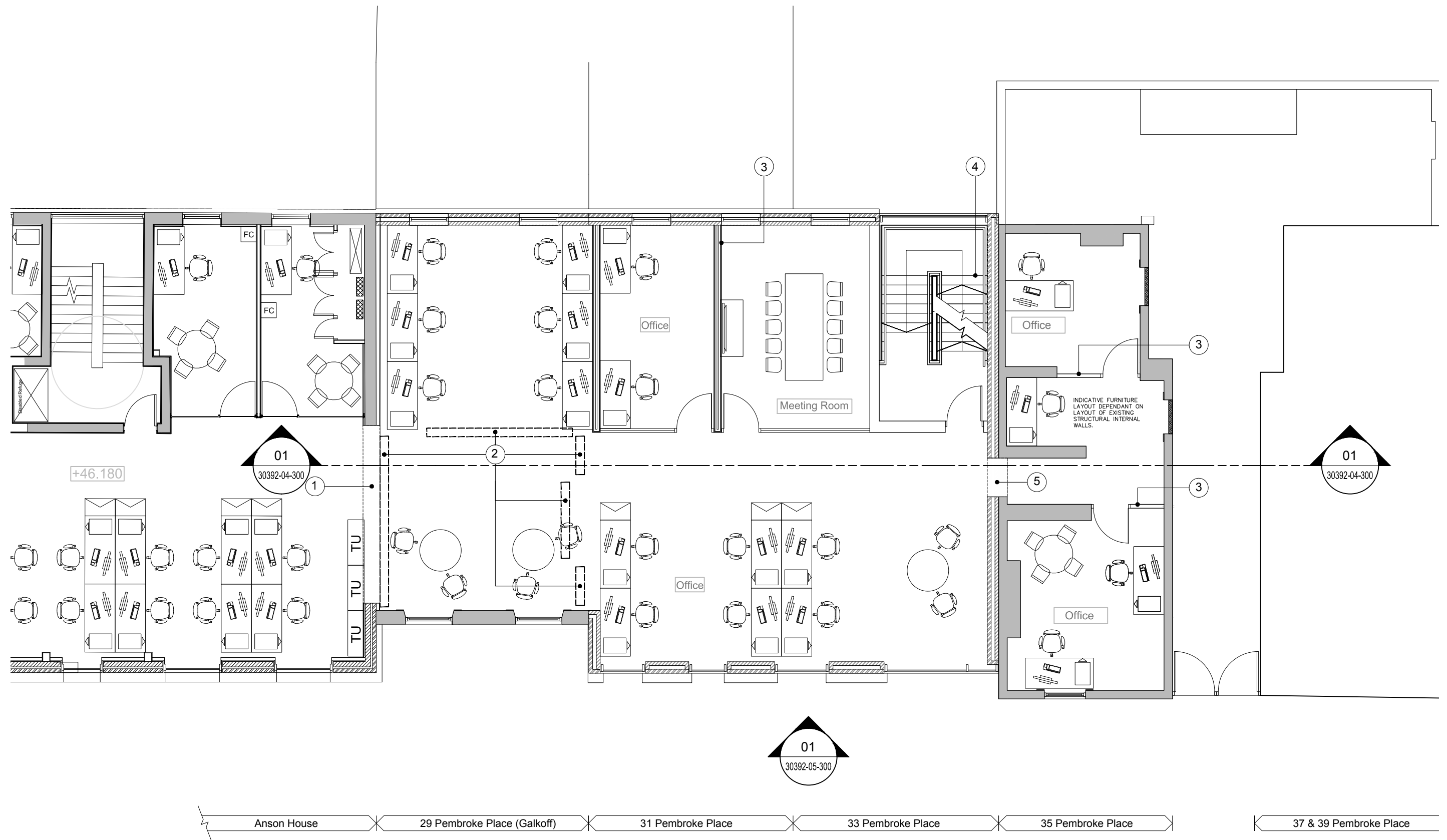


8.3 Design Option 03

Overview

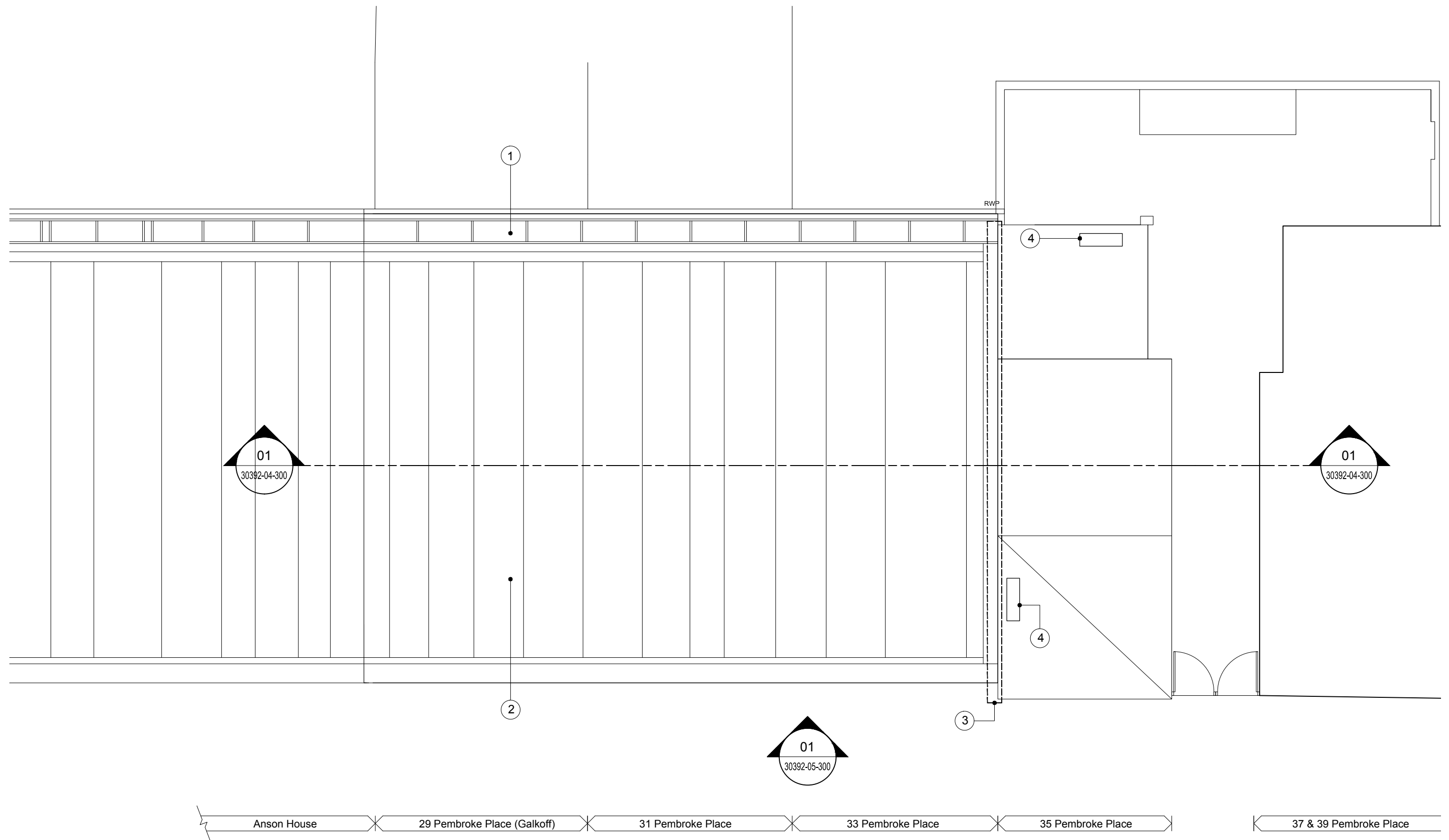
Retention of front facade only

- Retention of No. 29 front facade only, with all the rest of the building fabric demolished.
- 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.



