

New Century House, NOMA

Design & Access Statement

DECEMBER 2020



SHEPPARD ROBSON
with

NOMA

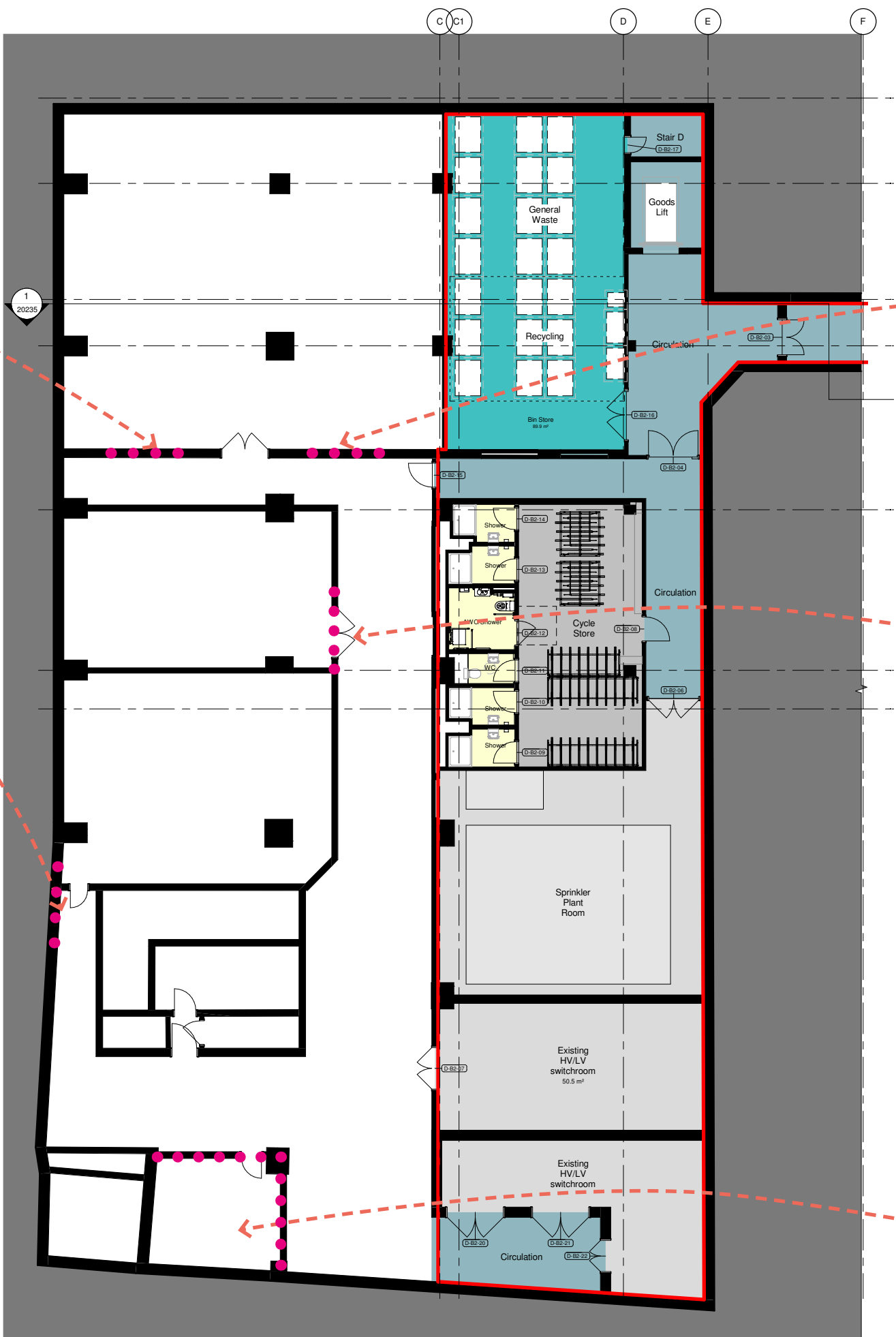
M E P C

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Real Estate



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BASEMENT 2 - CURRENT STATE POST STRIP OUT - OPENINGS



The majority of openings left by removal of services are small, less than 300mm in diameter and within brick walls. These can be bricked up.

