YORK DIGITAL MEDIA & ARTS CENTRE AND GUILDHALL COMPLEX 10.03.2014 FINAL

SUBMISSION BY

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1. INTRODUCTION

This report has been prepared for the City of York Council to examine the feasibility of constructing a Digital Media and Arts Centre in the former Council Chambers and adjacent land. It also examines the measures required to expand the uses of the Guildhall, and the consequences on ancillary buildings.

The proposals in this feasibility study follow from the results of the York Riverside Ideas Competition held in 2012, which was won by the team of Robert Loader, Joseph Little and James Decent. This team has recombined with Maccreanor Lavington Architects for the preparation of this study.

The starting point for the brief development is contained in the Options Appraisal report by Purcell, February, 2012. Further definition of the brief has been led by CYC with a key brief development meeting on 19.11.13 with providers and users in the city. Wider market information has been gathered through survey work carried out by Science City York, and, in particular, the findings of their survey, 'Creative and Digital Business Space Needs' done in November – December, 2013.

Information relating to the history and significance of the existing buildings and site was included in the original competition brief, and has been relied upon in this stage also.

This report should be read in conjunction with other consultants' specialist reports:

- Structural Engineer's Report – Alan Baxter and Associates
- Environmental Engineer's Report – SGA Consulting
- Cost Consultant's Report – Jackson Coles

Investigations for the reports have generally been of the desktop type with few intrusive surveys or opening up of the buildings' fabric.

Meetings and visits to develop the study have taken place as follows:

- Project Initiation, 21.10.13, CYC.
- Environmental Engineer's Meeting, 07.11.13, SGA Offices.
- Site survey and investigations, 14.11.13, York.
- York Glaziers Trust, 15.11.13, York.
- Brief Development, 19.11.13, CYC.
- Design Team Meeting, 27.11.13, London.
- White Collar Factory Showroom visit, 04.12.13, London.
- Toffee Factory visit with Tim Bailey, 10.12.13, Newcastle.
- Site survey and investigations, 11.12.13, York.

Exclusions, etc:

In the course of the study, doubts as to the accuracy of the Atkins survey have appeared where checks of levels do not correlate with survey elevations. This may cast doubt on the relationship of the proposed new build elevation with the retained riverside corner block.

2. SUMMARY

The City of York Council have put forward the recently vacated riverside Council Chambers as a potential site for a Digital Media and Arts Centre (DMAC).

Two options have been examined for the DMAC. The first is to rebuild the North Annex as a four-storey building. The second is for an upgrading of the existing two-storey North Annex rear extension.

Two options are also presented for the treatment of the Guildhall and South Range. The first replaces the whole of the South Range with a two-storey building. The second retains the Lib Dems Meeting Room building, but replaces the former prison cells with a new single-storey structure.

The options for the North Annex and the South Range are quite independent of each other. A replacement, new build solution may be chosen for one, and a retention solution for the other.

However, with regards to the North Annex, the proposed new building would be the first step in creating a significant new commercial digital centre in the most visible location within York. The completed scheme will transform perceptions of York to be a creative centre embedded in a cherished, historic city.

The principal findings from the analysis of the capacity studies for the Digital Media and Arts Centre are:

- This study confirms that the existing Council Chambers and a new build North Annex will provide suitable and flexible accommodation for the Digital Media & Arts Centre.

- Use of the existing North Annex as business units is possible, but with the cost of very much reduced accessibility to, and between, the North Annex and Council Chambers.

- Research by Science City York has demonstrated that there is a good demand for this type of office space in the centre of the city.

- The management and use of the DMAC would be hindered by splitting it, with one part located in the Council Chambers and North Annex, and one part in the South Range. Therefore, an entirely independent use has been proposed for the South Range.

- The South Range can be rebuilt to provide an independent two-storey restaurant that extends into the Atkinson Block, and that also provides essential ancillary space (wcs) that will allow the Guildhall to be considered for a much wider range of uses.