1. Enlarged opening to allow for continuation of open plan arrangement.
2. Removal of paintings that are listed as significant interest.
3. New internal partitions.
4. New circulation stair.
5. New opening - minimal width to reduce impact on existing building fabric.

Option 03 First Floor Plan 1:100

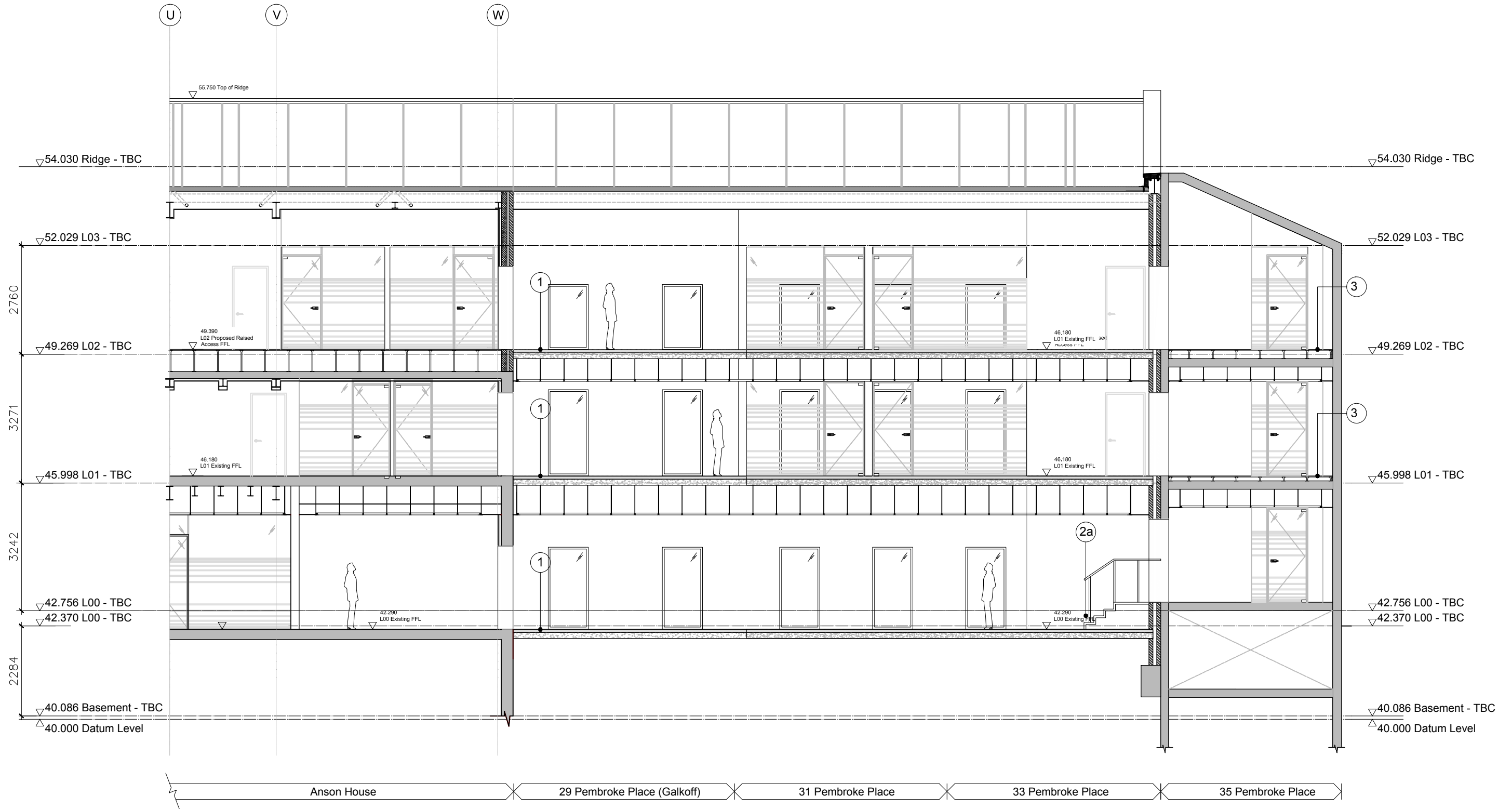


1. New north light continuing from Anson House
2. New roof - same specification as Anson House
3. Roof alteration required to allow for flashing junction
4. Existing features to be made good.

Option 03 Roof Floor Plan 1:100

Galkoff Extension Design Options





- 1. New floor - see structural report for floor construction
- 2. New stair
a - +0.680m
- 3. New raised floor built on existing floor.

