Freemasons Hall Manchester

Planning Application Addendum in response to comments received on 24th May

24th October 2013

Aedas

1.0 Heritage Statement

1.1 Heritage Statement - A more comprehensive justification for each of the areas of proposed alteration / options considered is required particularly in terms of the lift area and fire protection options.

1.2 It would also be helpful to have room layouts cross referenced in colour with the significance assessment.

1.3 The proposed benefits of the overall proposals also need to be made more explicit somewhere within the submission.

1.1.1

Please find below a short addendum to the Heritage statement that contains a more comprehensive justification for each of the key interventions.

Basement

Starkie Room Windows

Re-opening the Starkie dining room windows will improve light levels in the basement room, enhancing its character and reinstating the external appearance of this part of the elevation. The new use will make this room more attractive for commercial restaurant use and ensure the building has a viable future. This new use will enable more people to appreciate the interiors.

New Lifts

The new work to the lift lobby will enable larger lift cars to serve the basement, improving access to this floor and the new facilities within it. The proposal retains the lifts in the same location and minimises alterations. The lift upgrade contributes to the viability of the building as a whole, by enabling an under-used area to be better utilised.

Central Bar Area

The creation of a new basement bar supports the new restaurant use proposed for the basement. It will contribute to the viability of the new use, supporting the long-term future of the building.

New fire protection

Arup's fire strategy for the new use in the building creates new protected escape routes and ensures better protection for existing routes out of the building. For panelled lodge rooms, the new jib doors will follow the precedent set by existing jib doors, a design option that minimises visual impact. The case for the new doorways is strong as without them, the rooms will not comply with fire regulations and would not be usable by the projected numbers of people. The new uses in these rooms will contribute to the overall viability of the project and enable more people to see and enjoy the interiors.

The new glazed screen to separate the staircase from the Hall is justified by the need to protect this escape route as set out in Arup's fire strategy. The staircase is not a protected route at present. There are precedents for this type of intervention in many listed buildings such as churches and public buildings where contemporary glazed screens are provided to separate different circulation areas within one historic space. Providing fire protected routes will ensure the building is safe for an increased number of users, and facilitates a viable new use that will secure a future for the building.

The changes required to the foot of the stairs leading from the first floor to the ground floor Dining Room will enable a protected escape

route that avoids impinging on the dining room. This change is essential to address a defect in the existing escape route, and follows the Arup fire strategy. Without this adjustment, the building would not be able to accommodate the new use. Other options have been explored, but the team considers the removal of the niche and the creation of a new doorway to have the least impact. The dining room, a high significance space, will be only slightly affected.

Ground floor reception

Removing the inserted reception desk and draught lobby will greatly enhance the entrance lobby, removing clutter and reinstating the central axis into the Hall. New glazed fire doors in the central opening into the Hall ensure that axial views will be maintained. The proposal to widen internal side doorways is justified to create a new reception area that can handle a larger number of people than the existing arrangements.

New lifts and lift lobbies

The larger lift cars are justified by the increased number of people expected to use the building. Improved internal circulation will benefit people with disabilities as well as enable people and equipment to easily move between floors. The larger lift cars result in remodelled lift lobbies on each floor.

The ground floor lift lobby will be inserted into an existing room, to avoid intruding into the Hall, a more significant space. Other lift options have been explored, but the lift lobby in this location has least impact, on all floors. The new lift lobby will serve building users arriving in reception. The larger lift cars and new doorways into the room are needed to meet the projected increase in building users. Without increased lift capacity, the new use would not work; the benefit of this alteration relates to the future viability of the building. A new use is essential to secure its future and will provide access for more people.

At first floor, removing an inserted partition will benefit the appearance of this previously altered space. The removal of historic lift doors is justified by the need for larger lift cars.

Annex - proposed restaurant unit

A new restaurant use in the adjoining garage will create a commercial use that enlivens the street frontage and utilises an under-used building. The changes to this 1940s part of the complex are justified because this unit is essential for the viability of the overall project.

Third floor lodge rooms

Concentrating lodge rooms on the third floor, for the exclusive use of the Freemasons, enables lower floors to be used for alternative viable uses. The decline in lodge membership and activities has caused a decline in the funds available to maintain the listed building; if this decline continued it would inevitably lead to the neglect and deterioration of the building. The introduction of new commercial uses will create a revenue stream to support the maintenance of the building and thus secure its future. The remodelled 3rd floor rooms will meet the projected needs of the Freemasons, enabling them to remain in part of the building; this protects this important aspect of the communal heritage significance of the building.

Roof terrace

The proposed roof terrace will provide outdoor space enabling views over the city for building users, enhancing the attractiveness of the building as a city centre venue. This will support the project viability. Safe access to other areas of the roof will be improved as part of the new roof terrace work, with a self-arrest system to improve access for high level maintenance.

1.1.2

Please find below floor plans illustrating the significance of each room as set out in the Heritage Statement.

