

Broadway Annex – Condition 10 C, D, E & F Report.

Summary;

This report is written in support of the application to discharge Condition 10 C, D, E and F for the LBC relating to the refurbishment and restoration of the Broadway Annexe (HGY/2017/2223 LBC) as part of the wider redevelopment of the Town Hall (HGY/2017/2220). It is to be read in conjunction with the supplied supporting documents.

Date – 27/10/23

By – WB

Checked by - RB

Revision – B

C.1 External Decorative Repairs and Alteration Work

C.1.1 Metal Escape Staircase

There are two cast-iron staircases located on the rear elevation – as noted in the heritage report, one is of a high-quality architectural interest with a spiral design, it is to be retained as existing and use maintained as an escape route as part of the fire strategy. Adaptations to the window and brick parapet have been introduced to allow this maintained use as discussed in previously submitted parts A and B of condition 10. It is found in the northeast corner of the plan.

The second staircase is located near the middle of the rear elevation, while not as architecturally significant due to its less intricate design, it is also retained with use as an escape route as part of the fire strategy. Maintaining the second staircase has required adaptation to the existing design to bring it up to current standards. This work is shown on drawing; [24-7500 Rev C1](#),

A detailed method statement for the refurbishment of existing elements of the staircase has been submitted by a specialist sub-contractor, [C10 Spiral Staircase Refurbishment Method Statement](#),

A new gate has been introduced to the bottom of the metal escape stairs for security, it is shown on the submitted door drawing [31-4600 Rev C1](#). The finish is to match the existing spiral staircase.

C.1.2 Entrance Metalwork

An existing metal security shutter is located in front of the existing main entrance door. A method statement and summary condition survey have been submitted. [Refurbishment to Existing Metal Shutter](#)

C.1.3 Balcony Metalwork

The flats within the east block referred to as the 'lofts' contain terraces which feature decorative metalwork balustrades. Provided to protect against falling their design mirrors that of the metalwork used across the remainder of the site. The balustrade types are shown on architect drawing [B7505 Rev 00](#). With construction drawings shown on sub-contractors drawings [HTH-PCL-PS-GA-1005 Rev C5](#), [HTH-PCL-PS-GA-1005 Rev C5](#),

C.2 Internal Decorative Repairs and Alteration Work

C.2.1 Internal Stair Core

The central stair core as mentioned by the heritage report is one of the few remaining internal areas of the original architecture of heritage and architectural interest. Changes have been made to the stair core to allow the introduction of a lift to allow level access to all flats as per DDA requirements.

To achieve the introduction of the lift and level access to all flats, alterations were required to the top landing and final flights of stairs. The extent of the work is shown in the following drawings; [04-2254 Rev C1](#), [04-2255 Rev C1](#) & [24-5700 Rev C1](#)

As noted in the drawings, the finishes and detailing of the stairs are done to match the existing staircase to create a seamless extension to the existing stair core and maintain its existing character.

Alongside the extension to the staircase, a detailed method statement of repairs to the retained existing elements of the staircase has been submitted; *Terrazzo Stair Method Statement*.

Details have also been submitted for the design of the new balustrade at the top of the stair core. The design matches that of the existing and has been introduced to match the revised stair layout. Details also show a metal mesh required to bring the original design up to Part K standards. The mesh matches the agreed sample of a metal mesh to the stair balustrades in the Town Hall, varying only in colour to match the Broadway balustrade. Architect and sub-contractor drawings have been submitted showing the extensions and mesh to the balustrade.

Architect drawing; *34-7500 Rev C1*

Sub-contractor drawing; *7414-11-001 Rev C02 & 7414-13-001 Rev C02*

D New facing materials

New facing materials have been highlighted on elevations and plans showing their locations and extent with relevant pictures of the new materials. Some samples have been approved on site previously and are re-submitted in pictures, any further on site requirement for sample inspection is available on request.

E.0 Service Routes and BWH

Except for within the central entrance core, new suspended plasterboard ceilings have been installed across the building. The vast number of services and services routes are located within these voids, with supply to apartments above corridor ceilings. Similarly, all apartment walls are new construction or linings allowing all small powers to be installed within new construction without affecting any existing features.

Risers have been introduced with extent and demolition shown in separate submission 10 a, additional BWH for pipes and the location of the risers are located within the following drawings; *D-02-BA-0100 Rev C4, D-02-BA-0101 Rev AB, D-02-BA-0102 Rev C3, D-02-BA-0103 Rev C3*.

The main containment and services routes are shown on drawings *M-02-BA-0100 Rev AB, M-02-BA-0101 Rev AB, M-02-BA-0102 Rev AB, M-02-BA-0103 Rev AB*. Where grilles for ventilation have been included, they have been located on the utilitarian rear façade of the annexe. They are to be sensitive to the façade with reclaimed bricks used where available and matching colour bricks.

Access for the installation of some services requires access above existing ceilings. A method statement for their installation has been submitted, this also includes a general method statement covering the repair of these ceilings. The existing ceiling extent is contained to the central stair core and entrance lobby to the affordable housing. *Refurbishment to existing plastered ceilings*

F.0 Internal Lighting

New lighting has been installed for the flats in the west block and back of house areas and all parts of the east block. Lighting drawings have been submitted for the communal areas alongside drawings for two typical flat types (one 'affordable' in the west block and one private in the east block). [*E-02-AX-0099 Rev AB, E-02-AX-0100 Rev AB, E-02-AX-0101 Rev AB, E-02-AX-0102 Rev AB, E-03-BA-103 & E-03-BA-A103*](#)

This is supported by a lighting schedule with specifications and images of all newly installed lighting. [*10687-LUMSCHD-0001*](#)

Within the central core which was the only area marked out as with historical architectural interest, historical light fittings have been retained, repaired and relamped. These are shown in the document [*Broadway Annex Heritage Light Schedule*](#) with locations identified on the drawings.