**Elsecar Building 10 Fit Out**

**Design and Access Statement**

Attached is the current proposal for fitting out building 10 at Elsecar. The proposal is to open up the whole of the ground floor as a visitor centre, with a small office and toilet in one corner and a reception counter in the middle of the building. The entrance will be a new, automatic glazed door set behind the existing stone entrance with minor adjustments in level both inside and out to give level access. Existing, ground floor timber windows will be replaced by new to match but with double glazing. It is also proposed to line the walls with insulated plasterboard and install a fire lining to the underside of the first floor before installing a suspended ceiling. In the rear corner of the building, it is proposed to install an entrance stair and lift to give regular access to the first floor. A toilet will be installed at first floor to allow drainage connections to be made at this stage. It is not intended to put a ceiling in the first floor at present or anything other than basic lighting for safety reasons pending a planning submission for change of use to the first floor, depending on how this floor might be used. Enabling the whole ground floor to be brought back into use as an enlarged visitor centre will enhance the whole Elsecar experience for all visitors which in turn will help preserve the building, its setting and its architectural and historic features

The case is made here that the works shown are essentially cosmetic and in the spirit of the approval already granted.

At present a timber floor in the rear of the building sets the level higher than the front part. This floor level is set to coincide with the floor level in the adjacent minor 'mall'. The height difference means that original openings, (visible as existing lintels blocked up below), cannot be used as there is insufficient headroom on the raised floor side. This difference therefore, makes it impossible to combine the front with the rear into one usable space. Exploration has shown that some 400mm below the timber floor, there is an earlier concrete floor. By removing the raised timber floor we have made it possible to re-open the currently blocked up openings in the central wall. The existing access to the mall would be reduced and maintained as a useful connection only.

The raised timber floor also sets the level of the fire escape exit at the rear corner. It is proposed to alter the level in the corridor, which is rough concrete, and form a new doorway in a position which suits the new stair configuration. The new doorway would provide a fire escape for both the first floor and the ground floor. This new door is the only real physical change to the original structure. It is argued that this is a small change to the original approval; it is in an internal wall which will only be visible from inside a passageway or inside the stair enclosure. It is however, important in allowing the new layout to work, particularly the stair and lift configuration.

The originally approved staircase was a temporary replacement for a currently dangerous stair. It was intended only as maintenance access to the first floor. The chance to bring the rear part of the ground floor back into use however means that a scheme for providing proper access to the first floor has to be executed now rather than later. The alternative means that the visitor centre would need to be closed whilst demolition takes place to allow additional construction work to take place when a final stair and lift is installed. The new plans take advantage of the current approval to alter the first floor layout in the corner of the building for the temporary stair. The new proposal is to insert a self contained platform hoist to provide access for the disabled combined with a stair which provides proper access to the first floor which will bring the building back into regular use which will help to ensure its survival.

## Elsecar Building 10

Additional works to bring the building back into regular use as visitor centre for Elsecar estate generally.

**Internal demolition:**

Removal of modern timber raised floor in rear half of building to reveal older concrete floor beneath.
Remove modern brick infill to two openings under existing lintels in central dividing wall to enable ground floor to be used as one space.
Remove some upper floor timbers to enable the insertion of lift and stairs to give regular access for all, including disabled. (Please note, permission has already been granted for removal of some timbers to insert a new basic timber stair to provide safe service only access to first floor).
Removal of remaining non-load bearing partitions to allow space for construction of permanent stair/hoist. (Please note, permission has already been granted for removal of some walls to make space to insert a new basic timber stair to provide safe service only access to first floor).
Formation of new door opening in existing internal stone wall to create direct access to first floor from independent entrance including disabled access to new platform hoist.
Removal of ground floor ceiling, badly damaged, damp and incorporating fibreboard.

**Proposed construction works: Ground Floor**

- Blockwork partitions to form small office and toilet block in corner of building for admin and back-up to new visitor centre.
- Screed over existing floor to give consistent level throughout.
- New stair and self contained platform hoist to first floor.
- Fire rated partitions around new stair / hoist.
- Existing modern timber windows to be taken out and replaced with new double glazed timber windows to match.
- Reduction in size of internal doorway to adjacent mall, from double to single door.
- Insulated dry lining applied to walls. (Damp proofing and new plastering already approved).
- New fire lining applied to underside of first floor joists to give one hour's compartmentation between different uses.
- New automatic aluminium framed glazed front door to replace existing recent glazed front door, set back behind existing stone reveals to provide sufficient width for disabled access and adjustment to footpath levels externally to give flush threshold.
- New suspended ceiling, suitable lighting, phone connections and sockets, new fire and intruder alarms
- New built in reception desk.
- New combi-boiler to supply radiators and hot water.

**Proposed construction works: First floor**

- Fire rated partitions around new stairs and hoist.
- Partitions to form toilet and refreshment rooms, fitting out and drainage to existing in passageway.
- First floor timber loading doors to be replaced with new to match.
- Insulated dry lining to walls.
- New flooring already approved.
- Insulation, roof re-covering and new roof lights already approved.
- Note - Ceiling and partitions, final lighting scheme, sockets etc to be left for future tenant to decide, relative to proposed use.