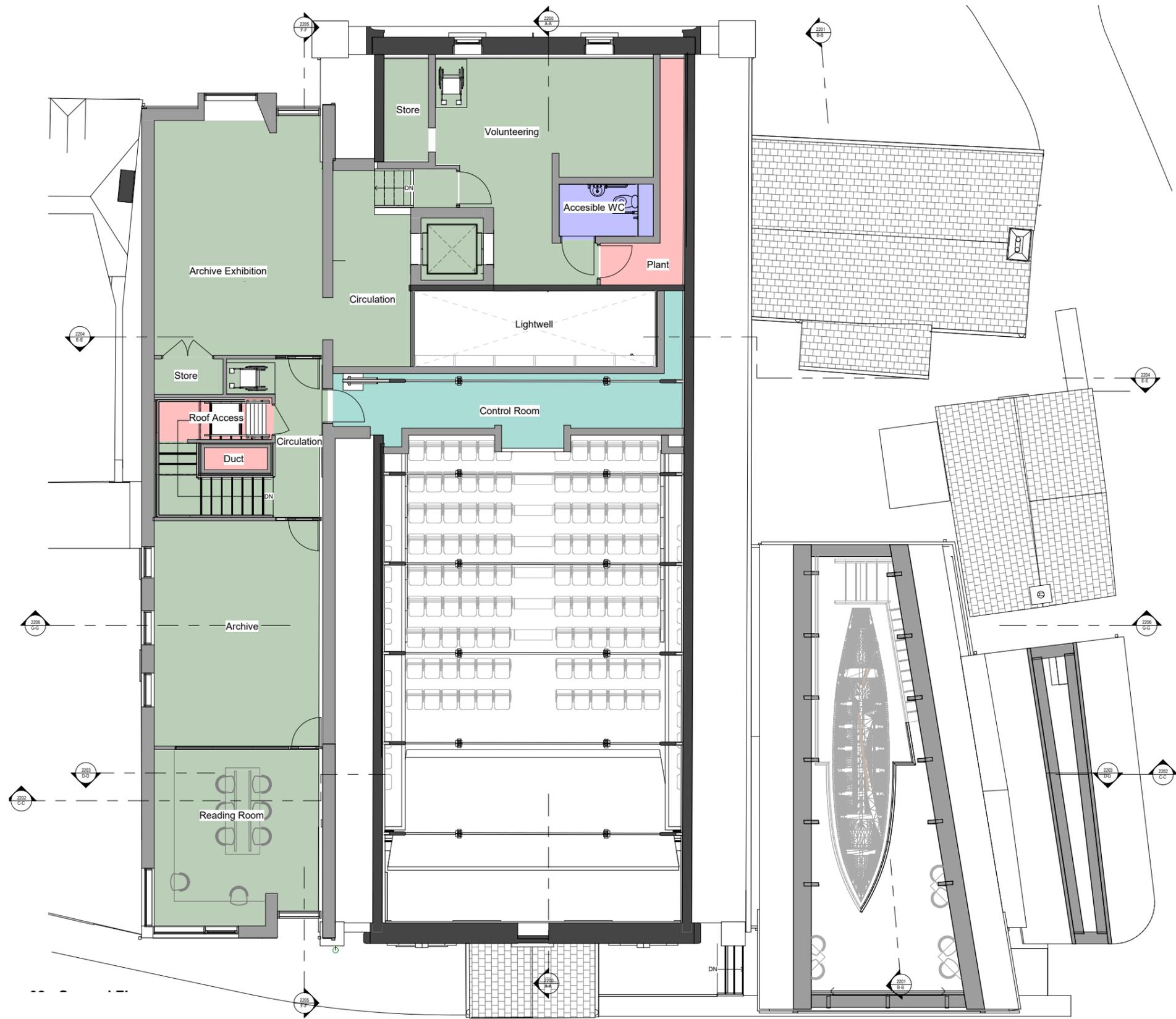
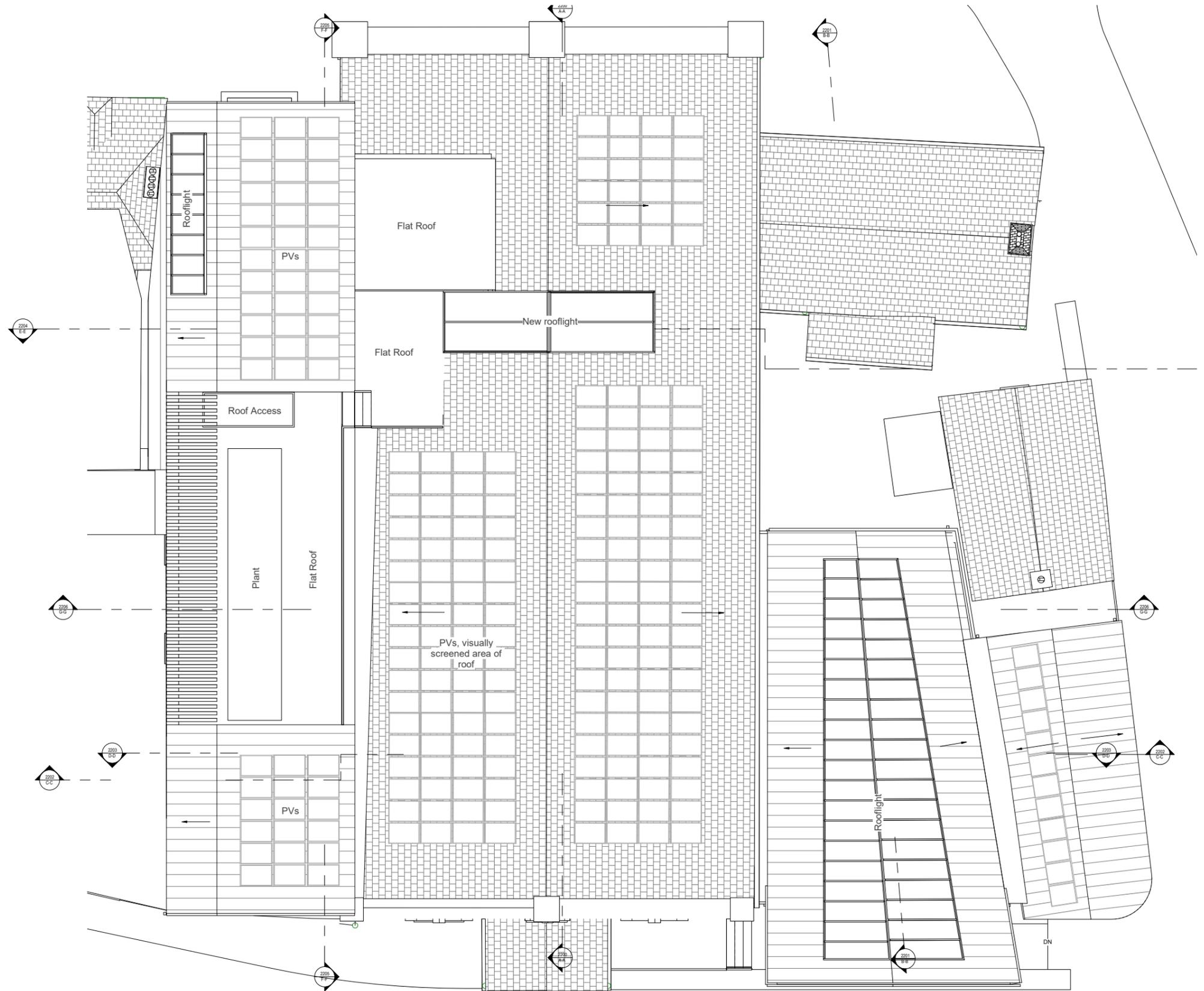


