

OUR TOWN HALL

PROJECT

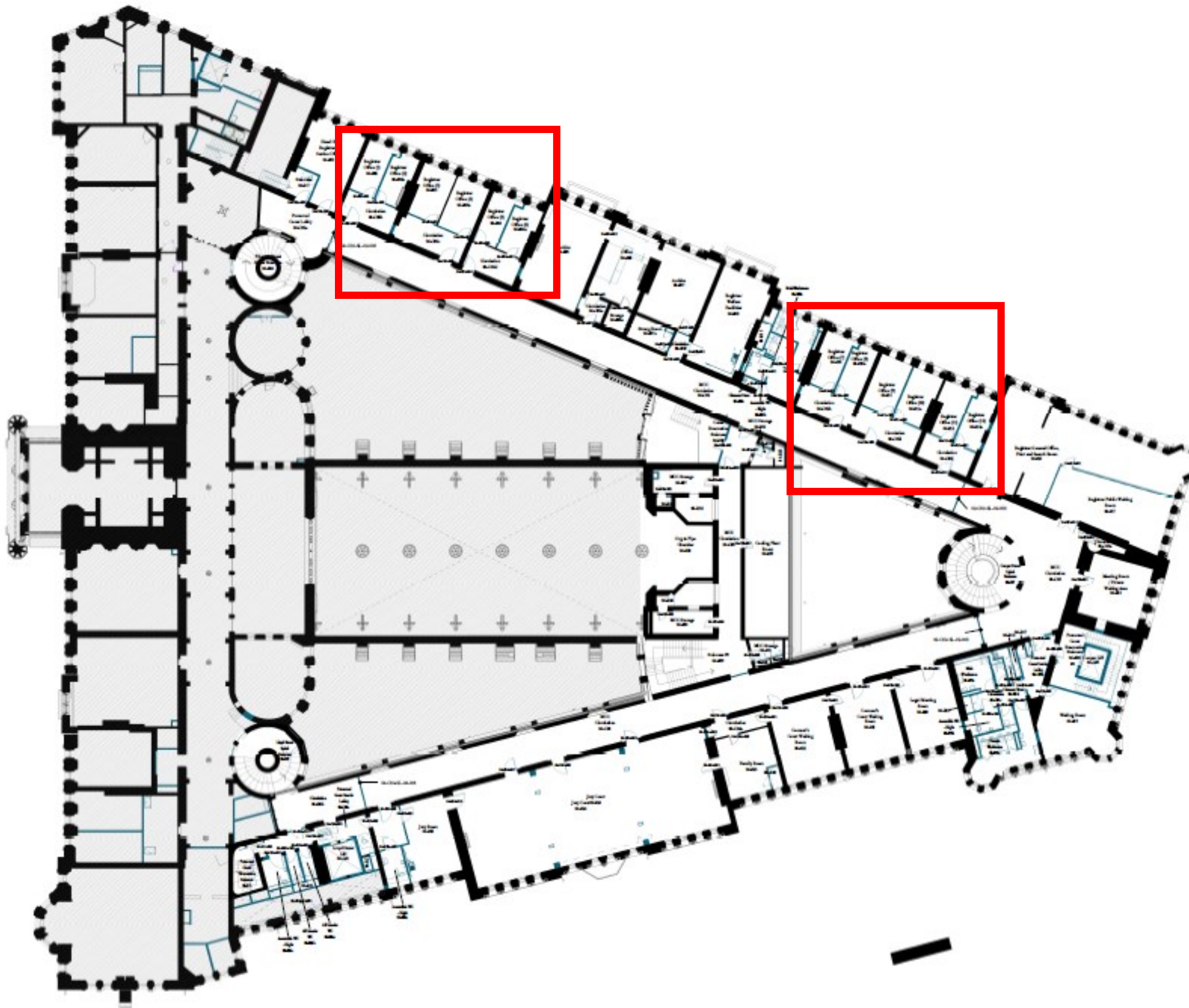


Justification statement

Partition design to sub-divide rooms on levels 03 and 04

OTH-PUR-XX-XX-RPT-A-0145 Rev 01

29/10/2021



Introduction

On level 04 there are a series of existing rooms housing the Registrar's service.

A requirement of the Registrar's service is for a series of 12 individual offices each to be used simultaneously by separate Registrars. Members of the public are invited into these spaces when using the service.

The consented proposal at OTH is to sub divide a series of existing rooms on level 04 to fulfill this requirement. These rooms are shown opposite, and form two runs of offices either side of the protruding central bay along Princess Street.

The subdivision of the space has Listed Building consent, with a condition pertaining to the detail of the new partitions.

The following document shows the proposed detail and with narrative to show discounted options and justification for the proposal.

Here 6no. Rooms are subdivided to provide the following 12 rooms:

- 04-002 & 04-002a
- 04-003 & 04-003a
- 04-004 & 04-004a
- 04-010 & 04-010a
- 04-011 & 04-011a
- 04-012 & 04-012a

It is proposed that the detail for subdividing rooms in the Registrar's offices will be the principle adopted for other spaces where subdivision is unavoidable in order to deliver the brief. Such spaces are limited to the Coroner's Court Service.