- A renovated South Range with rebuilding of the former prison cells will allow for a modest A3 café use to support the Guildhall kitchen servery. Both options will require the agreement/ involvement of the adjacent landowner to construct windows facing the river.

COMMENTARY

- Market investigation of supply and demand of DMAC-type space in the centre of York should continue.

- A more detailed brief for the South Range and Atkinson Block should be developed with investigations into market demand for restaurant space.

- Liaison with neighbouring land-owners and stake-holders should be initiated to gauge reaction to the respective opportunities offered by the new Phase 1A Annex, the Phase 1B/C Annex, the Phase 2 scheme, and the rebuilt/ or renovated South Range schemes.

- Gain a more complete understanding of party wall issues and boundary issues around the site, and start the processes of resolution where required.

- Commission a measured survey of levels, elevations and internal structure where new buildings are to meet old, or substantial interventions in the existing building are proposed. The survey should be of an accuracy appropriate for listed buildings.

- Undertake exploratory intrusive surveys, and compare with the 1950s archive drawings for the Guildhall rebuilding.

3. THE EXISTING COMPLEX

3.1 DESCRIPTION

The existing complex comprises a variety of buildings of various ages and historic significance. Principally, they comprise the South Range, the Guildhall, the Council Chambers and the North Annex. The historic development and significance has been comprehensively described in the Purcell report, 'York Guildhall Statement of Significance Final Report', January 2012, and need not be repeated here.

3.2 FLOOD LEVELS

Information has been supplied by the Environment Agency to Alan Baxter Associates that indicates predicted flood levels over the next 100 years plus climate change (see ABA report).

The general river level is approximately 5m AOD, however significant flood events are increasingly frequent. To date, the highest recorded flood level has been 10.40m, and in September 2012 it reached 10.07m, which is slightly higher than the 1 in 25 year event.

The Environment Agency will accept that the ground floor of new developments should be set at a minimum level of 300mm above the 1 in 100 year flood event plus climate change (level 101). For this location this figure is 10.97 + 300mm = 11.27m AOD.

Level 101 + 300 is slightly above most rooms in ground floor of the existing ground floor in the Council Chamber offices. At approximately 11.06 FFL the lower floor of the North Annex is 210mm below level 101 + 300.

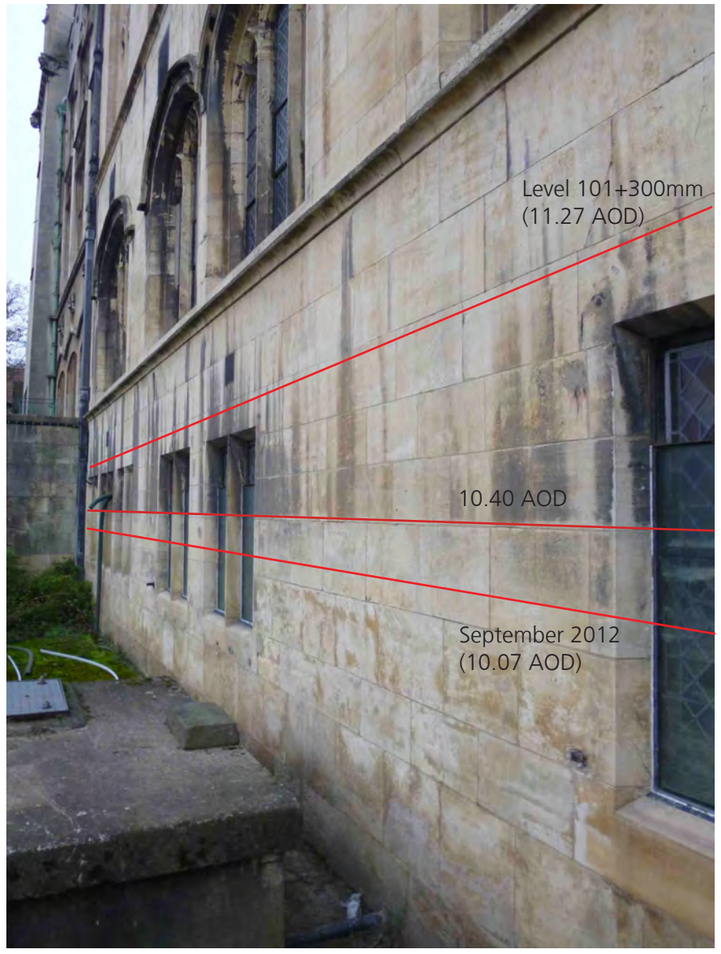
The main Council Chambers corridor varies from 11.21 at the north end (60mm below Level 101 + 300) to 11.285 by the main stair to south (15mm above level 101 + 300). Thus part of the ground floor of the existing Council Chambers is vulnerable to a 100 year plus climate change flood event.

