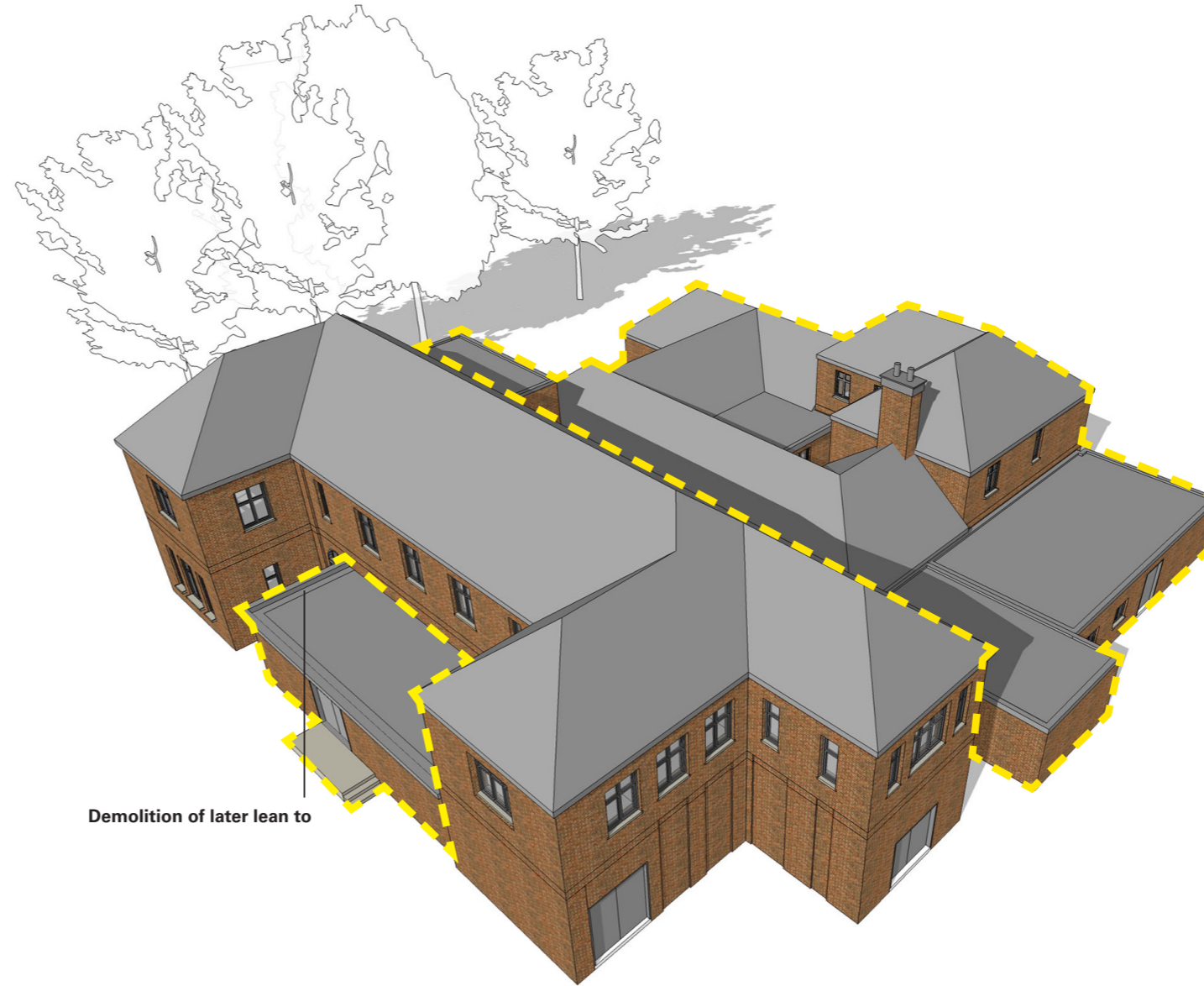



# 7/ Building 455

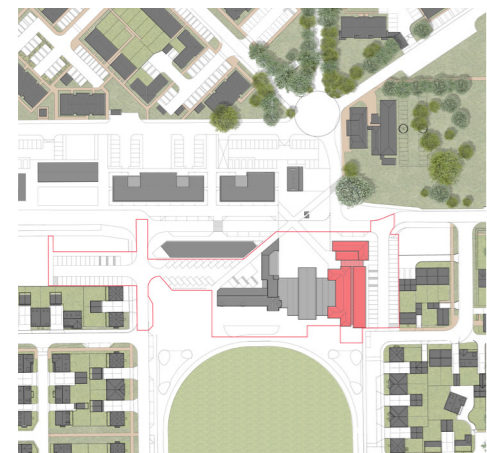
## 7.1 Refurbishment and Enhancement

The proposed scheme seeks to respectfully repurpose this building by understanding its main characteristics and spatial planning. Over time the building has been appended to and adapted as the needs of their custodians have changed. Qualitative judgement has been applied to parts of the original buildings that have life expired and therefore have fallen beyond reasonable repair, and demolition consent has been granted for partial demolition of the building (ref. 15/01944/F granted 17/02/2016).

As the adjacent photographs demonstrate, parts of the existing building fabric that will be demolished are in a very poor state with damp brickwork widespread on the north- west side. The proposal is to rationalise and reduce the overall mass of the building and re-configure the main two storey element to accommodate a new hotel. 16 bedrooms and a salon are created at first floor level while the ground floor includes a screening room, lounge, a bowling alley, and a number of flexible function rooms. New extensions to the north and east of the two storey element provide additional floor space for these facilities.



 Proposed demolition works (some of these works have already been completed as per planning permission 15/01944/F)



