

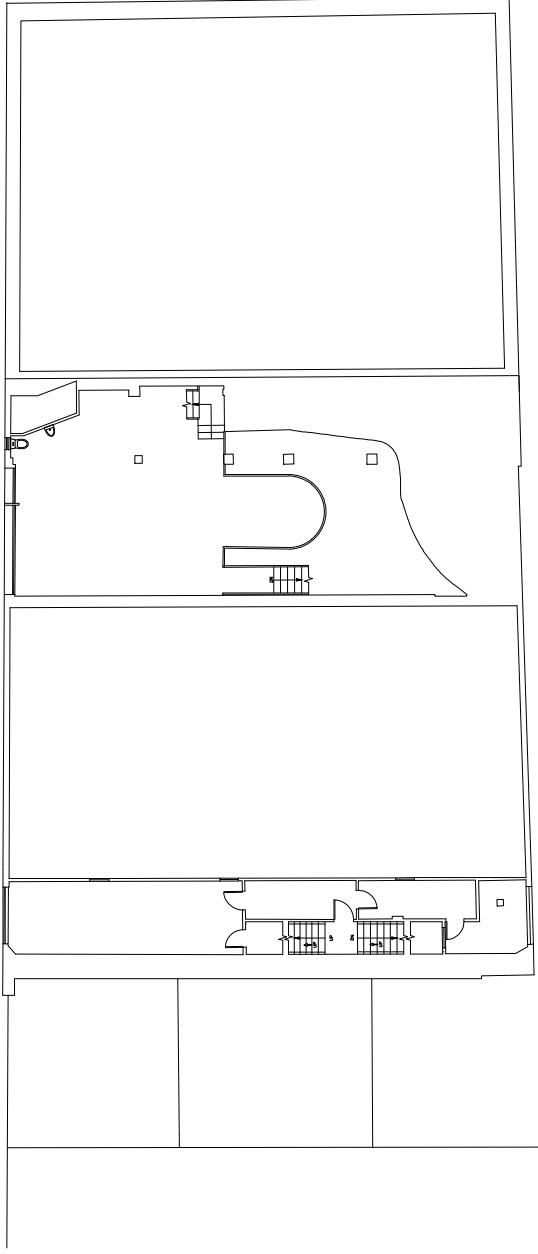
EXISTING BUILDING



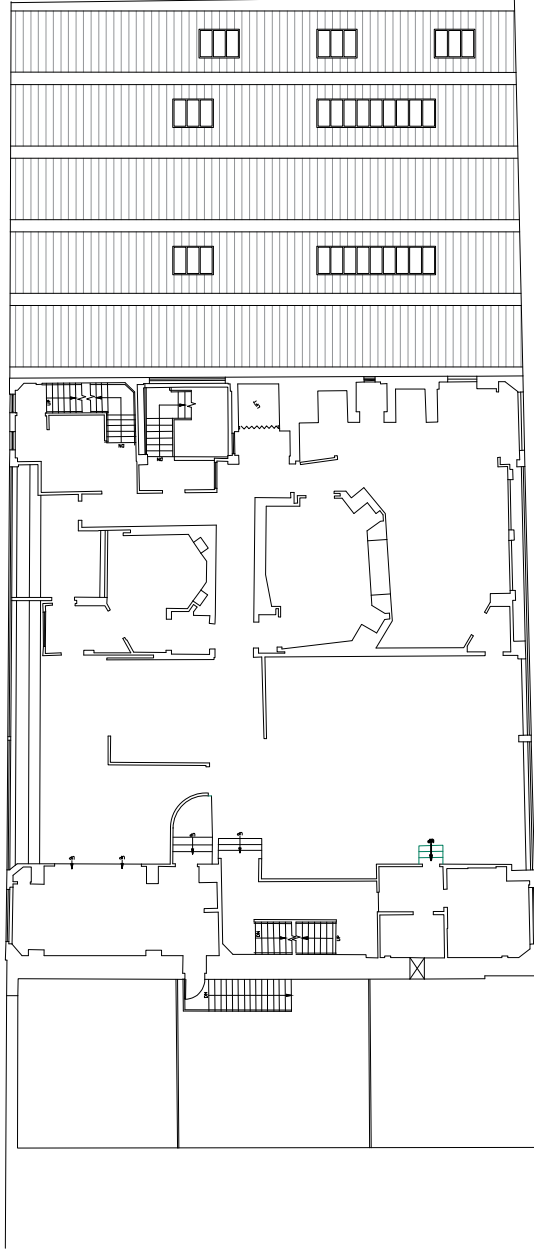
EXISTING GROUND FLOOR PLAN

EXISTING BUILDING.
GROUND FLOOR PLAN