Meeting Rooms 1 & 2 are at particular risk as their floor levels are approximately 10.78m (490mm below level 101 + 300).

The Guildhall itself is just above level 101 + 300 with the lowest level just 12mm above at 11.282.

The floors in the South Range are almost all below Level 101 + 300 with a range of 10.718 – 11.277 AOD.

Extent of a Level 101 flood on the existing buildings



Superimposed flood levels on the Council Chambers building

Site of excavation in 2012 in Common Hall Yard

3.3 ARCHAEOLOGY

John Oxley, the York City Archaeologist, has forwarded a paper setting out the issues with buried remains around the site, and the full text is included as an appendix.

He notes that the site will contain undesignated assets of national importance. The implication of this is that a full archaeological evaluation of the site will be carried out. In turn this will inform the design and layout of the new development as well as measures that will be taken to mitigate destruction of archaeology.

Part of the evaluation will be a 10% excavation down to 1.25-1.5m of the existing ground surface, as well as a borehole survey through archaeological levels down to the underlying geology.

The levels of significant archaeology are not known, so, at present, foundation proposals should aim to destroy less than 5% of the archaeological deposits on the site.

The proposal to replace the existing two-storey North Annex with a four-storey building will require a concrete-framed structure on piled foundations. The proposed ground floor level is 210mm above the existing floor level, thus allowing some additional depth to mitigate additional structure and insulation.

The proposed building will be slightly wider than the existing, and this will create a larger possibility of disturbing archaeological remains as the natural ground level rises towards Lendal above the lower floor level.

4.1 DEVELOPMENT OF THE DMAC BRIEF

The initial brief for the York Digital Media and Arts Centre was set out in the, 'Position Paper on Creating a Digital Media and Creative Centre in the Guildhall Complex' of May 2013. This study has tested and refined the initial assumptions made in that document. In the course of the study, a second survey by Science City York, 'Creative and Digital Business Space Needs' was carried out in November – December, 2013 that demonstrated a yet higher demand by Digital Media companies to be centrally located in York.

The original brief for a Digital Media & Arts Centre in the Council Chambers and North annex proposed approximately 20,000ft2 (1,850m2) of office accommodation in various sizes to accommodate approximately 122 people. Analysis of this document indicated that the assumptions of occupancy densities were ambiguous, and also needed to be adapted to the context of serviced workplaces.

To assist in identifying real demand for office space, Science City York then carried out a survey of 61 digital media companies with approximately 350 full-time equivalent employees (FTEs) in and around the city to ascertain their likely future space requirements. The survey, 'Creative and Digital Business Space Needs' produced several important results that contribute to formulating a project brief:

- 60% of firms felt that it is important to be located in central York.
- About 50% of the respondents are companies with one or two FTEs. Although comprising about half of the survey respondents this group only represents about 12% of FTEs in the survey (42no). It is not the primary target group for the DMAC, as sole traders can find accommodation at York St John's University Phoenix Centre incubator units. However, some provision has been made with a propsed touch-down lounge. Over a quarter (28%) of survey respondents stated that they would share an open plan office with other firms, and although not explicitly recorded, it is likely that these would be the smaller firms of 1-2 FTEs, so some additional open plan space could be dedicated to this group.
- 18% of companies had three to five FTEs. At 6 - 8m2/person, a firm of this size would require about 20 – 30m2 office space NIA. Overall, this survey sector has about 44 FTEs.
- About 16% of companies had six to ten FTEs. At 6 - 8m2/person, a firm of this size would require about 40 – 60m2 office space NIA. Overall, this survey sector has about 80 FTEs.
- Just under 5% of companies had 11-20 employees. At 6 - 8m2/person, a firm of this size would require about 90 – 120m2 office space NIA. Overall, this survey sector has about 45 FTEs.
- About 12% of companies had over 20 employees. At 6 - 8m2/person, a firm of this size would require 120 – 160m2 + office space NIA. Although only seven firms are in this sector, it represents at least 140 FTEs.
- 65% of firms anticipated needing additional space in the next 24 months. If the 1-2 FTE firms are not included, then this represents approximately 200 people from the survey group. This equates to approx. 1,200 – 1,600m2 DMAC office space NIA.
- 45% of firms were currently seeking additional space. If the 1-2 FTE firms are not included, then this represents approximately 140 people from the survey group. This equates to approx. 840 – 1,120m2 DMAC office space NIA.
- The average space per person was reported in the survey as 141 sqft (13.1m2). Within existing offices this figure is assumed to include toilets, reception, etc, so is classified as Gross Internal Area. The rented DMAC spaces will be Net Internal Areas, so a lower figure of 6 - 8m2/person will be appropriate.
- Research at the Toffee Factory in Newcastle showed that most office spaces had been sized at about 50 – 68m2. This correlates with the profile seen in the SCY survey in York, which shows the greatest demand is from firms of 3 – 10 people.
- Design occupancy at The Toffee Factory was set at 6m2/person NIA within each office unit and 10m2/person GIA.
- More than 65% of firms would find having the flexibility to hire additional project space to be attractive. As a result, Project spaces are included in the Council Chambers to make use of rooms that do not have level access.

4.2 PROPOSED DMAC OFFICE AREAS

Guidance in 2005 from the British Council of Offices suggests that a range between 12 – 17m2 NIA/person is in line with typical commercial practice (includes storage, circulation and meeting rooms).

The 2009 version of BCO guidance contains a survey carried out in 2008 indicating that 77% of offices had a workplace density of 8-13m2 (including storage, circulation and meeting rooms). The study also showed that utilisation of workspaces ranges from 50% to a maximum of 80%, thus lowering further the actual occupancy density.

Rented office spaces in the DAMC will be intensively used as many ancillary facilities are shared. Therefore. It is reasonable to increase the occupancy density of these Net Internal Areas to approx 6 – 8m2/person - a figure similar to that noted at the Toffee Factory.

The proposed DMAC Phase 1A scheme would provide 1,385m2 of office space, which correlates with the 24-month projected demand in the SCY survey.

4.3 COMPARATIVE SCHEMES

THE ELECTRIC WORKS, SHEFFIELD

Project Type: New Build

Owner/ Developer: Yorkshire Forward, Scarborough Developments

Managed by: Creative Space Management

Planning Consent: 2005 - 2007

Description: A 'campus' of office buildings with underground parking

Overall Floor Area: 8,120m²

Floor – Floor Height: 4m

Overall Start-up Premises Floor Area: 5,851m² NIA (?)

Typical Start-up Premises Floor Area: Not evident in planning application

Ancillary Space: not evident in planning application

Other Uses on Site: None

Notes: Centralised WC provision

FORMER ASTORIA SITE, BRIGHTON

Project Type: New Build

Owner/ Developer: H30 Media, Brighton

Managed by: Creative Space Management

Planning Consent: 2005 - 2007

Description:

- A two-storey block of 12 start-up units behind a six-storey block of commercial office space.
- Single aspect with natural vertical ventilation

Overall Floor Area: 3,438m² NIA

Floor – Floor Height: 3.5m

Overall Start-up Premises Floor Area: 711m² in 12 units

Typical Start-up Premises Floor Area:
5x51m², 5x60m², 1x62m², 1x94m² NIA

Ancillary Space:

- 65m² common reception
- 86m² shared meeting rooms
- 280m² café included in the planning application, but no tenant identified. Area to be designed with sufficient flexibility for alternative uses.

