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Manchester Metropolitan University School of Art

Grosvenor Lifecycle Refurbishment Project

Design & Access Statement - Grosvenor

September 2021



CLIENT
Manchester Metropolitan
University



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& PRINCIPLE DESIGNER**
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QUANTITY SURVEYING
Arcadis



**ARCHITECTURE &
HERITAGE**
Cassidy & Ashton



**MECHANICAL,
ELECTRICAL AND
PLUMBING**
Couch Perry Wilkes



**STRUCTURAL & CIVIL
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**FIRE ENGINEERING |
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Hoare Lea



PLANNING & HERITAGE
Deloitte LLP



SUSTAINABILITY
BDP



**ACCESSIBILITY,
DIVERSITY & INCLUSIVITY**
MAC Construction
Consultants



APPROVED INSPECTORS
Ball & Berry

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Introduction

This Design & Access Statement accompanies the application for planning & listed building consent for the lifestyle refurbishment of the Grade II listed Grosvenor building for the Manchester School of Art, Manchester Metropolitan University.

The building requires major refurbishment, particularly to restore & reinstate the external heritage fabric and make watertight, improve accessibility, upgrade all mechanical & electrical services and general wide scale refurbishment internally.

Project Vision

As the second oldest design school in Britain, established to provide design training to the manufacturing industry, the Manchester School of Art offer undergraduate and postgraduate courses that are still very much influenced by the specialist needs of industry to provide their students with the essential skills and knowledge for their chosen career.

Providing a creative environment to approach media, materials and processes, the School of Art places an importance on experimentation and generating creative surprise, while seeking to reinforce an integral link to the physical and virtual external world.

Intrinsic within the departments across the School of Art, the faculty seeks to foster an art and design community within the school and the City.

This is achieved through collaboration, materiality and external engagement.

Project Brief

The core objectives and building strategies are as follows:

- The School of Art places an importance and ethos on experimentation and generating creative surprise, while seeking to reinforce an integral link to the physical and virtual external world.
- Grosvenor proposes to accommodate the following faculty departments;
 - Art & Performance
- Address building heritage asset protection, fabric repair and enhancement to address environmental and maintenance/protection considerations.
- Full MEP Refurbishment.
- Improve access & circulation within the Grosvenor building to offer compliant access arrangements to all users.
- Upgrade and improve welfare facilities.
- Improve building fire strategies.
- Maximise studio space and provide minimum allowances for studio bay standards.
- Retain and enhance where required Specialist and Support Spaces.
- Appraise and improve on the environmental performance and adaptability of the publicly accessible Holden Gallery to provide user and public benefits.
- Enhance ability to promote and showcase public exhibitions, degree shows, student presentations and open days.
- Reinforce connectivity to the physical and virtual external world.

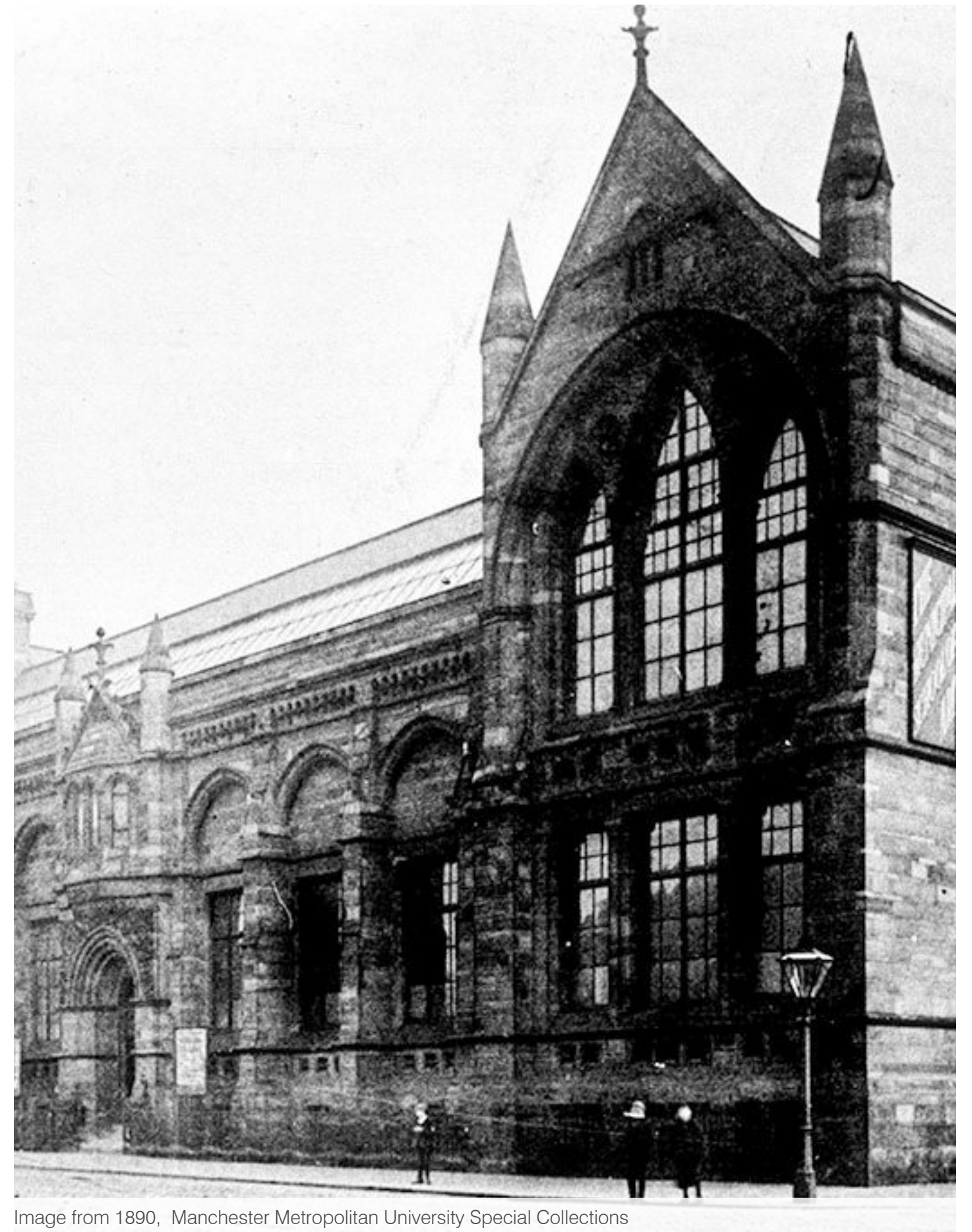


Image from 1890, Manchester Metropolitan University Special Collections

Document Structure & Supporting Information

This Design & Access Statement should be read in conjunction with the following additional and supporting information:

- Application Forms & Certificates
- Planning & Listed Building Drawings
- Planning Statement
- Heritage Statement
- Statement of Consultation
- Structural Statement
- M&E Statement
- Environmental Statement
- Fabric Condition Surveys
 - Masonry
 - Window
 - Roof & Rooflight
- Geo-environmental & Civils Surveys
- Topographical & Utilities Plan
- University Travel Plan
- University Events Management Strategy
- University Waste Strategy
- Ecological Survey
- Construction Management Plan



Current typical studio space



Cavendish street entrance with moulded arched head



Terracotta columns within the Holden Gallery



Student artwork



Planning Context

Manchester Metropolitan University have appointed Deloitte to act as Planning & Heritage Consultants for the Grosvenor Lifecycle Refurbishment project.

A separate planning & heritage statement accompanies this application and should be read in conjunction with this Design & Access Statement.



Image from 1987, Manchester Metropolitan University Special Collections



Context

Manchester Metropolitan University have appointed Deloitte to act as Planning & Heritage Consultants for the Grosvenor Lifecycle Refurbishment project.

A separate planning & heritage statement accompanies this application and should be read in conjunction with this Design & Access Statement.

Site Overview

The site is located off Cavendish Street and situated at the northern end of Oxford Road, while the location is central to the city's cultural 'Arts Corridor'.

The Grosvenor building sits south of the historic All Saints Park and provides a strong contribution to the urban language which encapsulates the park.

Adjoined by the recently completed Arts & Humanities University building on the site of the former Mabel Tylecote building, the architectural language of Cavendish street is further complimented by the retention and promotion of the historic Grade II Portico entrance for the former town hall.

Home to the Manchester School of Art, the Grosvenor building houses the Holden Gallery which curates an exhibitions programme and showcases the Schools degree shows to University users and the public.

To the West and South of the Grosvenor building are further university estates buildings which are predominantly associated to the Manchester School of Art.

Site Context

The School of Art is centrally located on the All Saints Campus, providing easy access to the University's facilities and only a short walk away from Manchester city centre.

The Grosvenor building provides a recognisable façade off Cavendish Street which acts as legible point of entry into the School of Art. Collaboration and external engagement is reinforced though the following gallery spaces within the School of Art Estate:

- Holden Gallery (Grosvenor)
- Vertical Gallery (Benzie)
- Poetry Gallery (Poetry Library, Arts & Humanities)

Supported in context by the recently created Arts & Humanities building and All Saints park, the Manchester School of Art provides a key node to the Arts Corridor along Oxford Road. Within the Grosvenor building, the Holden Gallery exists which connects to the Whitworth Gallery, Manchester Museum, Castlefield Gallery and HOME Manchester along the Arts corridor.

The Manchester School of Art is organised into four departments. These are as follows:

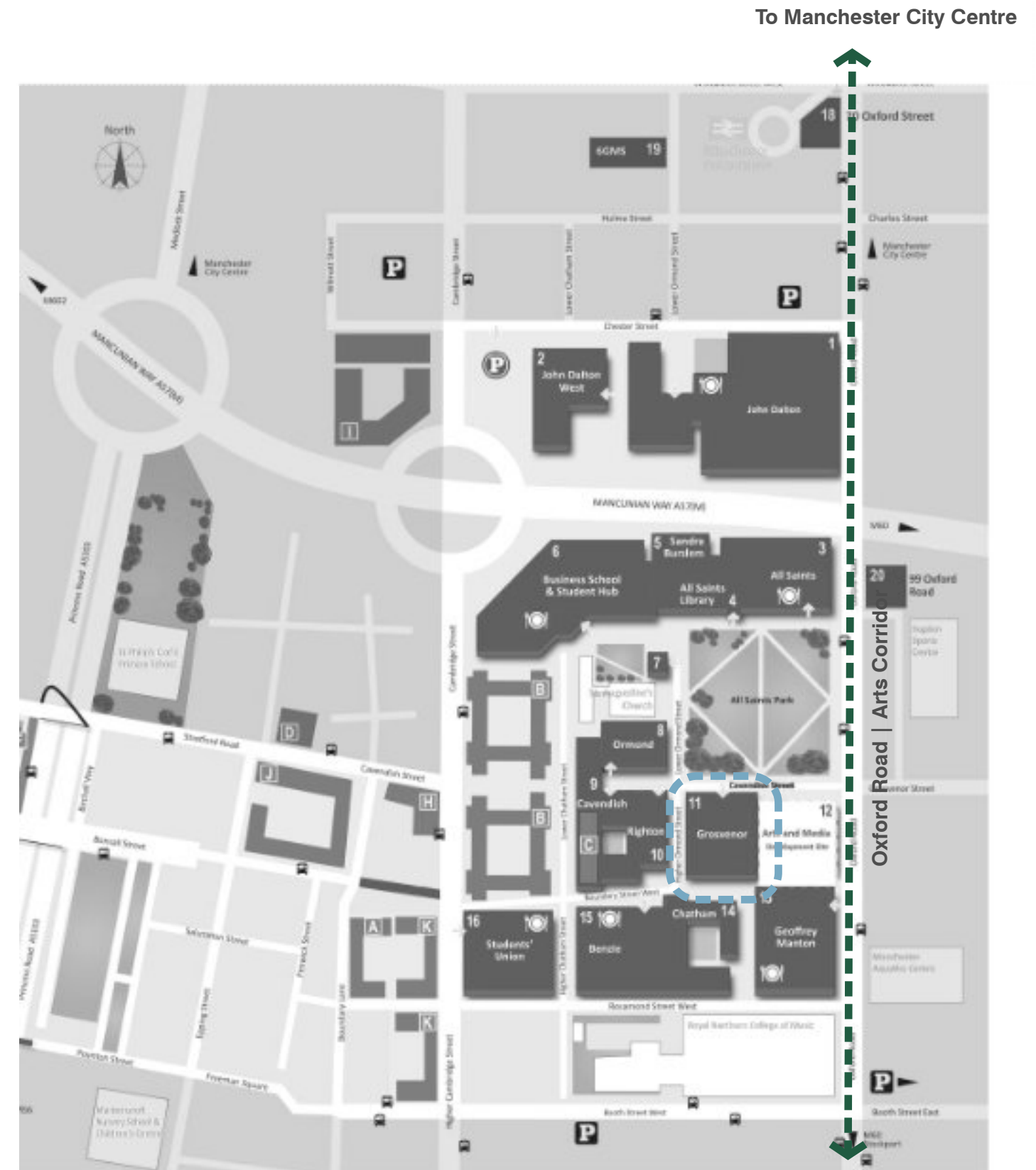
- Manchester School of Architecture
- Department of Art and Performance – incorporating Manchester School of Theatre
- Department of Design
- Department of Media

The Grosvenor building currently is occupied by the following two departments:

- Department of Art and Performance – incorporating Manchester School of Theatre
- Department of Design



Grosvenor Building



Site plan

Connectivity

The site is well connected by all means of transportation along key links to the city centre and cultural corridor.

- Pedestrian Access is provided to the building via the surrounding public and private highways with pedestrian access points throughout. Further internal access points are available from the connected Arts & Humanities building as well as the Chatham Bridge link connecting the Grosvenor building to the Chatham building. All access points will be retained.
- Public transport is available to the East (Oxford Road) and West (Higher Cambridge Street). The nearest bus stops are approximately 100m. The nearest train station is approximately 600m (Oxford Road Station). The nearest tram stop is approximately 1km (St Peters Square)
- On road parking exists within the vicinity with additional pay and display car parking to the North and East

A travel plan has been provided by the University and is included as supporting information with this application.



Cavendish street entrance with moulded arched head, carved spandrels and canted oriel



Cavendish street entrance with moulded arched head

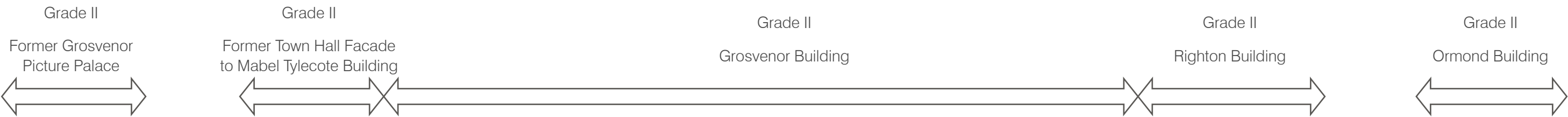


Plated street signage



View from Cavendish Street / All Saints Park

Context - Listed Buildings
Cavendish Street



Existing Building

The Grosvenor building is a Grade II listed building within Manchester Metropolitan University. Opened in 1881 as the Manchester School of Art and later extended in 1898, it has significant heritage and architectural interest. As the second oldest design school in Britain, established to provide design training to the manufacturing industry, the Manchester School of Art offers undergraduate and postgraduate courses that are still very much influenced by the specialist needs of industry to provide their students with the essential skills and knowledge for their chosen career.

The building comprises of gallery areas, studio and workshop spaces, teaching space, office, circulation, plant and ancillary spaces. The Holden Gallery is situated at the centre of the existing building and has remained an exhibition space since its initial purpose as the Textile Court, and retains many of its original features.

The existing building comprises of three floors as follows:

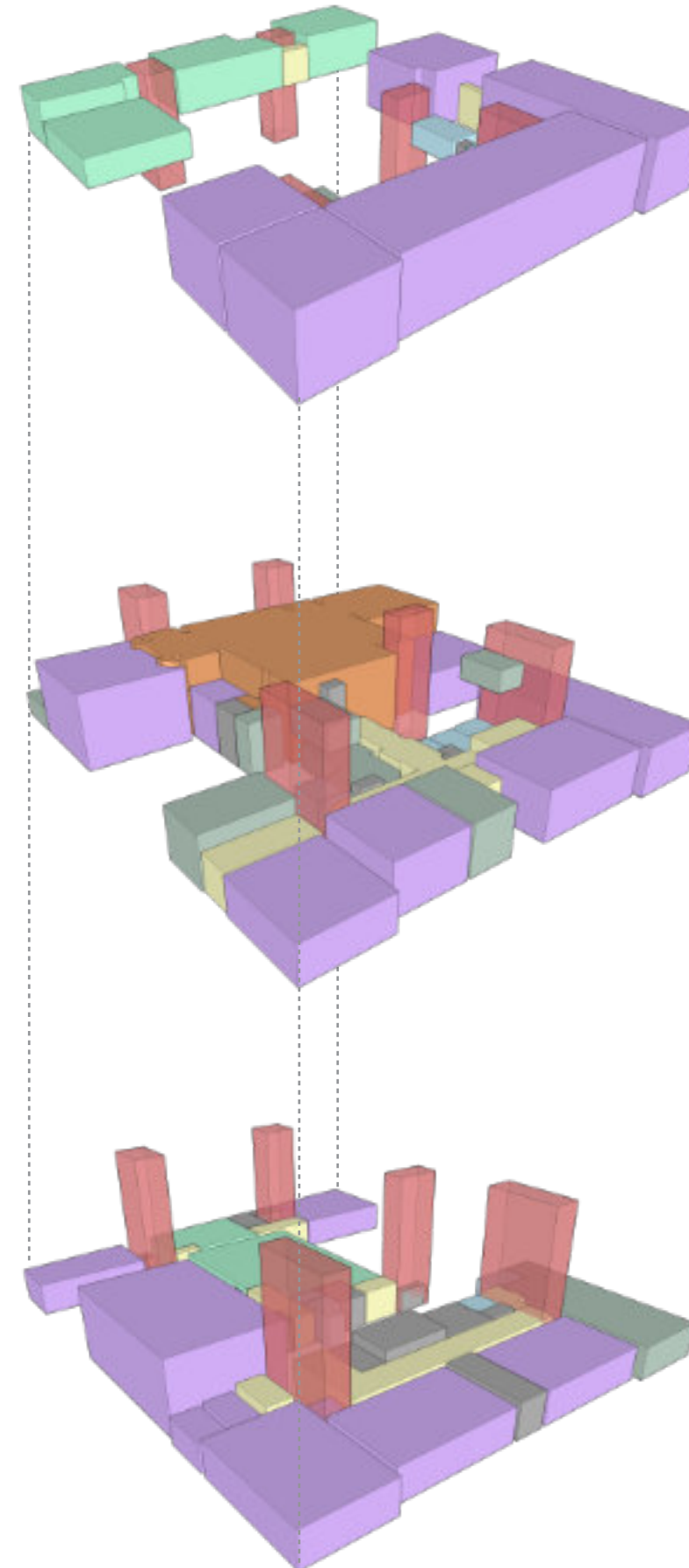
- Lower Ground/Basement
- Ground Floor (accessed via Cavendish Street & Arts & Humanities building)
- First Floor

Engagement

The project team met with the case officer and conservation officer on the 11th June 2021 to discuss the lifecycle refurbishment project.

The comments received and discussed have informed the development proposals detailed within this application.

A separate statement of consultation accompanies this application and should be read in conjunction with this Design & Access Statement.



Existing First Floor Massing

Existing Ground Floor Massing

Existing Basement Floor Massing

Existing External Walls.

The structure is a Grade II listed building constructed in various sections, but predominantly 1880 to the Stone frontage of Cavendish Street and Higher Ormond Street return and 1897 to the Higher Ormond Street and rear brick and Terracotta elevations.

The façade structure varies on each elevation. The main façade to Cavendish Street in a buff sandstone with Gothic designs. The Cavendish Street elevation is a buff sandstone in a Gothic design. The Higher Ormond Street elevation carries on the stone detail for the left-hand section. The Middle and Right-hand section comprises of 3 no gables constructed in Terracotta and a red Stock Brick. The South (rear) elevation is predominantly common brick with terracotta dressings.

The Stone façade to Cavendish St and return to Higher Ormond St shows extensive lamination of the natural beds within the stone. This lamination can result in moisture retention, frost attack and further decay to the stone face.

The façade has been repointed extensively in a hard cementitious mortar. This has exacerbated some areas of lamination in the face of the stone.

The right-hand side of the Higher Ormond Street elevation is a later extension to the main building facing Cavendish Street. This construction is more Art Deco in style and constructed of a steel frame, terracotta units and red Stock brick.

Common defects are cracking to the terracotta units to the copings and string courses. Although there are several units where the cracking is extensive.

The Rear or South elevation is a simpler façade of terracotta dressings to window heads, cills and gutter corbeling and frieze. The general condition is good with minor mechanical damage (spalls) and patch repointing.



Terracotta window reveal



Brickwork spalling



Cavendish stonework delamination



Brickwork ground condition



Cavendish street stonework delamination



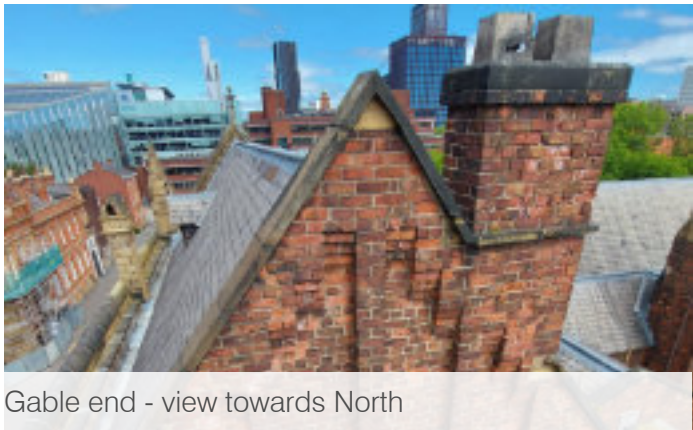
Roof brickwork gable



Internal roof courtyard - view towards North West



Parapet detail off Higher Ormond Street



Gable end - view towards North



South elevation - terracotta pier and window jamb



Corner pinnacle off Higher Ormond Street

Existing Pitched Roofs.

The existing pitched roofs are covered with natural slates. The overall build-up varies, consisting of battens, boarding, waterproofing, rafters etc.

In all roofs inspected which included a bitumen felt membrane in the area exposed, this is in a brittle and aged state with numerous patch repairs having been undertaken.

There are numerous areas of damaged, slipped and missing slates. The general slate condition was good but it is likely that only 70% of slates would be reusable.

In most instances the existing slates are fixed with steel nails which are showing signs of corrosion. Some slate nails were found to be over sized, penetrating through the membrane.

Battens varied in size across the areas, as differing sections had been repaired / re roofed in the past.

Plastic vents have been installed on most of the roofs inspected. The design of these vents is allowing water to enter the roof space. Likely when the force of the wind and rain is from a specific direction and force. Many of the leak points identified internally corresponded with the location of the roof vents.

Clay Hip tiles are showing signs of surface degradation and break down / shaling.

The ridge tiles to some roofs are generally in a better condition, most are plane in design like the hip tiles. However there are instances of some Roll Top ridges which may be the original design.

The lead work to valleys and gutters does not comply with current guidelines in that many of the sections of lead are too long. The lead is a mix of code 5 and 4.

Flashings to upstand etc are in various states of repair with some sections becoming loose and forming gaps to the masonry. In some instances, these corresponded to identified leaks internally.

The lead out lets to some gutters appeared small compared to the roof area being drained. Staining around the outlets would suggest that there is a build up of water at these points in periods of heavy rain.



Perimeter roof - view towards North West



Perimeter roof - view towards North West



Internal roof courtyard - view towards Ginnel



Aerial Image - view towards internal roof courtyard



Internal roof courtyard - view towards North East



Perimeter roof - view towards South

The flat roof area given their age, moss build up and general appearance it is likely that the coverings have expired there effective life expectancy.

All gutter out lets and down pipes sizes are minimal to the discharge rate achievable in a storm. In some areas the discharge outlets appear small for the area drained, very likely resulting in internal water penetration.

The roof to the Chatham bridge link on the rear south elevation is covered in a copper sheeting system. This has had numerous patches of liquid applied membrane applied in an attempt to repair what appears to be numerous leaks internally, this is particularly noticeable on the West side.

There are no obvious points of drainage from the bridge link roof. This would suggest that they are either too small or blocked.

The detail of the roof adjoining the staircase window appear to provide an inadequate flashing detail.

The instances of failure, leading to internal water ingress are compounded by the lack of safe access for maintenance and protection of the heritage asset leading to ongoing and detrimental issues.



Existing Skylights.

Through specialist surveys undertaken the rooflights, due to age are either past their service life or coming to the end of their service life.