Like-for-like window replacement



North elevation



Demolition of courtyard walls



Re-instating bricked up windows



Damp brickwork



The building looking from Camp Road



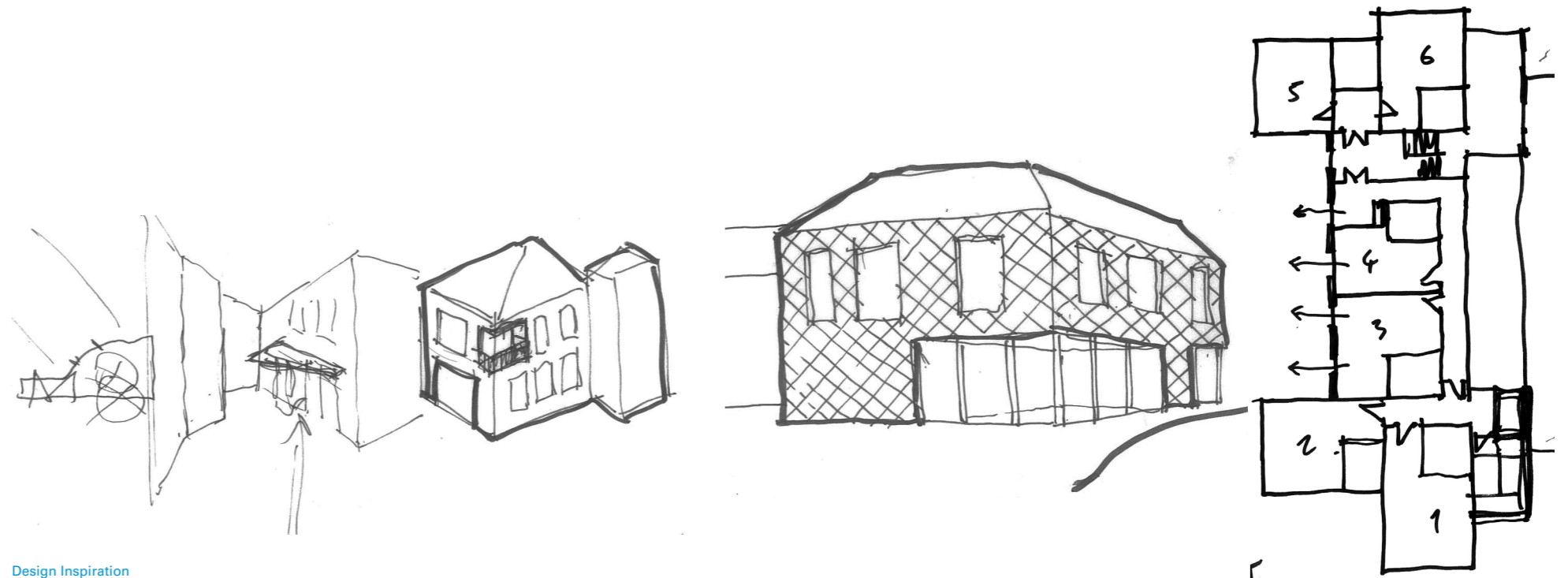
Damp structure to be demolished

# 7/ Building 455

## 7.2 Initial thoughts and architectural materiality

The new extensions to the north and east of the existing envelope help expand the usable floorspace of the building. Each of the elevations are important in their own right, having aspect from the eastern approach, the northern approach when moving down from the Trident, and creating active frontage from within the Village Square itself.

The arrangement allows for the games/music performance room to the north of the building with activity facing on to the Village Square, and a quieter area to the south with aspects over the Village Green.



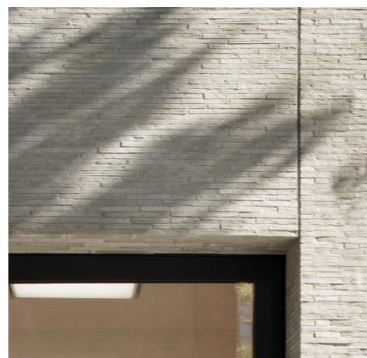
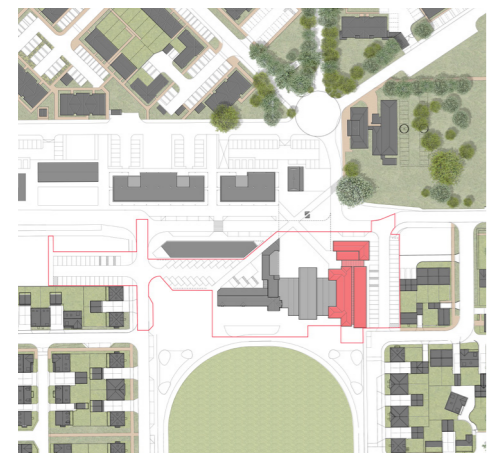
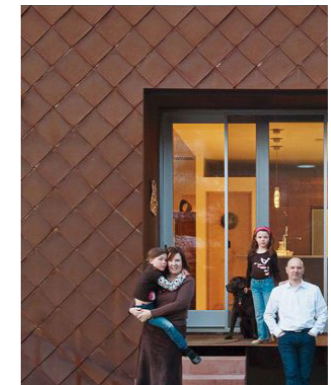
Design Inspiration