Other Uses on Site: 2,344m² NIA commercial offices

Notes: Each unit contains its own disabled WC

THE ROUND FOUNDRY MEDIA CENTRE, LEEDS

Project Type: Conversion, Renovation and New Build

Owner/ Developer: xxx

Managed by: Creative Space Management

Planning Consent: 2000 - 2001

Description:
A two-storey complex of converted C19 industrial buildings and new build arranged around courtyards

Overall Floor Area: Not known

Floor – Floor Height: varies, as existing

Overall Start-up Premises Floor Area: Not known

Typical Start-up Premises Floor Area: Not known

Ancillary Space: Not known

Other Uses on Site:

- Seven cafés / restaurants
- Residential
- Pop-up facilities

Notes: Centralised WC provision

THE ELEVATOR STUDIOS, LIVERPOOL

Project Type: Conversion and Renovation

Owner/ Developer: Tim Speed?

Managed by: xxxxx

Planning Consent: 2007

Description:
A converted six-storey C19 industrial building.

Overall Floor Area: Not known

Floor – Floor Height: As existing

Overall Start-up Premises Floor Area: Not known

Typical Start-up Premises Floor Area: Range: 20 – 30m², all NIA

Ancillary Space: Not known

Other Uses on Site: Bar/cafe

THE TOFFEE FACTORY, NEWCASTLE

Project Type: Conversion and Renovation

Owner/ Developer: Newcastle City Council, 1NG

Managed by: Creative Space Management

Planning Consent: 2010

Description:

- A two/ three-storey block of 12 start-up units in converted C19 industrial buildings
- Single aspect with natural vertical ventilation

Overall Floor Area: 2.609m² NIA

Floor – Floor Height: varies, as existing

Overall Start-up Premises Floor Area: 1,514m² NIA in 24 units

Typical Start-up Premises Floor Area:
Range: 26 – 105m², Mean: 63m², Mode: 50 – 67m², all NIA

Ancillary Space:

- 74m² common reception
- 79m² meeting rooms & break-out spaces
- 80m² event space
- 55m² management, storage, server
- 87m² showers & WCs
- 53m² plant

Other Uses on Site: 47 parking spaces at grade

Notes: Centralised WC provision

THE WHITE COLLAR FACTORY, LONDON

Project Type: New Build

Owner/ Developer: Derwent London

Managed by:

Planning Consent:

Description:

- A new 16-storey tower with refurbished buildings at low-level
- Naturally ventilated with heating and cooling by water pipes cast into the thermal mass of the concrete
- Electrics and communications distributed by raised floors

Overall Floor Area: 267,270ft2 in tower

Floor – Ceiling Height: 3.5m

Typical Office Areas:
Each floor can potentially be split into two tenancies.

Ancillary Space: n/a

Other Uses on Site: n/a

4.4 THE EXISTING BUILDINGS

The group of buildings that will form the core of the Digital Media and Arts Centre are the Council Chambers building (built 1889-91) and North Annex (built 1902-04). In addition the south-east corner of the Guildhall complex may optionally form part of the DMAC.

The Council Chambers building and North Annex are listed buildings, which affects the approach taken in their treatment. The proposal to demolish the rear extension of the North Annex is significant, and the replacement building will be expected to be of a high quality in both design and construction.

Both buildings are vulnerable to flooding in the long term. Ground floor levels lie under Level 101 (for a 1 in 100 year plus climate change flood event).

Both buildings have significant problems in accessibility, and the new build proposals will significantly improve accessibility. It should be noted however, that not all areas will have level access.

The buildings, last used as offices, have now been vacated by CYC, so no significant Building Regulations upgrades in terms of fire performance (or other) is necessary through change of use, although some upgrade may be desirable.

4.5 BOUNDARY CONDITIONS

The boundary conditions for the Phase 2 development have not been examined (to Pizza Express and The Graduate).