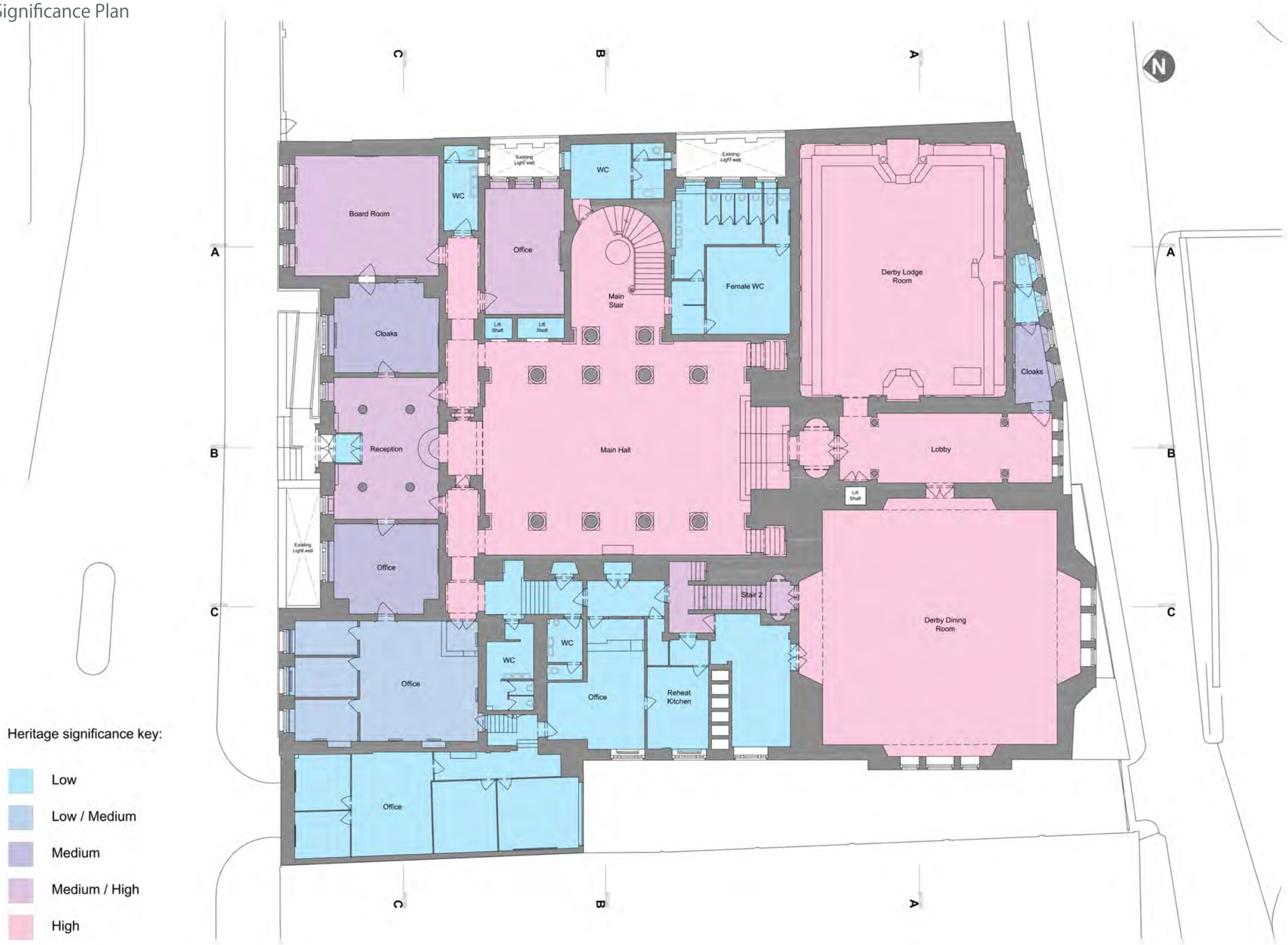
Basement Significance Plan



Heritage significance key:

- Low
- Low / Medium
- Medium
- Medium / High
- High

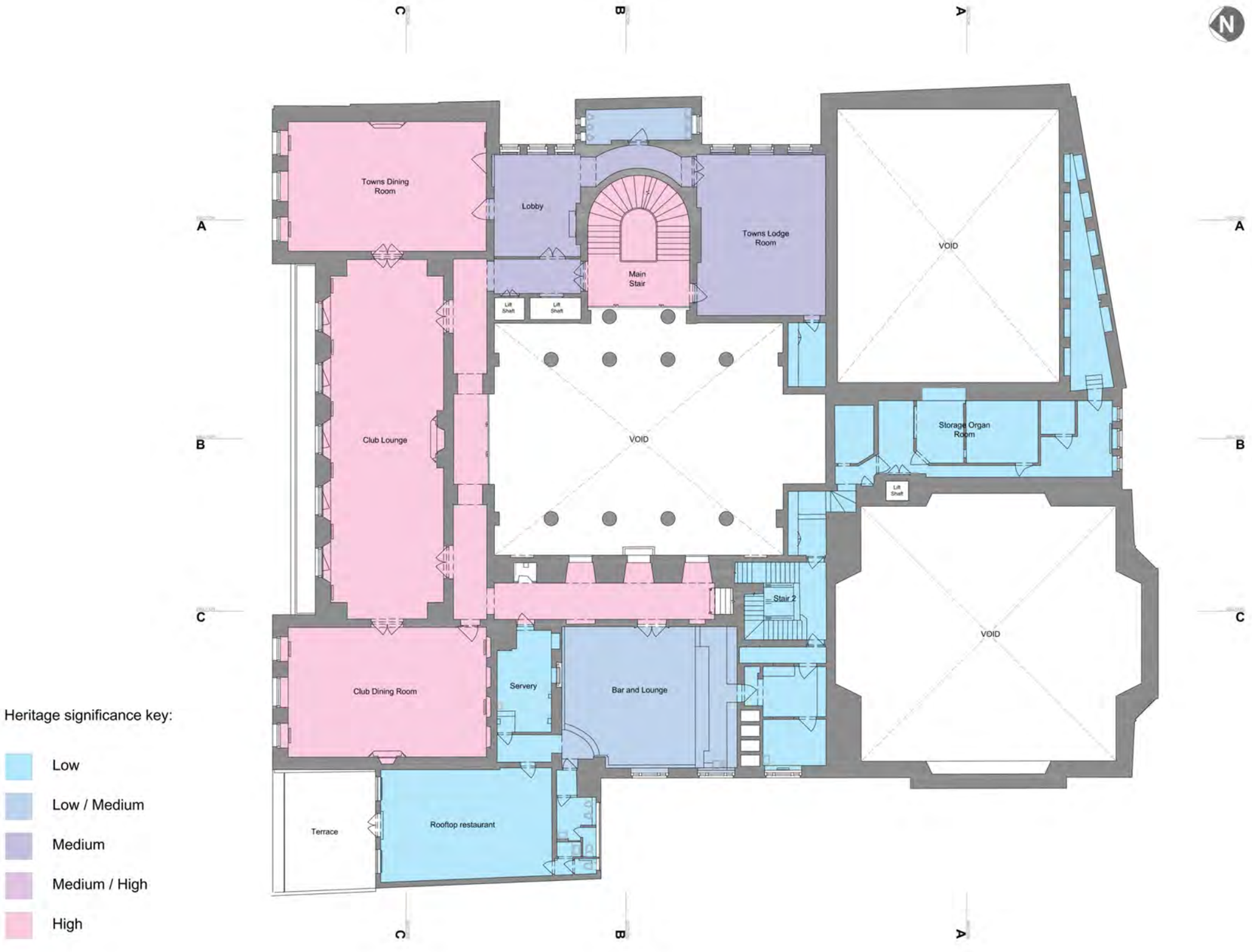
Ground Floor Significance Plan



Heritage significance key:

- Low
- Low / Medium
- Medium
- Medium / High
- High

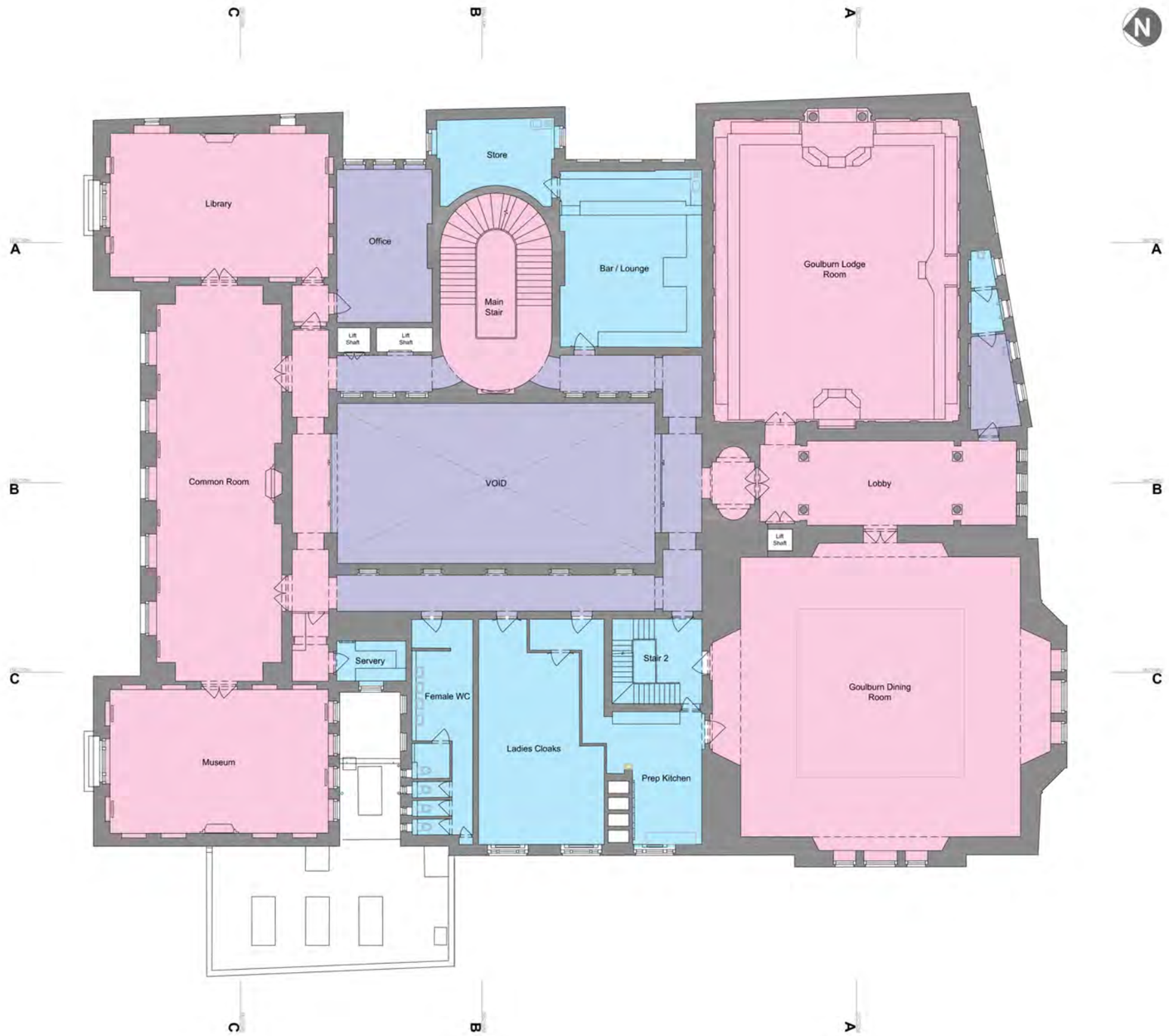
First Floor Significance Plan



Heritage significance key:

- Low
- Low / Medium
- Medium
- Medium / High
- High

Second Floor Significance Plan



Heritage significance key:

- Low
- Low / Medium
- Medium
- Medium / High
- High

Third Floor Significance Plan



Heritage significance key:

- Low
- Low / Medium
- Medium
- Medium / High
- High

1.1.3

Please find following statement illustrating the key benefits of the proposals in terms of the planning gains, and the economic factors associated with the project. The Heritage benefits of the scheme are highlights within section 1.1.

Planning (Lambert Smith Hampton)

The reuse of the existing Freemasons Hall to provide a mixed use scheme comprising conferencing, banqueting, a commercial unit, with the formation of a roof terrace together with continuing Masonic use is a sustainable proposal which retains a listed building in active and viable use. The proposal accords with both national policy as set out in NPPF and local policy as contained in the adopted City of Manchester Core Strategy.

The East Lancashire Masonic Charity is no longer capable of occupying the full extent of the its building on Bridge Street. There would be clear harm which would arise where the building to be allowed to become vacant. The East Lancashire Masonic Charity is faced with declining membership. This decline in membership coupled with high running costs of the existing building, mean that "downsizing" of its operational requirements is inevitable. Given the historic association between Freemasonry and the specific building there are clear planning benefits in relation to the historic asset to a solution which retains the Freemasons on site. The failure to act would lead to potential obsolescence unless positive action is taken immediately. The proposal does not result in harm to the significance of the designated heritage asset, yet introduces a vital and viable activity to this part of Bridge Street to the benefit of the city centre. The proposed uses for the building are wholly consistent with City Council's strategic planning vision for the city centre.

The proposal will ensure the retention of existing jobs within the city centre and result in the creation of a significant number of new employment opportunities. The positive impact in terms of employment is a further benefit of the proposal.

Weighted in the balance there are clear benefits in solution now articulated in the current applications. The interventions to the fabric of the existing building to accommodate the new uses will be achieved in a sympathetic manner. In line with the overarching thread of NPPF the proposal should clearly be supported.

Economic (Vision Developments)

The Freemasons Hall is a purpose built building for the Freemasons. Although the building is open to the public the current use is largely associated with the Freemasons. The Freemasons membership has been reducing over the last 15 years and as a result the use and occupation of the building has dramatically reduced from its heyday. The general public are also deciding not to use the building because there are other facilities within Manchester that meet their needs in a more appealing environment.

The outcome of the reduced use is the costs associated with the running of such a building are higher than the revenue and as a result for the last 5 years the building has been running at a financial loss. This situation cannot continue. The building is starting to require repairs that cannot be financially justified based upon the current revenue.

It is for this reason the Freemasons decided to identify an investor/developer who would work with the Freemasons to ensure they could not only remain in the building, but also ensure the building was refurbished to encourage more use by the general public. In doing so, the revenue will out way the costs of running the building and therefore safeguard the future of the building for years to come.

In order to meet the needs of the general public the building is in need of the following:

1. External façade and general envelope of the building being generally improved in order to enhance the appearance of the building.

2. Internal parts of the building being cosmetically improved in order to enhance the appearance of the building.

3. Enhance the entrance to the building from Bridge Street.

4. Enhance the capacity of the building by improving fire escapes and fire escape routes.

5. Enhance the capacity of the lifts to accommodate the required movement within the building.

6. Minor alterations to the internal rooms of the building to provide rooms that are usable.

7. Provide suitable unique selling points to the building such as a roof terrace.

A planning application is required to obtain the necessary consents to enable the refurbishment work to be undertaken. With the enhancements proposed the building will become more desirable to the general public and the building will then be used for weddings, conferences, restaurants and functions. With the use increasing, the revenue increases and therefore the costs of running the building can be absorbed and the future of this important building is safeguarded.

2.0 Suspended Ceilings

2.1 Are the suspended ceilings being retained or removed? Please clarify (the preference would be to see these removed).

2.1 The intention is to remove all suspending ceilings wherever there is an intervention. Survey information of the condition and layout of the original ceilings has not been gathered but in general, the intention will be to repair and reinstate the existing ceilings. Please refer to the following drawings for further information on selected areas on the proposals:

PL(00)013 REV A Demolition Plans - Basement
PL(00)015 REV A Demolition Plans - Ground Floor
PL(00)017 REV A Demolition Plans - Second Floor
PL(00)019 REV A Demolition Plans - Third Floor

PL(00)057 REV A Internal Elevations - Proposed Basement Area 1
PL(00)058 REV A Internal Elevations - Proposed Basement Area 2
PL(00)059 REV A Internal Elevations - Proposed Ground Floor Entrance
PL(00)060 REV A Internal Elevations - Proposed Lift Lobbies 1
PL(00)061 REV A Internal Elevations - Proposed Lift Lobbies 2
PL(00)062 REV A Internal Elevations - Proposed Stairs 1&2



Fig 01 Ceiling in Room 2.03



Fig 02 Ceiling in Room 1.04

3.0 Fire Strategy

3.1 More details including drawings of

- **Proposed screen to Main Stair**
- **Secret doors to Lodge Rooms(room B3 / S3)**
- **Niche within Stair 2 level 0**

Options analysis required - has the use of a fire curtain been explored?

3.1 Please find attached additional drawings providing more details on the 3 areas set out above.

PL(00)063 REV A Internal Elevations - Proposed Stairs 1&2
PL(00)071 Glazed Fire Screen to Main Stair
PL(00)072 Proposed Doors to Lodge Rooms
PL(00)073 Proposed Stair Arrangement

OPTIONS

Main Stair

As the primary stair within the building, this must form one of the main escape routes from the upper floor. The proposals also introduce different uses between the upper floor and the Main Hall. This arrangement necessitates a division of the 2 spaces to create a protected route of escape and a secure separation of the different uses. The only viable alternative to this arrangement would have been the introduction of a new escape stair elsewhere within the building. We felt that this would be a more intrusive intervention and have a greater impact in the historic fabric of the building. Fire curtains would not provide a suitable solution in this situation.