PROPOSED SECOND FLOOR PLAN



SECTION 4.0: DESIGN PRINCIPLES
DESIGN APPROACH

PROPOSED ROOF PLAN



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

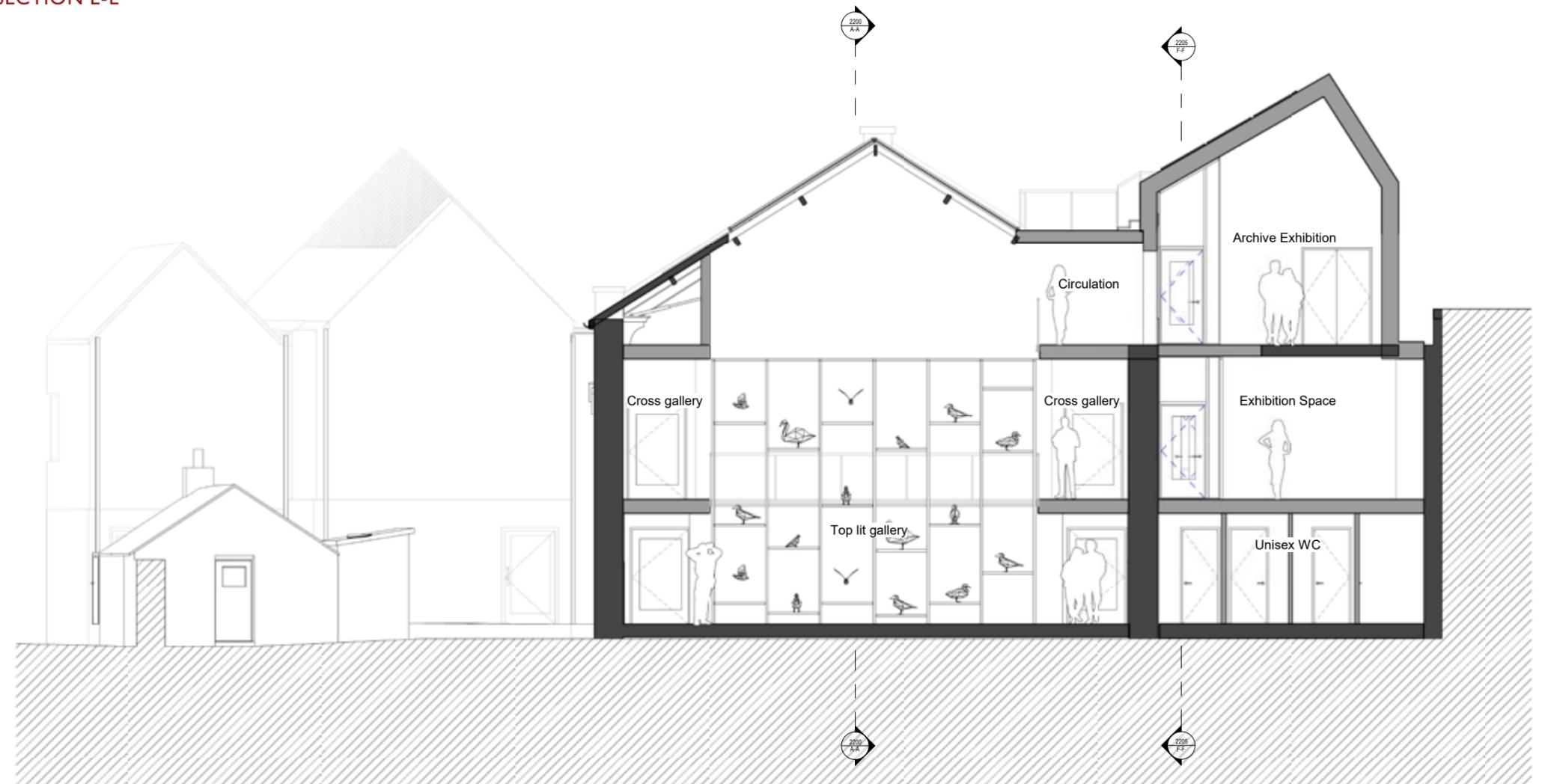
MUSEUM PLANNING

The main entrance to the Museum will be through the current entrance off Parade Gardens remodelled to enhance its accessibility and presence. This area will include the reception and ticketing desk and the retail space for the Museum. The first main exhibition space will be directly off the entrance on the ground floor of the original Town Hall. The secondary partitions in this space will be removed to give greater flexibility for the layout of the introductory museum exhibitions retaining the two cast iron columns that support the first floor. The main lift for the building will be positioned close to the entrance to the first exhibition space and will give access to all floor levels in the building. The back wall of the ground floor exhibition space will be opened-up to bring light down into the rear of the space from a roof light above. A new flight of steps will give access up to the rear level of the performance hall and 1970s extension. The planning and the location of the exhibits is still under discussion and may change but will not effect the overall building planning.

One of the popular exhibits in the old Museum was the 'wall of birds', a display of cases of stuffed wild birds stacked to create a sub-dividing wall. This 'wall of birds' will be replicated in the light well forming the backdrop to the first exhibition space, a link through to the rear of the building and a visual link to the exhibition floors above.

The 'wall of birds' display continues up through the light well at first floor level and a bridge structure over the enclosure for the retractable seating to the performance space below will allow visitors to view the bird display cases close up, at first floor level as well as on the ground floor below. The secondary partitions to the first floor spaces in the front of the Town Hall are removed to create a larger open exhibition space. The first floor exhibition space links via lift and stairs through to further exhibition galleries on both first and second floors of the 1970s extension.

SECTION E-E



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

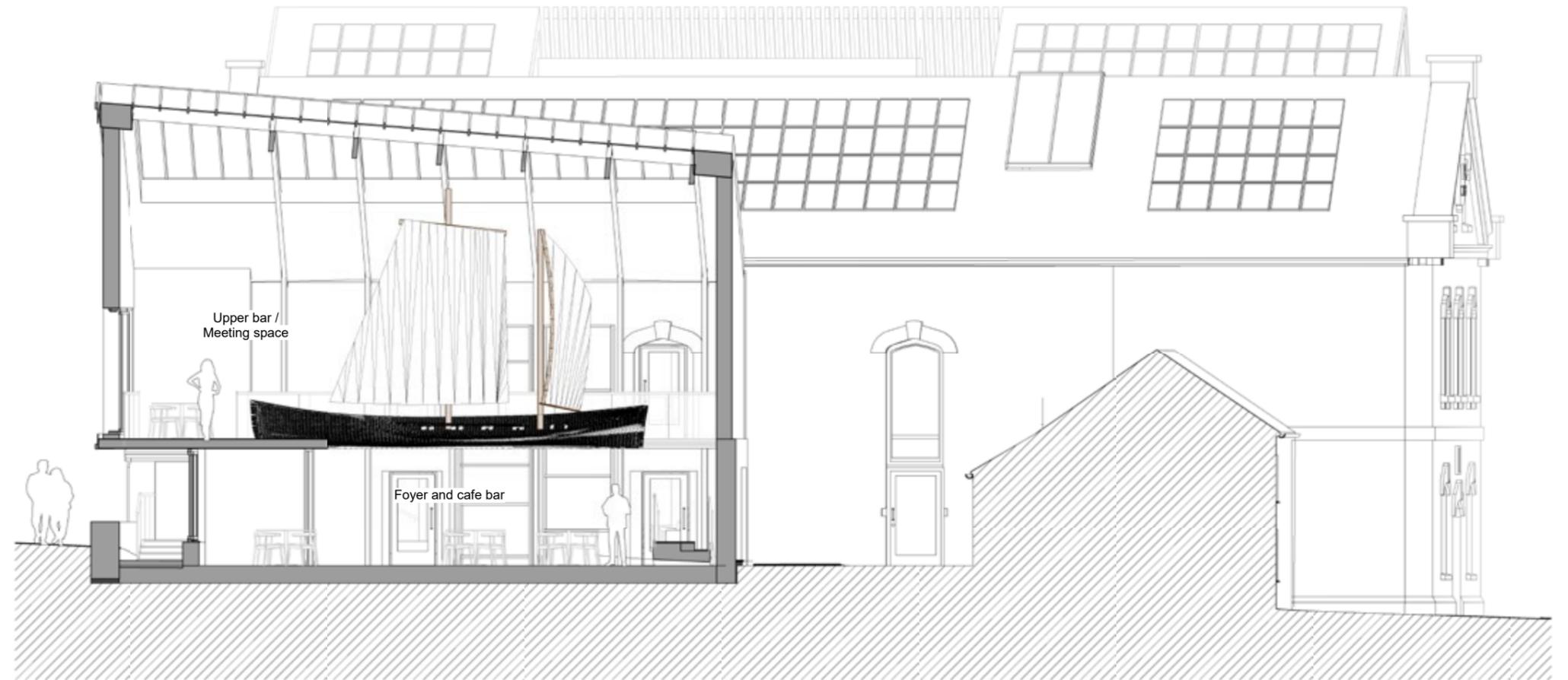
From the ground floor exhibition space, the visitor will be able to circulate via either entrance into the performance space which will provide an audio-visual interpretative tour of the islands as part of the Museum visitor experience. They will also be able to pass through to the new extension which will house the Klondyke gig suspended at first floor level so that its hull construction can be viewed from the café area below. A new staircase will take visitors up to the first floor Klondyke gallery to enjoy seeing the boat close up and the views out across Porthcressa Beach. From the Klondyke gallery visitors can then pass along the performance space balcony giving them an opportunity to view the interpretative presentation from above and into the first floor exhibition spaces. Alternatively, they could go straight to the first floor exhibition spaces using the relocated stair in the 1970s extension or the lift.

