

PURCELL

THE COURTS, BRIDEWELL

LBC CONDITION DISCHARGE INCLUDING EXTERNAL METALWORK

RELATED APPLICATIONS:

9/03289/F

19/03290/LA (LBC)

Conditions 6d, 6e, 15d, 15g, 15p,

February 2024
Creative Youth Network

Revision 01

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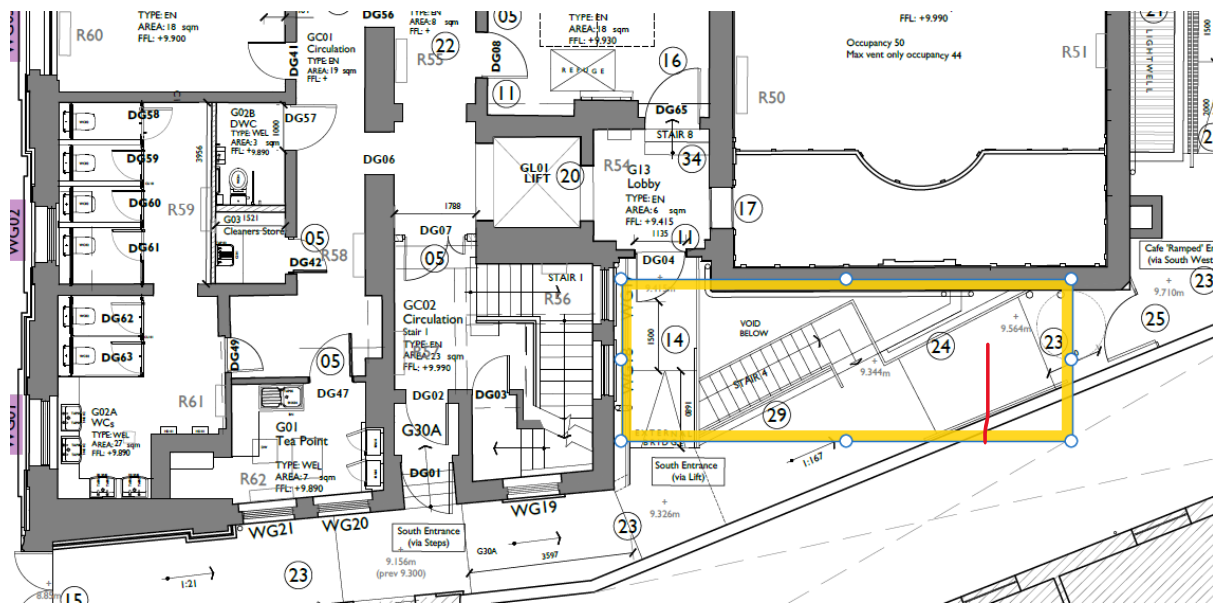
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CONDITION 15