The existing skylights fall into three typologies:

- Steel (circa 60/70 years old) infilled with Georgian Wired Glass

These are a steel 'T' system, sheathed in lead and originates from the late. This is a glazing system that lends itself to Grade I and Grade II listed buildings. The system was infilled with Georgian wired cast glass that no longer carries a safety rating.

From the survey, the observation notes that it is likely that the integrity of the glazing system will be compromised at the fixing positions as 60 to 70 years ago the steel 'T' section would not have or had little means of protection from deterioration. In addition to this, the fixings were dissimilar, leading to bi-metallic corrosion.

It is also very likely that asbestos rope gasket will be present.

- Aluminium (circa 40 years old) T System - glazed

These are an Aluminium 'T' system that replaced the Heritage style lead sheathed glazing bar, as it was more economical to produce.

From the survey, the observation notes that it is likely the gaskets are neoprene or asbestos rope which will have degraded over time. The glazing system is made up of non-ferrous aluminium which should have retained its integrity.

- Aluminium (circa 30 years old) T system with polycarbonate

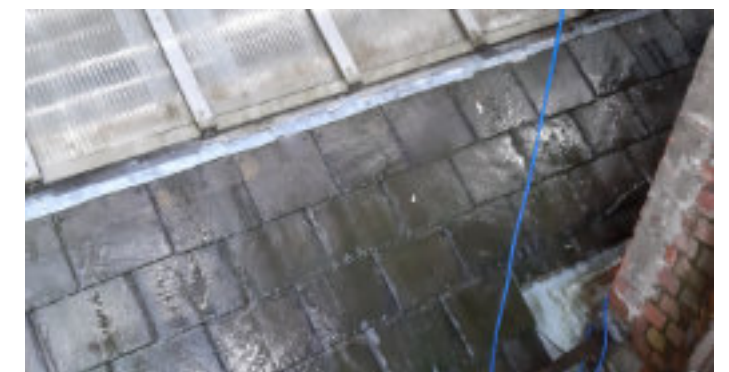
These are an Aluminium 'T' system without thermal break and is infilled with walled type polycarbonate sheet. Polycarbonate sheet that is circa 30 years old will have degraded due to UV attack.



Example of Aluminium glazed rooflight - south west



Internal roof courtyard - Aluminium polycarbonate



Internal roof courtyard - Aluminium polycarbonate



Aluminium polycarbonate & Aluminium glazed



Cavendish Street Perimeter Roof - Aluminium glazed



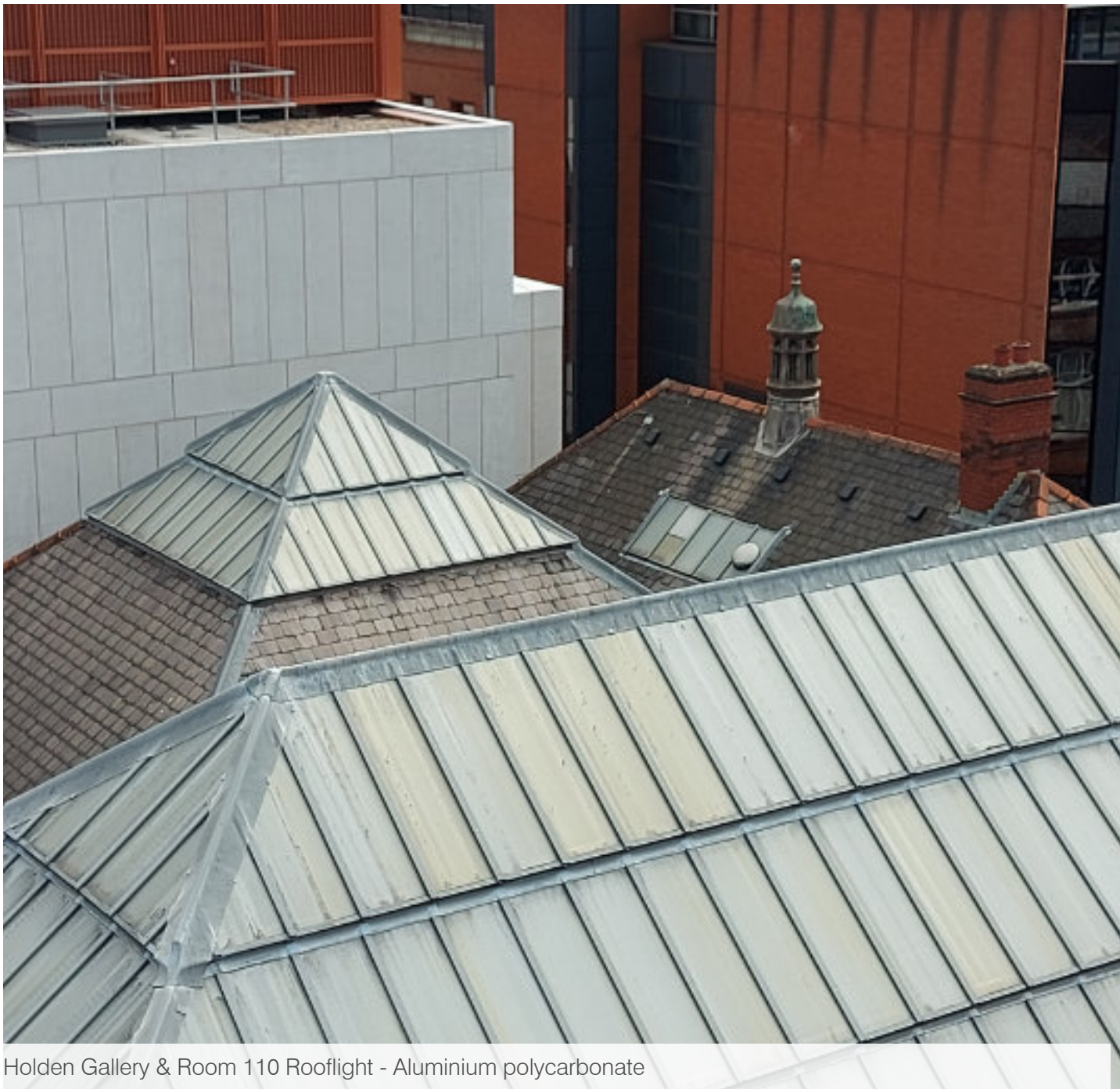
Holden Gallery Rooflight - Aluminium polycarbonate



Holden Gallery Rooflight - Aluminium polycarbonate

From the survey, the observation notes that it is likely the gaskets are neoprene or asbestos rope which will have degraded over time. The glazing system is made up of non-ferrous aluminium which should have retained its integrity.

There are instances of failure, leading to internal water ingress. As with the roof fabric, safe access for maintenance and protection of the heritage asset is limited, leading to ongoing and detrimental issues.



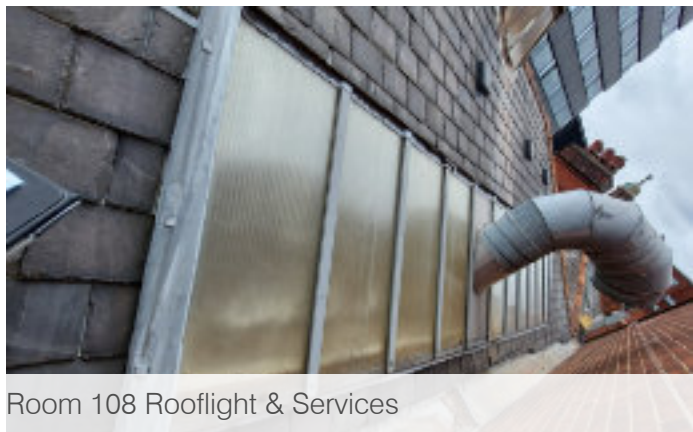
Holden Gallery & Room 110 Rooflight - Aluminium polycarbonate



Holden Gallery Rooflight - Aluminium polycarbonate



Room 110Rooflight - Aluminium polycarbonate



Room 108 Rooflight & Services



Holden Gallery Rooflight - Aluminium polycarbonate

Existing Windows.

The existing windows are mostly single glazed timber with the exception of original windows to the brick and terracotta elevation of Higher Ormond Street and two windows to the toilet area at first floor within the internal courtyard area which are metal frames. All are in a varying state of repair with some damaged glass. Some have been replaced in the past. The majority will have poor draught proofing, resulting in air leakage and heat loss.

•Paintwork

The paintwork to the window is in a variable condition around the façade. Many windows have crazing, flaking and de-bonding in large pieces/flakes to their external face. Internally the paintwork is generally sound. The paint is very thick in places reflecting many years of over coating. This failure of the paint has exacerbated moisture ingress into the timber and the remaining paint may be masking areas of decay.

The external paint work to the frames around the masonry/ brick /terracotta is generally untidy. Over painting and paint splashes have lead to 'creep' of the paint line away from the frame onto the masonry.

•Fixtures & Fittings

There are few windows where original fittings such as casement fasteners, casement stays, sash pulleys, sash lifting rings (or finger lifts), fitch fasteners and the like can be identified. Many windows have had such fittings replaced several times, some themselves appearing to be of similar age to the original fittings. Many of the original fittings are heavily painted, damaged or have parts missing.

Some windows have had modern restrictors fitted to prevent the windows opening more than a few inches. These are a mix of designs likely to comply with current building regulations and university standards.

•External Frame Sealant

The original burnt sand and linseed mortar between the window frames and masonry is in varying states of repair. The vast majority of the mastic has been over painted numerous times and its true condition cannot be assessed.



Typical window condition - terracotta pilaster



Typical window transom & paint condition



Typical window cill condition with obscure glass



Typical window transom & paint condition



Raked cills, moulded surround and carved spandrels



South elevation - terracotta window surrounds - window opening infill panels and service penetrations

•Glazing

The most common glazing found is original clear glass with imperfections and irregularities. Some previously broken units have been replaced with modern float glass. There are a number of cracked/ broken glazing units.

Many glass panes have been replaced with a mixture of obscure glazing finishes from Georgian Wired , various Reeded (or Beaded) finishes and Mottled finishes. Some windows having 3 or 4 differing types of glass. Many windows have the lower panes in a Reeded (or Beaded) finish for privacy.

Many windows have been boarded over or have numerous fans/services having been installed over the years to align with the intended use of the spaces, penetrating the glazing. A number of windows particularly to the rear elevation have had various types of film applied over the glass.

None of the windows appear to have safety glass installed and due to the large area of the windows and the single glazing specification, current thermal standards for windows will not be achievable in the existing format.

•Timber

There is very little decay / rot within the frames generally. The rear elevation has the most items of decay. There are a few areas where the decay is to a point where replacement is required to either cills or bottom rails of casements. However most common decaying areas are relatively small and would be considered for resin repair.

There are a number of windows to Higher Ormond Street (terracotta and brick section) that are metal framed. The windows to the right of these are timber framed. It is understood (but not confirmed) that these timber frames were replaced after bomb damage during World War II.



Cavendish Street - depressed tripartite stone arches



Cavendish Street - detailed pilaster



Basement - modern windows with metal mesh screen



Higher Ormond Street - spandrel infill with services



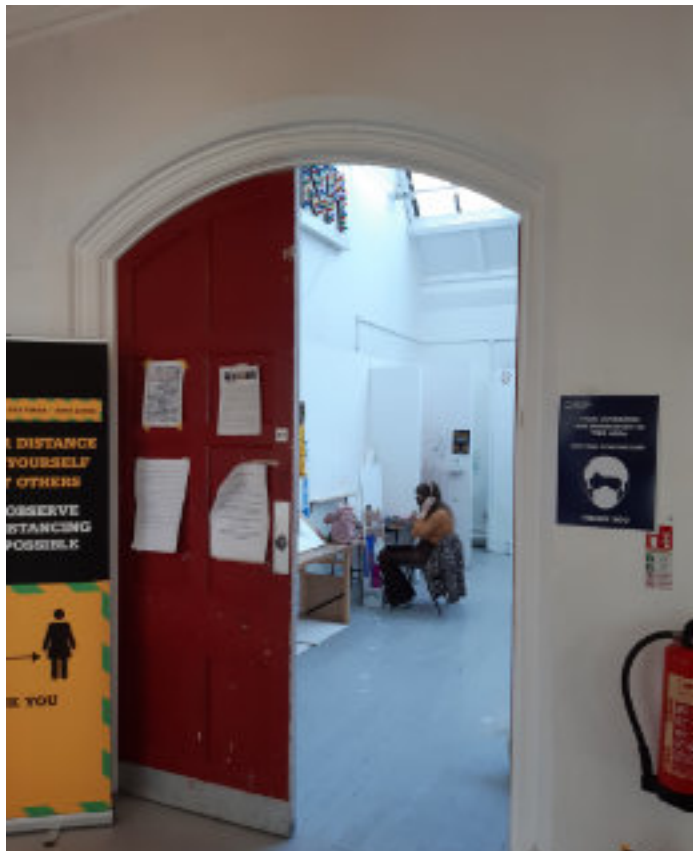
South elevation - terracotta window surrounds

Internal Doors & Screens

The existing doors within the building fall into two categories:

- Category 1 - Existing / original doors of significance.
- Category 2 - Doors which have been replaced from the original or added later, generally fire doors and are of low design quality
- Category 3 - Doors which have been replaced from the original or added later, to a University standard and are of high design quality, with sympathetic timber profiled frames, fan & side lights. Colours are neutral and sympathetic & secondary to the surrounding building fabric

The existing Category 2 doors that have not been recently replaced to a University standard are not of a high quality in both appearance and performance and are deemed visually detrimental to the heritage asset.



Category 1: Existing door of significance



Category 2: Existing modern door of poor quality



Category 2: Existing modern door of poor quality



Category 3: Existing modern door of high quality

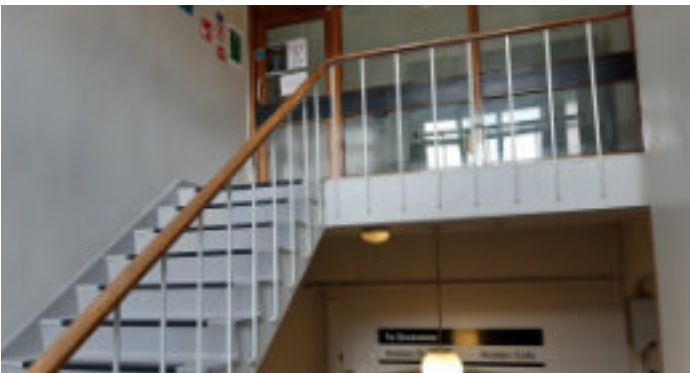
Existing Staircases

Existing

The existing staircases are either timber string, riser and treads or concrete construction. Both type have varying styles of timber handrails.

The height of some of the staircase handrails do not meet current Building Regulations requirements. See proposals in Section 05.

Stair 04 & Stair 05 have examples of modern stair frame enclosures required for fire escape of building occupants.



Stair 04: Existing Stair & Stair Enclosure on First Floor



Stair 05: Existing Stair & example of Category 1, 2 & 3 door



Stair 01: Existing Stair & Handrail - Asset of Significance



Stair 02: Existing Stair Handrail & Panelled Baluster - Asset of Significance



Stair 05: Existing Stair Handrail - Asset of Significance

Significant Features

Holden Gallery Floor

The existing floor to the Holden Gallery, and associated side rooms, is a wood block parquet floor and has isolated areas of wear and damage.

The floor is to be retained. See Section 05 proposals.

Wall Tiling to Holden Gallery Foyer

The corridor leading to the Holden Gallery from the Cavendish Street entrance is decorated with feature glazed tiles. There are areas missing or with minor cracks/damage.

The tiles are to be retained. See Section 05 for proposals

Terracotta Columns and Window Surrounds

Some of the existing original terracotta features have been painted over or suffered from damage.

See Section 05 for proposals.

Existing Glazed Bricks

Some of the existing original glazed bricks have been painted over to Staircase 01 & Staircase 05.

The tiles are to be retained. See Section 05 for proposals.

Existing Heritage Features within Gallery Foyer/Corridor

The main entrance corridor boasts several original details such as an intact dado and cornice. There is also a boot scraper that includes direction to St Anne's Square.

These features are to be retained.

Existing Heating Services

There are some examples of existing cast iron radiators as well as modern steel panel radiators served via a legacy single pipe system - with limited dedicated heating controls leading to poor levels of temperature control and potential for overheating or underheating.

The Holden gallery hosts an ornate perimeter boxing to the heating pipework.

See Section 05 for proposals.



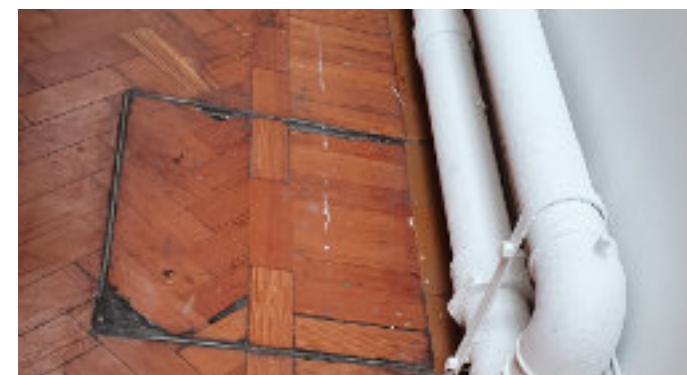
Holden Gallery Terracotta Column & Grotesque



Terracotta Window Surround to First Floor corridor



Wall tiling to Holden Gallery Foyer



Holden Gallery - Wood Block Parquet Floor & Services



Existing Glazed Bricks to Staircase 01 & 05



Commemorative plaque in central corridor



Holden Gallery

SCHOOL OF ART

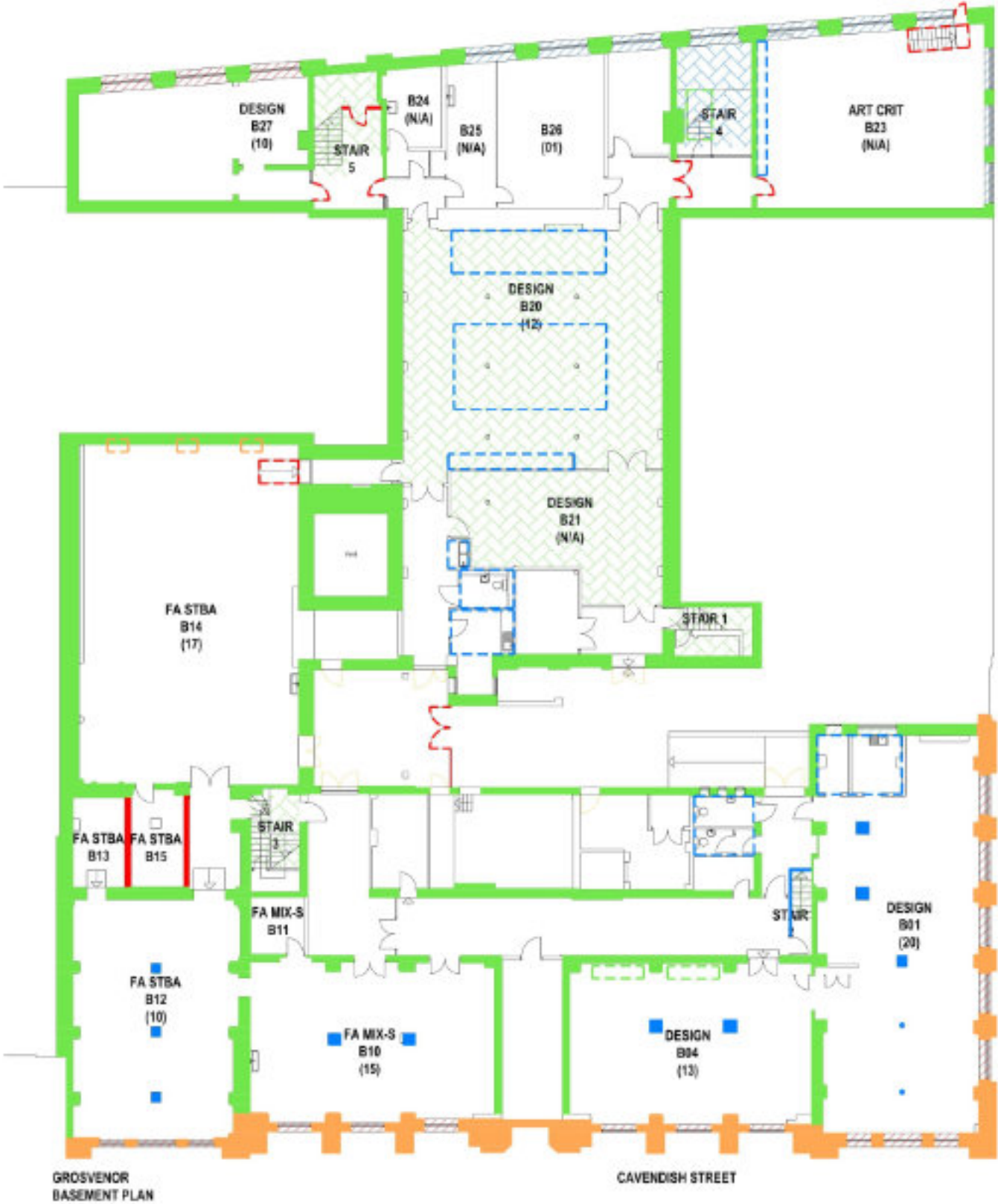
Heritage

Manchester Metropolitan University have appointed Deloitte to act as Planning & Heritage Consultants for the Grosvenor Lifecycle Refurbishment project.

A separate planning & heritage statement accompanies this application and should be read in conjunction with this Design & Access Statement.

The following significance plans have been produced to inform the planning & heritage statement and the proposed heritage works detailed in Section 05.





Health & Safety Notes
1. Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M.

