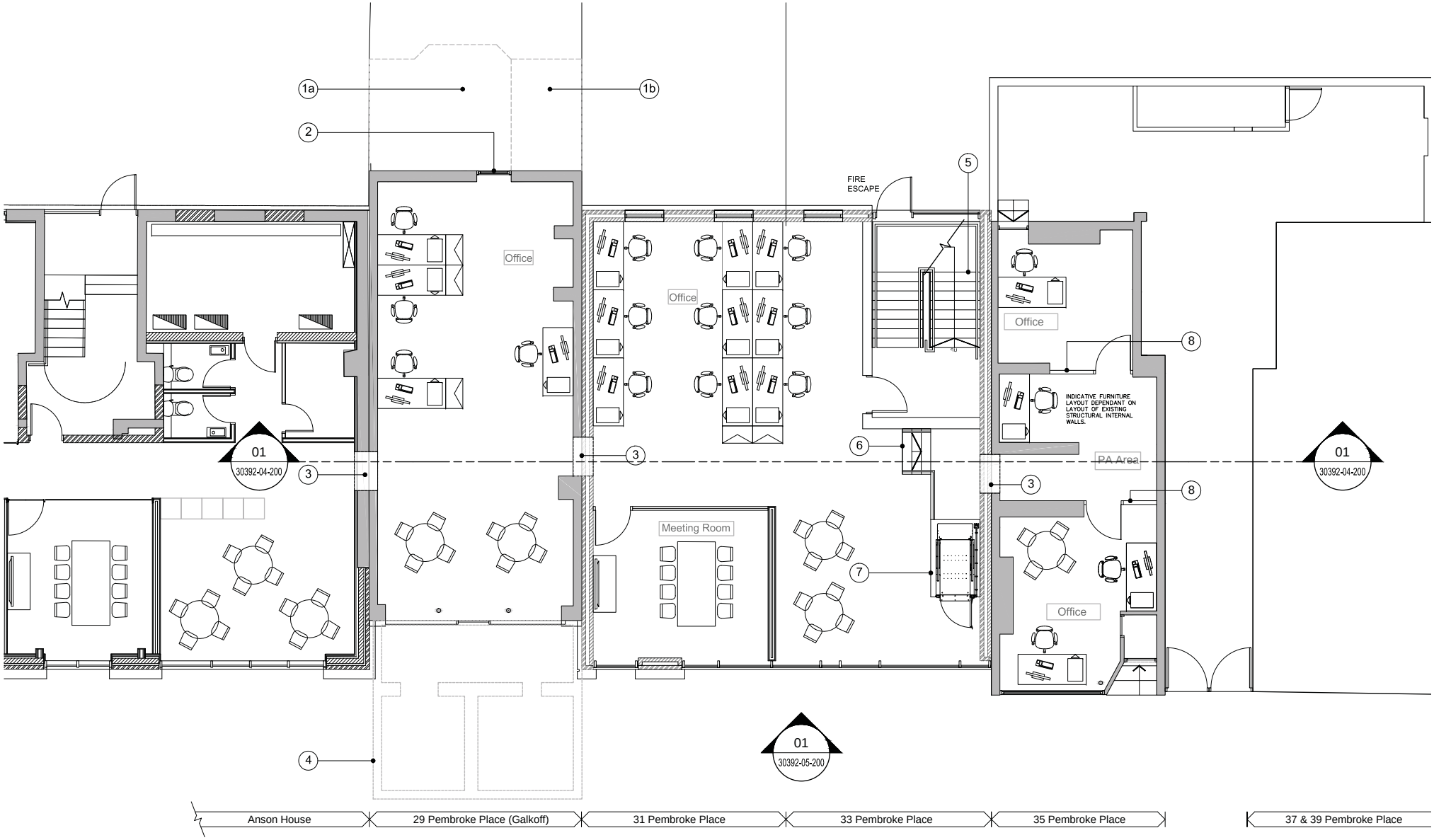
BroadwayMalyan BM

8.2 Design Option 02

Overview

Retention of external walls and roof

- Retention of No. 29 external walls only, including window openings, shop front, and roof, but with new floors to match Anson House floor levels and new internal walls (if required).
Demolition of existing extension and outrigger to the rear of No. 29 due to poor structural condition. Rear elevation to be reconstructed with brickwork to match existing.
- Demolition of No. 31 & 33 to allow for new building extension.
- Retention/restoration of the whole existing fabric of No. 35 for integration with new Anson House building extension.



