



33 THOMAS STREET
MANCHESTER, M4 1NA

DESIGN & ACCESS STATEMENT

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MATT HARGREAVES, BACK ROOM ARCHITECTURE & DESIGN



CONTENTS

2	INTRODUCTION
	EXISTING BUILDING
3	LEVEL -01
4	LEVEL 00
5	LEVEL 01
6	LEVEL 02
	PROPOSED BUILDING
7	LEVEL -01
8	LEVEL 00
9	LEVEL 01
10	LEVEL 02
11	FRONT ELEVATION
12	REAR ELEVATION

INTRODUCTION

THIS DESIGN AND ACCESS STATEMENT HAS BEEN PREPARED IN SUPPORT OF THE LISTED BUILDING CONSENT APPLICATION FOR THE INTERNAL REFURBISHMENT, RECONFIGURATION AND EXTENSION OF 33 THOMAS STREET.

THE FULL ADDRESS OF THE DEVELOPMENT IS 33 THOMAS STREET, MANCHESTER, M4 1NA.

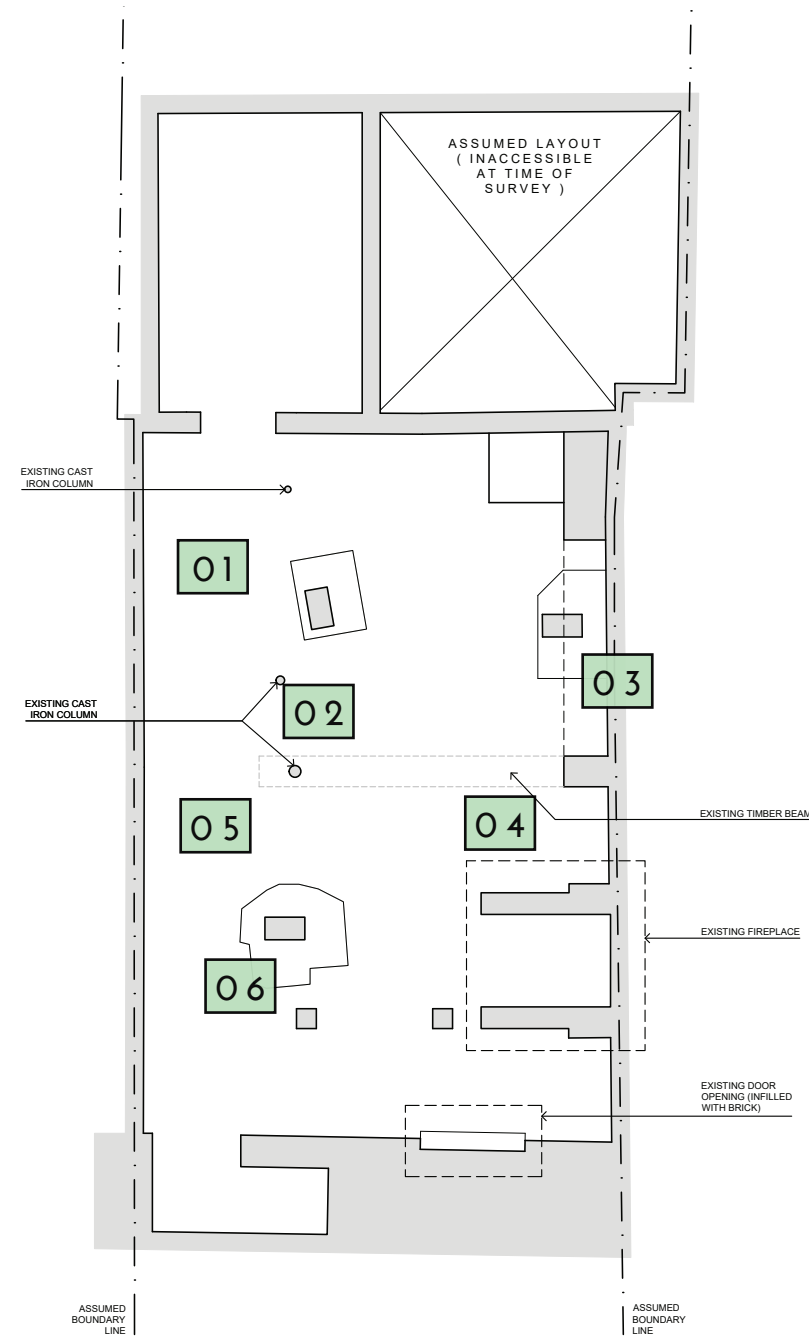
33 THOMAS STREET IS A GRADE II LISTED TERRACED BUILDING IN THE HEART OF MANCHESTER'S 'NORTHERN QUARTER' DISTRICT, WITHIN THE SMITHFIELD CONSERVATION AREA. THE BUILDING WAS BUILT IN THE EARLY 1790s ORIGINALLY AS A WEAVER'S HOUSE FOR WORKERS DURING THE INDUSTRIAL REVOLUTION. TOWARDS THE END OF THE 18TH CENTURY THROUGH TO THE PRESENT DAY, THE BUILDING HAS ENJOYED A RICH HISTORY WITH VARIOUS COMMERCIAL USES, INCLUDING A WATCH AND CLOCK MAKER, A FURNITURE BROKER, A HAT MAKER, A CABINET MAKER, A WEIGHING SCALES MAKER AND A JEWELLER.

THE UPPER FLOORS (LEVEL 01 - 02) OF THE BUILDING HAVE BEEN DORMANT FOR A NUMBER OF YEARS AND IS GENERALLY IN A VERY POOR STATE OF DISREPAIR, ALTHOUGH MANY ORIGINAL ARCHITECTURAL FEATURES REMAIN INTACT, SUCH AS ORIGINAL JOINERY DETAILS, ORIGINAL DOORS, ORIGINAL LATH AND PLASTER AND THE ORIGINAL PLANFORM LAYOUT. THE GROUND FLOOR HAS BEEN SUBJECT TO MORE EXTENSIVE RECONFIGURATION WORKS OVER THE YEARS AND AS SUCH FEWER ORIGINAL FEATURES REMAIN INTACT. THE GROUND FLOOR ALSO INCLUDES A REAR EXTENSION THAT WAS BUILT IN THE 1990s. THE BASEMENT LEVEL RETAINS MANY ORIGINAL FEATURES SUCH AS BRICK FLOORING AND A BLACKSMITHS FIRE, ALTHOUGH AGAIN THESE ARE IN A POOR CONDITION DUE TO LONG TERM EXPOSURE TO DAMP AND STRUCTURAL MOVEMENTS.

THE APPLICANT INTENDS TO SYMPATHETICALLY REFURBISH AND EXTEND THE BUILDING FOR TWO USES;

- 1. TO CREATE A NEW CAFE AT GROUND FLOOR LEVEL WITH CUSTOMER TOILETS LOCATED AT BASEMENT LEVEL, AND,
- 2. TO CREATE A 2NO. BEDROOM APARTMENT ACROSS LEVELS 01 AND 02, UTILISING THE EXISTING PLANFORM LAYOUT AS BEST AS POSSIBLE, WHILST COMPLYING WITH CURRENT UK BUILDING REGULATIONS.

EXISTING BUILDING
LEVEL -01



01
THERE IS CURRENTLY NO SAFE, BUILDING REGULATIONS COMPLIANT ACCESS TO THE BASEMENT LEVEL. THIS PHOTOGRAPH ILLUSTRATES THE CURRENT TEMPORARY ACCESS PROVISION VIA A LADDER



03
ORIGINAL STONE RANGE, WHICH IS PROPOSED TO BE LEFT AS EXISTING IN THE FINAL SCHEME



05
THE LEVEL 00 FLOOR / BASEMENT CEILING IS ALL ORIGINAL WOODWORK INCLUDING BEAMS AND FLOORBOARDS. THIS WILL BE RETAINED AND SUPPORTED FROM NEW STRUCTURAL ELEMENTS WHERE REQUIRED AND LEFT EXPOSED IN THE FINAL SCHEME.



