

## Abingdon Guildhall Project

### Design Update May 2016

Planning issues: Since the previous project statement the major milestone has been the submission of a full planning application to Vale of White Horse District Council on the 15<sup>th</sup> March 2016 (planning portal reference: PP-04903262).

The application was duly put out for consultation by the planning officer and we are happy to report that comments received were limited to observations / concerns regarding proposed signage, lighting, bollards, landscaping and parking matters.

We were in contact during this period with the planning officer and discussed whether it would be helpful to submit additional information to covers these items prior to a formal decision, we were advised that this could potentially delay a decision and that it would be preferable to condition the approval (something which is fairly standard practice).

On the 10<sup>th</sup> May we received an email from the planning officer stating than in general they were happy with the application and subject to a chat with her planning manager they were likely to condition the approval subject to the following:-

Details of Signage Lettering

Render Colour Details

External Lighting

Rear External Escape Service Stair

Landscaping Items

Highways Comments (comments awaited)

We were informed that they will contact us again by the end of this week and were further advised that the application will go forward with a recommendation for approval.

### Detail Design - Architectural:

In parallel to the planning application, we were appointed to commence Stage E detail design development along with the structural, mechanical & electrical and QS consultants.

A specialist acoustic consultant was also appointed to check and ensure that the design proposals would achieve the necessary acoustic improvements to enable the facility to be used to its full potential.

An approved building control consultant was also appointed to ensure that the project will be fully compliant with current regulations including fire strategy and escape, disabled access and WC provision.

They are currently reviewing the proposals and our initial meeting with them suggested that we may be able to (subject to confirmation), omit the proposed external rear steel stair.

In addition the proposed 'Family WC' may be able to be relocated off the same space but within the curtilage of the male WC's (as we are slightly over provisioned), presenting a useful cost saving owing to the difficulty of connecting to existing drainage and the existing deep foundations in the current location.

We had originally proposed three platform lifts but have managed to reduce this to two by moving the platform lift originally located by the new ground floor linking corridor to within the existing central stair zone. This is a major improvement regarding access as it will enable wheelchair users to get from the Roysse Room up to the proposed bar lounge space and existing first floor historic rooms level, without having to go through the Abbey Hall. In addition we have asked the lift supplier if it would be possible to 'futureproof' the lift installation, so that it could be extended to reach the second floor level (we are currently awaiting feedback on this).

We have met or are meeting with a range of window, retractable seating, platform lift, internal door, sanitary suppliers to obtain design input and costs.

## Detail Design – Structural:

Design proceeding in line with Lewandowski Architects latest drawings; primarily the new stair structure and stage support at the North end of the building.

Structural drawing work is also underway with demolition drawings and the previous structural sketch information being transferred on to CAD drawings based on Lewandowski Architects finalised layouts, sections and details.

Exploration Borehole: for tenderers' pile design to be located in the car park at the rear of the building, sent out and cost received back and circulated - awaiting client approval to proceed.

Exploration hole required internally at the location of the platform lift to determine if foundations will be affected when the structure is altered. The information gleaned will assist with cost certainty and programming and avoid alterations after tenders are received and contractor appointed - awaiting client approval to proceed.

Detail Design – Mechanical & Electrical:

Progress to date:

Cooling and heating model completed

Main VRF plant selected and issued

New lower ground floor level AHU unit selected and issued

Preliminary cooling unit design underway for both ground and lower ground floors

Further site visit required to confirm ground floor air duct relocation

Preliminary lighting design underway - for team review once completed

Heatloss modelling

Heat gain calculations

Fresh air calculations

Survey works

Production of preliminary mechanical design information and issued to the team for discussion

Completion of an electrical load assessment

Application for an increased electrical supply (if needed)

Detail Design – Audio Visual Design:

A specialist audio visual consultant needs to be appointed to develop and draw up the specification for the Abbey Hall in terms of projection, screen and sound system design.

Detail Design – FF&E Design:

The council is appointing a consultant to oversee the selection, scheduling and specification of all fixtures and fittings to ensure that the development delivers an appropriate, visually coordinated and integrated appearance.

Lewandowski Architects, 11<sup>th</sup> May 2016.