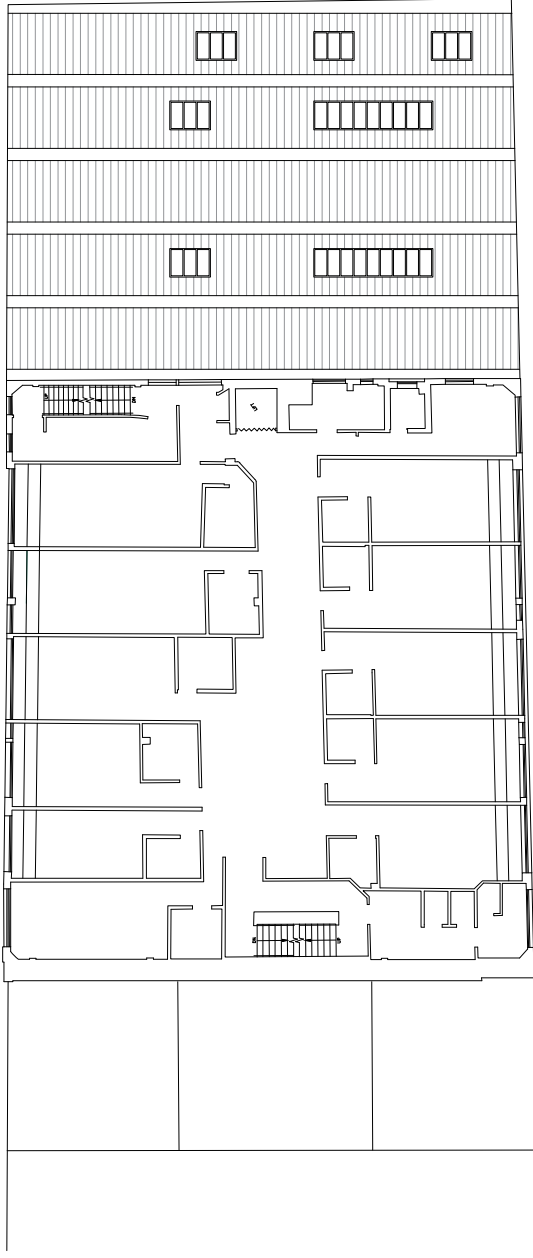
EXISTING MEZZANINE FLOOR PLAN



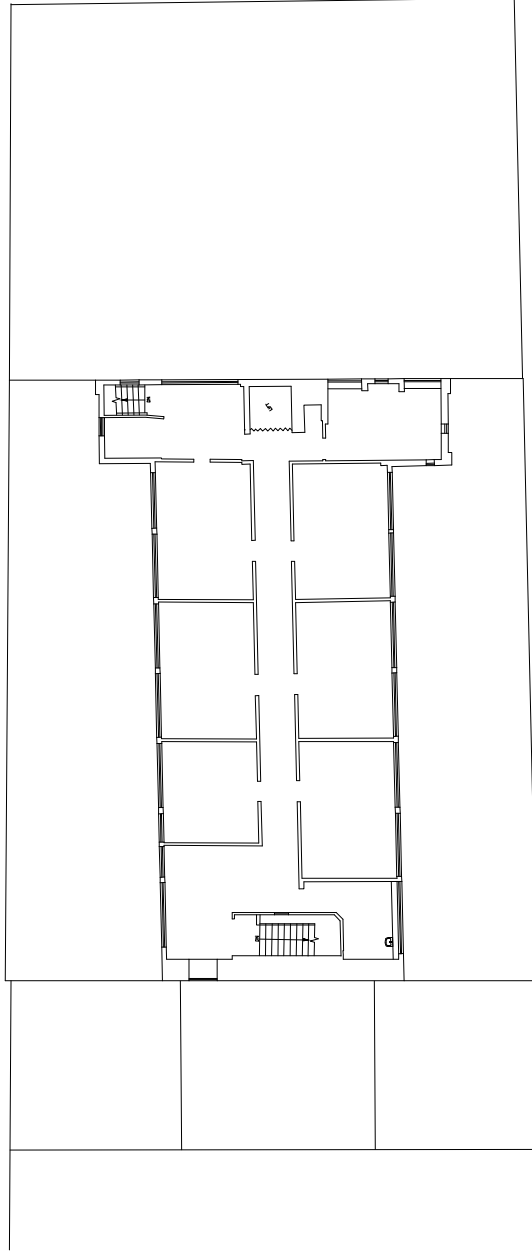
EXISTING FIRST FLOOR PLAN



EXISTING BUILDING.
