views

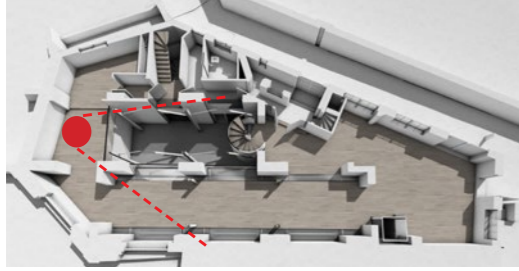


The following images represent key internal views of the interior of Elms Lesters and the alterations to the spaces that are proposed. These are:

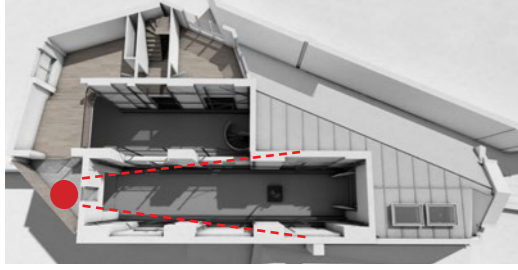
- 01 From the new second floor walkway looking down into the first floor workspace and towards the glazed roof;
- 02 New floorspace in the ground floor looking down into the basement void and new spiral staircase;
- 03 Looking through the second floor terrace window into the first floor workspace;
- 04 First floor work space looking towards the new spiral staircase.



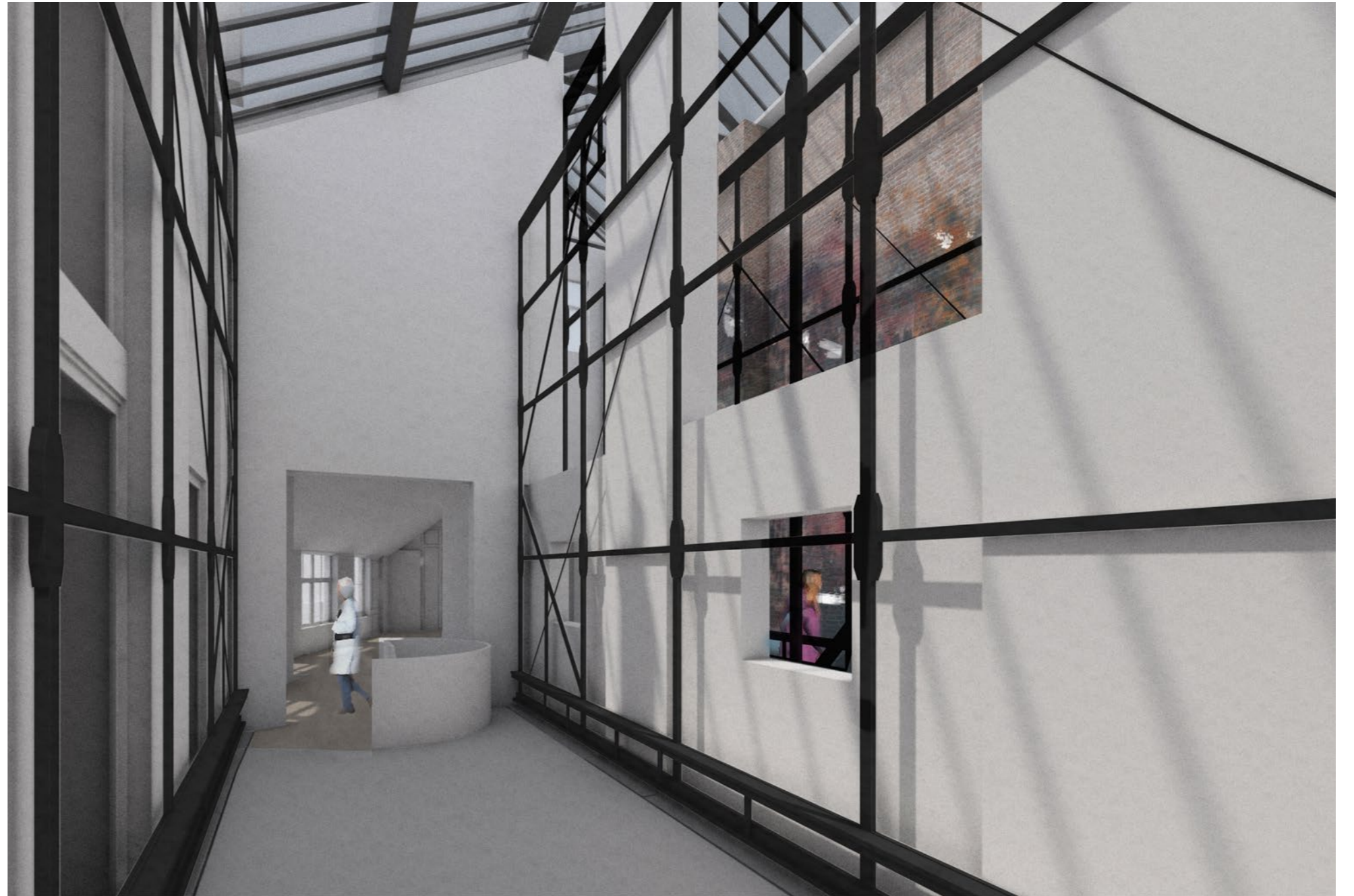
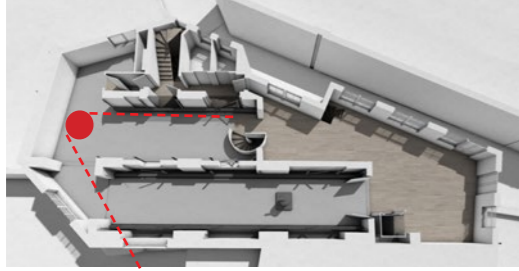
01
Second floor walkway