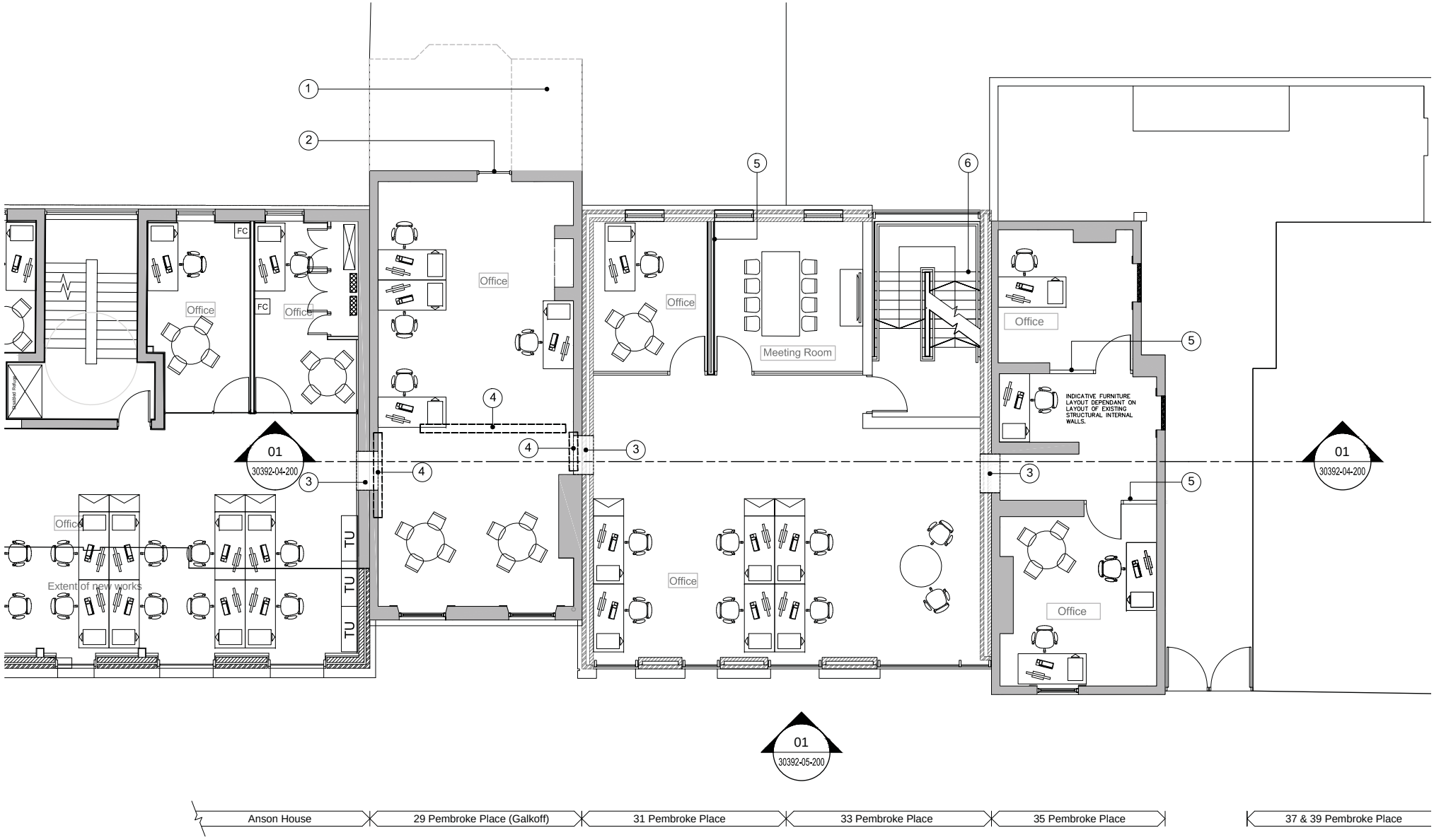
1a. Existing extension to be demolished due to poor structural condition. Extension is not part of the original building fabric.
1b. Original outrigger to be demolished due to poor structural condition.
2. New window to match above.
3. New opening for access - minimum width to reduce impact on listed building fabric. Openings located to link with existing circulation routes and to maximise internal furniture layout

4. Outline of basement below - Due to limited head room the basement floor has not been shown in this option as it is not a usable space.
5. New circulation stair.
6. New stair
a - +0.680
7. New platform lift - + 0.680
8. New internal partitions