UPPER FLOOR PLAN



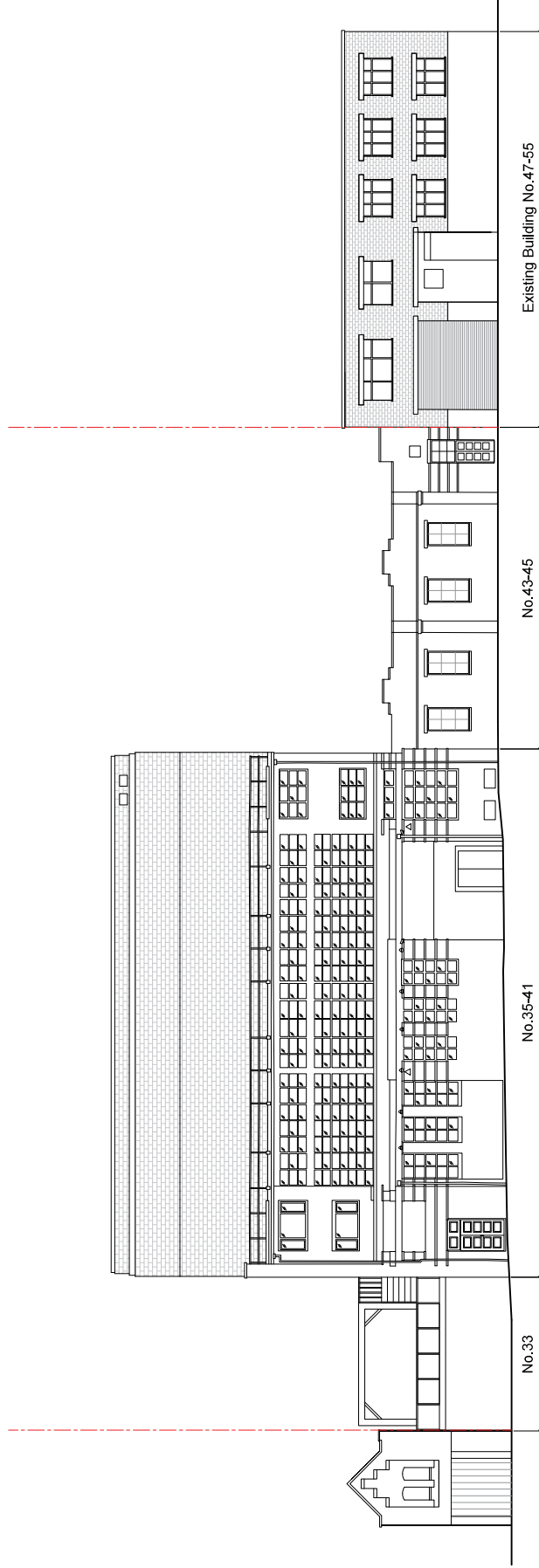
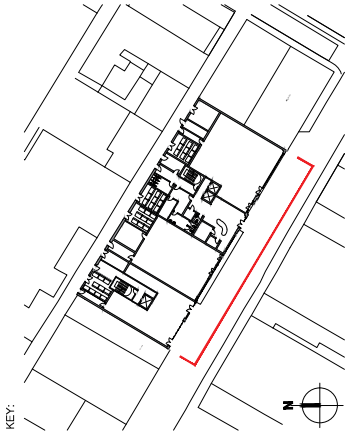
EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