KEY: LEVEL OF SIGNIFICANCE - LAYOUT

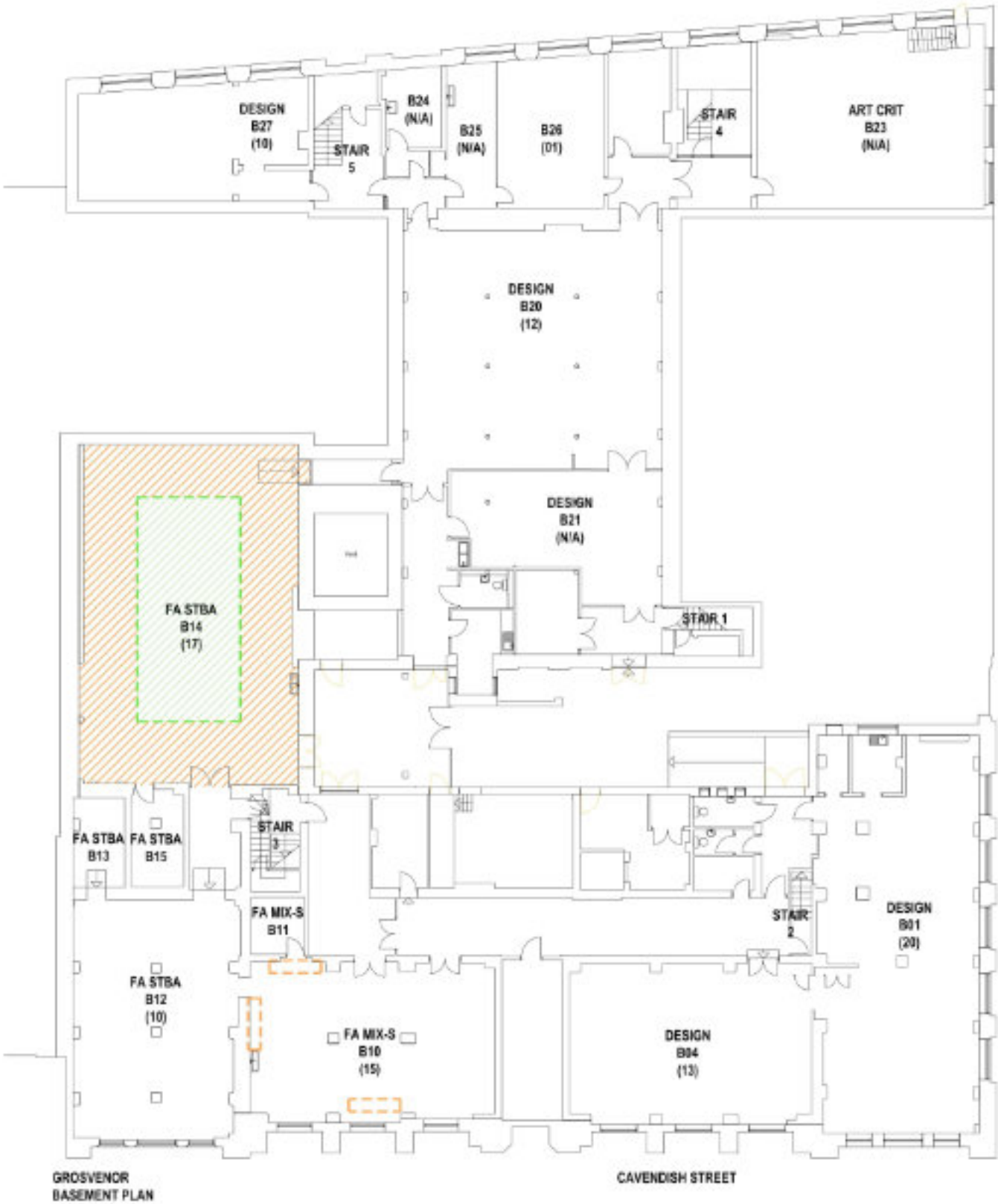
High
Feature
Wall / Door
Window
Floor

Medium
Feature
Wall / Door
Window
Floor

Low to None
Feature
Wall / Door
Window
Floor

Detrimental
Feature
Wall / Door
Window
Floor

Note: All remaining items deemed 'Low to None' unless marked

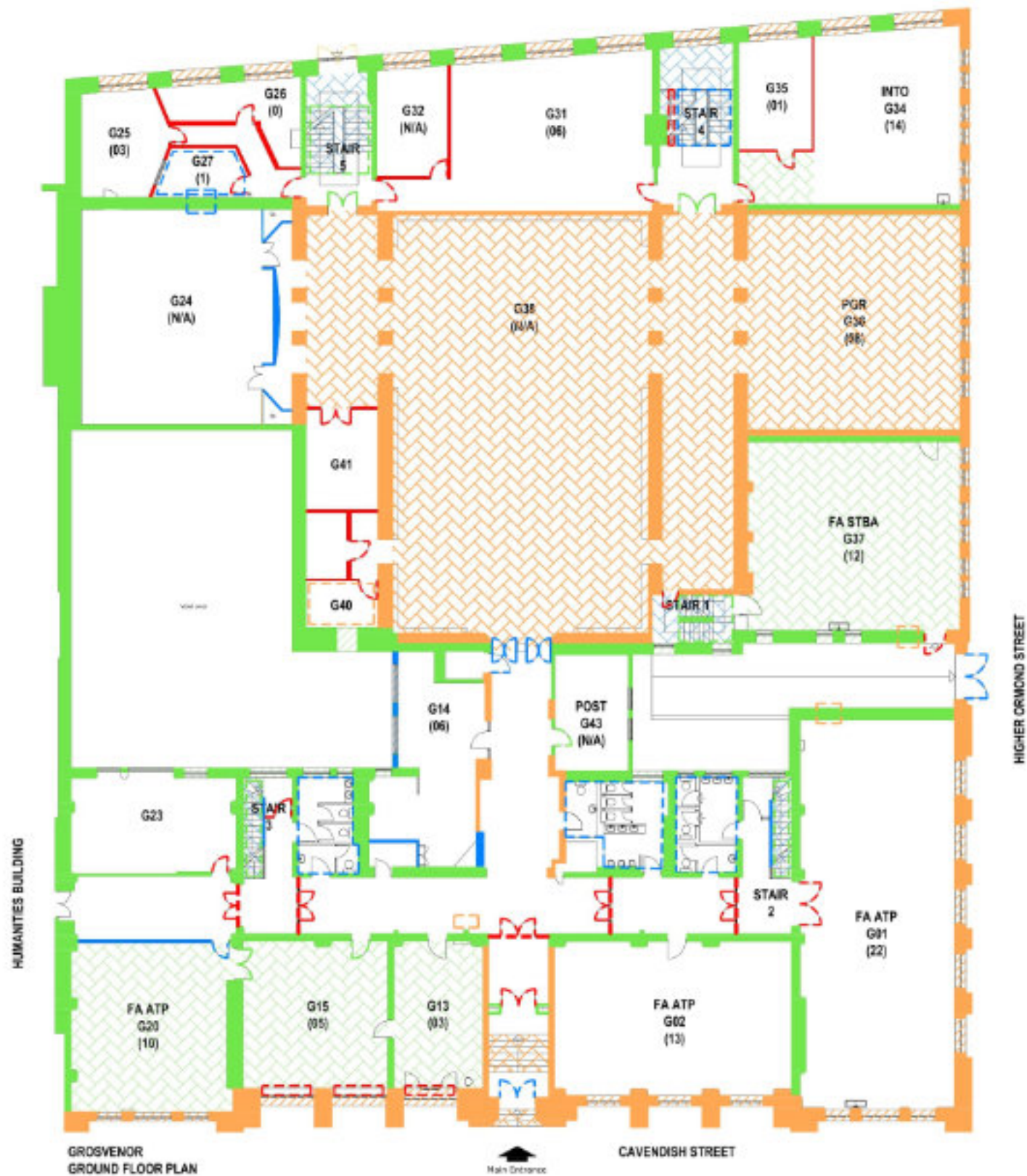


Health & Safety Notes
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KEY: LEVEL OF SIGNIFICANCE - CEILING

- High**
Ceiling Feature
Ceiling / Rooflight
- Medium**
Ceiling Feature
Ceiling / Rooflight
- Low to None**
Ceiling Feature
Ceiling / Rooflight
- Detrimental**
Ceiling Feature
Ceiling / Rooflight

Ceiling - All Ceilings Low to None unless marked



Health & Safety Notes
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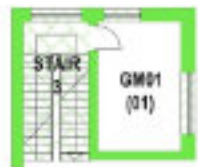
High
Feature
Wall / Door
Window
Floor

Medium
Feature
Wall / Door
Window
Floor

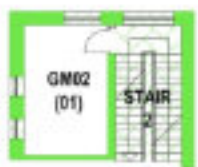
Low to None
Feature
Wall / Door
Window
Floor

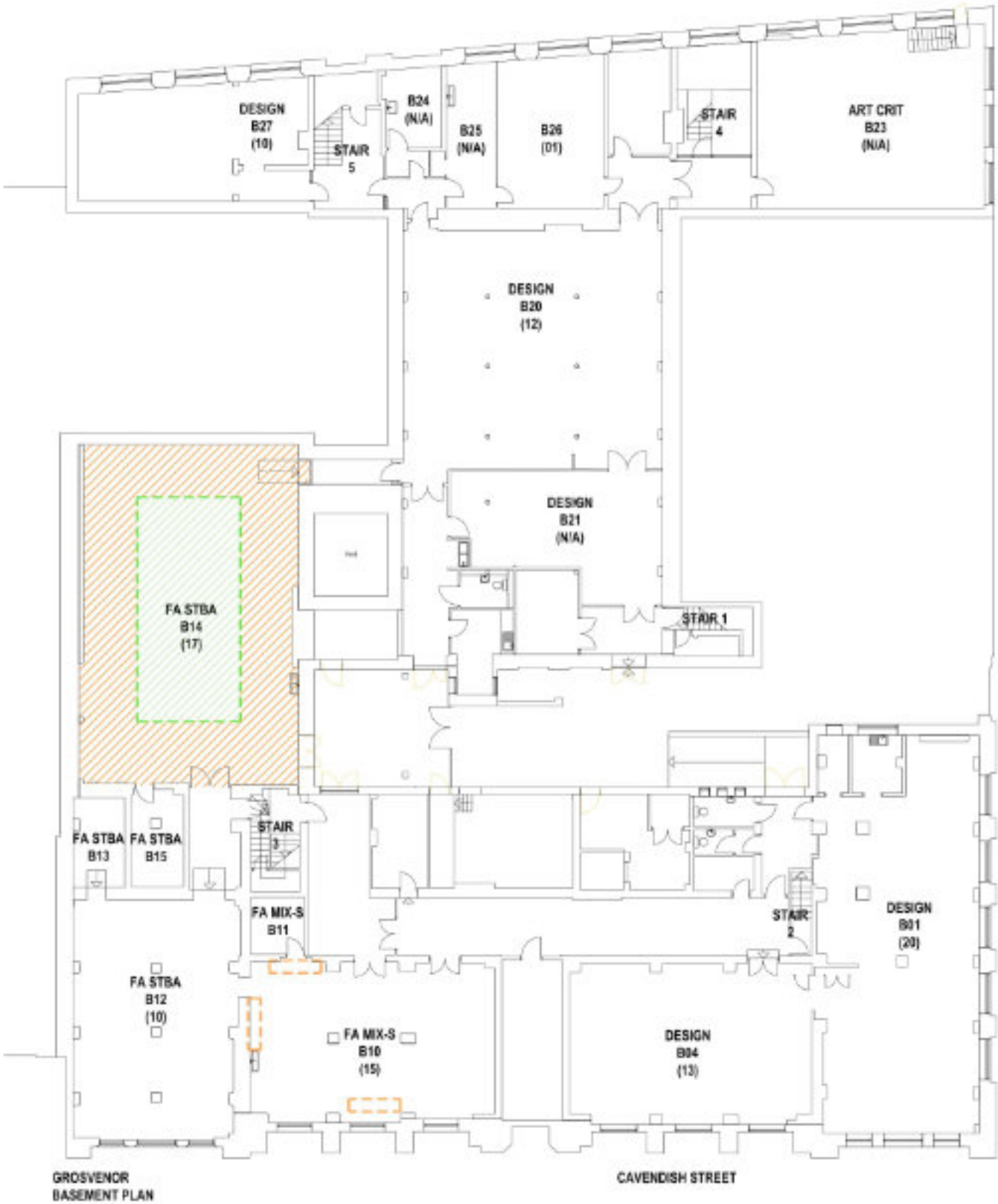
Detrimental
Feature
Wall / Door
Window
Floor

Note: All remaining items deemed 'Low to None' unless marked



GROSVENOR
GROUND FLOOR MEZZANINE PLAN





Health & Safety Notes
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KEY: LEVEL OF SIGNIFICANCE - CEILING

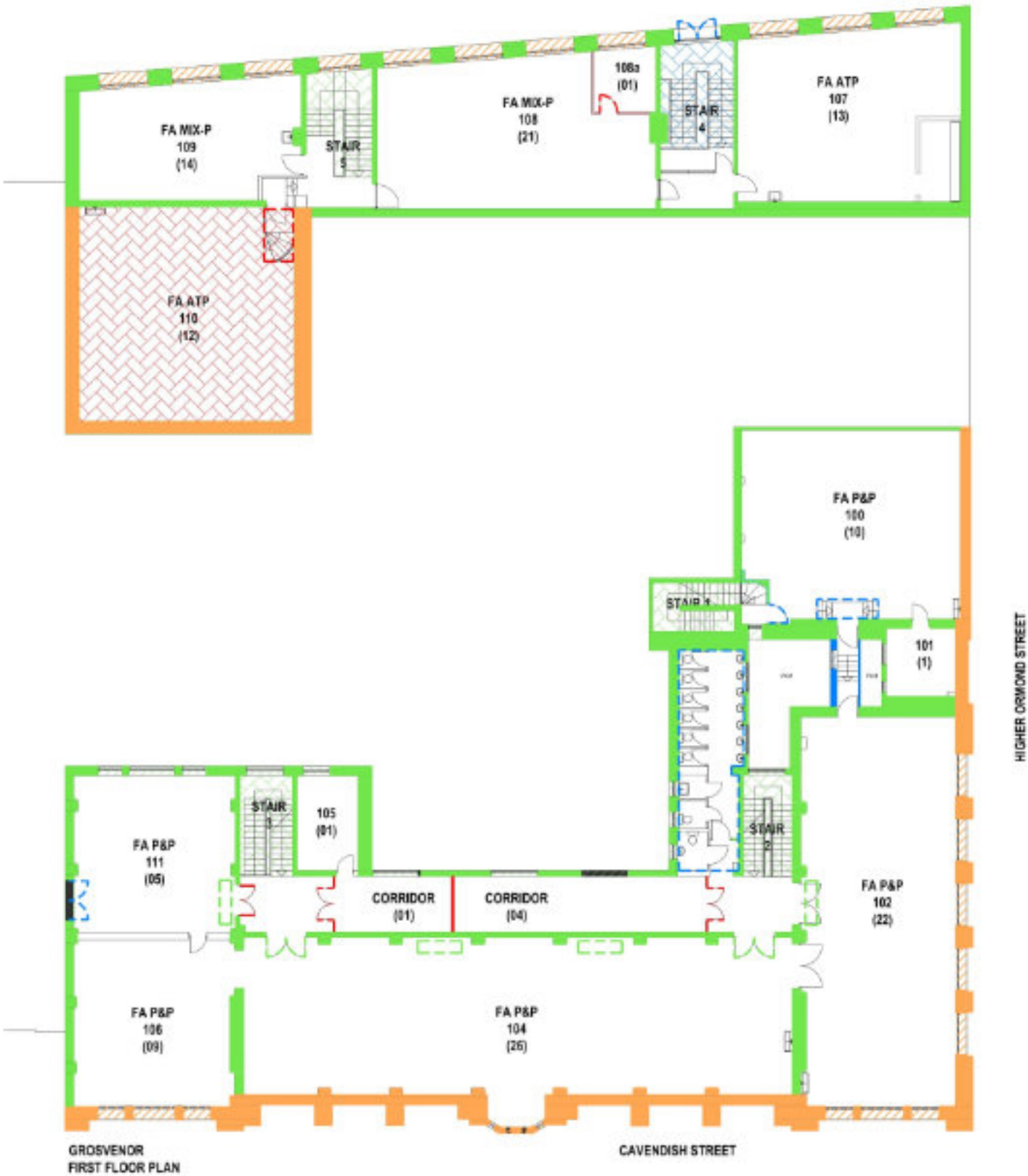
High
Ceiling Feature
Ceiling / Rooflight

Medium
Ceiling Feature
Ceiling / Rooflight

Low to None
Ceiling Feature
Ceiling / Rooflight

Detrimental
Ceiling Feature
Ceiling / Rooflight

Ceiling - All Ceilings Low to None unless marked



Health & Safety Notes
1. Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M.

KEY: LEVEL OF SIGNIFICANCE - LAYOUT

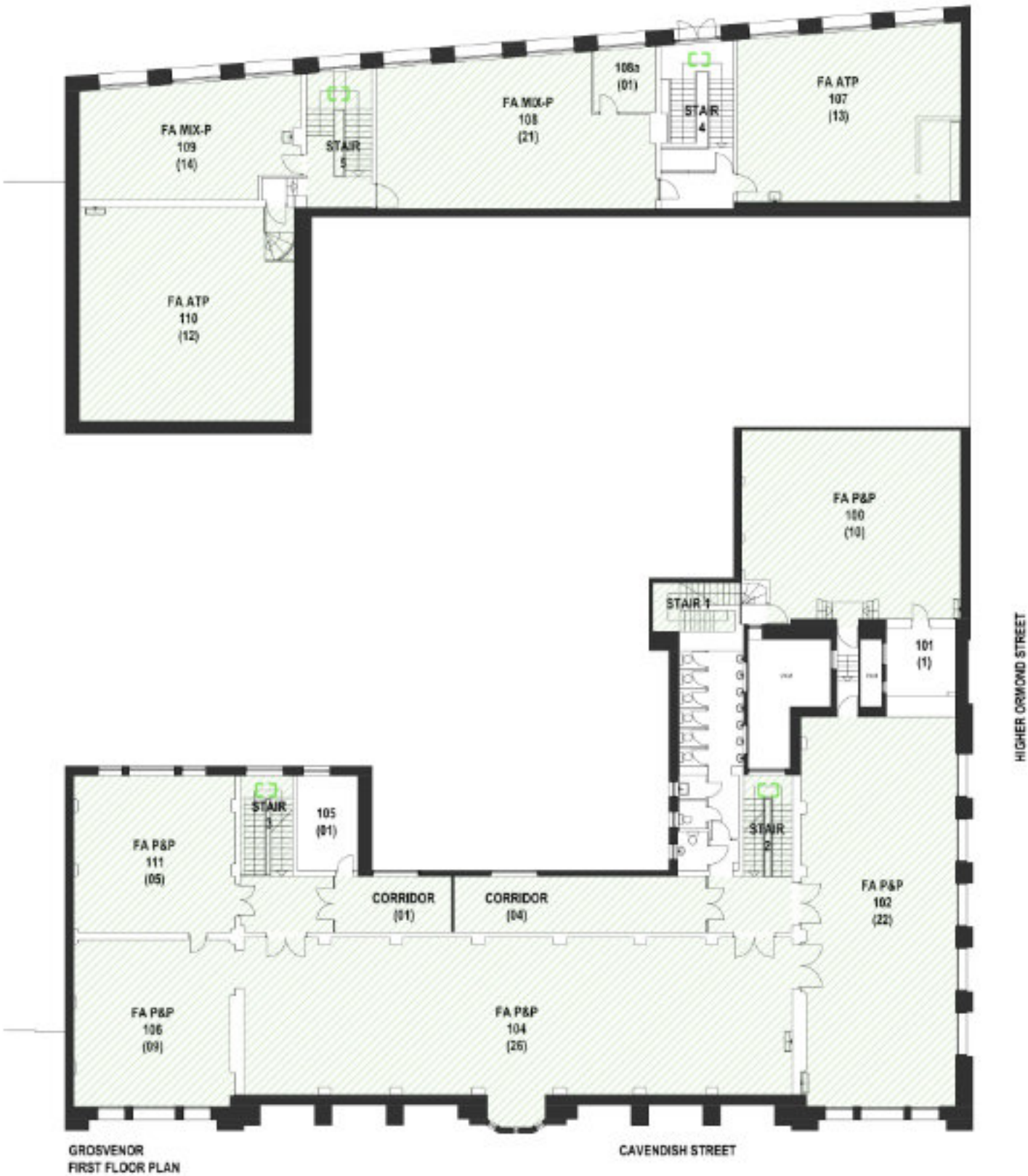
High
Feature
Wall / Door
Window
Floor

Medium
Feature
Wall / Door
Window
Floor

Low to None
Feature
Wall / Door
Window
Floor

Detrimental
Feature
Wall / Door
Window
Floor

Note: All remaining items deemed 'Low to None' unless marked



Health & Safety Notes
1. Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M.

KEY: LEVEL OF SIGNIFICANCE - CEILING

- High**
Ceiling Feature
Ceiling / Rooflight
- Medium**
Ceiling Feature
Ceiling / Rooflight
- Low to None**
Ceiling Feature
Ceiling / Rooflight
- Detrimental**
Ceiling Feature
Ceiling / Rooflight

Ceiling - All Ceilings Low to None unless marked

Design

To inform and confirm the design brief for the Grosvenor Lifecycle refurbishment project, the project team engaged with the School of Art to establish the user requirements for the building and with consideration for the medium term use and anticipated growth across the school.

The use of the existing Grosvenor building does not change as a result of the proposals detailed within this application. The proposed class use is as follows:

- Class Use F1(a) and;
 - "Learning and non-residential institution - Provision of education"
- Class Use F1(b)
 - "Display of works of art (otherwise than for sale or hire)"

The following provides a description of these requirements:

Use

During the engagement process with the School of Art, the project team has identified with the faculty for the current and proposed use of the Grosvenor building. These are as follows:

- BA(HONS) Fine Art

A studio-based programme that provides students with a platform to the arts profession. Student actively investigate universal approaches and practices in contemporary fine art in order to test their knowledge, creativity and understanding.

The course accommodates the following programmes within the Grosvenor building:

- Fine Art Painting and Print Making
- Fine Art Sculpture and Time Based Arts
- Fine Art Mixed Pathways
 - Incorporates Painting and Print Making
 - Sculpture

The following requirements for these courses were been identified as follows:

- BA(HONS) Fine Art and Art History

A studio-based programme which shares much of its teaching with BA (HONS) Art History and Curating, where students on the two courses collaborate on projects and exhibition making

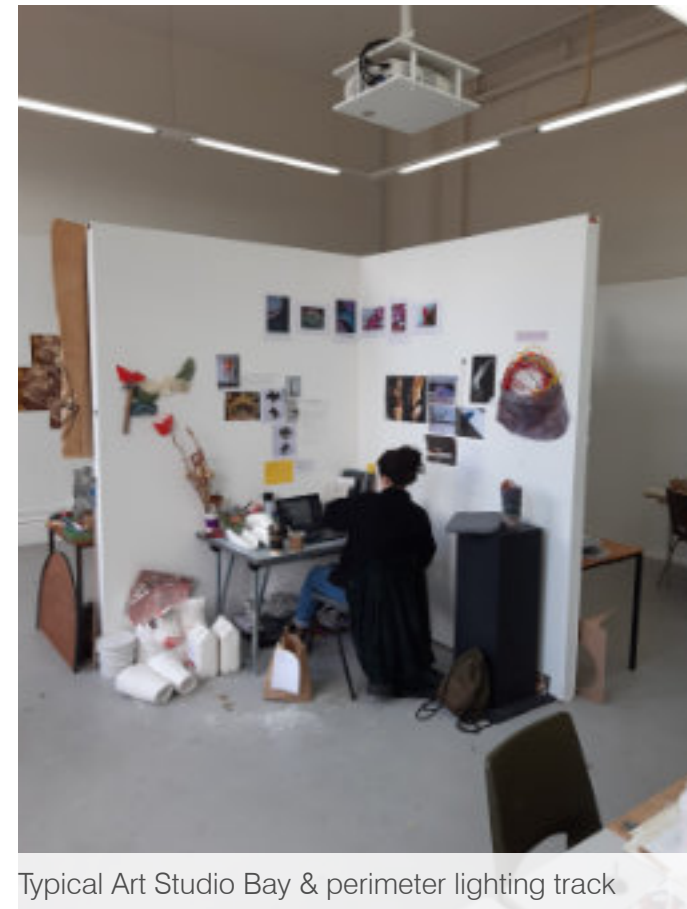
- BA(HONS) Fine Art and Curating

A studio-based programme which combines the study of art history with essential practical skills and critical perspectives needed by a contemporary curator. The course shares much of its teaching with BA (HONS) Fine Art and Art History, where students on the two courses collaborate on projects and exhibition making. The two courses accommodate the following programmes within the Grosvenor building:

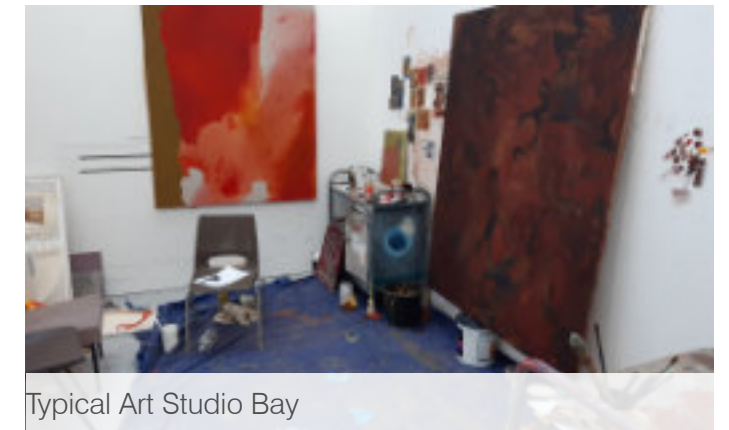
- Art Theory and Practice

- INTO Foundation

The INTO International Foundation in Art and Design is a studio-based programme and provides an accredited course for overseas students that combines creative practice and English study skills.