Lodge Rooms

The Lodge Rooms on Ground, 2nd and basement floors form key spaces for the future use of the building. The current capacity of these spaces is restricted due to the single door arrangement in each of these rooms. In order to create a more commercially viable scheme, these room's capacity needs to be increased. The only viable option to achieve this is to introduce a second door into each room. Although this has an impact on the historic fabric, with careful design and construction, it will be possible to create doors that compliment the existing arrangement and have minimal impact on the building's character.

Niche on Stair 2

As the only other stair within the building, Stair 2 must also form a protected route of escape from the building. The current arrangement brings the escape route through the Derby Dining room and then back into the stair through the prep kitchen. This does not form a protected route. To remedy this, it is proposed that the niche adjacent to the Derby Dining Room is removed, offering a direct link to the stair below and providing a protected route to the outside. The only viable alternative to this would be to create a corridor within the Derby Dining Room, separating the stair from this space. As one of the key spaces within the Hall, it was felt that the impact of this option on the Dining Room would be significant and the alternative option of removing the niche within the stair would be a less intrusive intervention. This decision is supported by the Heritage Statement that accompanies the planning application.

Please refer to pages 52-55 of the Design and Access Statement and the Fire Strategy for further information.



Fig 03 Main Stair



Fig 04 'Secret Door' in Derby Lodge Room

4.0 Front Seating Area

4.1 Further detailed sectional drawings and more details of the steps are required.

4.1 Please find attached drawing number PL(00)074 - Bridge Street Entrance, which illustrates the proposals for this area in more detail as requested. In addition, please refer to page 56 - 59 of the Design and Access Statement and Drawing PL(00)034 REV A - Bridge Street Elevation for more information.



Fig 05 Proposed CGI of Front Entrance

5.0 Internal Finishes

5.1 Details of internal finishes required (ceilings (ceiling or suspended ceilings), wall finishes, glazed tiling to walls etc).

5.1 In general, the strategy for internal finishes is to maintain and refurbish any areas of significance, whilst improving the overall quality of the interior decoration and finishes to provide a modern facility that maintains the building's original character.

Wherever there are significant interventions, any features that are affected will be repaired or replicated to ensure continuity . Redecoration of the accommodation will be undertaken using sympathetic colour schemes and finishes.

Please find attached amended Internal Elevation drawings each noting the internal finishes proposed in the key areas of intervention.

PL(00)057 REV A Internal Elevations - Proposed Basement Area 1
PL(00)058 REV A Internal Elevations - Proposed Basement Area 2
PL(00)059 REV A Internal Elevations - Proposed Ground Floor Entrance
PL(00)060 REV A Internal Elevations - Proposed Lift Lobbies 1
PL(00)061 REV A Internal Elevations - Proposed Lift Lobbies 2
PL(00)062 REV A Internal Elevations - Proposed Stairs 1&2



Fig 06 Internal Finishes in Room 0.06

6.0 Accessibility Strategy

6.1 Means of escape - will fire detector sensors be required, automatic doors, accessible spaces.

6.1 Please see following extract from the Design and Access Statement highlighting the access and escape strategy for the building. Supplemental to this is the Fire Strategy Report prepared by Arup which covers the fire and escape issues in more detail.

6.2 Access Summary

6.2.1 Vehicular Access

Service access to the building is provided off Wood Street to the rear of the building. This arrangement will be maintained. The existing access to the garage annex off Bridge Street will be removed. Parking is available for visitors by way of several NCP (or similar managed parking) sites nearby and by on street metered parking. The proposals do not provide any on site parking.

6.2.2 Pedestrian access.

The primary access to the building is from Bridge Street. The access arrangements will be reconfigured to reinstate the original form of the building and introducing a new 'invisible' platform lift to create an improved disabled access point. The annex unit will have its own access utilising a new glazed screen and door system in place of the existing garage doors. Staff access will be from the service yard off Wood Street. Secure cycle parking will be provided within the service yard.

6.2.3 Vertical access within the building

Two new lifts will provide access to the basement, ground, first, second and third levels of the building. The goods lift to the rear of the building will be refurbished and provide access to all levels of the building including the proposed roof terrace.

6.2.4 Escape

The two existing stairs will be reconfigured to provide safe escape routes from the building. Refuge points will be provided adjacent to both stairs on all levels and a management strategy will be in place to ensure the safe egress of wheelchair users in case of an emergency.

For full details of the fire strategy, please refer to the Fire Strategy Report contained within this document.

6.2.5 Facilities within the building

Disabled WC facilities will be available on all floors of the building and comply with Building Regulations and BS 6465:2009.

Any equipment for access and communication will be mounted at an appropriate height to enable access for all.

7.0 M&E

7.1 Whilst it is understood that there would be no additional M&E and that the existing is to be upgraded, details of what this upgrade will entail (in terms of physical impact on the building) are required. We will need to understand if existing extraction equipment is adequate and if not, how this will be upgraded.

7.1 Please find following M&E statement which covers the above points in more detail.

The overriding mechanical and electrical strategy within the Freemasons Hall is to minimise any alterations and interventions to the building. There are 3 main areas to be considered:

1. Air Circulation
2. Heating
3. Electrical

1. Air Circulation

The building was originally well designed with an air circulation system built into the structure of the building. The majority of the rooms have 'air grills' which either extract air from the room or force air into the room. There are a series of ducts within the structure of the building which enable the air to circulate either from or to the room via a fan located within a plant room on the roof. In addition to this the majority of the rooms have opening windows.

The future strategy is to continue to use the original system with no alterations other than to refurbish the existing fan on the roof and clean out remove obstructions to the ducting system.

This planning application therefore proposes no mechanical cooling/ air circulation system alterations that would require planning/listed building approval.

2. Heating

The existing system has traditional cast iron radiators throughout the building fed from gas fired boilers within the basement.

It is proposed to replace the existing boilers which are now temperamental and inefficient with new boilers which will provide a heating source which will be able to cope with the needs of the building. All the other elements to the heating system i.e. the radiators and pipework connecting the radiators will remain the same.

This planning application therefore proposes no alterations to the heating system that would require planning/listed building approval.

3. Electrical

The existing cabling connecting the lighting and power sources within the building is to be maintained. There is not a requirement to replace the cabling therefore it will not be amended.

This planning application therefore proposes no alterations to the electrical system that would require planning/listed building approval.

8.0 Museum

8.1 Is this still being proposed? Where and how will this be made publicly accessible?

8.1 The museum will be relocated to the 3rd floor and the various artefacts will be displayed in publicly accessed areas on this floor. These items will be displayed within freestanding display cabinets to offer more flexibility. Access to the upper levels of the building, including the 3rd floor will be controlled from the Conference centre reception at ground floor, off the shared lobby.



Fig 07 18th Century Cana Robes

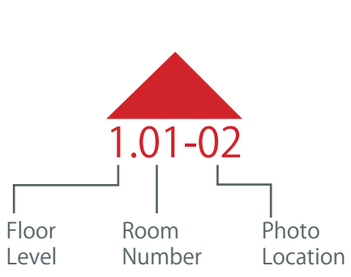
9.0 Photographic Record

9.1 A comprehensive set of photos of all affected rooms and elevations is required.

9.1 Please find attached photographic record of all rooms affected by the proposed works. In addition, please find attached reference plans illustrating the locations of each photo

PL(00)064 - 070

For clarity, the photographs have been placed in folders that are named to match the room numbers on the attached plans. Each photos has been named to relate to the location markers on the plans.