EXISTING BUILDING.
UPPER FLOOR PLAN



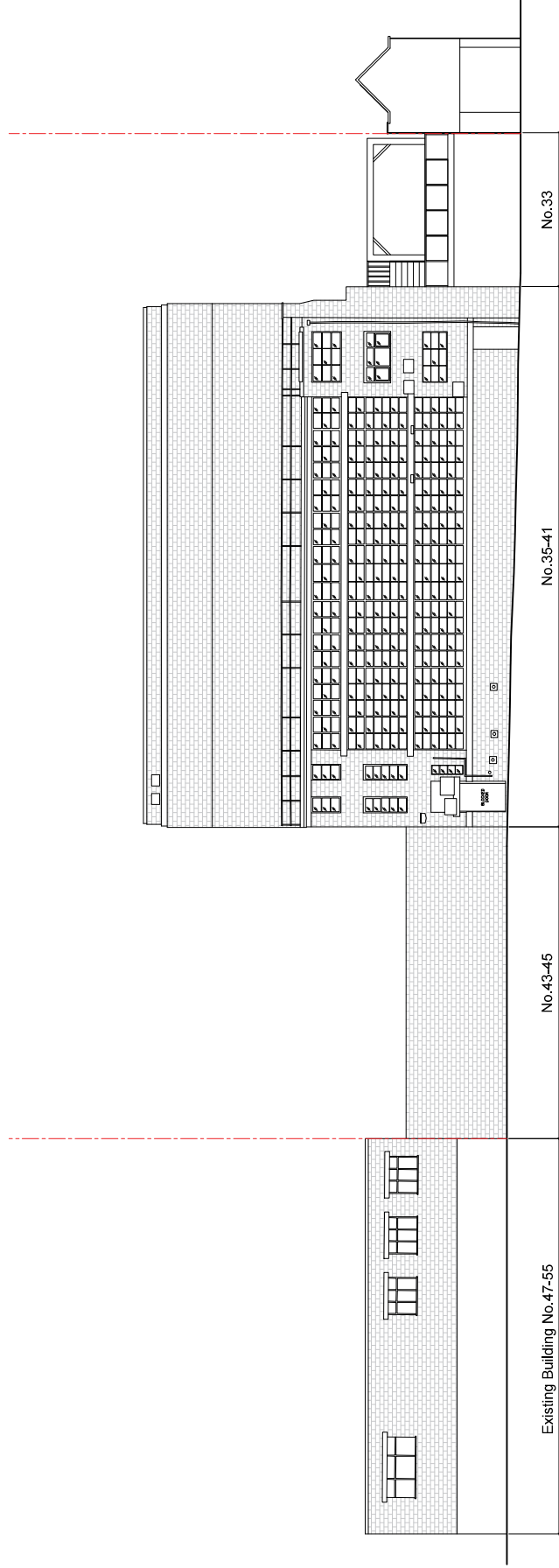
EXISTING FRONT ELEVATION

--- APPLICATION BOUNDARY LINE

EXISTING BUILDING.
FRONT ELEVATION



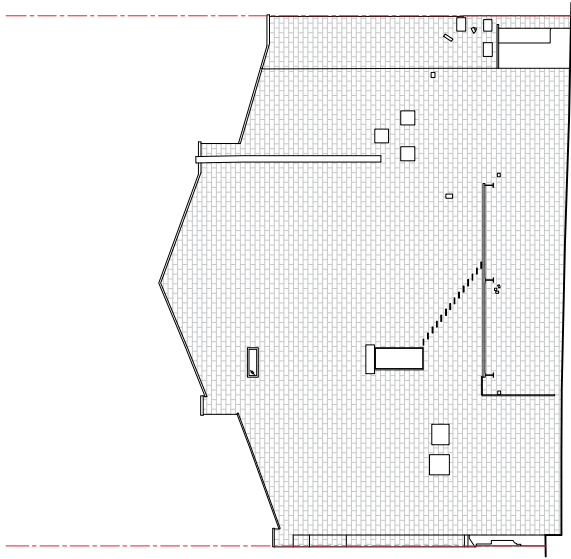
KEY:



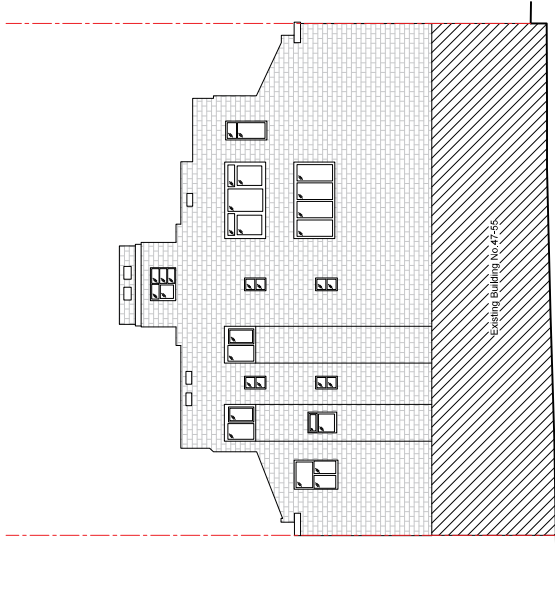
EXISTING REAR ELEVATION