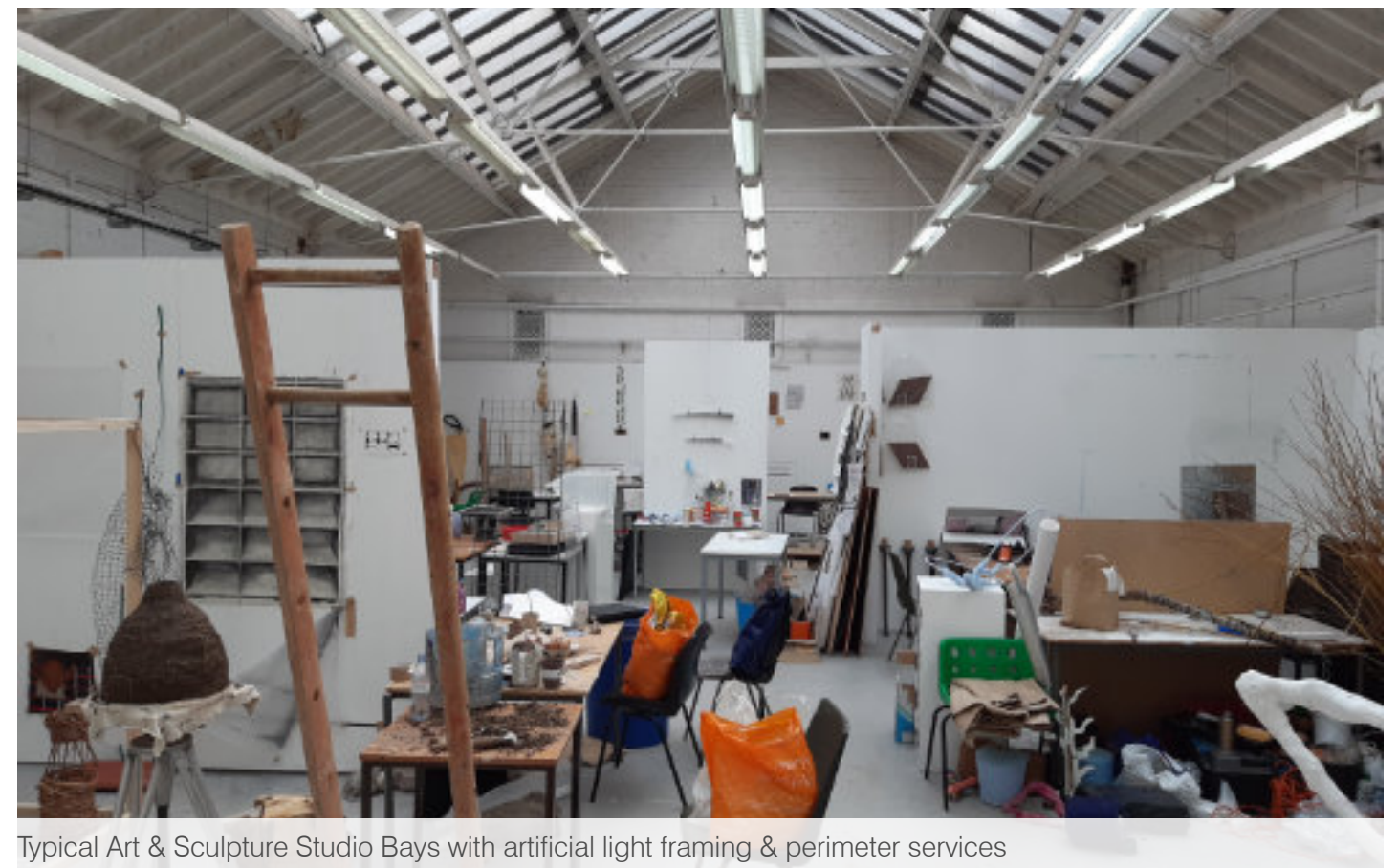
Typical Art Studio Bay & perimeter lighting track



Typical Art Studio Bay



Technicians Framing Workshop



Typical Art & Sculpture Studio Bays with artificial light framing & perimeter services

The following types of spaces are required to facilitate and support these education courses:

Studio & Postgraduate / PHD Space

- Individual studio bays of 4-6sqm/user target consisting of 1.8m(w) x 2.4m(h) wall 'canvas' space
- Linear wall space to be maximised
- Individual Desk and Chair
- Resilient floor finish to accommodate heavy usage and remain within the overall 'canvas'
- Storage area within user space
- Paint wash facilities required (Brush wash equipment to be confirmed)
- Natural / Ambient light is required
- Artificial task lighting
- Workbays to provide crit space assessment

Office: Support & Academic

- Mixture of Single Occupancy and Shared Occupancy
- Academic / Heads of Department
- Staff / Support

Storage & Facilities Management Spaces

- Materials storage
- Art Work/Crit Storage

Specialist: Gallery Space

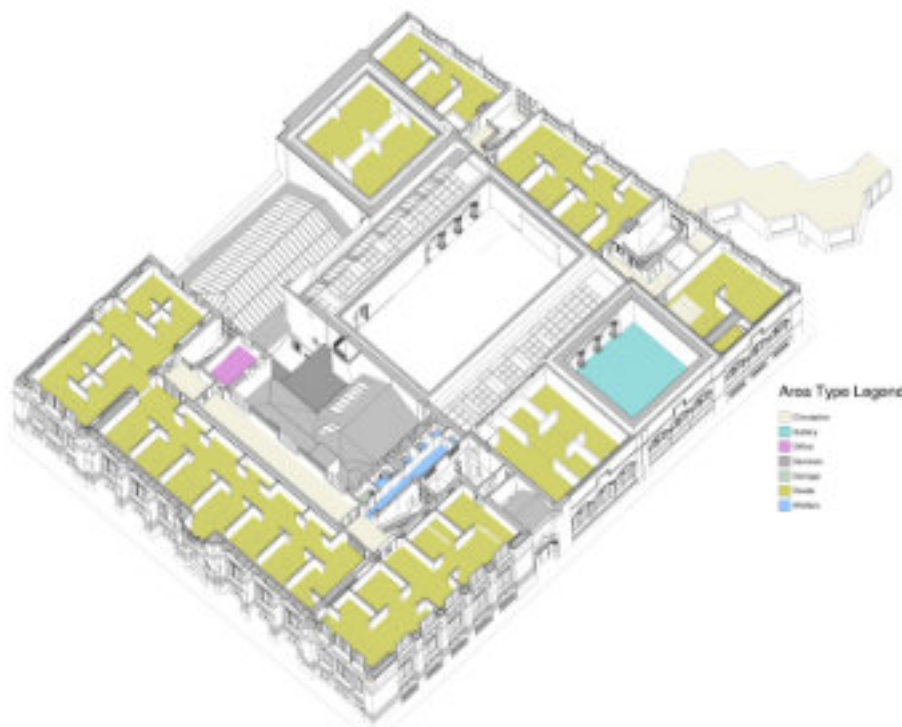
- Holden Gallery accommodating public exhibitions, degree shows and faculty open days
- Corridor & Side Gallery
- Gallery space to review options for levels of environmental control
- Reception space

Specialist: Technicians

- Workshops and Office/Materials Storage



Holden Gallery - Art Exhibition



Amount

Gross Area Summary

The proposal under this application is for the refurbishment of the existing Grosvenor building. The application does not seek to increase the amount of gross internal floor space.

- Existing & Proposed Gross External Area: 5,361sqm
- Existing & Proposed Gross Internal Area: 4,759sqm

The required accommodation for the Grosvenor building alongside the project brief to integrate accessible solutions is to maximise the amount of studio bays. The current proposal accommodates the following:

- Studio Accommodation/Studio Bays (Department of Art & Performance, INTO Foundation & PGR/PHD)
- Single Office Staff Space
- Shared Office Administration / Support
- Workshop Spaces
- Teaching Space
- Gallery / Crit Space
- Storage Space

- Archive Space
- Plant Space

The total University occupancy of the proposed building is calculated as 343. The total building capacity is calculated as 654.

Parking Summary

The proposal under this application does not constitute a change in proposed occupancy, therefore the intention is to retain the existing car parking and cycle parking quantities. These are referenced within the supporting Travel Plan.

Layout

Site Layout

The proposals comprise the following:

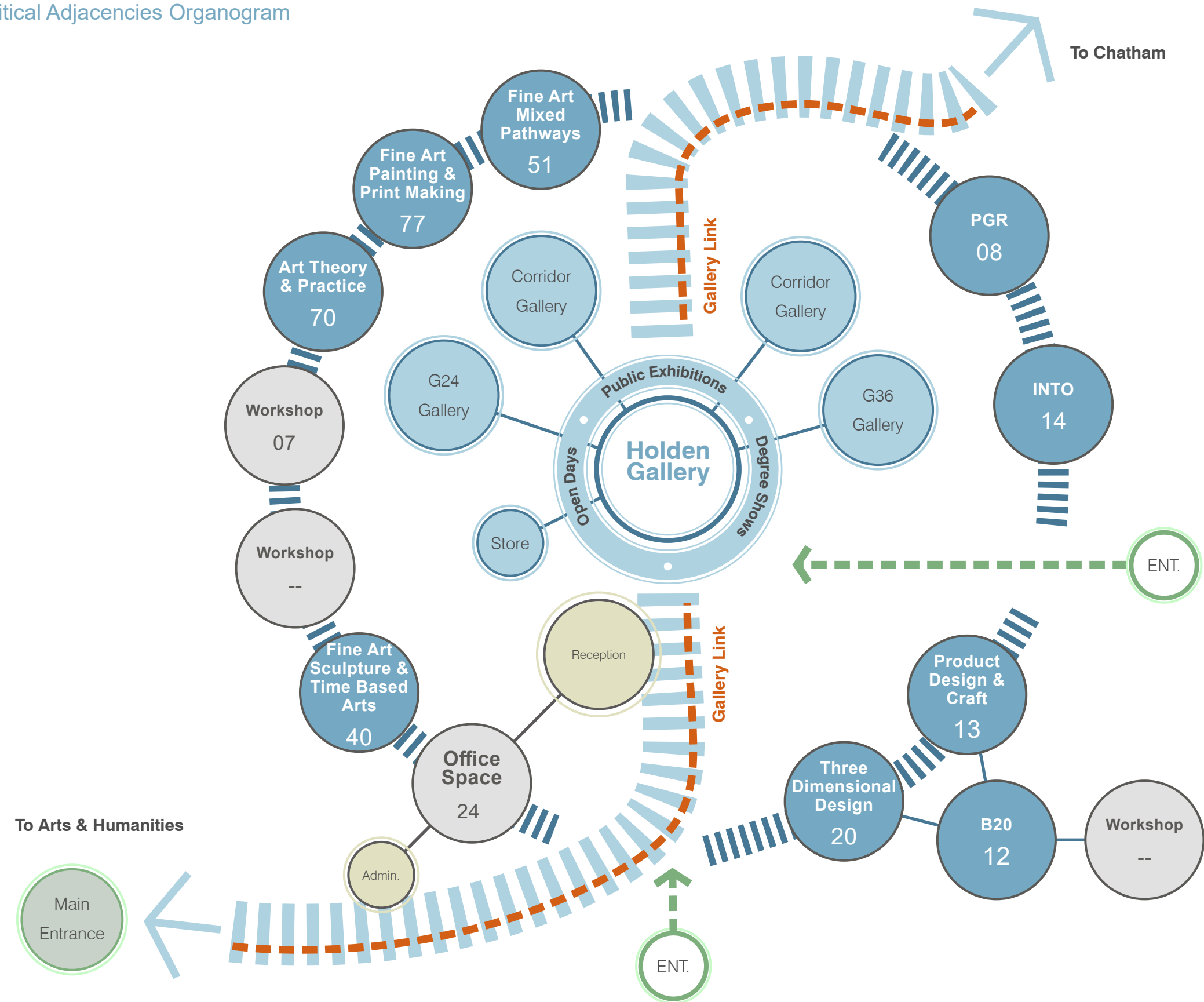
- The Grosvenor building will combine and utilise access, welfare and ancillary space provision with the recently constructed/refurbished Arts & Humanities Building
- The principal accessible entrance will utilise the Portico North facing entrance to the Arts & Humanities building. A passenger lift provides access into the Grosvenor building.
- The highly legible feature North facing entrance (with moulded arched head and carved spandrels below the oriel) off Cavendish street directly into the Grosvenor building will be retained as a principal entrance, providing direct stepped access into the Grosvenor building.
- Secondary entrance points to authorised users exists to the South via the Chatham bridge link, which is accessed from the University owned Chatham & Benzie buildings.
- Existing service points will be retained from Higher Ormond Street on the West facing elevation and Boundary Street West on the South facing elevation
- There are no amendments to the public realm proposed under this application. A separate and approved planning application is available for the public realm works
 - Application No: 128485/FO/2020 | Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets

Critical Space Adjacencies

Through the engagement process, the design team sought to analyse the existing and required accommodation schedules and provide a Spatial adjacencies organogram to graphically represent the organisation of studio spaces and the critical adjacencies of each space.

Combining the space requirements with the vision for the Grosvenor Lifecycle Refurbishment Project, a spatial adjacencies diagram was presented to demonstrate access and the vision for the Grosvenor building.

Critical Adjacencies Organogram



Key Spaces: Holden Gallery

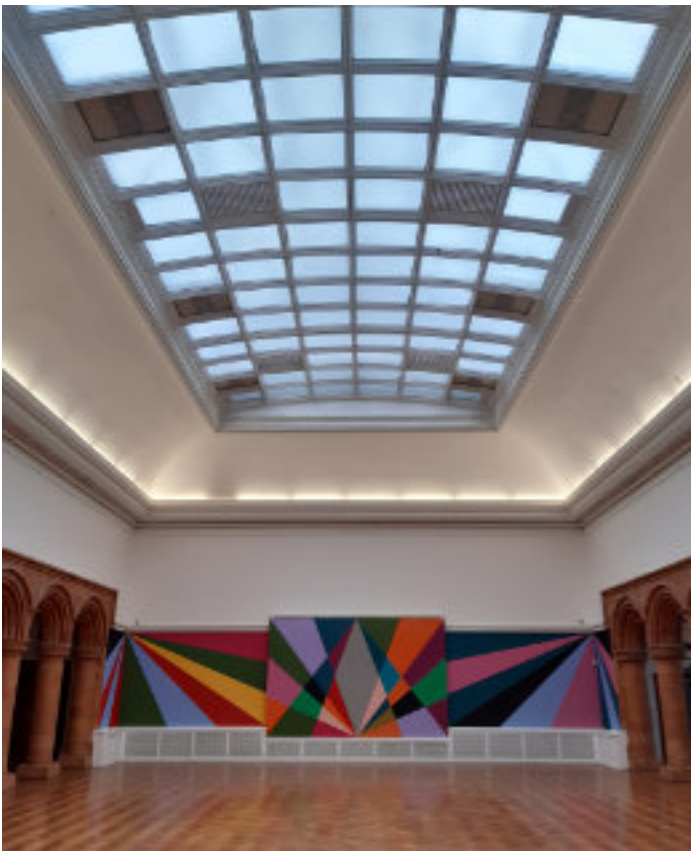
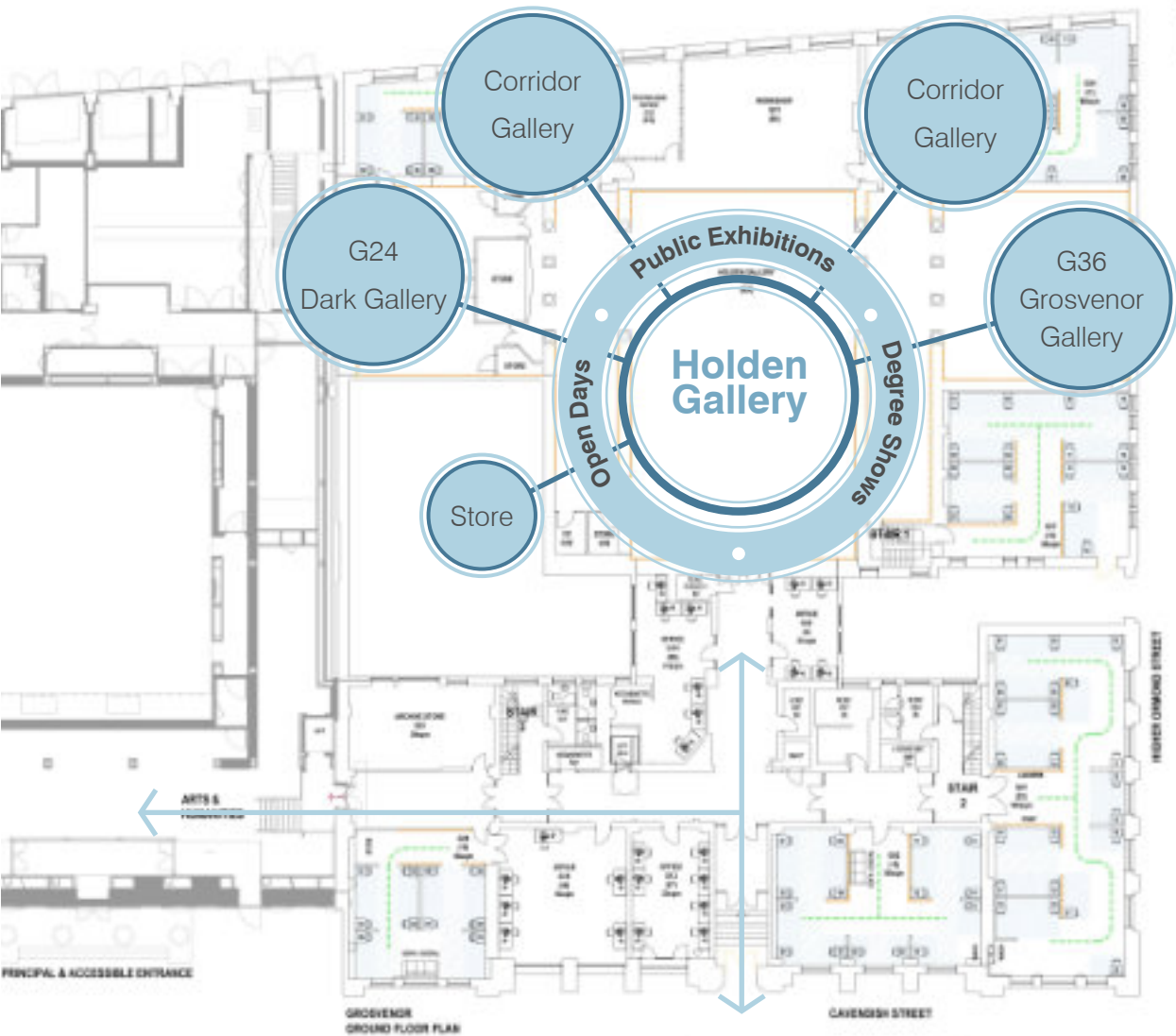
Key Considerations

- Public Exhibition Programme
- Degree Shows
- Open Days
- University / Faculty Branding

Design Considerations

- Accessibility
- Prominence
- Connection of Gallery Space across the Grosvenor building
- Security of Artworks
- Environmental Conditions and flexibility
 - Lighting
 - Heating / Ventilation
- Reception Area to be considered
- Protection and reinstatement of fabric items
- Storage
- Occupancy allowance of public exhibitions, degree shows and open days

Proposed Ground Floor Plan - Space Adjacencies



Holden Gallery - Art Exhibition



Holden Gallery - Lay-In Lights with services



Painted Terracotta Column & Grotesques

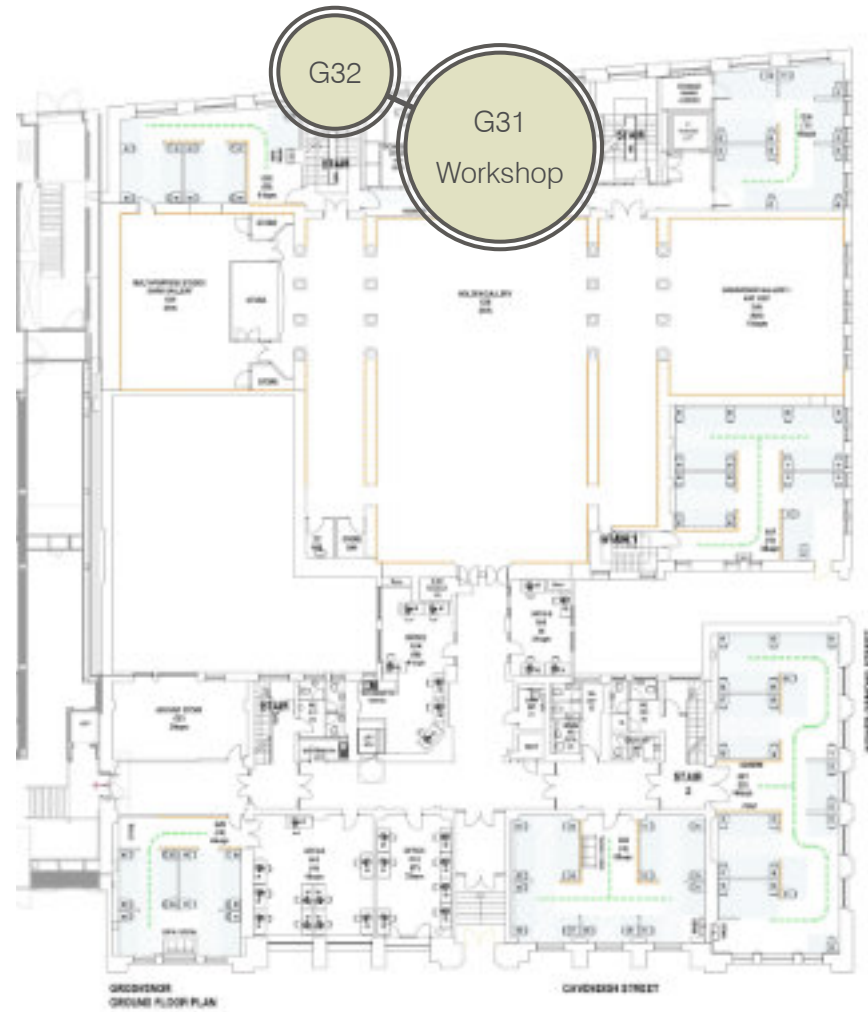


Terracotta Column & Grotesques

Basement



Ground Floor



First Floor



Key Spaces: Workshops

Key Considerations

- Critical Adjacencies to Programmes / Studio Spaces
- User requirement to combine room B26 (Workshop) and B22 (Store)

Design Considerations

- Space Planning
- Storage
- Legacy Equipment and Specification
- Proximity to lift access points

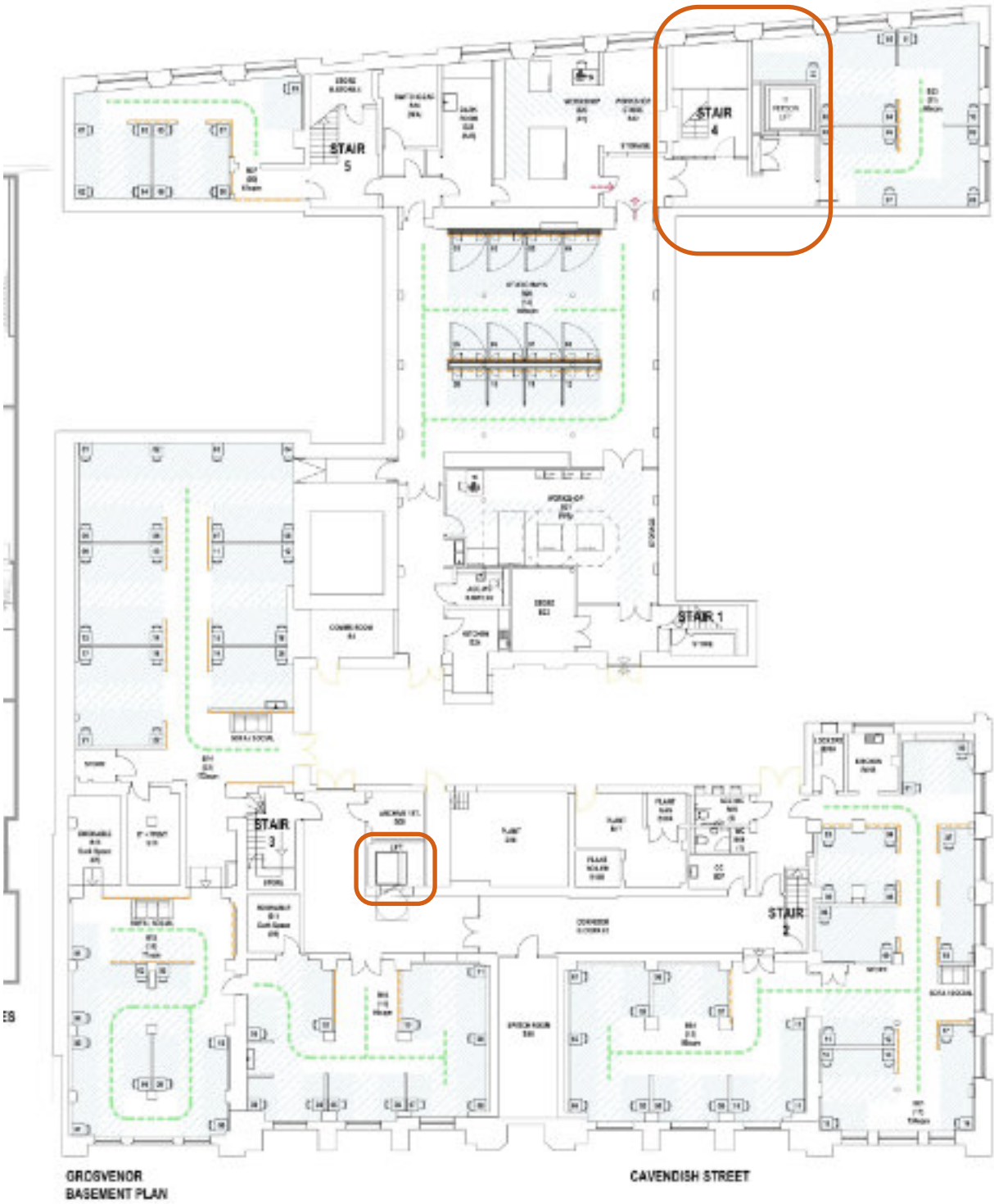
Plans: Basement

The basement plan is retained and will continue to accommodate the same use, with the new intervention for a platform lift to serve the ground and basement at the northern end of the building as well as a passenger lift to serve all three floors at the southern end of the building.