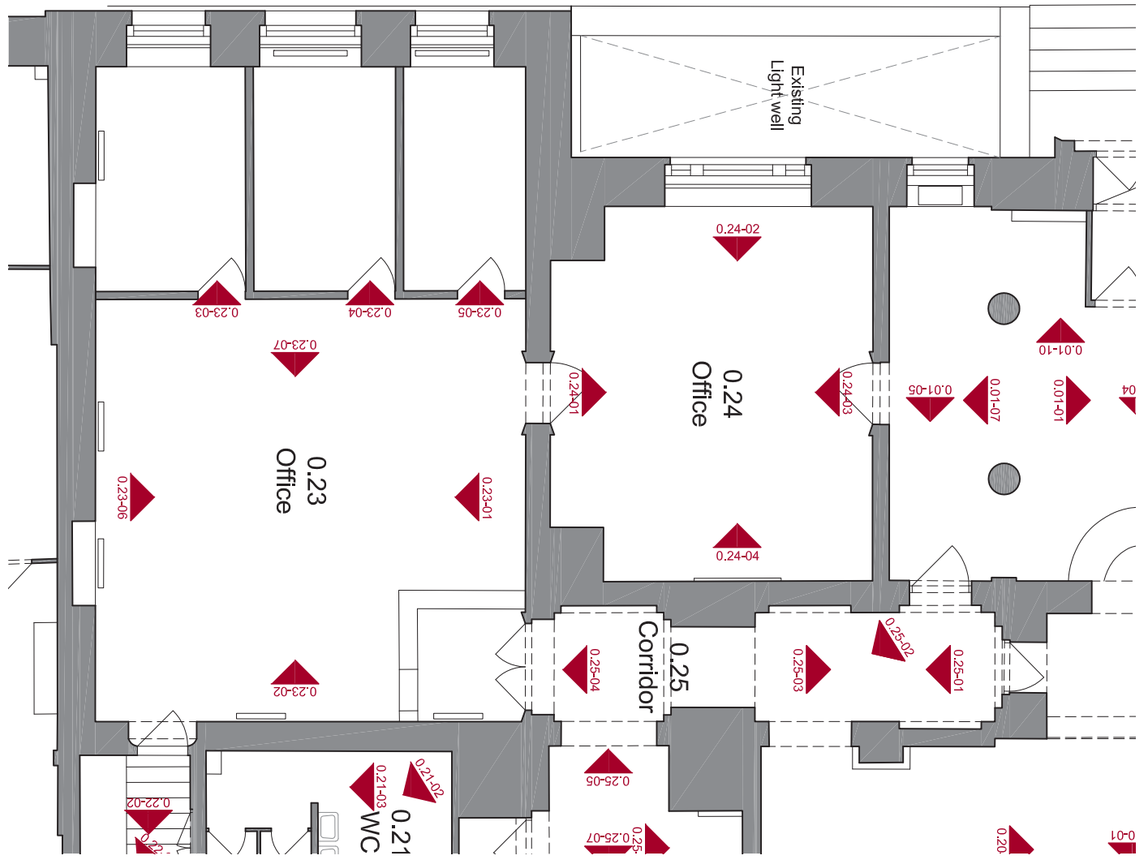


Fig 08 Extract from Photographic Record Location Plan

10.0 Rooflights / Windows on Third Floor

10.1 Justification for these works is not clear. If the blocking up of windows relates to the development of the adjacent site then this would only be supported at such a time as there is a consent in place for a development that would affect these areas on that site.

10.2 Detailed cross sections are required through all proposed roof lights (including details of materials and junctions within existing fabric and there are inconsistencies between the details shown in the plan views and section provided)

10.1 The intention for this application is that it will be submitted alongside an application for the adjacent site. As such, we feel that it is sensible to apply to the blocking up of the windows on this facade and the introduction of roof lights to 2 of the room that will be affected by this at this stage rather than as a separate application.

10.2 Please find attached following drawings illustrating the proposed roof lights in more detail.

PL(00)075 - Proposed Roof lights and Balustrades



Fig 09 Existing side elevation facing vacant site

11.0 Reception Desk

11.1 Details of design of this are required

11.1 The existing reception desk will be removed to provide direct access into the Hall providing a much improved arrival experience. Our proposals do not currently envisage a new reception desk within the Lobby area.



Fig 10 Existing Reception Desk

12.0 Starkie Room Windows

12.1 Detailed sections and details or making good openings required for opening up of windows in basement Starkie Room

12.1 The original window openings within the Starkie Dining Room have been blocked up. The original existing frames are still in place externally. Our proposals look to reinstate these windows to allow much needed daylight into this basement room.

Please find attached drawing PL(00)076 which illustrates this intervention in further detail.