Inset entrance



Diamond Shingles



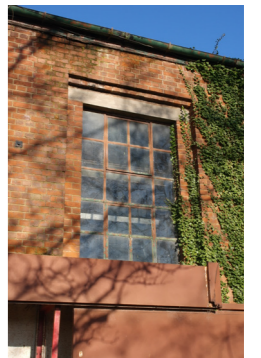
Off-white Roman Brick



Bronze panels



White Render



Existing detailing

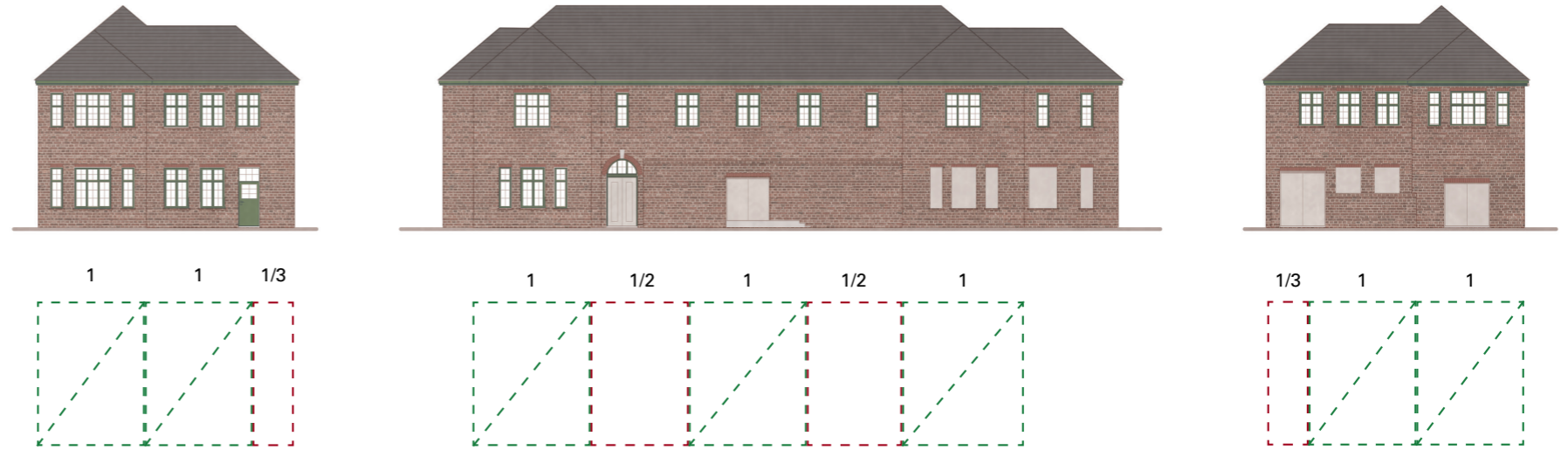
# 7/ Building 455

## 7.3 Articulation of the proposed volumes

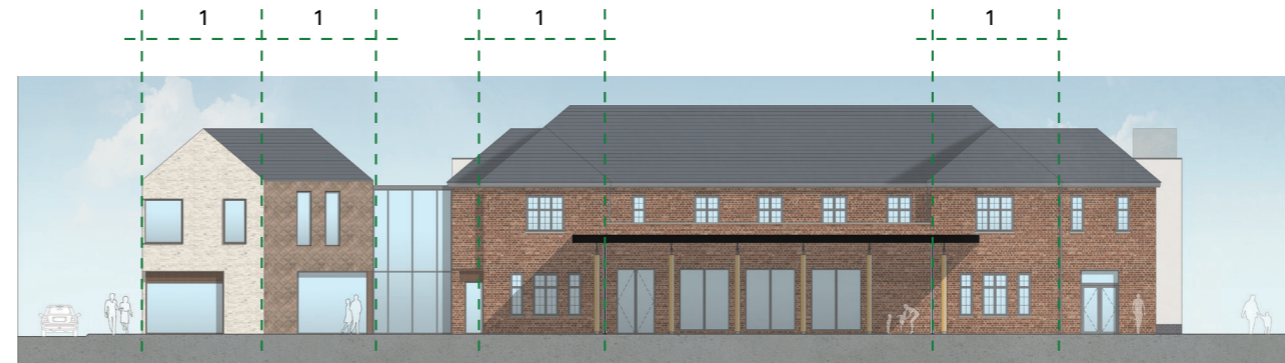
The proposed massing for the extension to Building 455 takes reference from the existing building. The diagram on the right shows how the volumes of the existing wing are replicated in the extension. Similarly, the solid to void proportions of the existing windows are analysed and repeated in the proposal for the contemporary addition.

The new volumes are carefully articulated from the existing building using recessed glazing profiles. Furthermore, the volumes are enhanced through the use of a varied material palette. Each new volume is given a distinct material treatment:

- White render is proposed to the long linear volume to the east.
- The L-shaped volume with frontage onto Camp Road benefits from an off-white roman brick treatment. Metal window frames provide a striking contrast against the brick.
- Diamond shaped bronze-effect inset panels within the new extensions.