02
THERE ARE 3NO. ORIGINAL CAST IRON COLUMNS PRESENT AT BASEMENT LEVEL. ALL COLUMNS ARE PROPOSED TO BE LEFT EXPOSED IN THE FINAL SCHEME (STRIPPED AND PAINTED WITH INTUMESCENT PAINT FOR COMPLIANCE WITH BUILDING REGULATIONS)

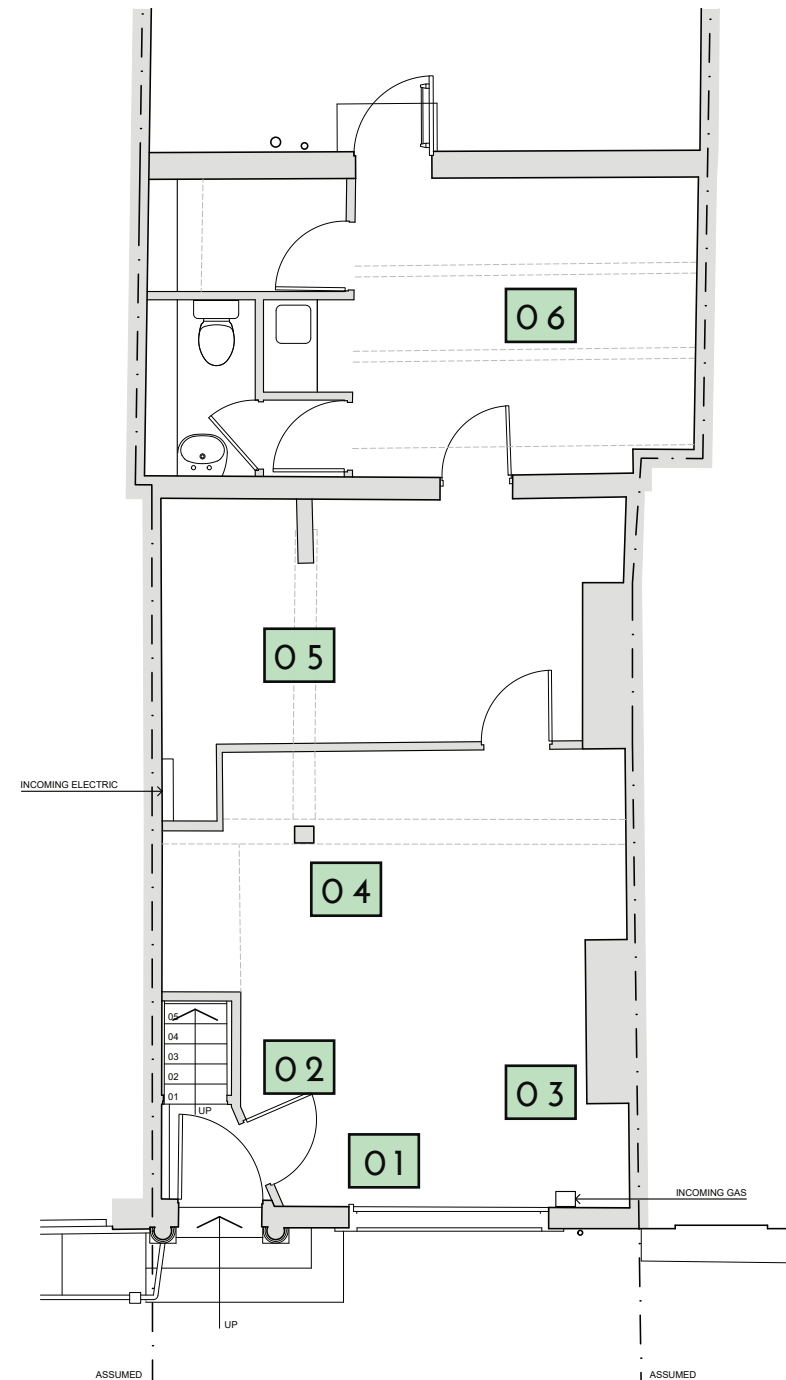


04
ORIGINAL BRICK FLOORING IS VISIBLE THROUGH THE DIRT FLOOR. UPON INSPECTION, THE BRICKWORK IS SATURATED WITH WATER AND BREAKS APART EASILY SO IS UNFORTUNATELY UNSUITABLE FOR RE-USE. NEW FLOORING WILL BE CHOSEN TO REPLICATE THE ORIGINAL INTENT / LAYING PATTERN.



06
THE LEVEL 00 FLOOR IS SUPPORTED FROM VARIOUS AD-HOC STRUCTURAL SUPPORTS THAT HAVE BEEN DEEMED NOT FIT FOR PURPOSE BY THE STRUCTURAL SURVEY. THESE WILL BE REPLACED WITH NEW STRUCTURAL ELEMENTS TO BE SYMPATHETIC TO THE ORIGINAL FABRIC.

EXISTING BUILDING LEVEL 00



01

THE MAIN SHOP FLOOR AS ACCESSED FROM THE STREET, WHICH WAS FORMERLY THE 'ALFRED E. MUTTER LTD' JEWELLERS. THE GLAZED SHOPFRONT WILL BE REPLACED WITH A MODERN SLIM FRAMED GLAZED UNIT



03

ORIGINAL BRICKWORK HAS BEEN PLASTERBOARDED OVER FROM PREVIOUS VERSIONS OF THE BUILDING USE. THERE IS AN OPPORTUNITY TO EXPOSE BRICKWORK IN THE FINAL SCHEME, WHICH WILL BE EXPLORED IF THE BRICKWORK CONDITION IS SUITABLE.



05

PHOTOGRAPH SHOWING THE CURRENT BASEMENT ACCESS.



02

THE EXISTING ENTRANCE LOBBY FROM THOMAS STREET, WHICH IS ACCESSED VIA 4NO. STEPS FROM STREET LEVEL.



04

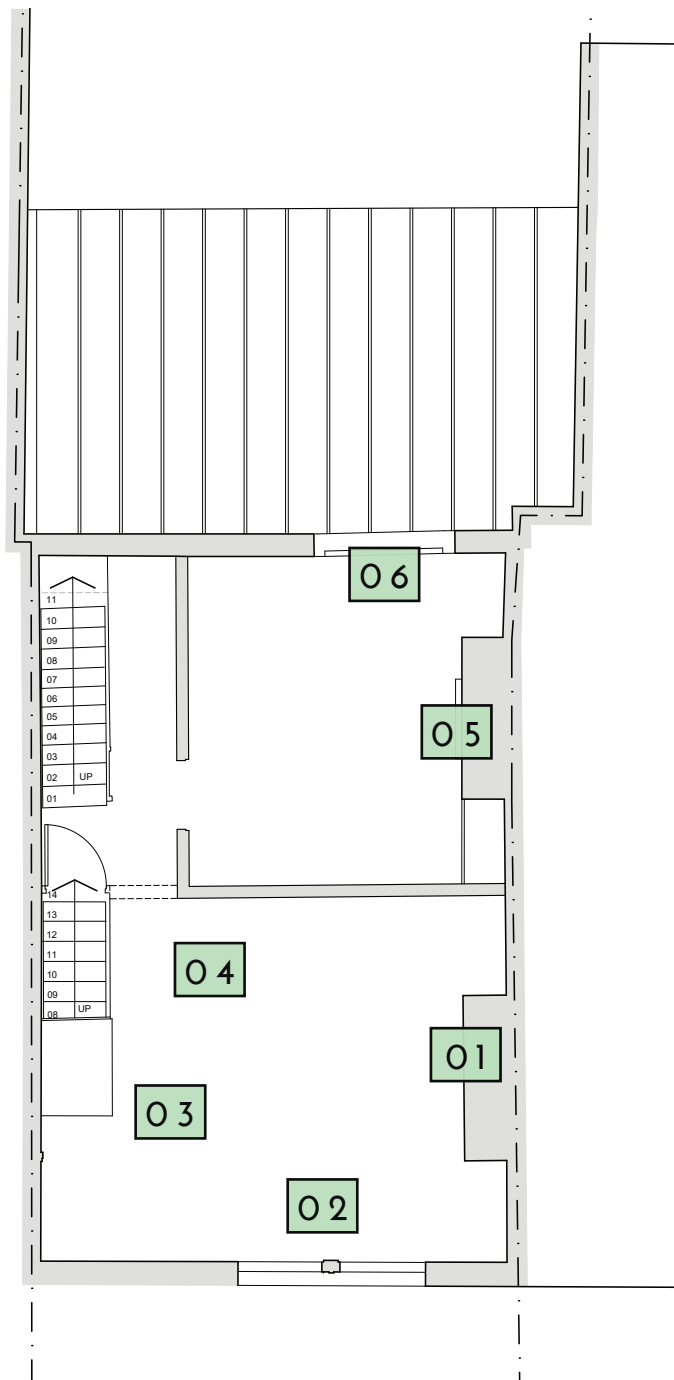
THIS COLUMN WAS INSTALLED BY THE PREVIOUS OWNER TO SUPPORT LEVEL 01 WHERE DEFLECTION / SAGGING IS EVIDENT. THE STRUCTURAL REPORT HAS IDENTIFIED THAT THE LEVEL 01 WALL WILL NEED TO BE TEMPORARILY REMOVED FOR REMEDIAL WORKS TO BE CARRIED OUT.