02
*Ground floor office space open to the
basement with new spiral staircase*



03
Second floor terrace looking into
first floor workspace



04
First floor work space

5.7 Preservation & Key Details

5.7.1 Painting Frames

The painting frames and cast-iron framework are unique and an essential part of the heritage of Elms Lesters Painting Rooms.

Whilst respecting the building's history, we also propose to make alterations to the frames to both protect for them for the future and ensure the internal spaces are more useable. These alterations are summarised as follows are as follows:

Frames

The frames (to both galleries) are in a poor condition and have split in numerous instances. Not surprisingly they have been much used over their life and as such have suffered some damage from general wear and tear (fig.02/03). As a result, in areas they are very fragile and splintered.

Consequently, it is proposed that the frames are raised on their tracks so that they sit above the first floor level and fixed in place. The frame, mechanism/rails and the walls adjacent will be carefully cleaned (Fig.04). The frame would then be repaired, repainted and set in position (Fig. 01) using brackets fixed back to the wall.

The painting frame that is situated in the smaller gallery on the first floor is to be altered to allow the formation of the doorway and the new bridge link. As this area is currently unaccessible, further investigations will need to be made as to the extent of the alterations once the existing partitions are removed.

Winches

The largest of the winches and the supporting structure between first floor and the basement will be removed to create more useable space on these levels. It is also vital that the basement waterproofing is replaced,

which will require the removal of the equipment to install and provide a full waterproof solution. Two of the winches (Fig.06/07) are to be retained and cleaned. These winches will be encased in a transparent box and will be nonworking, for the ongoing safety of the users in the building.

Picture Rail

It is also proposed that a continuous 'picture rail' be fixed back to the structural walls, so that artwork can still be hung from the frames, but the load itself is taken by the walls.

