

Architectural Method Statement

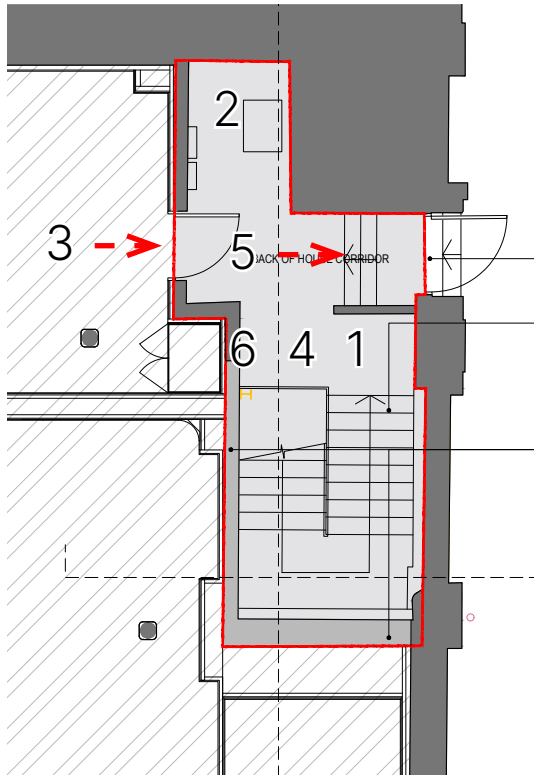
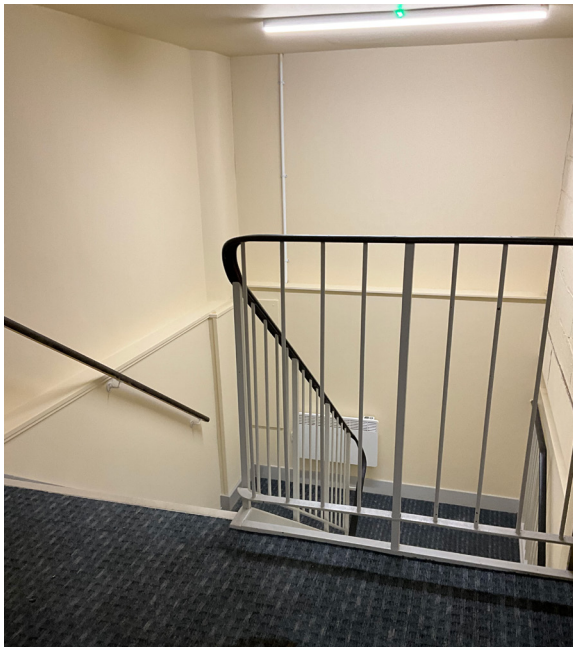
17-23 St Ann's Square
Rev B - 22nd November 2024

JOHNSON PINNEY ARCHITECTS

Contents

1.0	Plant Room
2.0	Proposed finishes

1.0 Plant Room



CURRENT CONDITION

The existing plant room, located at the rear of the building, was initially planned to be retained in its current condition as part of the MEP strategy.

The plant room is enclosed by two single-skin blockwork walls, lined with plasterboard, and features a ceiling with two different heights to accommodate the plant equipment that supplies fresh air to the rear of the building. The internal finishes include carpet tiles on the floor (photos 1,2), plasterboard walls painted in a beige/ yellow color (photos 1,2), and a basic ceiling with no decorative elements. Cornices on the external wall (photo 3) were removed as part of previously approved works under a prior planning application.

Due to unforeseen site conditions, demolition and reinstatement of the structure are now required urgently. Upon detailed inspection, several critical issues were identified:

Structural Compromise: There is noticeable bowing along the height of the primary wall, and it is constructed from varying types of blockwork units, resulting in inconsistencies and large voids at the wall head.

Quality Issues with the Shorter Wall: The shorter blockwork wall shows signs of poor construction, with various masonry types used and a large void at its head. Additionally, this wall lacks adequate head restraints, further compromising its stability. Refer to photo 5 and 6.

Inadequate Structural Support: A steel beam supporting the floor of the rear plant deck is insufficiently supported. The beam rests partially on a single cut block within the shorter blockwork wall, presenting a structural hazard.

