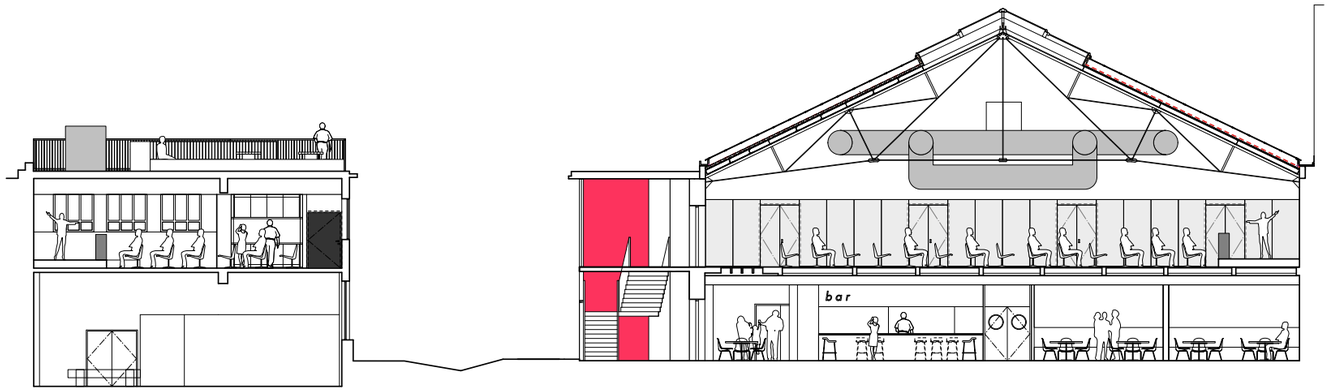
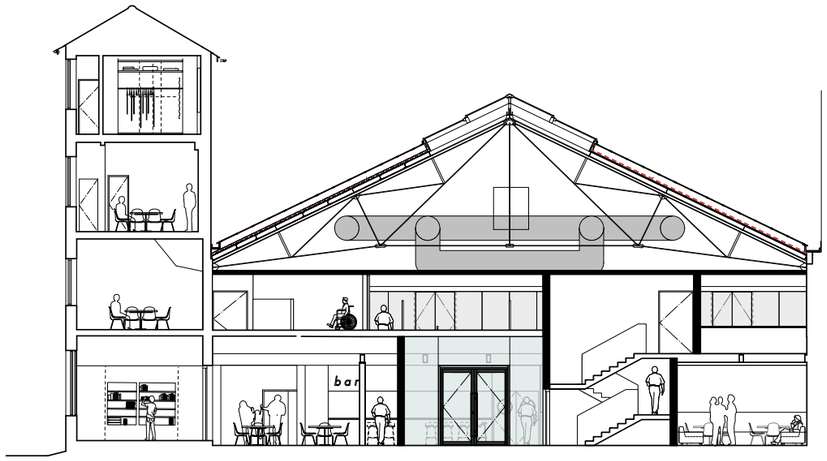


section a-a

The drawing cuts through stair C which leads to the proposed worship space in the drill hall. We look towards the north wall which is lined with new storage rooms for chairs and tables. Ventilation ducting has been introduced here to serve this space, weaving through the existing wrought iron trusses. At ground level we observe the new cafe/bar space filled with poeple animating its various dining areas.

To the left, the drawing cuts through the garage building - the existing car park at ground level, the multi-function room at first floor with its relocated kitchenette, and the new roof terrace above with a new MVHR unit shrouded by planting.

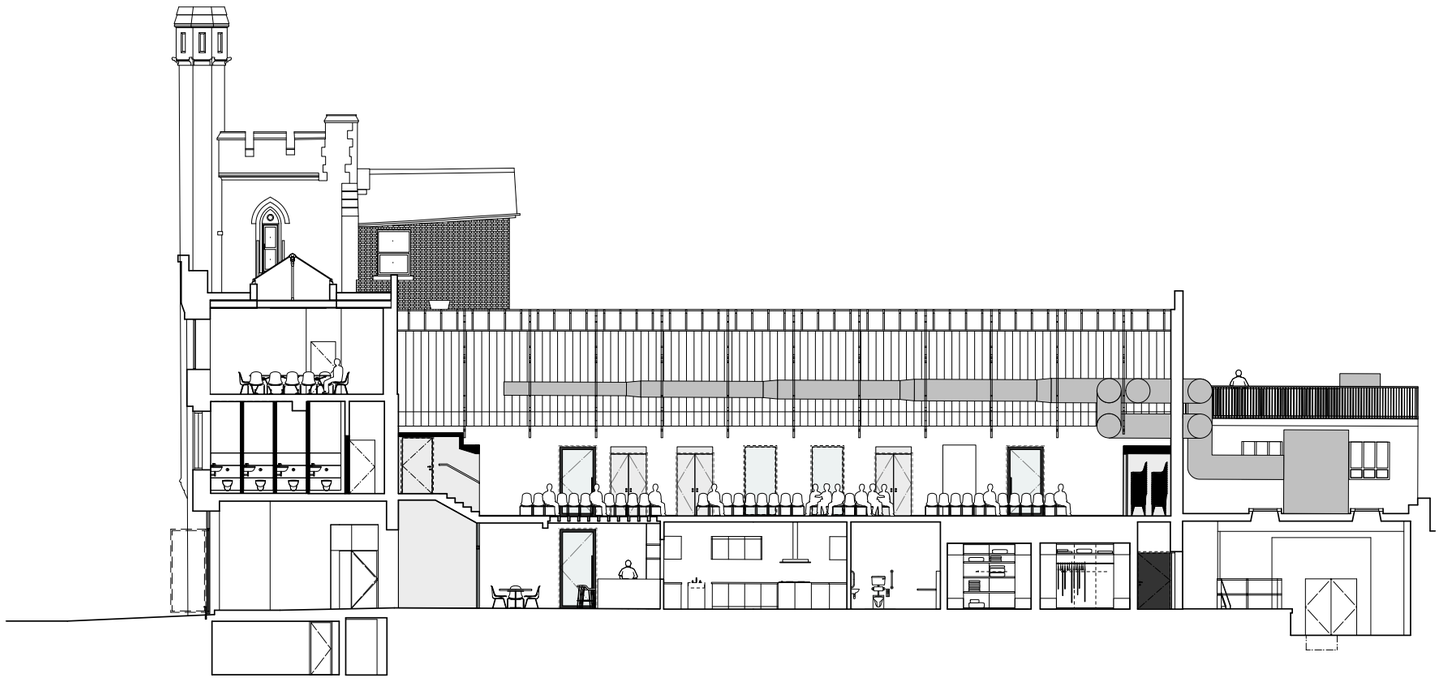
Works to the proposed drill hall roof (as drawn) have been approved in a previous application for listed building consent (ref. no. 141801/ LO/2024)

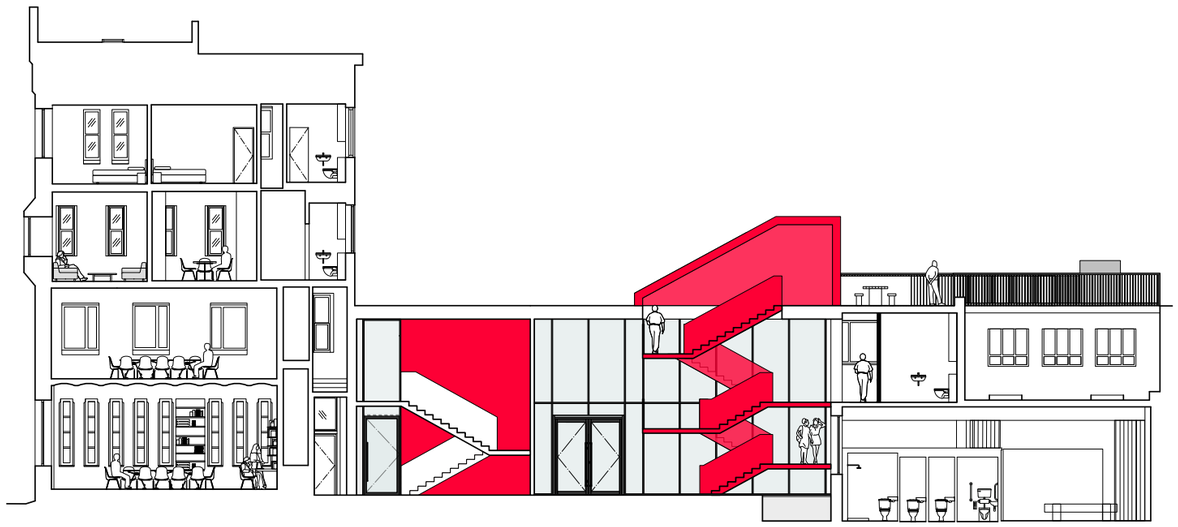


section c-c

Looking towards the same north wall, section c-c cuts from further back, through the third (stair D) of three stairs that lead directly to the new worship space at first floor. Captured here is the split level that exists between this space and the barracks building and the new platform lift that bridges this accessibility gap. The servery drawn on the right will function additionally to/independently of the cafe below.

To the left is a cut through the barracks building showing the new community library at ground level, meeting room on the first floor and the refurbished private apartment on the upper two floors.





Works to the proposed drill hall roof (as drawn) have been approved in a previous application for listed building consent (ref. no. 141801/ LO/2024)

section e-e

This long section cuts through the middle of the drill hall and encompasses, also, the garage and barracks building at either side. On the right, the split level at ground level between the garage and drill hall is captured. Above this is the existing plant area with a new MVHR unit installed, serving the ductwork running through the drill hall at first floor level. The new roof terrace can also be seen here in the background one floor above.

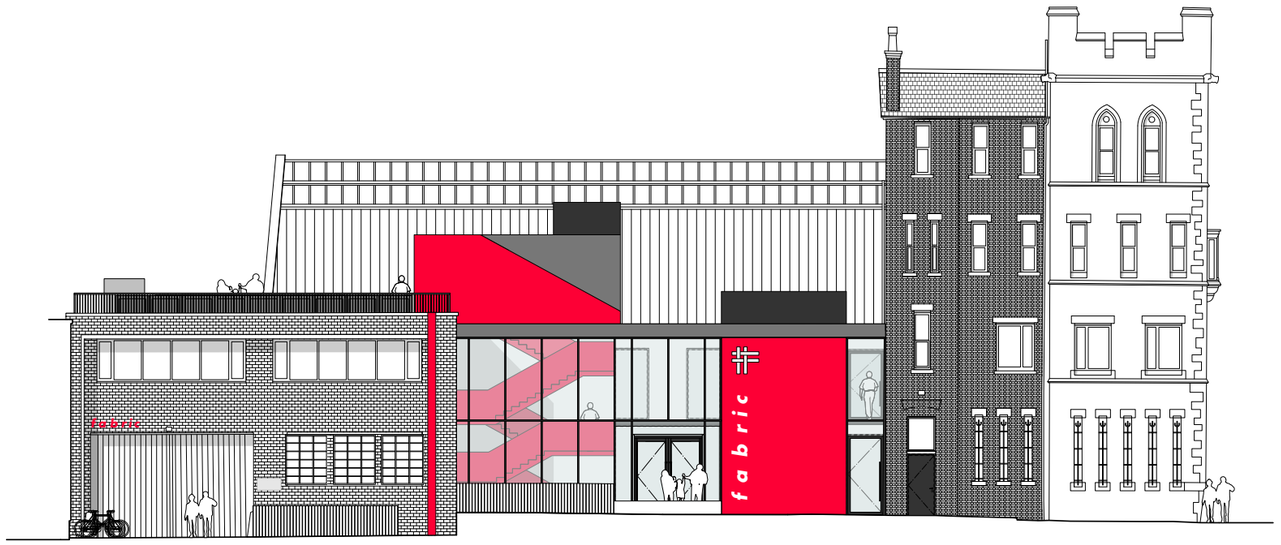
At facing ends of the first floor in the drill hall, the drawing cuts through stair D's structure and the new storage rooms. The long elevation shows the doors to stair B + C, those to access the services risers, and glazing looking out to the internal void beyond. At ground, we see the new cafe/bar, commercial kitchen and changing places toilet, and the existing group rooms.

The barracks building on the left shows the existing foyer space and new main entrance gate, new toilets above, and multi-function room at second floor level.

section h-h

Here, we see the curtain walling structure housing new stairs B + C and the double height void which lies between them. Stair B pops out through the roof of this structure, providing access to the new roof terrace on the garage building. Below the terrace are new toilets and the existing plant area. Captured at ground level here is the existing toilets and shower room and internal car park beyond.

The barracks building on the left shows the new community library at gorund level, meeting room on the first floor, and the refurbished private apartment on the two floors above.





Works to the proposed drill hall roof (as drawn) have been approved in a previous application for listed building consent (ref. no. 141801/LO/2024)

south-west elevation

Here, we see the building's elevation as viewed from Downing Street (A6).

With the exception of some signage and the new roof terrace, there is little visual change to the garage's facade here. New bicycle stands, seating + planting units are proposed externally.

Elevationally, the main intervention is found along the edge of the drill hall. A new curtain walling structure encompasses two new stairs - necessary for adequate escape from the first floor - and access to the roof terrace. The entrance, situated between the stairs, leads visitors into a double height void space. Seating + planting is introduced externally.

south-east elevation

The south-east elevation is viewed from Ardwick Green North.

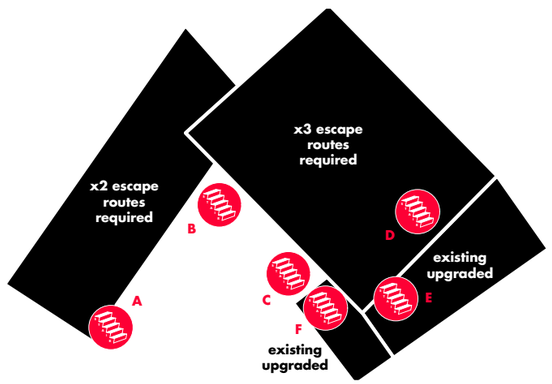
The main intervention visible here is the roof terrace atop the garage building.

04.03 circulation strategy

Upgrading the circulation is fundamental to bringing the building back into use. The existing circulation is disjointed and incoherent making the building confusing to navigate and difficult for visitors to orientate themselves.

Stairs are steep, narrow and without adequate landings or refuge spaces. There is no provision for wheelchair users or other visitors with mobility challenges. Escape stairs and emergency exits do not meet current regulations and are unable to cope with the building capacity. Put simply, the existing stairs are no longer fit for purpose.

Working with our fire engineers, Design Fire Consultants (DFC), we first identified the required number of escape stairs necessary to serve each space in order to meet current Building Regulations and fire safety legislation for the building occupancy and use class. We then looked to locate these stairs in the optimal location in order to gain adequate separation distances between escape routes and achieve a diversity of escape routes in the event of a fire. Ardwick Barracks is a deep plan building with limited external facade, even less of which as access to the street, so inevitably this task, particularly the requirement for separated diverse escape routes, was severely constrained by the limited opportunities for the introduction of new stairs with fully protected direct access to final external exits. It was clear from an early stage that in order to achieve compliance with current regulations, there would not be any option that involved no impact on the historic fabric.



Through an extensive process of optioneering, we arrived at a solution which was able to achieve the regulatory requirements for escape whilst providing clear and legible day to day circulation with an acceptable level of impact on the historic fabric.