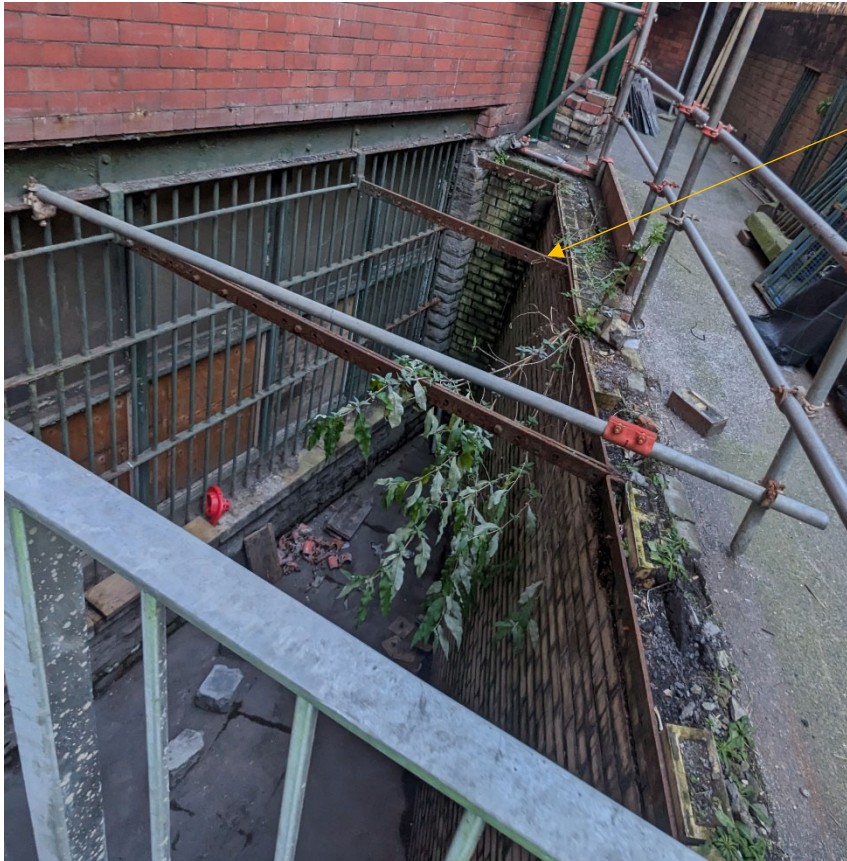
CONDITION 15. Prior to the commencement of the relevant element detailed drawings shall be submitted to the local authority and approved in writing:

- g) 1:5 section details and 1:10 elevation details of all proposed new railings, balustrades and fall-arrest, handrails, all gates, and other exposed metalwork, and showing all proposed materials, profiles, fabrication and fixings to the existing building

SOUTH ALLEYWAY RAILINGS



The top two courses of glazed brickwork inside the lightwell were found to be displaced, rendering them structurally unsound. The existing metalwork stays within the building were also found to be in poor condition. Consequently, the top two courses of brick will be lifted and relayed to provide a safe and reliable foundation for the railing structure. Additionally, we will remove the heavily damaged stays and