Ceiling Concerns: The existing ceilings are supported by the structurally deficient blockwork walls, creating a risk of collapse. Furthermore, the current ceiling height is restrictive, requiring maintenance personnel to perform tasks in a kneeling position, which is non-compliant with modern safety regulations.

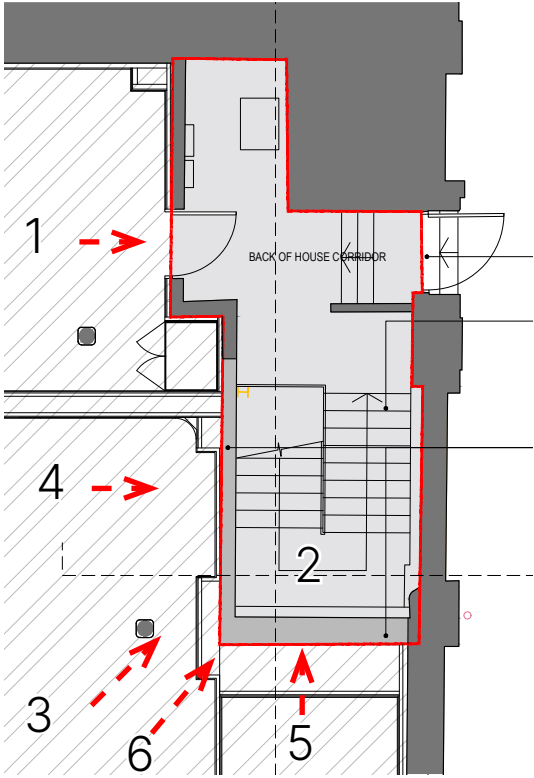


1	2	3
4	5	6

1. PHOTO
2. PHOTO
3. PHOTO

4. PHOTO
5. PHOTO
6. PHOTO

1.0 Plant Room



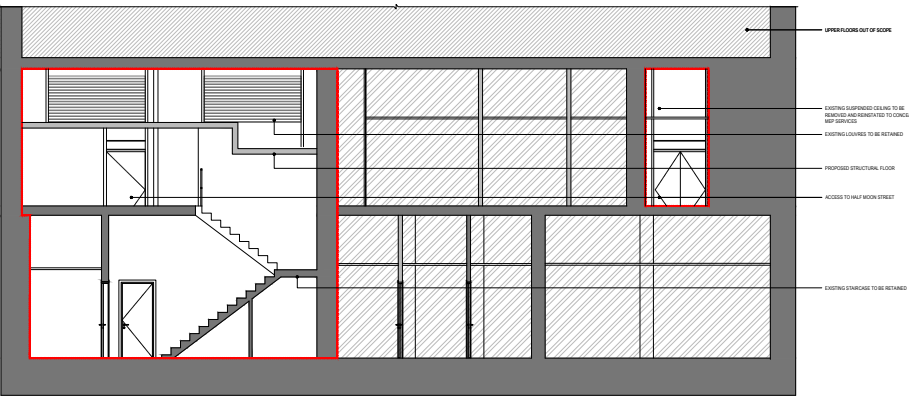
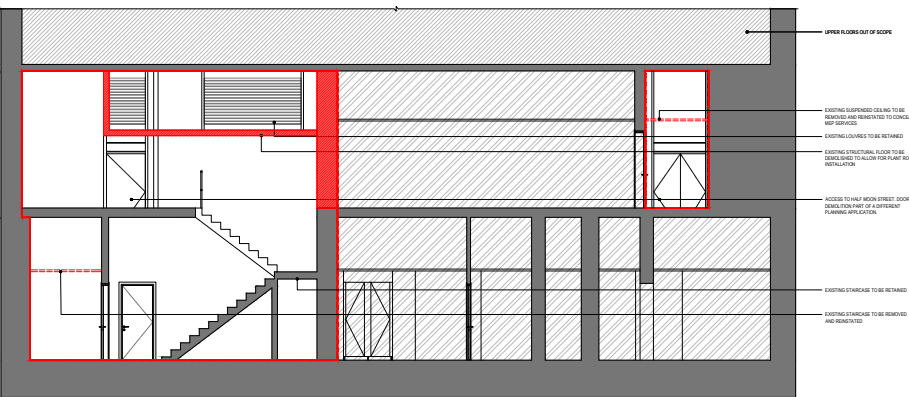
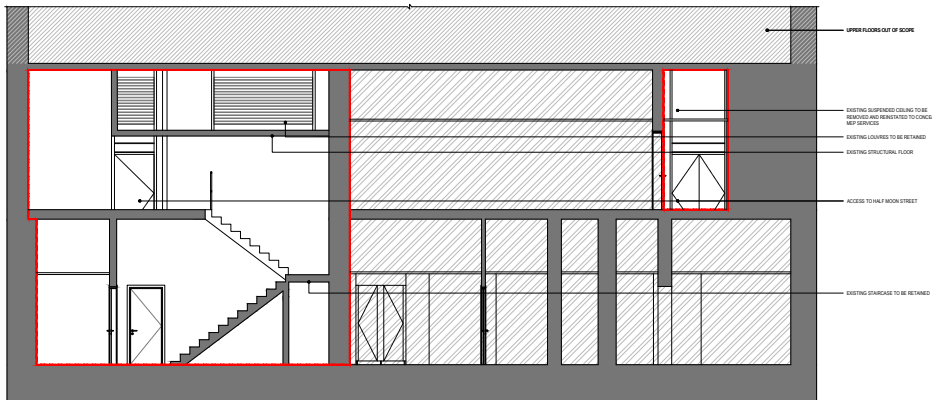
ADDITIONAL SITE PHOTOS

