

PART M - ACCESS TO & USE OF BUILDINGS

1.10 NO. 810/12 CAFE

The proposed café is set at grade level with a simple access strategy – a front door to the High Road, and a rear door to the yard. Both would be automated to provide improved accessibility, and with level thresholds as noted.

The front and rear elevations are glazed, along with the south elevation of the rear extension, with all glazed doors - therefore appropriate manifestation would be added to provide visual contrast. Visual contrast would also be considered when making final selections of floor, wall, and fixture finishes.

Once inside, the café layout has been designed to accommodate wheelchair users with the loose and fixed furniture suitably spaced - 1500mm turning circles are indicated. A dropped section of counter is shown.

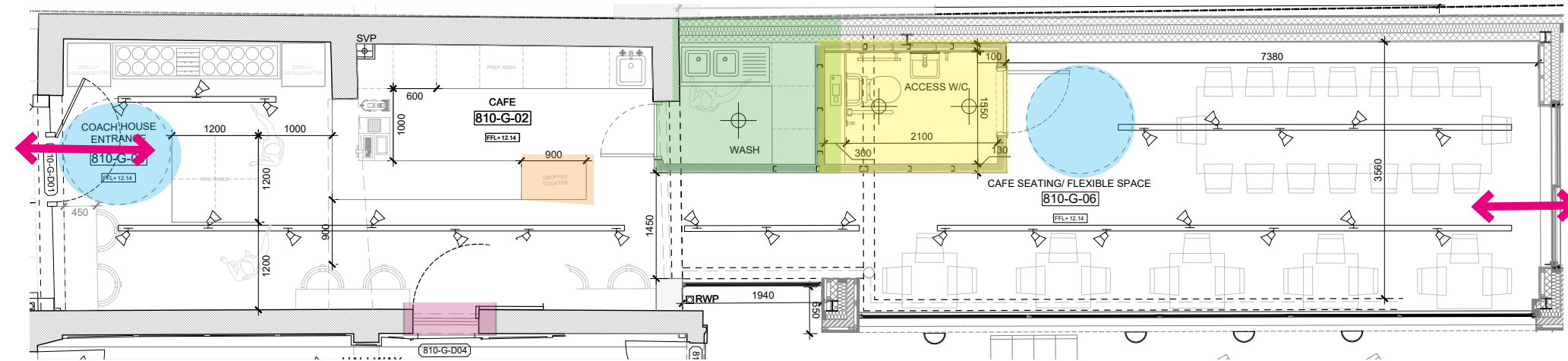


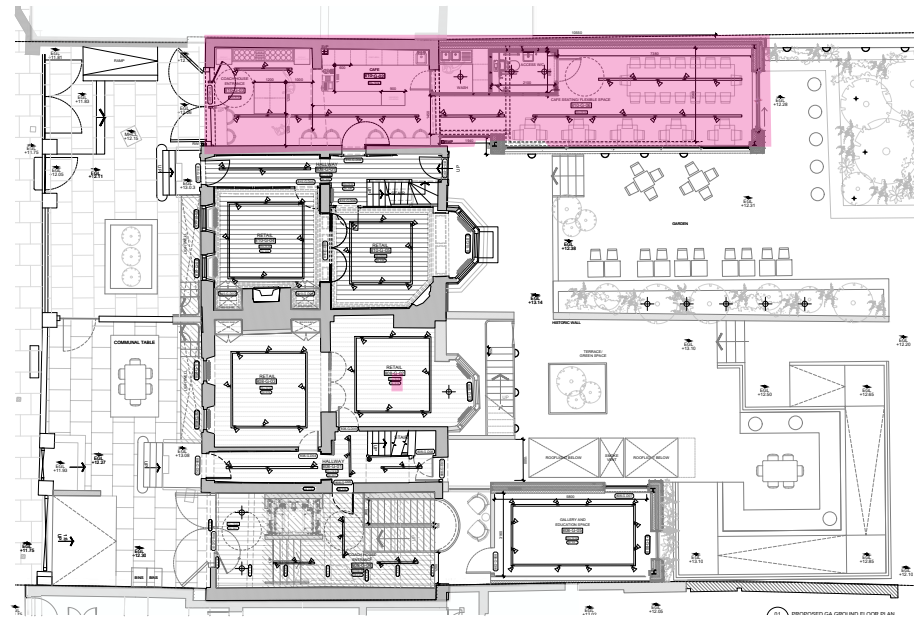
FIGURE 56. Cafe seating plan
KEY

- | | | |
|---|---|--|
| ■ Turning Circle | ■ Kitchen Space | ↔ Entrance Points |
| ■ Dropped Counter | ■ Accessible WC | ■ Proposed Fixed Glazing |



FIGURE 57. Cafe Visualisation

KEY PLAN



Not to scale

PART M - ACCESS TO & USE OF BUILDINGS

1.11 1.12 WC PROVISION

Cafe - Proposed Occupancy circa 25

Male	Urinals	WC	Wash Basin
Recommended	2	1	2
Female			
Recommended	-	2	2
Proposed	-	1	1

2 for up to 150 males and 2 for up to 30 females under BS6465-1:2006 + A1:2009. Apart M compliant accessible WC is provided. Refer to Figures 65 and 66.

No. 810/12 - Proposed Occupancy circa 14

Male	Urinals	WC	Wash Basin
Recommended	-	2	2
Female			
Recommended	-	2	2
Proposed	-	2	2

6-15 people require 2 WC and 2 Washbasin under BS6465-1:2006 + A1:2009

No. 808 - Proposed Occupancy circa 13

Male	Urinals	WC	Wash Basin
Recommended	-	2	2
Female			
Recommended	-	2	2
Proposed	-	2	2

6-15 people require 2 WC and 2 Washbasin under BS6465-1:2006 + A1:2009. A 1200mm ambulant disabled WC is proposed here.