Existing Site Photographs



Former Room 503 which becomes rooms 04-002 & 04-002a



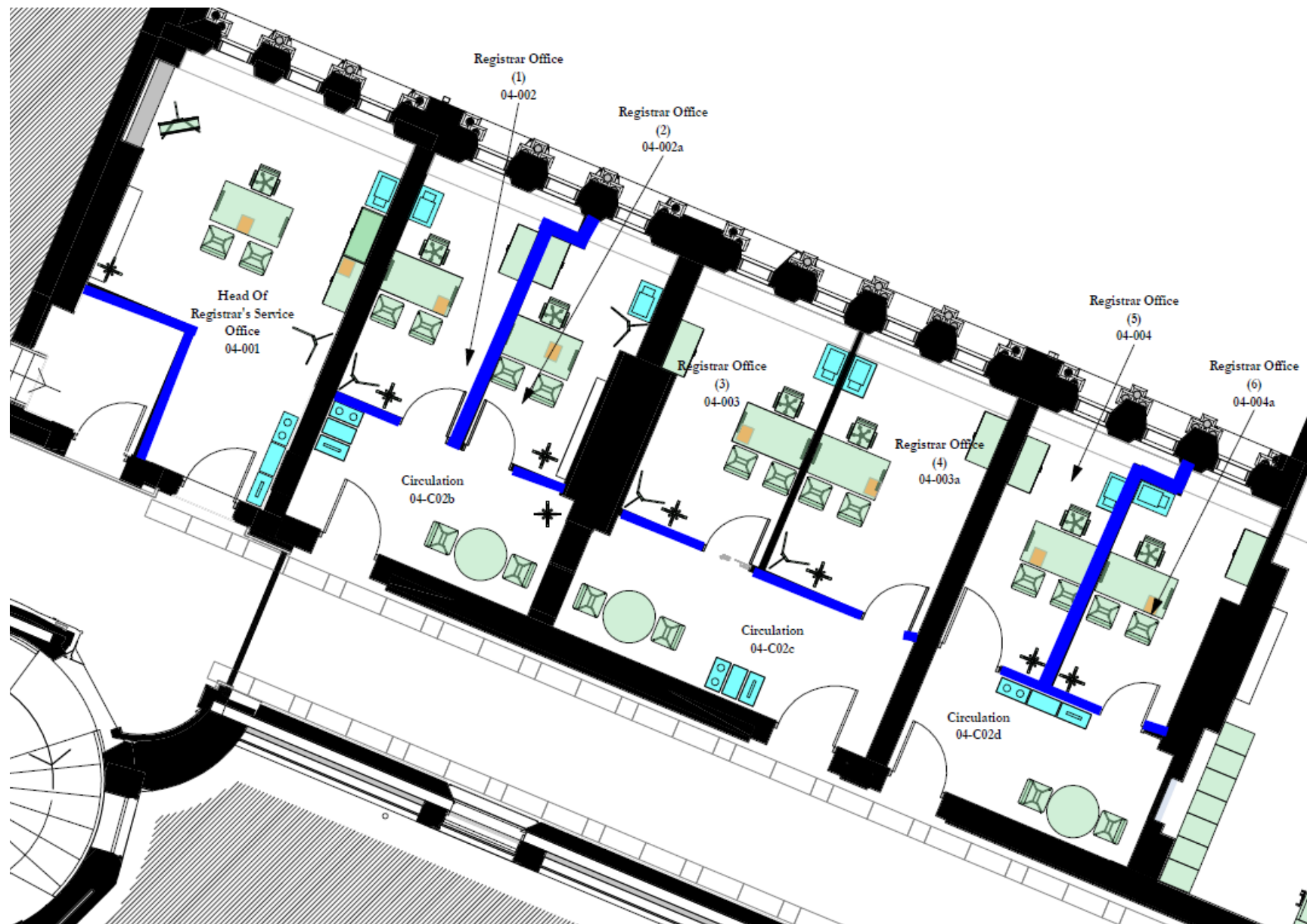
The rooms to be subdivided either have 3 or 4 existing windows.

There is already an existing partition dividing the rooms 04-003 & 04-003a



Existing partition wall between rooms 04-003 & 04-003a

Approved Proposal



The image opposite shows the consented partition arrangement in the Registrar's offices.

In rooms 04-002 & 04-004 a 'dog leg' partition is shown so that the new partition can context to the existing pier between window openings.