Having determined the strategic locations of escape stairs, we then looked at detailed requirements - including minimum width, number and height of risers, provision of refuge spaces, protected separation and final exit locations - and assessed whether any of the existing stairs could be used, or upgraded, in order to meet the requirements.

It was determined that the stair serving the former caretaker's apartment could be made acceptable as a residential access stair, with some alterations. These include the blocking up of links to the rest of the building, and the reconfiguring of the top of the ground to first floor flight to allow the stair to be fully protected and completely separated from the drill hall. New signage, handrails and fire doors are required.

The stair in the barracks building - the existing stair with the most heritage value - is also able to be upgraded sufficiently to be acceptable, given the smaller rooms and limited occupancy in this building. However, the stair can only cater for occupants in the barracks building and is not sufficient to serve as an alternative means of escape from the drill hall. Again, some alterations are required, including new signage and lighting, upgrading of doors to certified fire doors, re-hanging of some doors to swing in the direction of escape, and the incorporation protected lobbies with refuge spaces. It is the intention to keep and refurbish the existing treads, balustrade and handrail, and restore the original glazed tile wall finish which has been painted over.

None of the other existing stairs were capable of being upgraded and re-purposed without significant, harmful (and costly) interventions which would only ever achieve an end result that was still a compromise rather that full compliance, therefore a significant risk.

Finally, having fixed the stair locations, we investigated different options for locating a new lift in order to provide as much of the floor area as possible with fully inclusive access, without causing further harm to the historic fabric. The chosen lift location is able Ito serve the two different ground floor levels, the first floor of the garage building and drill hall and the garage roof terrace. The first floor of the barracks building is separately served by an enclosed platform lift that takes users up from the drill hall. The second floor of the barrack building is remains inaccessible by lift; we investigated the feasibility of locating a new lift within the barracks building and concluded that this could not be done without causing significant harm to the listed fabric

Considerations defining circulation strategy:

01 providing an adequate number of compliant escape stairs to serve each space at peak occupancy

02 locating stairs with appropriate separation to allow a compliant diversity of escape routes

03 providing escape stairs with fully separated and fire resistant enclosure *and* with direct protected access to a final building exit

04 mindful of limitations of rights of way across the neighbouring site and impact on escape route capacity

05 positioning stairs and entrances to allow different parts of the building to operate independently, in conjunction with appropriate access control, allowing different user groups to occupy different parts of the building simultaneously whilst being mindful of safeguarding concerns around children and vulnerable users

06 making vertical circulation visible and legible from the entrances, improving building legibility and user experience

07 resolving split ground and first floor levels

08 improving inclusivity and accessibility with a new lift/platform lift

09 impact on quality of the existing spaces and heritage elements

10 minimising loss of usable floor space

11 phasing of works and keeping the building operational throughout

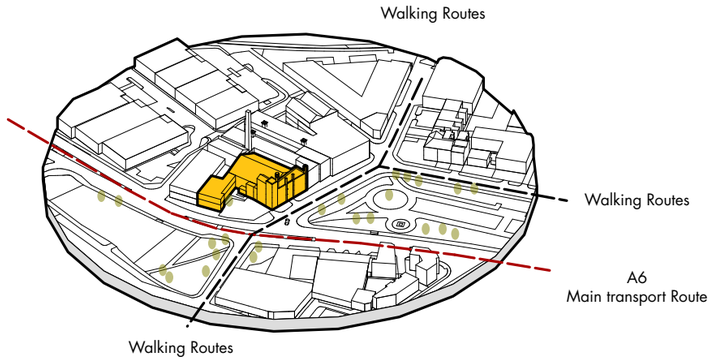
04.04 access strategy

04.04.01 getting there

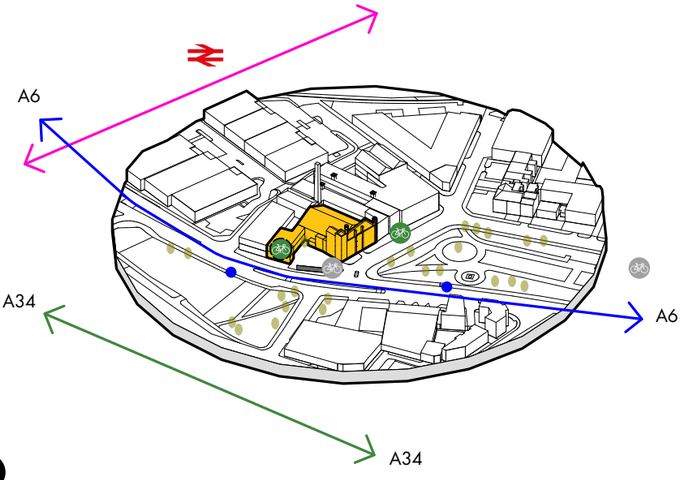
With the site's proximity to the university quarter and the majority of the congregation/those expected to make use of the church and its associated community spaces residing in the local catchment area, most of the users can - and already do - arrive **on foot.** The provision of bicycle storage as well as an existing Bee Network cycle hire station on site make **cycling** another viable option.

The site can also be easily accessed by **public transport**. It is conveniently located along the A6 and close to the A34 - two main arterial roads into Manchester along which public bus routes operate. For those arriving by train into Piccadilly Station, the site is also just a 10-minute walk away.

The proximity to these main roads means that the site may also by accessed by car for those who need to. Limited parking is provided for church users on and off site in line with the previous change of use applictaion. This is unchanged by the works proposed in this application.



01



02



03



04

key

01 Local walking routes
02 Local transport links
03 Rentable city bicycles
04 Existing bicycles parking at the building

04.04.02 accessibility

In its current state, the split levels at both the ground and first floors render the building's accessibility inadequate. Therefore, incorporating lifts at these points of level change was crucial to bringing the building back into use to modern accessibility regulations and standards.

The main lift (01) bridges the difference between the ground floor levels whilst also providing access to the first floor and the garage's roof terrace. At first floor level (02), a platform lift has been incorporated into the proposed circulation along the barracks building facade, unlocking access to the first floor of the barracks building which sits higher than the drill hall level. The requirement that the platform lift be acoustically separate from the space has contributed to the need to remove the existing balcony.

We explored options for introducing fixed ramps to the ground floor cafe space in order to unlock some of the ancillary spaces that currently have stepped access. Not only would these ramps encroach quite significantly into the floor space, limiting flexibility, they also impacted negatively on the original parquet flooring, large areas of which would be lost. Thus, the decision was reached to keep the floor space open and flexible and for folding ramps to be housed here and used when required. The building offers plenty of alternative, accessible spaces that can be used instead.

key

01 Proposed ground floor plan highlighting the main lift

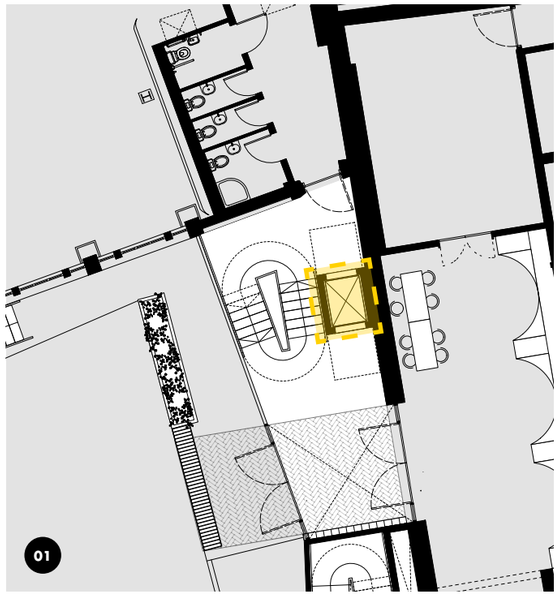
02 Proposed first floor plan highlighting the platform lift

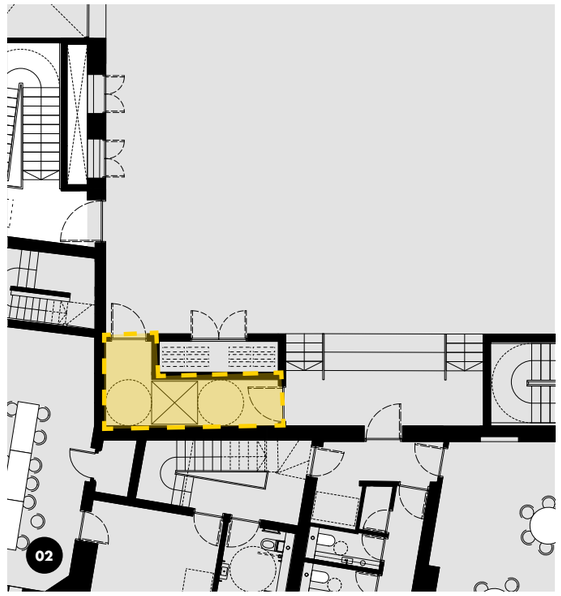
03 Proposed ground floor plan highlighting the existing stepped access to certain rooms

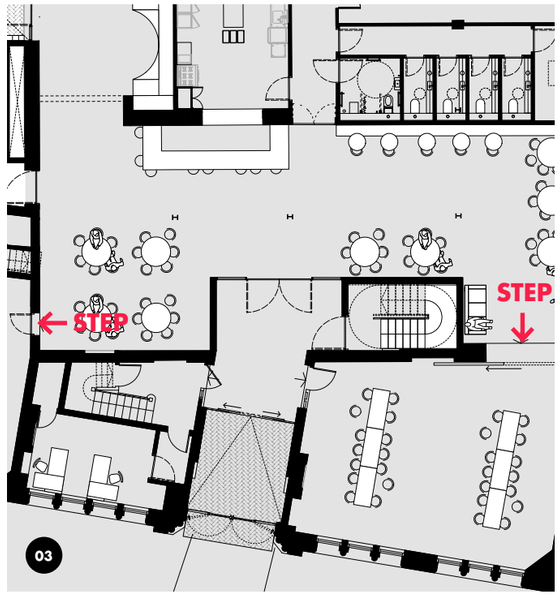
04 Site photos of existing steps bridging the gap between the ground floor split level

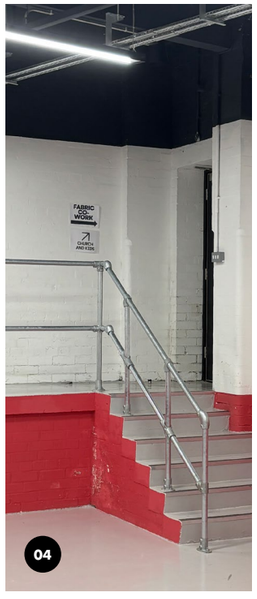
05 Photo taken in the drill hall showing the first floor split level

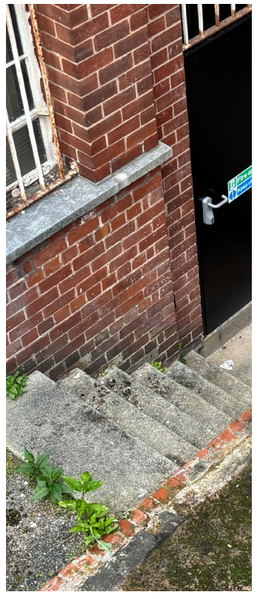
06 Example of the type of folding ramp that will be utilised in the ground floor cafe space

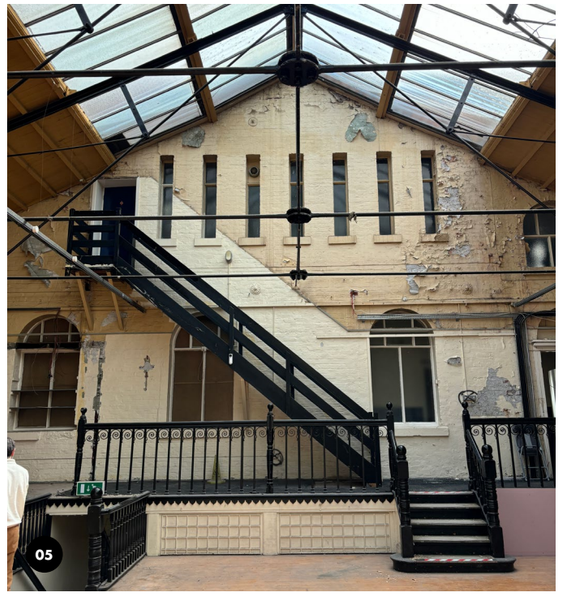






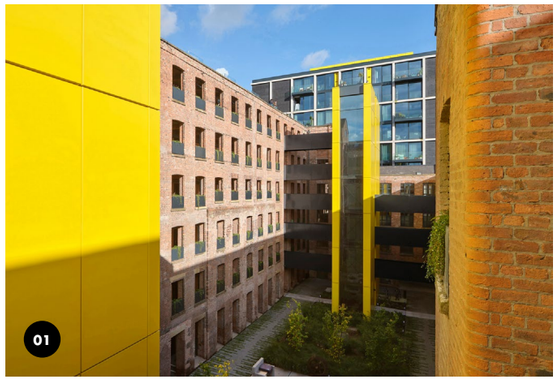








04.05 look + feel

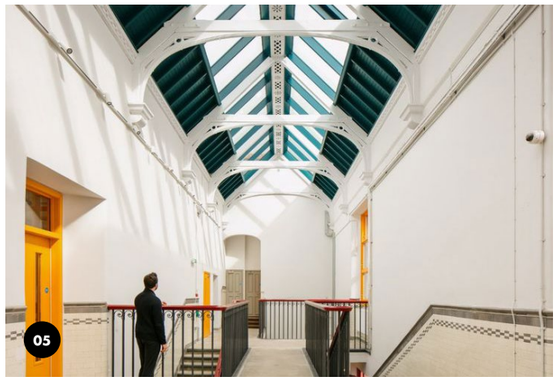

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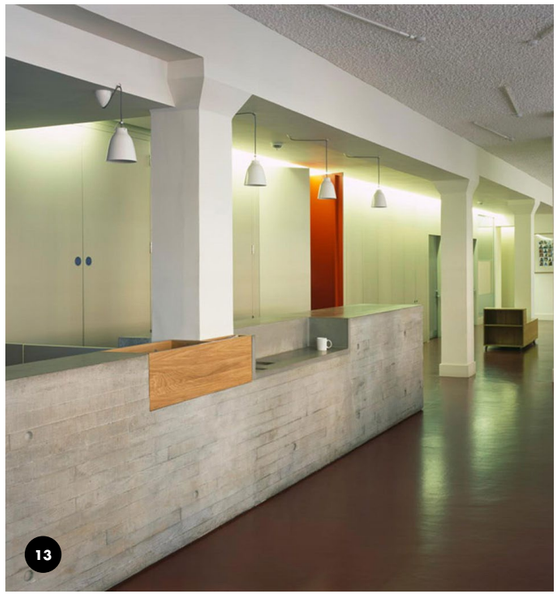

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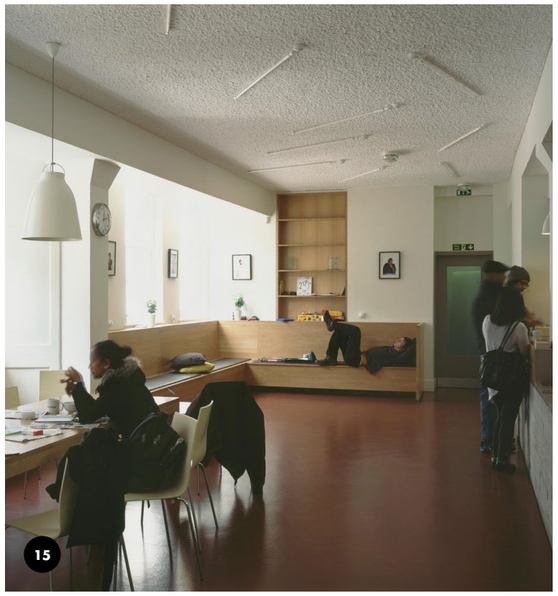

12

Sensitive, light-touch interventions which complement the existing character, bringing new life and warmth to the spaces

At Fabric Church we see a lot of value and character in the existing buildings. The majority of spaces will benefit from being treated simply: stripping back the layers of institutional finishes and unsympathetic services, applying robust new finishes and sensitively installing new services will see the rooms become transformed.


