

Design & Access Statement

Lewis Lane, Cirencester

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6861-P-5009

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01 Introduction

Purpose

Quattro Design Architects have been engaged with Gloucester County Council to provide the architectural design for the refurbishment of Cotswold Social Care Office, Lewis Lane, Cirencester.

This document has been prepared to support the documentation submitted for the additional works required in the refurbishment of 14 Lewis Lane, which is a grade II listed Building.

This submission is further to the previously submitted and approved application: **23/00095/LBC**

This document details the design rationale behind the additional works and demonstrates how the applicant is intending to create an improved workspace for the staff, whilst impacting the existing building as little as possible.

Project Team

The project team is comprised of the following parties:

Quattro Design Architects

Gloucester County Council

Speller Metcalfe

Burnley Wilson Fish Consultancy

Location and Context

The Cotswold Social Care Office is located in Lewis Lane, Cirencester, a small market town within Gloucestershire. The surrounding area comprises of mixed used buildings, which include small businesses and residential housing.

Description

The property on Lewis Lane is within the Cirencester South Conservation Area. Dated 1879 existing Grade II listed Cotswold Social Care Office (former School) is coursed and roughly dressed stone with ashlar quoins and dressings; stone-coped tile roofs with blue tile bands; ashlar stacks. Plan: Former School rooms, with assembly hall projecting to front, built on a U-plan with masters' houses projecting either side and linked across front by low wall with railings. Jacobethan style. Central hall and flanking rooms of one storey. Hall has conical vents to roof with ridge parallel to front and continued as a hipped outshot to front broken by 3 gables with floating cornices over stone mullioned and transomed windows. Lower room blocks each have similar windows to flanking gables of right-angle wings, that to right having arched doorway set beneath tower with mullioned lantern



windows surmounted by spirelet; each wing has additional outer entrance bay, with lower ridge parallel to assembly hall, smaller fenestration and gabled entrance bay with finial coping and arched doorway. Rear and side elevations in similar style with cross-gables and similar fenestration. Interior includes open timber roofs and paneled doors. Subsidiary Features: 2-storey masters' houses each have similar 2- above 3-light windows to gable facing road, and similar fenestration to the inner elevation with cross gable to rear adjoining school room. Low plinth wall to front surmounted by plain cast-iron railings with 3 cast-iron gates flanked by piers of a robust and simple design. A quite early and skillfully articulated example of a school in the Jacobethan style.

2.0 Design

2.1 The proposal

This application is further to the works listed in the application above, where changes and decoration to the building had been approved.

During the works in Phase 4, described in previous applications, it has been discovered that the extent of damage caused by a leak in the roof is more extensive than first thought. This proposal is to demonstrate the structural repairs required and to propose works to preserve the existing ceilings.

As well as the above, to make the environment suitable for the intended use, there are proposals to improve the existing lighting by replacing and updating the existing luminaires, and to reduce the sound reverberation through the installation of suspended acoustic panels.

2.2 Damp Treatment Proposals

The flashing which has caused the leak has been replaced and so no further ingress in that location should occur. The existing ceiling joists have suffered damage as a result of constant exposure to the ingress of water. This is not to the point of structural failure, but it has been suggested that they should either be replaced or reinforced.

The damage has also spread to that of the ceiling finishes. The original proposals (covered in a previous application) were to replace the lime plaster in the area showing signs of damp, making sure that the damaged plaster is removed sufficiently past the point of transition to an area in good condition.

Upon further inspection it seems that most of the ceiling has suffered damage, but now that the leak has been repaired it is believed that the ceiling could be left intact. The fear is that if an attempt is made to replace the agreed area of the ceiling, that the entire ceiling would have to be removed due to the extent of water ingress.

2.3 Structural Support Proposals

As demonstrated in the Structural Engineer's detail D30, they propose that the existing joists have new timbers installed alongside, bolting-through to ensure that the loads are sufficiently distributed. The alternative would be to replace the entire joist which would mean replacing the majority of the ceiling – this is not a feasible



option for the project.

2.4 New Ceiling

To minimise the timescales involved with the works and keep the project on time and budget, it has been proposed that the existing ceiling be left in-situ and simply be over-boarded. This process will involve new sheets of plasterboard being fixed through the existing lathe & plaster ceiling, directly into the existing joists. This option will preserve the existing ceiling and exclude the need to remove / replace it, causing an extensive amount of additional works, time, and money.

2.5 Lighting

The existing lighting was proposed to be replaced on a like-for-like basis, but with modern luminaires. As we have to meet today's regulations for lighting levels simply replacing the lights would not suffice. It has therefore been proposed to increase the numbers of lighting units. This is demonstrated in the lighting engineer's document – INT1370.

In the above document they have proposed new lighting arrangements which suit the needs of the proposed usage. The ceiling-mounted fixtures will be fixed through into the existing ceiling joists.

2.6 Acoustic Ceiling Rafts

The volume of the rooms leads to echoes and reverberation of sound, and for the intended use of the building this element can be a distraction. There are no regulations aimed at the intended use and so a report was created based on the nearest set of standards – Education.

As there are no regulations for the use, we do not have to adhere to the recommendations, but we have adopted the ethos that "something is better than nothing". With this being the case, we have designed a layout that will have a sufficient enough effect on reducing the reverberation within the building, but minimizing the effect on the looks of the building's interior, and detracting from its heritage.

The proposed panels will be set above the proposed lighting and fixed into the existing ceiling joists with fixings as demonstrated in the Install Guide M402 from Ecophon. These panels will greatly improve the acoustics for those using the facilities and generally make it a more pleasant environment for all.

2.7 Access / Parking / Refuse

Vehicle Access: No alterations to the existing access is proposed

Pedestrian Access: There are no proposed additional access points to the building, but the existing access doors will be repurposed from their secondary use to primary use for the new user groups.

Car Parking: We will be using the existing parking provisions on site.

Refuse: No alterations to the existing arrangement is proposed.