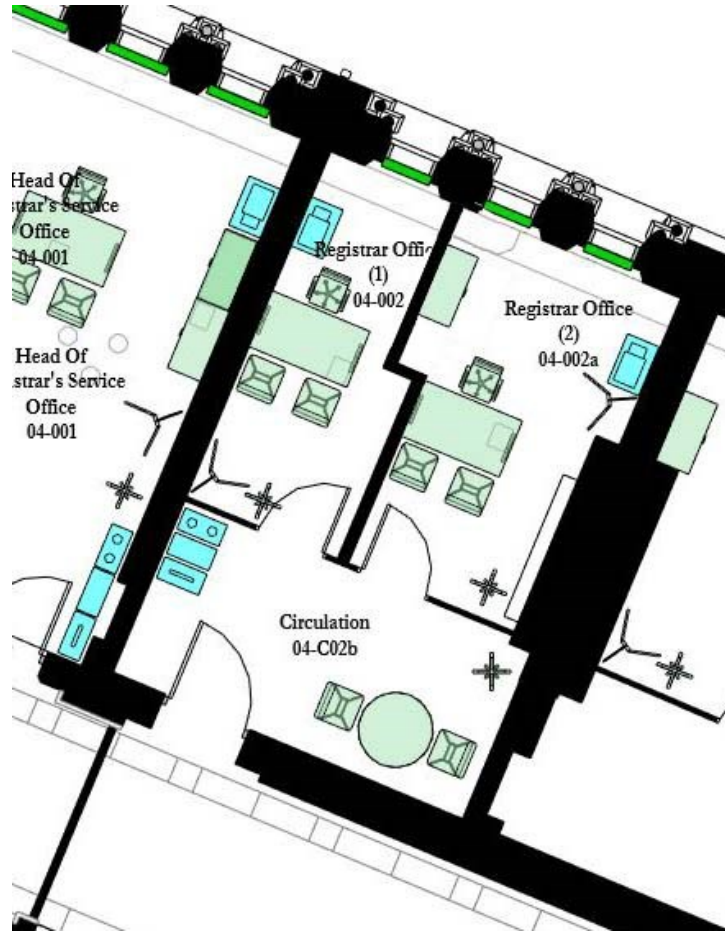
Blue walls show the new partitions.

There is an existing wall between 04-003 and 04-003a which is partially demolished.

This has the following disadvantages;

- A change of direction is required at the connection to the jack arch which breaks up the form of the existing ceiling and room.
- Creates an awkward recess Infront of the window which is difficult to access and maintain.
- Creates difficult interface with perimeter boxing services.
- Requires consideration for connection detail with ceiling to mitigate heritage impact caused by sub dividing the room.