No. 808 Events - Proposed Occupancy circa 60

Male	Urinals	WC	Wash Basin
Recommended	-	1	1
Female			
Recommended	-	2	2
Proposed	-	2	2

1 per 250 males WC and Washbasin. 2 for up to 40 WC and Washbasinfemales under BS6465-1:2006 + A1:2009

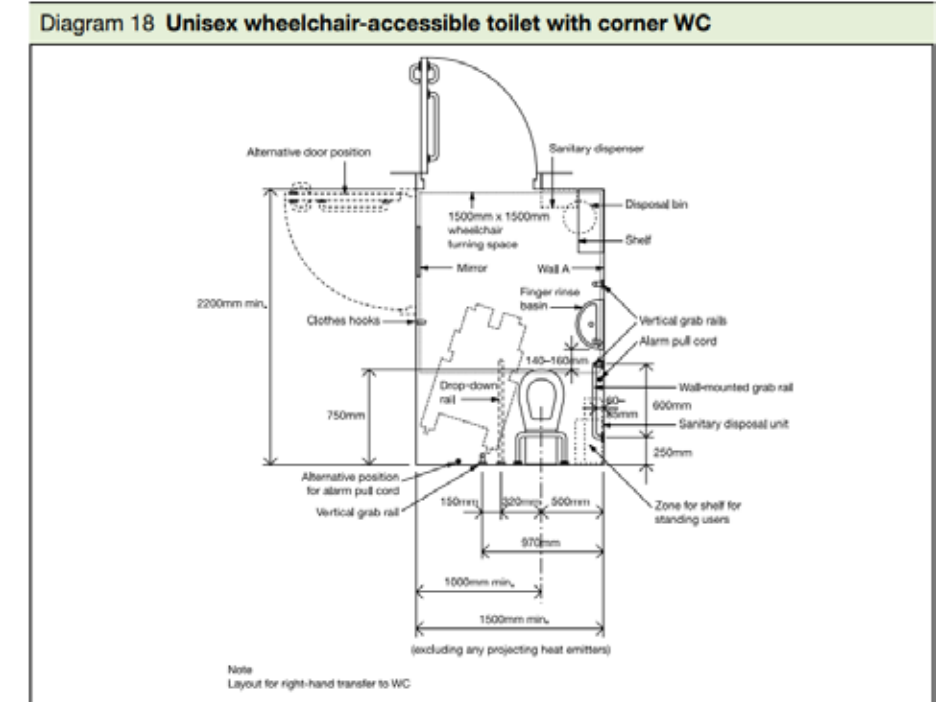


FIGURE 58. Part M Diagram 18

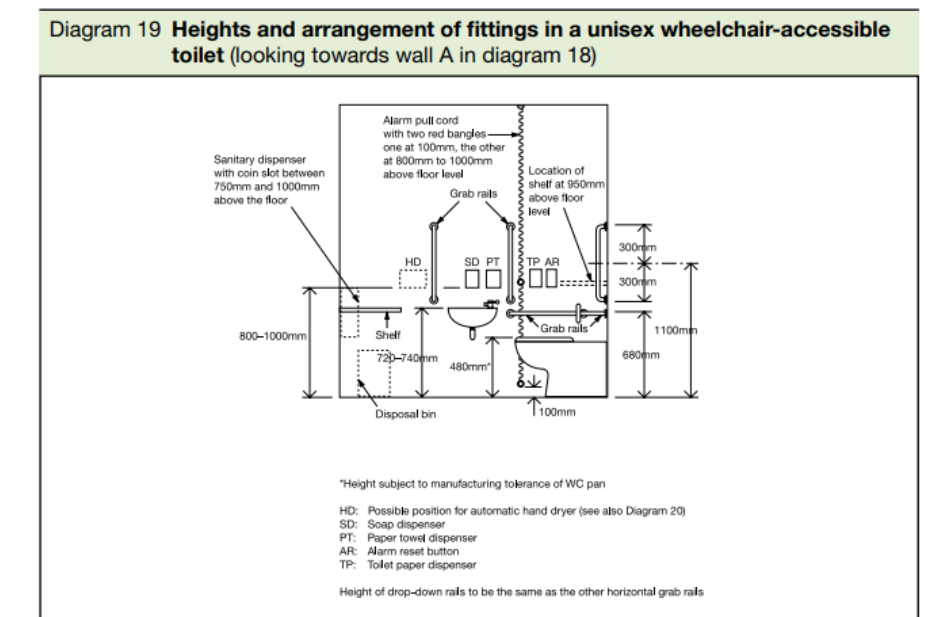


FIGURE 59. Part M Diagram 19

NOS. 808-810/812 HIGH ROAD

SECTION SEVEN: TECHNICAL RESPONSE

DESIGN & ACCESS STATEMENT

7.1 PRINCIPLE DESIGNER

We have worked with the Principal Designer, iM2, to consider the design risks associated with the project. iM2 have attended all of the 8 no. Design Team Meetings held since the beginning of September and have visited site.

They have produced a risk register, based on each of the individual consultant team member’s assessments, and have collated a register to record where the project has progressed to, with regard to site information and survey.

The discussion of risks has been useful to inform the design, particularly in the context of these historic buildings where, for example, roof access needs careful consideration.

Discussion around the necessary surveys has allowed a register to be developed identifying what work will need to be carried out at Stage 4, and later in the process of the project, such as a temporary works design for the proposed basement. At Stage 3, a wide range of existing information has been compiled based on previous consents and the wider Paxton17 scheme, but new surveys have also been undertaken including an assessment of the condition, both architecturally and structurally.

