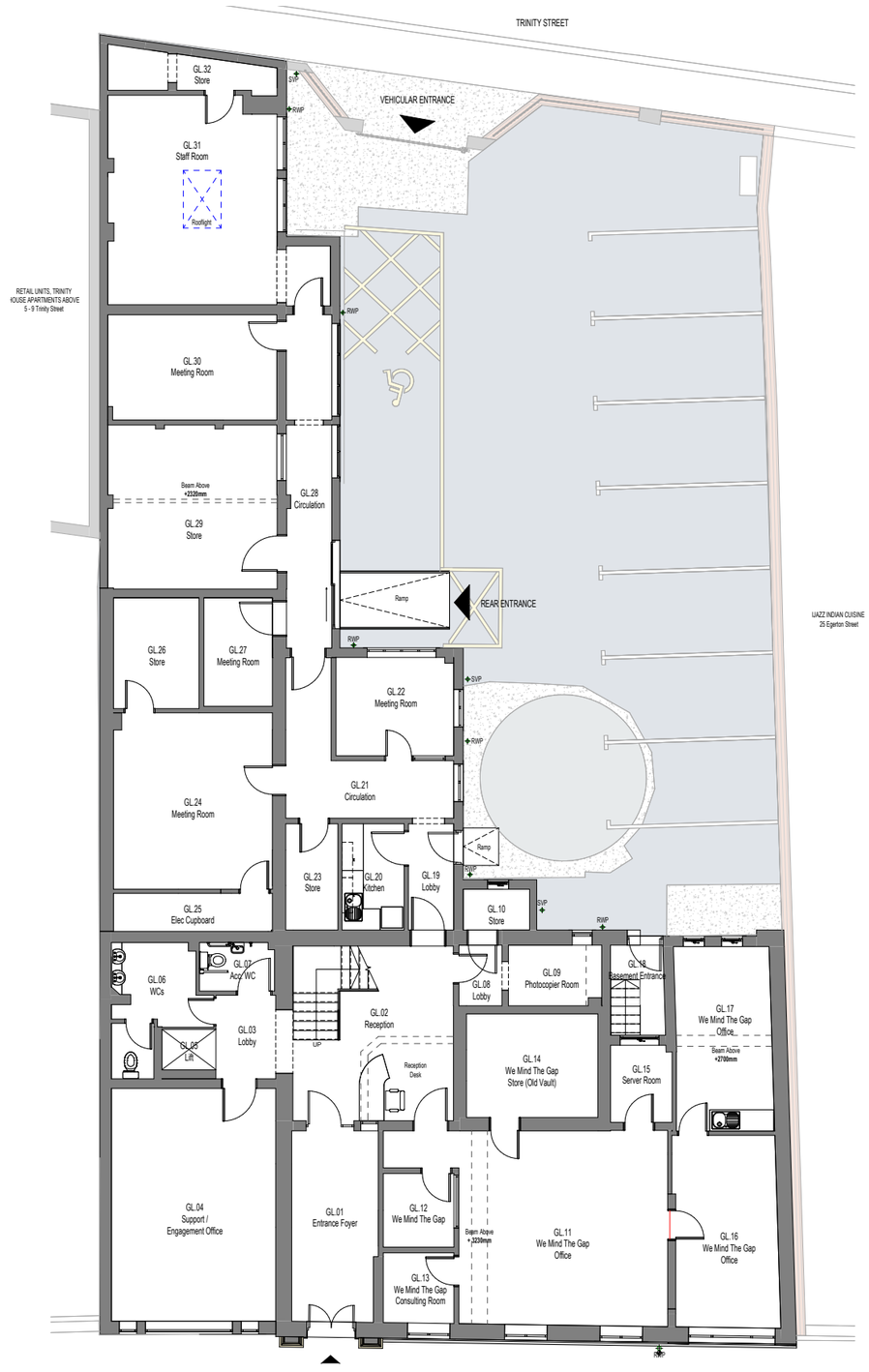