install new horizontal back-stays to support both the new and existing railings. These will be fixed back into the building as depicted in the accompanying drawing. The positioning of the new stays has been refined to ensure that the proposed number matches the existing ones being replaced, despite the additional loading on the balustrade.



Existing stays into displaced
course of bricks

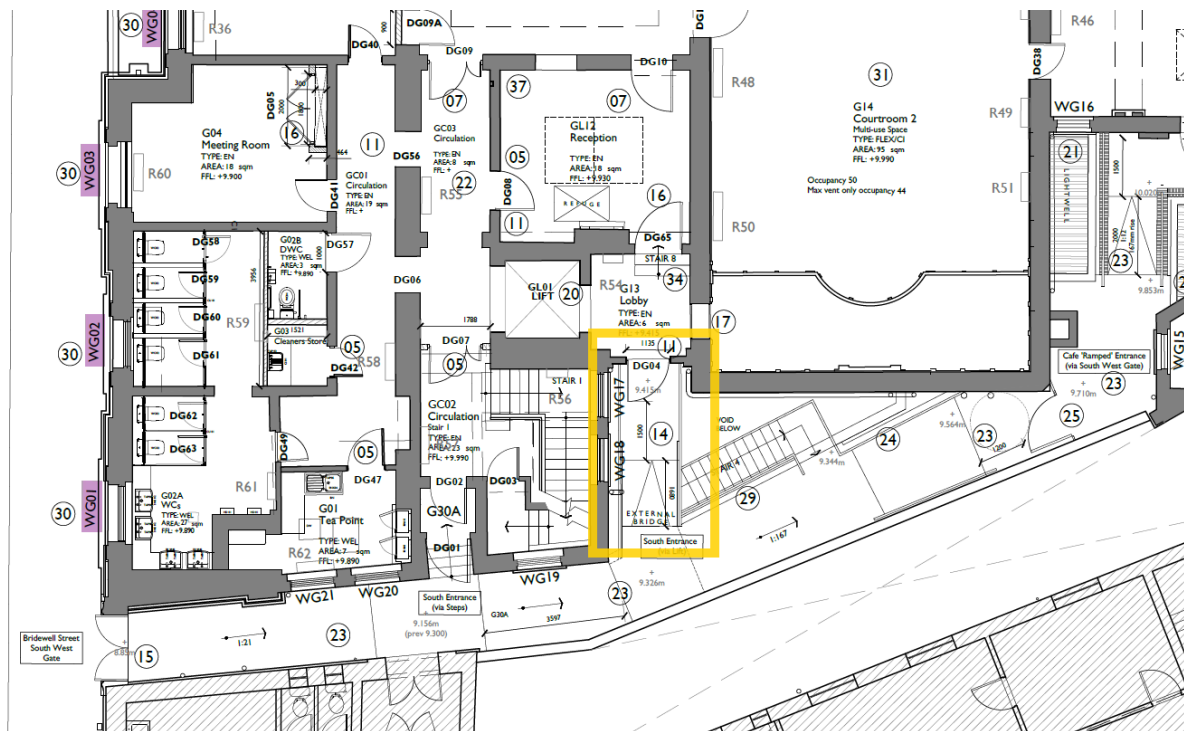
Our structural engineer has meticulously inspected the existing railings and identified a series of them that can be refurbished and reused. Given their requirement for structural integrity, it was crucial that the selected railings were in a condition suitable for their intended purpose. These will need to be cleaned up, repainted, and cut to match the height of the bridge's balustrade; new railings to match the existing ones will be provided as required.