The basement plan will comprise the following spaces:

- Studio Spaces
- Technicians Workshop Spaces
- Ancillary Store Spaces
- Welfare
- Circulation
- Accessible Platform Lift
- Services/Plant

Areas highlighted for intervention



KEY: LAYOUT	
	Activity Zone
	Shared Access & Activity Zone
	Access
	Gallery

NOTES:	Total Floor Occupancy
First Floor	
Studio Space @ 4-4.5sqm/bay	= 109
Studio Space @ 5-6sqm/bay	= 15
Total	= 124
Office Space	= 02
Administration	= 00
Workshop	= 00
Total Floor Level Occupancy	= 126
Ground Floor + Mezzanine	
Studio Space @ 4-4.5sqm/bay	= 79
Studio Space @ 5-6sqm/bay	= 00
Total	= 79
Office Space	= 02
Administration	= 27
Workshop	= 06
Total Floor Level Occupancy	= 114
Basement Floor	
Studio Space @ 4-4.5sqm/bay	= 34
Studio Space @ 5-6sqm/bay	= 72
Total	= 106
Office Space	= 00
Administration	= 00
Workshop	= 01
Total Floor Level Occupancy	= 107
GROSVENOR BUILDING	
Total Occupancy	= 347

NOTES:	Sanitary Provision
Occupancy	
Faculty Occupancy	= 347
Building Occupancy	= 654
Existing Sanitary Facility Provision	
Total	= 23
Sanitary Facility Provision under BS6465	
BS6465-1:2006 recommended guidance @ 1/20 Occupants	
Assuming a utilisation rate of 50%	
Recommended Minimum Faculty Facilities	= 09
Recommended Minimum Building Facilities	= 17
Assuming a utilisation rate of 100%	
Recommended Minimum Faculty Facilities	= 18
Recommended Minimum Building Facilities	= 33
Sanitary Facility Provision Proposed	
Basement	
Accessible WC	= 02
Gender Neutral WC Outlets	= 01
Ground Floor	
Accessible WC	= 01
Gender Neutral WC Outlets	= 09
(Includes 1no WUDU Facility)	
First Floor	
Accessible WC	= 01
Gender Neutral WC Outlets	= 04
Total Sanitary Facilities	= 18

NOTES:	Total Building Occupancy
Studio Space - Department of Art & Performance & PGD/PHD	
Studio Space @ 4-4.5sqm/bay	= 222
Studio Space @ 5-6sqm/bay	= 65
TOTAL OCCUPANCY (STUDIO SPACE)	= 309
Office Space	= 04
Workshop	= 07
Administration	= 27
TOTAL OCCUPANCY (SUPPORT)	= 38
TOTAL OCCUPANCY	= 347

Plans: Ground Floor

The ground floor plan is retained and will continue to accommodate the same use, with the new intervention for a platform lift to serve the ground and basement at the northern end of the building as well as a passenger lift to serve all three floors at the southern end of the building.

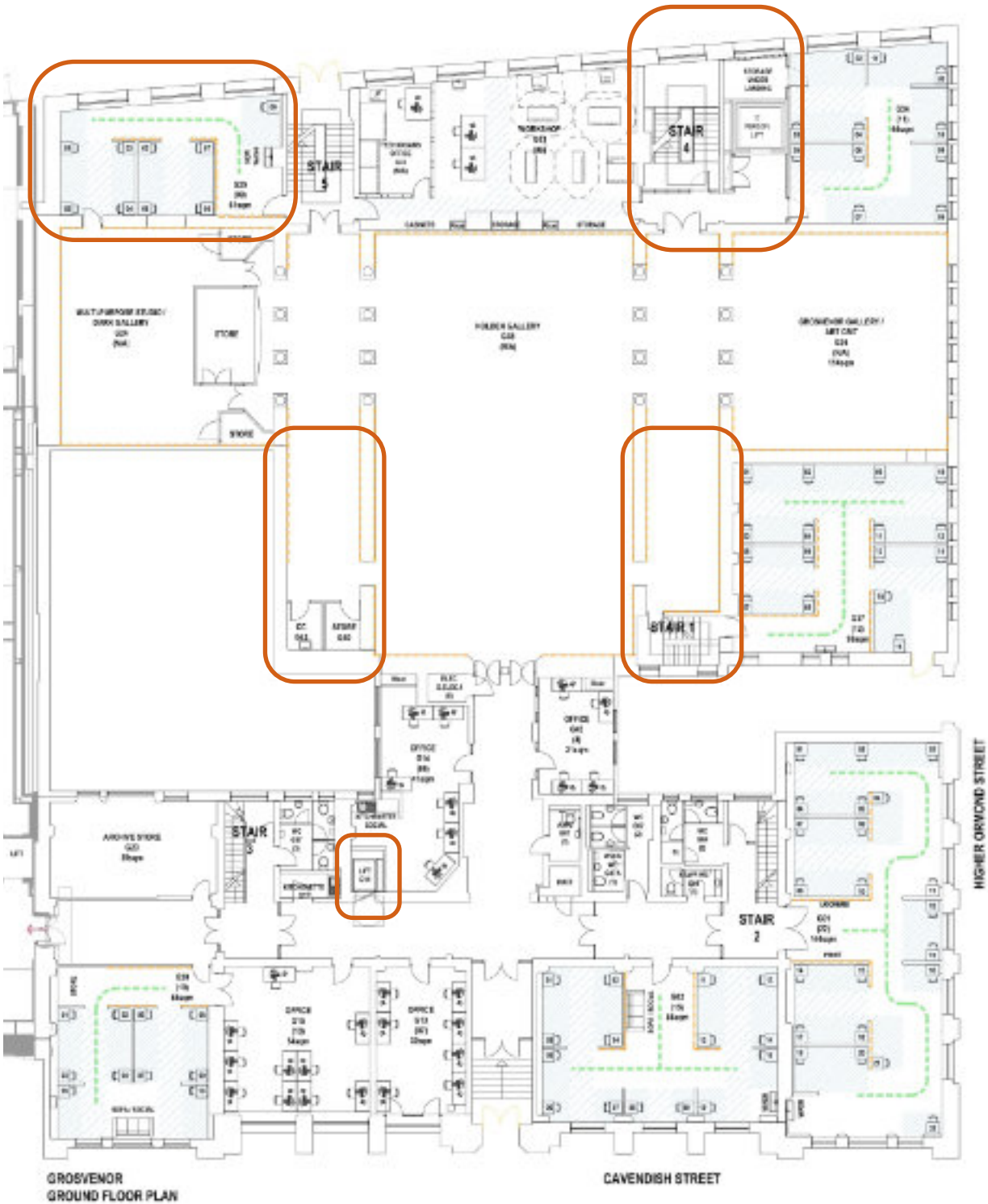
The corridor galleries adjacent to the Holden Gallery currently are divided with modern stud partitions to provide enclosed storage space associated to the gallery. The intention is to remove these partitions and relocate the required storage, returning the majority of the corridors to their original purpose as an extension of the main gallery space.

Room G25 also currently is sub divided by modern stud partitions to create enclosed office spaces. The intention is to remove these partitions and return the space to an open studio space in keeping with its original purpose.

The ground floor plan comprises the following spaces:

- Studio Spaces
- Holden Gallery | Grosvenor Gallery | Dark Gallery
- Technicians Workshop Spaces
- Ancillary Store Spaces
- Office Spaces
- Welfare
- Circulation
- Accessible Lifts
- Services/Plant

 Areas highlighted for intervention



KEY: LAYOUT

- Activity Zone
- Shared Access & Activity Zone
- Access
- Gallery
- Water Fountain

NOTES: Total Floor Occupancy

First Floor	
Studio Space @ 4-4 Sqm/bay	= 100
Studio Space @ 5-6sqm/bay	= 15
Total	= 124
Office Space	= 02
Administration	= 00
Workshop	= 00
Total Floor Level Occupancy	= 126

Ground Floor + Mezzanine	
Studio Space @ 4-4 Sqm/bay	= 79
Studio Space @ 5-6sqm/bay	= 00
Total	= 79
Office Space	= 02
Administration	= 27
Workshop	= 06
Total Floor Level Occupancy	= 114

Basement Floor	
Studio Space @ 4-4 Sqm/bay	= 34
Studio Space @ 5-6sqm/bay	= 72
Total	= 106
Office Space	= 00
Administration	= 00
Workshop	= 01
Total Floor Level Occupancy	= 187

GROSVENOR BUILDING	
Total Occupancy	= 347

NOTES: Total Building Occupancy

Studio Space - Department of Art & Performance & PGPRHD	
Studio Space @ 4-4 Sqm/bay	= 222
Studio Space @ 5-6sqm/bay	= 85
TOTAL OCCUPANCY (STUDIO SPACE)	= 308
Office Space	= 04
Workshop	= 07
Administration	= 27
TOTAL OCCUPANCY (SUPPORT)	= 38
TOTAL OCCUPANCY	= 347

NOTES: Sanitary Provision

Occupancy	
Faculty Occupancy	= 347
Building Occupancy	= 654
Existing Sanitary Facility Provision	
Total	= 23
Sanitary Facility Provision under BS6465	
BS6465-1:2006 recommended guidance @ 1/20 Occupants	
Assuming a utilisation rate of 50%.	
Recommended Minimum Faculty Facilities	= 09
Recommended Minimum Building Facilities	= 17
Assuming a utilisation rate of 100%.	
Recommended Minimum Faculty Facilities	= 18
Recommended Minimum Building Facilities	= 33
Sanitary Facility Provision Proposed	
Basement	
Accessible WC	= 02
Gender Neutral WC Cubicles	= 01
Ground Floor	
Accessible WC	= 01
Gender Neutral WC Cubicles	= 09
(Includes 1no WUDU Facility)	
First Floor	
Accessible WC	= 01
Gender Neutral WC Cubicles	= 04
Total Sanitary Facilities	= 18

Plans: First Floor

The first floor plan is retained and will continue to accommodate the same use, with the new intervention for a passenger lift to serve all three floors at the southern end of the building.

The corridor to the northern end of the building is currently sub divided with modern stud partitions. The intention is to remove these partitions and reopen as circulation space as originally intended.

Room 106 & 111 are currently separated by a lightweight modern partition wall. The intention is to remove this partition and combine the studio spaces into a single large format studio as originally intended and to allow natural light to penetrate through the space.

The first floor plan comprises the following spaces:

- Studio Spaces
- Ancillary Store Spaces
- Office Spaces
- Welfare
- Circulation
- Accessible Lift
- Services/Plant

 Areas highlighted for intervention



KEY: LAYOUT

	Activity Zone
	Shared Access & Activity Zone
	Access
	Gallery
	Water Fountain

NOTES: Total Floor Occupancy

First Floor	
Studio Space @ 4-4.5sqm/bay	= 109
Studio Space @ 5-6sqm/bay	= 15
Total	= 124

Office Space	= 02
Administration	= 00
Workshop	= 00

Total Floor Level Occupancy	= 126
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Ground Floor + Mezzanine	
Studio Space @ 4-4.5sqm/bay	= 79
Studio Space @ 5-6sqm/bay	= 00
Total	= 79

Office Space	= 02
Administration	= 27
Workshop	= 06

Total Floor Level Occupancy	= 114
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Basement Floor	
Studio Space @ 4-4.5sqm/bay	= 34
Studio Space @ 5-6sqm/bay	= 72
Total	= 106

Office Space	= 00
Administration	= 00
Workshop	= 01

Total Floor Level Occupancy	= 107
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GROSVENOR BUILDING	
Total Occupancy	= 347

NOTES: Total Building Occupancy

Studio Space - Department of Art & Performance & PGD/PHD	
Studio Space @ 4-4.5sqm/bay	= 222
Studio Space @ 5-6sqm/bay	= 65
TOTAL OCCUPANCY (STUDIO SPACE)	= 309

Office Space	= 04
Workshop	= 07
Administration	= 27
TOTAL OCCUPANCY (SUPPORT)	= 38

TOTAL OCCUPANCY	= 347
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NOTES: Sanitary Provision

Occupancy	
Facility Occupancy	= 347
Building Occupancy	= 654

Existing Sanitary Facility Provision	
Total	= 23

Sanitary Facility Provision under BS6465
BS6465-1:2005 recommended guidance @ 1/20 Occupants

Assuming a utilisation rate of 50%.	
Recommended Minimum Facility Facilities	= 09
Recommended Minimum Building Facilities	= 17

Assuming a utilisation rate of 100%.	
Recommended Minimum Facility Facilities	= 18
Recommended Minimum Building Facilities	= 33

Sanitary Facility Provision Proposed	
Basement	
Accessible WC	= 02
Gender Neutral WC Cubicles	= 01

Ground Floor	
Accessible WC	= 01
Gender Neutral WC Cubicles	= 06
(includes 1no WUDU Facility)	

First Floor	
Accessible WC	= 01
Gender Neutral WC Cubicles	= 04

Total Sanitary Facilities	= 18
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Plans: Roof

The roof plan is retained in its current form.

A large majority of the building defects/degrading can be attributable to defects arising from roof works/ rainwater goods and the lack of safe access provision to allow regular maintenance of the building asset.

Alongside the proposed works to repair, reinstate and improve the Grade II heritage fabric, it is imperative to ensure safe access provision is provided to secure long term maintenance.

The design strategy has been to minimise the need for accessing the roof and high level fabric with due consideration for building environmental strategies, plant equipment, material lifespan and material maintenance.

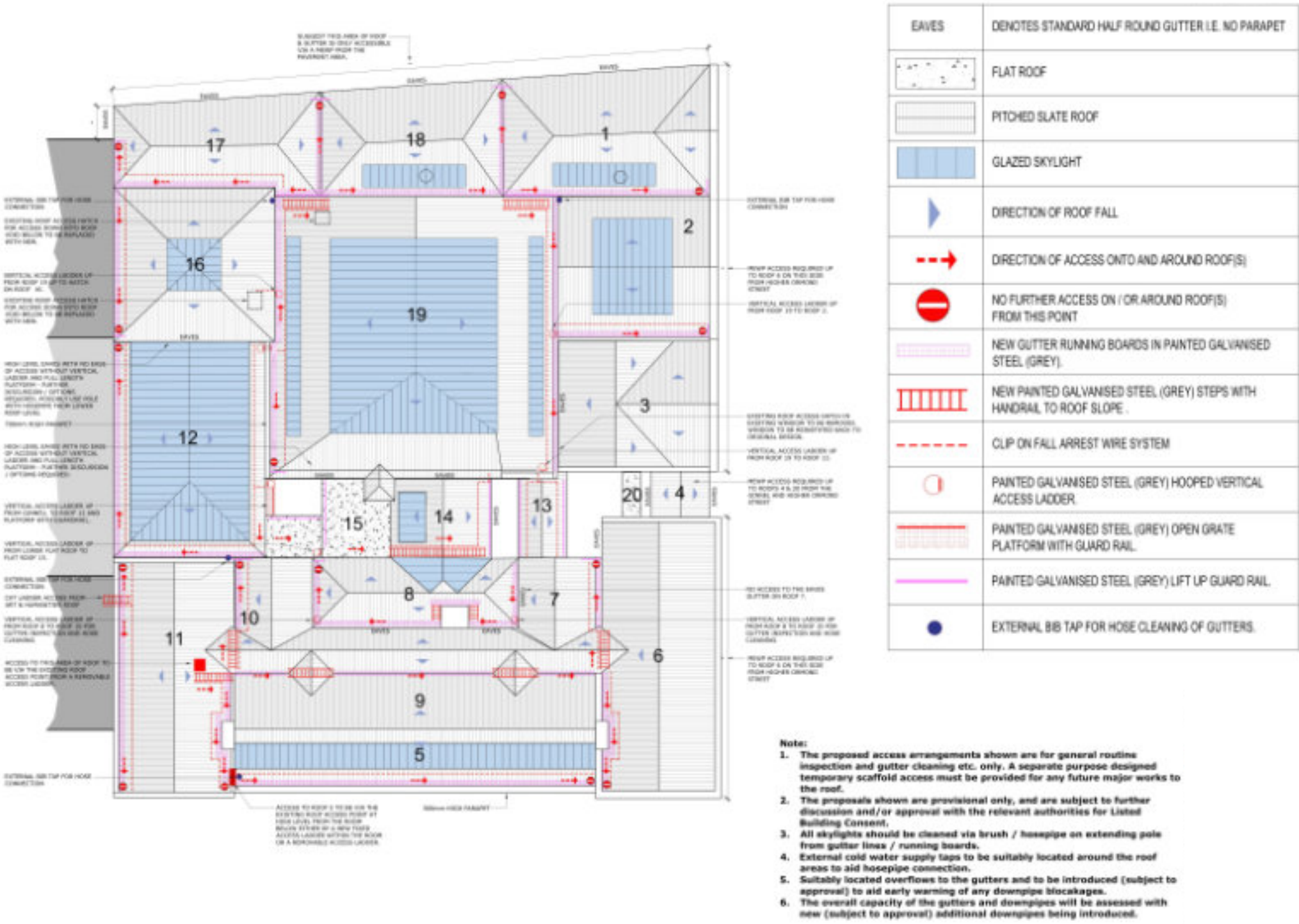
Material consideration has also been considerate and responsive to the heritage qualities of the Grade II listed asset and alongside discussions with the conservation officer.

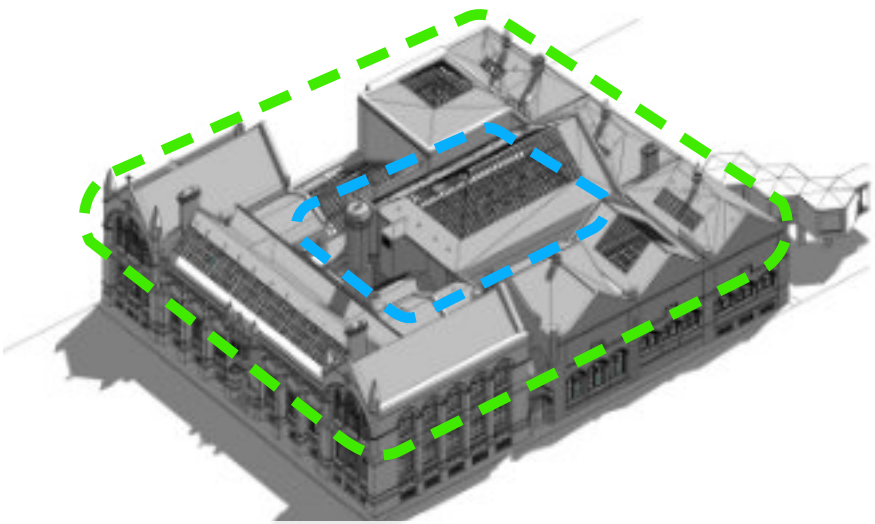
To the building perimeter where visible from the highway, access provision relies upon temporary access equipment (MEWP), or minimalist safety systems (clip on fall arrest) generally located behind existing parapet walls.

Within the internal ‘well’ of the roof forms, safe access equipment (Galvanised Steel Access Ladders/Steps & Handrails) is provided alongside clip on fall arrest systems to provide the ability to undertake the essential regular and controlled access to the roof fabric, rooflights and rainwater goods located within the internal ‘well’ of the roof forms. These forms of access are intended to ensure regular maintenance is safely provided and the heritage asset is protected.

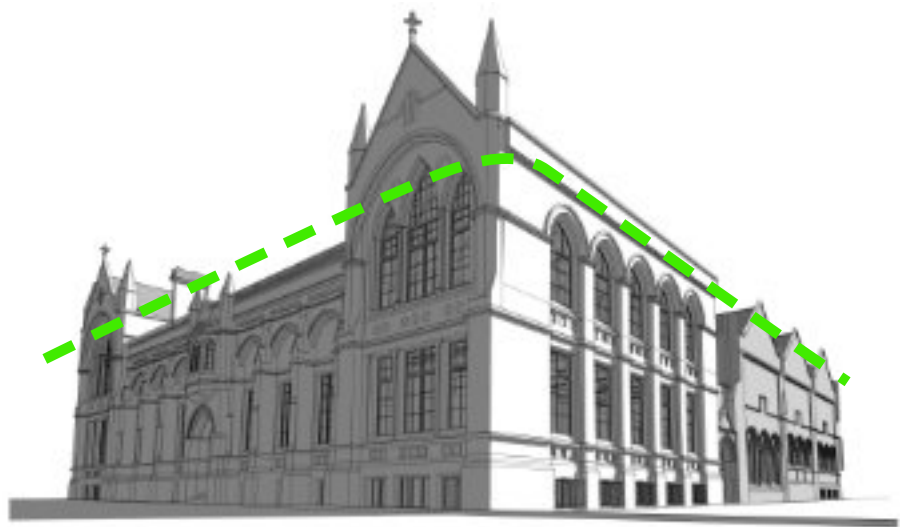
The design and material intention is in keeping with surrounding roof access provision on adjacent and surrounding buildings.

See Architectural supporting information within this application for details of roof access provision.