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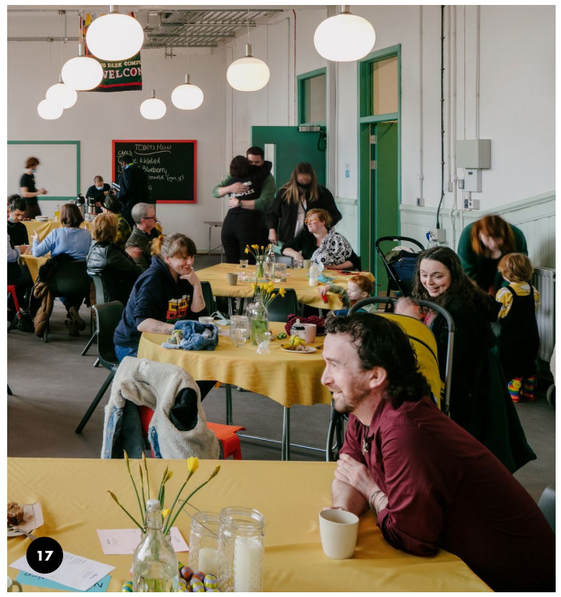

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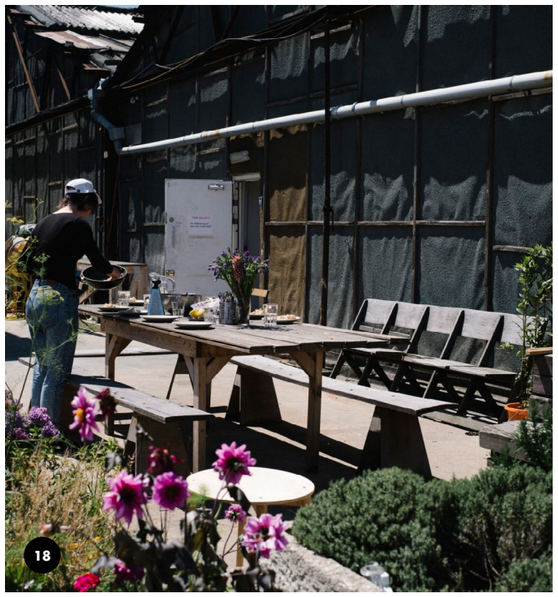
key

01 crusader, manchester, shedkm
02 donmar dryden street, haworth tompkins
03 kinning park complex, new practice
04 worship street, gpad
05 kinning park complex, new practice
06 piraciaba theatre, nelson kon
07 kinning park complex, new practice
08 kinning park complex, new practice
09 bureau's office, bureau
10 the granville, rcka
11 kinning park complex, new practice
12 elevator of museo gustavo de maeztu, dirección general de la cultura, gobierno de navarra
13 new horizon youth centre, adam khan architects
14 new horizon youth centre, adam khan architects
15 new horizon youth centre, adam khan architects
16 nourish hub., rcka
17 kinning park complex, new practice
18 sugarhouse studios, assmeble



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04.06 materials

Ardwick Barracks is a building that has been evolving since its completion, frequently adapted to suit the changing needs of the army - often in a very pragmatic way where operation need took precedence over aesthetic or heritage considerations. Many of these phases of development have left their mark on the building.

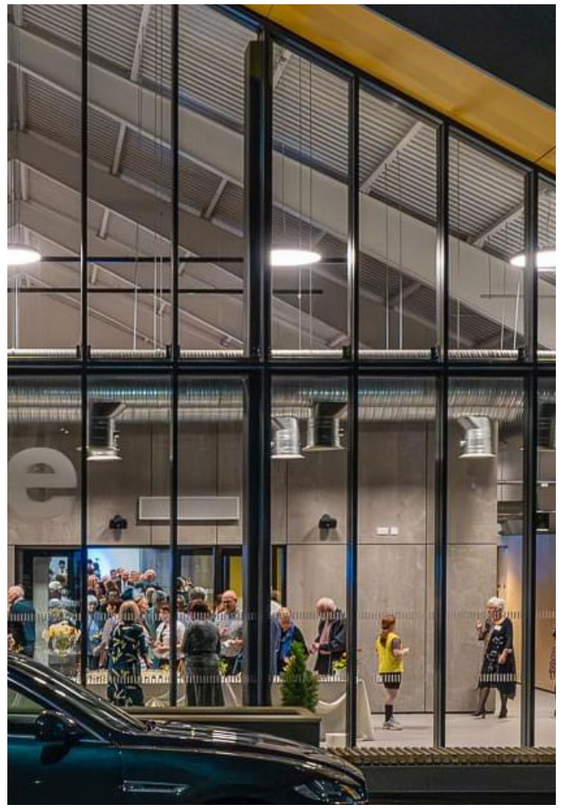
We are proposing that the necessary new insertions to bring the building up to modern safety standards are respectful of the layered nature of the existing building, but also expressed as bold and contemporary - immediately and clearly legible as modern interventions.

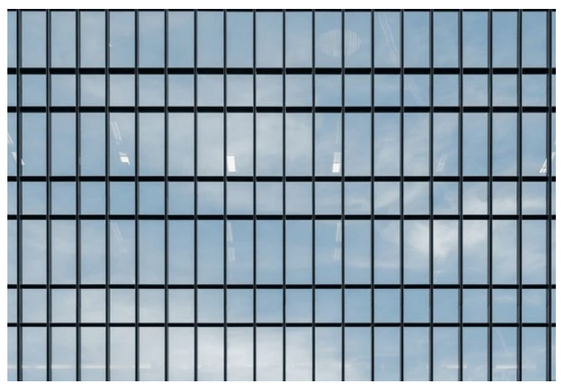
The new most obvious new element - the new entrance and circulation piece to the south west of the drill hall - visually bridges the garage building and the return wing of the Barracks building. It is expressed as a predominantly glazed link with full height curtain wall beyond which the main staircase and life of the building are visible. The curtain walling will be a grey aluminium framed system infilled predominantly with clear glass panels, with back painted glass spandrel panels to floor zones.

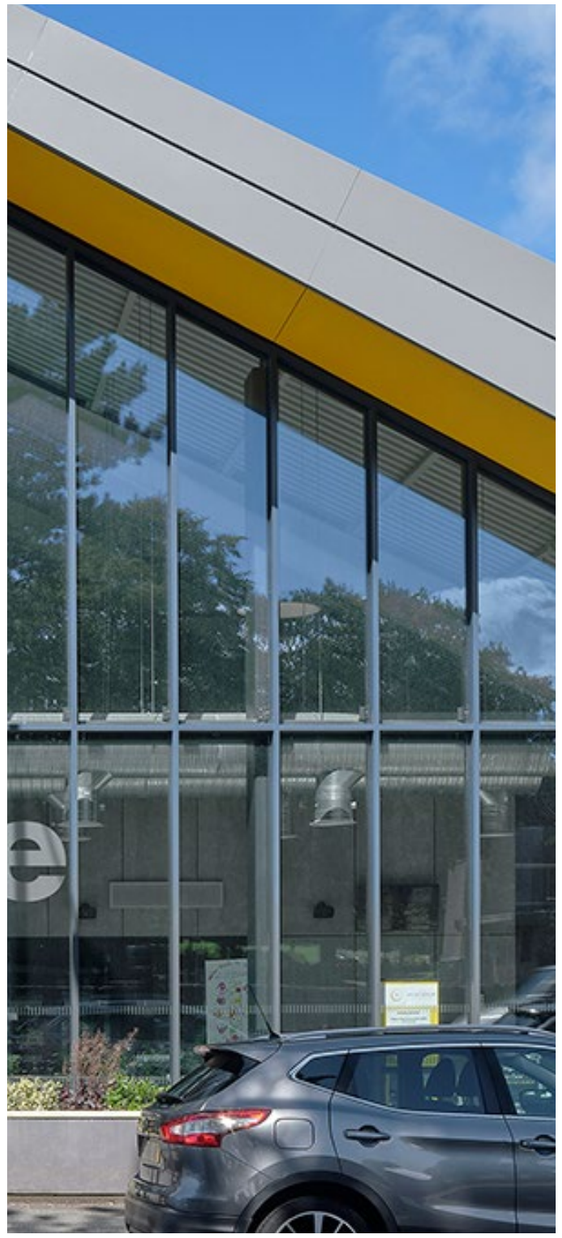
The main stair is conceived as a distinctive sculptural object that is expressed as a ribbon of colour that can be seen extending and protruding from the top of the glazed link, allowing access to the proposed terrace on the roof of the garage building.

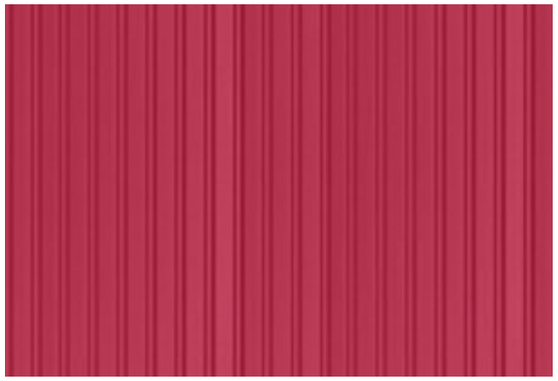
The escape stair is concealed behind a solid wall clad in profiled metal cladding, in a matching red colour.

Lift overrun and mechanical ventilation ducts will be concealed in black ppc aluminium shrouds.

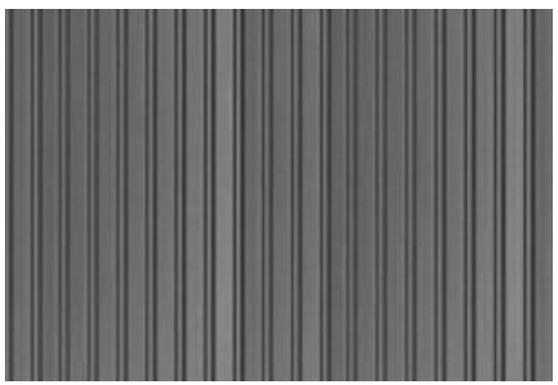










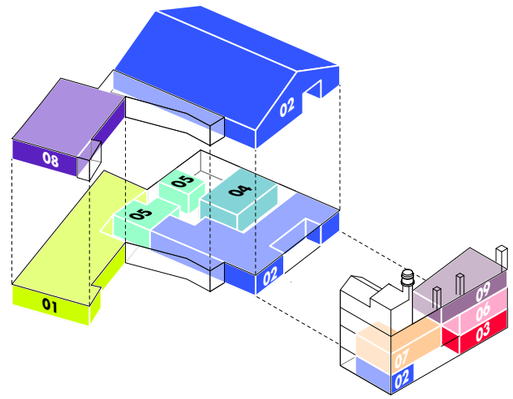


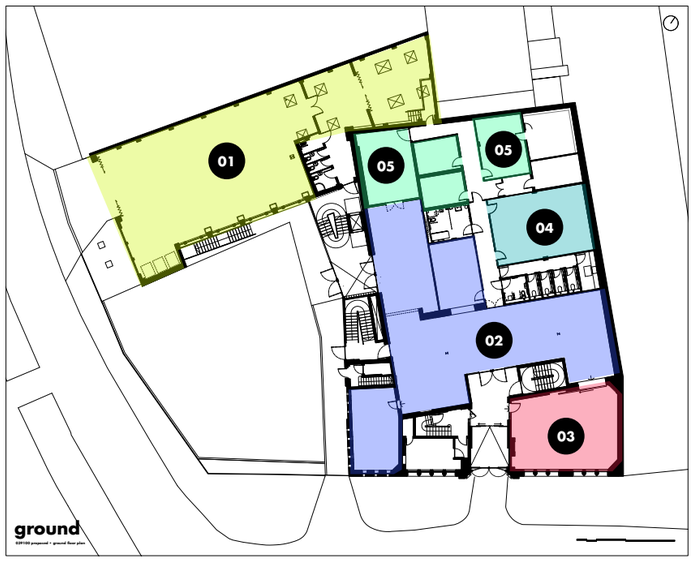
04.07 zoning

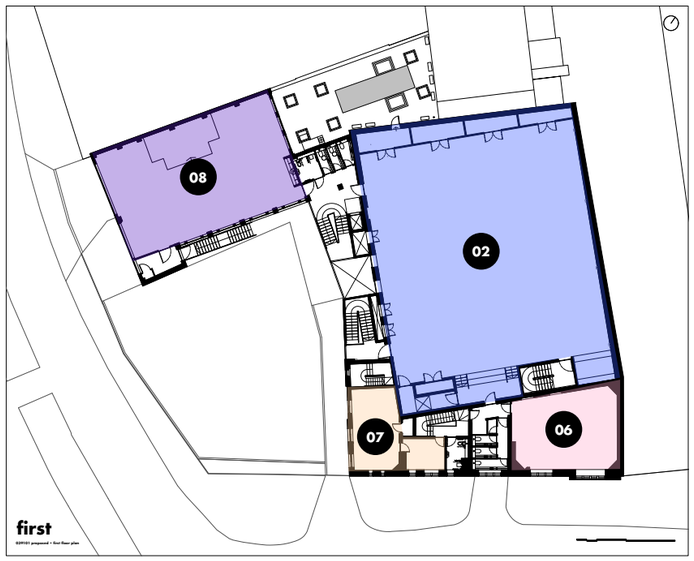
The building is expansive with a vast number of different kinds of spaces designed, for the most part, to be flexible as regards their function and accommodate a range of people/groups.

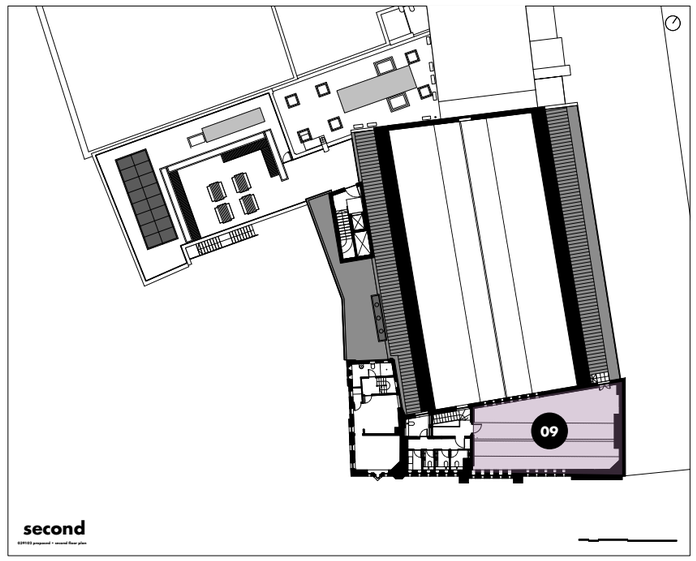
Broadly speaking - in accordance with the approved use consent - the whole building is to be used as a social space - worship is at its core but it is also a place to meet and chat, eat and drink, study/work as well as for children's play, exercise, events and vulnerable social transformation ministry. It will function not just as a church but also as a community hub - the variety of spaces allowing for both small group activities and larger events. Opening the space up to the wider community in this way is key to the financial strategy for the upkeep of the church.