Unfortunately, the stone curb in this area is in poor condition, with most of it being cracked or broken, rendering it unsafe for reuse. Instead, a new bullnose-edged brick curb, designed to match the appearance of the existing brick, will be used.

Relevant files:

- 7786-SK 79_P2 Alleyway lightwell balustrade.pdf

SOUTH BRIDGE INTO G13



The proposal for the bridge at the south entrance of Bridewell (including proposed grating) was presented to the planner and conservation officer via e-mail on 19/09/2023.

We believe that this product presented in such e-mail is well-suited for its intended location and purpose. It will facilitate the smooth use of various types of wheels and footwear, while also providing a discreet barrier to the area below, enhancing user privacy and reducing the risk of vertigo.

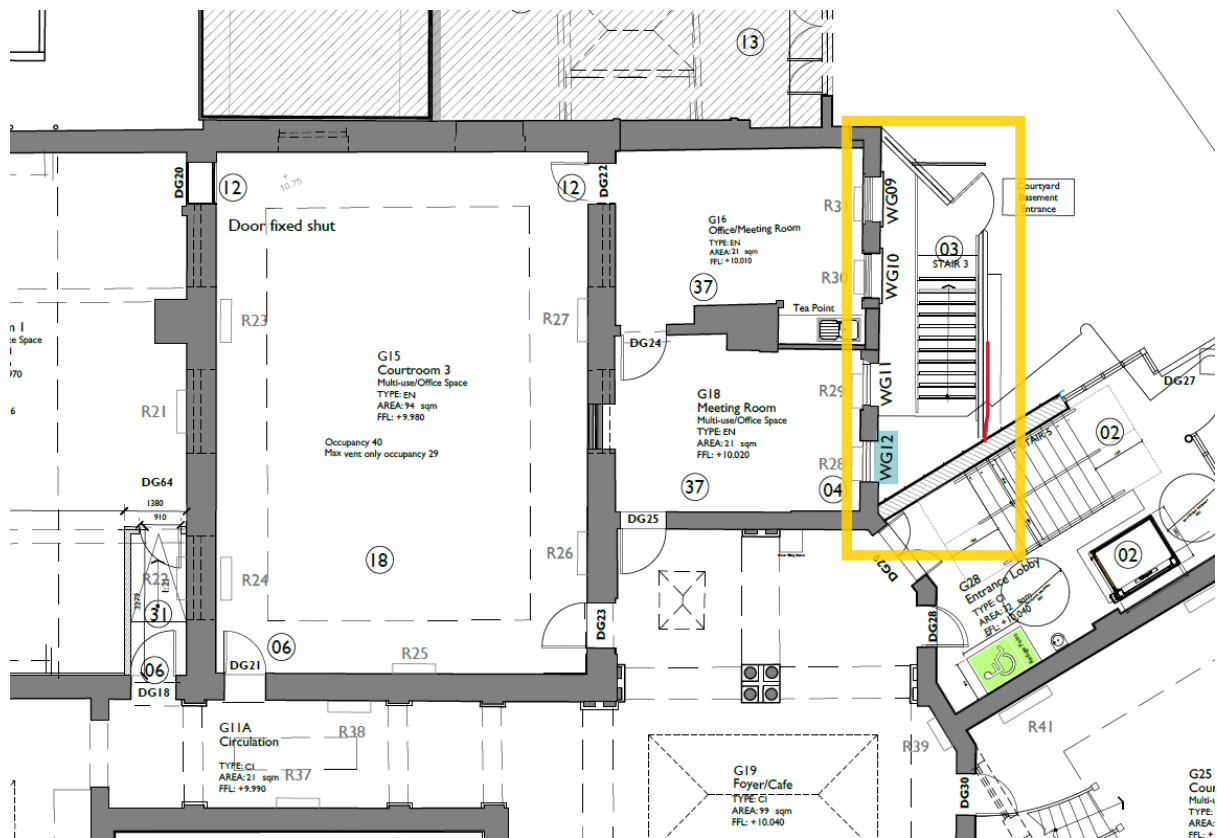
Regarding the balustrade for this bridge, we included a design in the attached documentation. Our goal is to match the height of the existing balustrade in the lightwell, which we plan to restore and reuse to maintain consistency. All metalwork will be painted green to match existing.

This proposal was subsequently approved via e-mail on 26/09/2023 but it is included within this application for the record. This proposal is also relevant to condition 15f.

Relevant files:

- PG 9 Type 05 Continued.pdf
- B746-(G) - () 01-P3.dwg-_.pdf

EAST RAILINGS

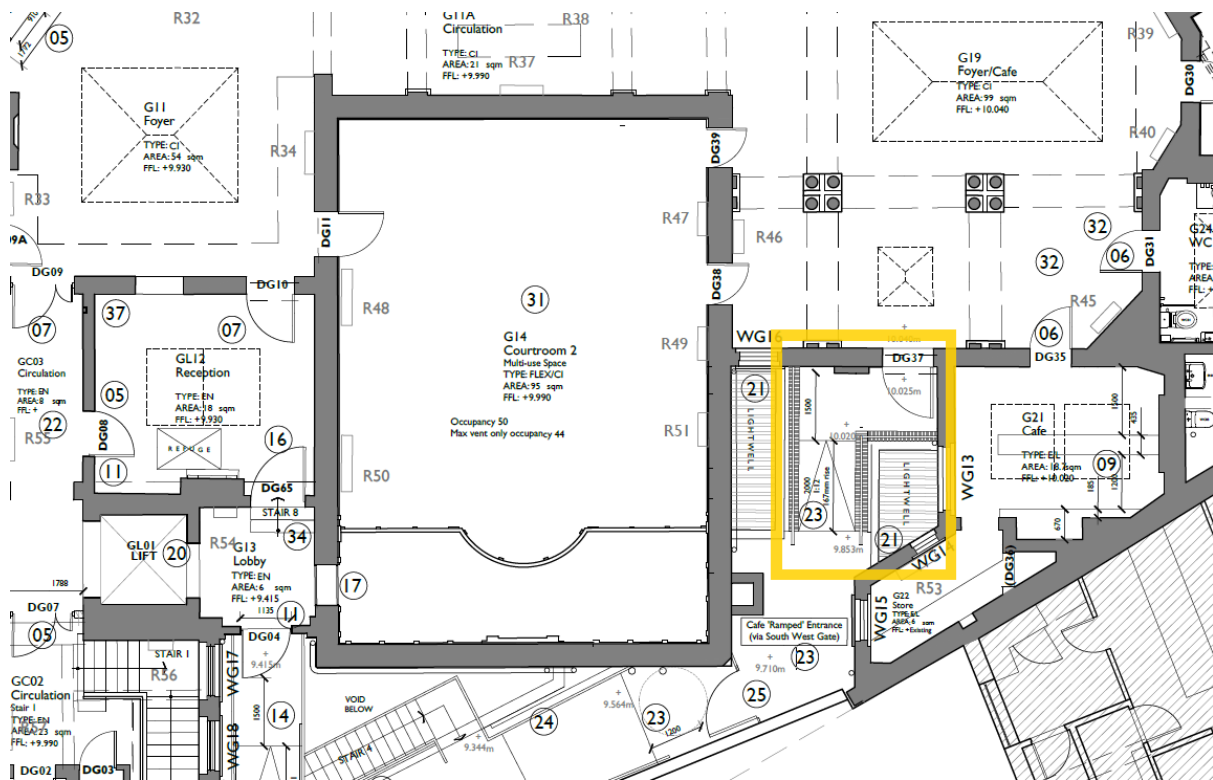


A new section of railing to match existing to be provided where judge's toilets previously sat (see red line above). Otherwise, the existing railings are to be repaired and reinstated. The original top cage was in really poor condition, and the fixings against the existing masonry were corroded. Given this, these will be removed, the masonry repaired and two new horizontal stays to match existing will be provided instead. New coping stone to match existing to be provided where required. All metalwork will be cleaned and decorated green to match existing.

Relevant files:

- 7786-SK 80 Courtyard Stair 3 railings.pdf

SOUTH RAMP RAILINGS



See relevant files below for ramp and balustrade proposal. All metalwork to be painted green to match existing.

Relevant files:

- 236092-PUR-00-XX-DR-A-3055-SOUTH EAST ENTRANCE RAMP - C01.pdf
- 7786-SK 81 South Ramp Handrails.pdf

OTHER CONDITIONS

6. Samples

Prior to commencement the following materials samples shall be made available to the Local Authority in their intended colour, texture, and finish, and approved in writing.

d) All proposed new coping materials

APPLICANT COMMENT: We are using stone to match existing. We are not planning on using a different material. Given this, we consider the submission of further details is not required at this stage. Please confirm if you require otherwise.

e) External hard landscaping materials.

APPLICANT COMMENT: No landscaping works to be done at this stage other than re-grading the south entrance with tarmac to match existing. Given this, we consider the submission of further details is not required at this stage. Please confirm if you require otherwise. We have included the drawing '236092-PUR-00-XX-DR-A-3054-ALLEYWAY DETAILS-C01.pdf' within this application to convey the proposed sloping in this area.

9. a) Prior to the first use of the uses hereby approved, the installation of the bird and boxes as shown in Appendix C of the approved bat survey report dated 17 July 2020 (Abricon V1.0) shall occur.

APPLICANT COMMENT: We can confirm that the bat bird and bat boxes have now been installed. The local authority is welcomed to come and review these on site if they deem necessary. We understand no further information is required from us at this time.

15. Prior to the commencement of the relevant element detailed drawings shall be submitted to the local authority and approved in writing:

d) 1:5 section details of all proposed new partition walls replacing those removed or damaged without consent within the front Bridewell Street Building.

APPLICANT COMMENT: All new walls are proposed in new positions. Given this, we consider the submission of further details is not required at this stage. Please confirm if you require otherwise.

p) Sections to an appropriate scale showing all proposed external landscaping details

APPLICANT COMMENT: No landscaping works to be done at this stage other than re-grading the south entrance with tarmac to match existing. Given this, we consider the submission of further details is not required at this stage. Please confirm if you require otherwise.