0m 1m 5m 10m

N

Option 02 Ground Floor Plan 1:100

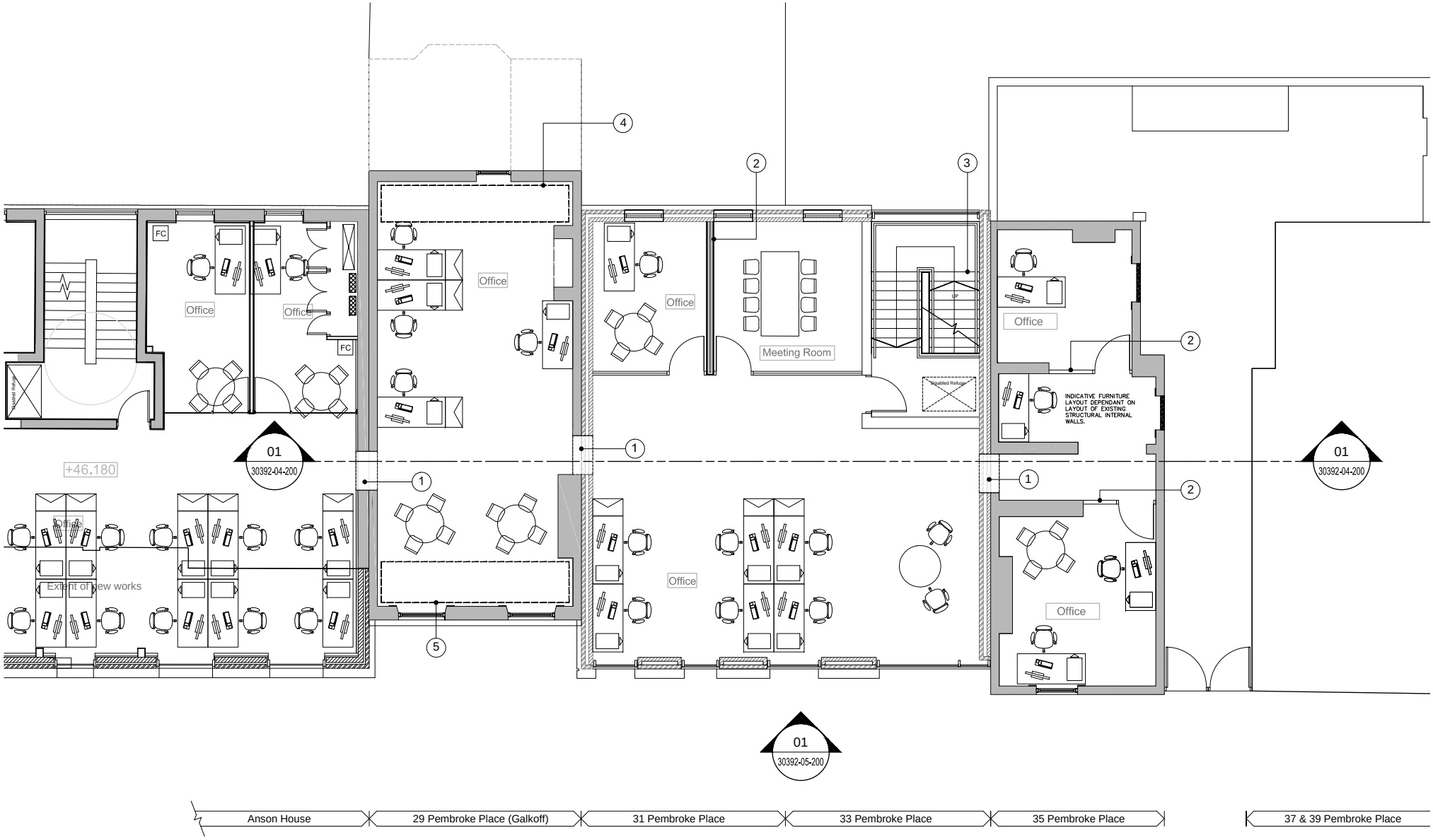


1. Original outrigger to be demolished due to poor structural condition.
2. New window
3. New opening for access - minimum width to reduce impact on listed building fabric. Openings located to link with existing circulation routes and to maximise internal furniture layout
4. Paintings of specialist interest will be removed.
5. New internal partitions.
6. New circulation stair