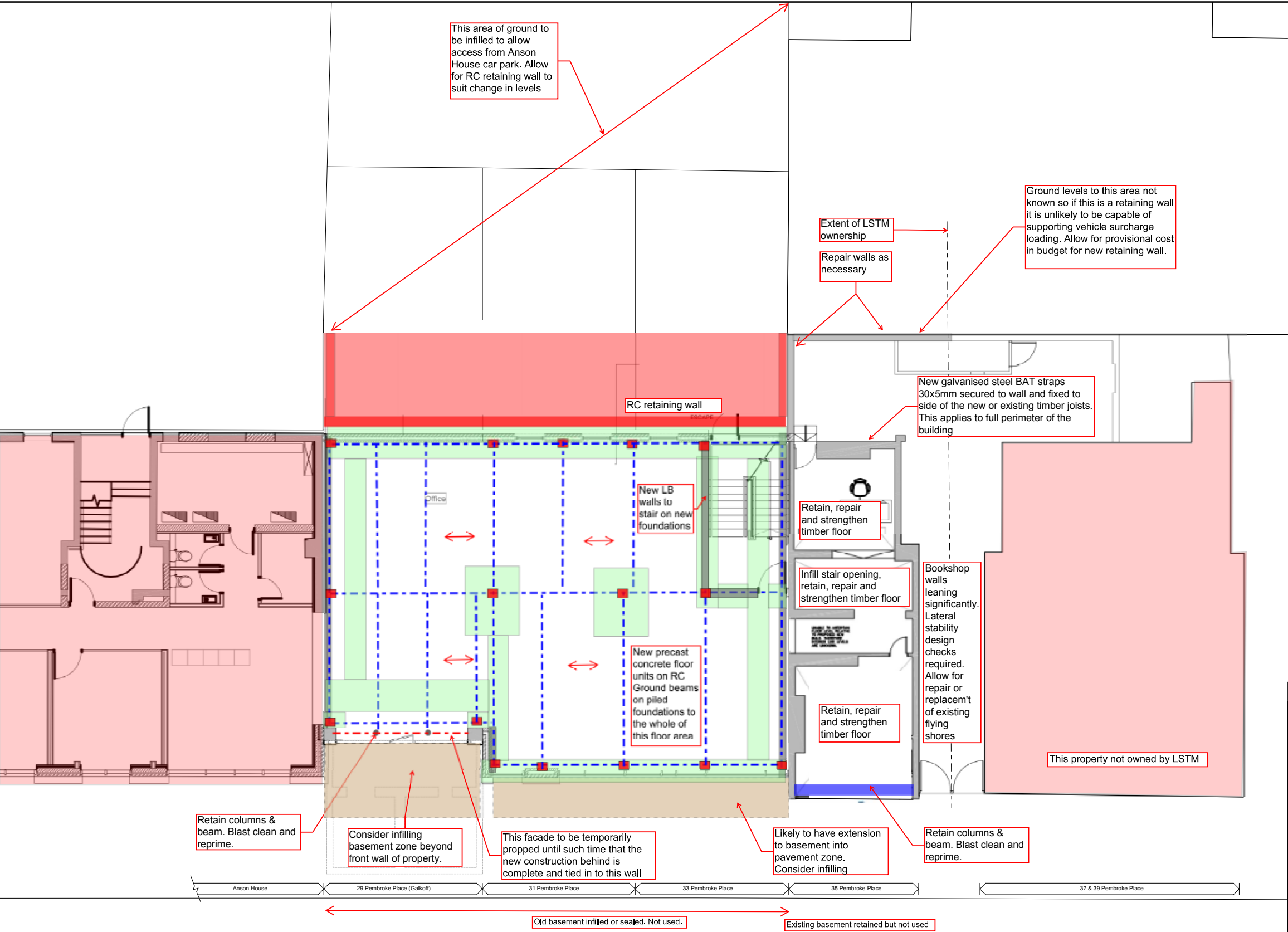



1. Tiled facade of special interest. Reinststate and restore.
2. Existing brickwork - clean and re-point mortar.
3. Existing Windows - restore
4. Balustrade required for safety due to low cill height.
5. New roof
6. Roof Alteration for flashing junction.

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

Option 03 South Elevation 1:100

NOTES:

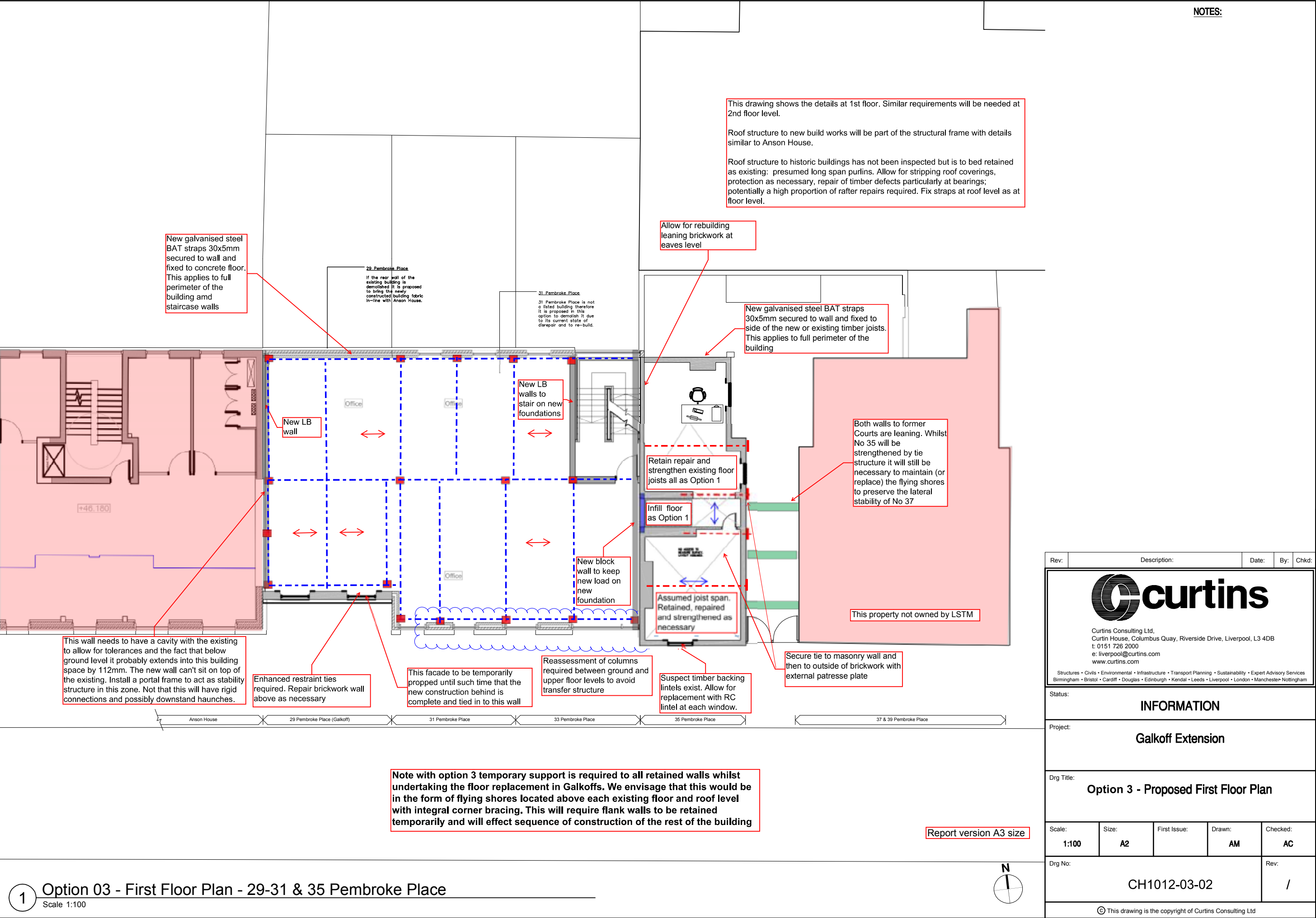


Rev:	Description:	Date:	By:	Chkd:
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Status: INFORMATION				
Project: Galkoff Extension				
Drg Title: Option 3 - Proposed Ground Floor Plan				
Scale:	Size:	First Issue:	Drawn:	Checked:
1:100	A2		AM	AC
Drg No: CH1012-03-01				Rev: /
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1 Option 03 - Ground Floor Plan - 29-31 & 35 Pembroke Place
Scale 1:100



Report version A3 size



Option 03

Pros & Cons

Pros

- Allows for full retention and restoration of existing Galkoffs tiled shop frontage
- Provides full open plan working.
- Removes the physical separation between Anson House and the new development as greater openings can be created with original fabric now removed.
- 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
- No loss of floor space at 2nd floor level as new roof will be installed to match Anson House.
- The extensive structural repairs and maintenance required for retaining the existing building will be largely removed as the majority of the work will be new construction.
- New concrete floor construction will remove all head height and acoustic issues encountered with previous schemes
- The elevation aesthetics are improved as the new roof line will be continuous and will not have an unnatural break along the street frontage

Cons

- Due to the extremely poor condition of the facade significant structural remediation and stabilisation will be required to all areas of the existing front facade of the building to allow for safe reuse and the safety of the structure during demolition of the remaining structure of No. 29 and No. 31 Pembroke Place. Major structural implications are listed below:
 - The removal of floors and load bearing walls other than the front elevation of Galkoffs will require temporary lateral support to the shop front elevation.
 - Providing a short return on the gable wall would be beneficial in providing additional support.
 - Once all other structure is removed around No. 35 the provision of lateral stability needs to be considered. Any basement structure in No. 31 & 33 will require infilling and venting. This will affect the design of the foundations for the new extension.
- Existing paintings at 1st floor will be lost due to demolition.
- Existing Marble counter would be lost due to demolition.
- Due to the extremely poor condition of the building facade significant restoration work will be required to all existing building fabric to retain front elevation:
 - Sash windows
 - Brickwork
 - Pointing
 - Flashings
 - Tiling
- 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.
- The new raised floor levels will mean additional barrier protection will be required to all existing windows internally to the retained facade. 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

- Arguably, the quality of the street scene would be further reduced with only the facade to No. 29 retained. Whilst it retains the Galkoff tiled facade which would be repaired and enhanced, retained as part of this development it would become further isolated within a modern new build scheme. The scale of the new building will further overpower and undermine the setting of No. 29 and with the new roof and cladding continuing over the existing facade this will become even more dominant. As with the previous options, it is our option that retaining the reduced facade 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.
- This option would be the most expensive option of all 4 considered. It would also provide the lowest gross internal floor area of all the options.