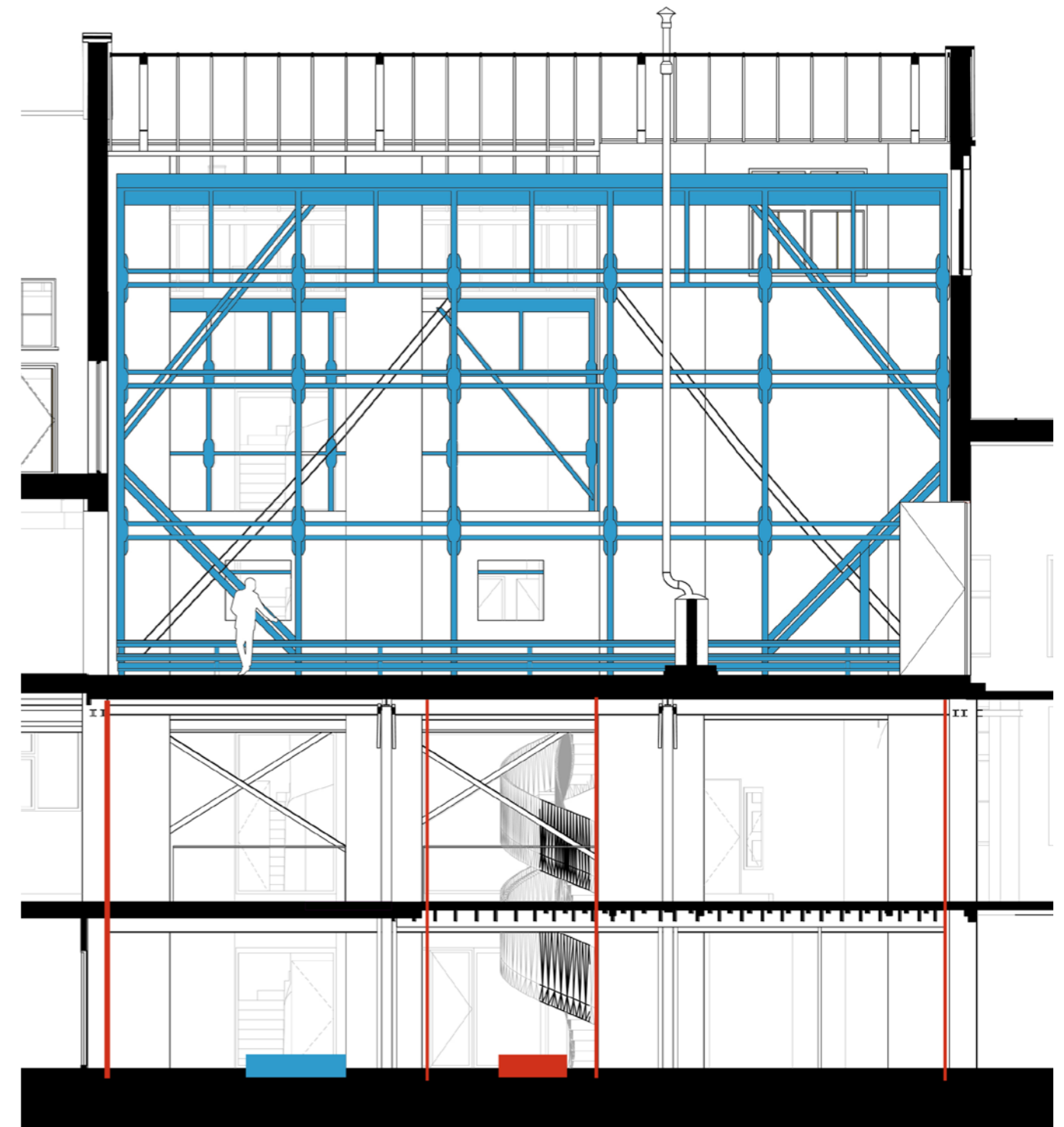
Summary

Although we understand and respect the importance of the frames historically as part of London's 'Theatreland' the painting frames are very fragile and in poor condition. We believe that this approach outlined is the most sensitive solution, whilst retaining the historic fabric and providing a usable and safe building.

Retaining a complete set of working winches is not the most viable option for the longevity of the building, especially in consideration of the ongoing maintenance and testing required that would rely on a working knowledge of the frames to look after them sufficiently.