0m 1m 5m 10m

N

Option 02 First Floor Plan 1:100

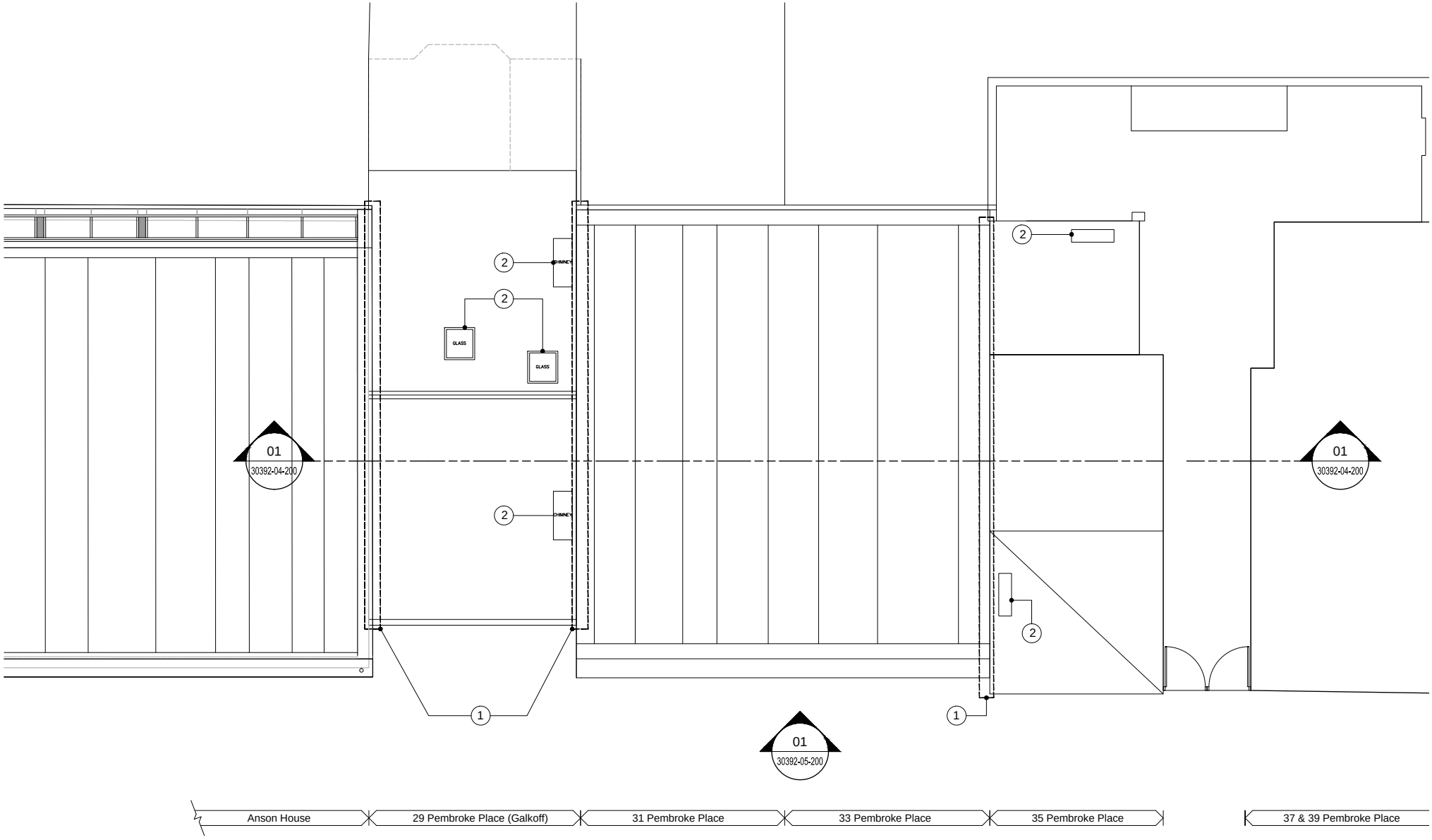


1. New opening for access - minimum width to reduce impact on listed building fabric. Openings located to link with existing circulation routes and to maximise internal furniture layout.
2. New internal partitions.
3. New circulation stair
4. Possibility of reduced headroom in these areas. Subject to additional building survey.