06

PHOTOGRAPH TAKEN WITHIN THE REAR EXTENSION BUILT IN THE 1990s. THIS SHOWS THE MODERN CONSTRUCTION OF THE ROOF USING STEEL BEAMS AND METAL DECKING.

EXISTING BUILDING LEVEL 01



01

EXISTING DOORS THAT HAVE BEEN REMOVED BUT REMAIN LARGELY INTACT. THESE ARE PROPOSED TO BE REFURBISHED AND RE-USED IN THE SCHEME, IN THEIR ORIGINAL LOCATIONS WHEREVER POSSIBLE



02

EXISTING WINDOW TO THE FRONT ELEVATION FACING THOMAS STREET. THE EXISTING WINDOW WILL BE REFURBISHED AND KEPT IN PLACE ALBEIT 'HISTO-GLASS' IS PROPOSED TO BE INSTALLED TO IMPROVE THE ACOUSTIC AND THERMAL PERFORMANCE OF THE GLAZING,



03

ORIGINAL ITEMS LEFT IN THE BUILDING FROM PREVIOUS USES. THIS PHOTOGRAPH SHOWS VARIOUS COMPONENTS FROM WHEN THE BUILDING WAS OCCUPIED BY A SCALE MAKER. IT IS PROPOSED FOR SELECTED ITEMS TO BE DISPLAYED IN THE CAFE.



04

ORIGINAL TIMBER ENCLOSURE AROUND THE LEVEL 01 STAIR. THIS DOES NOT COMPLY WITH CURRENT BUILDING REGULATIONS (AD PARK B AND K) AND AS SUCH IS PROPOSED TO BE REPLACED WITH A FULL HEIGHT PARTITION.



05

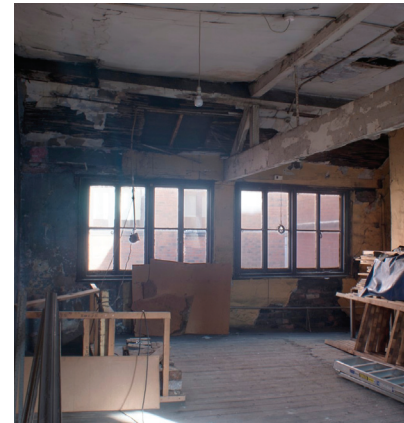
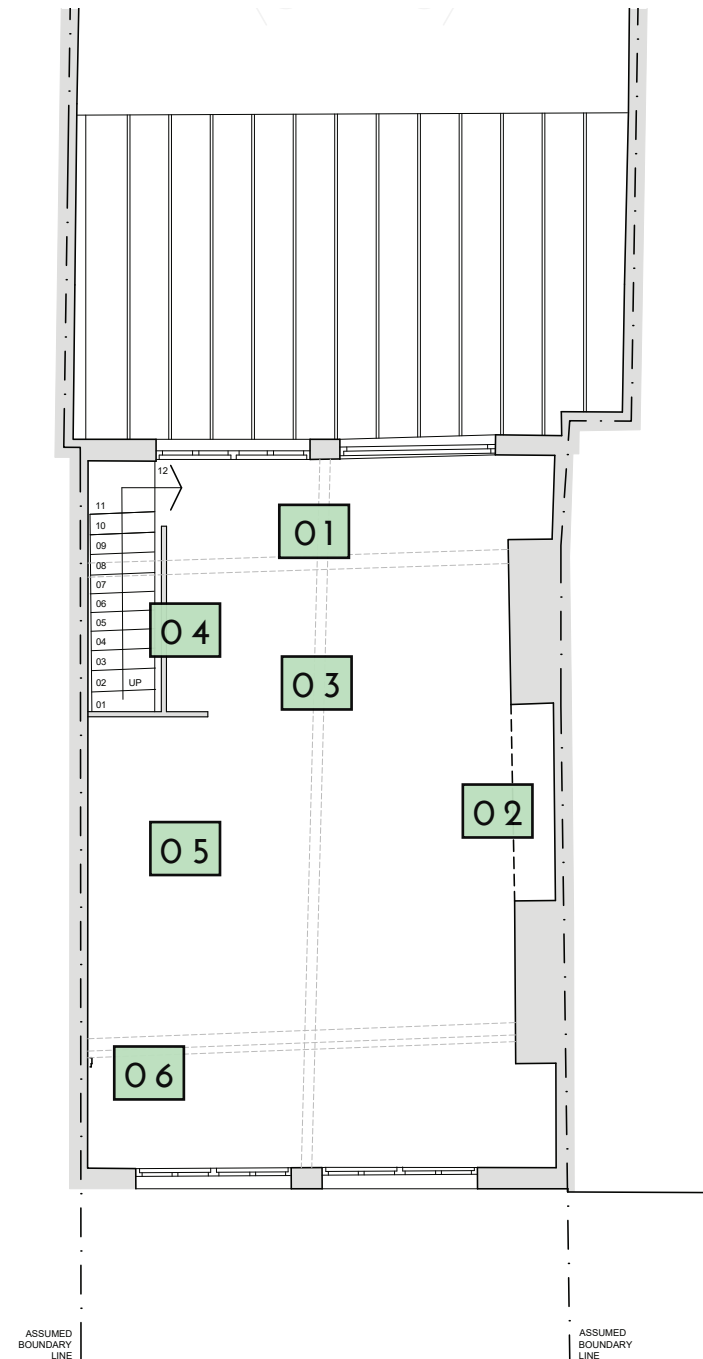
1950s MOCK FIRE SURROUND, WHICH IS DEEMED AS MEDIUM SIGNIFICANCE DUE TO IT NOT BEING AN ORIGINAL FEATURE OF THE BUILDING, IS PROPOSED TO BE REMOVED AND REPLACED WITH A RECLAIMED CAST-IRON SURROUND.



06

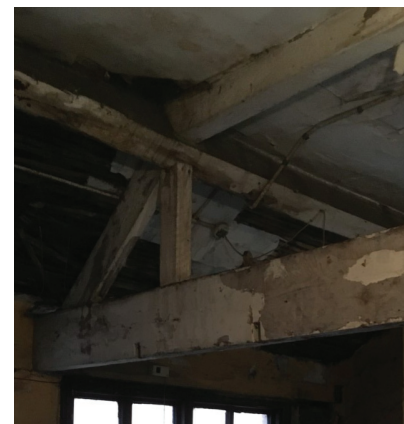
EXISTING REAR WALL AND WINDOW. THE WINDOW OPENING, WHICH HAS BEEN BRICKED UP PREVIOUSLY, IS PROPOSED TO BE REINSTATED WITH THE WINDOW TO BE REPLACED WITH A MODERN UNIT TO REPLICATE THE EXISTING TRANSOMS AND MULLIONS.

EXISTING BUILDING LEVEL 02



01

EXISTING WINDOWS TO THE REAR OF LEVEL 02. THESE WINDOWS HAVE A DEEPER FRAME THAN THE ORIGINAL LEVEL 01 WINDOWS, THEREFORE IT IS PROPOSED FOR SECONDARY GLAZING TO BE INSTALLED WITHIN THE DEPTH OF THE REBATE, TO IMPROVE THERMAL AND ACOUSTIC PERFORMANCE.



03

ORIGINAL ROOF TIMBERS ARE IN RELATIVELY GOOD CONDITION AND ARE PROPOSED TO BE STRIPPED OF EXISTING FINISHES AND SEALED TO BE LEFT EXPOSED WITHIN THE FINAL SCHEME.