Design Risk Register

Project:		808-810-812 High Road	Revision:		3
Document Ref:			Date:		14/10/2022
Document Title			Suitability:		

Ongoing Design Risk that is not resolved		Design
Construction risk		Construction
Review of proposed design risk mitigation for acceptance		Client Review
Eliminated risk		Eliminated
End User Operational risk		Residual

No	Originator	Date Added / Updated	Location	Activity	Hazard	Temporary Works Required	Measures taken to eliminate or reduce the hazard	Risk Status	Design Discipline	Owner	Date Required	Risk Documentation / Comments
1	Integration	06/09/2022	Groundworks	Installation of underground services	There is a risk of cable stricke	Potential	Establish extent of live supplies and of redundant supplies through surveying. Ground penetrating radar survey to test for live services prior to breaking the surface of the ground	Design	MEP	Integration	15/12/2022	Reference to line 11 in the surveys and investigations section.
2	Integration	06/09/2022	Groundworks	Installation of underground services	There is a risk of falls from height and / or excavation collapse	Potential	Services routes to be rationalised where possible to minimise the number of trenches	Construction	MEP	TBC	Stage 5	
3	Integration	06/09/2022	Roof	Installation of MEP equipment at roof level	There is a risk of falls from height	No	Access to be provided to roof plant enclosure large enough for most plant items to be lifted to the roof plant enclosure. Safe access for maintenance to be marked on drawings and the provision to be allowed for on the drawings. Man-safe system to be provided for access to PUs and ventilation terminals	Eliminated	Architecture	F3		The current design does not include any roof plant
4	iM2	06/09/2022	Roof	Installation and maintenance of roof mansafe systems	There is a risk of structural failure and incorrect installation	No	Structural assessment of the roof slab to determine its suitability for the installation of the recommended mansafe system. Structural drawings and calculations to be included in the mansafe technical file.	Design	Structural	Tisserin	21/10/2022	
5	Integration	06/09/2022	High level works	Installation of equipment & distribution services at high level, along M&E service routes and risers	There is a risk of falls from height	No	Dedicated services risers with full height access doors to be included in the design. Metal grate floor grilles to be included in the design to prevent falls in riser. Safe access for maintenance is included in design and marked on drawings with sufficient allowance in ceiling voids and clear space beneath.	Design	MEP	Integration	Stage 4	
6	Integration	06/09/2022	High level works	Installing of external ductwork terminations on the façade	There is a risk of falls from height	No	Safe access for maintenance is included in design and marked on drawings. PC to ensure that they provide safe access for installation.	Construction	MEP	TBC	Stage 5	
7	Integration	06/09/2022	Electrical	Exposure to live electrical circuits above extra low or safety voltages	There is a risk of electrocution	No	Dedicated electrical cupboard and separate electrical risers provided.	Design	MEP	Integration	Stage 4	Design ongoing.
8	Integration	06/09/2022	Heating systems	Chemical dosing of LTHW heating system	There is a risk of chemical contact with eyes, skins & clothing, manual handling of chemical containers, personal injury	No	Chemical dosing pot provided in accessible space within heating plantroom. Designer to specify and PC to ensure safe installation.	Design	MEP	Integration	Stage 4	
9	iM2	06/09/2022 08/09/2022	Ventilation	Overheating	There is a risk of overheating if additional mechanical ventilation is not installed	No	Mechanical ventilation to be specified (new extensions) and drawings to ensure they capture safe access for maintenance. Due to conservation requirements, on the existing buildings, the design does not allow for any forced ventilation systems, and natural ventilation is currently preferred - Risk to be transferred in the residual risks register for the client and end user to manage. Extension assessment might be required.	Residual	MEP	Integration	21/10/2022	Reference to line 13 in the surveys and investigations section.
10	iM2	06/09/2022 14/10/2022	Groundworks	Excavation and earth moving works	There is a risk of exposure to contaminated ground	No	GI report to provide information on the level of contamination and recommendations. Further sampling and testing of ground contamination levels required.	Design	Architecture	F3	Stage 4	Reference to line 15 in the surveys and investigations section.
11	iM2	06/09/2022 22/09/2022	Structure	Structural loads on all floor slabs	There is a risk of structural failure due to ground properties and groundwater levels and / or overloading	No	GI report to provide information on the ground properties and structural implications. - received. Structural condition survey to establish the current floor loads. Drawings to indicated the floor loads and required TW to ensure safe working of floors strengthening, CAT 3 checks to be provided to TWD.	Design	Structural	Tisserin	21/10/2022	Reference to line 6 in the surveys and investigations section.
12	iM2	06/09/2022	Contamination	Asbestos	There is a risk of exposure to asbestos during soft strip, plant removal and groundworks	No	R&D survey and GI survey to provide information on the level and type of contamination, along with recommendations.	Design	Architecture	F3	Stage 4	
13	iM2	06/09/2022	Contamination	Lead	There is a risk of exposure to lead during soft strip and plant and equipment removal	No	Survey to determine the presence of lead within the structure and / or around plant and equipment. Lead may be present in the paint layers to most of buildings constructed / decorated prior to 1960s.	Design	Architecture	F3	Stage 4	
14	iM2	06/09/2022	Contamination	Legionella	There is a risk of exposure to Legionella during demolition and construction	No	Water sampling and testing to be carried out to determine contamination.	Design	Architecture	F3	Stage 4	

FIGURE 60. Extract from risk table

7.1 SUSTAINABILITY AND ENERGY

The approach as set as part of the Round 1 Bid remains current and has been reviewed and developed during this phase of work.