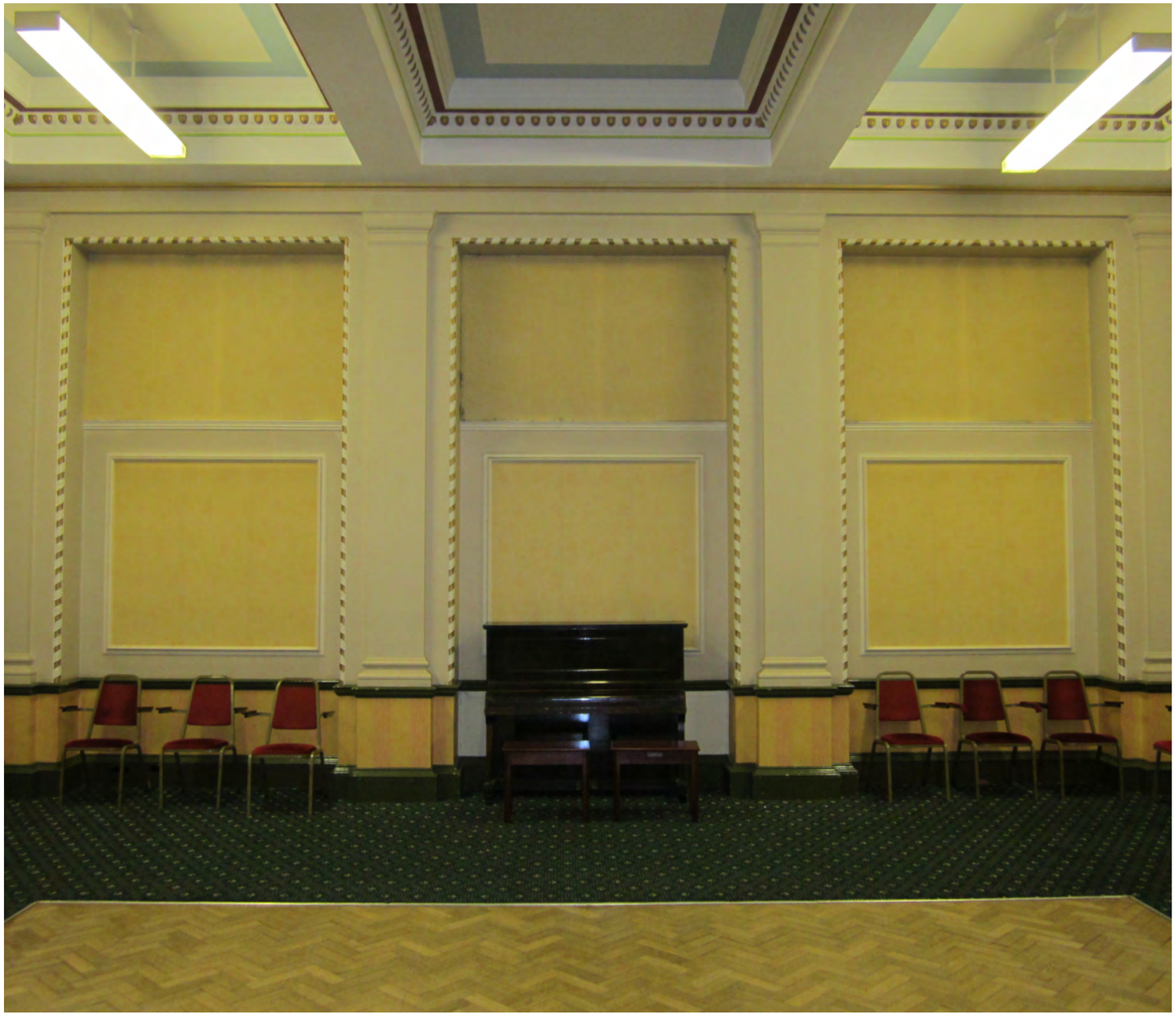


Fig 11 Existing interior in Starkie Dining Room

13.0 Main Hall Elevation

13.1 Hall elevations to lifts and details of making good required.

13.1 The new lift arrangement will not utilise the 2 lift doors in this location. As such, it is proposed that the original ornate lift door is retained in place and blocked up behind, whilst the newer lift door is removed. The wall will be filled in and repaired to match the existing walls and skirtings.

Please find attached drawing PL(00)063 REV A illustrating the proposed elevation to the Main Hall on the lift shaft.



Fig 12 Existing Main Hall Elevation

14.0 Rhodes Dining Room

14.1 Rhodes Dining Room subdivision details are required (elevations , section, abutment details). Preference for full height glazed sub-division or at least top glazed to retain view of full volume of space.

14.1 The Rhodes Dining Room has been subdivided to provide a further Lodge Room for the Freemasons and provide the necessary changing space for this new Lodge. As such, a full height glazed partition would not be suitable. Please find attached drawing PL(00)077 which illustrates the subdivision proposals. Further to the comments above, we have incorporated a glazed section to the top section of the partition to retain a view of the full volume, whilst respecting the detailing and decor of the existing room.



Fig 13 Existing Rhodes Dining Room

15.0 Rooftop Terrace

15.1 Details required to illustrate balustrade and self arrest system.

15.1 Please find attached drawing PL(00)075 illustrating the balustrade and self arrest systems proposed to the roof top terrace area.

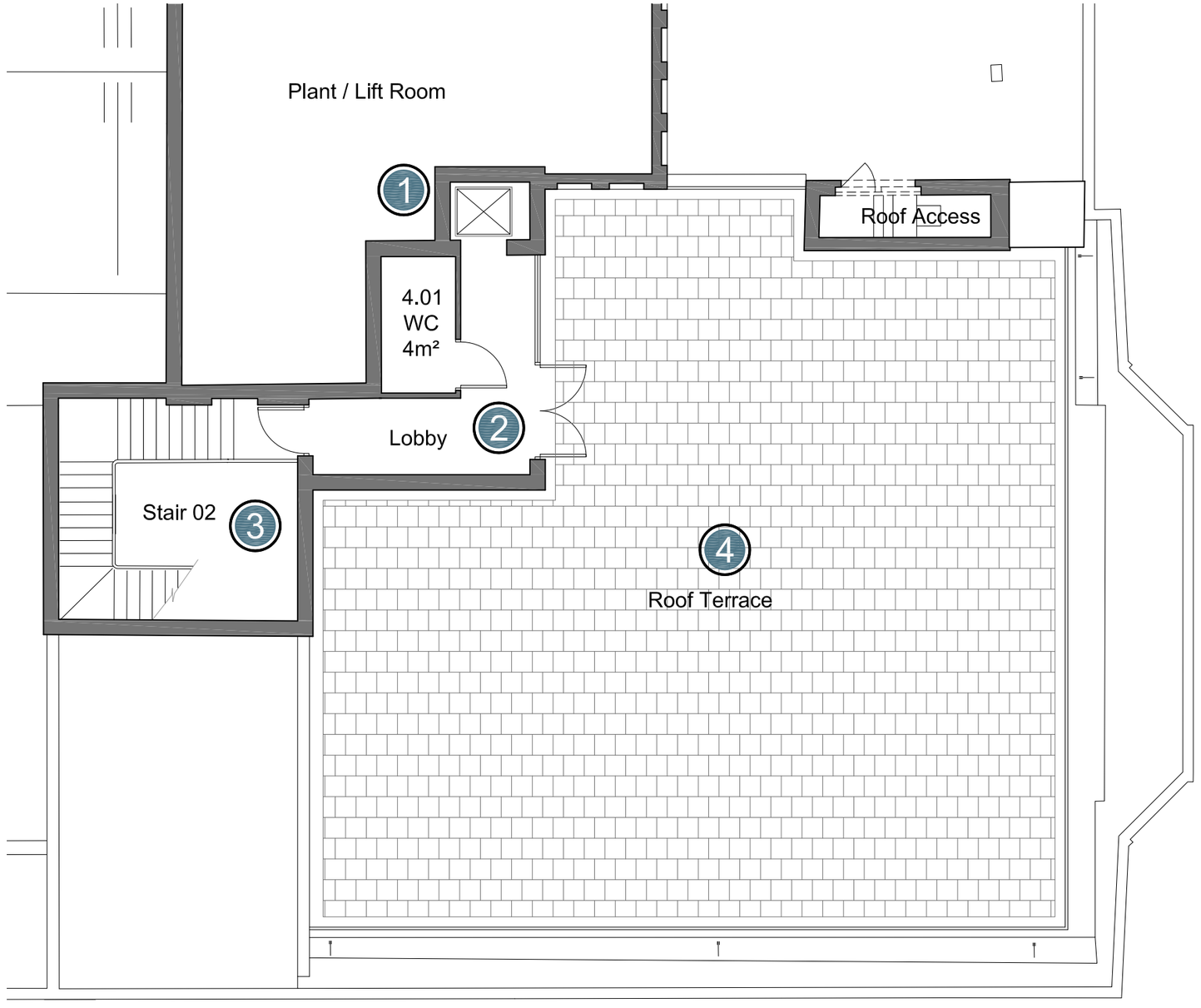


Fig 14 Proposed Roof Plan

16.0 Basement Windows

16.1 More details including sections and making good required

16.1 No further alteration is proposed to the remaining basement windows except for any necessary repairs. These are covered within the window repair schedule included within the original planning submission.



Fig 15 Existing basement windows to be retained and repaired where necessary

17.0 Annex

17.1 Front elevation garage door section looks thick. Is there an entrance from street ? Details of balustrade to terrace above garage are required (on plan but not elevation).

17.1 Please find additional section drawing illustrating the Annex unit. As described on pages 62 -63 of the Design and Access statement, the proposals include a new entrance into a standalone commercial unit.

In addition, please find attached revised elevation drawing (PL(00)034 REV A) illustrating the balustrades details to the terrace area. The proposals look to retain the existing balustrade.