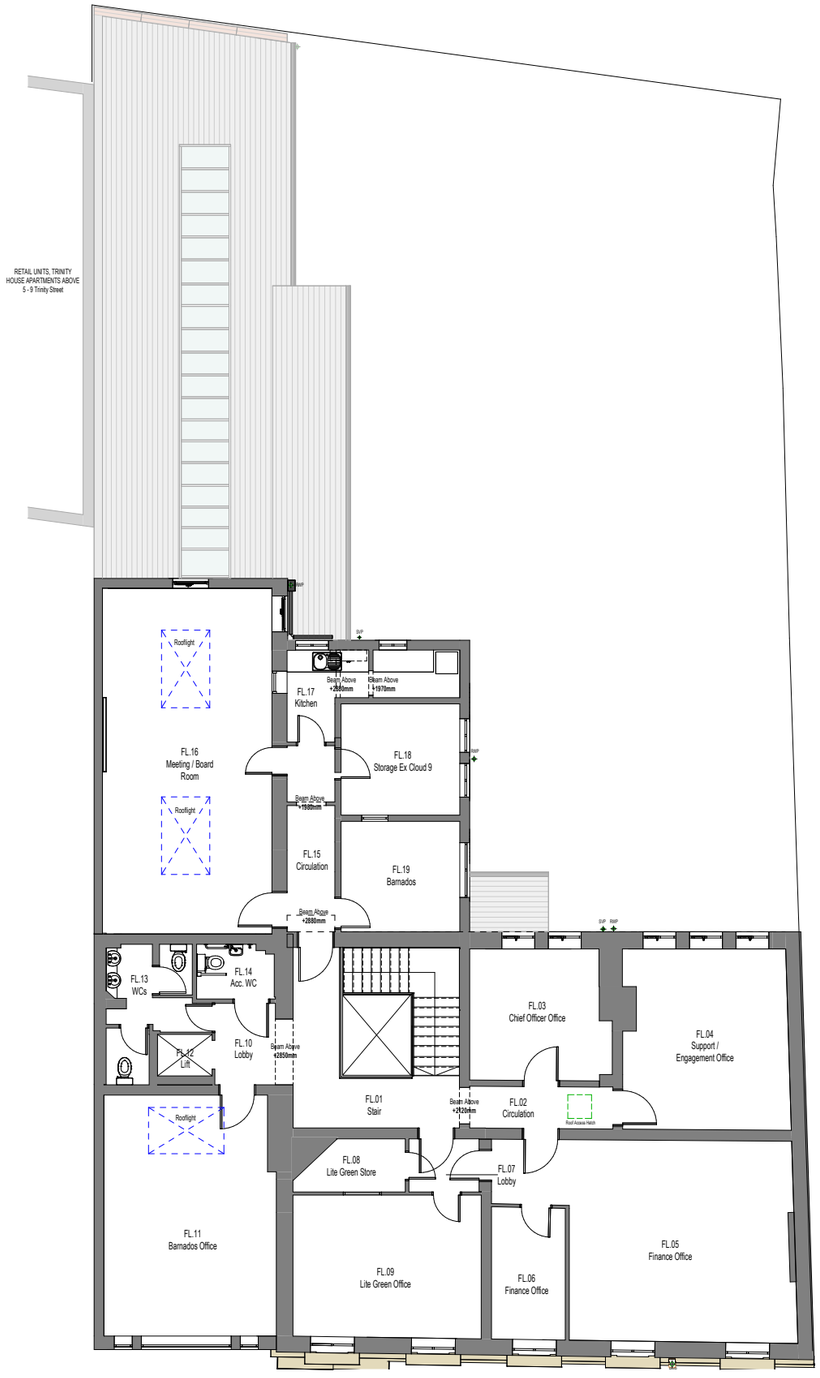
4.3 Existing Floor Plans