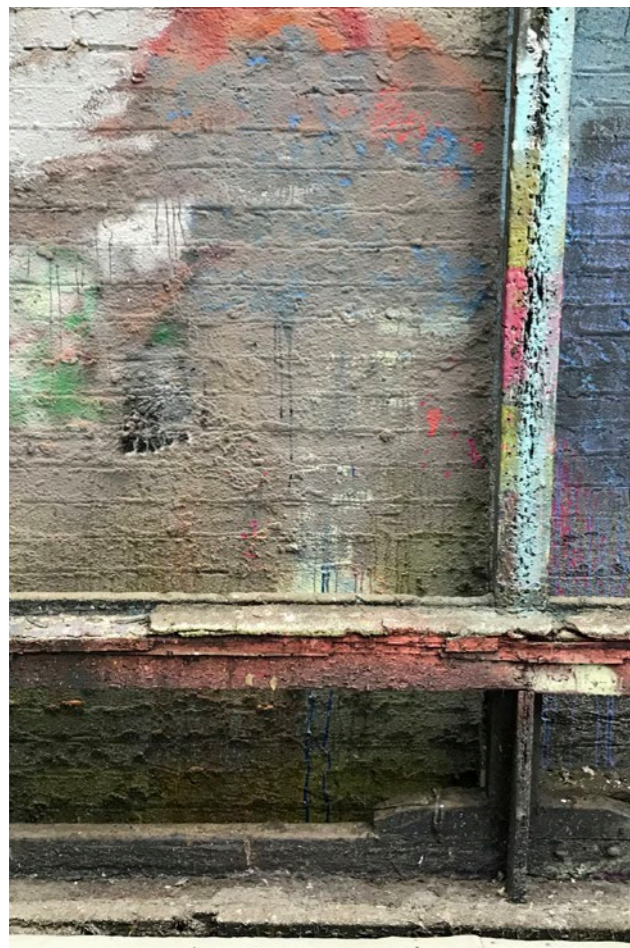
There is also great hazard and health and safety issues involved in having very large moveable painting frames in a tenanted building.

The outlined alterations and proposal for fixing the frames will act as a way of preservation without causing long term safety and maintenance implications, which would no doubt increase the likelihood of neglect.



01
Partial long section through
the galleries and frames

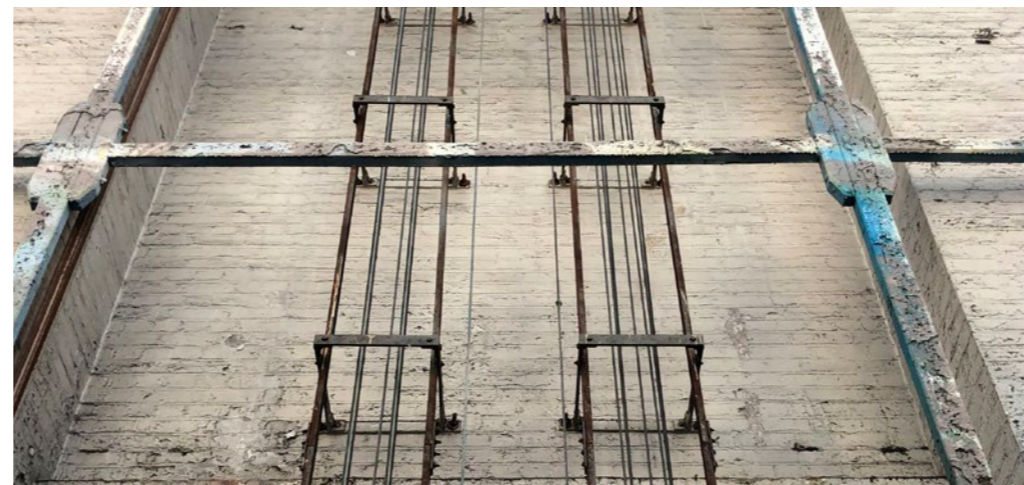
■ Painting Frames to be retained, repaired, painted and fixed back to piers above first floor. ■ Structure for painting frames and mechanism to be carefully removed below first floor level.