Since the initial planning submission, a tenant enquiry has led to the revision of the annex layout. The annex will now form a separate unit and will no longer be joined to the Main Hall. The revised drawings illustrating this new layout are included within this supplementary submission. To create a stand alone unit, the design has now incorporated a new escape stair to the rear of the annex within the service yard. Included within this submission is a section drawing to illustrate this. PL(00)076 - Section GG.



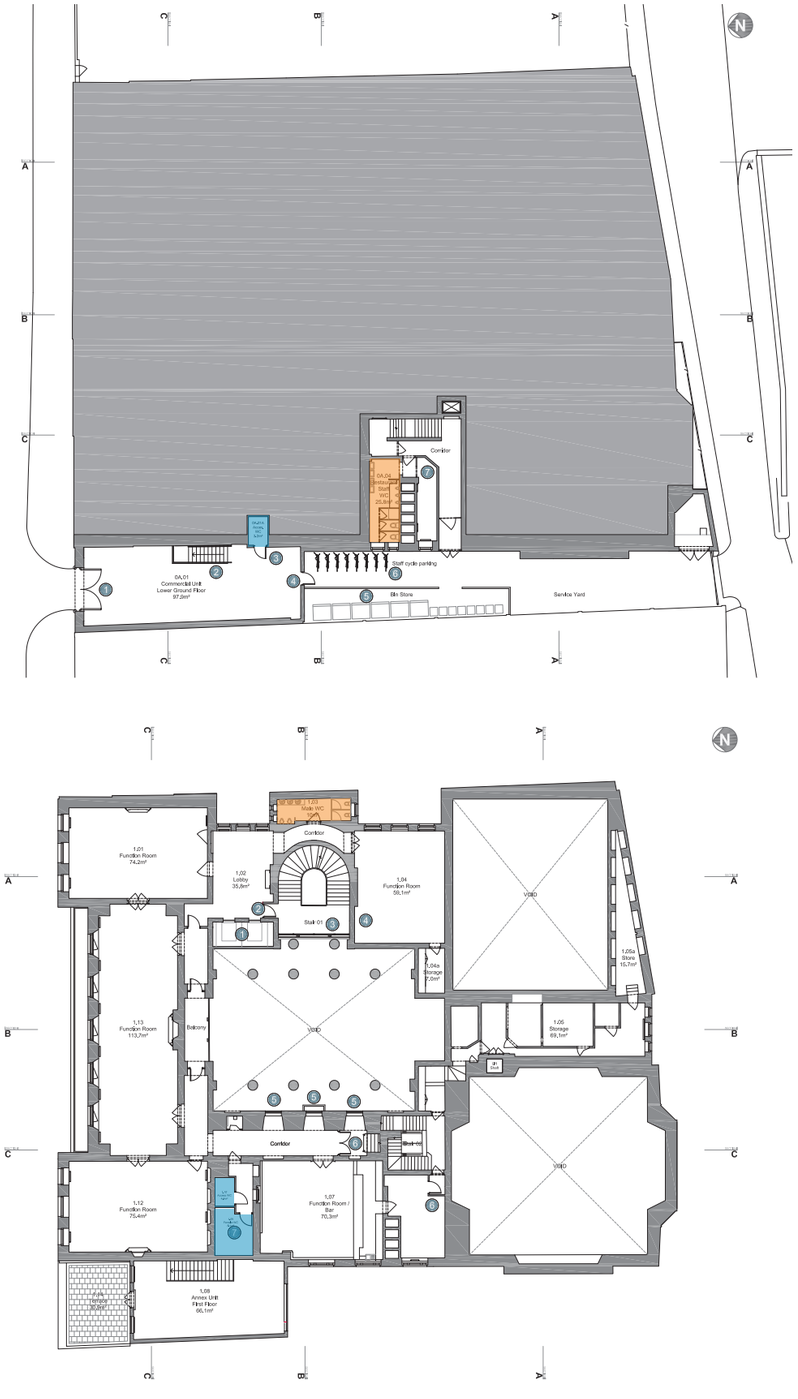
Fig 16 Proposed CGI illustrating Annex Entrance

18.0 Toilet Provision

18.1 Overview required of where these are being retained and / or refurbished

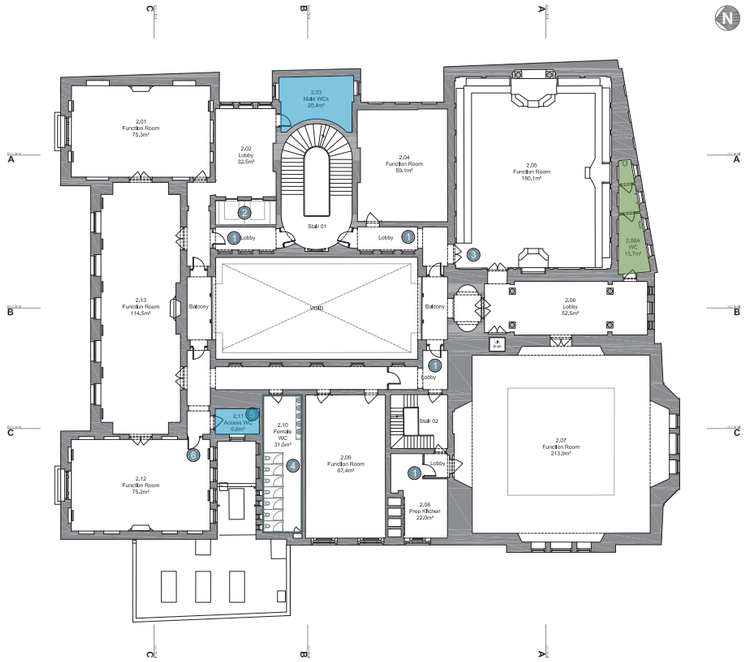
18.1 Please find following diagrams illustrating the location of all sanitary provision highlighting where these are been retained , refurbished, or where there is new provision.