Existing Ground Floor Plan

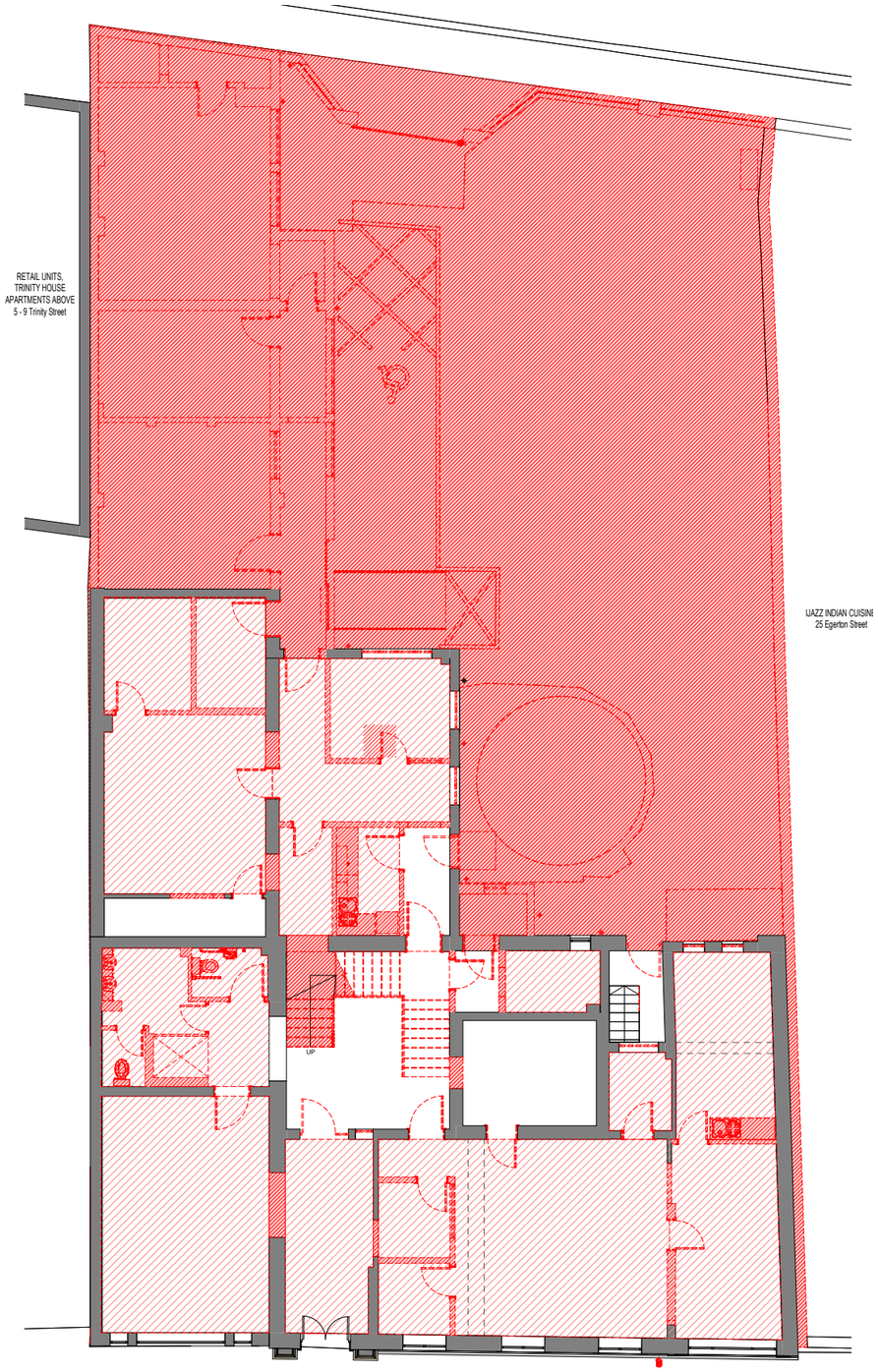


Existing First Floor Plan

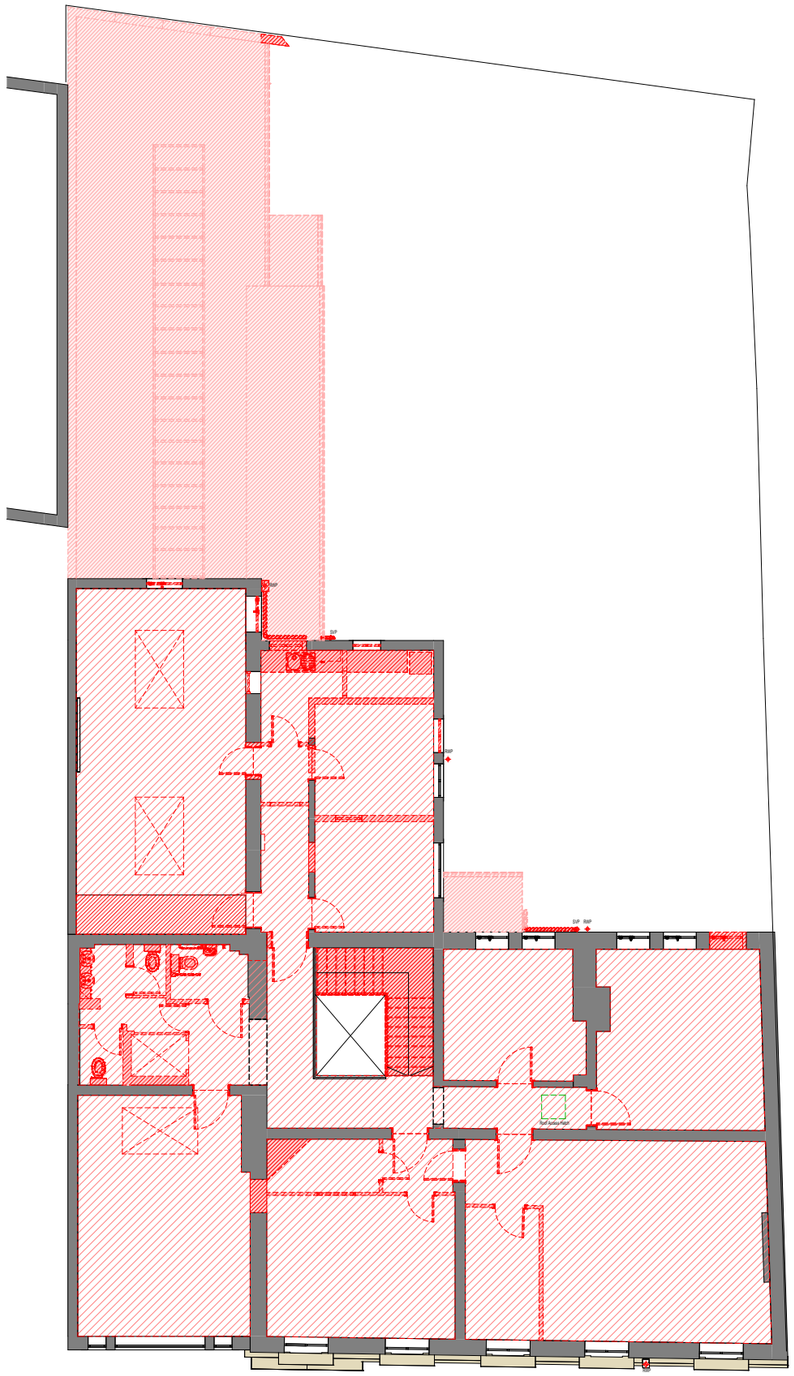
4.4 Demolition

The proposed demolition works consist of the following;

- Full height removal of minor wall partitions
- Remove and replace internal doorsets.
- Remove vault door and relocate to new location.
- Remove all vinyl/carpet floor finishes throughout.
- Remove all suspended ceilings throughout.
- Remove existing central stair case.
- Remove full extent of WCs.
- Remove platform lift.
- Remove full extent of existing kitchens.
- Remove full extent of single storey extension, including floors, walls, doors, windows, roof finishes and rainwater goods.
- Retain existing first floor landing and balustrade to central stair.
- Remove and store slate tiles for reuse.



Ground Floor Demolition Plan



First Floor Demolition Plan

The proposed site demolition works consist of the following;

- Remove and replace masonry boundary wall to the north east.
- Remove low level wall, fencing and gate to Trinity Street entry.
- Remove existing hard landscaping to prepare for installation of new landscape finishes.
- Remove existing ramp.
- Remove metalwork to vehicular turntable.



Site Demolition Plan

05 Architectural Proposal

5.1 Design Intent

The design brief resulting from discussions between AVOW and Lawray Architects, has guided and led the development of the proposals resulting in the outline design plans that support this report.

Proposals are to internally strip back and reconfigure the existing fabric to improve circulation, emphasise key features of the building and update to current standards creating a modern and fully accessible working environment for tenants and staff.

A new 2 storey community built extension is set to replace the single storey north westerly extensions which are currently not fit for purpose and are suffering from water damage.

The extension is proposed to accommodate new state-of-the-art TEAMS-enabled meeting rooms, welfare facilities, and a flexible communal space capable of hosting a variety of activities, from lectures to yoga classes. A new circulation core will link the existing building with the extension and provide community access.

Externally, the landscaping works will convert the existing car park into a pedestrianised courtyard. The site boundary walls and entrance gate will be replaced to enable controlled access to the site from Trinity Street.

The new extension will provide valuable community space, which is to be used for various events and as a meeting space for community leaders and local businesses and charities.

The key items identified are as follows:

Sustainability

- Installation of renewable energy technologies such as PV and air source heat pumps.
- Improved heating and power system.