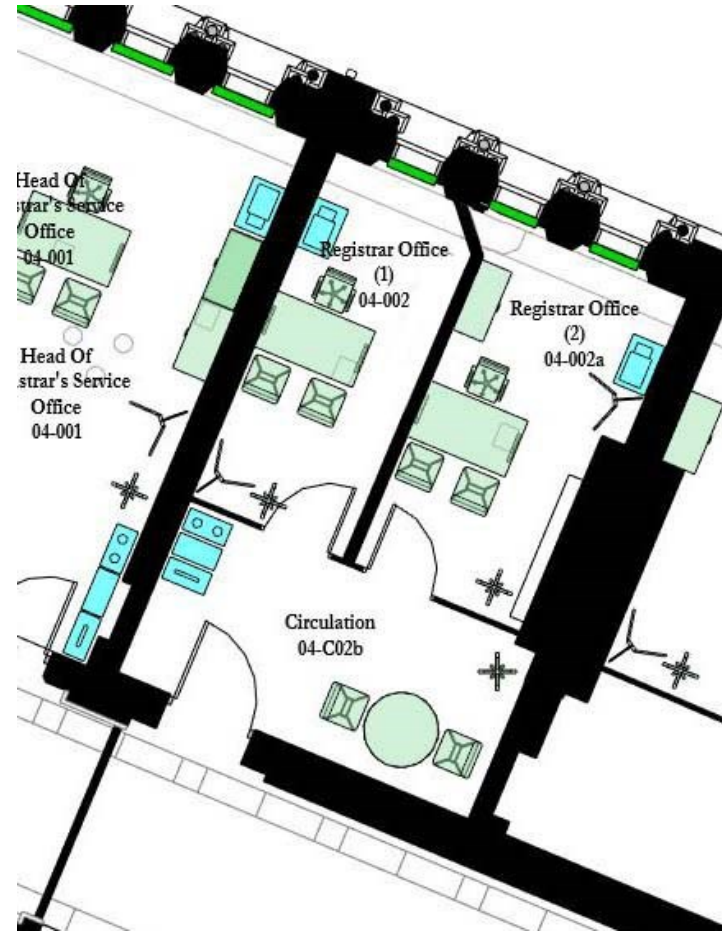
Design Iterations



Arrangement 1—Discounted

Align perpendicular wall with beam casing,

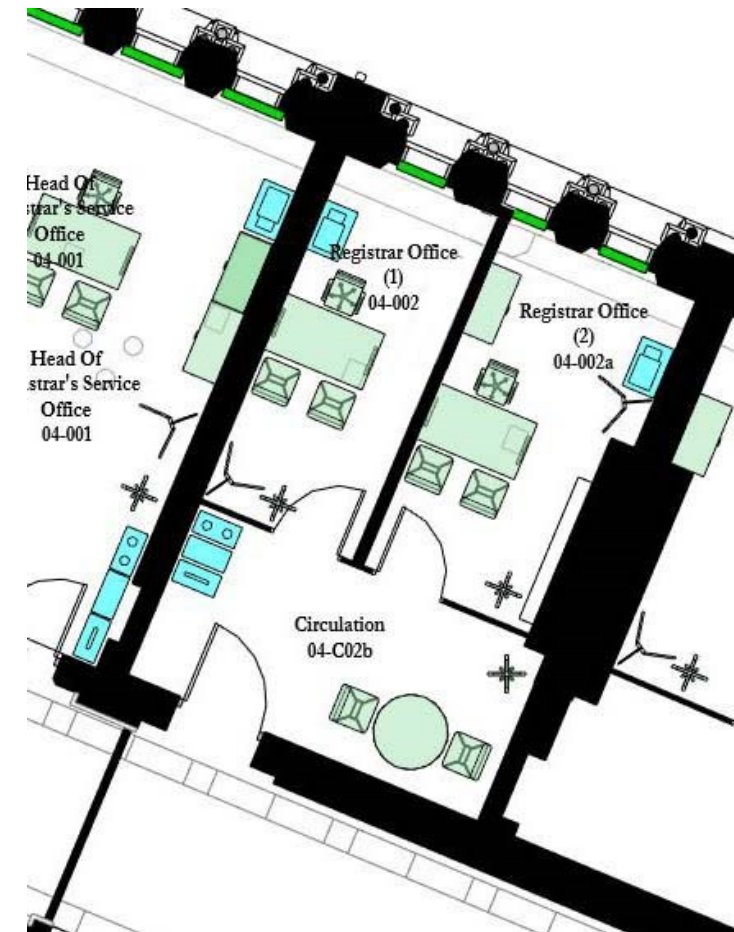
- Sub divided spaces becomes too small for use.
- Requires re design of heating services.



Arrangement 2—Discounted

Splayed partition across window

- Clashes with current heating and services design.