The Museum's library and archive are located on the second floor of the 1970s extension with a reading and research room. Activity and meetings rooms are provided on the first floor where if necessary, they can double as additional changing spaces for the main hall during performances.

The attic space of the main Town Hall will be upgraded to provide a curator's office and volunteer's room with adjacent WC and kitchenette facilities.

The core museum exhibition display areas and their associated circulation amount to approximately 390sqm added to which are the shop and retail spaces, library and archive and ancillary spaces that also meet the preliminary brief requirements. The current design has no significant provision for reserve collections or new accessions storage which would have to be found off site.

SECTION B-B



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

THE HALL

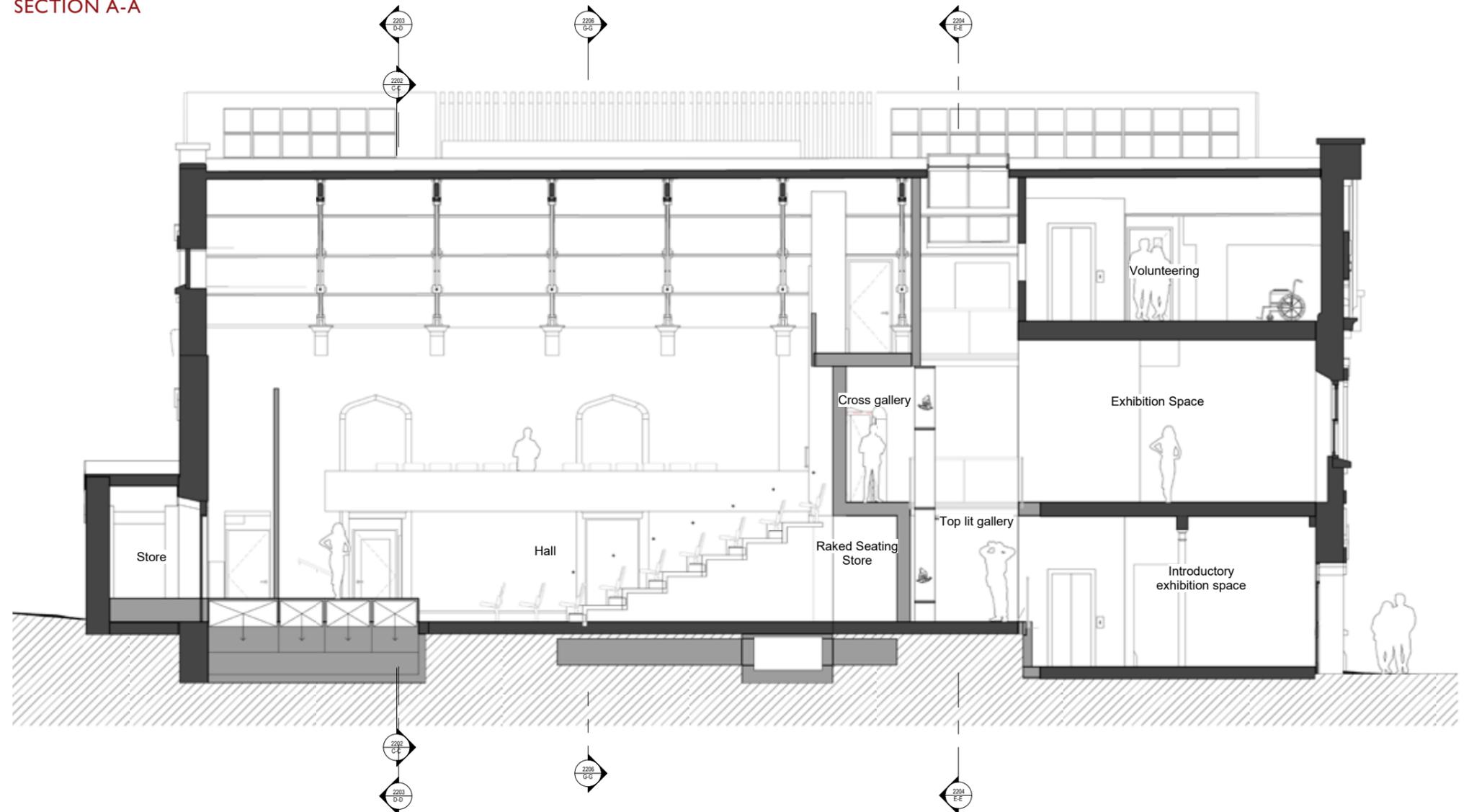
The new performance hall is created by adapting the Town Hall's main original assembly hall. However, the stage is relocated to the south-west end of the existing space with the raked seating running north-east to south-west and with the seating storage area at the north-east of the space. New side balconies provide seating to both sides of the hall taking advantage of the stone arched window openings to give access and create visual links. The layout in theatre mode provides 84 seats on six raked rows with a further 28 seats on the flat floor level and 24 seats on the side balconies making a total of 136 seats.

A hydraulic rising stage is proposed with back screening suspended from the side walls and roof to create a back-stage cross-over for performers. The stage can be lowered and the back screening moved to the side of the performance space to create a larger assembly space for dances, cabaret and other functions.

Changing rooms are provided in the 1970s extension with an accessible changing room at ground floor level along with sanitary facilities and a platform lift for disabled performers (and audience members) to access the stage. Further changing spaces are provided by the flexible use of the activity rooms at first floor level which have their own sanitary accommodation. Performers can use the staircase to access the ground floor back-stage areas.

The 'get-in' for equipment is provided by using the existing porch in the south-west elevation and/or by dropping the sill of one of the blocked original hall windows to create a new large high doorway to the back-stage area.

SECTION A-A



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

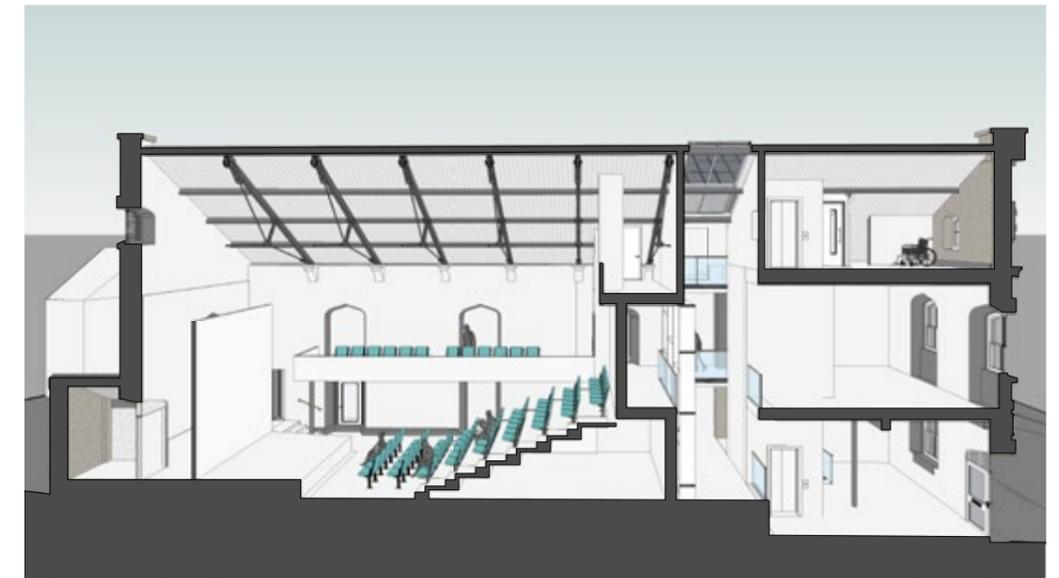
The main entrance for when the Hall is in performance use is envisaged as the Porthcressa entrance, using the café and bar area as the foyer with a secondary bar area off the Klondyke display space at first floor level. With the visual interest of the Klondyke and the fine views they offer across Porthcressa Beach these areas will provide attractive foyer spaces during the intervals and before and after performances. The café and bar area provides for thirty covers on the ground floor only and further additional covers at first floor level.