Usability / Accessibility

- Community entrance to north west side.
- Levelled access.
- Dual assess, accessible WC facilities.
- Circulation throughout existing building to be improved.
- Creating state-of-the-art TEAMS-enabled meeting rooms.
- Developing a new common entrance garden/patio area in the existing car park space.

Appearance

- Materiality and massing to be sympathetic to the existing fabric.
- Align new extension with adjacent building.
- Open up the existing internal fabric.
- Expose/preserve existing historic characteristics as design features.

The scheme is to be divided into a number of sections as follows:

- Existing AVOW building to be stripped and refurbished.
- Relocate existing WCs and provide shared access.
- New circulation tower providing access to both the existing and new.
- Replace the existing single storey extension with a new 2 storey community- built extension.

5.2 Overview & Appearance

The proposed development comprises the demolition of the existing single storey lean-to extension and the construction of a new two-storey extension on the western side of the site for community use. This will comprise a flat-roofed structure with full-height glazing and curtain walling to the north east elevation to maximise natural daylight.

A new circulation core is proposed to link the extension with the existing building, featuring a double height glazed atrium and platform lift. This will comprise a flat and pitched roofed structure and will provide access to the flat roof spaces for maintenance.

Overall, it is proposed to increase the building by approximately 175m^2 GIFA to accommodate the additional space required for the new flexible community space, meeting rooms and kitchen.

Internal alterations and minor refurbishment works are proposed to improve the condition and performance of the existing office and meeting room spaces, as well as providing a new kitchen for AVOW staff and shared toilets.

All existing brickwork and stonework will be cleaned and re-pointed. Existing flat bitumen roof coverings and domed roof lights will be replaced with new to match existing. The pitched slate roof coverings will be carefully removed, cleaned and re-laid over a new bitumen felt membrane. All existing rainwater goods will be replaced with new to match the existing.

The existing first-floor office window opening will be altered to form a new doorway to accommodate a new external fire escape stair to the courtyard.

Externally, the proposals include replacing the existing tarmac surfacing with permeable paving, gravel areas and planting beds to support future planting. Cycle hoops will be provided adjacent to the new community entrance to encourage sustainable transport methods. The historic turntable will be resurfaced and retained as a focal feature within the courtyard. Existing low-level boundary walls will be replaced, incorporating new fencing and a pedestrian access gate.



Existing 3D View



Demolition 3D View



Proposed 3D View

lawray architects

5.3 Proposed Plans

Ground Floor Proposed Rooms & Access

Existing Internal Remodelling - AVOW

- Waiting area and entrance lobby to be stripped back.
- Central triple height attrium space, with access to the historic vault.
- Office space and meeting room reconfiguration
- New kitchen for AVOW staff.
- Storage facilities
- Existing electrical store to become a service riser