With the benefit of consultant services engineering input, a feasibility study has been carried out to test the original ideas and validate the project aims with regard to sustainability and energy use. Plans have been further developed to maximise energy efficiency, create positive environmental impacts, and reduce negative ones.

Fabric upgrades will address fire safety and improve thermal and energy efficiency to meet the Part L requirements of the Building Regulations (where possible in the context of these historic buildings), certainly within the new build elements to the rear. New services will also address Part L to improve energy efficiency, LED lighting, for example – however, the most significant aspect of the project in terms of energy efficiency will be the proposed connection to a decentralised energy network (DEN) – this is described in more detail below.

A central premise of the design is to reinstate the historic gardens and boundaries to the rear of the properties and re-green the existing yard. The designs include planters and green roofs to the extensions to transform the environment to the rear, working to form part of the wider landscaped yard of Paxton17.

Gardens will enhance the user experience with a specific focus on wellness, creating an intimate private space within the wider public realm; the greening will feed into the sustainable urban drainage strategy for the yard; and it will also have a positive impact on biodiversity, both in terms of the specific project at Nos. 808-810/12 and the adjoining Paxton17, but also potentially as part of a broader strategy. The landscape design has been developed to improve the private garden premise, enhancing the user experience for Sarabande, with a relocation of rear ramped elements to No. 808.

The development phase has looked in more detail at how to deliver a connection to a DEN. The Paxton17 scheme commits to using a heat network and it is envisaged that this would include Nos. 808-810/12 High Road. It is very exciting to understand that a DEN is currently being built locally – correspondence with one of the companies working on such projects, Energetik, indicates there are significant works in progress in relation to the new Meridian Water Energy Centre. Located at the ‘Ecopark’, to the north east of the proposed scheme, it is understood to generate heat from waste.

The carbon factor for this energy generation is 0.014 at source, and 0.015 at development connection, therefore a near zero carbon source of heating.

The Energetik DEN will initially be installed at Fore Street by no later than early 2023. This means it is likely the DEN would be available for day one connection to the project, if it were taken forward successfully, and on the basis that a leg of distribution pipework could be brought the relatively short distance to the scheme. To the best of our knowledge this would be a first for a restored historic building. The services engineer has contacted Energetik as potential provider to discuss the scheme in more detail and the plans have been developed to accept a future connection.

7.1 STRUCTURAL ENGINEERING

Structural Engineering:

Tisserin have formed part of the consultant team during the Development Phase design and have attended all of the weekly Design Team meetings.

They have developed a set of drawings, basement impact assessment, existing condition survey, and have reviewed drainage and flood risk.

Please refer to their Stage 3 report for details.