05

PHOTOGRAPH SHOWING THE POOR CONDITION OF THE EXISTING LATH AND PLASTER CEILING. THE CEILING IS PROPOSED TO BE REPLACED WITH A NEW LATH AND PLASTER CEILING TO MATCH THE ORIGINAL.



02

THE EXISTING PARTY WALL WILL BE REFURBISHED USING LIME RENDER TO MATCH THE EXISTING FINISH.



04

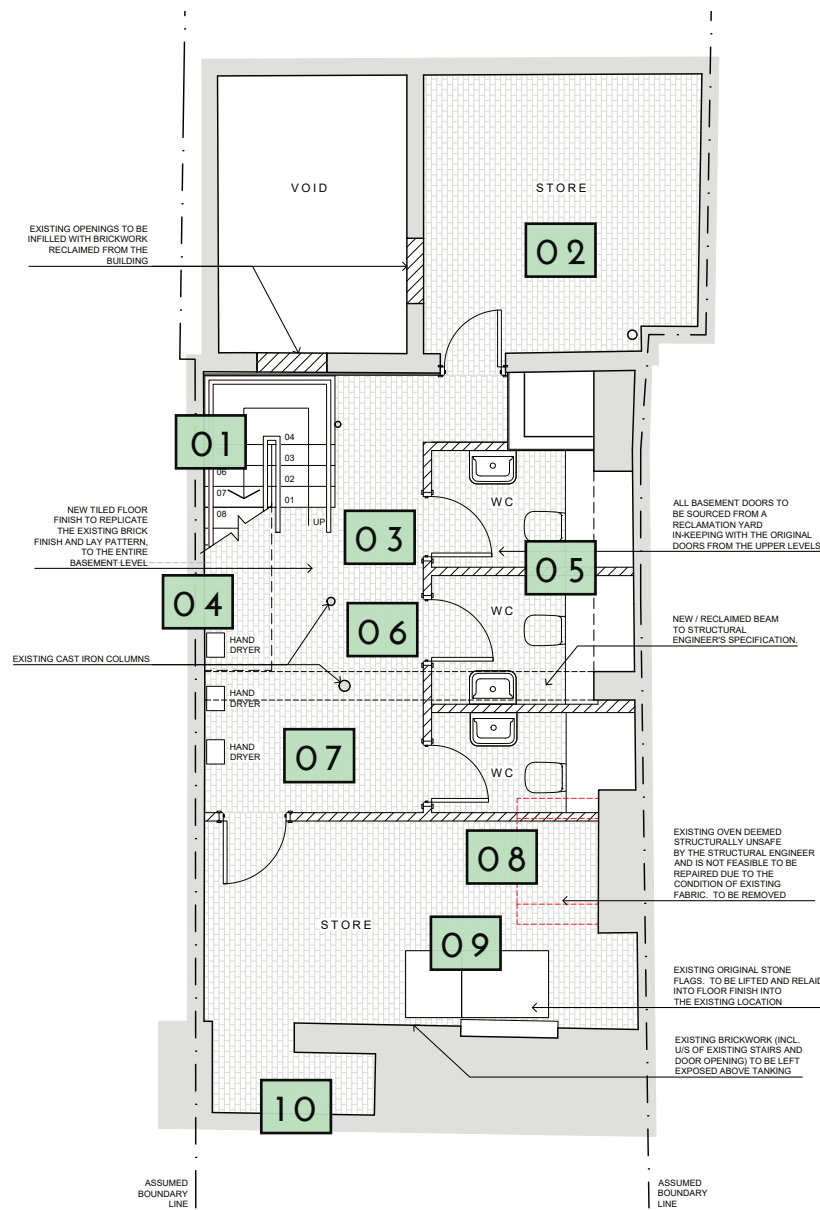
EXISTING WALLS TO THE OPPOSITE PARTY WALL ARE TO BE LEFT AS EXISTING, WITH MINOR MAKING GOOD WORKS PROPOSED WHERE REQUIRED USING LIME RENDER AS EXISTING.



06

EXISTING FEATURES ARE LOCATED ON THE PARTY WALL SUCH AS THESE ELECTRICAL JUNCTION BOXES. THESE ARE PROPOSED TO BE LEFT UNTOUCHED AND ON SHOW WITHIN THE APARTMENT

PROPOSED BUILDING
LEVEL -01



01

NEW STAIR PROPOSED FROM LEVEL 00 TO BASEMENT, TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

02

EXISTING VOID TO THE REAR OF THE BUILDING TO BE CLEARED OF EXISTING BUILDERS MATERIAL LEFT BEHIND FROM PREVIOUS USE AND MADE INTO A STORE ROOM

03

NEW BRICK EFFECT TILING TO BE LAID TO THE ENTIRETY OF THE BASEMENT FLOOR, TO REPLICATE THE EXISTING ORIGINAL BRICK FLOORING THAT NEEDS TO BE REMOVED DUE TO POOR CONDI-
TION

04

SPECIALIST TO REVIEW THE EXISTING EXTERNAL WALLS TO CONFIRM WHETHER TANKING IS REQUIRED OR NOT. THE PREFER-
ENCE IS FOR TANKING TO NOT BE INSTALLED, IF ACCEPTABLE.

05

NEW PARTITIONS AND DOORS TO FORM CUSTOMER WC CUBICLES. EXISTING FIREPLACE TO BE LEFT EXPOSED ABOVE NEW VANITY UNITS WITHIN EACH CUBICLE

06

EXISTING CAST IRON COLUMNS TO BE RETAINED, STRIPPED OF EXISTING FINISHES AND PAINTED WITH INTUMESCENT PAINT. THE GROUND FLOOR LAYOUT HAS BEEN CONFIGURED TO WORK AROUND THESE LOCATIONS.

07

EXISTING TIMBER FLOOR STRUC-
TURE TO BE LEFT EXPOSED TO THE CEILING

08

EXISTING ORIGINAL BLACK-
SMITHS OVEN TO BE CAREFULLY REMOVED DUE TO POOR CONDI-
TION AND HEALTH AND SAFETY ISSUES WITH LEAVING IN SITU. A LEVEL 3 HISTORIC ENGLAND BUILDING RECORD WILL BE CAR-
RIED OUT PRIOR TO REMOVAL.

09

EXISTING ORIGINAL STONE FLOOR COVERINGS TO BE LIFTED, CLEANED AND RELAI INTO ORIGINAL LOCATIONS AROUND NEW FLOOR FINISH.