With this in mind, the proposal configures the building in a way that allows different zones to be occupied independently of each other, allowing for secure, concurrent use of the spaces by both the congregation and the wider community.









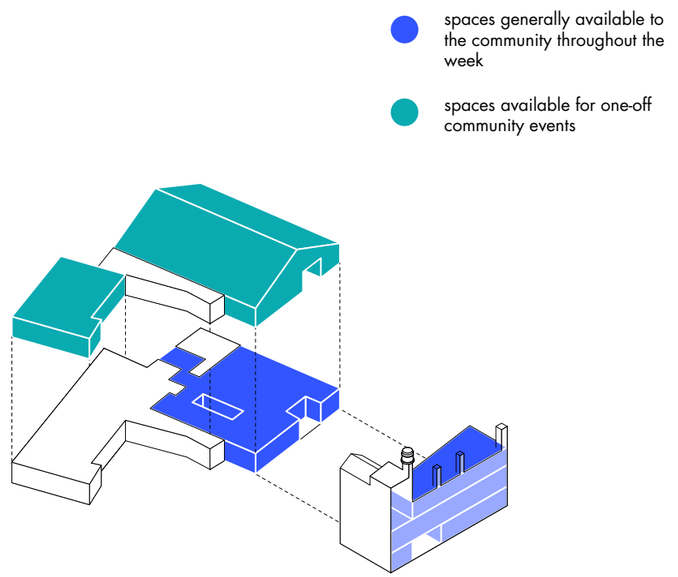
04.08 community use

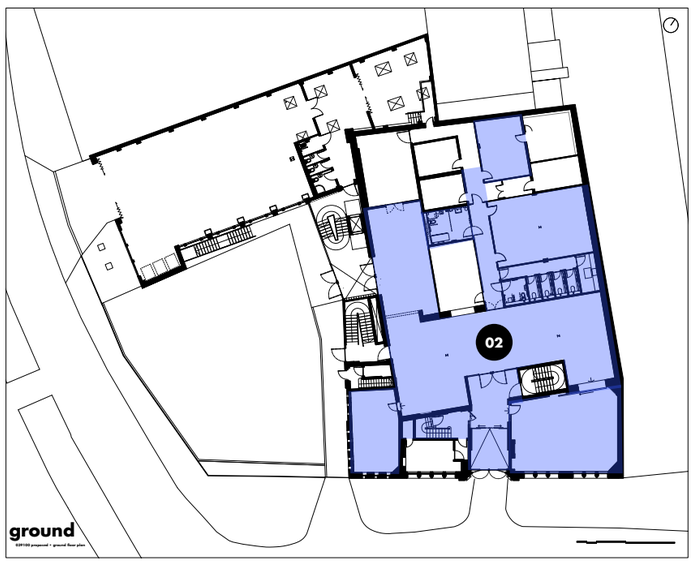
In addition to church use, a significant part of the building will be available for daily use by the wider community

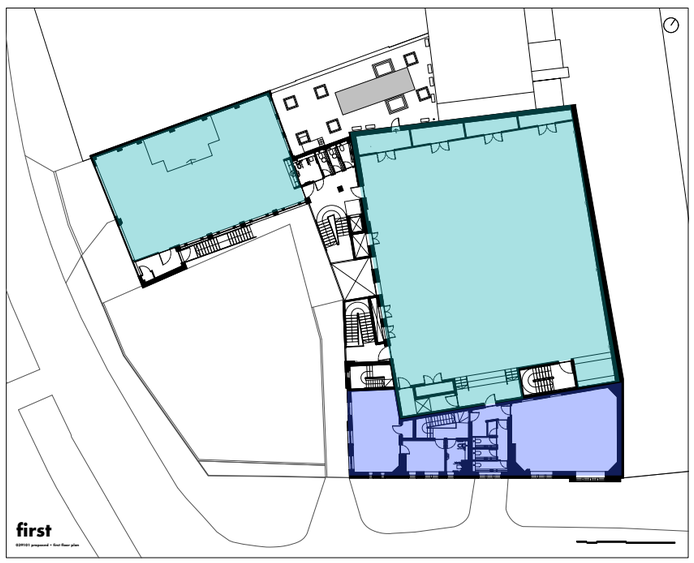
All the spaces highlighted in blue have been designed to be accessible by the community throughout the day. These include the ground floor cafe which will be open all throughout the week, as well as community co-working spaces open to everyone to use. A variety of different sized meeting and function rooms provide spaces for a wide variety of community groups and uses at ground floor and upper levels.

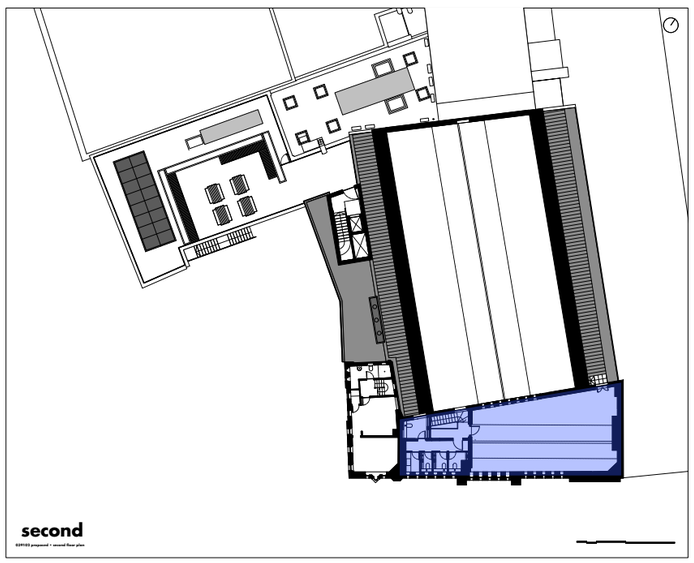
These spaces will all be church-led spaces, managed and looked after by the church themselves but available for community to use. They will be used for the church as an extension of church use - for engagement and outreach activities - as well as by interested community groups.

In addition to these generally available spaces, the two larger-capacity spaces at first floor - the drill hall and the existing worship space in the garage building - will be available for hire for community events, in addition to their primary use as church worship spaces.





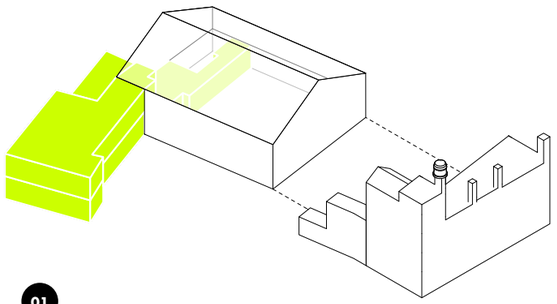




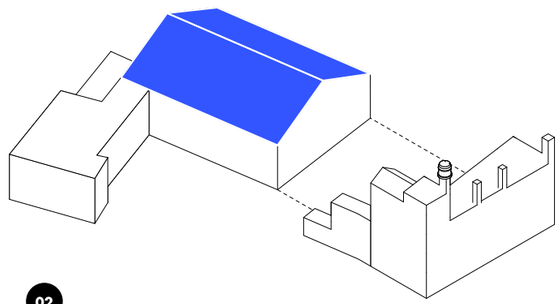
04.09 phasing

04.09.01 overview

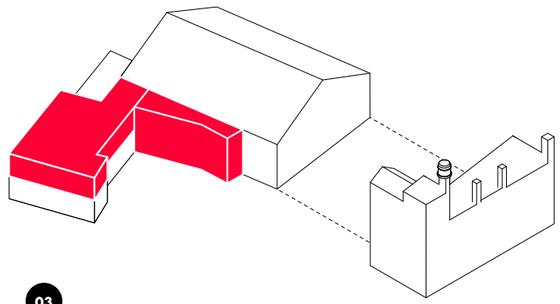
The transformation and regeneration of Ardwick Barracks into a thriving place of worship and community hub is a long-term plan that will be implemented over a number of phases. Funding for some of these works has already been secured, but latter phases will be dependent on fundraising, funding agreements and grant bids (including Heritage Lottery Fund). For the purposes of this application the design team felt it was important to consider the building in its entirety to ensure that future plans were not undermined by piecemeal development. However, funding and operational consideration mean that detailed design stages will be bought forward in phases and we would therefore seek for detail considerations to be conditioned in such a way as to allow phases to be bought forward independently without requiring discharge of conditions for the whole site.



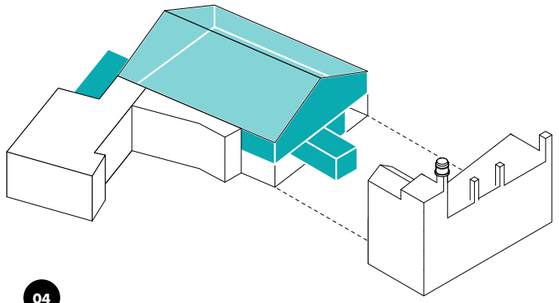
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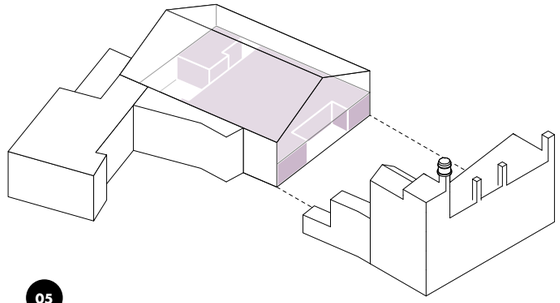
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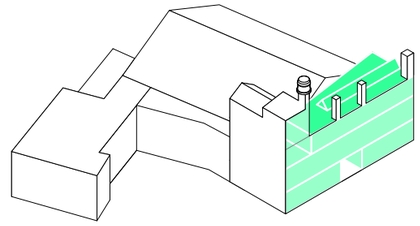
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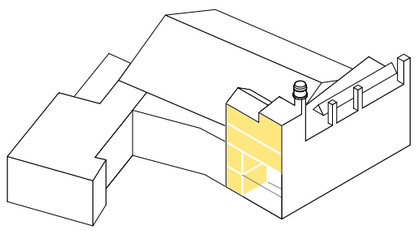
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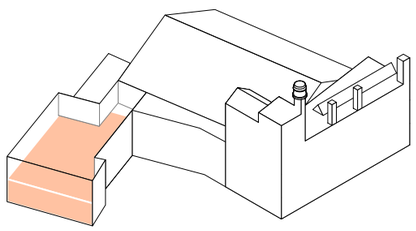
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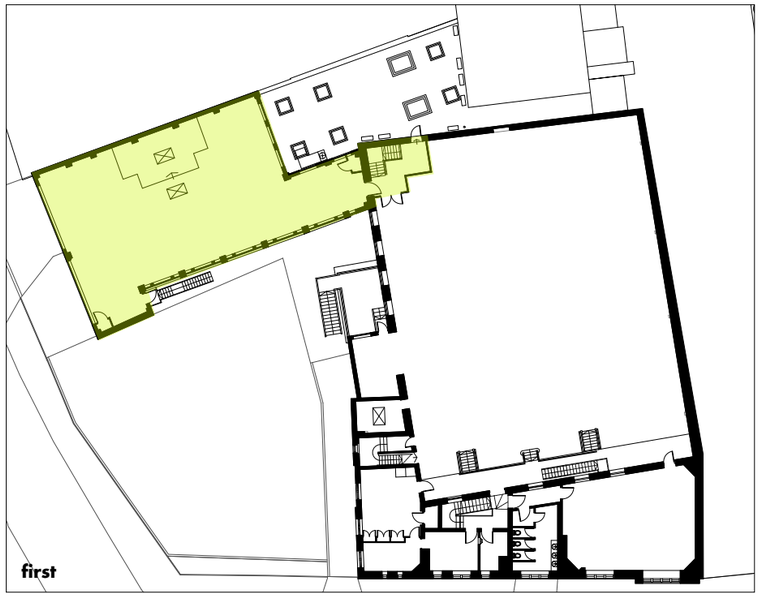


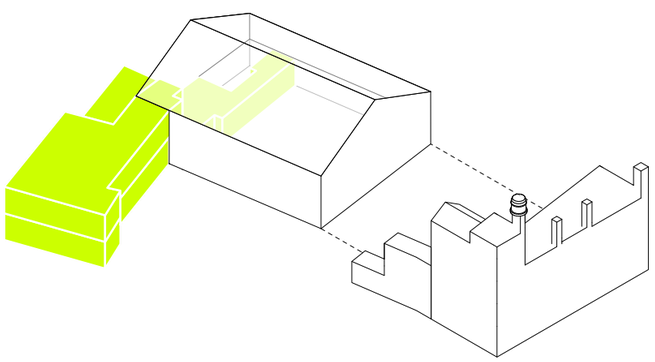
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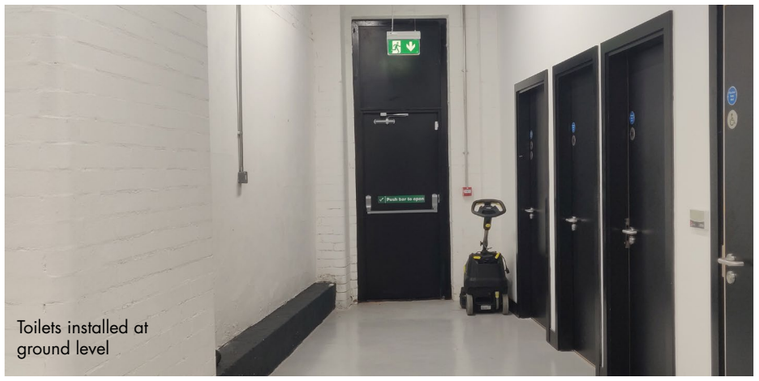
04.09.02 phase 01

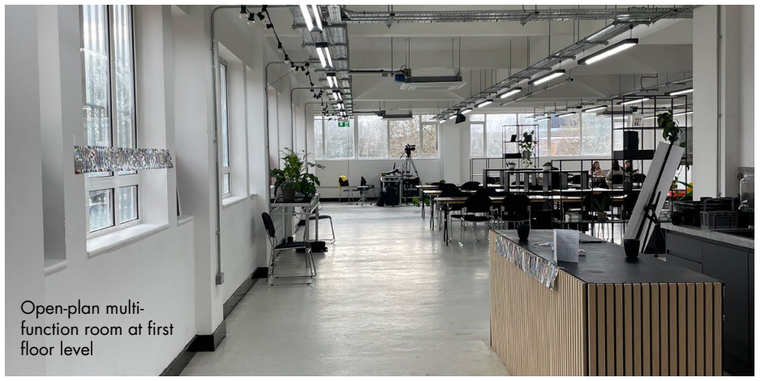
Having secured planning consent for a change of use [application reference 136050/FO/2023] for the Ardwick Barracks, Fabric Church have already occupied part of the building following some light touch fit out works (phase 01) overseen by a different design team. The church use the first floor space in the garage building for Sunday and mid-week services, as well as other groups and activities throughout the week, and operate a community co-working space. Other rooms on the ground floor are used for children's and families groups, outreach and community support services (including food and clothing banks). The car park on the ground floor of the garage building is available for those who need it (a condition of the change of use application), but in practice this is little used and most participants arrive on foot or by public transport. The church will remain in operation throughout the works, a requirement which has helped determine the phasing strategy.