Elevational study of Building 455



Proposed elements take proportions from existing volumes

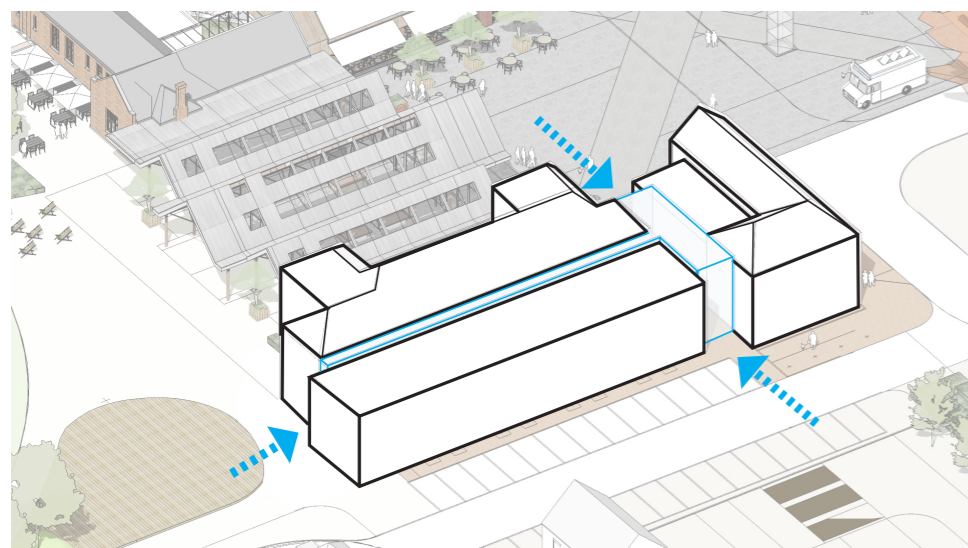
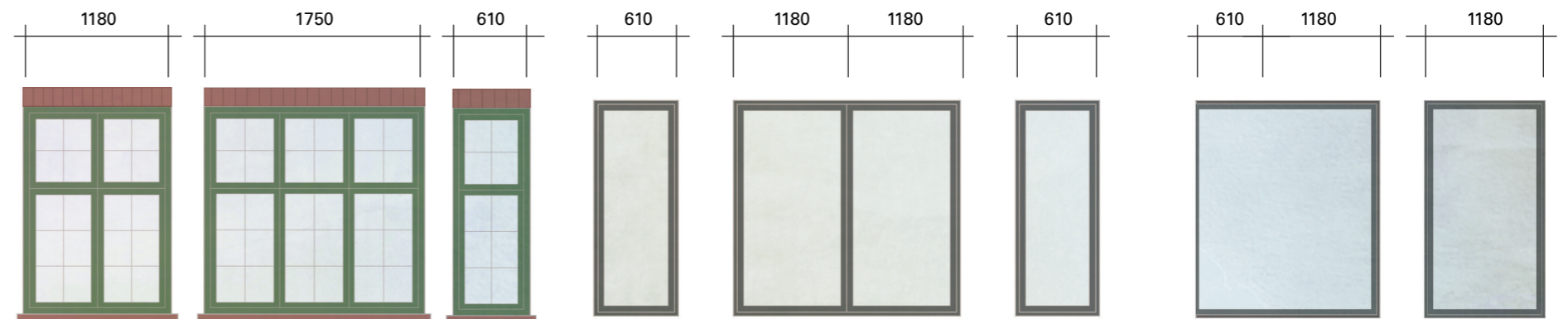


Diagram showing glazed links forming new entry points



Rhythm of existing windows informing proposed windows

# 7/ Building 455

## 7.4 Accessibility

There will be level access into Building 455 from the Village Square and the car park via level thresholds. Any level changes are managed with gently sloping ramps. Around building entrances, suitable shallow and flush dropped kerbs will be provided. Wherever possible external doors to buildings will open inwards, or be recessed to avoid a hazard. Where entrance doors open outwards onto pedestrian areas, suitable barriers will be provided behind the opening doors.

## 7.5 Servicing

A service bay is allocated to the north of the building directly off Camp Road. Deliveries can be brought in through the route shown or through either of the entrances on the eastern elevation. Please refer to sections 4.5 and 4.6 for details.