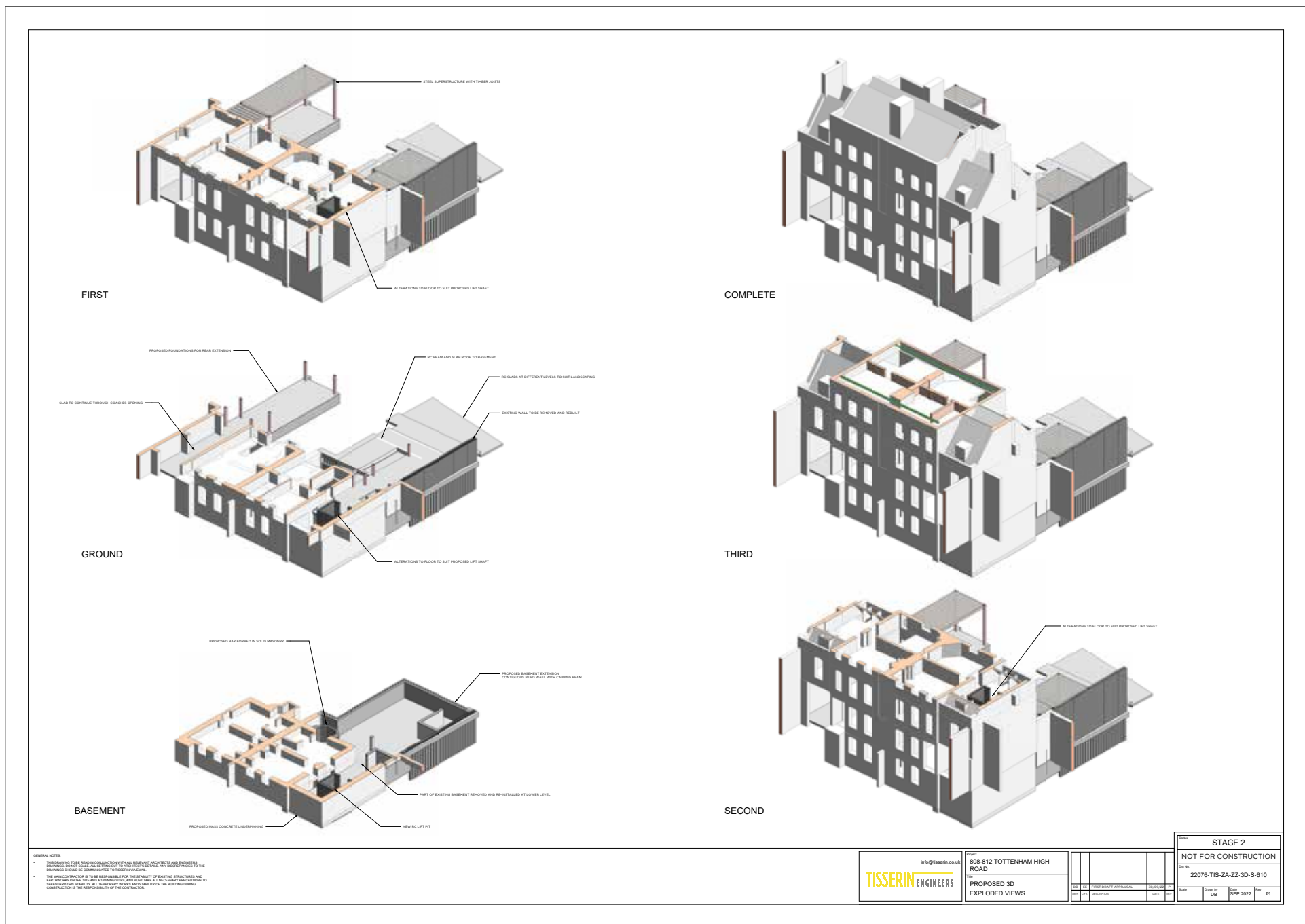


FIGURE 61. Extract from structural engineer

7.1 SERVICES ENGINEERING

Services Engineering:

Integration have formed part of the consultant team during the Development Phase design and have attended all of the weekly Design Team meetings.

They have developed a set of drawings to cover the following proposals:

- Above ground drainage
- Domestic water
- Heating
- Ventilation
- Small power
- Lighting
- CCTV and security
- Fire alarm

Please refer to their Stage 3 report for further details.

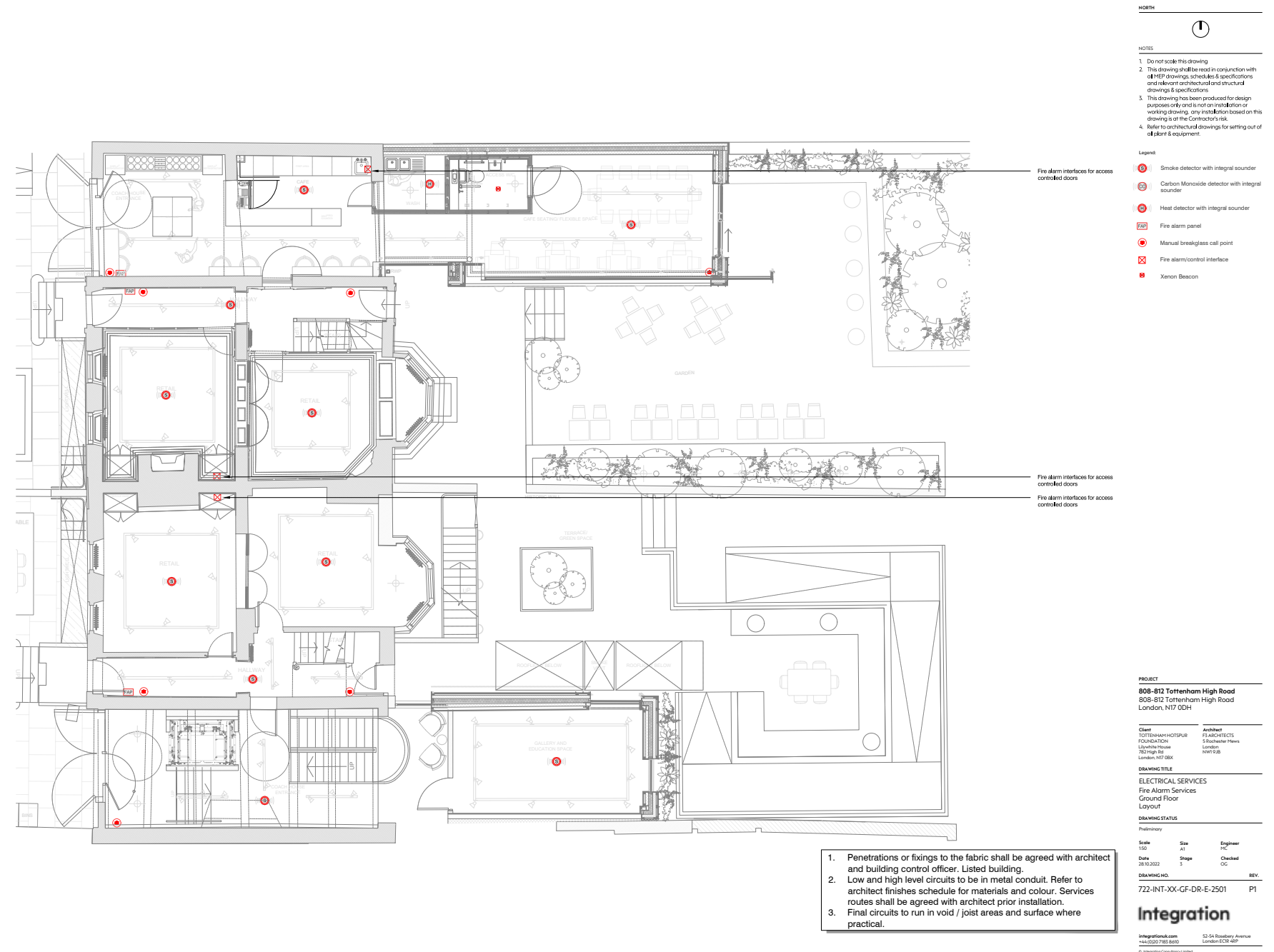


FIGURE 62. Extract from service engineer report

7.1 FIRE STRATEGY

BB7 have formed part of the consultant team during the Development Phase design.