Sanitary provision is provided on the north-west side of the Hall on the ground floor of the 1970s extension and meets the performance space requirements.

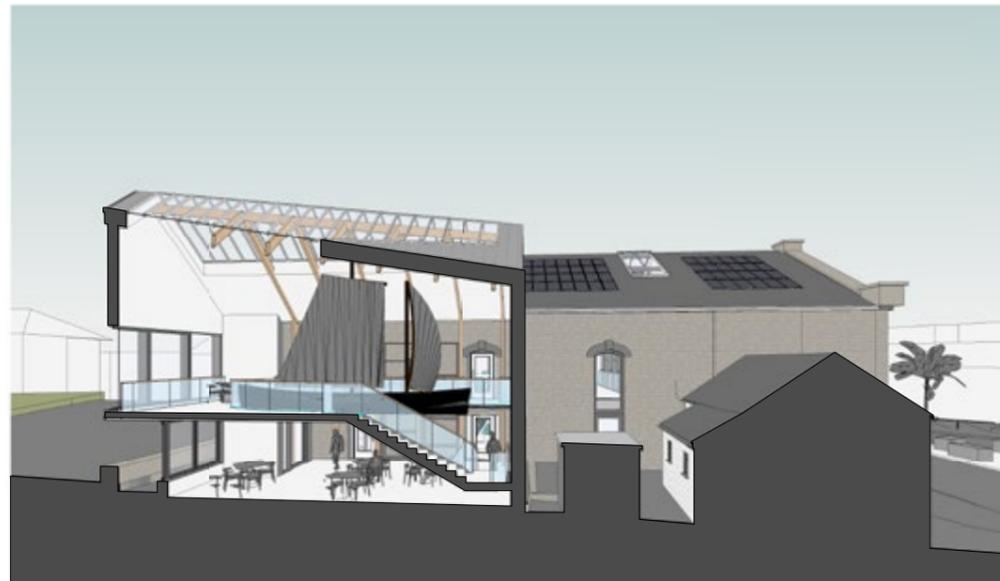
A control room and sound desk location is provided at high level centrally in the north-east end wall or the Hall facing the stage. The control room is accessed from the attic or second floor space in the front range of the building.



1: Full scheme section



2: Town Hall Section



3: Boat Hall Section



4: Scheme Cutaway

SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

ELEVATIONAL DESIGN

The main front and rear elevations of the Town Hall will see little change from their original design. The 1970s extension will be re-worked with a new slate roof profile to accommodate the roof top plant required and its narrow street elevations to the north-east and south-west significantly improved with a granite base to the ground floor, vertical timber profiled boarding above and new fenestration.

The upper part of the central section of the new extension projects over a new sloping walkway and side wall to emphasis the entrance from Porthcressa Beach whilst also providing the opportunity to divert excessive storm waters from the entrance areas during inclement weather.

North-East Elevation



South-West Elevation



SECTION 4.0: DESIGN PRINCIPLES

DESIGN APPROACH

The new extension to the south-east side of the Hall is of two bays that have open soffit, pitched roofs which repeat, on a diminishing smaller scale, the cross-section of the Hall's roof. The angling of the new extension's ground plan means the ridge line of the new central pitched extension roof falls towards the north-east, visually opening-up its elevations to the south-west, whilst accommodating the height of the Klondyke's rig and helping reduce its scale against the smaller adjacent cottage. The building is proposed as being constructed with a granite block base with vertical oak boarding above and seamed zinc sheet roofing.

South-East Elevation



North-West Elevation



SECTION 4.0: DESIGN PRINCIPLES
DESIGN APPROACH

Views of Elevations from the Town



1: Aerial view from North-east



2: View from north near Parade Square



3: View from south-east



4: View from the North-east

SECTION 5.0: HERITAGE SIGNIFICANCE AND ASSESSMENT

HERITAGE IMPACT ASSESSMENT

The heritage significance of the Town Hall is discussed in detail in Portico Heritage's Heritage Statement. See Appendix A

The statement emphasises that the building is a modest late 19th century civic building but one which has a considerable presence in Hugh Town and hence the Isles of Scilly as a whole. It was built as a simple building with an impressive front formal elevation but internally had very little significant original architectural detail except the attractive ironwork trusses and roof to the main hall. Perhaps its greatest significance is its contribution to the civic, social and community life of the Islands and its role as the principal place of meeting, gatherings and entertainment for the Islands – residents of Scilly regard it with great affection. The impact of the proposals illustrated in this report on the Town Hall's existing fabric can be summarised as follows;

- The Town Hall's original principal space, the Hall, is being retained both in its original function and physically with its proportions, volume and its visible roof structure and construction effectively unchanged.
- The proposed new balconies will enhance the hall visually and provide additional seating essential to its financial viability. The blocked original granite dressed stone openings will be re-opened to link the hall with its side spaces, provide circulation and draw light from the adjacent spaces.
- The front and rear original elevations will remain unchanged but their masonry and joinery will be cleaned, repaired and redecorated.
- The 1970s utilitarian extension will be enhanced with a new roof and re-designed elevations that sit better visually with the adjacent granite elevations of the original building.
- The new extension to the south-east of the Hall will make better use of an important focal space in the town, currently used for waste re-cycling and parking. It will help the building better address the wonderful aspect of Porthcressa Beach. In addition, it will provide space for important functions such as the café, bar and foyer and the Klondyke display that will contribute to the Hall's future viability.
- New environmentally efficient servicing will allow the removal of the unsightly internal flue running up through the hall and the external boiler house and will help achieve future sustainability goals of net zero-carbon and reduction in the use of fossil fuels.
- The principal changes to the original Hall's existing fabric will be the insertion of a rooflight for the light well, slight raising of the slate coverings to allow ventilation and insulation of the roof, removal of some secondary internal partitions to create more flexible exhibition areas and re-opening of a number of the original hall windows.

Overall the benefits arising from the changes to the Town Hall's fabric will be very significant in securing its future in better condition and contributing to its long-term sustainability. We are of the view that the disbenefits of the relatively minor changes proposed and that are necessary to meet the brief requirements are far outweighed by the resulting benefits.

SECTION 6.0: SUSTAINABILITY STRATEGY

QODA CONSULTING

QODA Consulting have been appointed as part of the design team for the refurbishment and extension of the Isles of Scilly Town Hall building in Isles of Scilly. See Appendix B for the full Sustainability Strategy Report.