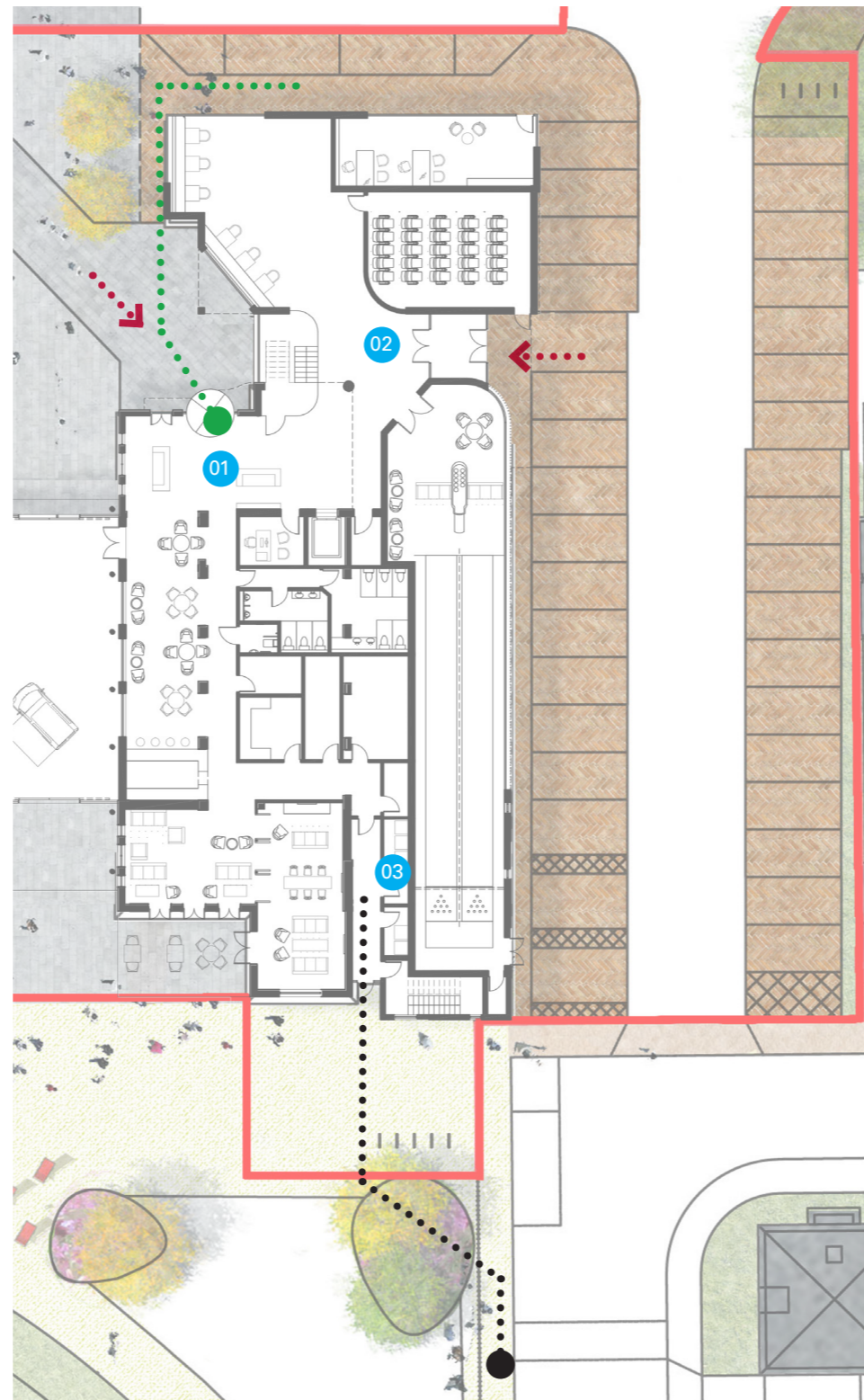
## 7.6 Refuse

An internal refuse store is provided within the building (03). On collection days the refuse will be moved outside where it will be collected by the refuse truck moving along the road to the east. Please refer to sections 4.5 and 4.6 for details.