- Creates ceiling detail which cuts at 45degrees to the jack arch which is not sensitive to the existing form and causes a buildability issue.
- Clashes with floor access hatch for room below.
- Localised splay to window only has been discounted to maximise the amount of useable space in both office.

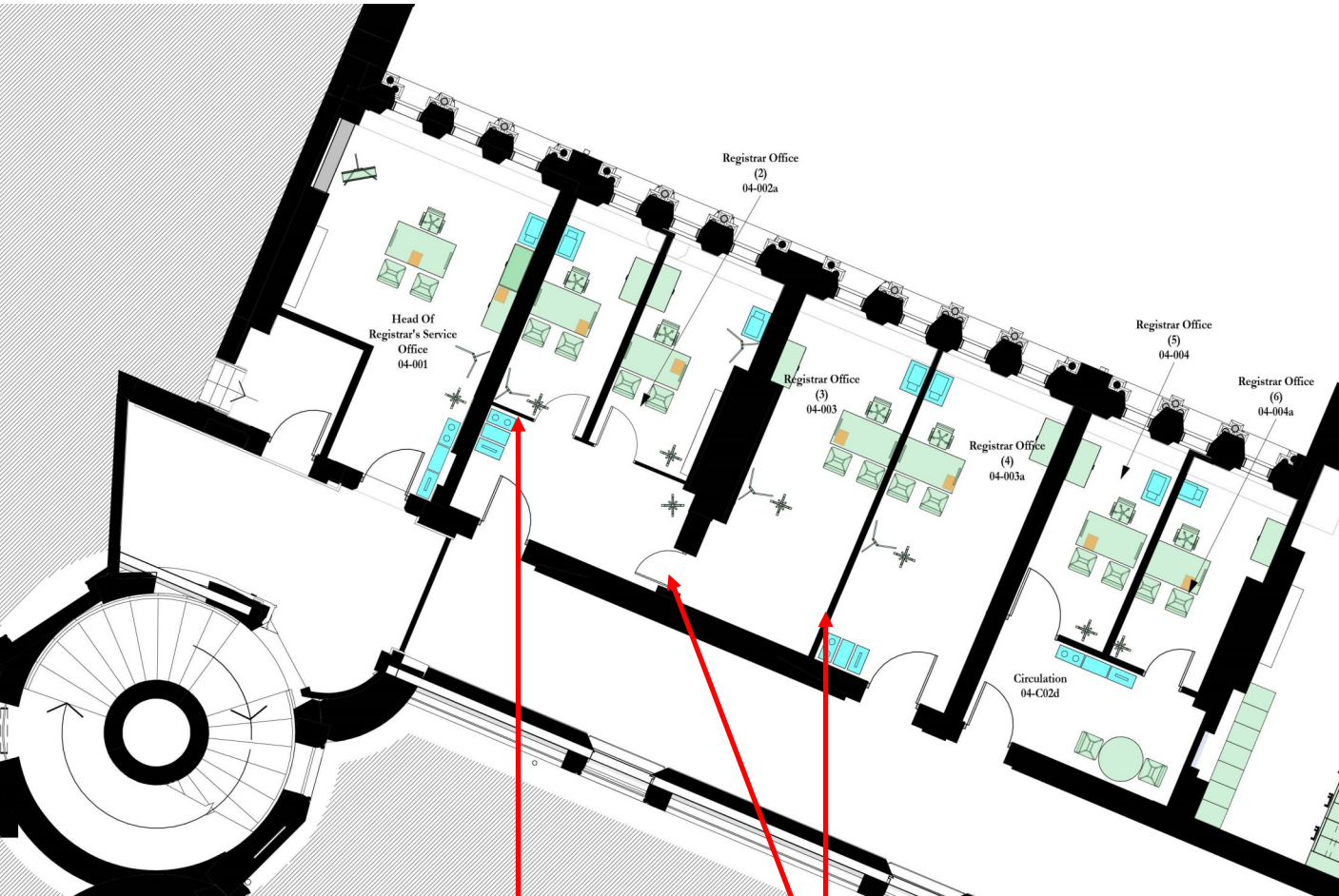


Arrangement 3 — Proposal

Localised infill to existing window using drylining to allow for straight perpendicular partition