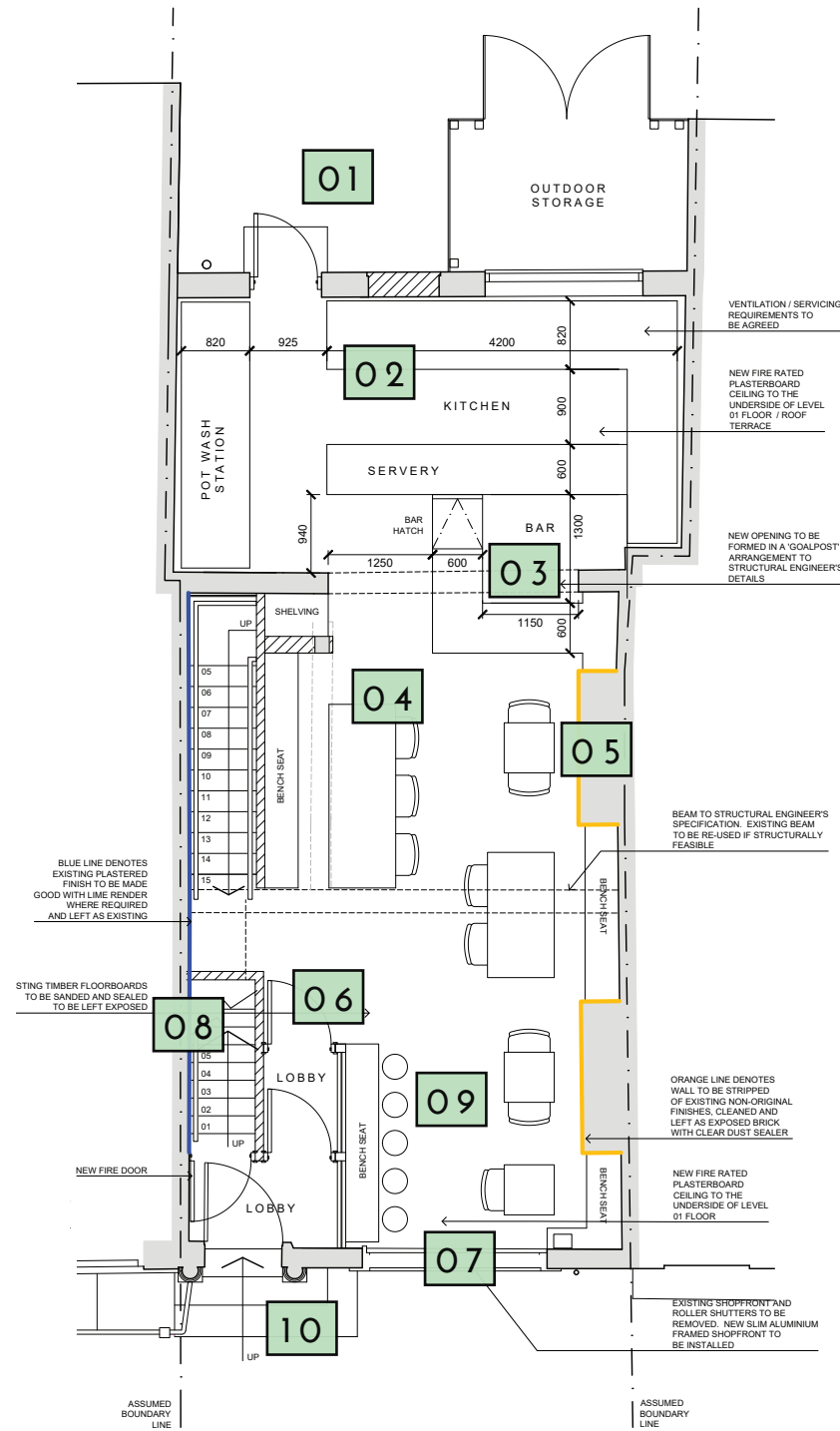
10

NO CHANGES PROPOSED TO REMAINS OF EXISTING STONE STAIRCASE FROM PAVEMENT LEVEL

ACCESS CONSIDERATIONS

THE BASEMENT LEVEL IS ACCESSED VIA A LADDER AS EXISTING, THEREFORE THE NEW STAIRCASE IS A CONSIDERABLE IMPROVEMENT UPON THIS. IT WAS CONSIDERED THAT THE INCLUSION OF A PLATFORM LIFT OR OTHER ACCESSIBLE PROVI-
SION TO ACCESS THE BASEMENT LEVEL WOULD TAKE UP A LARGE PROPORTIONAL OF THE FLOOR AREA AND BE DETRIMENTAL TO THE LAYOUT AND EXISTING FABRIC OF THE LISTED BUILDING, AND HAS THEREFORE NOT BEEN PROVIDED..

PROPOSED BUILDING
LEVEL 00



01

NEW DOOR OPENING PROPOSED TO BETTER FACILITATE THE NEW KITCHEN LAYOUT. THE EXISTING DOOR OPENING WILL BE INFILLED WITH BRICKWORK TO MATCH EXISTING

02

KITCHEN EXTRACT TO BE ROUTED TO THE REAR EXTENSION VIA A NEW LOUVRE. REFER TO PROPOSED REAR ELEVATION FOR FURTHER DETAILS.

03

NEW OPENING TO BE FORMED IN WALL. IT IS PROPOSED FOR THIS TO BE FORMED AS A 'GOALPOST' OPENING, TO EXPRESS THE EXISTING PLANFORM OF THE BUILDING.

04

NEW PLASTERBOARD CEILING TO BE INSTALLED THROUGH LEVEL 01, TO PROVIDE COMPARTMENTATION BETWEEN LEVEL 00 AND LEVEL 01 FOR COMPLIANCE WITH BUILDING REGULATIONS

05

EXISTING BRICKWORK TO BE EXPOSED AND MADE GOOD WHERE THE CONDITION PERMITS. EXACT SCOPE OF BRICK EXPOSURE TO BE DETERMINED ONCE EXISTING FINISHES ARE REMOVED.

06

NEW LOOBY AS REQUIRED BY
BUILDING REGULATIONS, TO
PROVIDE SEPARATION BETWEEN
THE COMMERCIAL AND
RESIDENTIAL USES

07

NEW SLIM FRAMED GLAZED
SHOPFRONT

08

EXISTING STAIR TO BE REMOVED
AND NEW STAIR TO BE BUILT TO
ALLOW NEW FIRE DOOR TO BE
INSTALLED AT GROUND FLOOR.

09

EXISTING TIMBER FLOORBOARDS
TO BE SANDED AND SEALED TO
BE LEFT EXPOSED IN THE CAFE

10

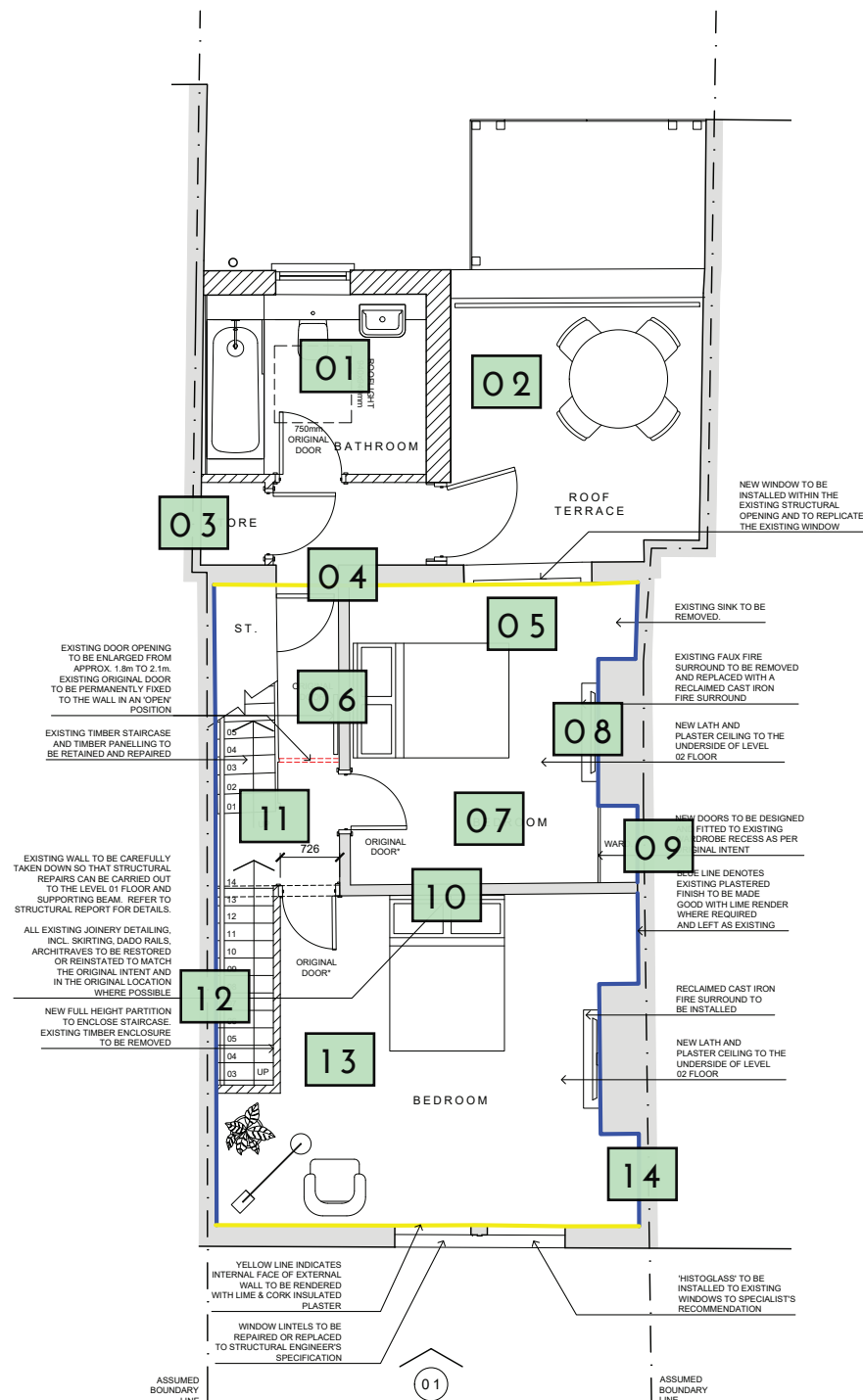
SHARED RESIDENTIAL AND
COMMERCIAL ENTRANCE

ACCESS CONSIDERATIONS

THE EXISTING ENTRANCE SEQUENCE, COMPRISING 4 NO. STEPS FROM THOMAS STREET WILL BE RETAINED AS EXISTING. ACCESSIBLE MEASURES WERE CONSIDERED (E.G. ACCESSIBLE RAMP, EXTERNAL PLATFORM LIFT, ETC) BUT DEEMED UNSUITABLE DUE TO THE DETERIMENTAL IMPACT THESE WOULD HAVE TO THE LISTED BUILDING.