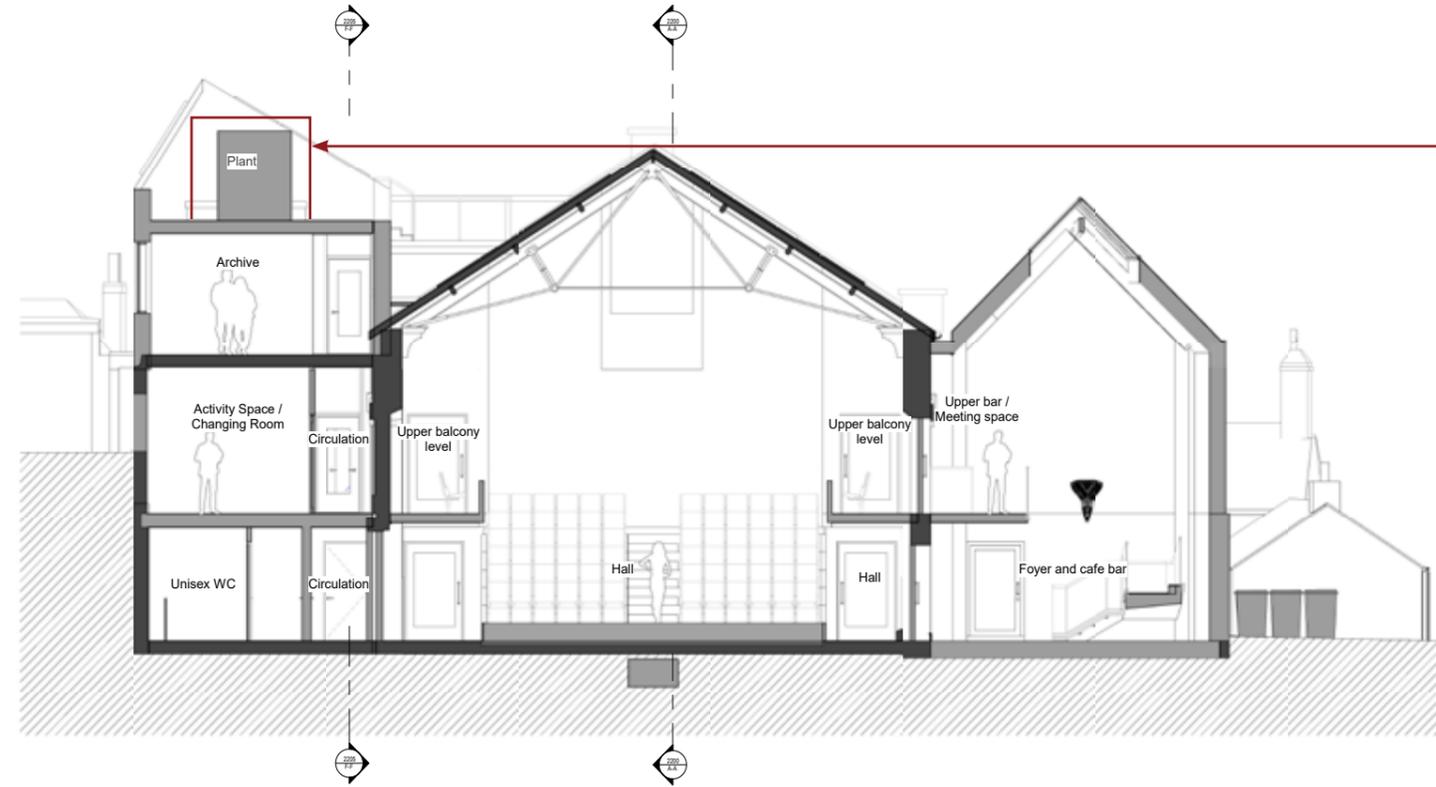
SUMMARY OF QODA CONSULTING'S SUSTAINABILITY STRATEGY

The proposed works aim to improve the energy and sustainability performance, eliminate the use of fossil fuels and significantly reduce the carbon footprint of the building. The works will include the following:

- Upgrade of the existing and retained main building, which includes the main hall, exhibition areas and administration offices;
- Demolishing the 1970s west wing and replacing it with a new build extension that will accommodate exhibition and archive spaces, reading areas, a new shop and ancillary spaces; and
- New build extension on the east side of the building that will include a café/bar and a gig area.

In order to demonstrate a quantitative improvement and decarbonisation of the town hall, QODA Consulting have built a baseline energy model with existing fabric and servicing arrangements, and a proposed model complete with the proposed fabric and services upgrades. From this exercise we are then able to compare the regulated carbon emissions using the Building Regulations Part L methodology.

SECTION G-G



Air Source Heat Pumps



Air Source Heat Pumps behind screen

SECTION 6.0: SUSTAINABILITY STRATEGY

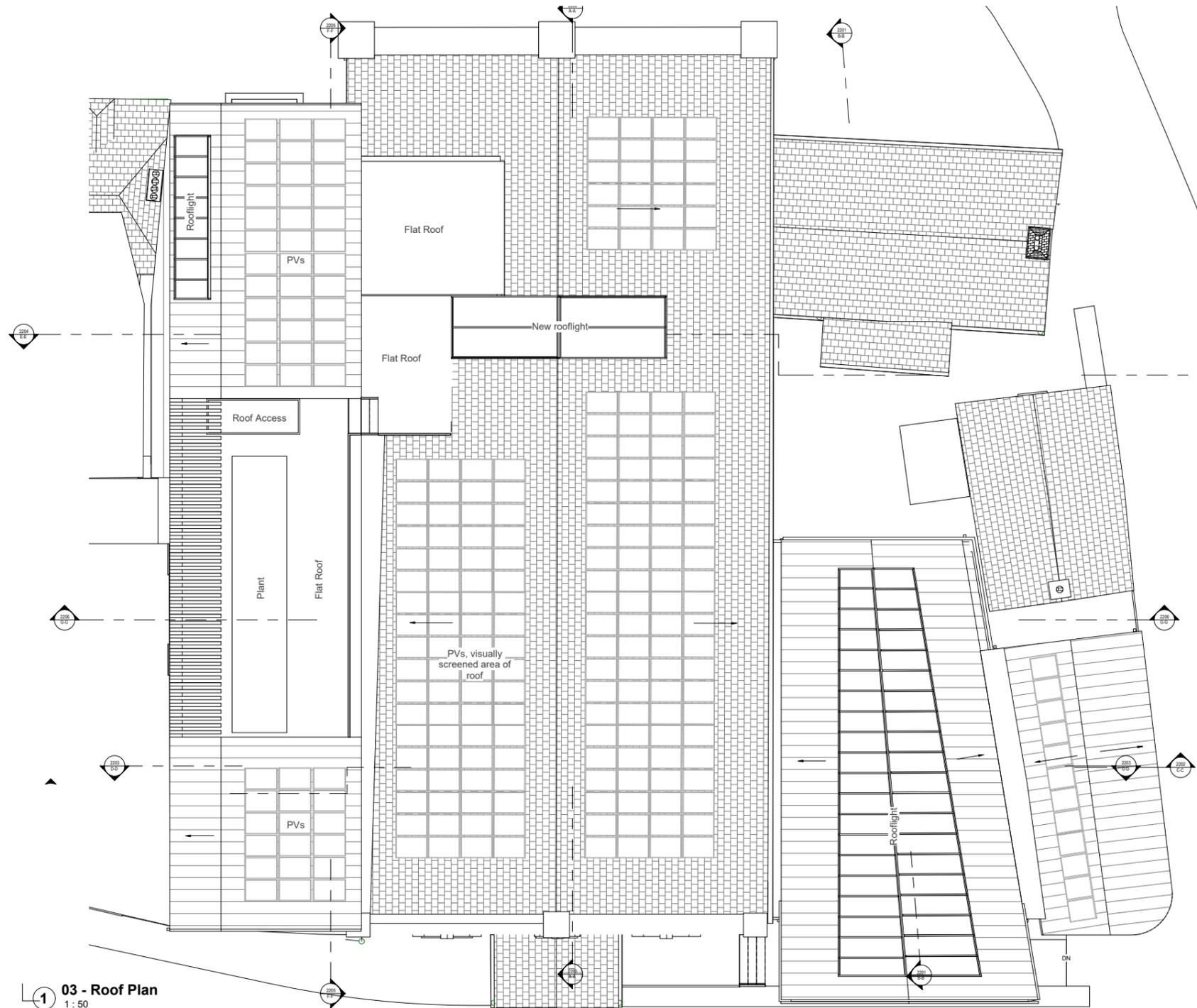
QODA CONSULTING

The proposed building can achieve significant carbon savings compared with baselines, both for the new extensions and the existing building. These savings are driven by the following design details:

- An excellent insulated fabric, with properties improving upon the Approved Document L2A and L2B minimum standards.
- Use of an energy efficient air source heat pump, both for space heating and hot water preparation. This will replace the existing gas boiler and eliminate the reliance on fossil fuels.
- Energy efficient lighting, equipped with occupancy sensors.
- A 150m² PV installation located on the roof.

Overall the benefits arising from the changes to the Town Hall's fabric will be very significant in securing its future in better condition and contributing to its long term sustainability. The proposals show the position of the air source heat pump at roof level (see Section G-G plan on the following page), this is screened from view by the adjacent reconfigured roof and a screen on the north-east elevation.

We are of the view that the reconfiguration of the roof to accommodate the plant is necessary to meet the brief requirements and is far outweighed by the resulting benefits.



SECTION 7.0: STRUCTURAL DESIGN

SUMMARY OF FENTON HOLLOWAY STRUCTURAL REPORT

Fenton Holloway have been appointed as part of the design team for the refurbishment and extension of the Isles of Scilly Town Hall building in Isles of Scilly.