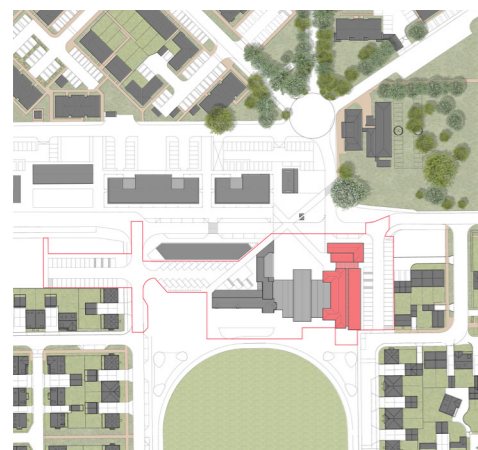
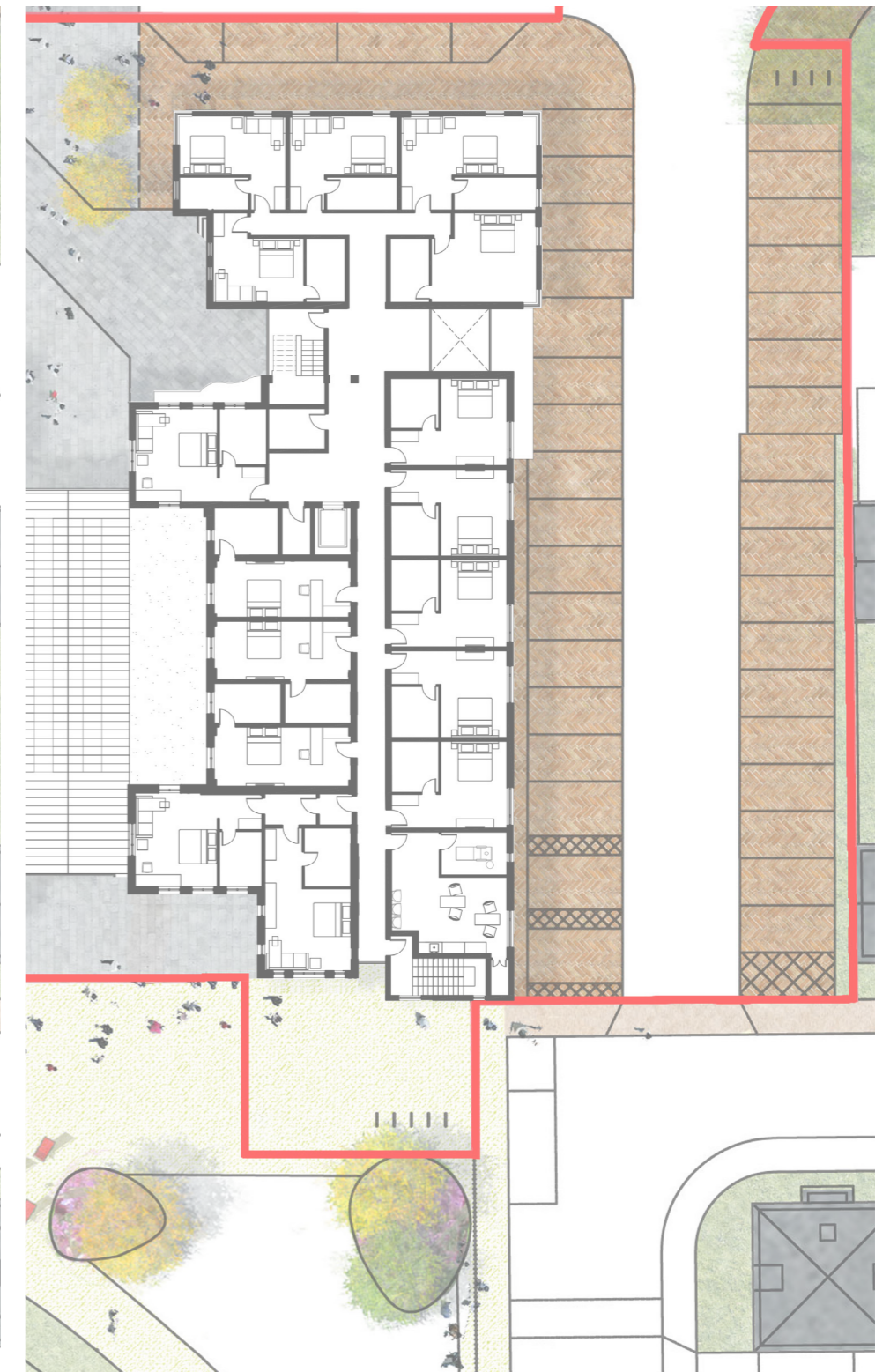
## 7.7 Accommodation Schedule

	Use Class	Area m <sup>2</sup>
Hotel	C1	1563

Ground Floor Plan



First Floor Plan



**Key**

- 01 Main entrance from Village Square
- 02 Secondary entrance from Car Park
- 03 Refuse Storage

.....● Delivery route

.....● Refuse collection route