0m 1m 5m 10m

N

Option 02 Second Floor Plan 1:100

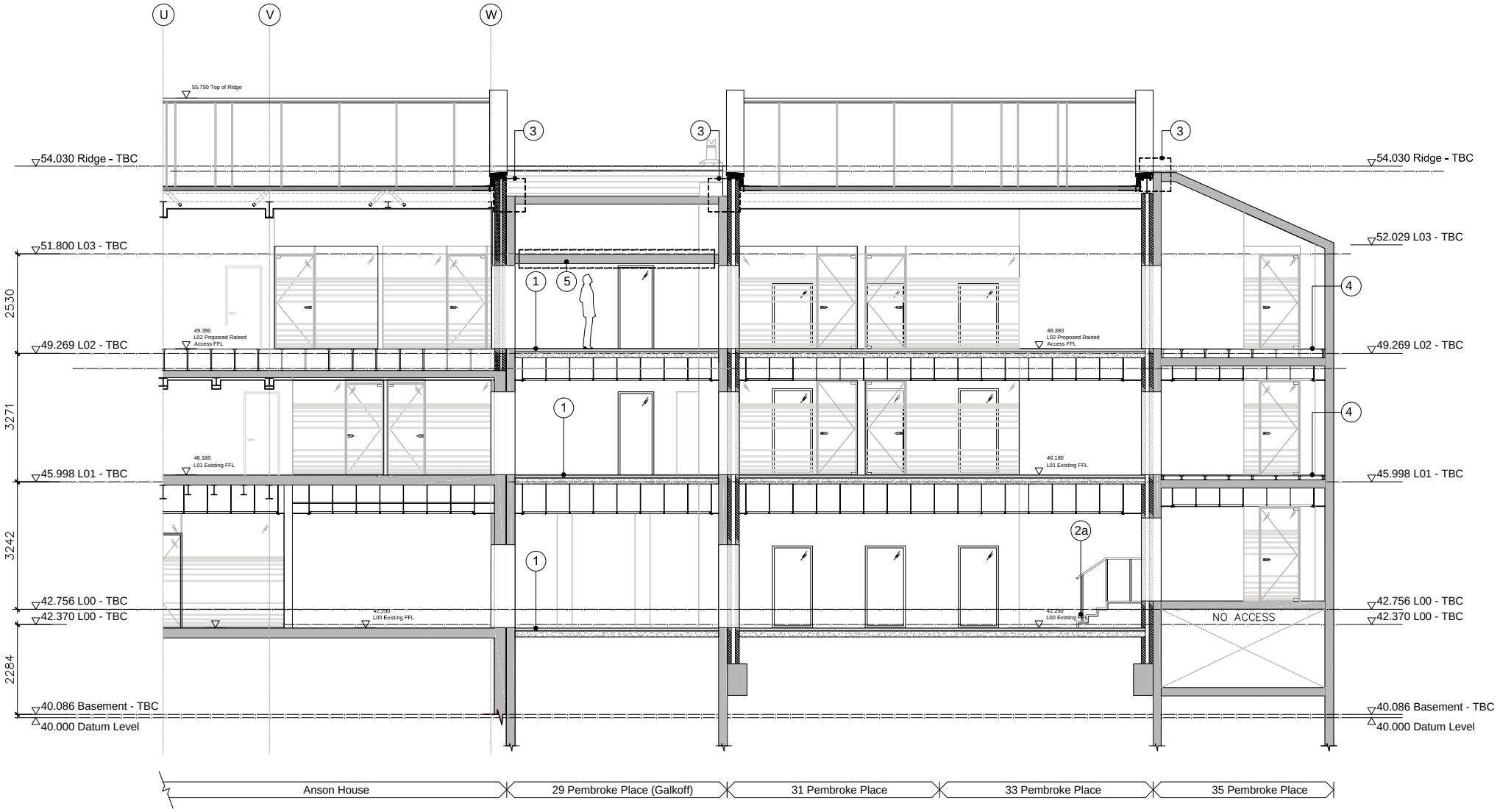


1. Roof alteration required to allow for flashing junction
2. Existing features to be made good.

0m 1m 5m 10m

N

Option 02 Roof Plan 1:100



1. New floor infill - see structural report for floor construction options.
2. New stair
a - +0.680m
3. Roof alterations required to allow for flashing connection.
4. New raised floor built on existing floor.
5. Possibility of reduced headroom in these areas. Subject to additional building survey.