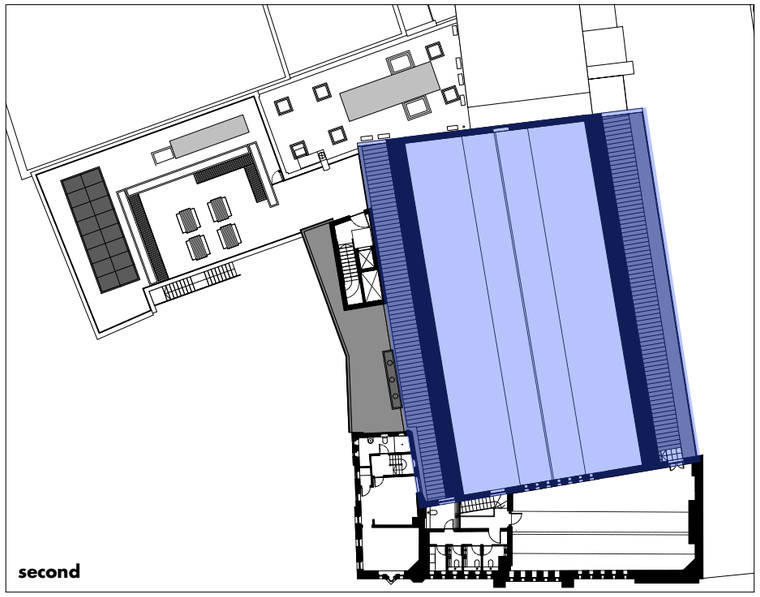


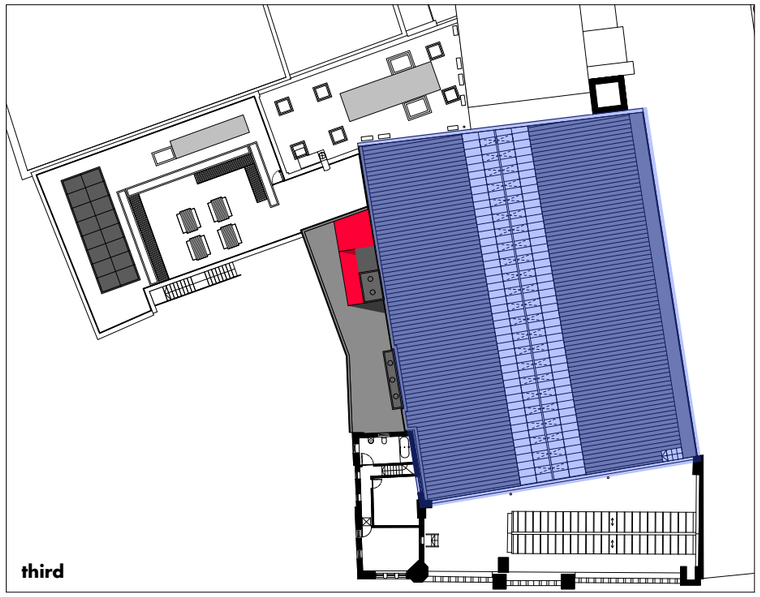

Toilets installed at ground level

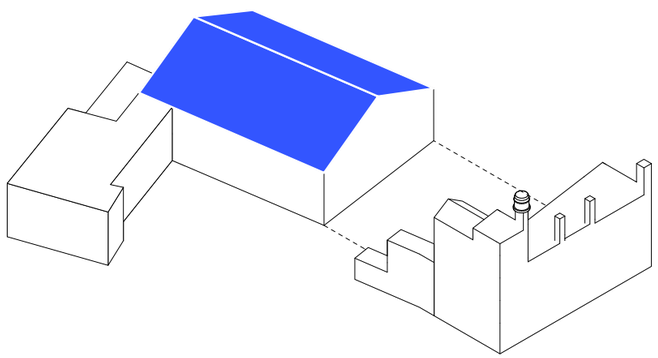

Open-plan multi-function room at first floor level

04.09.03 phase 02

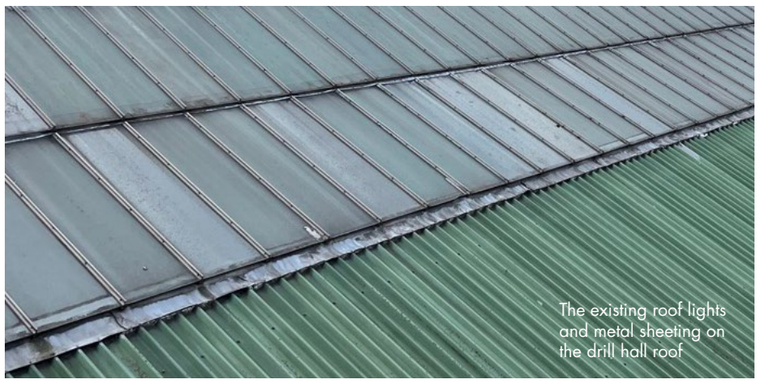
When the current design team were appointed to the project, it quickly became clear that the drill hall roof is in a poor state of repair, with water ingress causing damage to the fabric of the buildings. Therefore, the replacement of the roof was considered a priority and a decision was made to fast track this in a separate planning and listed building application [application reference 141801/LO/2024] in order to make the building weather tight as quickly as possible and protect the structure and internal fabric from any further deterioration. These works have been consented and it is intended to start work on site in summer 2025. The roof works form phase 02.







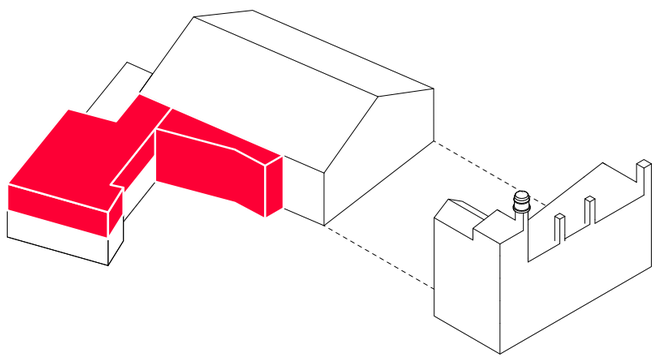

Underside of the existing drill hall roof

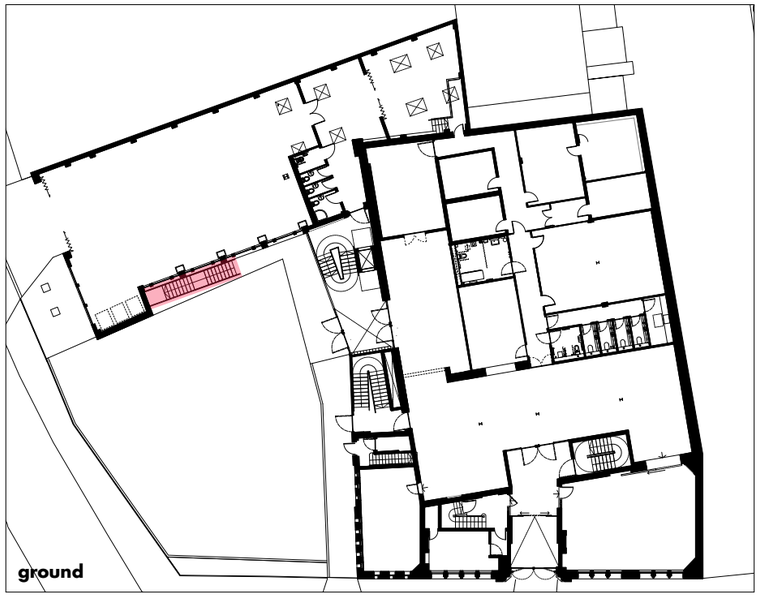

The existing roof lights and metal sheeting on the drill hall roof

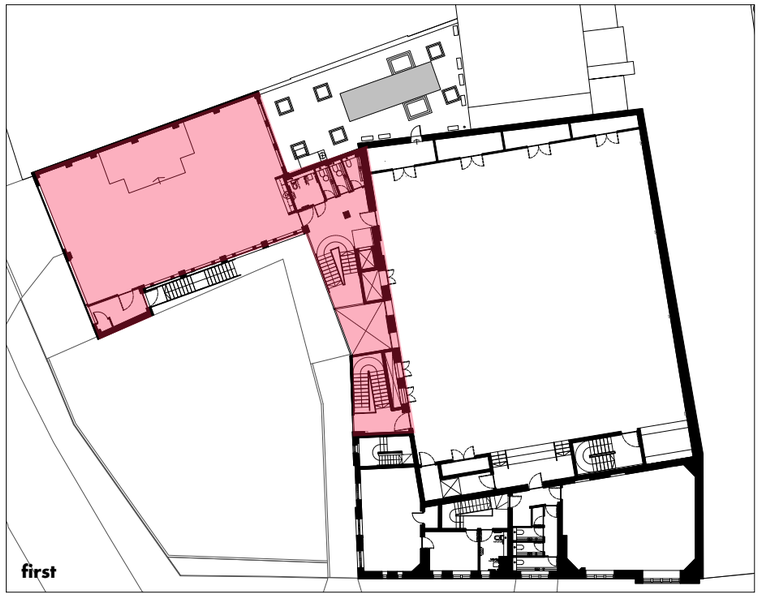
04.09.04 phase 03

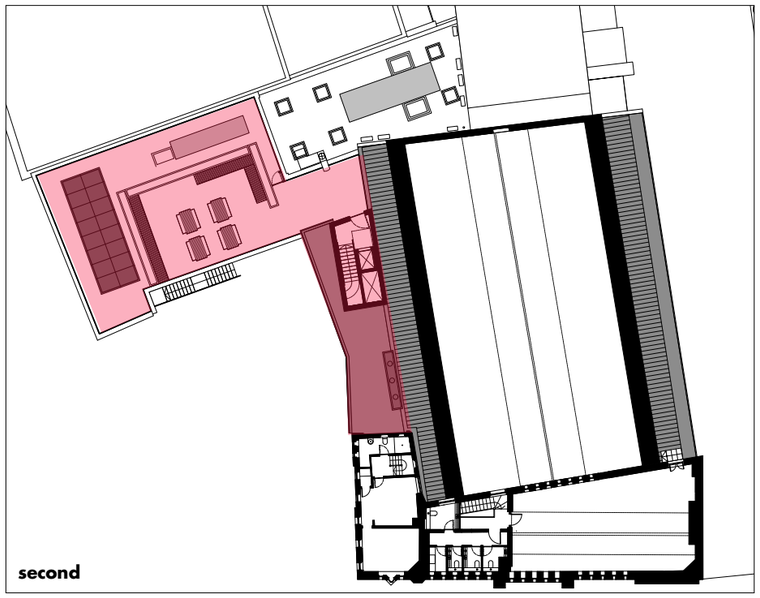
The key to unlocking further use and occupation of the buildings is to resolve the circulation, access and egress, and in particular a clear and coherent escape strategy compliant with current fire and building safety regulations and appropriate to the building capacity. The challenge faced by the design team is the provision of the main spaces with large occupancy numbers on the first floor, putting particular pressure on the vertical circulation. The existing stairs and escape routes are inadequate for the capacity of the building when fully occupied and are not compatible with current fire safety legislation.

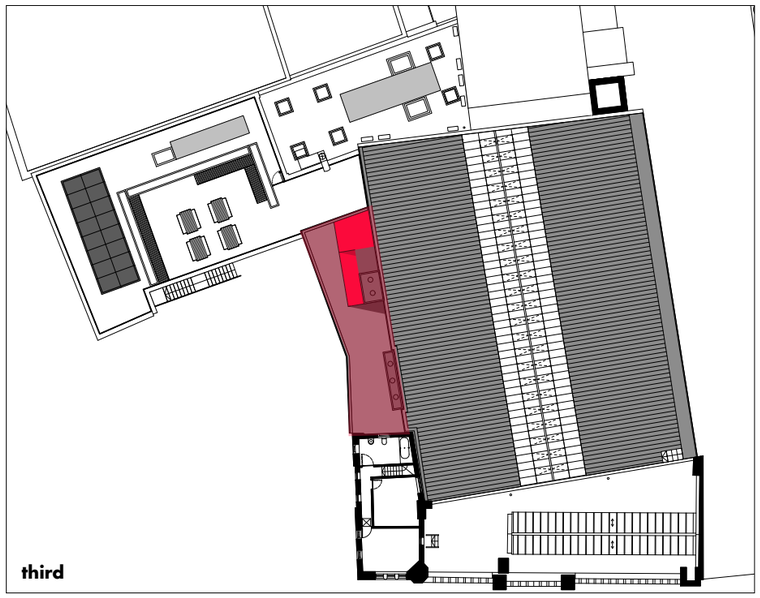
Therefore phase 03 includes the demolition of the two storey brick outrigger structures to the west of the drill hall and completion of a new principal accommodation stair connecting the different floor levels of the garage building and drill hall, first floor and roof level, together with a new lift providing access for mobility impaired users for the first time. The new extension also provides and alternative entrance to the building, allowing greater flexibility for different groups to use the building concurrently.