EXISTING BUILDINGS

Town Hall

The existing town hall is of traditional construction with solid granite walls and is effectively three-storeys high including the attic space.

The front part of the building contained former council offices and is divided into small rooms which have been modified several times at ground floor level to accommodate changing uses. The upper floors are timbered and the attic space containing plant and duct work is partially decked for access only which is gained via a floor hatch. The wall that divides the front part from the rear of the building is solid masonry at ground and first floor level and timber stud work with masonry infill at attic level.

The rear part of the building contains a large single height hall including a stage area and multipurpose space. The floor of the hall section is made of timber joists parallel to the stage that span onto granite dwarf walls at 1.8m centres. The joists support a beech slat floor. The roof structure for the front and rear parts of the building are common and visible in the rear section. The trusses are fine examples of Victorian engineering with timber rafters and forged iron tension rods. The trusses are supported at high level on granite corbels.

Office Extension

Adjacent to the original building section has been added a modern extension which contains the council offices at first and second floor levels and WCs and kitchen serving the adjacent hall at ground floor level. The extension is narrow and is of traditional masonry and timber floor and roof construction. A mansard type roof allows occupation of the roof level in this part of the building. It is possible the mansard frame is steel.

EXISTING BUILDING STRUCTURAL CHANGES

Town Hall

Proposed adjustments to the internal layout of the front section will include removal and reconstruction of partitions and part removal of the wall that divides the front and rear at ground and first floor levels. Recovered masonry, if granite, can be reused in new parts of the structure that require a granite wall finish. Steel beams will enable openings in walls to be created. Larger openings may require steel window frame type structures to maintain lateral stability. Full conversion of the attic space will require the removal of the forged rods in two trusses and the rafters supported with steel purlins. The steel purlins would be supported at a reconstructed separation wall between the front and rear with concealed steel posts and on traditional bearings in the front gable.

Access to the remodelled attic space will be gained by a new lift shaft from ground floor level and a short stair built in the eaves of the roof space between the town hall roof and the office extension roof. A raised dormer of section of roof between the two buildings will accommodate the needed increase locally in head height to allow passage to the new habitable attic space.

A new lightwell will be created by incorporating glazing between an existing truss and the separation wall between attic space and main hall. The glazing will be a similar weight to the existing roof coverings and a frame support can be installed in the rafter zone of the structure.

The ground floor of the rear hall section will be reconstructed to accommodate a hydraulic platform stage and retractable seating. The existing timber joists can be salvaged and re-used and these will be supported on a revised dwarf wall layout. The granite dwarf walls can be harvested for the granite and re-used elsewhere. Adjustment of the dwarf walls will allow for the subfloor construction of air ducts and the carriage loads of the retractable seating which are heavy. The subfloor ducting and hydraulic stage lift will be contained in block wall trenches. The dwarf walls will be built off new strip foundations founded on sand. Where excavation into the sand risks undermining the external walls or makes construction of the duct trenches difficult the sand can be treated with a pressure grouting system prior to excavation works taking place. This will ensure stability of the walls and excavations are maintained. The existing beech slats may survive lifting for re-use but as these have been sanded at least once before they may be best used where support can be placed closer together on newer parts of the project such as the upper bar/meeting space.

Changes to the main hall will incorporate two long side balconies at first floor level. The long balconies will be supported by long steel or glulam timber elements and single posts at ground floor level at the balcony returns at ground floor level. The balconies will provide walk-through links made at first floor level between the office space and main hall and main hall and upper bar/meeting space. Opening links in the east and west walls will coincide with existing windows or false windows.

There will be full width gallery structures at first and second floor. The full width gallery structures will be supported by a two-storey frame. At first floor the frame may be used to support the gig if the option 2 position for the gig is chosen. Support can be either from first floor or suspended from second floor. The second-floor level of the frame will be used to incorporate the control room.

Office Extension

The proposed changes will include extending the front elevation forward at first floor level to match the line of the non-glazed elements of the existing ground level construction. Internal partitions will be adjusted at all levels and a new stair location created approximately at the centre of the extension. The new stair construction will be self-supporting and can be used to create trimming support for the cut floor levels.

The significant change to the structure will take place at second floor level where the existing mansard roof will be removed and replaced with a steel frame that projects to a higher ridge line locally at the front and rear to hide a central flat roof plant area. The steel frames will be portalised and will sit on new steel floor beams at second floor level. The roof pitch on the west side will incorporate a cantilever element to create the second floor glazed projecting corner window detail. The flat roof area central to the plan will be designed to support plant equipment. A section of wall on the west side of the flat roof area will screen the plant space when viewed from the west. A dormer will link the new raised roof at the north end of the extension to the main building front attic space for access of building users and duct work.

SECTION 7.0: STRUCTURAL DESIGN

SUMMARY OF FENTON HOLLOWAY STRUCTURAL REPORT

NEW BUILDING ELEMENTS

Foyer and Gig Display

The Foyer structure on the east side of the main hall is a clear height space which matches the main hall for height and includes a mezzanine first floor level at the south end. The main structure will be made of portalised timber glulam frames which meet at the ridge supporting a non-structural atrium glazed unit. The cantilevered south gable wall will require steel frame elements with bracing hidden within the wall zone at first and second floor level. The braced bays will provide longitudinal stability to the structure and in addition at the north end there will be a braced glulam bay and connection made to the existing building. The braced bays will work hard to resist the wind forces on the gable walls. The foundations on sand will likely not allow heavy strips or rafts to be constructed against the existing shallow building foundations which should not be undermined if possible (pressure grouting could be used where essential). Therefore resistance to uplift at the braced column positions may require vertical rock anchors which socket into the granite below the sand layer.

Columns, exposed and hidden in walls and the legs of the glulam frame will support the first floor structure which will likely be a timber CLT (crossed laminated timber) plate. A CLT plate would allow close spaced battens suitable for reused beech slats from the existing hall. Discrete posts will be required at ground floor level to support the CLT panels.

The option 1 gig position places the gig in the foyer space at first floor level. The gig could be suspended from the glulam portal frames.

A future option on the foyer structure is to extend the northwards towards the cottage. This can be done by adding more glulam frames on shallow foundations and incorporating a braced end bay in the portal frame structure.

Bar and Servery

The bar and servery structure will be masonry walls to first floor level and a hybrid portal steel and timber frame from first floor up. The masonry wall will include a Stepoc type concrete block inner skin. This is a proprietary mortarless hollow block system which is reinforced with steel bars and the hollow voids filled with concrete. The stepoc wall will be

capped with a concrete ring beam and the timber and steel upper levels constructed off the beam. External parts of the wall can be granite faced. The first floor will tie the steel portal legs together and the portal frame at roof level will allow a short cantilever roof to be formed over the curved corner window.



CLT exposed columns in the Boat Hall Gig Display

SECTION 8.0: ECOLOGY

SUMMARY OF IOS ECOLOGY'S REPORT

IOS Ecology have been appointed as part of the design team for the refurbishment and extension of the Isles of Scilly Town Hall building in Isles of Scilly and carried out a Preliminary Ecological Assessment (PEA) and Preliminary Bat Roost Assessment (PRA) in February 2022.

See Appendix C for the full PEA and Appendix D for the PRA.

Please note that, the report that outlines the results of the PEA and should be read in conjunction with the accompanying PRA.

ECOLOGICAL ASSESSMENT

There are no vegetated habitats which would be affected by the proposed development; the most proximate areas of habitat and green space are described in the PEA report in order to inform the siting of recommended biodiversity enhancement measures only.

The proposals have the potential to impact on nesting birds – two nests were identified in the attic of the Town Hall building and the buildings have further potential to support nests of other common bird species.

The proposals have the potential to impact on roosting bats – the PRA details the full range of potential features identified and these are summarised in the PEA document. No roosting bats were confirmed following the PRA, but further surveys would be required to confirm presence or likely-absence relating to potential roosting opportunities.

No other impacts to protected species, habitats or offsite designated sites are identified.

RECOMMENDATIONS

Recommendations provided in this PEA report will ensure that impacts to protected species are avoided. Enhancement measures will provide a minor net gain as a result of the new development proposals. These measures are not fully characterised in this draft of the PEA report, pending the results of the further bat surveys, but they include:

- Further Presence Absence Surveys (PAS) for bats to be conducted in May/June 2022;
- Timing of development works to avoid impacts to nesting birds;
- Incorporation of habitat boxes into the proposals including nesting birds; roosting bats; and solitary bee nest boxes.