Existing Refurbishment - Shared Access

- Self contained unisex WCs
- Cleaner store
- Accessible WC

New Circulation Core Extension - Shared Access

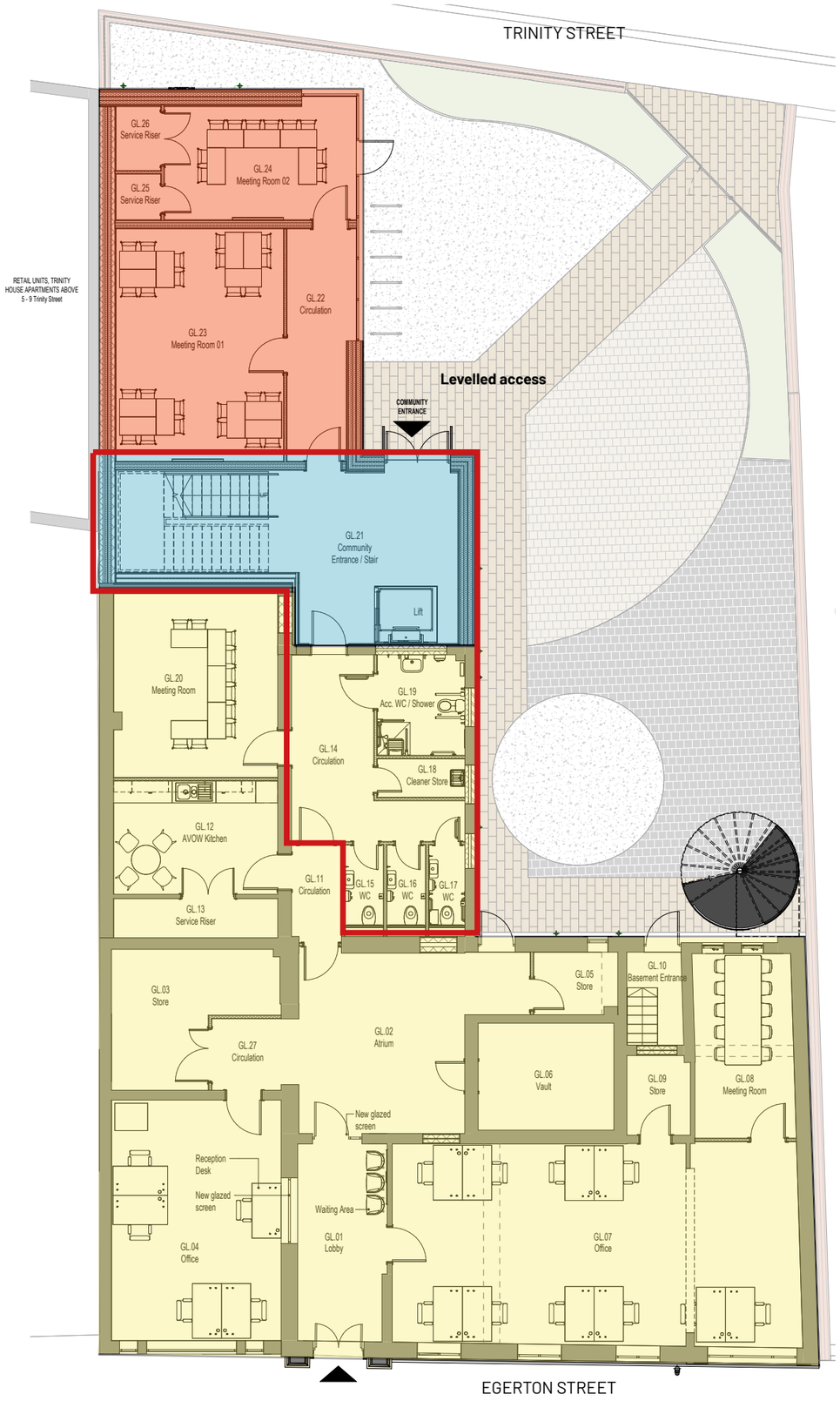
- Community Entrance
- Platform Lift
- New stair case

New Community Extension - Community

- Community Meeting Rooms
- 2no. new service risers

Accessibility

- Main AVOW staff entrance via Egerton Street .
- Roadside parking to Egerton Street.
- Levelled access to community entrance and automatic double doors from Trinity Street.
- Platform lift
- Automatic internal doors
- Accessible WC facilities - dual access.
- Accessible shower facilities.
- Lower level worktop to kitchen.
- Adjustable sink to kitchen.



Proposed Ground Floor Plan

Area Key:

- New community built extension
- New circulation core extension
- Remodelling works to existing
- Shared access

