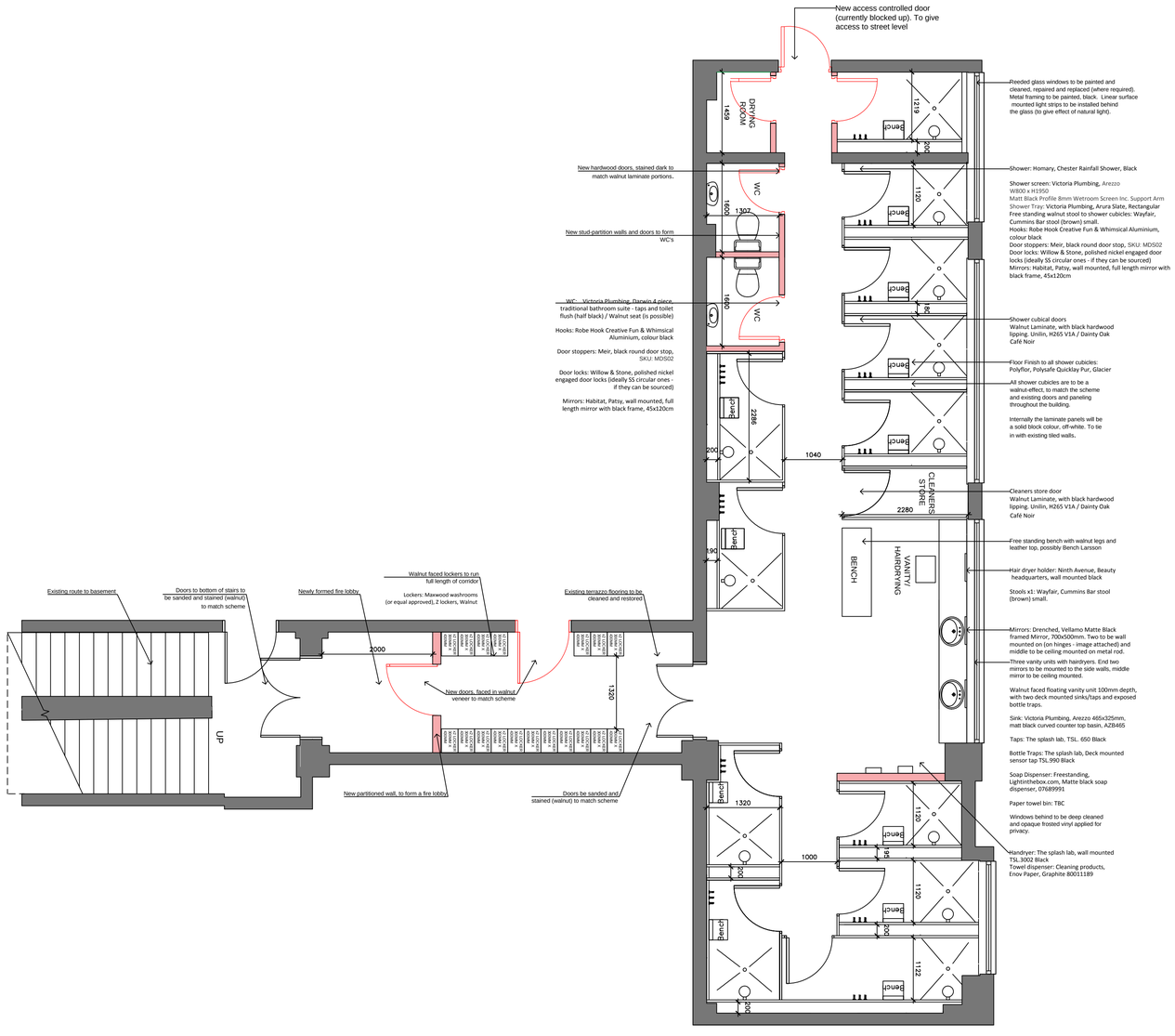


Historic Toilet Cubicles:	The new showers & toilets are to be located within the basement, historically used as WCs but in recent years has fallen vacant and unused. The historic cubicles do not conform to the current British Standard in terms of size and do not provide the required level of privacy for a unisex changing / WC area. The proposals will require the removal of 14 timber WC cubicle enclosures. The space will then allow formation of 12 shower cubicles and 2 WCs. These timber panels / screens will be set aside for reuse, lining the walls of the basement corridors, as illustrated within the look and feel document. The proposal will also impact a historic bike rack, the location is inappropriate and new cycle storage has also been provided within the building. The proposals, therefore, constitute a minor impact on historic fabric. The current typography indicating the WC numbers will be replicated with similar signage on the new toilet/shower doors.	Low negative impact to historic fabric. *This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.*
Doors:	A new doorway will be formed to improve access to the changing facility. Limited impact will occur to historic fabric, there was a door in this position historically and has recently been blocked up. A new partitioned wall will be installed in the entrance corridor with a single door, leading into the changing rooms. This provides a fire lobby as the proposals included lockers to this entrance corridor. The proposals will not affect the way the entrance to the WC's is currently understood.	Low negative impact to historic fabric. *This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.*
Historic fabric: Attachment to historic walls, floors and/or ceilings	The proposal does not demolish any historic fabric and will have a neutral impact on the significance of the historic building. New walls will be fixed at head and base, with no attachment to walls, the ceiling will remain intact with limited fixings, as will the terrazzo floor all installations will also allow for reversibility.	Low negative impact to historic fabric. *This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.*
Historic fabric: Attachment to historic walls, floors and/or ceilings	The proposal does not demolish any historic fabric and will have a neutral impact on the significance of the historic building. New walls will be fixed at head and base, with no attachment to walls, the ceiling will remain intact with limited fixings, as will the terrazzo floor all installations will also allow for reversibility.	Low negative impact to historic fabric. *This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.*





Existing Signage:

Stencil-style typography to be replicated with in new signage

Notes:

Route to basement
Overall clean up to route to basement; paint walls (white) and deep clean terrazzo flooring. Retain all existing tiles and make good/replace any broken ones.

Corridor
Ground floor corridor, existing panels (basement) to be restored, painted and surface mounted to walls as paneling.
Add door at top of secondary stair to close of back-of-house.
Lift wall to be painted grey to match stairs.
Boxing around pipework etc. painted, off white to match walls

Fire Lobby
Fire lobby to be formed in corridor circulation, as indicated on plan.

Corridor with lockers