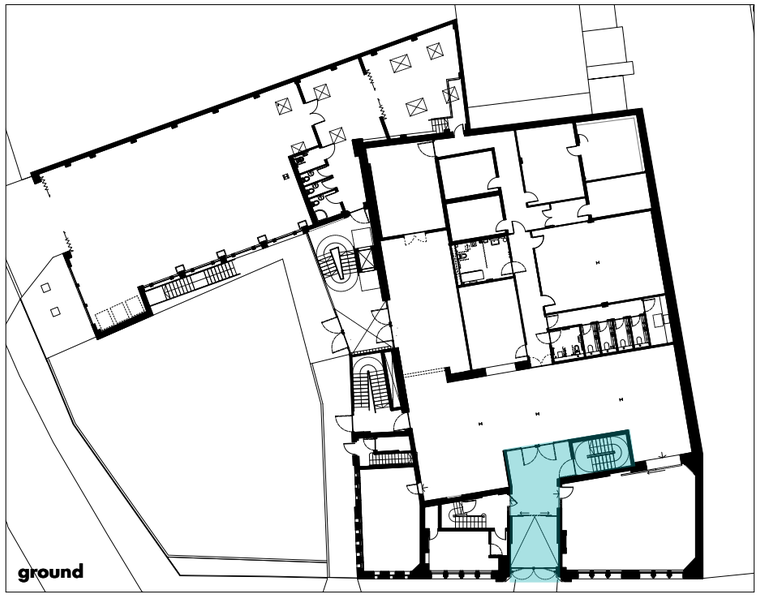


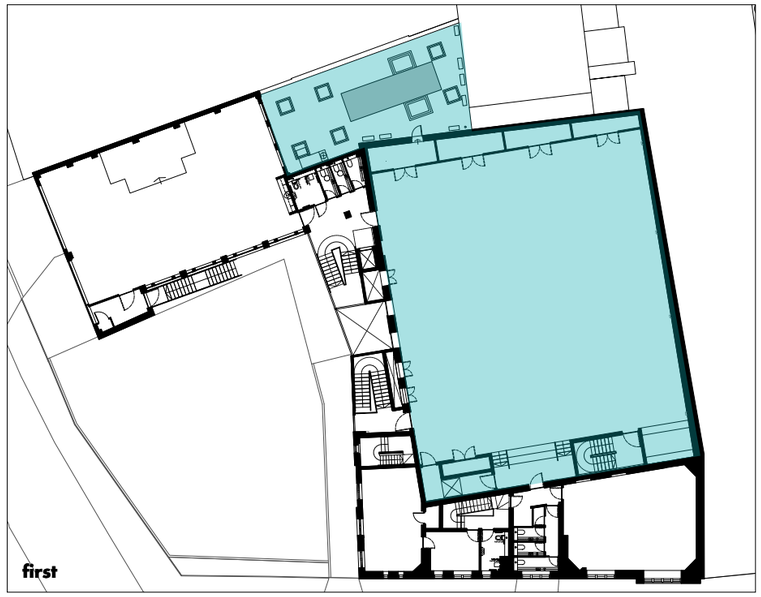


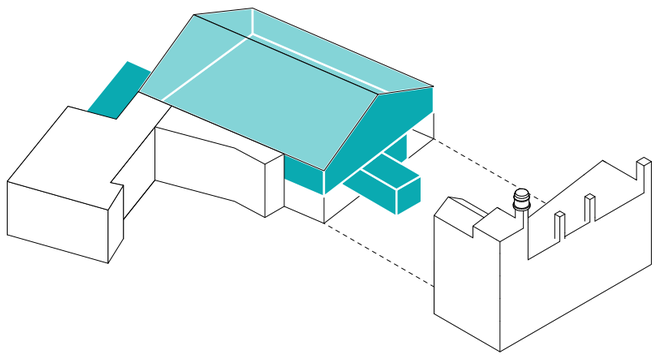


04.09.05 phase 04

With the new stairs in place, it becomes possible to occupy the Drill hall. Phase 04 is primarily about upgrading this main space, with the provision of new mechanical ventilation, lighting and other services, in addition to fit out and finishes. Storage will be provided at either end of the hall, and a third escape stair (necessary for operating the hall at full capacity) connects with the main entrance to the Barracks building which will also be upgraded in this phase. Improved access to the Barracks building via a new stair and platform lift will be provided. The rooms below the drill hall will be underlined with a new fire rated plasterboard ceiling to maintain fire compartmentation of the drill hall space.







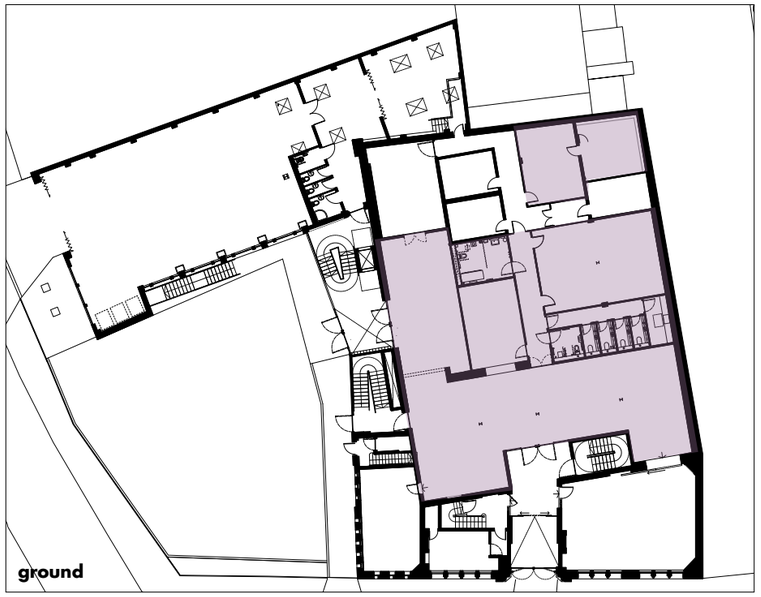

Existing foyer of the barracks building where a new, enclosed stair will be constructed

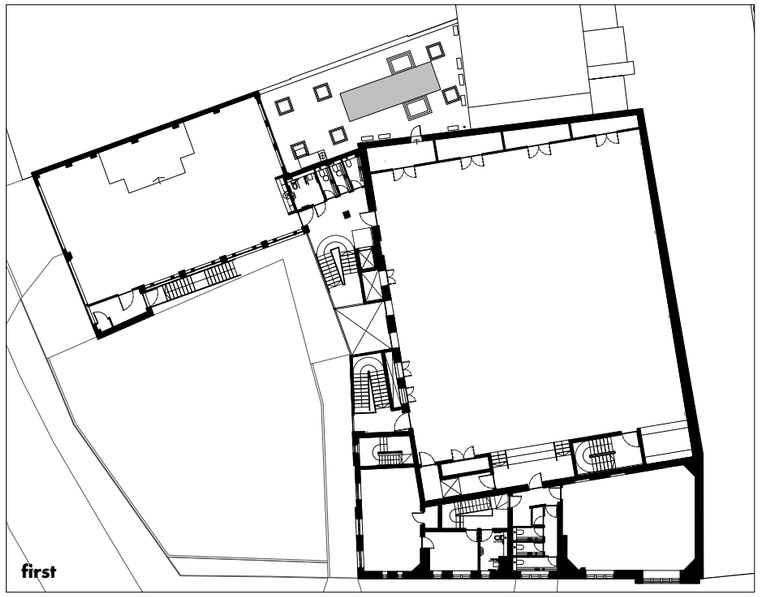

New MVHR unit connecting to the drill hall to be installed on the existing plant area

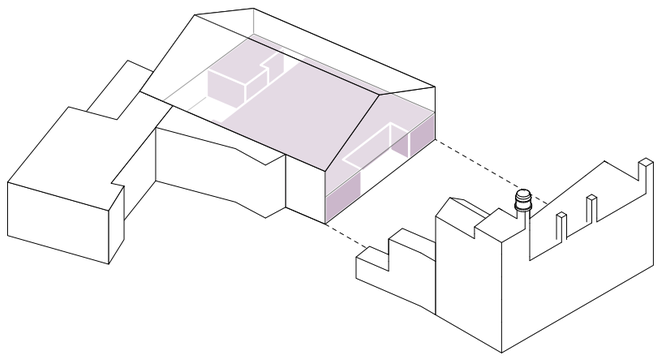

First floor of the drill hall will be newly fitted out

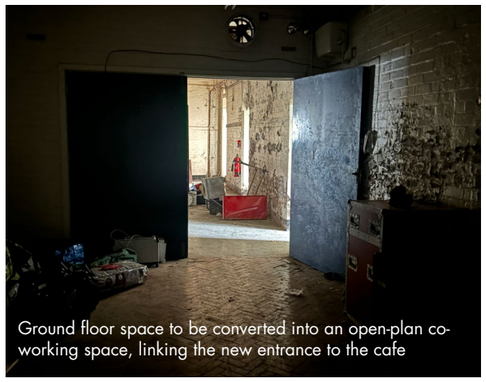
04.09.06 phase 05

Following the completion of phase 04, the spaces below the drill hall will be fitted out to provide a new foyer/cafe/welcome space, additional toilets and some community rooms. Depending on funding, phases 04 + 05 could happen concurrently.







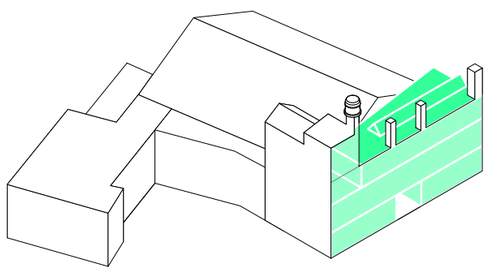

Ground floor space to be converted into an open-plan co-working space, linking the new entrance to the cafe


Ground floor space to be fitted out with seating, new finishes and a bar

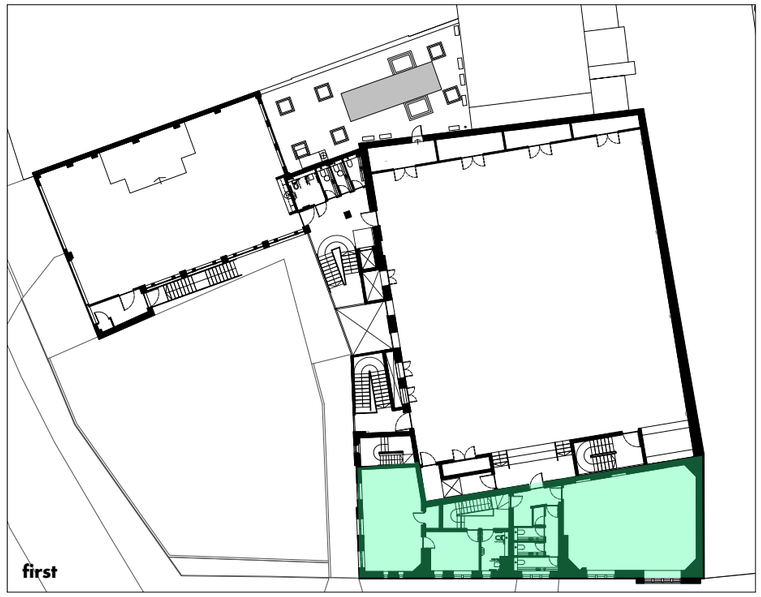

Existing step to be lowered to level out new cafe space

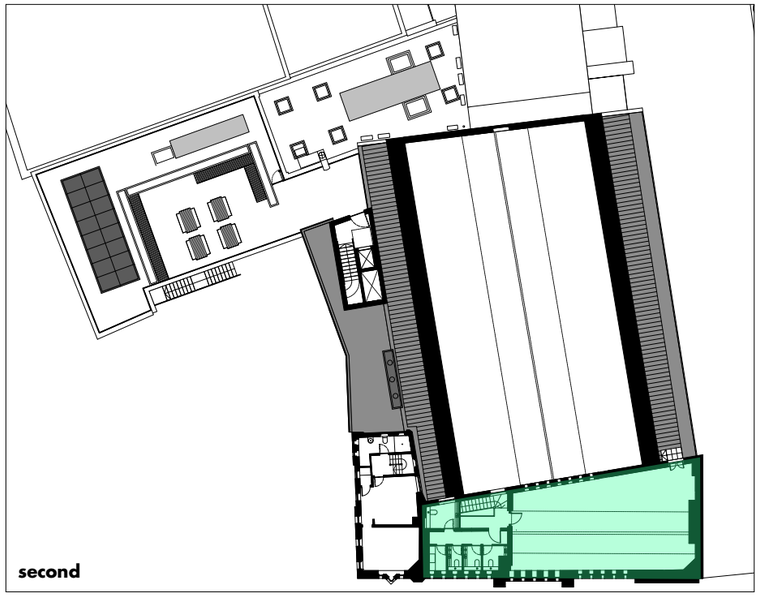
04.09.07 phase 06

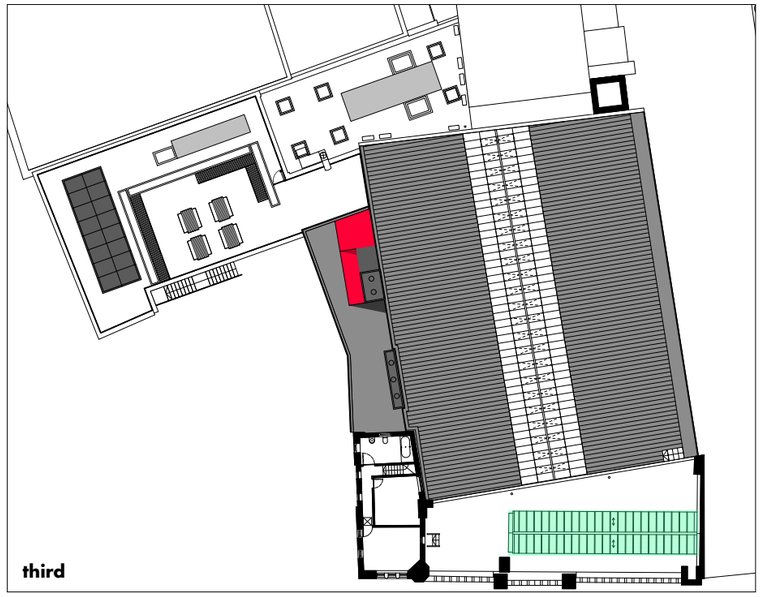
This phase is about bringing the Barracks building back into use. Most of the historically significant features of the existing building are located in this area, so this phase will focus more than any other on the preservation and restoration of historic features, whilst making the spaces suitable for community use and meeting current Building Regulations. All the spaces in the Barracks building are designed for community uses.