02
*Painting frames in the main
work space as existing*



03
*Existing condition of
painting frames*



04
*Painting frames mechanism
to be retained and cleaned*



05
*Existing condition of
painting frames*

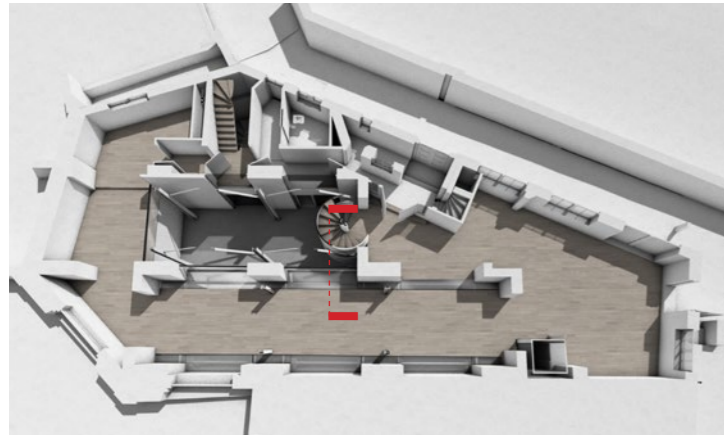


06
*Winch to be retained and
encased in clear box*



07
*Winch to be retained and
encased in clear box*

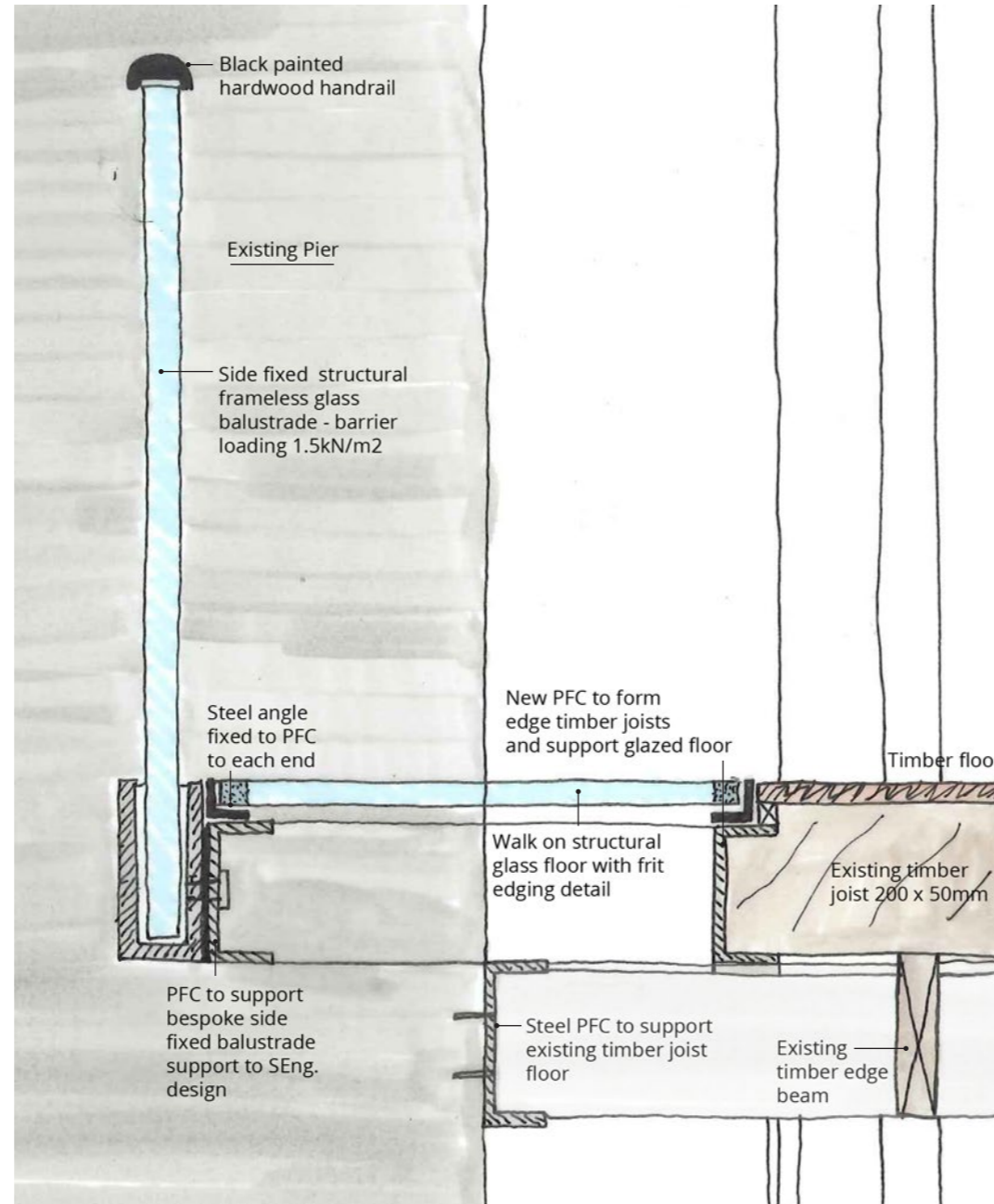
5.7.2 Glazed Floor



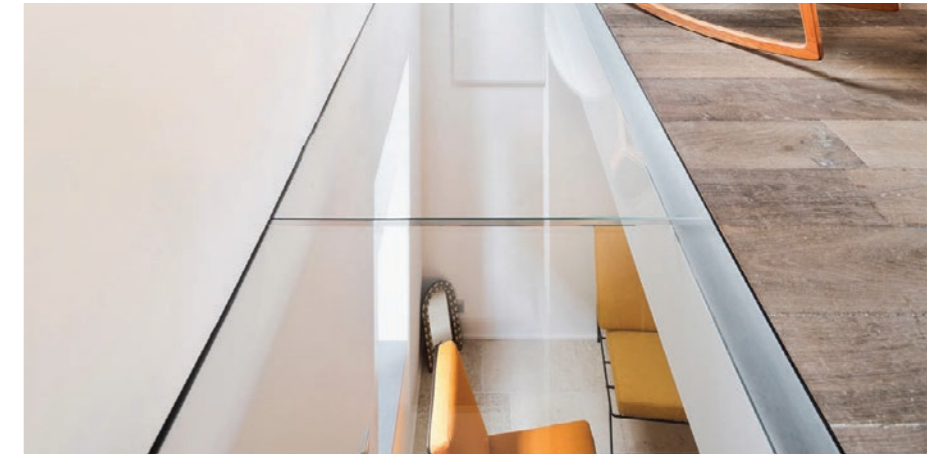
01
Key plan - Ground Floor Level

As part of the preservation of the existing character of the building, it is also proposed to maintain the clear gaps between the structural walls and the painting platforms that form the base of the galleries. As such, it is proposed that structural walk-on glazed floors are inserted in the gaps to maintain the separation of the two elements and allow natural daylight to filter down through the building (fig.02 and 03).

It is proposed that balustrades throughout the building will be visually minimal and glass in order to avoid any visible obstruction of the existing volumes. These will be side fixed structural and frameless clear glass balustrades as shown in figure 02 and 04.



02
Sectional detail through glazed floor and balustrade at Ground Floor Level



03
Example of walk-on structural glazed floor.



04
Frameless glazed balustrades with side fixings

5.7.3 Terraces



01
Roof access glazed box with wall - three sided



02
Detail showing proposed fencing style - dark grey slatted



03
Dark grey slatted fence, planters and timber decking



04
Dark grey slatted fence, planters and timber decking



01
Key plan - Roof Level

There are two new terraces proposed at Elms Lesters. Terrace 1 is located on the roof and is adjacent to the plant area (see key plan above). Terrace 2 is at second floor level, to the rear of the building.

In order to prevent overlooking and to be in keeping with the existing building, we are proposing two heights of balustrade/fencing:

Terrace 1

The screening will be 1500mm high and in line with the existing parapet at this level and the height of the new roof access glazed box. The plant enclosure will be slightly higher, at 2200mm tall to ensure that the plant in this area is sufficiently screened.

Terrace 2

The fence to the edge will be 2000mm high to avoid overlooking of the playground and churchyard below.

We are proposing that to both terraces, the finish will be dark grey vertically slatted hit and miss fencing (see reference images). The other materials of the terraces will be timber decking and lightweight planters around the edges. The plant screening will be in the same style and design and the door to the plant area will be to match.