PROPOSED BUILDING

LEVEL 01



01

NEW BATHROOM TO BE BUILT WITHIN NEW REAR EXTENSION / 'OUTRIGGER'. ORIGINAL DOOR TO BE RELOCATED TO ACCESS.

02

NEW EXTERNAL ROOF TERRACE WITH BALUSTRADING TO THE EDGE

03

NEW STORE ROOM. RECLAIMED DOOR TO BE USED FOR ENTRY.

04

EXISTING OPENING IN EXTERNAL WALL TO BE REINSTATED TO PROVIDE ACCESS TO NEW REAR BATHROOM

05

EXISTING WINDOW OPENING TO BE REINSTATED. NEW WINDOW TO BE INSTALLED WITH MULLIONS AND TRANSOMS TO REPLICATE THE EXISTING WINDOW

06

ORIGINAL DOOR TO BE RETAINED AND FIXED OPEN IN EXISTING LOCATION. TIMBER PANNELLING ABOVE THE OPENING TO BE CUT AWAY TO ACHIEVE 2.1m HEAD HEIGHT (CURRENTLY 1.8m HIGH)

07

EXISTING TIMBER FLOORBOARDS TO BE RETAINED AND REFURBISHED THROUGHOUT. ALL FLOORS TO BE LEVELLED AS REQUIRED.

08

1950s MOCK FIRE SURROUND, WHICH IS DEEMED AS MEDIUM SIGNIFICANCE DUE TO IT NOT BEING AN ORIGINAL FEATURE OF THE BUILDING, IS PROPOSED TO BE REMOVED AND REPLACED WITH A RECLAIMED CAST-IRON SURROUND.

09

EXISTING BUILT-IN WARDROBE TO BE RESTORED AS CLOSE TO ORIGINAL INTENT AS POSSIBLE..

10

EXISTING WALL DEEMED STRUCTURALLY UNSAFE. THEREFORE THE WALL WILL BE CAREFULLY REMOVED TO ALLOW STRUCTURAL WORKS TO THE SUPPORTING BEAM AND LEVEL 01 FLOOR, BEFORE THE WALL IS REBUILT USING THE SAME MATERIALS AND IN THE EXISTING LAYOUT AS EXISTING

11

BOTH BEDROOMS TO BE ACCESSED VIA ORIGINAL DOORS IN THEIR ORIGINAL LOCATION

12

ORIGINAL TIMBER ENCLOSURE AROUND TOP OF STAIR DEEMED NON-COMPLIANT WITH CURRENT BUILDING REGULATIONS DUE TO INSUFFICIENT BARRIER LOADING PROPERTIES, LOW HEAD HEIGHT AND COMBUSTIBILITY. IT IS PROPOSED FOR THIS TO BE REMOVED AND A FULL HEIGHT PARTITION BUILT IN PLACE

13

EXISTING WINDOW TO THE FRONT ELEVATION FACING THOMAS STREET. THE EXISTING WINDOW WILL BE REFURBISHED AND KEPT IN PLACE ALBEIT 'HISTOGLASS' IS PROPOSED TO BE INSTALLED TO IMPROVE THE ACOUSTIC AND THERMAL PERFORMANCE OF THE GLAZING,

14

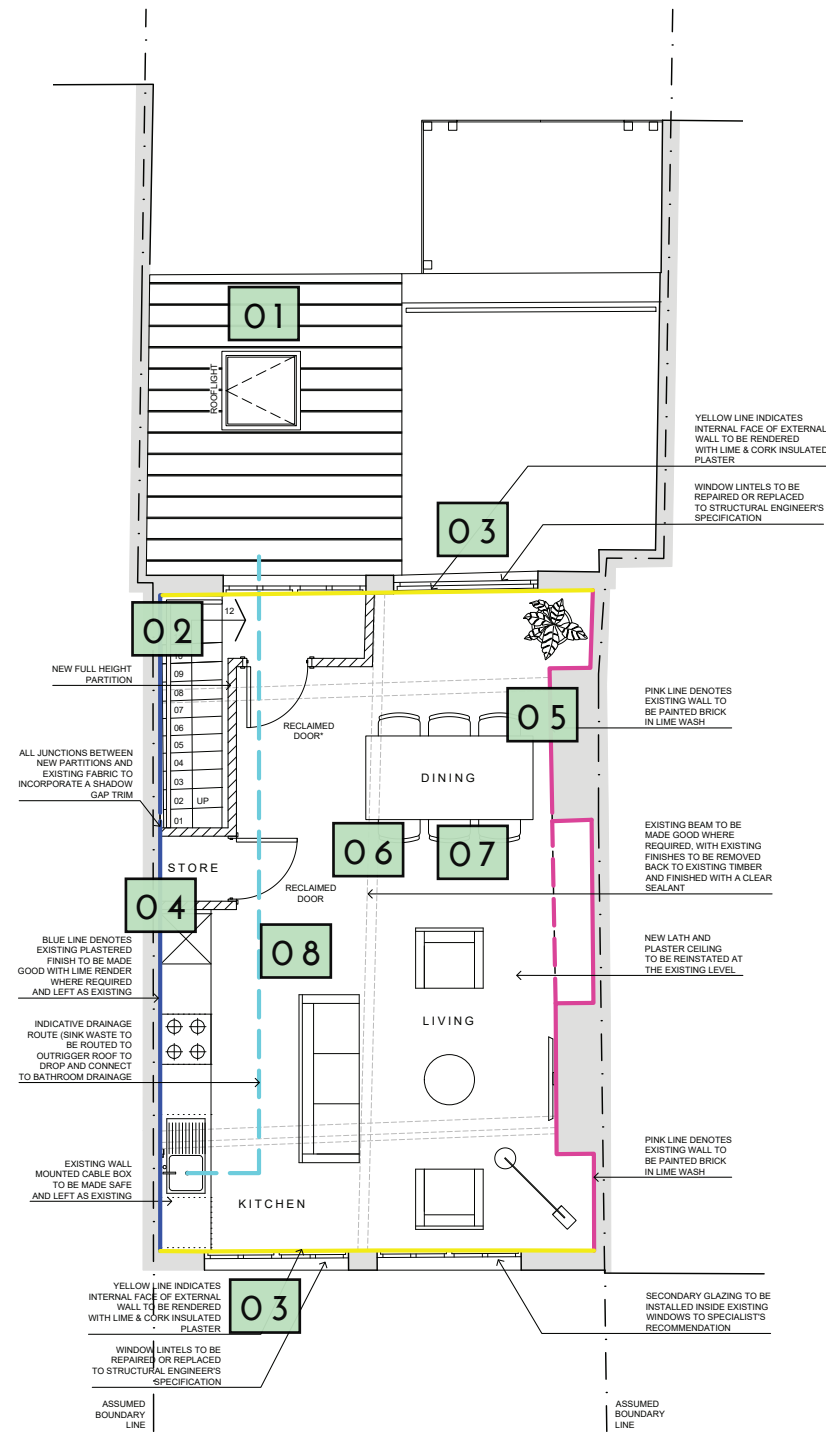
EXISTING PLASTERED FINISH TO BE MADE GOOD WITH LIME RENDER WHERE REQUIRED.

ACCESS CONSIDERATIONS

LEVEL 01 IS ACCESSED VIA A NEW STAIR, WHICH IS BUILT IN THE SAME LOCATION AS THE EXISTING STAIRCASE.

PROPOSED BUILDING

LEVEL 02



01

NEW STANDING SEAM METAL SHEET CLADDING TO ROOF OF NEW OUTRIGGER.