They have provided a full set of plan mark ups having reviewed the scheme in detail and these have been issued as a to inform discussion with Building Control. Please see the ground floor mark-up adjacent:

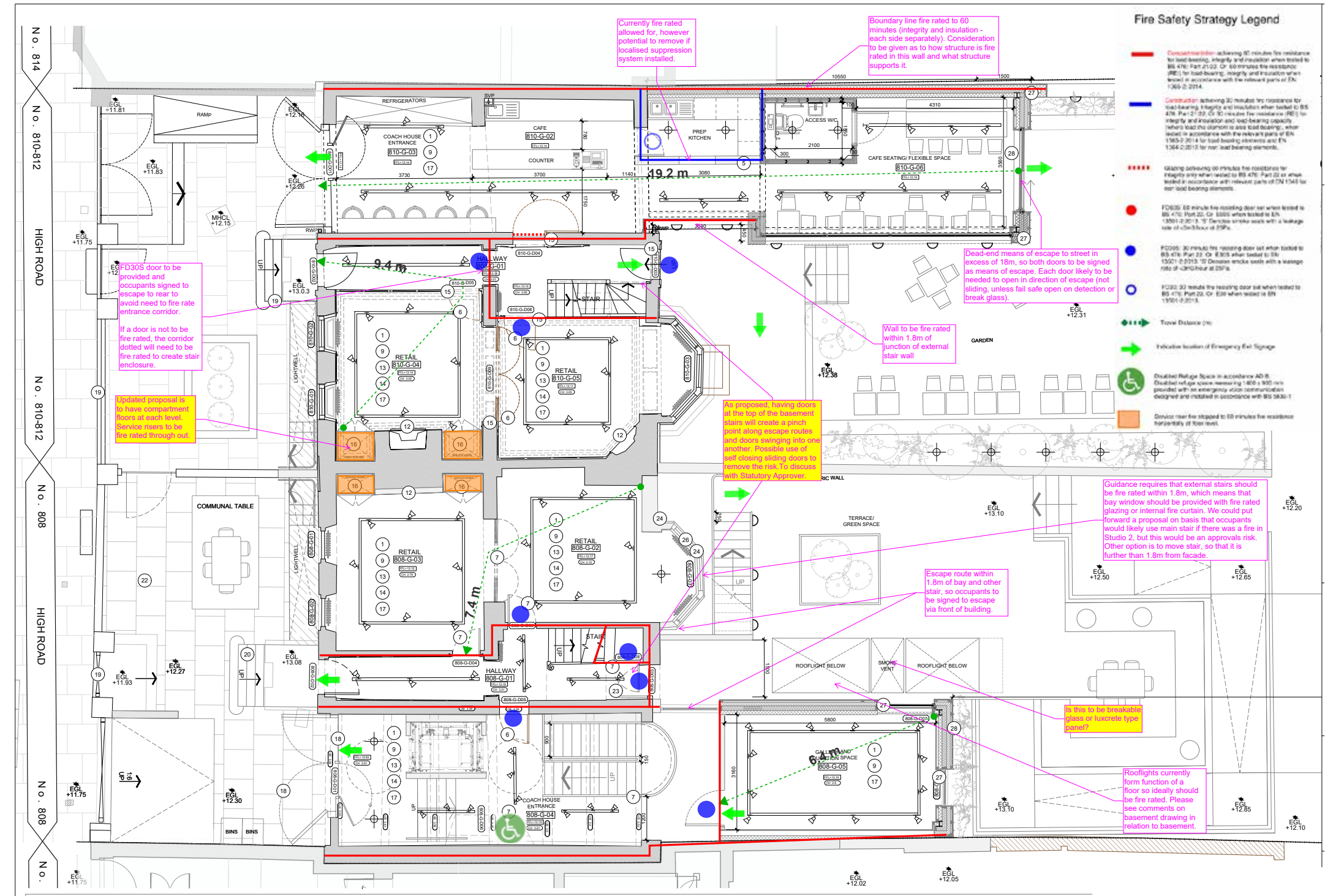


FIGURE 63. Extract from Fire engineer

7.1 PAINT & WALLPAPER

Patrick Baty, paint specialist has formed part of the consultant team during the Development Phase design.

He has provided a report detailing the locations of historically significant paints within the properties. Please see the extract adjacent:



Ground Floor – Front Room. North Wall
This shows how the paint has peeled back to the pre-1720s primer

7.1 PAINT & WALLPAPER

Allyson Mcdermott, wallpaper conservation specialist has formed part of the consultant team during the Development Phase design.

She has provided a report detailing the locations of historically significant wallpapers within the properties. Please see the extract adjacent:



FIGURE 65. Extract from wallpaper analysis

NOS. 808-810/812 HIGH ROAD

SECTION EIGHT: CONCLUSION

DESIGN & ACCESS STATEMENT

8.1 CONCLUSION

The recent Round II National Lottery Heritage Fund Bid has allowed us to examine the design in more detail and develop the schemes in a more holistic sense, as two parts of an overall whole rather than two separate schemes. The variation between the consented schemes and the proposed have been outlined in the Design & Access Statement, which should be read in conjunction with the Design & Access Statement Addendums for No. 808 and Nos. 810/12 (NT-1000-ZZ-ZZ-RP-A-00003 & 131128-810-00-902 respectively)

We have worked closely with Conservation Architect, Corrie Newell, to ensure that all of the design decisions are rooted in an understanding of the significance of the properties. Corrie has also led with regard to the work carried out in the period to develop the wallpaper and paint conservation strategy which has involved specialist input from Allyson McDermott and Patrick Baty.

Regular meetings have also been held with Sarabande to discuss the design and ensure they have been fully involved in the process. As the original scheme was designed having no particular partner in mind, the recent partnership with Sarabande has helped our understanding of the brief. The newfound familiarity with Sarabande has encouraged specific design development, tailored to the needs of the charity to suit their functionality and development. Latterly this has focused on the café with positive improvements made.