--- APPLICATION BOUNDARY LINE

EXISTING BUILDING.
REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

--- APPLICATION BOUNDARY LINE

EXISTING BUILDING. SIDE ELEVATION

EXISTING STRUCTURE REPORT



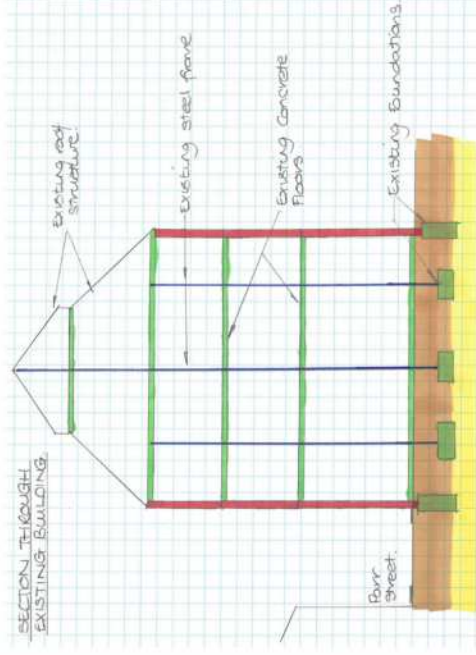
EXISTING STRUCTURE. STRUCTURAL OBSERVATION

