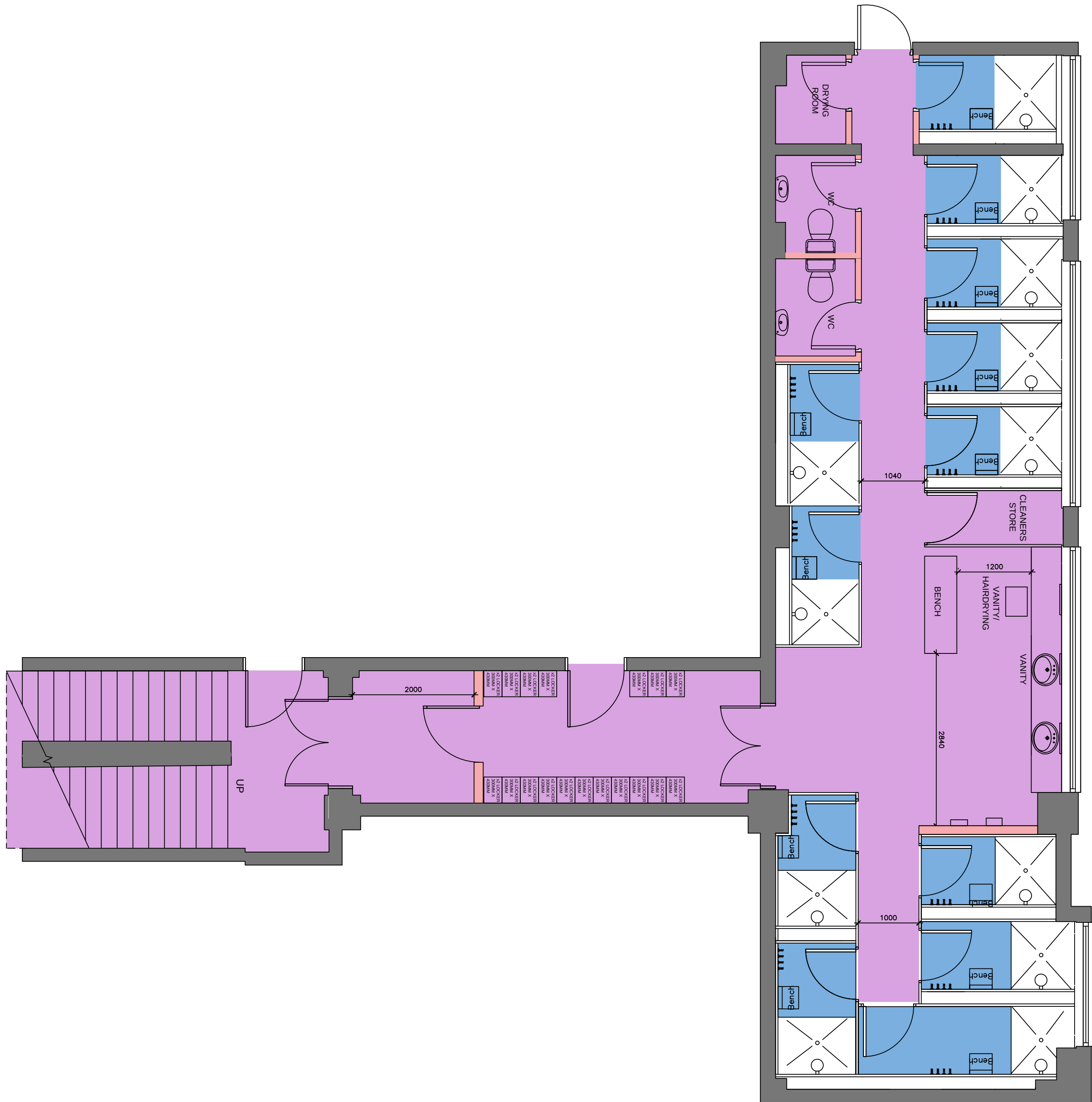
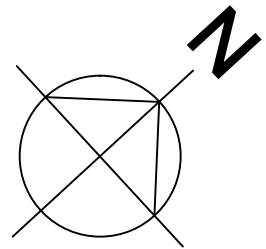
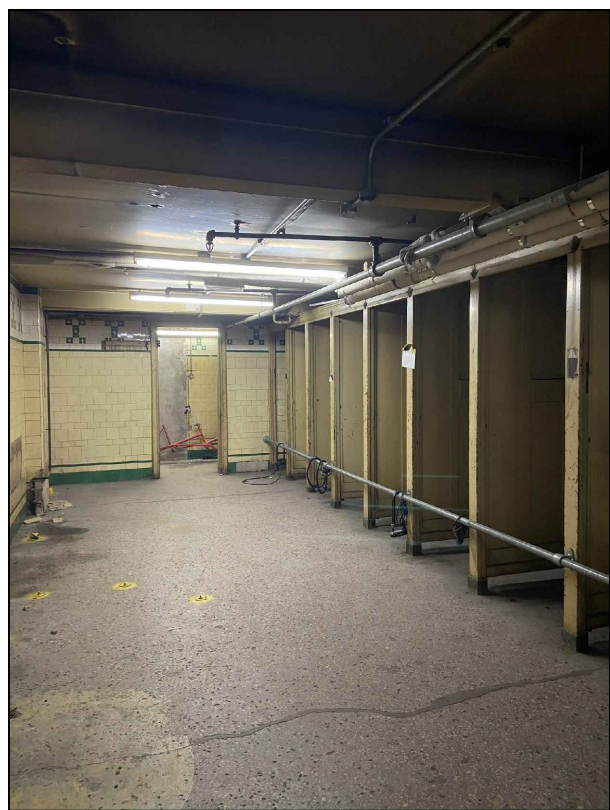




EXISTING PHOTOGRAPHS OF FLOORING / INDICATING
EXTENT OF DAMAGE.



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. <i>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.</i>
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. <i>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.</i>

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. <i>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.</i>
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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. <i>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.</i>
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Notes:

Floors
The Terrazzo flooring to stairs, corridor, main circulation in shower room and WC's is in bad repair, with cracks and bolts sitting proud of the floor finish (holding unused pipework yo the sub-basement). We proposed to cover the flooring with a slip resistant vinyl.

Floor Finishes Key

- Slip Resistant Vinyl, Black colour TBC.
- Slip Resistant Vinyl, Concrete effect

Existing Terrazzo Flooring is in very bad repair, with cracks throughout and several bolts sitting proud of the floor finish.

On this basis, we propose to add a slip resistant vinyl to cover the Terrazzo. A concrete-effect vinyl is specified to suit the proposed scheme.

Rev A Revised to suit planners comments GM SL 16.10.20

Revision Drwn Chk'd Date

Project Status

PLANNING

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Project/Client

APAM
BRIDGEWATER HOUSE
MANCHESTER
FLOOR FINISHES

Drawing Title

PROPOSED
BASEMENT
FLOOR FINISHES

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

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