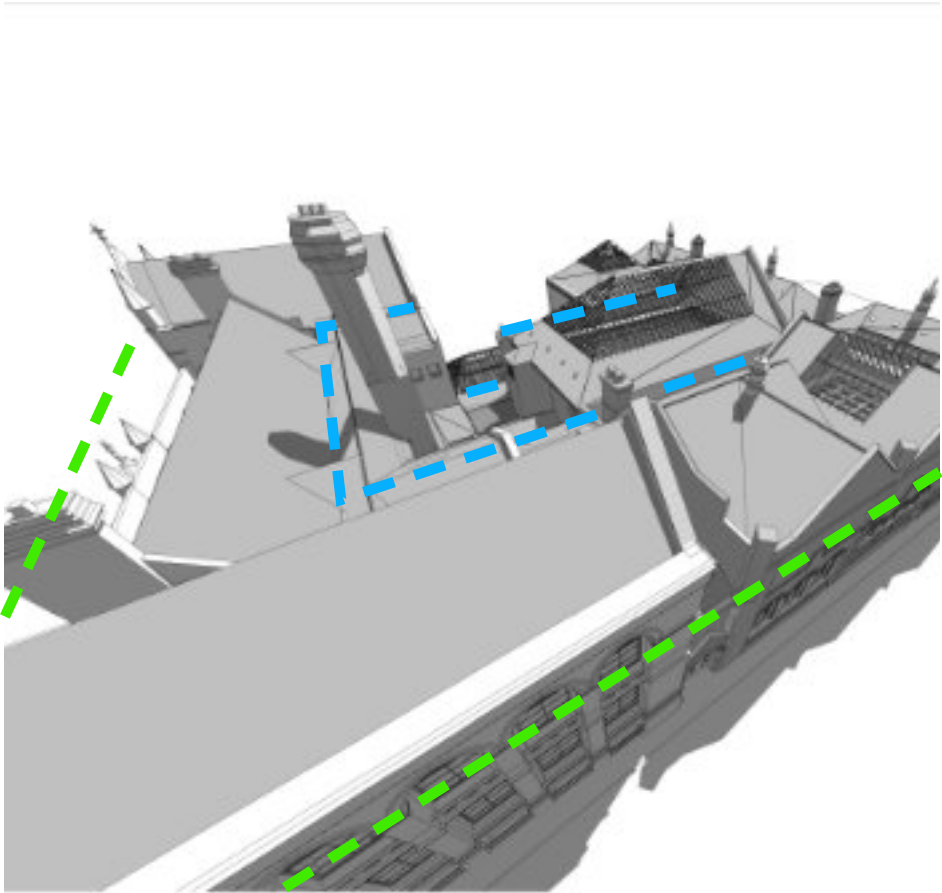




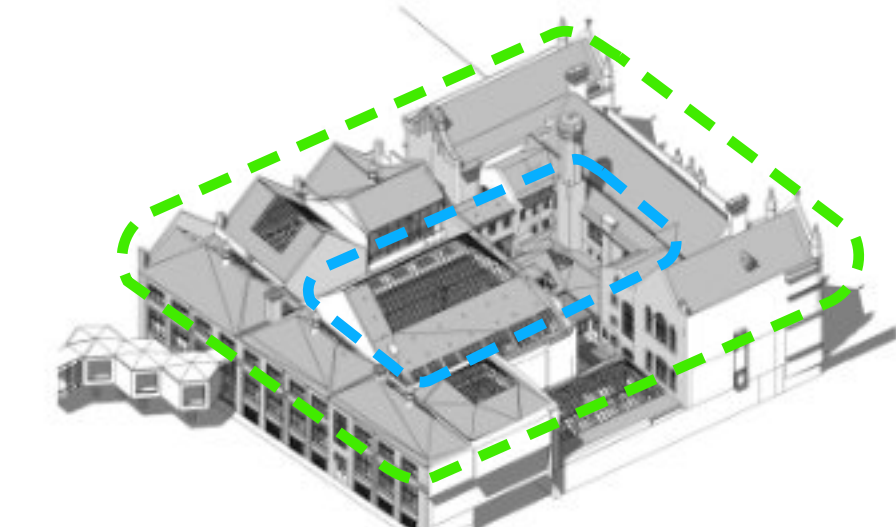
Roof Axonometric - SE



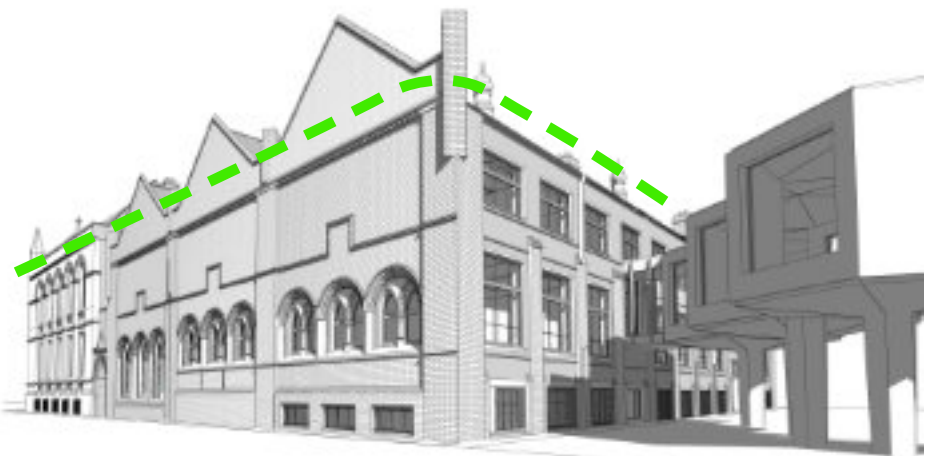
Roof 3D Visual - Street Level - Cavendish Street



Roof 3D Visual - Internal 'well'



Roof Axonometric - NW



Roof 3D Visual - Street Level - Upper Ormond Street



**External Perimeter Roof Access
(Low Visual Impact from street level)**

MEWP | Low Level Parapet | Fall Arrest



**External Inner Roof Access
(Low Visual Impact from street level)**

Hooped Access Ladder | Steps with Handrail | Fall Arrest
Lift-Up Guard Rail

Appearance & Methodologies
Design Proposals - Summary

Within the design development a series of design preferred proposals were presented to respond to the Project Brief, Vision, Stakeholder and Statutory engagement. All of the fabric proposals should be read in conjunction with the Architectural supporting information and fabric surveys included within this application. A summary of their current position is as follows:

External Masonry Works - see below

- Isolated areas of stone replacement and descaling is required to badly laminated sandstone in conjunction with specialist surveys
- Isolated areas of badly spalled brickwork to be replaced in conjunction with specialist surveys
- Re pointing to required areas in an appropriate lime based conservation mortar.
- Damp proofing to the basement areas identified following receipt of the specialist survey. Technical options for level of remediation

External Roof Works - see below

- Removal (inc reuse) of roof finishes (inc cross battens) back to structure. Reuse existing slate where available
- Replace polycarbonate glazed roof lights with double glazed clear glass and galvanised steel heritage profile in conjunction with Heritage Advice & Specialist Surveys
- Improved accessible roof provision in line with maintenance and heritage considerations

External Window Replacement / refurbishment / retention - see below

- Replacement - basement windows
- Refurbishment - existing windows where identified as appropriate for the following levels of work:
 - Window Frame refurbishment

- Obscure or Georgian Wired glass to be removed and re-glazed with Hand Drawn (Heritage) Single Glazing by an approved Heritage supplier
- All existing windows with modern ironmongery are to receive a new 'Heritage' style ironmongery to suit the individual window requirements such as handles, rope operated openers or restrictors
- Re-stripping of paint and re-decoration
- Secondary Glazing to internal window reviews

Heritage Works - see below

- Restoration of columns, picture rails tiles and high significance assets
- Removal of partition walls to reinstate corridors and rooms
- Ability for natural ventilation to be restored and removal of unsympathetic later services
- Reinstate rooflights and clear glass
- Reinstate opaque glass to lay in lights
- Removing paint on the glazed bricks throughout
- Reinstating metal cast iron drainpipes
- Reinstating the west gallery as well as the corridor galleries
- Improving the sense of place
- Increased cultural activity and improved gallery space for hosting exhibitions

Internal Finishes - see below

The following improvements have been taken forward into the technical proposals:

- Ceilings
 - Replastering to failed non-lime based or damaged plaster
 - Redecoration to damaged areas or replaced areas
- Walls
 - Replastering to failed non-lime based or damaged plaster
 - Redecoration to damaged areas or replaces areas

- Floors
 - Restore original heritage floor finishes
 - Replace existing floor timber, carpet and vinyl floor finishes
 - Installation of appropriate tanking system to overcome survey identified defects associated with raised external levels and University instruction to contribute towards a Grade 3 standard in accordance with BS8102:2009

Improve Accessibility, Diversity & Inclusion - see below

The following improvements have been taken forward into the technical proposals:

- Level Access Arrangements
- Horizontal Circulation
 - Opportunity to provide modern interventions to enhance spaces, flow and productivity of the Grosvenor building and connect to the Chatham and Arts & Humanities building.
- Vertical Circulation Arrangements
 - to provide accessibility to all spaces through the inclusion of 1no Passenger lift and 1no Platform Lift
- Increased diversity and improved welfare facilities with enclosed cubicles
- Accessible WCs to all floors

MEP Refurbishment - see separate supporting information

- Complete refurbishment of all MEP services
 - Includes replacement of mains and sub mains switchboard and distribution
- External Fabric requirements – thermal, air tightness, glare control/solar gain
 - Internal Drainage Refurbishment and use of dilution pots

Structural Works - see separate supporting information

- Structural remedial works to areas identified due to cracking, leaning or failure

- Structural remedial works to building fabric/faced
 - Copings and structural integrity
 - Corbel remedial works
 - Mortar replacement
 - Wall tie/helibar restraint
- Works to external loadbearing walls caused by roof spread
 - Roof tie restraint
 - Recommended areas for wall to be rebuilt to the front elevation
- Identified structural condition of the floor
 - Consideration for screed removal and repair or a new surface coating
- Elements of existing external steelwork requiring anti-carbonation treatment
- Rear Elevation – recommendation for external skin (brickwork) replacement or recladding due to specification of historic internal brickwork adopted as external facade

Fire Strategy - Grosvenor

The key fire strategy is as follows:

- The building will be provided with a category L2 & P1 automatic fire detection and alarm system in accordance with BS 5839-1.
- It is proposed to improve access by the provision of an evacuation lift and a passenger lift within the building.
- Elements of structure would be required to be provided with 60 minutes fire resistance. It is proposed that stair enclosures will be enclosed in 30 minutes fire resisting construction and accessed by FD30S doors.
- The corridor at ground floor between Stairs 2 and 3 and the Holden Gallery will be a protected corridor enclosed in 30 minutes fire resistance with FD30S doors to the rooms accessed off the corridor.

External Wall Repair and Reinstatement

Survey: Quadriga Fabric Condition Survey

During the design stage programme the design team received the Fabric Condition Surveys. The following observations and recommendations have been provided which have been adopted for this proposal:

Masonry Cleaning

- It would be proposed to clean the whole external face of the façade with DOFF Cleaning process or similar. This would remove loose dirt, moss and algae deposits.

Paint Removal

- Using a combination of poultice stripping agent and DOFF Cleaning process or similar areas of painted masonry would have two coats of agent applied. Testing prior to the works will establish the best method and product for the paints used. Residual staining may be improved with a JOSS or very light abrasive cleaning process. It must be noted that there is a high likely hood of residual staining remaining from any coating system and that further defects to the underlying masonry may be revealed.

Masonry Repairs

In the interest of preserving as much of the existing fabric of the structure the Quadriga report highlighted the following recommendations:

- A method of repair for each common defect is listed below.
- Repairs should only be carried out by competent Restorers and Masons.

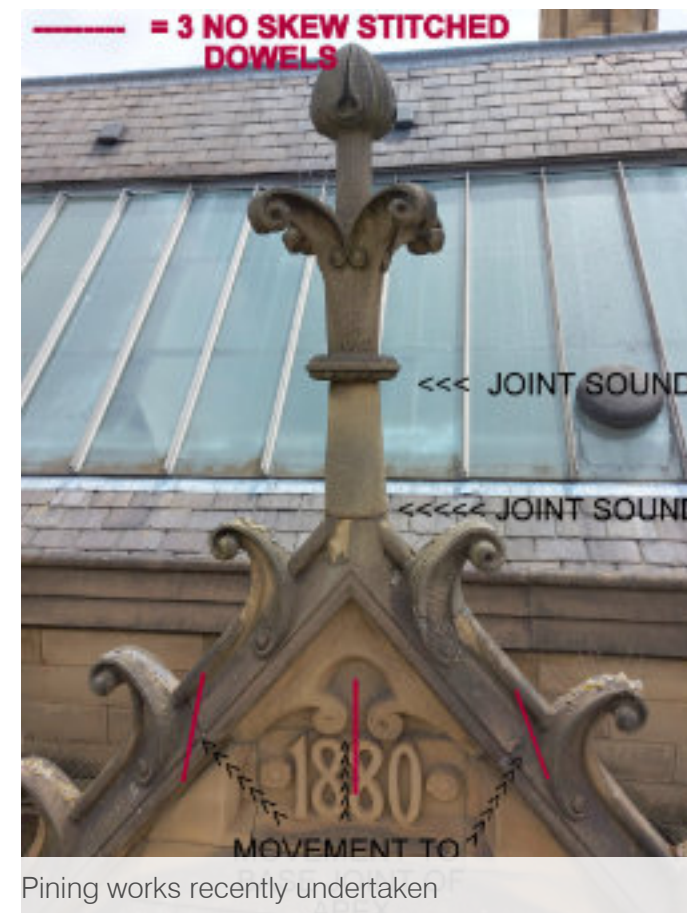
Defective joints

- Open or defective joints are to be cut out to a minimum depth of 15mm or not less than twice the width of the joint.
- Through discussion with the conservation officer, it is required that no mechanical tools shall be used. Agreement for small mechanical tools may be used by skilled operatives only and only when it can be shown that no damage by overcutting into the stone, terracotta or brick can be achieved.

- Joints should be brushed and flushed out with clean water to remove any loose dust.
- A test panel of pointing mortar is to be offered prior to the works to establish a suitable lime-based mortar.
- A previously approved mortar mix is to be carefully hand tooled into the joint taking care not to smudge on to the face of the stone. Finishing with a neat mason's joint.
- All constituents of the pointing mix shall be clean and free from contaminants and obtained from the same source throughout the works.
- Mortars should be colour matched with existing to avoid a patchy appearance. This would maintain mix qualities are maintained throughout the project.
- External steps at the Cavendish street entrance are to be made good and all cracks filled.

Redressing

- Carefully descale areas of loose friable stonework, removing superficial scale and loose matter using handheld scrapers and phosphor bronze brushes to expose a sound surface.
- Carefully hand dress catchment areas to facilitate the runoff of surface water.
- Finish with a carborundum stone /masons drag to produce a hand rubbed finish (Note the surface may not be flat, but follow the face of sound exposed stone).
- Restoration to small spalls, larger areas of lamination or decay and failed previous repairs.
- Carefully cut out areas of decayed or defective stone using hand tools to leave a sound keyed surface.
- Edges to repairs should be slightly undercut to assist a key and attain a minimum depth of 10mm to avoid feather edges. Repairs to be squared off to mimic the appearance of a stone indent.
- Introduce non-ferrous reinforcing rod and wire to deep areas or where repairs are projecting securing reinforcement with an appropriate polyester resin, according to need and the extent of repair.



Pining works recently undertaken



Cavendish stonework delamination

- Introduce any preformed supports according to need and the extent of repair.
- Restore forward in layers in specialist lime-based Stone Restoration Mortar compressing well on to a pre-dampened surface and around any reinforcement. For continuity and mix control pre bagged restoration mortar from companies are available and to be utilised.
- A separate colour will be required for the restoration of brick surfaces.
- The finish is to be worked with wooden profiles to match the original profile.
- Should it be found that upon cutting away that the depth of decay precludes achieving a sound mechanical base on which to apply the repair mortar it may be necessary to affect a new stone replacement.

Removal of old Metal fixings

- Old metal fixings are to be removed by core drilling around the fitting using the smallest core drill diameter to cover the fixing.
- The residual hole is to be made good/ restored in the approved restoration mortar.

Indenting

- Prior to commencing of the works a suitably matched buff sandstone to be offered for approval for indent repairs. Previous repairs to the stone elevation of Higher Ormond street where undertaken in a Dunhouse Buff Sand stone.
- Carefully cut out defective stonework ensuring that the arises of the aperture are clean, square and undamaged.
- Cut out to a suitable depth to ensure a secure base for the proposed indent.
- Supply a matching section of buff sandstone stone of the appropriate bed previously shaped to match the profile of the area to be repaired.
- Bed on a mortar bed previously approved as the pointing mix incorporating stainless steel rods secured with an appropriate polyester resin.

- On completion of the fixing, beds and joints are to be carefully pointed to match as near as possible the surrounding stonework and where applicable rubbed in to match the line of the existing stone.

Pinning

- Drill a hole to achieve a right-angled intersection across a fracture. The diameter of hole is to be determined by the size of the dowel pin which will be determined by the location and size of the fracture.
- Drill to penetrate into the backing masonry to a suitable depth to ensure a ridged fixing, depth to be determined on location and size of the fracture.
- Carefully blowout all dust from the hole and set in a stainless-steel threaded rod in a suitable polyester resin.
- Make good the drill hole with approved restoration mortar.
- Point up the fracture with pointing mortar. It may be necessary to widen the fracture to ensure a sound key for the pointing mortar.
- Long fractures may require 2 or more pins along their length.

Brick Replacement

- Where damage to a brick face exceeds 50% of the face of the brick or crosses several bricks the bricks are to be carefully cut out along the bed joints.
- Reclaimed bricks of the same size face texture and colour are to be sourced within the limits of what is currently available from local reclaimed yards.
- New bricks may be required where specials are required. These will be sourced to match the existing and offered for approval.

External Steps - Cavendish Street

- The terrazzo finish to the going and risers are to be removed and a new sandstone indent provided.
- External aluminium handrail to be removed and a new hardwood handrail and painted metal fixings.

See Architectural supporting information and fabric survey within this application for location and details of all facade repairs.



Defective mortar joints and detrimental timber noggins



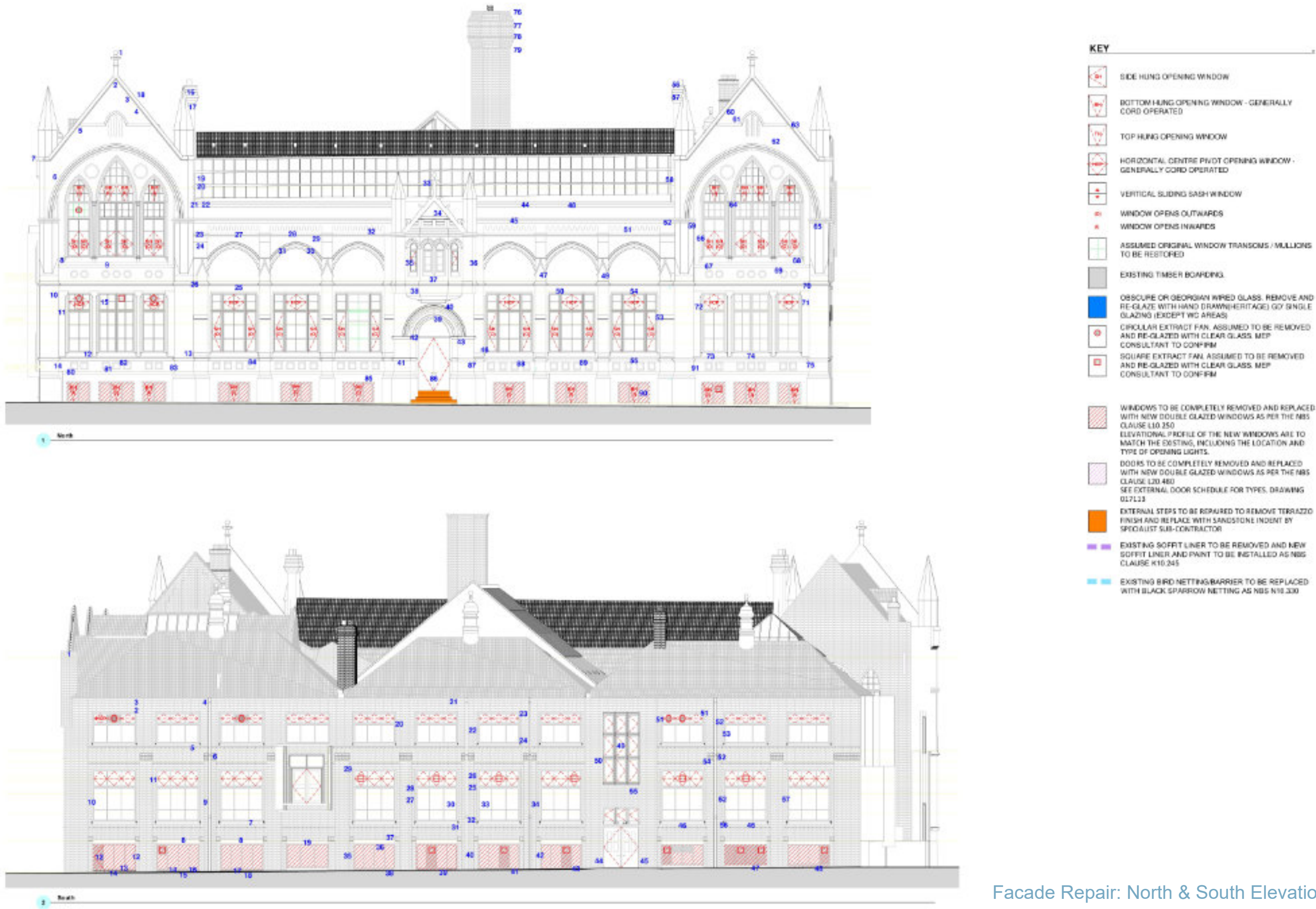
Salting or calcium deposits on parapet pointing



Incorrect hard cementitious mortar

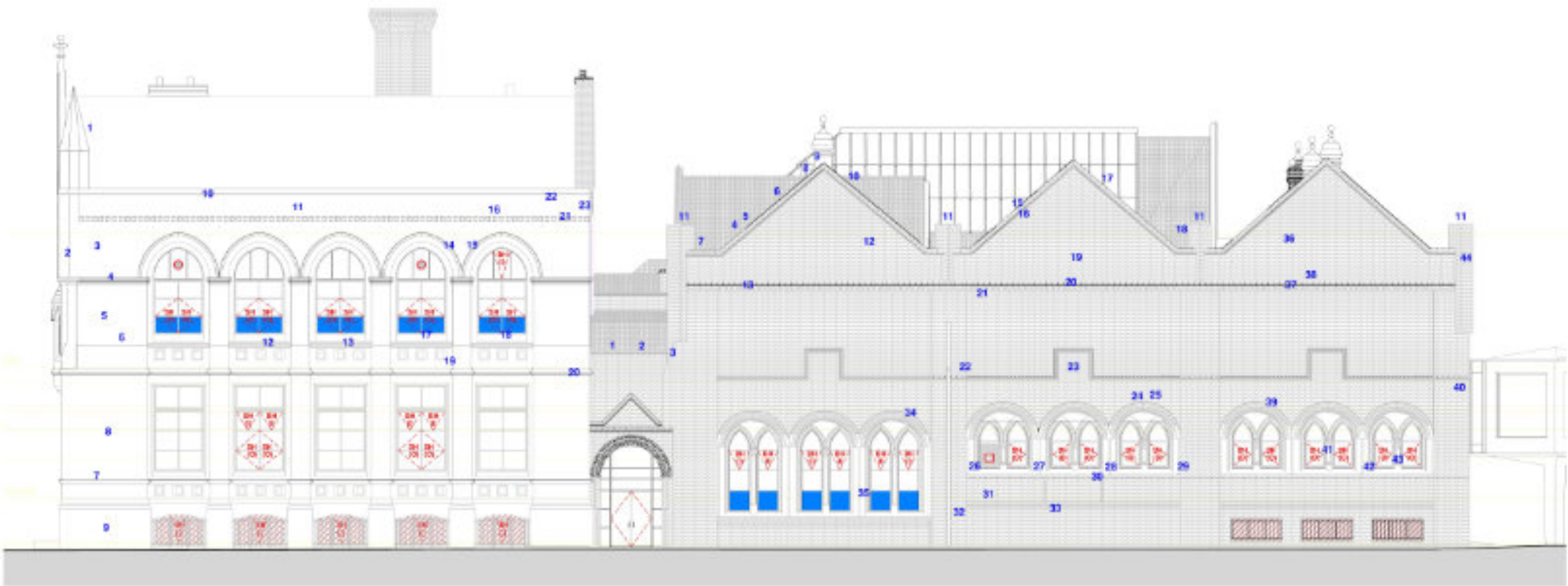


Higher Ormond Street Elevation - Failing mortar to be restored



Facade Repair: North & South Elevation

Note: Drawing to be read in conjunction with Masonry Report & Schedule



Facade Repair: West & East Elevation

Note: Drawing to be read in conjunction with Masonry Report & Schedule



Facade Repair: North (Ginnel) & South (Ginnel) Elevation

Note: Drawing to be read in conjunction with Masonry Report & Schedule

Roof Thermal Upgrades

The proposal where achievable, is to introduce a thin TLX Gold insulating breather membrane over the existing roof spars (where not visually seen from below).

- Remove the existing slates and carefully store for re-use. Remove the existing battens and sarking membrane if one present.
- Install new TLX Gold insulating breather membrane over the rafters, with new battens over and then re-fix the existing slates, with new to match where required.
- This method will potentially achieve an upgraded 'U' value of 0.69 W/m² K, assisting with improved thermal performance and reduced heat loss for the building, while reducing energy demands

Roof Repair

Survey: Quadriga Fabric Condition Survey

During the design stage programme the design team have recently received the Fabric Condition Surveys. The following observations and recommendations have been provided:

- Primarily the vast majority of the larger lead areas do not comply with current guidelines and should be replaced in Code 6 lead where appropriate with T - PREN joints used on the longer sections.
- The existing plastic roof vents are numerous and causing water ingress and should be eliminated where possible by using breather membrane. The intention to include the TLX Gold Insulating breather membrane, along with the Ventilation strategy from the Mechanical Engineer will facilitate the plastic roof vents to be removed.
- The nails holding the slates in place are not satisfactory and would not be expected to have any suitable timescale remaining in their life expectancy and should be replaced with Copper nails.
- The Bituminous felt is brittle and should be replaced with a suitable breathable membrane. The intention here is to consider the use of the TLX Gold Insulating breather membrane. Where there is insufficient space, a standard breather membrane/sarking felt should be adopted.

- Hip tiles will require replacement with either reclaimed or matching new units.
- Ridge tiles should be salvaged where possible and re-used, with replacement new or reclaimed units used to make up any shortfall. The style of the original tiles should be further investigated to see if the original were 'Roll Top' style.
- Flat felted roof areas are to be re-felted in a high grade bituminous felt system with suitable warranty. Integrity testing will be allowed for.
- Given the extent of re-roofing works required (a total re roof) all lead flashings to abutments would not be salvageable and will need to be replaced.
- The extent of replacement timbers to spar ends, valley boards and the like cannot be assessed with the limited access to the roof and with limited ability to open up roof spaces. Suitable contingency should therefore be allowed to cover such unforeseen items.
- All gutter out lets and down pipes sizes are to be replaced with cast iron. In some areas (valleys of Roof 19) the discharge outlets appear small for the area drained and these are to be enlarged.
- Existing and degraded roof hatches to be replaced with suitable raise access hatch.
- Some of the roofs were noted to not include for any counter battens above the Spar causing ventilation issues. These roofs should be explored to include for raising the roof to include for counter battens to promote ventilation.
- The recommended option is to fully strip the existing roof and lead work and relay to meet all current guidelines Lead is to be laid to follow the recommendations and details of the Lead Sheet Association (LSA) and also the Lead Sheet Training Academy (LSTA) but also with respect of the original lead work aesthetic.
- The preferred Contractor will seek to consider a temporary roof over the structure during the works in order to avoid unnecessary water damage to internal surfaces.
- The roof to the Chatham bridge link on the rear south elevation is covered in a copper sheeting system. This has had numerous patches of liquid

applied membrane applied in an attempt to repair what appears to be numerous leaks internally, this is particularly noticeable on the West side.