- Allows for off central setting out of dividing wall to avoid clashes with the floor access hatch required for the lighting below.
- Sub divides space in a logical way that allows for appearance of jack arch to be retained.
- Simplified version of Arrangement 2 to avoid buildability and maintenance issues.
- No change to heating services.
- Opportunity to treat partition with cornice and features to read clearly as a new partition, but allow for a reading of the original jack arch ceiling. Treatment to be used elsewhere to sub divide spaces in coroner's court.

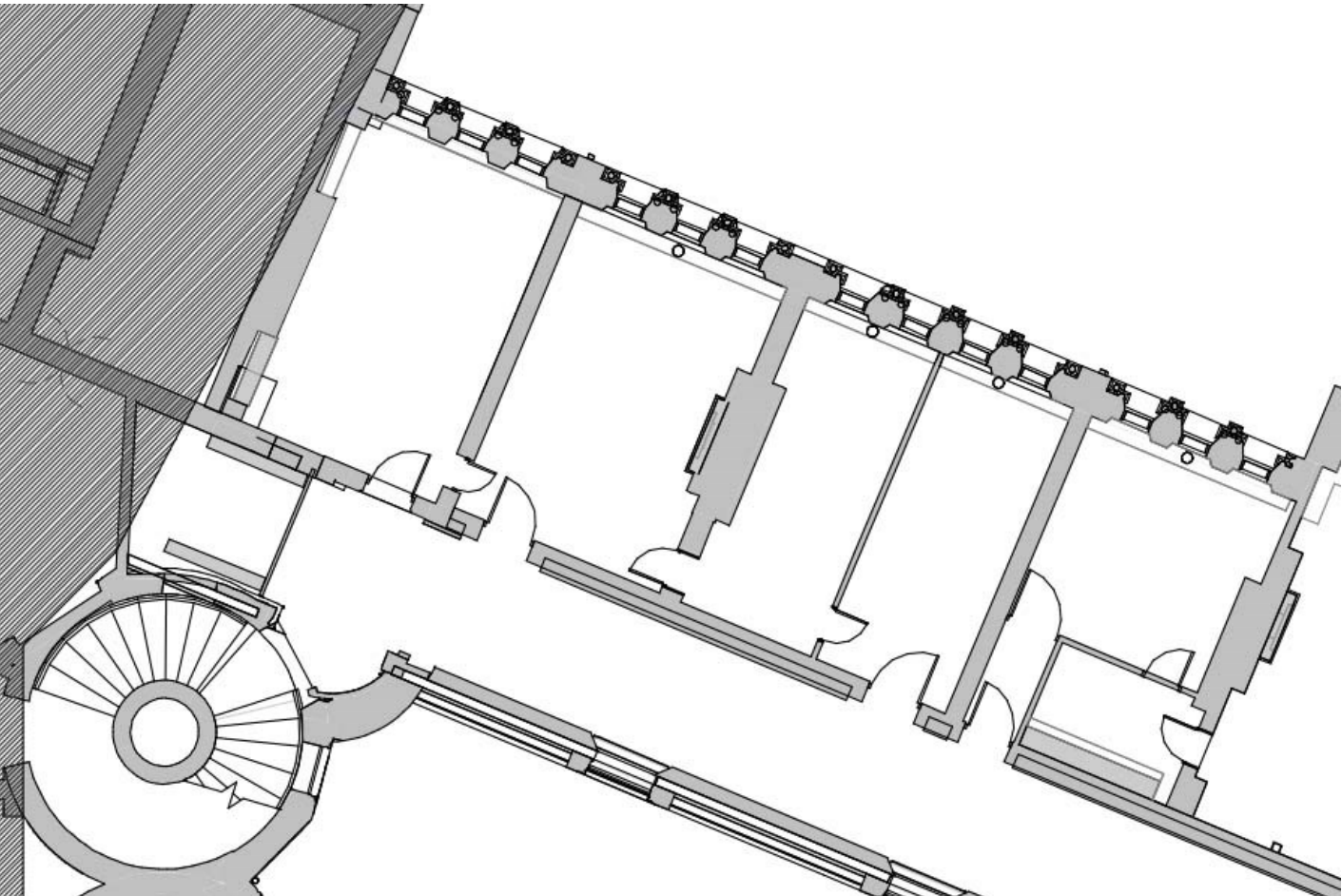
New Proposal



Where possible, partitions to be central to existing beam casing

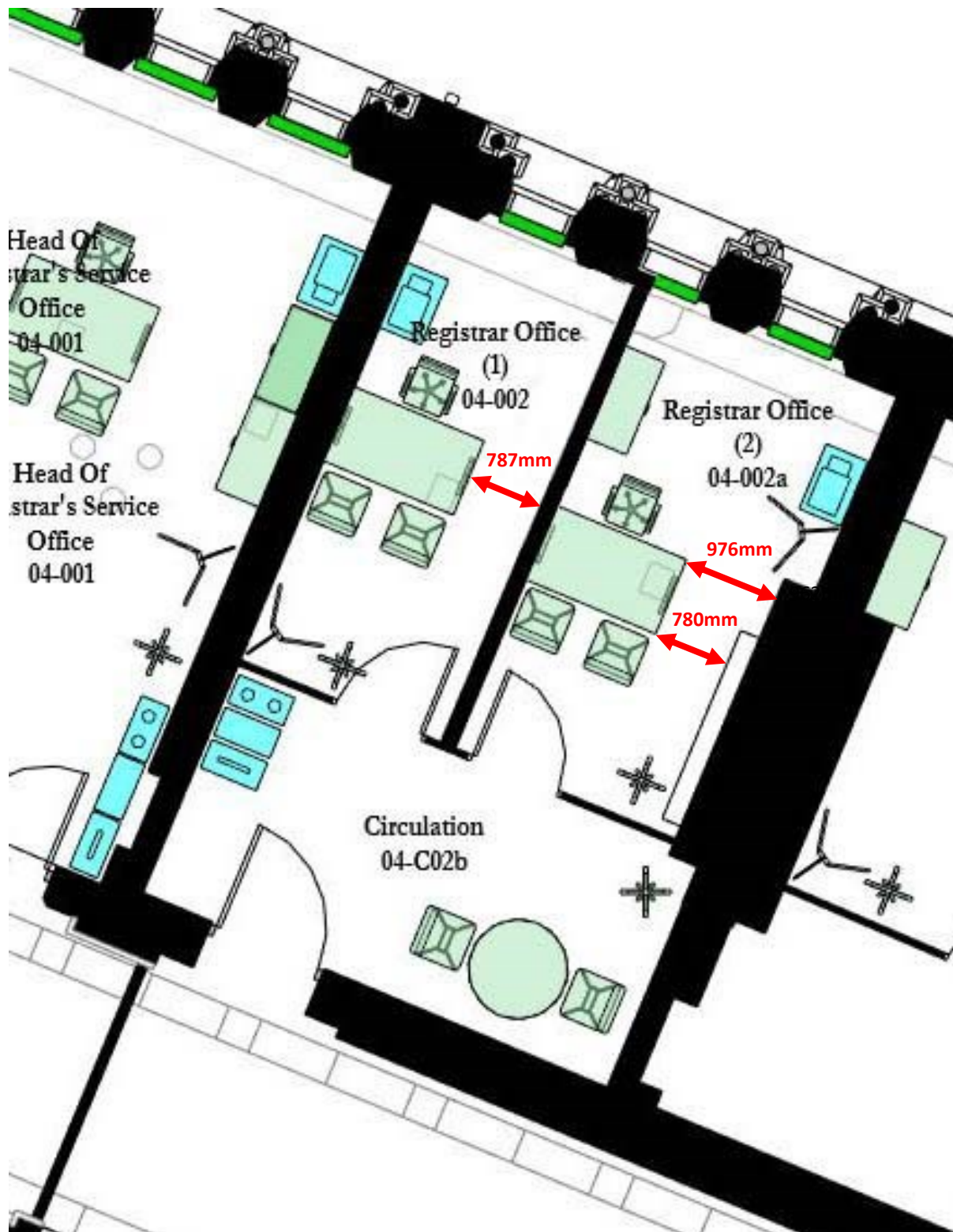
Existing partitions and door opening retained where performance can be maintained