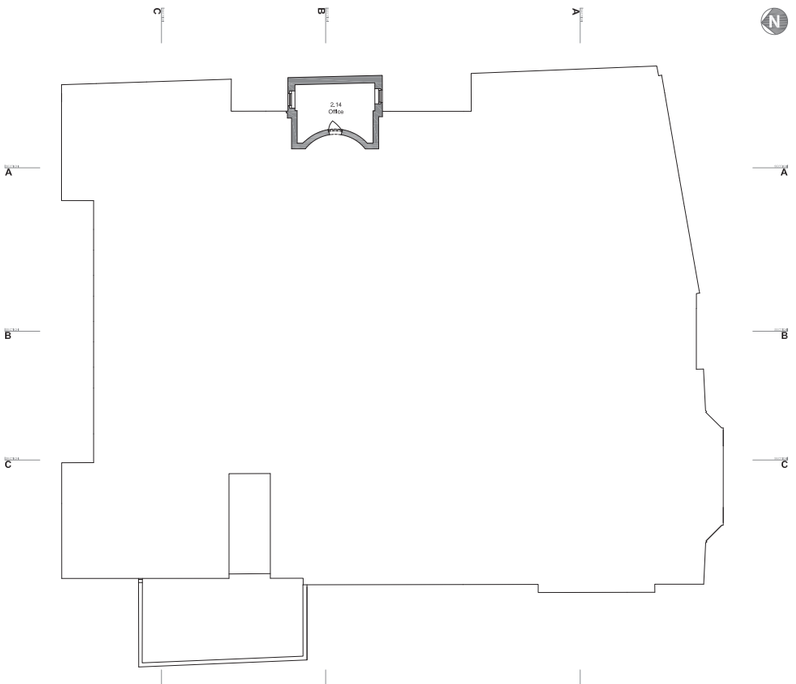




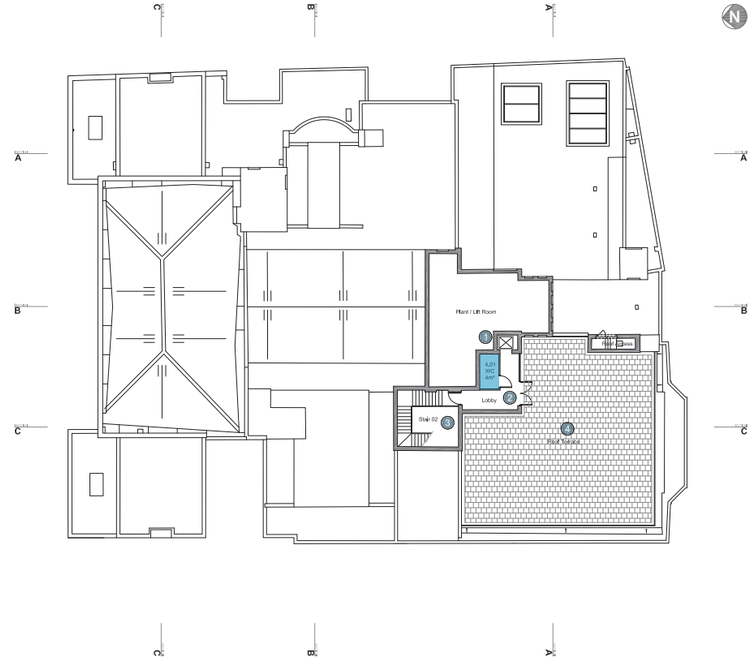
Key

- Existing WCs retained / repaired where necessary
- Refurbished / improved WC provision
- New WC provision









Key

- Existing WCs retained / repaired where necessary
- Refurbished / improved WC provision
- New WC provision

19.0 Interventions in Walls to create doors / fire doors etc

19.1 How will areas of affected fabric and panelling be made good? Drawn details including sections required.

19.1 Please find attached revised and additional drawings illustrating the proposals.

PL(00)057 REV A Internal Elevations - Proposed Basement Area 1
PL(00)058 REV A Internal Elevations - Proposed Basement Area 2
PL(00)059 REV A Internal Elevations - Proposed Ground Floor Entrance
PL(00)060 REV A Internal Elevations - Proposed Lift Lobbies 1
PL(00)061 REV A Internal Elevations - Proposed Lift Lobbies 2
PL(00)062 REV A Internal Elevations - Proposed Stairs 1&2



Fig 17 Panelling in Lobby on Ground Floor

20.0 Drawings (General)

20.1 The internal elevations need to be cross referenced with the room plans so that it is clear where each view is taken from.

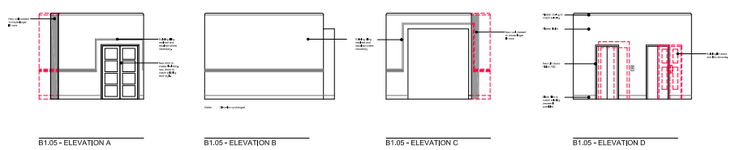
20.2 Second floor Demolition plan some areas are not annotated

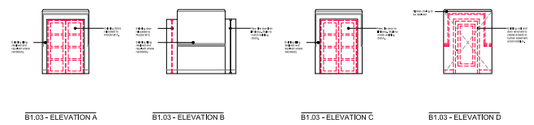
20.1 Please find attached revised internal elevation and detailed drawings with clearer cross referencing as requested.

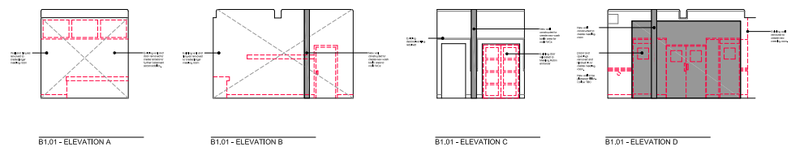
PL(00)057 REV A Internal Elevations - Proposed Basement Area 1
PL(00)058 REV A Internal Elevations - Proposed Basement Area 2
PL(00)059 REV A Internal Elevations - Proposed Ground Floor Entrance
PL(00)060 REV A Internal Elevations - Proposed Lift Lobbies 1
PL(00)061 REV A Internal Elevations - Proposed Lift Lobbies 2
PL(00)062 REV A Internal Elevations - Proposed Stairs 1&2

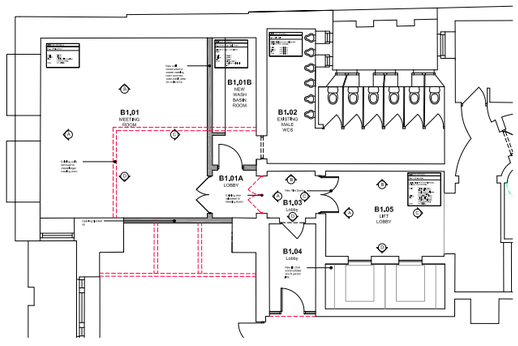
20.2 Please find attached revised Second floor Demolition Plan which includes further annotation.

PL(00)017 REV A Demolition Plans - Second Floor

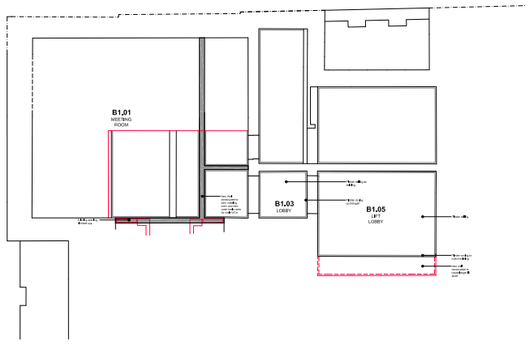




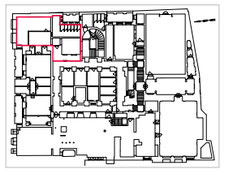




FLOOR PLAN



REFLECTED CEILING PLAN



LOCATION PLAN

No.	Description	Date	Drn
1		19/04/2013	DR

Aedas
Architecture

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Client:	Vision Developments
Job:	Freemasons Hall Bishop Street, Manchester
Title:	Internal Elevations - Proposed Basement Area 1
Job No.:	Scale:
2011.00700.001	1:50 @A3
Drawing No.:	Rev: Status:
PL(00)057	A Information

Do not scale from this drawing. All dimensions are to be checked on site. Any discrepancies are to be reported to the Architect before proceeding with the work. This drawing is the property of Aedas and is subject to copyright.

21.0 Demolition / removals

21.1 Drawn details are required to illustrate works for making good where there are removals.

21.1 Please find attached revised and additional drawings illustrating the proposals.

PL(00)057 REV A Internal Elevations - Proposed Basement Area 1
PL(00)058 REV A Internal Elevations - Proposed Basement Area 2
PL(00)059 REV A Internal Elevations - Proposed Ground Floor Entrance
PL(00)060 REV A Internal Elevations - Proposed Lift Lobbies 1
PL(00)061 REV A Internal Elevations - Proposed Lift Lobbies 2
PL(00)062 REV A Internal Elevations - Proposed Stairs 1&2



Fig 18 Alcove on Stair 2