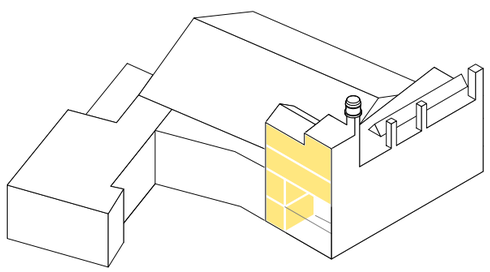




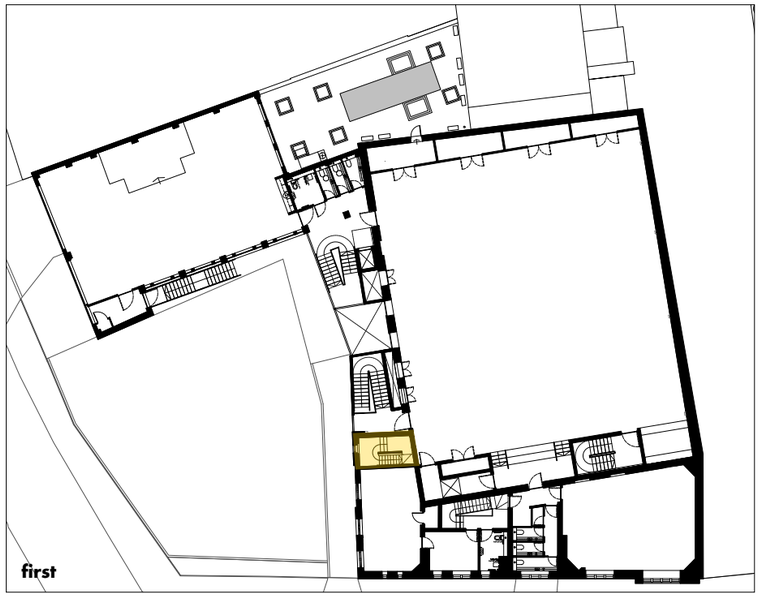


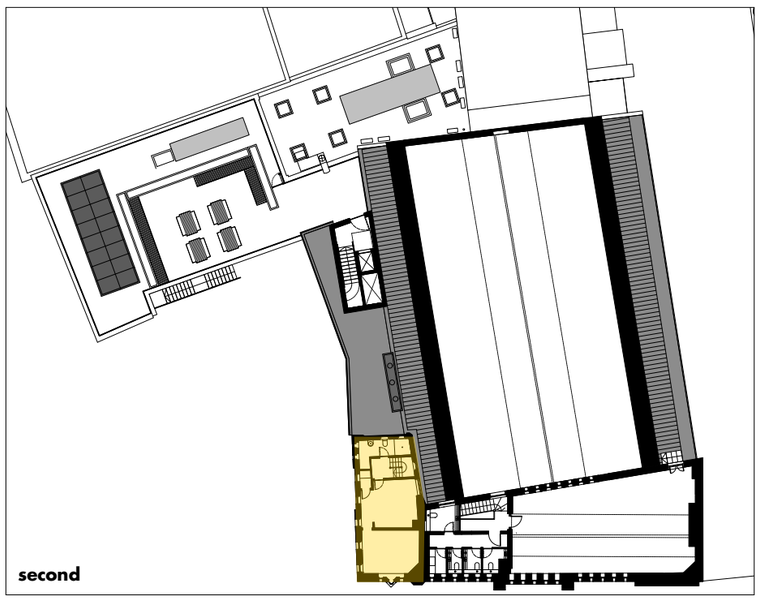
04.09.08 phase 07

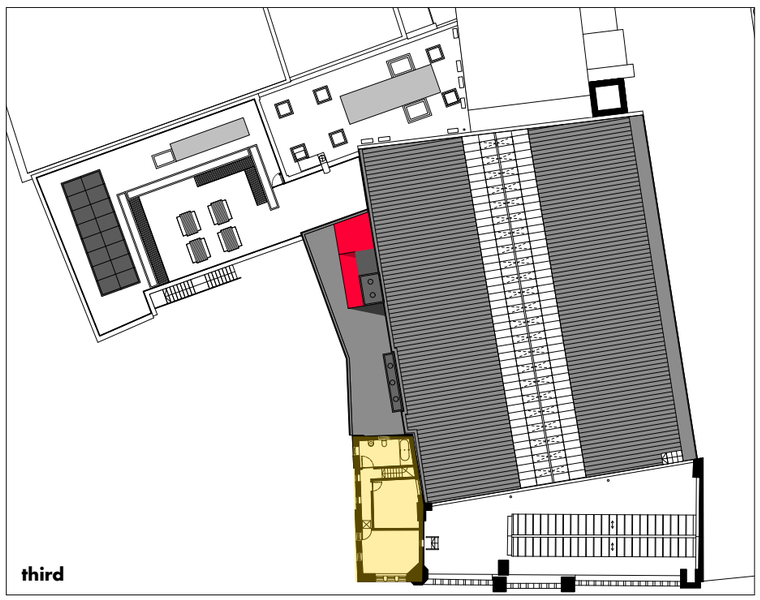
The final phase of works will be bringing the former caretakers' apartment back into use as a facility for visiting or trainee clergy or other staff. The intention is to retain the main living spaces as per the current layout, whilst upgrading kitchen and bathroom provision, improving energy efficiency and altering the entrance and staircase arrangement to comply with current legislation. The later involves separating the stair from the rest of the building to form a dedicated residential access and escape stair.









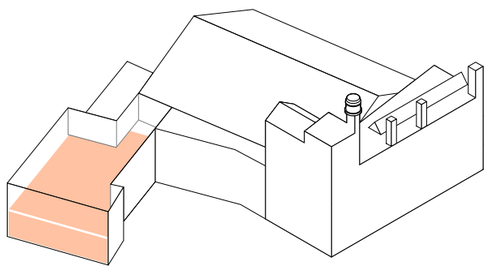


04.09.09 future works

Beyond the current planned phases, and outside of the scope of this planning application, there is a longer term aspiration to repurpose the ground floor of the garage building, putting the space to better use than parking cars. Potential uses for this space include expanded and better quality children's and youth work spaces, community and outreach services/spaces with their own dedicated entrance.

These plans will enhance the building's usability and the range of community services that the church can provide, bringing significant benefits to the local community and a much better use of the building.

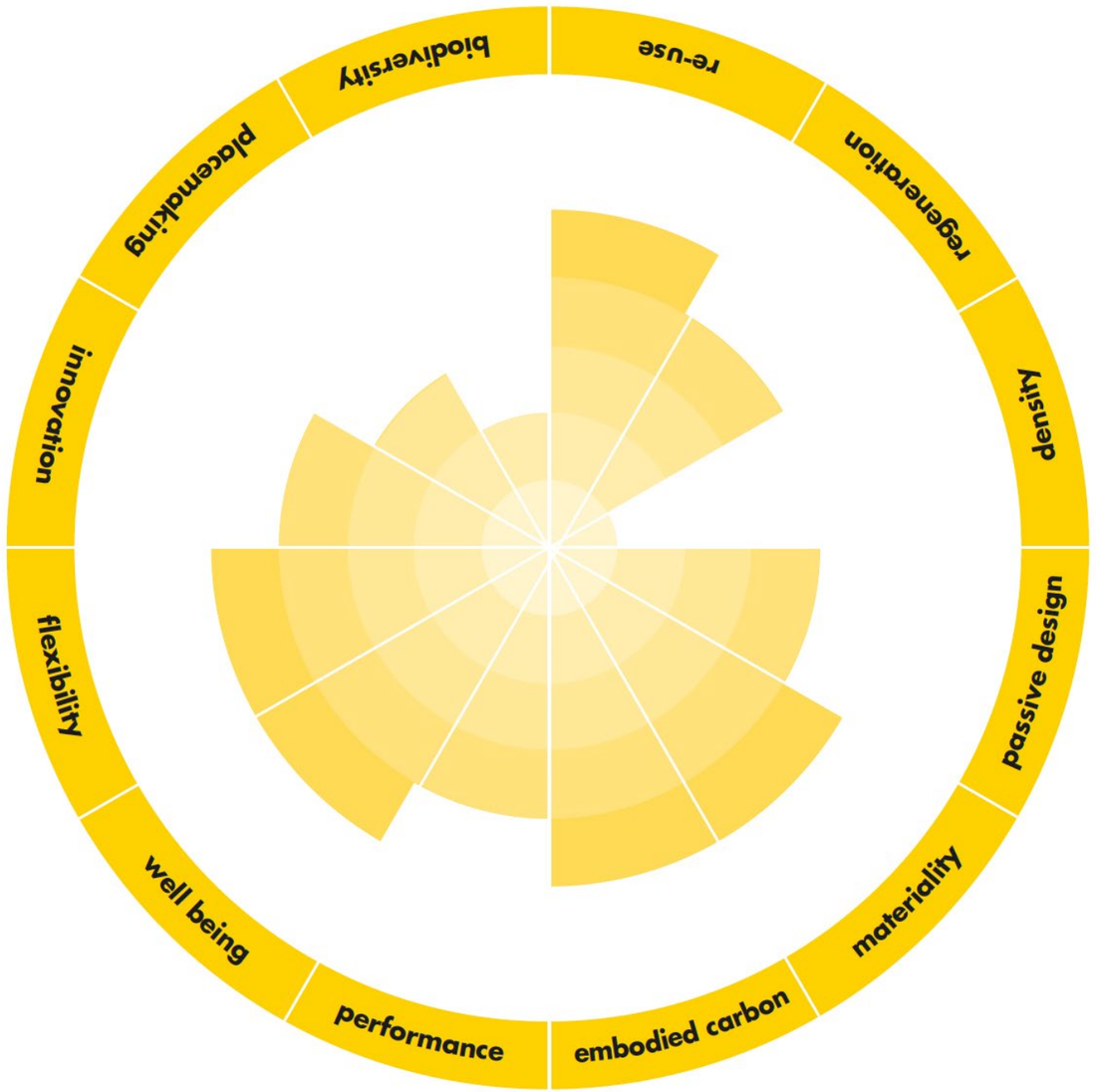
However, due to the sensitivity of the parking provision in the Ardwick area, these plans have not been included in the current application and will be subject to a separate planning application at a later date, once further consideration of parking need and alternative parking provision have been explored. The church is currently exploring a number of options for alternative off-site provision in the immediate vicinity of the site.





ground (illustrative)

05 technical addendum



05.01 sustainability

At shedkm, our approach to all projects starts by extending the life of existing buildings and structures where possible. Repurposing buildings, avoiding demolition and reducing the need for new materials is often the best way to make a meaningful impact on whole life carbon through by minimising embodied carbon of new construction. But there are also compelling reasons to reuse and regenerate existing buildings from a social, community, placemaking and heritage perspective. Our approach to sustainability is a holistic one that aims to consider all aspects of sustainability and not just focus on carbon.

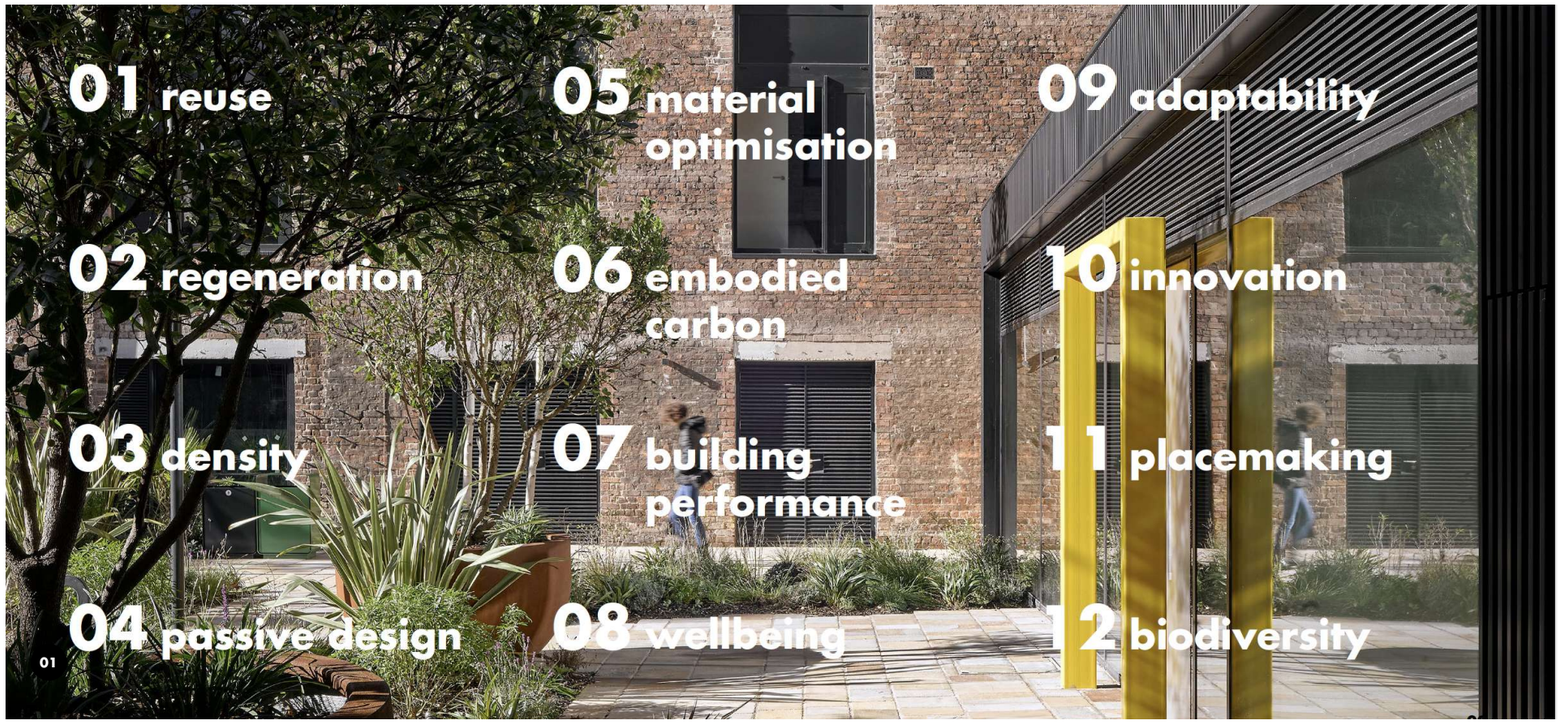
On every project we consider 12 key elements of sustainability in the round, from regeneration to energy use, occupant well-being to biodiversity. Every project is reviewed at key work stages by our in-house Environment Atelier and scored using our own matrix in an attempt to identify areas for improvement and to share best practice across project teams.

At Fabric Church, the cornerstone of our environmental strategy is the re-use of an existing building that has been empty and unused for a considerable period of time. Through careful interventions, we are able to regenerate the building and bring it back in to a viable long term and public use, whilst meeting current regulations and upgrading its environmental performance and providing a valuable community resource.

New interventions will be constructed to achieve a high environmental performance. Where possible, the existing fabric will be improved and and upgraded, always balancing the heritage value of original features. The thermal performance of the existing roof and roof light will be considerably improved through the replacement of these elements, as approved in the previous application. Similarly, where new windows and doors are proposed these will be to current thermal standards. These measures will help reduce operational use, together with upgraded building services proposed as part of this application.

We are also seeking to improve passive performance through maximising good daylighting and natural ventilation. On-site renewable generation is proposed through solar photovoltaics proposed on the flat roof of the garage building.

Where possible we will seek to reuse material from elements of the existing building that are to be removed or demolished. The building occupies the entire footprint of the site and there is currently no external amenity on the site. As part of the proposals, planters are proposed to the roof terrace and at the new entrance, providing a small amount of planting and enhancing biodiversity in a small, but important way.

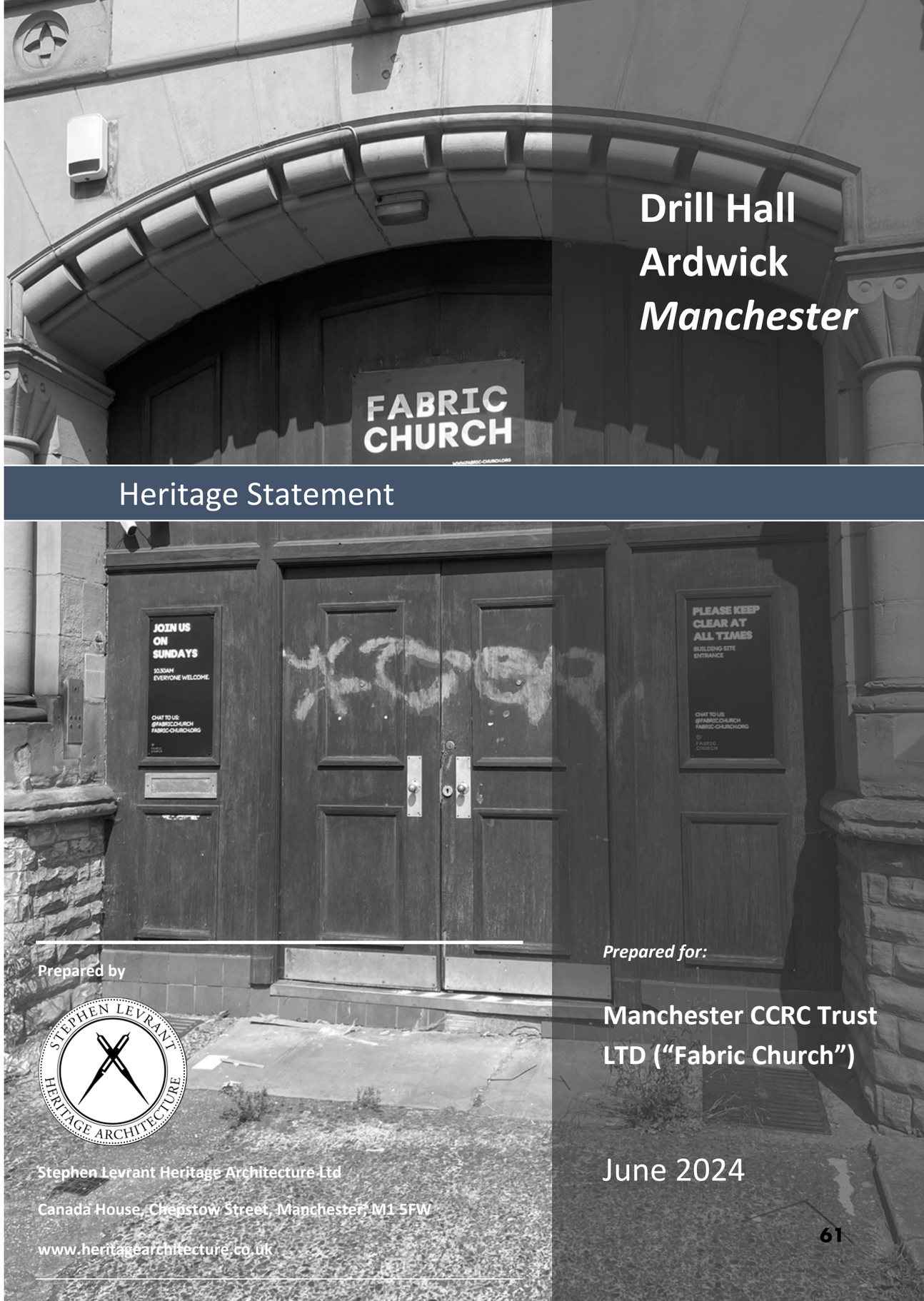


key

01 shedkm's environmental design approach

05.02 heritage report

For detailed information on the history of the building and the project's heritage considerations, please refer to the heritage statement put together by our consultant at Stephen Levrant Heritage Architecture