8.1.3 Report Status

The survey data provided in this report and the associated PRA report is not sufficient in itself to provide an ecological baseline to support planning.

In conjunction with the forthcoming PAS report, and any recommendations outlined therein, the ecological baseline is anticipated to be complete.

CONCLUSION

In line with the recommendations:

- Further Presence Absence Surveys (PAS) for bats should be completed and submitted in support of a Planning Application in order to accord with the guidance provided by Circular 06/05 (ODPM, 2005).
- Timing of the development works should be programmed to avoid impact to nesting birds.
- The proposals will incorporate habitat boxes including nesting birds; roosting bats; and solitary bee nest boxes positioned in appropriate locations on the building. The elevation drawings show indicative locations.
 - Ten bird nesting boxes
 - Three solitary Bee boxes
 - Bat boxes tbc pending outcome of further PAS surveys

SECTION 9.0: ACCESSIBILITY

SUMMARY OF JANE TOPLIS ASSOCIATES REPORT

Jane Toplis Associates have been appointed as part of the design team for the refurbishment and extension of the Isles of Scilly Town Hall building in Isles of Scilly.

See the Access Review of Proposals and Existing Facilities in Appendix E.

ACCESS STRATEGY

Jane Toplis Associates, access consultants carried out a review of the current access to and within the existing Town Hall, and made recommendations that fed into the initial design process and development of the design in preparation for the planning application. She has also provided further recommendations for design development which will be captured in the next stage of the design process.

CAR PARKING AND CYCLE STORAGE

A signage strategy within the building will be developed to assist people with cognitive, wayfinding and orientation issues.

REFUSE COLLECTION AND SITE DELIVERIES

The proposals will include a new lighting scheme. It will provide even lighting levels in circulation areas and feature lighting where communication is essential, such as at service counters and the bar/café serveries. There will be good lighting levels in the exhibition areas, the foyer areas (e.g. for people to read menus and programmes) and in WC facilities (e.g. above basins and mirrors).

AUDIO ENHANCEMENT

At this stage, audio enhancement systems are still being specified. The detailed design of such systems and the audio environment can, however, significantly affect people's ability to communicate with others and hear information.

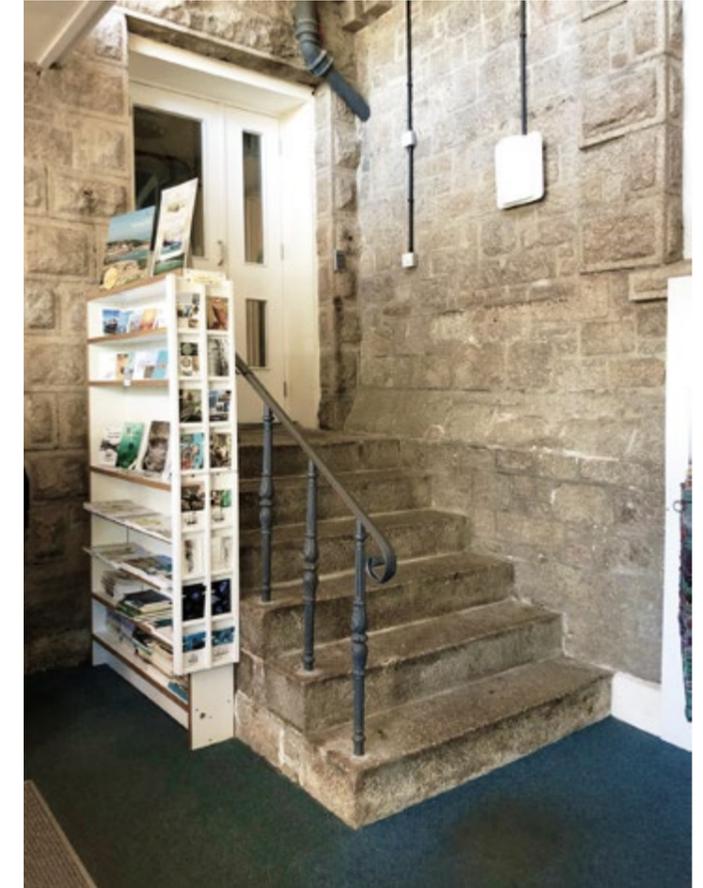
CAR PARKING AND CYCLE STORAGE

There is currently no car parking or cycle storage provision within the site and the proposals do not include this due to the central location of the building within High Town.

REFUSE COLLECTION AND SITE DELIVERIES

The proposals include a refuse store to the rear of the Café which can accommodate 3 bins.

The bin storage area is gated and this access point is also used for deliveries to the kitchens.



SECTION 10.0: FLOOD RISK ASSESSMENT

ENVIRONMENT AGENCY ADVICE

The Environment Agency were consulted and advised:

Whilst an extension less than 250m² is not something we would normally be asked to consult on, we have the following advice. Once the flood maps are published, the site will be shown as being potentially in Flood Zone 3 in the future, and that along with it being within an area of historic flooding, could mean that there may be difficulties with obtaining insurance now and/or in the future. We would therefore strongly recommend the use of flood resilient and resistant techniques are used at the construction stage to reduce the reliance on a claim on any insurance to be made and to get the business up and running again following a flood event.

You should consider the raising of floor levels where possible and locating the more flood sensitive uses on the higher levels.

The techniques within these websites may be useful for suitable construction techniques.

<https://nationalfloodforum.org.uk/about-flooding/reducing-your-risk/protecting-your-property/>

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

DESIGN MITIGATION OF FLOOD RISK

We have maintained the existing ground floor levels within the building which have an change of height stepping up to the floor level in the hall, where possible have raised floor levels to the higher level of the hall. Artifacts and exhibits on the Ground floor have been positioned at the higher level and the Gig exhibit has been suspended from the ceiling primarily to show it off the best advantage but this also has the benefit of being resilient in the event of flooding. Further measures will be taken to produce a resilient design following the recommended guidance in the Stage 4 design.

