

Bonded Warehouse – Building Fabric Interventions Level 02, 03 & 06

Flooring

The fire strategy for the Bonded Warehouse demands that fire separation is required between Level 01 & 02. In addition, the existing timber floorboards on Levels 02 & 06 are uneven and have poor acoustic separation (with the ability to see daylight between floors).

In order for the space to be fit for purpose and retain the heritage value of the floor construction detail from underneath each floor, the proposed solution was engineered, taking advice from both acoustic and fire engineering disciplines.

Floor build up

- 9mm ply sheeting laid over the existing floorboards.
- 28mm flooring with acoustically resilient layer isolation
- 12 mm Havwood engineering T&G final floor finish in Rustic European Oak

Entrances

The existing Level 03 floor benefits from a pair double height timber sliding doors to the south elevation. This historically provided access for steam trains for unloading purposes. The existing floorplate is deep and with little natural light provided to the south elevation when these doors are closed.

- The proposals included making good the existing sliding door, pinning the open and decorative paint finish in heritage green.
- To maximise light into the floorspace 2no glazed screens provide access/ egress fill the entrance archways as shown on the enclosed elevational drawings

Mezzanine

A freestanding demountable mezzanine structure has been installed on Level 03. The mezzanine steelwork structure has been bolted through the non-original sanded T&G floor through to the primary timber beam/ brick piers beneath.

Decorative Finishes

The following lists the redecorated original period finishes:

- L2 – Underside of plasterboard soffit & steel beams - White
- L2 – Existing breeze blockwork walls (previously painted brickwork has been left in-site) - White
- L2 - Fire doors - Black
- L3 – Cast iron columns – Heritage green

- L3 – Riveted steel beams - Black
- L3 – Timber doors – Heritage green
- L3 – Timber access hatch to soffit - Black
- L6 – Period winch/ hoists – Anthracite
- L6 – Roof ties - Anthracite
- L6 - Existing blockwork - White

Building Services

New mechanical and electrical services were needed to L02, 03 & 06. All building services are exposed, utilising the existing risers and plant space areas.

Electrical

- Power, data and fire systems are suspended on galvanised tray-work.
- The tray-work has been suspended from the existing beams using clamps to mitigate any damage to the existing fabric
- Where vertical containment was needed, this have either been run inside new demountable partitioning, surface fixed to battens on original columns, or fixed into mortar joints to existing brickwork.

Mechanical

- Ducted mechanical ventilation and air conditioning systems have hung from existing beams using clamps to mitigate any damage to existing fabric.

Signage

The signage strategy is outlined in the Astra Signage document. Wayfinding will be vinyl applied to glass surfaces or stencilled floor number applied to original brick/ timber finishes using water based paints.