0m 1m 5m 10m

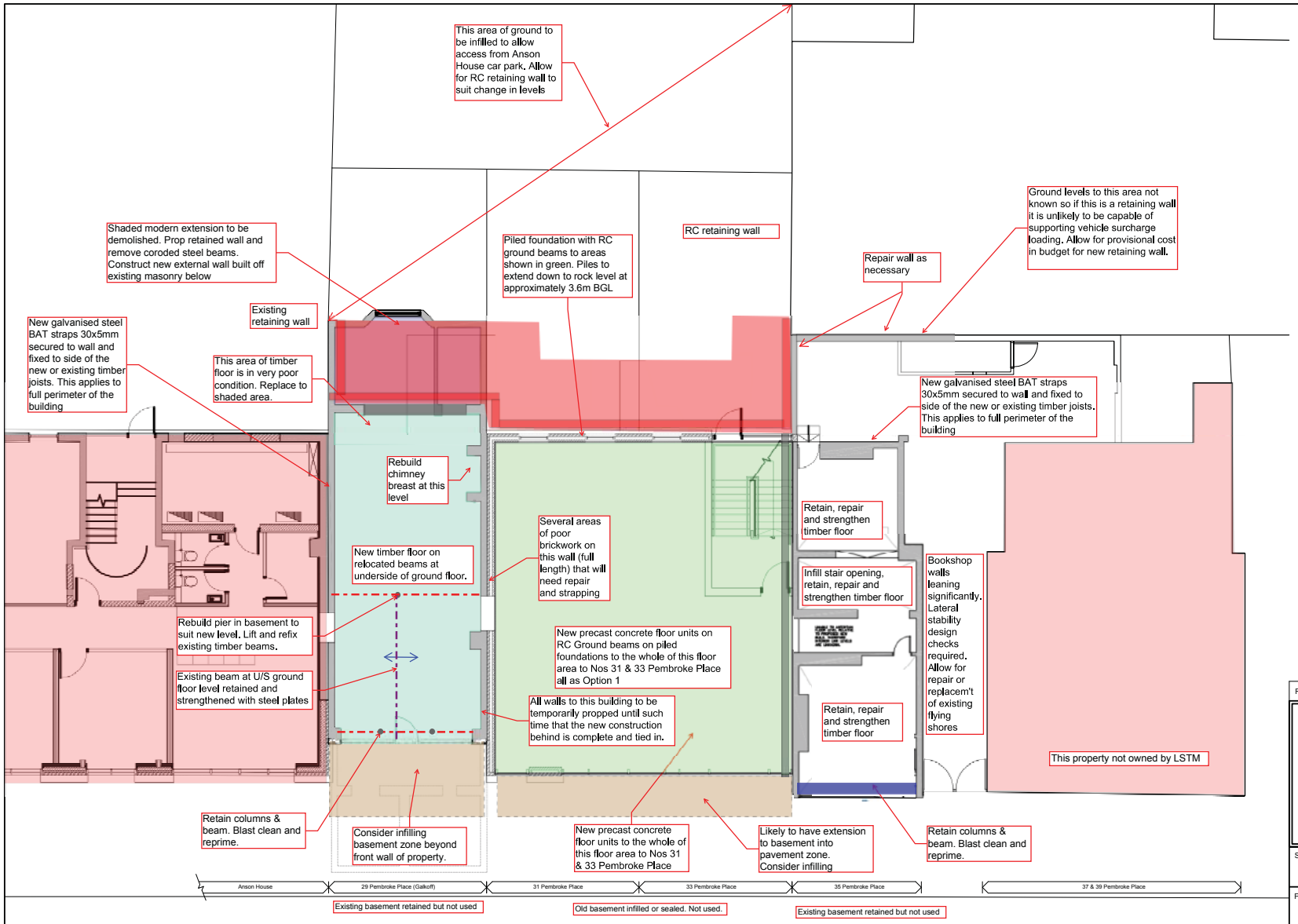
Option 02 Section 1:100

1. Tiled facade of special interest. Reinstate and restore.
2. Existing brickwork - clean and re-point mortar.
3. Existing Windows - restore
4. Balustrade required for safety due to low cill height.
5. Existing Roof - Refer to Structural report. Renovate.
6. Roof Alteration for flashing junction.

7. No. 35 will be fully refurbished for future use and its history interpreted through further consultation with Liverpool City Council and English Heritage.

0m 1m 5m 10m

Option 02 South Elevation 1:100



NOTES:

Note with option 2 temporary support is required to all retained walls whilst undertaking the floor replacement in Galkoffs. We envisage that this would be in the form of flying shores located above each existing floor and roof level with integral corner bracing.

Report version A3 size

1 Option 02 - Ground Floor Plan - 29-31 & 35 Pembroke Place
Scale 1:100

N

Rev:	Description:	Date:	By:	Chkd:

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Status: **INFORMATION**

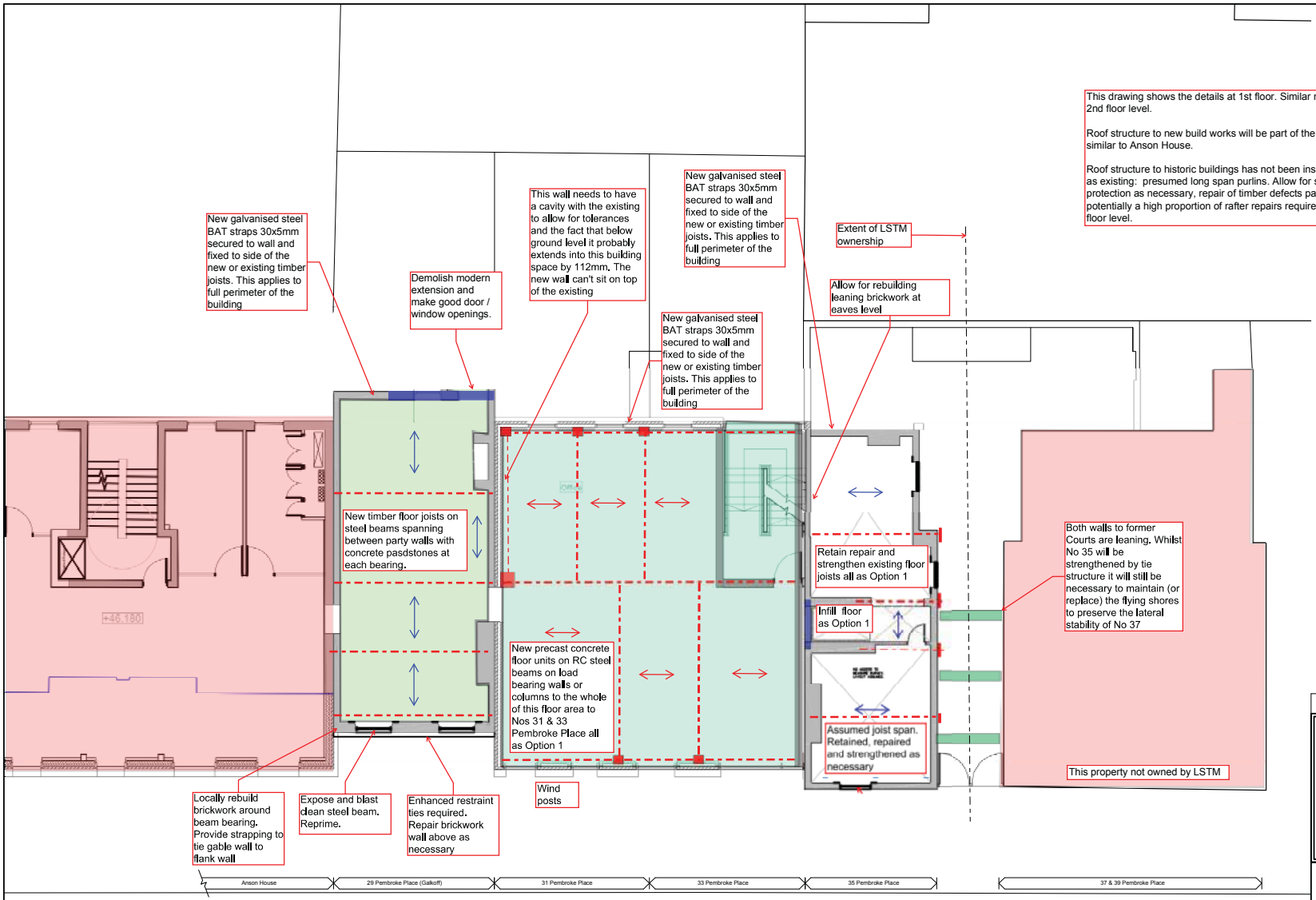
Project: **Galkoff Extension**

Drg Title: **Option 2 - Proposed Ground Floor Plan Structural works**

Scale:	Size:	First Issue:	Drawn:	Checked:
1:100	A2		AM	AC

Drg No: CH1012-02-01

Rev: /


NOTES:
This drawing shows the details at 1st floor. Similar requirements will be needed at 2nd floor level.
Roof structure to new build works will be part of the structural frame with details similar to Anson House.
Roof structure to historic buildings has not been inspected but is to bed retained as existing: presumed long span purlins. Allow for stripping roof coverings, protection as necessary, repair of timber defects particularly at bearings; potentially a high proportion of rafter repairs required. Fix straps at roof level as at floor level.
New galvanised steel BAT straps 30x5mm secured to wall and fixed to side of the new or existing timber joists. This applies to full perimeter of the building
Demolish modern extension and make good door / window openings.
This wall needs to have a cavity with the existing to allow for tolerances and the fact that below ground level it probably extends into this building space by 112mm. The new wall can't sit on top of the existing
New galvanised steel BAT straps 30x5mm secured to wall and fixed to side of the new or existing timber joists. This applies to full perimeter of the building
New galvanised steel BAT straps 30x5mm secured to wall and fixed to side of the new or existing timber joists. This applies to full perimeter of the building
Extent of LSTM ownership
Allow for rebuilding leaning brickwork at eaves level
New timber floor joists on steel beams spanning between party walls with concrete pasdstones at each bearing.
Retain repair and strengthen existing floor joists all as Option 1
Infill floor as Option 1
Both walls to former Courts are leaning. Whilst No 35 will be strengthened by tie structure it will still be necessary to maintain (or replace) the flying shores to preserve the lateral stability of No 37
New precast concrete floor units on RC steel beams on load bearing walls or columns to the whole of this floor area to Nos 31 & 33 Pembroke Place all as Option 1
Assumed joist span. Retained, repaired and strengthened as necessary
This property not owned by LSTM
Wind posts
Locally rebuild brickwork around beam bearing. Provide strapping to tie gable wall to flank wall
Expose and blast clean steel beam. Reprime.
Enhanced restraint ties required. Repair brickwork wall above as necessary
Anson House
29 Pembroke Place (Galkoff)
31 Pembroke Place
33 Pembroke Place
35 Pembroke Place
37 & 39 Pembroke Place
Note with option 2 temporary support is required to all retained walls whilst undertaking the floor replacement in Galkoffs. We envisage that this would be in the form of flying shores located above each existing floor and roof level with integral corner bracing.
Report version A3 size
N
1 Option 02 - First Floor Plan - 29-31 & 35 Pembroke Place
Scale 1:100
Rev: Description: Date: By: Chkd:
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Status: INFORMATION
Project: Galkoff Extension
Drg Title: Option 2 - Proposed First Floor Plan Structural works
Scale: 1:100
Size: A2
First Issue:
Drawn: AM
Checked: AC
Drg No: CH1012-02-02
Rev: /
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Option 02