A successful series of consultations have been undertaken. A key focus of this has been the planning discussions with the local authority. A very useful pre-app meeting resulted in clear direction regarding the extant planning permissions being able to be varied under a Section 73 application. Consultation has also been undertaken with Historic England, local groups, and Building Control.

The latest pre-application advice meeting was held with LBH on the 3rd November. Senior Planning Officers Robbie McNaugher and John McRory were in attendance, along with Case Officer Samuel Uff, Design Officer Richard Truscott, and Conservation Officer Elisabetta Tonazzi. The revised designs were presented and the planning strategy discussed. Officers raised the following queries and these have been considered as part of the response to LBH where the presentation document was shared:

- The need for a large event space
- Basement proposal and impact
- Rear garden design in the context of the setting
- Northern boundary geometry to 810/812
- Rear garden levels and accessibility
- Use of the spaces and the proposed interventions
- Proposed ply linings
- Fire Risk

The consultation period has allowed the design to evolve to address these issues, and the Design & Access Statement outlines some of these specific responses to officer comments.

NOS. 808-810/812 HIGH ROAD

SECTION NINE: APPENDICES

DESIGN & ACCESS STATEMENT



9.1 SITE IMAGES

No. 808 High Road - Internal (Basement)



9.1 SITE IMAGES

No. 808 High Road - Internal (Ground Floor)



EXISTING COACH HOUSE ENTRANCE



REAR EXTENSION SHOWING WATER INGRESS



BRIDGING BEAMS AND OUTLINE OF HEARTH ABOVE



REAR EXTENSION



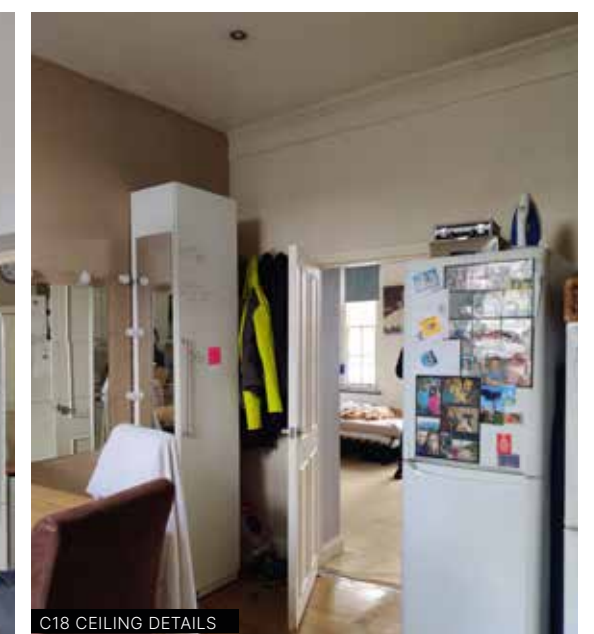
COACH HOUSE WITH PAINTED BRICKWORK SIDE WALLS



ENTRANCEWAY AND STAIRS

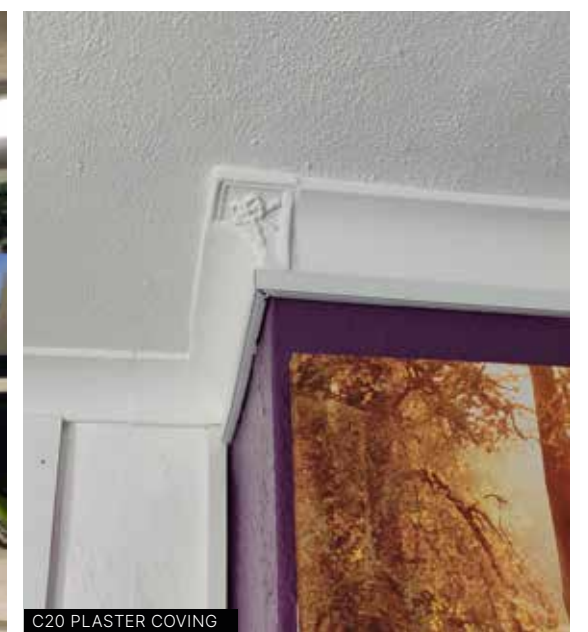
9.1 SITE IMAGES

No. 808 High Road - Internal (First Floor)