Drill Hall
Ardwick
Manchester

Heritage Statement

Prepared by

STEPHEN LEVRANT HERITAGE ARCHITECTURE

Stephen Levrant Heritage Architecture Ltd

Canada House, Chepstow Street, Manchester, M1 5FW

www.heritagearchitecture.co.uk

Prepared for:

Manchester CCRC Trust LTD ("Fabric Church")

June 2024

05.03 fire strategy report

For detailed information on the design moves and strategies in place to achieve adequate fire safety standards across the building, please refer to the costing note put together by our consultant at Design Fire Consultants

Costing Note – CN 001.0

Project: Fabric Church, Manchester

Subject: Fire Strategy Costing Note

Date: 28 March 2025

Author: Muneeb Kazmi

Checked: Adam Monaghan

1 Introduction

This fire strategy costing note has been produced to assist the design team with cost planning for items relating to the fire strategy for Fabric Church, Manchester development. It is provided for design team information only and is not intended for Building Regulations submission.

The design note identifies the key fire safety systems required to support the fire strategy under development.

This design note has been developed based on compliance with Part B of Schedule 1 to The Building Regulations 2010[1] (as amended). The strategy under development does not include any additional items required for property protection, business continuity or insurer's requirements.

BS 9999:2017[2] has been used as the reference for determining the features and systems required except for the flat which has been designed based on BS 9991:2024[3]. Unless otherwise noted in this costing note, at this stage it is assumed that all other systems shall comply with the recommendations of BS 9999:2017.

Input to assist in the specification of key fire safety systems is based on experience and initial calculations and is subject to confirmation following the completion of detailed analysis at later design stages.

1.1 Project Description

Fabric Church, Manchester is the redevelopment of Ardwick Green Barracks which were designed

06 photographic survey



06.01 the drill hall

06.01.01 summary of proposed works (external)

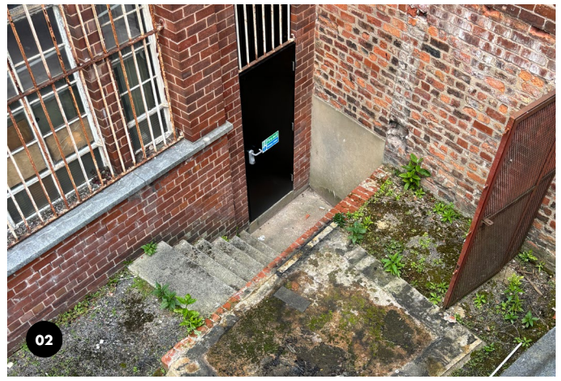
01 Demolition of later extensions (red brick structures and metal escape stair + fencing) to drill hall to accommodate new structure housing two fully compliant escape stairs and an associated new entrance/exit

02 Excavation and laying of new concrete foundations and slabs along western elevation of drill hall - including at lower ground level where drill hall meets garage building (pictured) to accommodate new structure for escape stairs + entrance

03 Alterations to occur (openings to be infilled + new voids constructed) to the west elevation (at ground and first floor level) of the drill hall to both accommodate a new, fully compliant escape stair core + services risers and ensure complete separation between the drill hall and private apartment

04 Serviced by a new MVHR unit to be installed on the roof of the existing plant area, ventilation ducting running through the first floor of the drill hall will punch through the north gable of the drill hall (pictured)









06.01.02 summary of proposed works (ground floor)

01 Existing opening to be infilled on south elevation at ground floor level to accommodate new, fully compliant, escape stair

02 Fire-rated soffits to be instated

03 Existing stairs + associated lobbies to be removed to accommodate new, fully compliant, escape stair

04 West elevation to be altered to accommodate new structure housing two fully compliant escape stairs and an associated new entrance/ exit. Doors to be replaced with new fire-rated doors.

05 Demolition of later extensions (red brick structures) to drill hall to accommodate new structure housing two fully compliant escape stairs and an associated new entrance/exit

06 New structure encompassing fully compliant escape stair to form enclosure between existing barracks building entrance ramp and ground floor drill hall space

07 New flooring to be instated and existing step to be removed to create flush floor level across new cafe/foyer area. Existing brickwork on east elevation to be made good and left exposed.

08 Existing stair to be removed (proposed system of circulation renders this stair redundant) and wall of existing children's group room to be extended





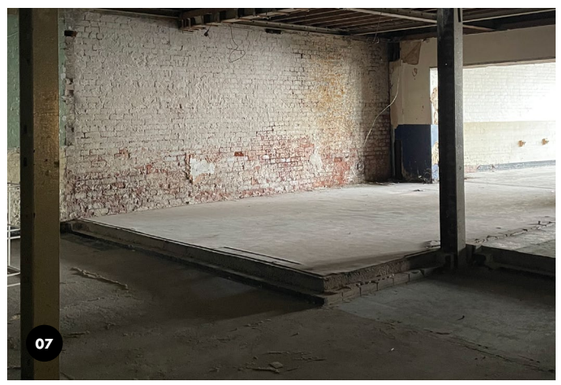


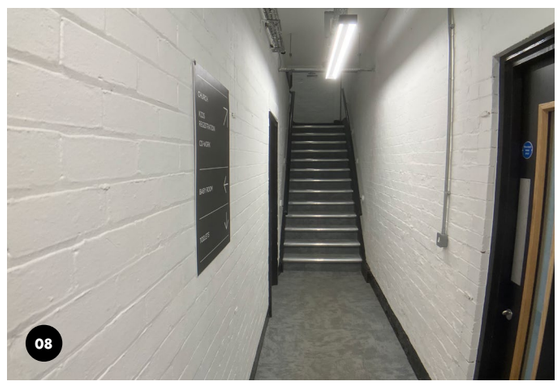












06.01.03 summary of proposed works (first floor)

01 Alterations to occur (openings to be infilled + new voids constructed) to the west elevation (at ground and first floor level) of the drill hall to both accommodate a new, fully compliant escape stair core + services risers and ensure complete separation between the drill hall and private apartment. New doors and glazing will be put in place.v

02 Existing balcony structure and associated stairs to be removed and existing openings along balcony wall to be altered (some infilled, maintaining their outline, and one enlarged to accommodate a new door) to accommodate structure encompassing a new, fully compliant, escape stair, platform lift, store room and servery

03 Following infill of doorways linked to the apartment, a new void will be constructed in the central wall of the stairwell (at first floor level) to accommodate ongoing use of the existing stair

04 New system of circulation will render the existing structure for the stair landing situated in northwest corner of drill hall redundant and, therefore, can be removed, providing more occupiable area in the worship space

05 With the walls having been prepared in the first phase of construction (roofing works), walls will be treated with a mix of paint, exposing of original brickwork and screening

06 A structure for chair storage is to be built on the north elevation mirroring that of the new stair core structure at the opposite end

07 Existing flooring will be treated + protected

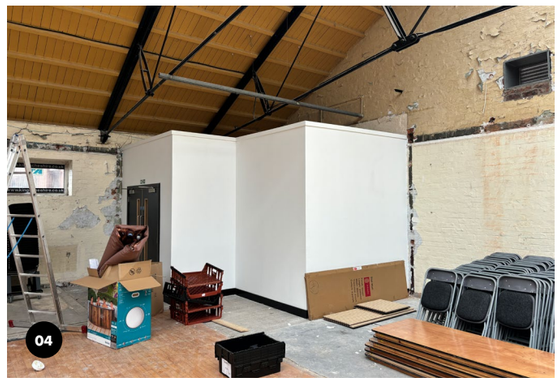


















06.02 barracks building

06.02.01 summary of proposed works (ground floor)

01 Existing modern entrance door to barracks building to be removed and replaced with a new metal gate

02 Lefthand opening retained to allow visual connection and daylight to fill both spaces

03 Existing opening to be infilled on north elevation of southeast room at ground floor level to accommodate new, fully compliant, escape stair. New infill to be part-depth to retain outline of the existing opening.

04 Existing opening to be made good and new sliding door attached. Existing fireplace also to be retained and redecorated.

05 New door to be attached to existing opening in southwest room at ground level

06 Windows along west elevation of southwest room at ground level to be upgraded to be fire-resisting due to their location along an escape route on exterior

07 New structure encompassing fully compliant escape stair to form enclosure between existing barracks building entrance ramp and ground floor drill hall space

08 Existing woodblock flooring to be retained and repaired where possible



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06.02.02 summary of proposed works (first floor)

01 Existing toilets to be reconfigured to be fully enclosed + self-contained and to meet required number based on building occupancy

02 Doorway to be infilled (with outline maintained) to accommodate structure within drill encompassing a new, fully compliant, escape stair, platform lift, store room and servery

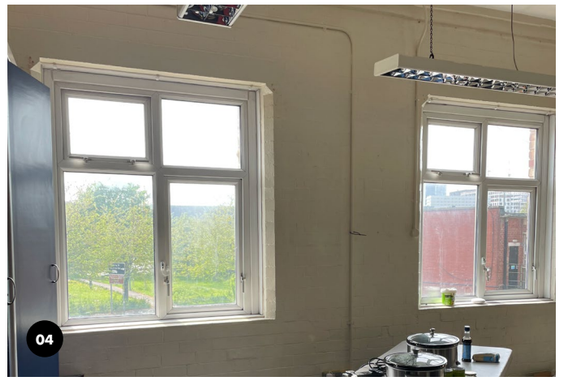
03 Room to immediate west of toilets to be reconfigured for use as an accessible toilet

04 UPVC-framed windows across barracks building to be replaced with a more appropriate timber replica









06.02.03 summary of proposed works (second floor)

01 All kitchen units and bar fittings (removed in phase 1 roofing works) in previous officer's to be replaced with new kitchenette

02 Existing doorway on north elevation of previous officer's mess to be infilled and associated escape stair removed

03 Existing toilets to be reconfigured to be fully enclosed + self-contained and to meet required number based on building occupancy

04 Existing kitchen (in apartment) to be reconfigured as a bathroom

05 Walls, floor and ceiling in room to immediate south of stair (in apartment) to be treated + upgraded and fitted with kitchen units for use as a kitchen/dining room

06 Walls, floor + ceiling in southmost room (in apartment) to be treated +upgraded for use as a living room



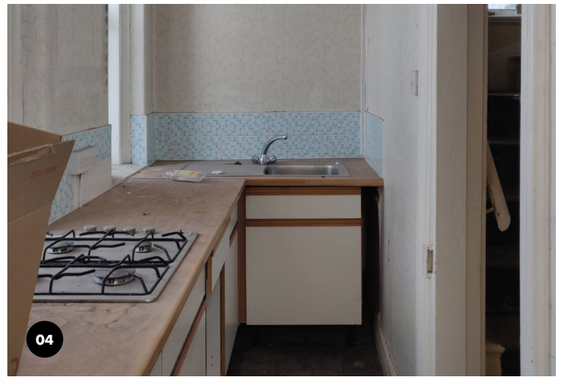
















06.02.04 summary of proposed works (third floor)

01 Existing separate toilet and bathroom to be reconfigured to become one large bathroom and existing fixtures to be removed and replaced

02 Existing floor finish across apartment to be treated and upgraded

03 Walls, floor and ceiling in room to immediate south of stair (in apartment) to be treated + upgraded for use as a bedroom

04 Walls, floor + ceiling in southmost room (in apartment) to be treated + upgraded for use as a bedroom



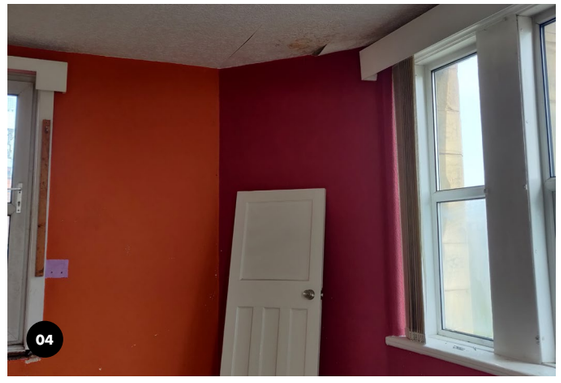
















06.03 garage building

06.03.01 summary of proposed works

01 New metal escape stair to replace existing in first phase of construction (roofing works)

02 Existing steel-framed windows (ground floor) on south elevation to be upgaded to be fire-resisting as they line an escape route. Existing UPVC-framed (first floor) on east elevation to be replaced with a more appropriate metal replica. Security grills are also to be removed.

03 Eastern corner of south elevation to be altered to accommodate new escape stair structure - some demolition of the existing wall and roof edge, and fixings to be attached

04 Excavation and laying of new concrete foundations and slabs along east elevation at lower ground level where drill hall meets garage building (pictured) to accommodate new structure for escape stairs. Existing doorway here also to be widened to be fully compliant and new door instated.

05 Existing roof to be upgraded to accommodate new roof terrace - roof terrace to have new decking, seating + planters, m+e kit, pv panels and a railing around the perimeter

06 New MVHR unit to be installed on roof in existing plant area. Ventilation ducting running through first floor of drill hall will punch through north gable of drill hall (pictured)

07 Existing kitchenette to be removed + relocated (to righthand wall in **08**) and corner cleaning store to be removed to accommodate new fully enclosed + self-contained toilets (to meet required number based on building occupancy) and a foyer to the new primary stair.


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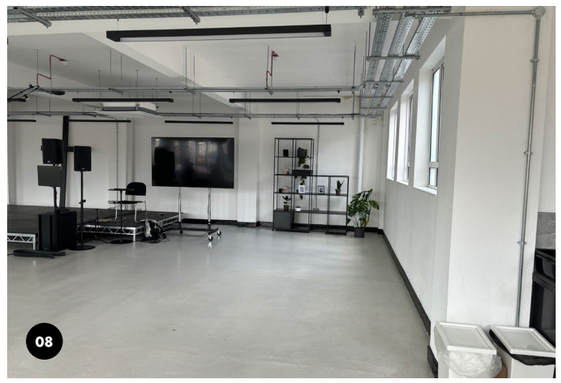

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