Make good of tiles to the corridor and add walnut faced lockers.

Walls
Original tiles to WC to be cleaned and retained where possible and made good. Any broken or missing tiles to be replaced.
Existing Tiles to be made good, where indicated on finishes plan.

New stud-partitioned walls highlighted in pink.
New tiled walls to match existing walls

All painted walls to receive two coats of Dulux Trade, off white paint.

See wall finishes drawing for further information

Floors
Flooring to circulation area to be retained and deep cleaned. Bolts sitting proud through floor to be removed and floor made good.

Slip resistant vinyl to shower cubicles
See floor finishes for locations

Ceiling
All ceilings to receive two coats of Dulux Trade, off white paint.

Doors
New access controlled door (currently blocked up to give direct access from street level.

Any new doors; corridor, WCs, drying room are to be hardwood, stained dark to match walnut laminate throughout scheme.

New hardwood doors, stained dark (walnut) indicated in **red.**
All existing doors to be sanded and stained - **Walnut**

Lighting
New lighting to be fitted to corridor and shower room to be a combination of ceiling downlighters and wall mounted feature lights. Indicated on RCP.

Corridor ceiling lights - to be removed and replaced with surface mounted wall lights. Same spec. as upper floors (square surface mounted fitting) with black conduits.

Surface mounted, linear strip lights to circulation corridor (Non IP rated but emergency fitting required).

Feature wall lights: To be wall mounted, as indicated on plan. With black conduits.

Shower cubicles & WC's: Small surface mounted downlighters - IP Rated.

Existing Shower Cubicles
Remove existing cubicle panels, clean and restore and paint the panels, to be reused in noted areas on wall finishes plan.

New Shower Cubicles
x12 super-showers (unisex) equipped with bench and hooks.

Walnut effect HPL laminate to doors and front face panel.
Internal laminate to match existing cream tile.

Shower accessories - black finish
Bench - walnut finish
Coat hooks - x3 Black wall mounted robe hooks, to each cubicle.
Product: Robe Hook Creative Fun & Whimsical Aluminum, colour black.

WC
X2 WC's with floor mounted pan, sink, sensored soap dispensers, wall mounted handryer, walnut toilet seat.

Windows
To be cleaned, made good where needed and opaque film applied.

Reeded glass windows to be painted and cleaned, repaired and replaced (where required). Metal framing to be painted, black. Linear surface mounted light strips to be installed behind the glass (to give effect of natural light).

Drying Room
To be fitted with ventilation
Vanity Unit
Vanity unit to be fitted with x3 mirrors, x2 basins, x1 hair-dryer and x1 bin
Switches and Sockets
Black

Signage:
Metal (stencil style) lettered signage for toilet doors and shower cubicles - to suit existing toilet door numbers (image attached)

Revision	Drwn	Chk'd	Date
Rev B Revised to suit planners comments	GM	SL	16.10.20
Rev A Notes Added	ACL	SL	11.09.20

Project Status

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Project/Client

APAM
BRIDGEWATER HOUSE
MANCHESTER

Drawing Title

PROPOSED BASEMENT FLOOR PLAN

Drawn	Date	Checked	Scale
ACL	11/08/20	SL	1:50 @ A1

Manchester:
55 King Street
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Job No.	Drawing No.	Revision
7665	11-100	B