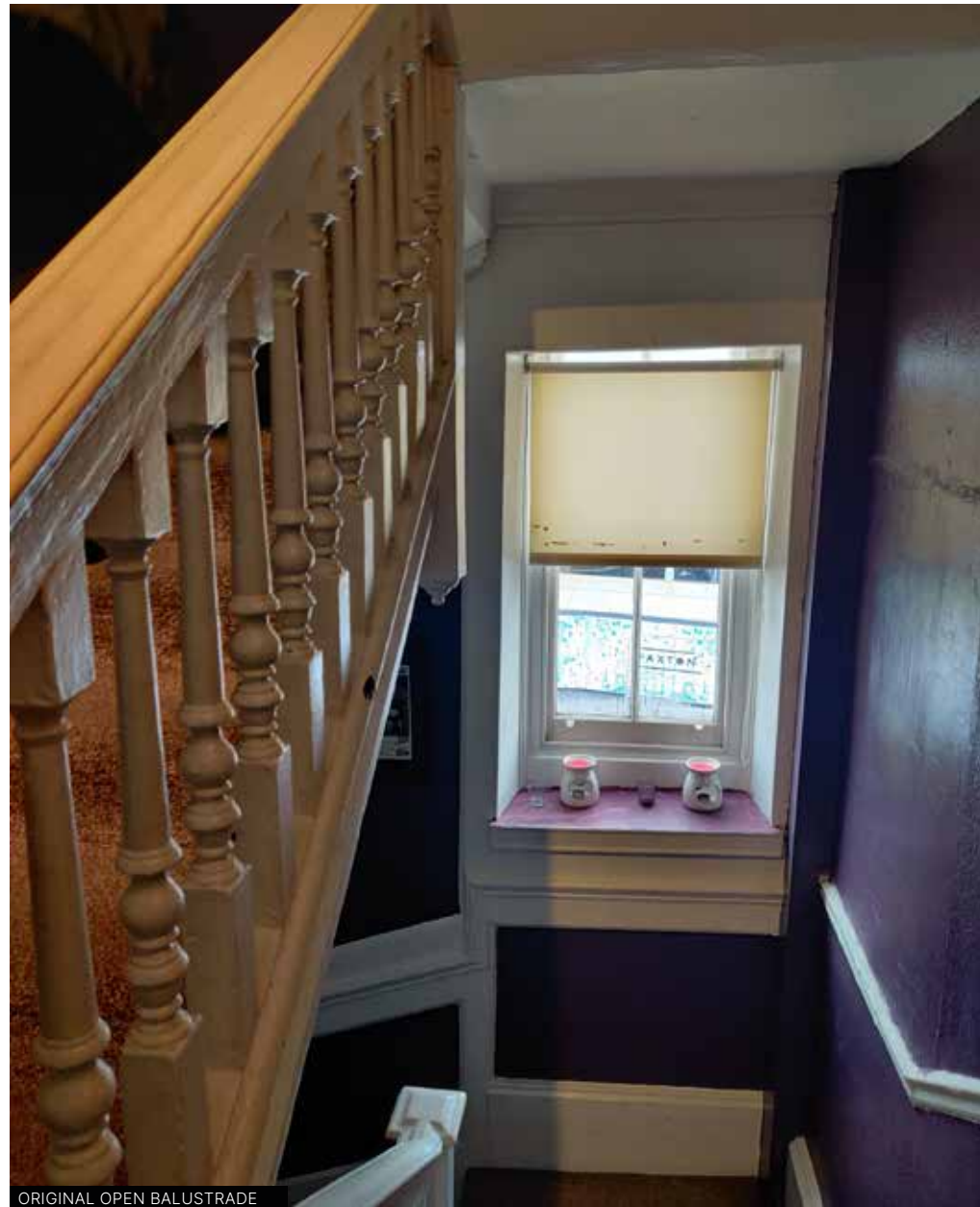
9.1 SITE IMAGES

No. 808 High Road - Internal (Second Floor)



9.1 SITE IMAGES

No. 808 High Road - Internal (Third Floor)



ORIGINAL OPEN BALUSTRADE



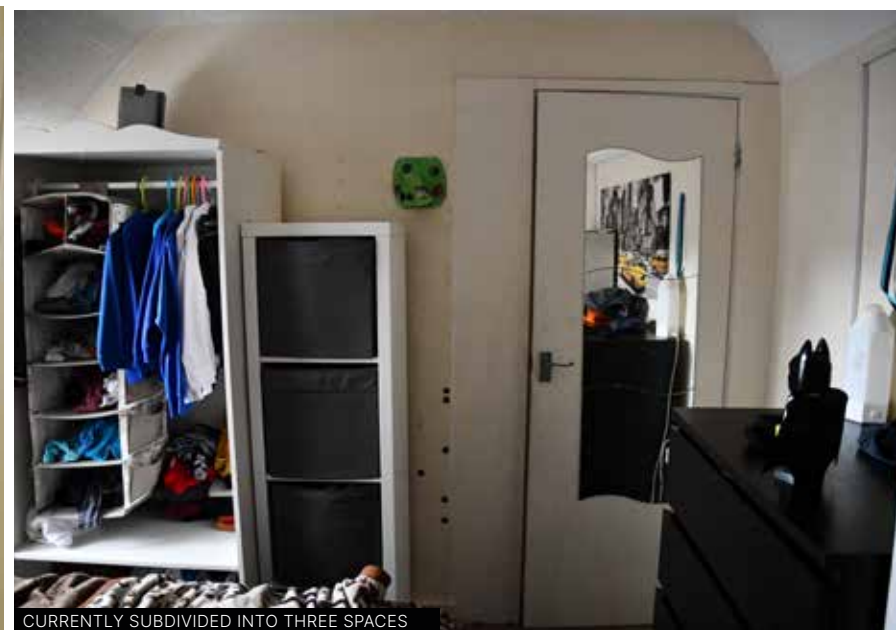
EXISTING DORMER WINDOW



STAIR UPPER LANDING WITH C18 PANELLED PARTITION



EXISTING C20 INTERNAL DETAILS



CURRENTLY SUBDIVIDED INTO THREE SPACES



LATH AND PLASTER CEILING

9.1 SITE IMAGES

Nos. 810-812 High Road - Internal (Basement)



9.1 SITE IMAGES

Nos. 810-812 High Road - Internal (Ground Floor)



9.1 SITE IMAGES

Nos. 810-812 High Road - Internal (First Floor)



9.1 SITE IMAGES

Nos. 810-812 High Road - Internal (Second Floor)



9.1 SITE IMAGES

Nos. 810-812 High Road - Internal (Third Floor)



EXISTING AFTER STRUCTURAL WORKS TO ROOF COMPLETE



LOOKING TOWARDS STAIRS AND FRAGMENT OF BOARDED PARTITION



STRUCTURAL WORKS INCLUDING CEILING AND DORMER UNPAINTED



PINK FABRIC PART OF ART INSTALLATION



ROOF REPAIRS



EXISTING AFTER STRUCTURAL WORKS COMPLETE. PINK FABRIC PART OF ART INSTALLATION



EXISTING FIREPLACE