Pros & Cons

Pros

• Allows for full retention and restoration of existing Galkoffs tiled shop frontage
• Maximises the reuse of the existing external building fabric other than floors, where achievable.
• Allows for greater usable floor space for office accommodation
• The need for ramps at all levels is removed
• No loss of accommodation within Anson House to accommodate opening locations

Cons

• Due to the extremely poor condition of the building significant structural remediation and stabilisation will be required to all areas of the existing external fabric of the building to allow for safe reuse and the safety of the structure of No. 29 during demolition of No. 31 Pembroke Place. Major structural implications are listed below:

- There is evidence of alterations to walls especially on the ground floor requiring local rebuilding and strapping.
- Evidence of movement to the front gable wall of Galkoffs will require strapping. Due to the critical interface for access openings between Anson House and Galkoffs a portalised frame is needed.
-Any basement structure in No. 31 & 33 will require infilling and venting. This will affect the design of the foundations for the new extension.
- Following a visual inspection due to its poor structural condition the roof will likely need replacing.
- Assessment of the structural condition for the beam at first floor over the shop front of Galkoffs and No. 35 will be required.
- The removal of existing floors will require temporary lateral support.

• Existing paintings at 1st floor will be lost due to structural works.
• Existing Marble counter would need to be removed to allow for access into the ground floor from Anson House.
• Retention of the existing building fabric means the required open plan working arrangement required by LSTM would not be achievable across the full floor plate. Whilst the new floors would provide increased office space compared to option 1, the minimal openings created between Anson House and the new build to the site at No. 31 would create a barrier for the use of the building and would create a disjointed working environment. It would also begin to create a physical separation between the two blocks which would limit the buildings flexibility in the future.
• Due to the extremely poor condition of the building significant restoration work will be required to all existing building fabric:
  - Sash windows
  - Brickwork
  - Pointing
  - Roof tiling / flashings
  - Guttering
• The existing tiled shop front will need to be fully protected throughout construction and refurbishment. Risk of further damage to the area as structural works are carried out.
• At second floor level we anticipate an area of reduced headroom at eaves level which will reduce the usable floor area for office staff. This could be further reduced through the raising of the floor level. This will need to be investigated further when safe access to this level can be achieved.
• New timber floor joists will be bigger than the current floors to accommodate the change in use for the building. With the new timber floors there will need to be additional acoustic provisions required within the floors to achieve current requirements. This additional joist size and acoustic treatments could impact on floor to ceiling heights which are critical for office use.
• Acoustics and headroom issues could be improved by providing concrete floors but this would require underpinning of the existing building as the existing walls could not support this in their current state.
• The new raised floor levels will mean additional barrier protection will be required to all existing windows internally. Due to the levels all windows would require safety glass but this could not be accommodated in the existing frames. Balustrading would therefore need to be provided internally and upper floor levels. This would be visible externally and would further reduce the quality of the elevation.
• Elevationally the street scene would not look right with the No. 29 retained. Whilst it retains the Galkoff tiled façade which would be repaired and enhanced, No. 29 was originally part of a terrace of like buildings fronting the street. Retained as part of this development it would become isolated within a modern new build scheme. The scale of the new building will overpower and undermine the setting of No. 29 and the change in roof levels will form an unnatural break along the street frontage. It is our option that retaining the building within the proposal will not only reduce the impact and quality of the new scheme; it will also significantly reduce the quality of No. 29.