- There are no obvious points of drainage from the roof. This would suggest that they are either too small or blocked. It is proposed to replace the copper sheeting with new and increase outlet sizes and downpipes.
- The detail of the roof adjoining the staircase window will need re-flashing.

See Architectural supporting information and roof survey within this application for location and details of all repair and intervention works to the roof.



Ridge tile surface degrading



Typical roof build up to Roof 11



Degrading & weathered modern flat roof

Skylight Repair / Rooflight Options

The proposal is to replace all the glazing bars and polycarbonate/glass using a new heritage range steel glazing bar system with a high-performance glass.

Survey: Standard Patent Glazing Co. – Site Survey Report

During the design stage programme the design team received a Site Survey Report from a specialist heritage manufacturer of rooflight systems. The following observations and recommendations have been provided which have been adopted for this proposal:

- The Standard Patent Glazing Co. outlines three existing rooflight typologies.
 - Steel (circa 60/70 years old) infilled with Georgian Wired Glass
 - Aluminium (circa 40 years old) T System - glazed
 - Aluminium (circa 30 years old) T system with polycarbonate

The conclusion highlights that the rooflights, due to age are either past their service life or coming to the end of their service life.

The proposal is to replace the rooflights with a sympathetic heritage bar using galvanised steel, to align with the comments received from the conservation officer during the design engagement.

This heritage galvanised steel bar still provides a thermal benefit (albeit not as high performing as a thermally broken aluminium system).

Rooflights requiring opening (such as above the Holden Gallery) in line with the Ventilation proposals are to be actuated.

The proposed glass is a sympathetic and highly performing double glazed panel – Saint Gobain SGG COOL-LITE SKN 176 II. The panel combines high performance solar control with excellent neutrality, for applications requiring high light transmittance combined with a low heat transmittance (G-Value) which will reduce overheating.

The panel provides high light transmission of 70% with a low G-Value of 0.37.

See Architectural supporting information and rooflight survey within this application for location and details of all proposed works to the rooflights.



Degrading aluminium rooflight & polycarbonate light



Mastic split repairs to lead



Aluminium rooflight & polycarbonate light with infill



Proposed rooflight replacement - heritage range steel glazing bar with high performance double glazed panel

Window Repair

The proposal is to repair and install secondary glazing internally where appropriate subject to the survey results and subsequent cost analysis and agreement with the conservation officer. This solution could achieve, subject to confirmation by a specialist supplier, a potential 'U' value of around 1.8 to 1.9 W/m² K.

Note, not all of the existing windows are suitable to receive secondary glazing due to excessive overall sizes. These have been identified on the supporting application drawings.

Survey: Quadriga Fabric Condition Survey

During the design stage programme the design team have recently received the Fabric Condition Surveys. These are currently being reviewed.

The following observations and recommendations have been provided:

- The windows extend to around 165 no (subject to how windows are marked and grouped) windows, some original and some new, covering approximately 27no differing styles with very few original fittings remaining
- Replace any rotten / decayed timbers with new or repair smaller areas with a timber resin repair compound. Maintaining as much of the original members as possible
- Sashes to be made operable in each separate location to meet current ventilation requirements
- Due to the variety and mixture of Fixings/ fixtures, it is the intention that the few remaining original fittings should be salvaged and used in full sets to prominent locations. The remainder are to be replaced with a single replica heritage system to be utilised throughout.

Minor Surface Damage

- Fill areas of small knocks, spits or spalls with proprietary wood filler.
- Allow to dry and hand rub to a smooth finish ready for decoration.

Minor Timber Repairs

- Check moisture content to exposed timbers allowing the surface to dry off if any stripping agents have been used.
- Where small areas of decay or excess moisture in excess of <22% are detected and do not extend fully through the effected member, the area is to be carefully routed out to sound timber. Using proprietary Timber repair resin system prime and fill the void and finish to the existing profile to the manufactures recommendations. Once cured sand off to true lines ready for decoration.

Medium sized timber repairs

- The extent of small to medium is to be judged on site subject to the following parameters.
- If the section found to be decayed or wet forms a greater portion of the member, but after removal of the decayed timber the section is still structurally stable, a section of appropriate approved matching profiled timber may be imbedded in the resin to fill the majority of the void, leaving the surface of the embedded timber to the front face of the repair.
- The rest of the repair would be undertaken as Minor Timber Repairs.

Large sized timber repairs

- The extent of medium to large is to be judged on site subject to the following parameters.
- If the section found to be decayed or wet forms a greater portion of the member, and after removal of the decayed timber the section is structurally unstable or has substantially been removed it is to be replaced with a section of appropriate approved matching profiled timber jointed where possible in the original detail. However, should achieving such a detail result in significant destruction/disruption to the original sash or frame an amended suitable joint will be applied.
- All new timber sections and the existing timber where exposed are to be treated with a proprietary anti-fungal and pest preserver prior to fixing but after any cutting procedures.
- All joints to be glued.



Outer frame altered from original - to be restored



Modern frame with services + security mesh - replace



Flaking paint and missing beading



Example of timber rot & decay to window frames for resin repair of rail replacement (cill) - modern services infill

- Area to be lightly sanded in preparation for redecoration.

Sash or frame replacement

- Where a substantial part of a frame of sash is affected by rot or high moisture content or is missing, a new frame or sash is to be constructed out of the approved timber to profiles and sizes matching that of the original window.
- All cut ends are to be treated for fungal and pest attack with proprietary wood preserver before assembly and after all cutting procedures.

Stripping and reinstatement of existing frames sashes/ casements

- Each window is to be logged and referenced.
- Each set of frame and sashes are to be dismantled on site, keeping as much of the frame as possible intact.
- Each loose section is to be tagged and referenced to that window. Any missing or sections damage/ faulty beyond repair are to be noted and recorded.
- All original fixtures and fittings are to be removed and set aside for paint stripping and re-polishing.
- Repairs are to be carried out as listed above dependant on the extent of the damage or decay.
- Refix all frames casements beads and linings, fix new chords and existing weights, refix all refurbished or new metal fixtures including pulleys, sash fasteners, hooks and eyes etc. Ensure window casements operate smoothly.

Glazing

- Where sashes contain broken or cracked panes, or where redundant panes are removed, the glazing is to be replaced with new clear glass or patterned glass dependant on further investigation into original glazing types and locations.
- New glazing where not secured with beading to be re-puttied in a suitable paintable heritage putty.
- Existing putties which are sound can remain but where part of a side of a frame is defective the whole of that side should be replaced.

External Frame sealant

- Defective mastic pointing to be removed fully by hand tool and scraping, any backing void packed with paper and repointed in burnt sand mastic fillet to a width similar to the original fillet.

It is the intention that all opening lights/sashes to windows are to be made operable as part of the building's ventilation strategy and inline with the original building intent. Many of the windows have been purposely sealed and the extent to which they may be made re-operable will not be fully known until further disruptive investigations are carried out by the contractor.

The paintwork to the window is in a variable condition around the façade. Many windows have crazing, flaking and de-bonding in large pieces/flakes to their external face. Internally the paintwork is generally sound. The paint is very thick in places reflecting many years of over coating. This failure of the paint has exacerbated moisture ingress into the timber and the remaining paint may be masking areas of decay.

A further report for the analysis of the lead content at various locations has recently been undertaken. This has shown that all areas have a degree of lead content.

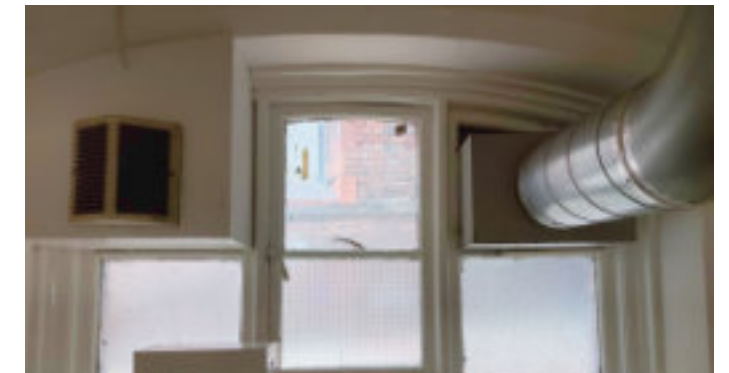
It is the intention to strip back all of the paint to the frames and casement/ sashes using a poultice system and renew. The windows are heavily painted and as such some types of defects may be hidden until paint work can be removed.

The external paint work to the frames around the masonry/ brick /terracotta is generally untidy. Over painting and paint splashes have lead to 'creep' of the paint line away from the frame onto the masonry. The proposal is to remove the paint from the window surrounds.

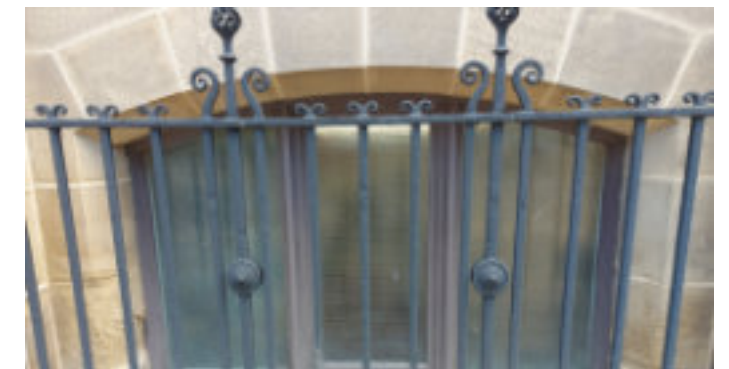
See Architectural supporting information and window survey within this application for location and details of all proposed works to the external windows.



Timber in general good condition - mix of glazing



Glazing mix of Georgian wired, clear and frosted



Modern frame + existing wrought iron gate



Non original timber frame and service spandrel panels / clear glazing

Basement Damp Proofing

Survey: Timberwise Damp Survey (2021) & H+R Damp Survey (2018)

During the design stage programme the design team have recently received the above damp surveys. These have been reviewed and discussed with the University and compliance teams.

The following observations and recommendations have been provided:

Through the design develop for the Grosvenor building, two specialist surveys were provided and further dialogue with damp proof specialist was undertaken by the design team, alongside engagement with University technical compliance teams.

The two surveys provided were as follows:

- Timberwise (2021)
- Hutton + Rostron (2018)

In 2021, Timberwise undertook a non-intrusive basement survey to the Grosvenor building. The aim was to identify damp and decay problems or relevant building defects and to give recommendations on remedial works.

The following observations were noted from the Timberwise report:

Lateral Penetration

Visible evidence and moisture profile readings obtained with an electronic moisture meter from the external elevations indicated lateral moisture penetration.

This is due to the surrounding ground levels to the perimeter wall areas being high in relation to the property's internal floor construction.

Rising Damp

Visible signs of dampness, supported by moisture profile readings obtained with an electronic moisture meter from the internal dividing walls indicated the presence of rising dampness. The rising dampness appears to be due to the apparent absence of an effective damp proof course.

Rainwater Penetration

Moisture profile readings obtained with an electronic moisture meter from the front wall areas indicated rainwater penetration. This was due to external gutters being in a state of poor condition and pointing issues with perished mortar to the external brickwork.

In 2018, H+R undertook a basement damp survey to the Grosvenor building. The aim was to identify damp and decay problems or relevant building defects and to give recommendations on remedial works.

The following observations were noted from the H+R report:

The majority of external basement walls surveyed showed signs of longstanding damp conditions with attendant damage to wall finishes and brickwork. Whilst some degree of dampness is to be expected in a basement of its era and construction, later plaster and paint layers have served to exacerbate problems where they existed; built up ground levels have compromised and 'bridged' an original asphalt damp proof course in the more recent building to the south; and existing underground water and drainage services were a possible moisture source.

Exterior: Masonry

There was damp staining at the base of sandstone faced walls to the north and west elevations, while there were instances of recessed and open mortar joints on all elevations surveyed. No damp-proof course was visible on sandstone facades, but there was an asphalt damp-proof course at the base of external brick walls to the south. At the south elevation this dpc has been bridged by modern paving, providing a route for moisture penetration. External brick walls to the service yard were damp where affected by defective rainwater and soil pipes. The tops of sills to basement windows on the north and south elevations were generally flush, or near flush, with adjacent ground levels, making them vulnerable to water penetration, while cracks in the main front entrance steps in the north elevation were probably admitting water to room B08 below.



Existing damp issues within the basement



Existing damp issues within the basement



Raised external levels



Existing damp issues within the basement

Exterior: Pavement Levels and Gradients

These had been built up to a level flush with the tops of the sills on the north and south elevations, and the north pavement was not laid to fall adequately away from the masonry, all of which created conditions for water penetration. A similar condition prevailed on the south elevation where the damp-proof course had been bridged. It was likely that the slope of the service yard generated considerable flows of water periodically to adjacent thresholds, presenting a potential route for water penetration, especially in the event of local surface flooding, in which case there would be high risk of flood water entering the basements via the doorways.

Exterior: Drainage above ground

Defective drainage goods had caused damp conditions in the external masonry – locally on the west elevation and in the service yard. No rainwater downpipes were noted on the north elevation.

Exterior: Service below ground

Underground water and drainage services were thought to be present near all but the north elevation, and it is possible that broken pipes or defective pipe connections were causing water to leak below ground level and penetrate the masonry

Exterior: Retained earth/fill

Areas of presumed retained earth or fill under ground floor level to the east and west of room B20 were a source of dampness in adjacent rooms

Interior: Masonry

Current wall finishes are failing largely because of crypto-efflorescence due to multi-layering of later finishes which were impermeable relative to the brickwork. At the north elevation, water penetration was occurring in Room B08 under the main entrance steps and crypto-efflorescence had caused extensive damage to the brickwork. In the north wall of rooms B04 and B01 moisture was being entrapped by vinyl-based paint and a dense, relatively impermeable plaster at low level where moisture contents were highest.

Interior: Floors

These were generally in a serviceable condition with the exception of the floor in room B08.

Recommendations

The following recommendations in line with BS8102:2009 Code of Practice for protection of below ground structures water from the ground were made by the H+R Report:

Floors

It should be noted that while the floors are generally serviceable, a basement of Grade 3 ‘water-resisting design’ as defined in BS8102:2009, cannot be attained in this instance without a major reconstruction of the concrete slab (Type A or Type B protection) or the provision of ‘floating’ floors with the incorporation of a drainage membrane and perimeter drainage (Type C Protection), both of which would have implications for the project budget and programme. A more value engineered and conservation-sensitive approach which retains the existing floors might therefore be considered.

External Walls

The surveys recommend that dry lining with a ventilated cavity be installed, either strictly in accordance with Type C protection – with plasterboard or other lining on a studded HDPE membrane fixed to the wall, in conjunction with drainage at the base of the wall; or a more conservation-led, less costly approach which permits more drying – by means of demountable panels separated from the wall by serviceable cavity, thereby concealing efflorescence

Pavement Levels:

Pavement levels at the north and south elevations and the northern third of the west elevation, should be lowered as far as possible with surface water drainage re-laid to falls away from the building.

Drainage above ground

The condition of drainage goods above ground should be investigated and repairs carried out where defective.

Underground Services

Underground water supply and drainage runs should be located, tested for leaks and repaired where necessary.

Proposal

The proposal is for a Type C (Drained Cavity) system which consists of a perimeter drainage channel set into a trench cut into the existing floor, with sump pumps located within the floor, designed in accordance with BS8102, with 8mm stud cavity drainage membranes to both the walls and floors (note - the central area is excluded, owing to Heritage value of the floor). The walls would then be covered with a suitable dry-lining system and a screed finish over the floor cavity membrane. Where appropriate internal walls are to receive a chemical DPC.

The intention of a Type C system is to ‘manage’ water ingress via suitable drainage and automated pumps rather than form a physical barrier to keep water at bay. The British Standard for below ground waterproofing, BS8102:2009 recognises Type C as the most reliable form of waterproofing and it does not allow the build up of hydrostatic pressure which may cause issues where some areas (such as plant rooms) are left untreated for example. In order to design the appropriate level of drainage, certain limits and allowances are generally accepted.

For external pavement levels, the University are undertaking an external works project (outside of these works). These recommendations are being considered and undertaken to assist with controlling damp to the Grosvenor building.

Drainage above ground works are being proposed as a part of this application. A civils survey has been undertaken and the remedial works are identified in the Structure and Civils element of this application.

See Architectural supporting information within this application for location and details of basement damp proofing proposed works.

Flooring

Existing areas of painted timber floor boards are to be stripped, repaired where required and re-painted.

- Studio spaces with existing floor boards
- Office spaces with existing floor boards
 - Existing Carpet is to be replaced.
- Carpet will be provided to principal circulation areas and office spaces (with non- heritage floors)
- Staircase
 - Existing Vinyl requirements are to be replaced.
 - Studio Spaces with existing vinyl
 - Technician's Workshops
 - Welfare Spaces

See Finishes section of this report for proposed materials.

See Architectural supporting information within this application for location and details of all finishes.



Existing ground floor corridor and carpet finish



Existing painted timber floor



Typical Studio Bay



Holden Gallery & Existing Timber block varnished parquet flooring

Skirtings, Architraves, Dados, Coving and Cornices Etc.

All existing are to be repaired where possible, and renewed to match if repair isn't possible. All existing paint is to be stripped to the skirtings, architraves and dado and repainted.

See paint specification within the 'Finishes' section.

See Architectural supporting information within this application for location and details of all finishes

Internal Walls

All existing walls and finishes are to be repaired where possible with finishes as existing.

See paint specification within the 'Finishes' section.

Any ornate panelling that may become exposed following any approved removal of existing wall linings is to be surveyed and an agreed design strategy put forward for approval with the conservation officer.

Chain operated roller blinds with aluminium head rail and bottom weight bar are to be provided to the window reveals to help control glare and environmental condition

See Architectural supporting information within this application for location and details of all finishes.

Ceilings

All existing ceilings and finishes are to be repaired where possible with finishes as existing.

Existing suspended ceiling within the corridor at Ground Level (Room 022 Lobby) to be removed and the existing soffit repaired and finished to match adjoining corridor.

Suspended Ceilings to the Welfare Areas and Cellular Offices to be replaced with a monolithic metal frame British Gypsum ceiling system with suitable access hatches.

See Architectural supporting information within this application for location and details.

Staircases

All existing are to be repaired where possible, and renewed to match if repair isn't possible.

The Handrails are of Medium Heritage value and it is noted that their handrail heights do not meet the current Building Regulations in terms of height. As this is a listed building, there is no requirement to bring them upto current standards. However, secondary balusters will be added to Staircase 4 by including additional vertical rails to match the existing.

See Architectural supporting information within this application for details.

Doors

Existing 'original' doors are to be repaired and upgraded. All the existing retro fitted doors and screens should be replaced with new. Compliant fire door sets to be provided where required in accordance with Historic England's guidance, such as applying and intumescent clear finish, adding hardwood lippings with intumescent seals, ensuring all gaps around the door edge are no greater than 3mm etc.

New solid core timber doors, 44mm or 54mm to align to fire and acoustic performance requirements, have wood lipping and beading to University standards and finish are to be provided to non-heritage doors. HPL Grade laminate finish to University standards along with full height Vision Panel to occupied spaces.

These doors are designed and finished to be sympathetic and clean in appearance, to sit alongside and act as secondary to the heritage doors and heritage asset within the building.

The corridor doors to the main circulation corridor within the Ground Floor and First Floor of the Grosvenor building are proposed to be replaced with a highly glazed screen and glazed opening doors within a polyester powder coated metal frame system. Glazing to receive appropriate manifestation design.

See Architectural supporting information within this application for location and details on doors to be removed, repaired and details for proposed new doors.



Existing modern door & frame of high quality



Ornate panelling to perimeter wall to be exposed and surveyed



Existing door of low quality - infill into existing fanlight



Stair 02: Existing Stair Handrail & Panelled Baluster - Asset of Significance

Significant Features

Notable existing internal areas of significant features are proposed to be restored back to the original state. These items are proposed to include:

External Windows

The proposal is to strip back the paint on all windows and repaint with an external gloss paint. Colour to be agreed following the specialist historic paint survey.

The non-heritage basement windows are to be replaced with a new timber frame and double glazed system. The metal mesh guarding to basement windows along Cavendish Street are to be replaced with wrought iron railings to match those on higher Ormond street and mechanically anchored to the stone facade.

See Architectural supporting information within this application for proposed works to the windows.

External Rooflights

The Stage 4 proposal is to replace the rooflights with a sympathetic heritage bar using galvanised steel, to align with the comments received from the conservation officer.

See Architectural supporting information within this application for location and details for proposed works to the rooflights.

Holden Gallery

A motorised roller blind is proposed above the Holden Gallery lay lights, within the roof void to provide the Gallery space with the option to control light conditions to the gallery space without installing a fixed element within the gallery itself.

Additional metal eye-bolts (circa 26no) painted white to be installed within the building structure and evenly distributed directly below the feature cornice to the perimeter of the room. This would be to facilitate any future temporary installation of a truss system to host additional audio & visual and lighting equipment.

Additional picture hooks would also be installed, painted white to greater flexibility to hanging artwork to the gallery walls.

Holden Gallery Lay-Lights

Redundant lighting to be removed and Georgian wired glass to be replaced with laminated with opaque glass.

See Architectural supporting information within this application for details.

Holden Gallery Floor

The existing floor to the Holden Gallery, and associated side rooms, is a wood block parquet floor.

This is to be retained, repaired and refinished with two coats of a High resistance floor varnish as necessary. This process is to be carried out by a specialist flooring restoration contractor. Prior to application, the existing floor is to be prepared by sanding the floor back to the bare wood using a parquet orbital sander to ensure the floor is smooth, level and free from indentations.

Severely damaged or missing wood blocks are to be replaced with suitable reclaimed parquet blocks if available. If reclaimed materials are not available, then the use of new material suitably matched to the existing will be offered for approval.

Loose blocks are to be removed, cleaned and prepared for secured relaying using a suitable flexible wood flooring adhesive. Small gaps are to be filled with sawdust from the sanding process, mixed with a cellulose hardener.

Wall Tiling to Holden Gallery Foyer

The existing feature wall tiling is to be cleaned with hot water and detergents with soft abrasive pads, then wiped with a microfibre cloth and re-grouted.

Minor cracks and defects are to be filled/repaired using a two part polyester resin then rubbed down using a fine wet and dry paper. The surface is then spray painted with an air brush paint kit with a colour to match (for approval).

Any damaged tiles are to be repaired or replaced with a suitably matched tile (offered for approval) by a specialist.



Holden Gallery - Lay-In Lights with services



Existing Glazed Bricks to Staircase 01 & 05



Wall tiling to Holden Gallery Foyer



Painted Terracotta Column & Grotesques

Terracotta Columns and Window Surrounds

Some of the existing original terracotta features have been painted over. Notably to the terracotta columns within the Holden corridor gallery's.

Some of the existing original terracotta features have been painted over. The proposal is to remove the paint using a poultice paint remover and restore the original terracotta by a specialist. A test trial will be undertaken for approval.

3no. Grotesques to the terracotta columns have been damaged/lost over time - these are to be reinstated by a specialist.

The existing original terracotta mid height picture rail within the Holden Gallery has been painted over.

The proposal is to remove the paint using a poultice paint remover and restore the original terracotta by a specialist. A test trial will be undertaken for approval.

Existing Glazed Bricks

Some of the existing original glazed bricks have been painted over to Staircase 01 & Staircase 05.

The proposal is to remove the paint using a poultice paint remover and restore the original condition by a specialist. A test trial will be undertaken for approval.

Existing Staircases

The existing staircases are either timber string, riser and treads or concrete construction, with varying styles of timber handrails.

The proposal is to strip back all the existing finishes on the treads and risers and re-finish with a suitable floor finish and provide new stair nosings to meet current Building Regulation standards.

The handrails will also be cleaned, repaired if required and re-finished with either paint or clear lacquer as appropriate.

Additional balusters will be provided to Staircase 4 in keeping with the current balusters, to assist with meeting current building regulations.

See Architectural supporting information within this application for details.

Circulation Features

Intact dado and cornice are proposed to be retained. All existing paint is to be stripped and repainted.

Original boot scraper to be protected and retained.

Existing Heritage Features within Gallery Foyer/Corridor

The main entrance corridor boasts several original details such as an intact dado and cornice. There is also a boot scraper that includes direction to St Anne's Square.

These features are to be protected and retained. The dado and cornice is to be repainted.

Existing Heating Services

There are some examples of existing cast iron radiators as well as modern steel panel radiators served via a legacy single pipe system - with limited dedicated heating controls leading to poor levels of temperature control and potential for overheating or underheating.