SECTION 11.0: REFERENCE MATERIAL

DRAWINGS LIST

Site Location at 1:1250

241601-PUR-00-SL-DR-A-1004 - Site Location Plan

Site Plan at 1:500

241601-PUR-00-SL-DR-A-1005-PI-Site Plan – Existing

241601-PUR-00-SL-DR-A-2005-PI-Site Plan – Proposed

Existing plans

241601-PUR-01-00-DR-A-1000-PI-Ground Floor – Existing

241601-PUR-01-01-DR-A-1001-PI-First Floor - Existing

241601-PUR-01-02-DR-A-1002-PI-Second Floor - Existing

241601-PUR-01-RF-DR-A-1003-PI-Roof Plan - Existing

Demolition plans

241601-PUR-01-00-DR-A-1300-PI-Ground Floor - Demolition Plan

241601-PUR-01-01-DR-A-1301-PI-First Floor - Demolition Plan

241601-PUR-01-02-DR-A-1302-PI-Second Floor - Demolition Plan

241601-PUR-01-RF-DR-A-1303-PI-Roof - Demolition Plan

Demolition Elevations

241601-PUR-01-ZZ-DR-A-1310-PI-NE Elevation - Demolition

241601-PUR-01-ZZ-DR-A-1311-PI-SE Elevation - Demolition

241601-PUR-01-ZZ-DR-A-1312-PI-SW Elevation – Demolition

241601-PUR-01-ZZ-DR-A-1313-PI-NW Elevation – Demolition

Proposed Plans

241601-PUR-01-00-DR-A-2001-PI-Ground Floor Plan - As Proposed

241601-PUR-01-01-DR-A-2002-PI-First Floor Plan - As Proposed

241601-PUR-01-02-DR-A-2003-PI-Second Floor Plan - As Proposed

241601-PUR-01-RF-DR-A-2004-PI-Roof Plan - As Proposed

Existing Elevations

241601-PUR-01-ZZ-DR-A-1100-PI-NE Elevation – Existing

241601-PUR-01-ZZ-DR-A-1101-PI-SE Elevation – Existing

241601-PUR-01-ZZ-DR-A-1102-PI-SW Elevation - Existing

241601-PUR-01-ZZ-DR-A-1103-PI-NW Elevation – Existing

Proposed Elevations

241601-PUR-01-ZZ-DR-A-2100-PI-NE Elevation - Proposed

241601-PUR-01-ZZ-DR-A-2101-PI-SE Elevation - Proposed

241601-PUR-01-ZZ-DR-A-2102-PI-SW Elevation - Proposed

241601-PUR-01-ZZ-DR-A-2103-PI-NW Elevation - Proposed

Coloured Elevations

241601-PUR-01-ZZ-DR-A-2110-PI-NE Elevation - Coloured Illustration

241601-PUR-01-ZZ-DR-A-2111-PI-SE Elevation - Coloured Illustration

241601-PUR-01-ZZ-DR-A-2112-PI-SW Elevation - Coloured Illustration

241601-PUR-01-ZZ-DR-A-2113-PI-NW Elevation - Coloured Illustration

Existing Sections

241601-PUR-01-ZZ-DR-A-1200-PI-Section A-A – Existing

241601-PUR-01-ZZ-DR-A-1201-PI-Section B-B - Existing

241601-PUR-01-ZZ-DR-A-1202-PI-Section C-C - Existing

Proposed Sections

241601-PUR-01-ZZ-DR-A-2200-PI-Section A-A - Proposed

241601-PUR-01-ZZ-DR-A-2201-PI-Section B-B - Proposed

241601-PUR-01-ZZ-DR-A-2202-PI-Section C-C - Proposed

241601-PUR-01-ZZ-DR-A-2203-PI-Section D-D - Proposed

241601-PUR-01-ZZ-DR-A-2204-PI-Section E-E - Proposed

241601-PUR-01-ZZ-DR-A-2206-PI-Section G-G - Proposed

Other images

241601-PUR-01-ZZ-DR-A-2500-PI-Internal Spaces

241601-PUR-01-ZZ-DR-A-2501-PI-3D Section Cuts

241601-PUR-01-ZZ-DR-A-2502-PI-External Axonometric Drawings

241601-PUR-01-ZZ-DR-A-2503-PI-External Views

241601-PUR-01-ZZ-DR-A-2504-PI-External Views across Hugh Town

SECTION 12.0: MATERIALS

EXISTING AND PROPOSED MATERIALS

EXTERNAL WALLS

Existing Materials and Finishes

- Existing 19C Town Hall: rough coursed granite.
- Existing boiler house: render painted cream.
- Existing 1970s extension: self coloured cementitious render - appears grey/brown in colour.

Proposed Materials and Finishes

- Existing 19C Town Hall: repair and conservation to rough coursed granite.
- Existing boiler house: to be demolished.
- Existing 1970s extension: existing self coloured cementitious render to be removed and replaced with vertical oak timber cladding with insulation under.
- Proposed extension: vertical oak timber cladding with insulation under, bespoke fascia and mullions formed from powder-coated zinc Basalt grey: RAL 7012 and rough coursed granite to match existing

ROOF FINISHES

Existing Materials and Finishes

- Existing 19th century Town Hall: Slate
- Existing boiler house: Slate
- Existing 1970s extension: Slate and Lead

Proposed Materials and Finishes

- Existing 19th century Town Hall: repair and conservation to existing slate, PV cells and new roof lights. Note that the existing slates will need to be removed and reinstated in order to install new insulation.
- Existing boiler house: to be demolished
- Existing 1970s extension: roof to be reconfigured with new powder-coated seamed zinc cladding, Basalt grey: RAL 7012, powder-coated aluminium vertical louvers Basalt grey: RAL 7012 with PV cells and roof light.
- New flat grp roof plant areas.
- Extension: powder-coated seamed zinc cladding, Basalt grey: RAL 7012, powder-coated aluminium vertical louvers Basalt grey: RAL 7012 with PV cells and roof light.
- Mansafe handrails and access ladders are shown on the elevations

CHIMNEY

Existing Materials and Finishes

- Existing 19C Town Hall: chimney feature to rough coursed granite and parapet on SE and NW elevations

Proposed Materials and Finishes

- Existing 19C Town Hall: repair and conservation of chimney feature to rough coursed granite and parapet on SE and NW elevations

WINDOWS

Existing Materials and Finishes

- Existing 19C Town Hall: single glazed sash and case windows of varying sizes, on North East Elevation one has been infilled with ventilation louvers.
- Existing boiler house: none
- Existing 1970s extension: combination of velux type windows, timber frame double glazed and fixed light units, timber frame fixed light double glazed units,

Proposed Materials and Finishes

- Existing 19th century Town Hall: repair and conservation of single glazed sash and case windows of varying sizes and on North East Elevation replacement of one to match existing where it has previously been infilled with ventilation louvers. Removal of windows to provide access as illustrated in the plans.
- Existing boiler house: to be demolished
- Existing 1970s extension: windows to be relocated with new powder-coated aluminium Basalt grey: RAL 7012 double glazed units.
- Extension: powder-coated aluminium Basalt grey: RAL 7012 double glazed units
- Roof lights to existing building and extension: powder-coated aluminium Basalt grey: RAL 7012 double glazed units

DOORS

Existing Materials and Finishes

- Existing 19C Town Hall: white painted timber doors with glazed panels and white painted legend and braced door
- Existing Boiler House: white painted louvered doors and white painted legend and braced door
- Existing 1970s extension: white painted timber doors with glazed panels

Proposed Materials and Finishes

- Existing 19C Town Hall: repair and conservation of white painted timber doors with glazed panels and white painted legend and braced door
- Existing Boiler House: to be demolished
- Existing 1970s extension: new powder-coated aluminium Basalt grey: RAL 7012 with double glazed panels
- Extension: new powder-coated aluminium Basalt grey: RAL 7012 with double glazed panels

SECTION 12.0: MATERIALS

EXISTING AND PROPOSED MATERIALS

CEILINGS

Existing Materials and Finishes

- Existing 19C Town Hall: timber ceiling following roof pitch with exposed trusses
- Existing boiler house: exposed soffit to the underside of roof
- Existing 1970s extension: plaster and plasterboard painted

Proposed Materials and Finishes

- Existing 19C Town Hall: repair and conservation of the timber ceiling following roof pitch with exposed trusses
- Existing boiler house: to be demolished
- Existing 1970s extension: materials finishes to be confirmed.
- Extension: materials finishes to be confirmed.

RAINWATER GOODS

Existing Materials and Finishes

- Existing 19C Town Hall: cast iron painted black
- Existing boiler house:
- Existing 1970s extension: light grey metal or plastic

Proposed Materials and Finishes

- Existing 19C Town Hall: repair and conservation the existing cast iron painted rain water goods, including repainting black to match existing.
- Existing boiler house: to be demolished
- Existing 1970s extension: New zinc rain water goods.
- Extension: New zinc: rain water goods.

In line with the Sustainability Strategy, it is proposed that the fabric will achieve the following U-Values (originals in the Sustainability report)

Extension

Table 2: Proposed New Fabric Standards for the Extensions.

	FABRIC ELEMENT	L2A REQUIREMENT	PROPOSED SPECIFICATION	IMPROVEMENT OVER L2A
New Thermal Elements - Extensions	Roof U-Value	0.25 W/m ² .K	0.12 W/m ² .K	52%
	Ground Floor U-Value	0.25 W/m ² .K	0.14 W/m ² .K	44%
	External Walls U-Value	0.35 W/m ² .K	0.18 W/m ² .K	48%
	Windows, Rooflights and Pedestrian Doors U-Value (whole unit)	2.20 W/m ² .K	1.20 W/m ² .K	45%
	Air Permeability Target	10 m ² /(h.m ²) @50Pa	7 m ² /(h.m ²) @50Pa	30%

Existing Fabric

Table 3: Proposed Fabric Upgrades Against L2B Minimum Requirements for the Existing Building

	FABRIC ELEMENT	EXISTING U-VALUE ASSUMPTION	L2B REQUIREMENT	PROPOSED SPECIFICATION	IMPROVEMENT OVER L2B
Upgraded Fabric Elements - Existing Building	Upgraded Roof U-Value	1.4 W/m ² .K (uninsulated roof)	0.18 W/m ² .K	0.12 W/m ² .K	33%
	Ground Floor U-Value	-	01.80 W/m ² .K	1.20 W/m ² .K	33%