1	2	3
4	5	6

1. PHOTO
2. PHOTO
3. PHOTO

4. PHOTO
5. PHOTO
6. PHOTO

1.0 Plant Room



PROPOSED WORKS

To address the structural deficiencies and ensure compliance with modern safety and building regulations, the following works are proposed:

Reconstruction and Reinstatement of Internal Blockwork Walls: The existing internal blockwork walls will be replaced with new, structurally sound internal walls. These new walls will be securely tied at their ends, heads, and bases to ensure stability and compliance with safety standards.

Replacement and Reinstatement of Ceilings: The existing ceilings, which are compromised due to poor support from the blockwork walls, will be replaced. The new ceiling will be reinstated at a higher level, providing a minimum clearance of 2.10m to comply with current British regulations. This adjustment will also involve lowering the plant room floor area in line with the descending staircase to enable servicing of the plant room from a standing position, thereby enhancing safety and accessibility.

Preservation of Architectural Character: The proposed works will only impact modern construction elements, while ensuring careful consideration of the building's Grade II listed status. Measures will be implemented to minimize any impact on the original structure, preserving the historical and architectural integrity of the building, while still complying with modern regulatory and safety requirements.

1	1. EXISTING SECTION
2	2. DEMOLITION SECTION
3	3. PROPOSED SECTION

2.0 Proposed Finishes



The existing wall finishes are outlined in drawings 1357.P.00.209 and 1357.P.00.210, emphasizing the contrast between modern wall linings and the exposed original fabric. According to the approved planning application, all modern wall linings will be removed and reinstated, ensuring the original fabric remains exposed. In this portion of the project, we will continue with the same strategy.

All walls will be painted in Pure Brilliant White Eggshell, maintaining a consistent colour scheme. The exposed original fabric will be carefully cleaned and painted with a breathable paint in the same colour.

On the ground floor, the existing carpet tiles from the previous tenant will be removed and discarded. The new flooring will be a grey vinyl tile.

For the ceilings, the suspended ceilings will be retained and painted in the same Pure Brilliant White Eggshell as the walls. Exposed ceilings will also be retained and painted in the same finish to create a cohesive look.

The application of these finishes is detailed in the following drawings:

- P.02.299
- P.02.300
- P.02.399
- P.02.400

1	2	3
---	---	---

- 1. PROPOSED WALL PAINT
- 2. PROPOSED VINYL TILES
- 3. EXAMPLE OF ANOTHER M&W PROJECT WITH SIMILAR CHARACTERISTICS

JOHNSON PINNEY ARCHITECTS