The proposal is to replace the radiators with new/refurbished cast iron emitters complete with matching TRV set, supporting feet and wall brackets. Some of the existing heritage cast iron emitters are to be retained as a 'feature' within the Ground Floor circulation corridor, although not in use.

See Mechanical & Electrical supporting information within this application for location and details.

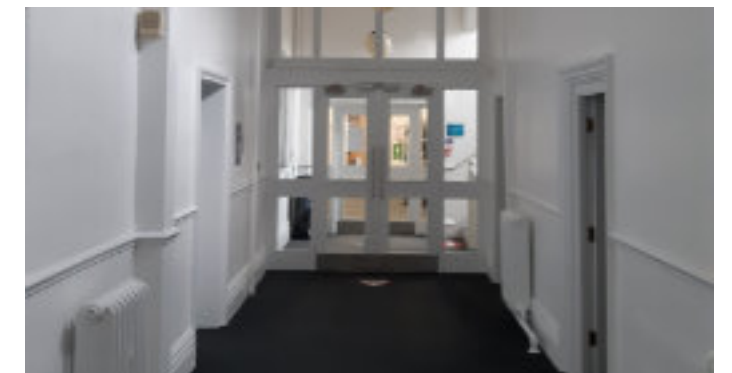
For further consideration of the above, please refer to the supporting planning & heritage statement.



Ground Floor Circulation - Bootscraper



Ground Floor Circulation - Radiators



Ground Floor Circulation - Heritage Features



Ground Floor Circulation - Radiators

Finishes

The proposed finishes for the Grosvenor School of Art have been developed to provide a sympathetic approach to the listed building and 'colour' while ensuring the fabric finishes are secondary to the primary interest and colour provided by key items such as heritage features, key architectural spaces and numerous artworks, either through exhibit or through the building users/students.

The finishes are proposed as follows:

01 - Wall Paint

- Keim Mineral Paint Emulsion - Keim Optil (highly vapour permeable with no added preservatives, solvents or plasticisers) or equal client approved
- All White (LRV 89.77)

02 - Skirtings & Architraves

- Farrow & Ball Estate Eggshell or equal client approved
- No.2011 Blackened (LRV 69.85)

03 - Wall Paint - Feature

- Keim Mineral Paint Emulsion - Keim Optil (highly vapour permeable with no added preservatives, solvents or plasticisers) or equal client approved
- Mid Grey (LRV 52.10)

04 - Typical Door Laminate (HPL)

- Formica or equal client approved
- Storm Grey (LRV 14.8)

05 - Carpet - Structured Loop Pile

- Tarkett Desso - Linon or equal client approved
- Colour - 9950 (to match Arts & Humanities)

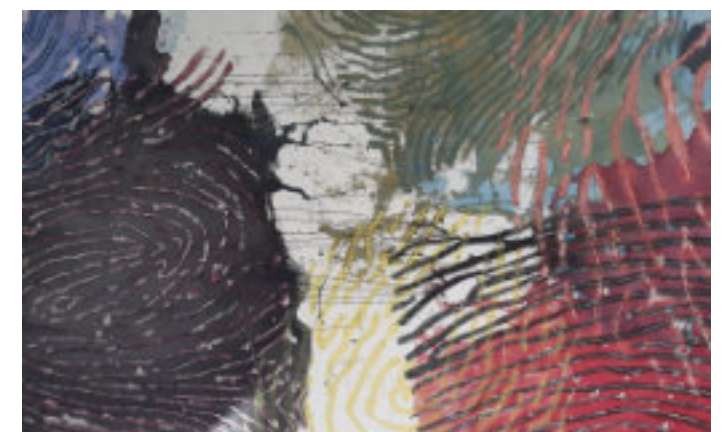
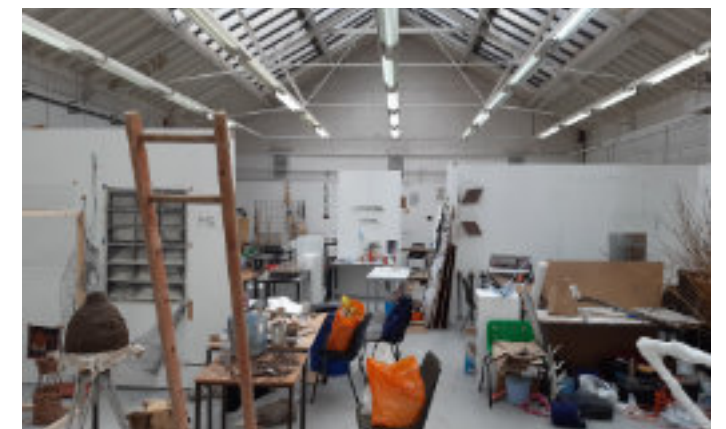
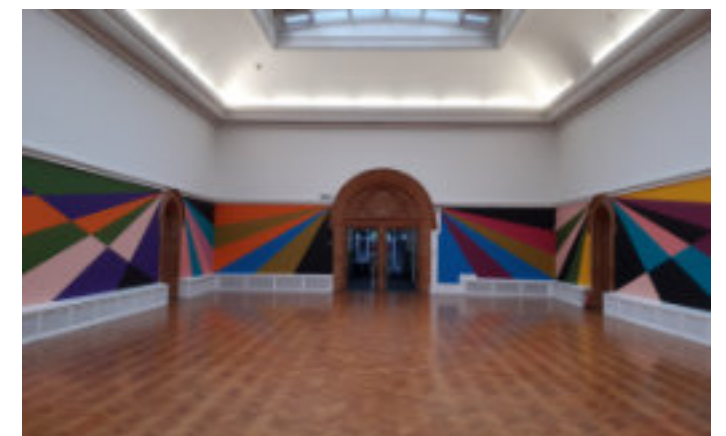
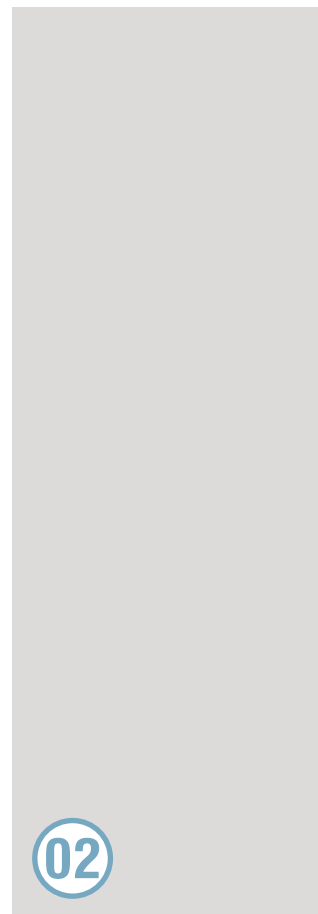
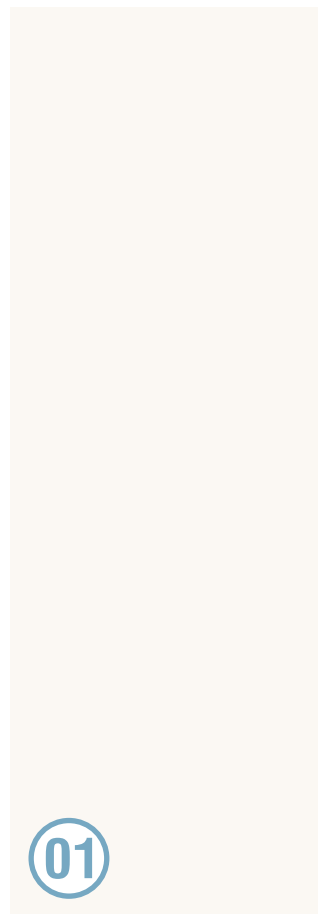
06 - Vinyl (Studios) - Homogenous Single Layered Vinyl

- Tarkett Desso - IQ Natural or equal client approved
- Colour - Natural Cold Grey (LRV 29)

07 - Vinyl (Welfare & Stairs) - Homogenous Single Layered Vinyl (PTV >36)

- Tarkett Desso - Safetred Ion Linen or equal client approved
- Colour - Light Grey (LRV 51.7)

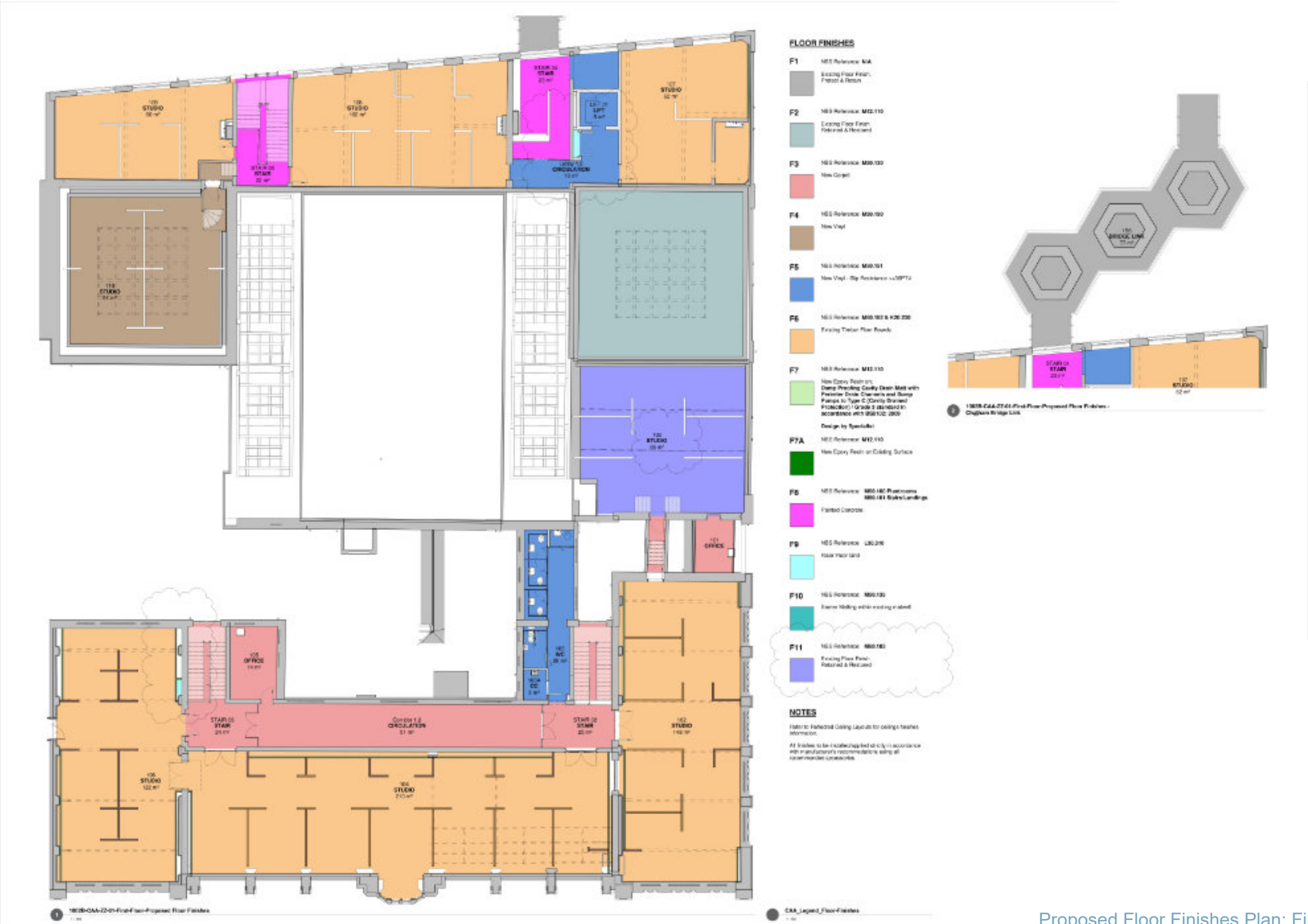
See Architectural supporting information within this application for location and details.







Proposed Floor Finishes Plan: Ground Floor



Proposed Floor Finishes Plan: First Floor

Landscape

There are no amendments to the public realm proposed under this application. A separate and approved planning application is available for the public realm works

- Application No: 128485/FO/2020 | Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets



View from All Saints Park towards the Grosvenor building

Accessibility, Inclusivity & Diversity, Access

MAC Consulting Ltd have been appointed by Manchester Metropolitan University (herein Man Met) to provide this Disability Access Overview for the Grosvenor Project regarding access and inclusivity for all.

This Disability Access Overview provides the project requirements to assist the University to meet the needs of the Equality Act 2010, notably Parts III (Goods & Services), IV (Education) and V (Employment), along with the requirements of the Building Regulations 2000 - Part M: Approved Document M – Access to and Use of Building (2004 Edition), notably:

Access & Use (M1): Reasonable provision shall be made for people to:

- gain access to; and use the building and its facilities.
- It is an intention of the University that the development captures social and educational opportunities: To achieve this, it is recognised that an inclusive approach is fundamental to the ethos of the development so to ensure an environment which is accessible and usable, where all building users can utilise the full range (as applicable) of facilities and services without any detriment to that experienced by non-disabled people.
- Therefore, design and solutions for the scheme aim to meet what could be considered ‘reasonable’ under the Equality Act 2010.
- As such consideration has been given (but not limited) to the following:
 - Provision of a range of accessible accommodation to cover multiple needs
 - Generous space centres
 - Fluid access for all, including wheelchair users
 - Suitable sanitary provision
 - Features to assist people with visual, hearing, and cognitive difficulties find their way easily and safely.

Access Standards

Standards

- Requirements to meet the needs of people with disabilities have been extracted from the sources listed below (which this report must be read in conjunction with):
- The Building Regulations: Approved Document M (ADM)
 - British Standard (BS)8300 - 2018: Design of an accessible and inclusive built environment
 - General access solutions considered ‘reasonable’ by the Access Consultant

Part M: Approved Document M (ADM) – Access to and Use of Buildings

This addendum document acknowledges that the Building Regulations are mandatory, but it is noted in sections 0.20 – 0.28 of the ADM: “guidance contained in ADM is designed to indicate one way in which the Requirements may be met. There may be other, equally satisfactory, ways of meeting the Requirements.” As such, this addendum Specification puts forward, via this report, other ways of meeting the Regulations, in the form of alternative solutions and/or standards.

In the context of this project, ADM allows departure from its guidance, either to achieve a better solution or to provide a more convenient solution.

BS8300: 2018 ‘Design of an accessible and inclusive built environment – Code of Practice’

Much of ADM is based on BS8300. It is therefore by derivation based largely on the ergonomic studies carried out to support the British Standard.

BS8300 is also a more comprehensive document and covers items not typically covered by Building Regulations as such many items addressed in this report will refer directly to BS8300 for access solutions.

Provision for People with Disabilities

The design and solutions for the scheme are developing. They aim to meet what could be considered ‘reasonable’ under the Equality Act 2010. The lead designer (Cassidy & Ashton) has been liaising with the Access Consultant throughout design process to confirm requirements regarding Disability Access & Inclusion. This has been followed with a consultation session with the University’s Disability Staff Forum.

Enhancements to be provided within the Grosvenor project:

- Access
 - Principal and Main Entrances
 - 1no. 17 Person Passenger/Evacuation Lift to provide access to all three floors.
 - 1no. Platform lift to provide access to the Ground Floor and Basement Floor to supplement the existing Arts & Humanities lift adjacent
 - Holden Gallery Access Provision to the University and public
 - Corridors and Doors;
 - Colour and Contrast;
 - Wayfinding (including signage);
 - This will be developed with the specialist designer through the University
- Welfare
 - Enclosed Gender Neutral WC Facilities,
 - Accessible WC facilities on each floor
 - Religious (WUDU) facilities off the Ground Floor
 - Baby Changing/Baby Feeding rooms are to be shared with Arts & Humanities
 - Inclusion of Water Fountains or Zip Taps within shared Kitchenette spaces
- Hearing Enhancement Facilities

There will be an element of shared facilities with the adjoining Arts & Humanities building, with focus on agreed solutions for (but not limited to):

- Changing Place;
- Baby Change;
- Baby Feed;
- Changing Facilities;
- Multi-Function Rooms;

See Architectural supporting information within this application for location and details.

Vehicular & Service Access

Vehicular and service access is to remain as existing, with service access provided to the south and west.

Refuse & Recycling

Refuse and recycling is to remain as existing. There is no proposed increase in building occupancy, and this has been deemed sufficient by the University.

The current refuse is incorporated into the waste areas nearby at Geoffrey Manton and/or Chatham yard and serviced from there.

The refuse bins allocated to Grosvenor are as follows:

- 1100l Eurobin:
 - 3x General Waste
 - 1x Plastic & cans
 - 1x Paper + Card
- 240l wheelie:
 - 1x Food waste
 - 1x Glass

As part of the works, recycling points will be provided throughout the internal spaces to align with university standards and their commitment to reducing waste.

Access

Key Considerations & Benefits

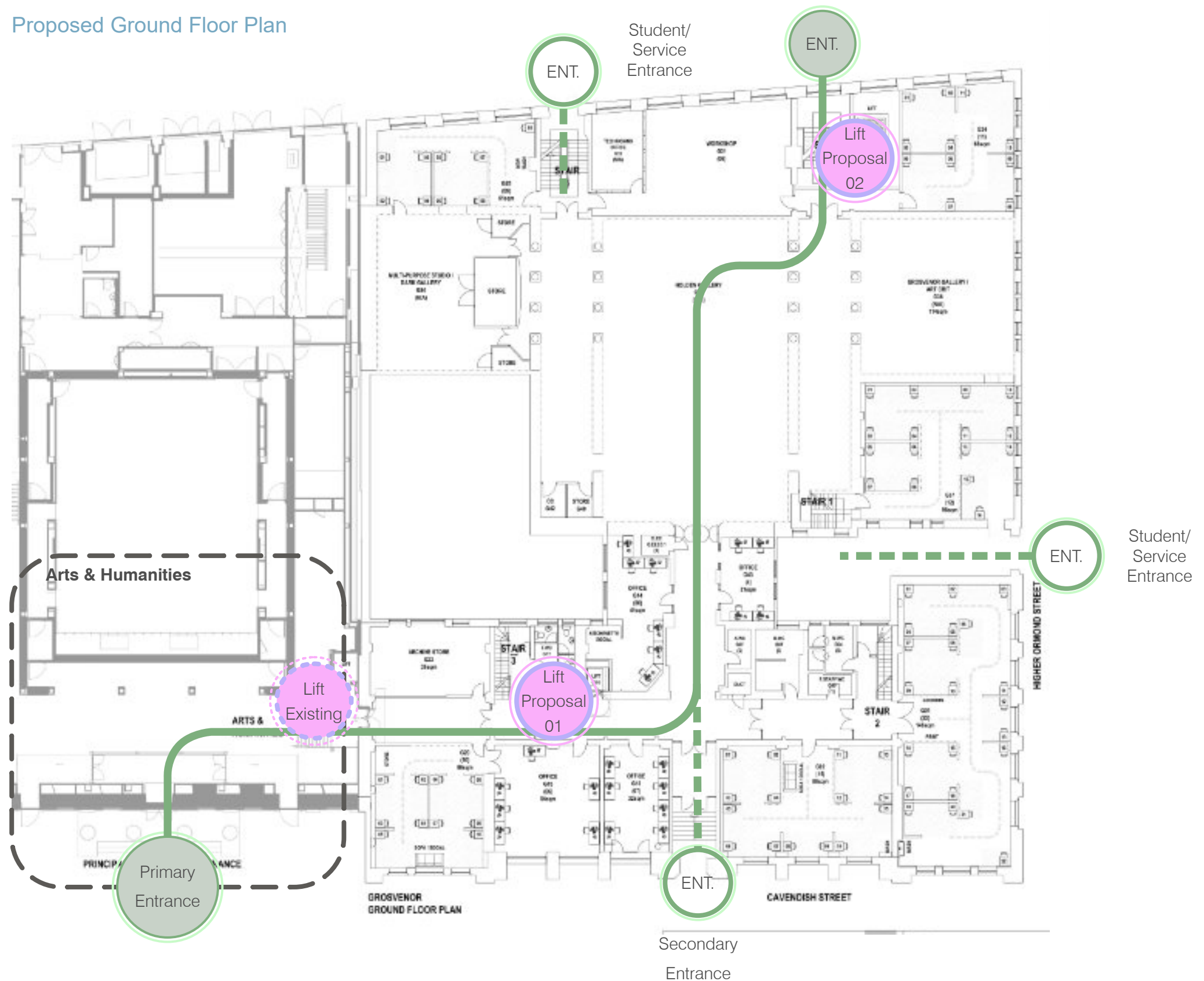
- Accessibility & inclusivity for all users
- Access considerations to Gallery space
- Prominence of Gallery Space
- Segregation of studio space

Design Proposals

- 1no. 17 Person Passenger / Evacuation lift to provide access to all three floors.
- 1no. Platform lift to provide access to the Ground Floor and Basement Floor to supplement the existing Arts and Humanities lift adjacent
- The lift shaft is to be of self supporting form (masonry) to stand independently from existing floors/walls. Adjacent floor slabs are to not be supported by these, so separate trimming beams are proposed. See supporting structural engineers information.
- A lift pit is required to the passenger lift and a below ground excavation below the existing slab will be provided. A reinforced concrete pit shall be provided. See supporting structural engineers information.
- 1st Floor slab alterations will be provided with additional trimming beams to border the new shaft. To support existing floor slab edges

See Architectural and Structural Engineers supporting information within this application.

Proposed Ground Floor Plan



Environmental

A key environmental focus of Manchester Metropolitan University is the drive to reduce energy on route to Net Zero carbon.

The University has an Environmental Sustainability Policy and Strategy, which outlines a number of environmental commitments and targets.

For the Grosvenor lifecycle refurbishment project, the University has committed to the following:

- Achieve SKA Accreditation Silver

Other Environmental Policy commitments that were considered through the design process include:

- And Energy
- Building Materials
- Water Consumption and Drainage
- Biodiversity
- Travel
- Waste
- Pollution Control
- Climate Change Adaptation and Resilience
- Whole life costing

Sustainability & Statutory

Due to the buildings Grade II listed status, the Grosvenor building is exempt from compliance with the Building Regulations requirements for Part L Energy Conservation, to the extent that the requirements would unacceptably alter the character and appearance of the listed building.

The Grosvenor lifecycle project remains committed to improving on the energy performance, energy demand, embodied carbon and long term maintenance for the building and to contribute to the commitments and aspirations of Manchester Metropolitan University's environmental targets.

Whilst significant improvements will be made through fabric improvements, an assessment of viable low and zero carbon technologies was undertaken to support the University's commitment to their Environmental Sustainability Policy and Strategy.

Due to the listed nature of the building and limitations in terms of building structure, visual impact and planning constraints, several low and zero carbon opportunities were reviewed and subsequently discounted. The reasons for discounting low zero carbon options are as follows:

- Solar hot water or wind driven technologies - limitation on structure, suitable roof space and visual impact on the heritage asset
- Ground Source Heat Pumps - lack of below ground/ external space available for boreholes
- Biomass heating solutions - limitations on plant space and access for fuel delivery
- Air Source Heat Pumps - this option was appraised in great detail alongside the University's preference to utilise an electrically led solution. The design option was presented to the Local Authority Case Officer and conservation officer and was subsequently discounted and not deemed appropriate for the Grosvenor refurbishment project due to the following:
 - Visual amenity of the Grade II listed asset and adjacent/surrounding University estates
 - Spatial fit imposed by the existing building and lack of external flat plant space

- Structural limitations and the need for substantial plant support structure
- Acoustic impact on the surrounding accommodation

In order to meet the University's energy and carbon aspirations alongside statutory considerations and local authority planning commitments, the design has proposed that the fabric improvements, where sympathetic to the heritage asset, are to yield the primary energy benefit, combined with passive improvements such as ventilation and heating control as well as air tightness, alongside the design being based on a more traditional high efficiency gas fired condensing boiler solution.

As part of the development of design for the Grosvenor building refurbishment an assessment of the likely building energy demand via Part L compliance and EPC output has been undertaken. It should be noted that these results are assessed against a new build alternative scheme with current/ modern u value and fabric limits in accordance with the current guidance and provide a benchmark only for a new build equivalent and are therefore not directly comparable.

An **EPC 'C' rating** has been achieved during the design stage and this forms an aspiration to achieve at completion.

SKA Assessment

Ska is an environmental assessment method, benchmark and standard for non-domestic refurbishment and fit-out projects. Overseen by the Royal Institute of Chartered Surveyors (RICS). It helps landlords and tenants assess fit out projects against a set of sustainability good practice criteria.

BDP were appointed by Manchester Metropolitan to undertake the Environmental Sustainability Advisor (ESA) and Ska Assessor roles, and to help develop and oversee the delivery of a number of bespoke sustainability targets, including the achievement of Ska Silver certification

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