Existing Layout for Reference



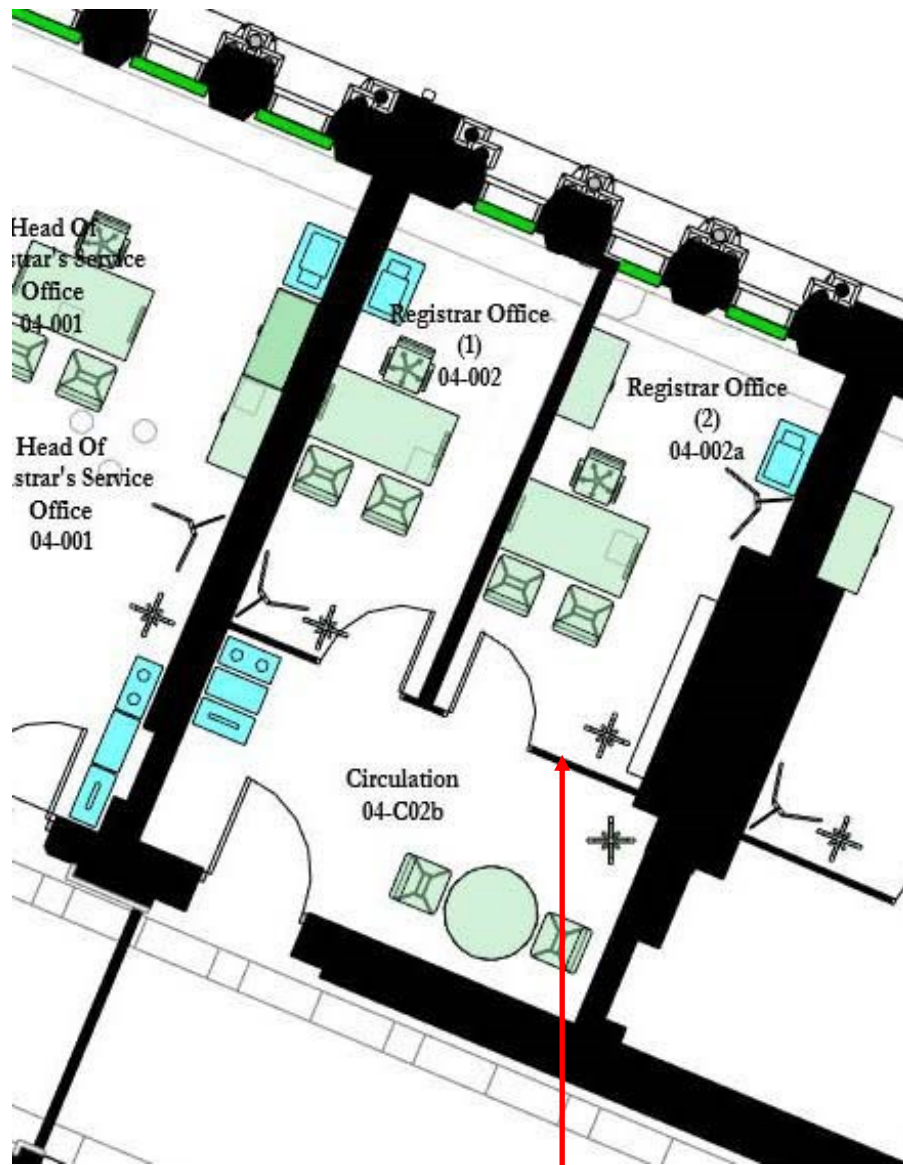
- Design considerations to reduce heritage impact:
1. Line up new partitions with existing beam casings where new lobbies are required in front of the offices.
 2. Review the existing partitions and retain if the performance of the existing partition allows. There is an existing opening that is currently proposed to be infilled. Retaining this opening allows for circulation to 04-003 without need for additional subdivision.

Proposed Furniture layout



- Desks are 1400 x 800 as other office desks
- Dimensions between edge of desk and adjacent wall are as shown on diagram opposite.

Glazed Partition details



Proposed Glazed Partition
with existing doors (see
image)