02

EXISTING PLASTERED FINISH TO BE MADE GOOD WITH LIME RENDER WHERE REQUIRED. INSULATED LIME AND CORK PLASTER TO BE USED ON THE INTERNAL FACE OF THE EXTERNAL WALL

03

EXISTING WINDOWS TO THE REAR OF LEVEL 02. THESE WINDOWS HAVE A DEEPER FRAME THAN THE ORIGINAL LEVEL 01 WINDOWS, THEREFORE IT IS PROPOSED FOR SECONDARY GLAZING TO BE INSTALLED WITHIN THE DEPTH OF THE REBATE, TO IMPROVE THERMAL AND ACOUSTIC PERFORMANCE.

04

NEW STORE ROOM. RECLAIMED DOOR TO BE USED FOR ENTRY.

05

THE EXISTING PARTY WALL WILL BE REPAINTED USING LIME WASH.

06

ORIGINAL ROOF TIMBERS ARE IN RELATIVELY GOOD CONDITION AND ARE PROPOSED TO BE STRIPPED OF EXISTING FINISHES AND SEALED TO BE LEFT EXPOSED WITHIN THE FINAL SCHEME.

07

EXISTING TIMBER FLOORBOARDS TO BE RETAINED AND REFURBISHED THROUGHOUT. TO BE SANDED AND SEALED AND LEFT EXPOSED. ALL FLOORS TO BE LEVELLED AS REQUIRED.

08

THE CEILING IS PROPOSED TO BE REPLACED WITH A NEW LATH AND PLASTER CEILING TO MATCH THE ORIGINAL.

ACCESS CONSIDERATIONS

LEVEL 02 IS ACCESSED VIA THE ORIGINAL TIMBER STAIR THAT WILL BE RESTORED TO MATCH THE ORIGINAL INTENT. THIS STAIRCASE IS DEEMED TO HAVE HIGH HERITAGE SIGNIFICANCE AND AS SUCH, NO ALTERATIONS ARE PROPOSED. A NEW HANDRAIL AND BALUSTRADE WILL BE FIXED TO THE EXTERNAL WALL AND LEVEL 02 FLOOR RESPECTIVELY, HOWEVER THESE WILL BE INSTALLED INDEPENDENTLY AND THEREFORE HAVE NO ADVERSE IMPACT TO THE ORIGINAL STAIRCASE FABRIC.

PROPOSED BUILDING FRONT ELEVATION



01

NO WORKS PROPOSED TO THE ROOF EXTERNALLY

02

EXISTING FASCIA BOARD TO BE STRIPPED OF EXISTING FINISHES AND REPAINTED. COLOUR: TBC

03

ALL WINDOW FRAMES TO BE STRIPPED OF EXISTING FINISHES AND REPAINTED. COLOUR: TBC

04

BRICKWORK TO BE GENERALLY LEFT AS EXISTING. ANY MINOR MAKING GOOD WORKS TO BE CARRIED OUT AS REQUIRED TO MATCH EXISTING.

05

EXISTING STONE SURROUND TO BE STRIPPED OF EXISTING FINISHES AND REPAINTED. COLOUR: TBC

06

EXISTING NON-ORIGINAL SIGNAGE TO BE REMOVED TO REVEAL EXISTING, ORIGINAL SIGNAGE (IF PRESENT) AND CONSTRUCTION BEHIND. FINAL SIGNAGE TBC (ORIGINAL SIGNAGE TO BE REINSTATED IF FEASIBLE)

07

ALL REUNDANT FIXTURES AND FITTINGS (I.E. LIGHTING, BURGLAR ALARMS, ETC) TO BE CAREFULLY REMOVED AND EXTERNAL WALL MADE GOOD, IF REQUIRED.

08

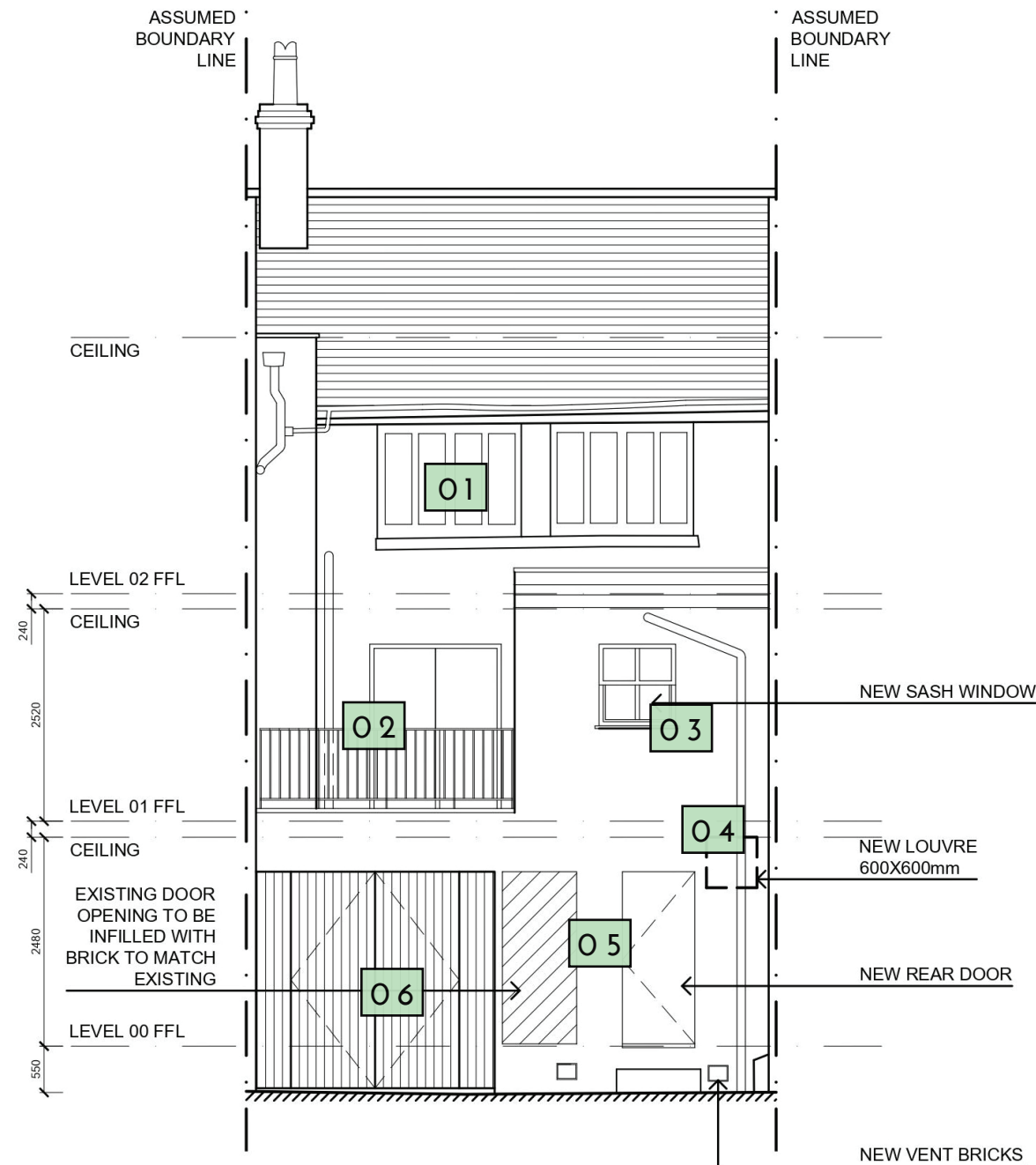
NEW SLIM FRAMED GLAZED SHOPFRONT

ACCESS CONSIDERATIONS

NO CHANGES PROPOSED (REFER TO LEVEL 00)

EXISTING BUILDING

REAR ELEVATION



01

ALL WINDOW FRAMES TO BE STRIPPED OF EXISTING FINISHES AND REPAINTED. COLOUR: TBC

02

NEW EXTERNAL ROOF TERRACE WITH BALUSTRADING TO THE EDGE

03

NEW WINDOW TO OUT-RIGGER WITH DESIGN TO EMULATE THE EXISTING ADJACENT WINDOWS WITH REGARDS TO MULLIONS / TRANSOMS

04

KITCHEN EXTRACT TO BE ROUTED TO THE REAR EXTENSION VIA A NEW LOUVRE. LOUVRE TO BE SIZED TO MEET FREE AREA REQUIREMENTS, APPROX. 600 X 600mm.