- The location of the existing columns overlaid on to the consented scheme indicates numerous areas where the interior layouts are compromised. This would mean re-planning these areas to accommodate the existing structure and would likely reduce the efficiency of the scheme, leading to a decrease in the efficiency of the net to gross floor areas.
 - The existing building does not have the inherent structural capacity to resist the increase in loads, resulting from the additional storeys under the consented scheme. This means significant strengthening works are required to the existing columns in the form of additional plates and channels sections to increase their capacity to meet the new design loading requirements.
 - The foundations for the building are very unlikely to have been sized to accommodate the proposed loadings, given the substantial increase, and will likely require underpinning to enhance their load bearing capability. This will not be a straightforward process as each foundation will need to be underpinned in sections to prevent movement of the existing building.
 - The arrangement of the existing steel beams supporting the floors is inefficient in terms of its layout, requiring strengthening and holes cutting to allow for the passage of services.
- Further details regarding please refer to document: 4_8623 Parr Street Studios Existing Structure Report.

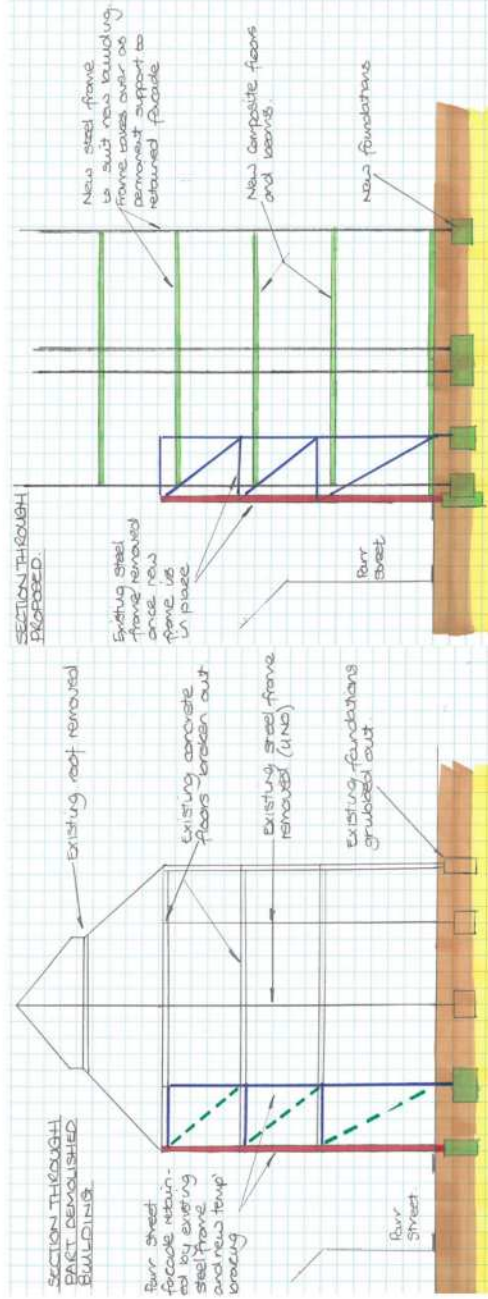
3rd Floor Layout



Futher details regarding please refer to document: 4_8623 Parr Street Studios Existing Structure Report.



Section through existing building



Section through building part demolished with facade retained

Section through proposed building

EXISTING STRUCTURE. FACADE RETENSION

As previously mention the existing structure of the building comprising the efficiency of the development, therefore the existing building is proposed to be partly demolished leaving the Parr Street elevation in tact. The retention of the elevation will keep the identity and characteristics of the historical grain along the street scene

A steel frame is to be placed to restrain the existing facade. Additional lateral bracing is installed to provide lateral stability to the frame. New foundations are installed without undermining the existing, and a new steel frame installed and fixed back to existing facade, placed to avoid the existing temporary steelwork that has been left in place. Once the new steelwork has been installed and fixed back to the brickwork, the existing frame can be removed. Floor slabs are cast and the remainder of the facade constructed.