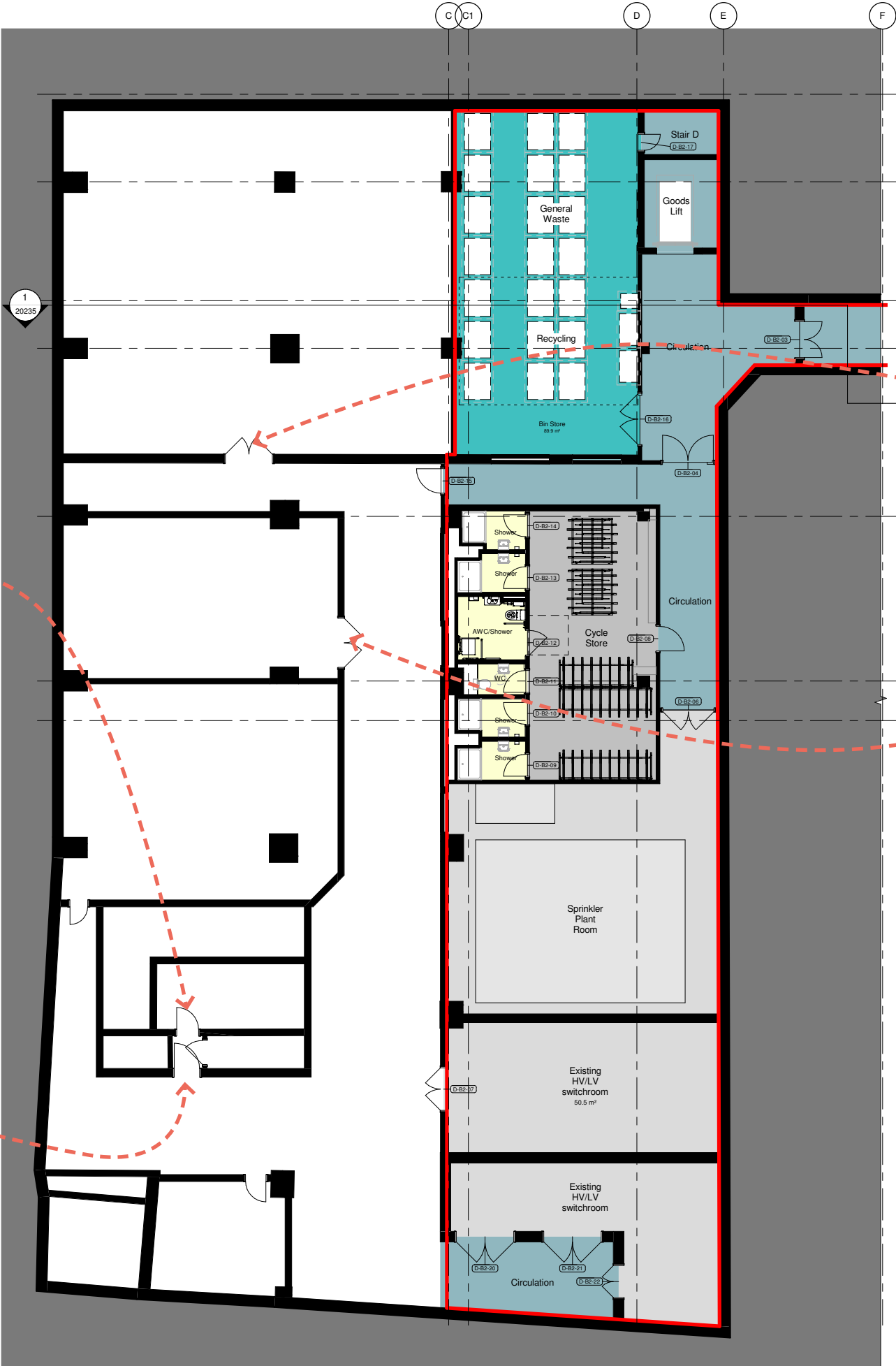
There are two very large openings with in situ louvres which require fire stopping. A shaft wall type plasterboard system can be used to retain the louvres in place whilst facilitating the closing up of the opening from a fire perspective.

The former loft shaft (bottom right image) has numerous regular openings which can be closed using the same heavy duty plasterboard system.

BASEMENT 2 - CURRENT STATE POST STRIP OUT- DOORS

The doors within the basement level are likely to be original but it cannot be confirmed. None meet current safety requirements and in various states of disrepair. Whilst new ironmongery, intumescent strips, smoke strips and glazing could be replaces, the only way to test if the door itself meets the requirements is to perform a fire safety test which requires setting fire to the door.

The fire doors can be replaced like-for-like but the louvred door needs have a fire rating, which obviously the open louvres cannot provide.



Fire door into proposed storage space



Louvred door from B'' corridor to propose storage space



Fire door from stair core to lobby



Fire door from lobby to B2 corridor space