05

NEW DOOR OPENING PROPOSED TO BETTER FACILITATE THE NEW KITCHEN LAYOUT. THE EXISTING DOOR OPENING WILL BE INFILLED WITH BRICKWORK TO MATCH EXISTING

06

NEW TIMBER FENCING TO PROVIDE SECURITY AND SCREENING TO EXTERNAL STORAGE (FOR REFUSE ETC)

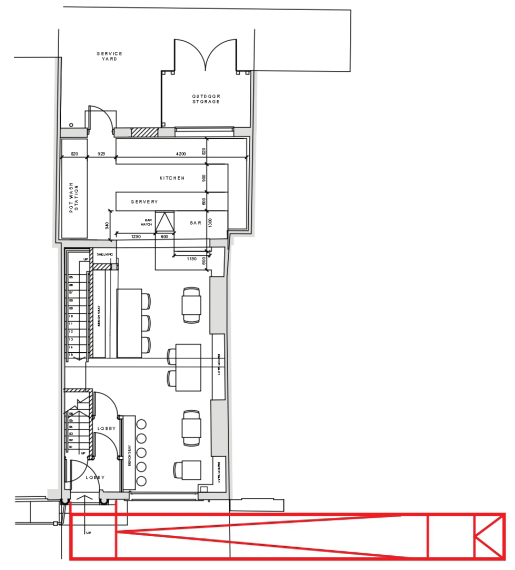
ACCESS CONSIDERATIONS

ACCESS WILL BE AS PER EXISTING, I.E. WITH 2NO. STEPS FROM THE EXTERNAL LEVEL TO THE INTERNAL FLOOR LEVEL. DISABLED ACCESS CONSIDERATIONS WERE DEEMED AS NOT NECESSARY DUE TO THIS BEING A BACK OF HOUSE SPACE USED BY KITCHEN STAFF ONLY.

DISABLED ACCESS FEASIBILITY

REVIEW OF OPTIONS

ACCESSIBLE ENTRANCE - RAMP

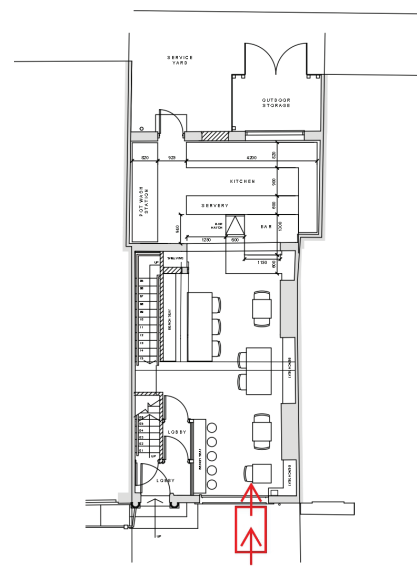


LEVEL 00

FOR COMPLIANCE WITH APPROVED DOCUMENT PART M, AN EXTERNAL RAMPED APPROACH NEEDS TO BE 1,500mm WIDE, WITH A LENGTH HAVING A GRADIENT NO GREATER THAN 1:20 (WITH NO RAMPED AREA LONGER THAN 10m). THE EXISTING FFL IS 550mm ABOVE STREET LEVEL, WHICH RESULTS IN A RAMP THAT IS 11m LONG AND REQUIRING A LANDING PART WAY ALONG.

THIS RAMP HAS BEEN DISCOUNTED DUE TO THE DETRIMENTAL IMPACT IT WOULD HAVE TO THE PAVEMENT AND STREETScape.

ACCESSIBLE ENTRANCE - STEP LIFT

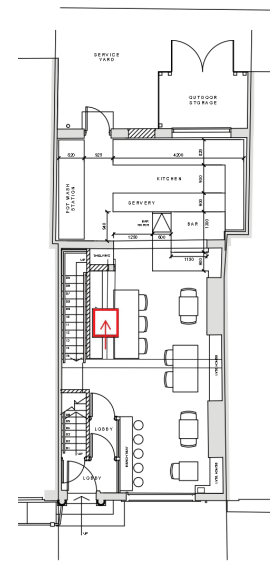


LEVEL 00

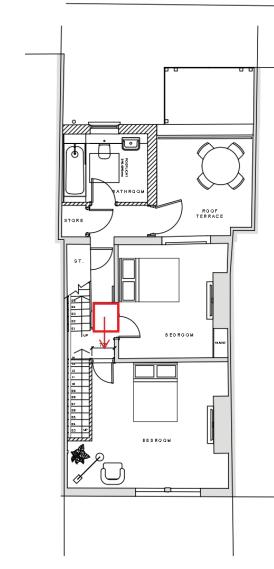
AS AN ALTERNATIVE TO A RAMPED ENTRANCE, AN EXTERNAL STEP LIFT HAS BEEN CONSIDERED.

BASED UPON A STANDARD STANNAH 'LOW RISER' (1004mm X 1491mm FOOTPRINT), THE DIAGRAM ADJACENT IDENTIFIES A POTENTIAL LOCATION WHERE THIS COULD BE PLACED. DUE TO THE NEGATIVE IMPACT THIS WOULD HAVE ON THE PAVEMENT AND SHOPFRONT, THIS HAS ALSO BEEN DISCOUNTED.

VERTICAL CIRCULATION - PLATFORM LIFT



LEVEL 00



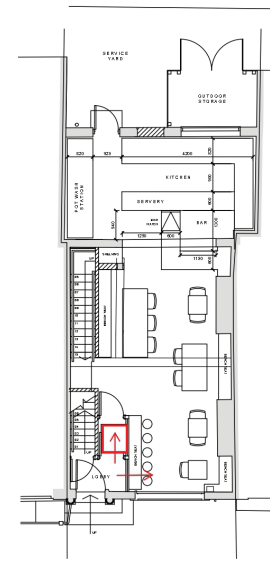
LEVEL 01

INTERNALLY, IT MAY BE POSSIBLE TO PROVIDE VERTICAL CIRCULATION BY INCORPORATING A PLATFORM LIFT.

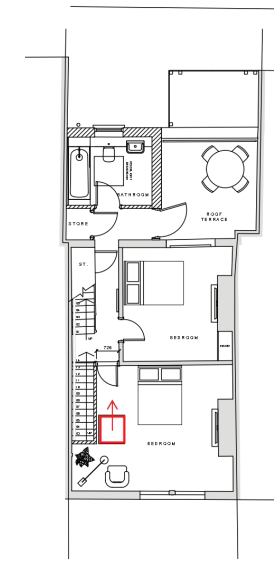
BASED UPON A STANDARD STANNAH 'MIDLIFT' (1240mm x 1440mm FOOTPRINT), THE DIAGRAM ADJACENT IDENTIFIES A POTENTIAL LOCATION WHERE THIS COULD BE PLACED.

THIS OPTION HAS BEEN DISCOUNTED DUE TO THE IMPACT THIS WOULD HAVE ON EXISTING ORIGINAL FABRIC AT LEVEL 01, PLUS IT'S PROXIMITY AWAY FROM THE MAIN ENTRANCE TO THE FRONT OF THE BUILDING MEANS IT IS NOT FEASIBLE TO SERVE THE APARTMENTS.

VERTICAL CIRCULATION - PLATFORM LIFT



LEVEL 00



LEVEL 01

ALTERNATIVELY, A PLATFORM LIFT COULD BE INCORPORATED ADJACENT TO THE MAIN ENTRANCE LOBBY.

THIS COULD BE ACCESSED DIRECTLY FROM THE STREET ALBEIT WITHOUT AN EXTERNAL RAMP OR LIFT TO ACCESS THE LOBBY, THE INTERNAL LIFT REMAINS INACCESSIBLE.

FURTHERMORE, THE LOCATION TOWARDS THE FRONT OF THE BUILDING AT LEVEL 00 DOES NOT ALIGN WITH THE EXISTING CIRCULATION CORRIDOR AT LEVEL 01 AND AS SUCH WOULD BE DIFFICULT TO MAKE THE LAYOUT WORK WITHOUT IMPACT TO THE ORIGINAL PLANFORM LAYOUT.