First Floor Proposed Rooms & Access

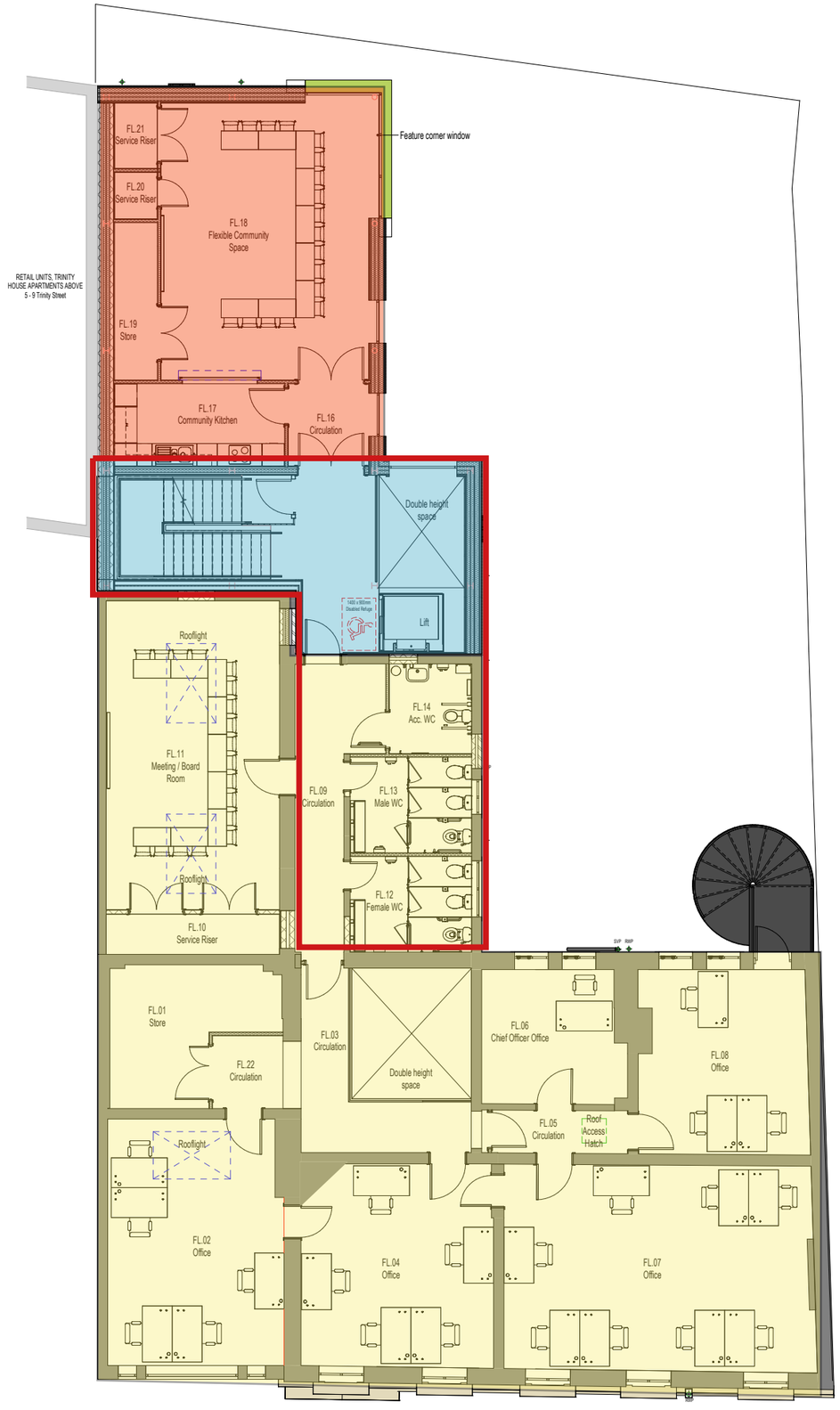
Existing Internal Remodelling - AVOW
- Central void double height space.
- Office space reconfiguration
- Meeting / Board Room

Existing Refurbishment - Shared Access
- Male & Female WCs
- Accessible WC

New Circulation Core Extension - Shared Access
- Platform Lift
- New stair case

New Community Extension - Community
- Community flexible space with fully equipped kitchen and storage.
- 2no. new service risers

Accessibility
- Platform lift
- Accessible WC facilities - dual access.
- Lower level worktop to community kitchen.
- Adjustable cooking hob and sink to community kitchen.



Proposed First Floor Plan

Basement GIFA:
Existing: 32sqm

Ground Floor GIFA:
Existing: 320sqm
Proposed: 116sqm

First Floor GIFA:
Existing: 316sqm
Proposed: 121sqm

Second Floor GIFA:
Proposed: 38sqm

Total GIFA: 943sqm

Area Key:

- New Community built extension
- New circulation core extension
- Existing remodelling
- Shared access

5.4 Visual Amenity

The proposed two-storey community and circulation extensions will comprise flat roofs with a bitumen finish and vertical timber cladding fixed to a structural framing system. Powder-coated aluminium curtain walling in grey is proposed, with a horizontal timber-clad corner window surround and full-height grey-framed windows at first floor level. Full height curtain walling is proposed to the main entrance.

Full-height signage and a mural are proposed on the north-east and north-west elevations. The design establishes a strong contemporary character while ensuring a cohesive and sensitive integration with the existing building.

The majority of the surrounding buildings are 2-3 storey commercial buildings with brick or render finish, the new development looks to honour this use of material, but also distinguish itself from the surroundings by utilising a combination of timber cladding, and silicate render. In terms of height and scale, the proposal looks to match the surrounding buildings.

Proposed Street Views from Trinity Street



1.



2.



3.



4.