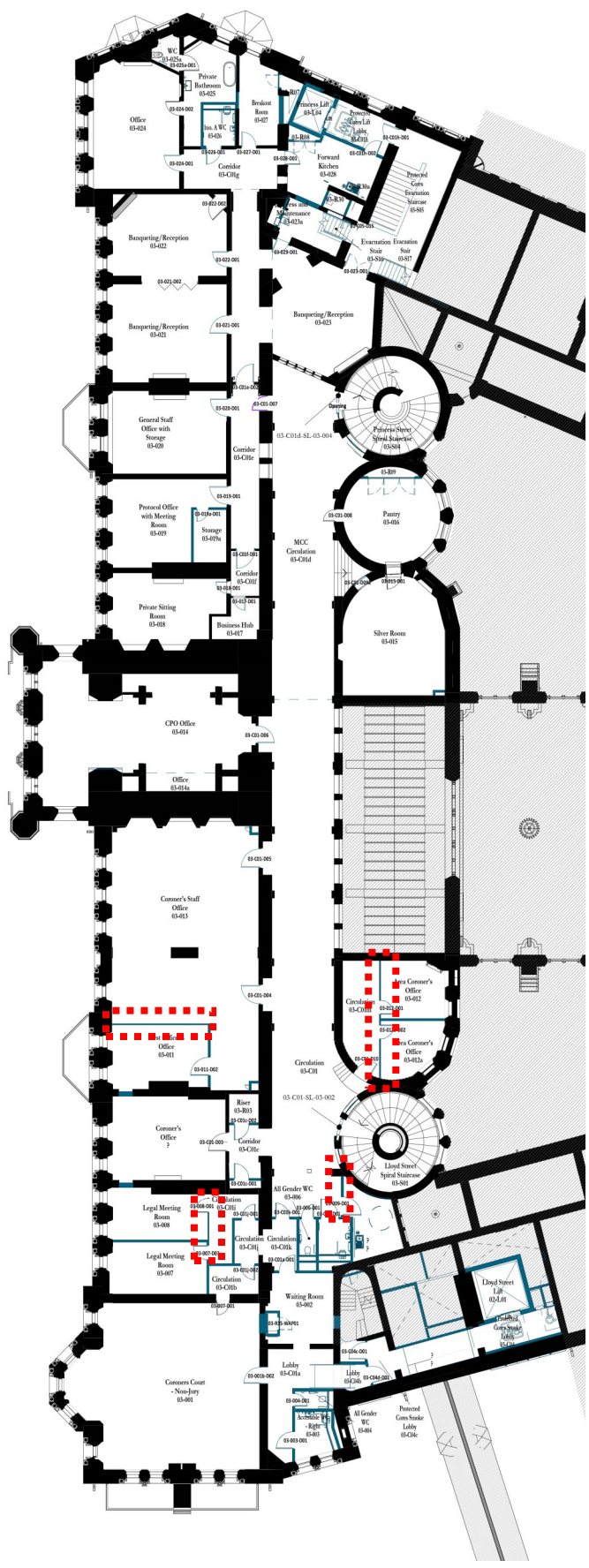


There are a number of partitions on Levels 03 & 04 that are sub divided spaces through Jack arch beam casings. These spaces will benefit from the introduction of a glazed screen in order for the user to see the Jack arches otherwise hidden with a solid partition.

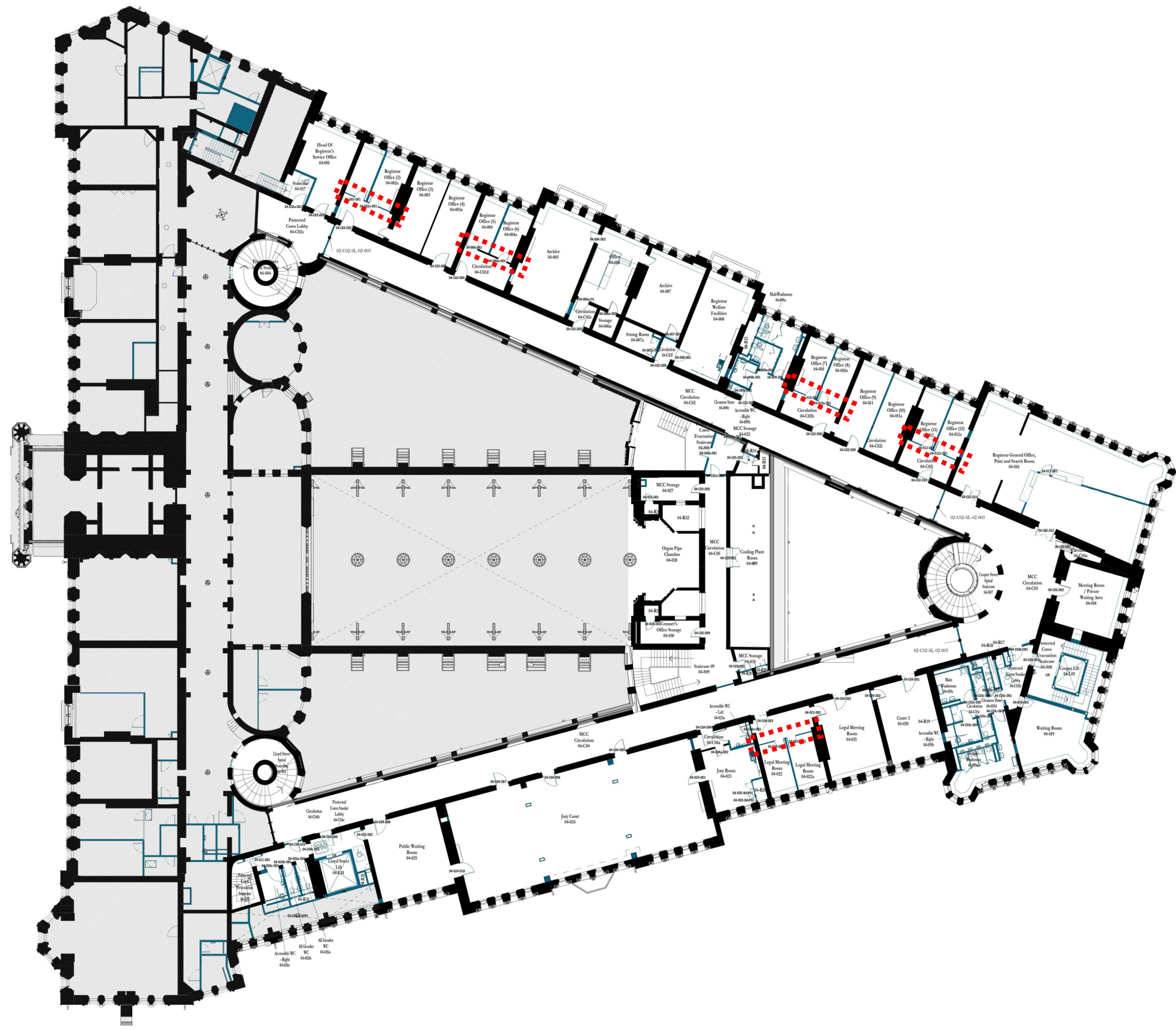
These glazed partitions will use the Town Hall extension as a precedent, re-using existing doors within the new glazing where possible.

An example of this is seen to the left, and the detail that will be used within OTH can be seen overleaf.

Glazed Screen locations - Level 03



Glazed Screen locations - Level 04



The locations of glazed screens as seen on previous pages can be seen to the Left.