The following points list problematic boundary locations in a clock-wise direction around the development site.

- There was no available access to inspect the area between the hutments and the York Boats boundary.
- It is not clear what rights CYC may have for 24h access through the passage beside Robson & Cooper. This is particularly important for accessing a sub-station at this location.
- There is a 1.5m drop from the ground level by the Robson & Cooper archway down to the ground level of the beer garden. The removal of this narrow spit of raised ground may assist construction, but might also require advance archaeological excavation.
- The location of the property boundary by the top, north-east end of the North Annex is not clear. The access stair down to the lower level of the North Annex passes under the rear of the Post Office's ground floor. It may be necessary to retain the existing wall in this location.

Access passage beside Robson & Cooper to and from Lendal

The 1.5m drop to the beer garden

Access stair down to lower ground level of the North Annex, entering under the Post Office

- The south-east wall of the North Annex sits on the boundary with the yard of Jamie's Italian and buildings to the north. It is not yet clear whether this is a party wall or completely within the ownership of CYC. Three windows overlook the yard of Jamie's Italian, which effectively constrain development on that part of the adjoining land. The proposal to rebuild the North Annex will require input from a Party Wall surveyor. The proposals show a new wall, different floor levels and more extensive windows above lower ground. The proposed upper ground floor is approximately 900mm above the existing level, so window heights are likely to rise in step. Currently there is a very unsatisfactory relationship between the windows and the raised walkway around the yard of Jamie's Italian, so raising the window levels is likely to be seen as a benefit to the users of the walkway and yard. Nevertheless, it may be necessary to retain the existing wall structure in this location.
- The new building is four storeys high, rather than the existing two storey annex, so will have considerable impact on the environment of the yard and buildings housing Jamie's Italian. However, these are properties in commercial use, which receive significantly lower protection in terms of loss of daylight and sunlight than would residential properties. In addition, such conditions in a city centre location are not uncommon, nor unpleasant. Nevertheless, a survey of the window locations of the adjacent buildings would be worthwhile to inform a preliminary analysis of possible rights of light infringements.
- The proposals show the possibility of a link from the yard of Jamie's Italian into the new A3 café space in the North Annex. This will be dependent on the interest and cooperation of the adjoining owner. Even without initial interest, the possibility of such a link should be maintained for the future.

The south east wall of the North Annex with three windows overlooking Jamie's yard

- There is an apparent flying freehold that currently precludes adding an upper floor over the rear extension of the former Lib Dems meeting room.
- There is evidence of previous existing windows in the outer south-eastern wall of the South Range. There is one larger bricked-up window in the former Lib Dems meeting room, and at least two bricked-up slit windows in the former cells block. Nevertheless, it will be necessary to come to an agreement with the adjoining owner in order to install glazing on the boundary.
- It is important to have started to clarify the legal and party wall issues above in order to take the next stage forward.

There is an apparent flying freehold above the single storey extension

Three visible bricked-up windows in the south wall of the South Range facing the Cineplex

4.6 CAPACITY OF THE EXISTING BUILDINGS

The combined net office areas of the existing North Annex and Council Chambers offers approx. 1,458m2.

However, if office space that does not have level access is discounted, then the two buildings together offer only 828m2.

Most of the inaccessible office space is located in the upper floors of the Council Chamber and north annex: approximately 465m2. However, these areas would be served by new lift access in a rebuilt North Annex.

The remaining inaccessible space is mostly located in the basement of the Council Chambers. This area is currently unused, or used for storage only as it is vulnerable to flooding.

A spreadsheet listing all room areas in the existing buildings accompanies this assessment in the appendix.

Council Chambers entrance hall with new opening indicated


Typical windows in Council Chambers to receive secondary glazing

4.7 PROPOSALS FOR THE EXISTING BUILDINGS

The Council Chambers Building

The proposals for the Council Chambers are similar for both the new build and retained North Annex.

As an outline, the following specification will apply to works in the Council Chambers:

- Secondary glazing to the interior of retained leaded windows on the riverfront.
- 'Slimline' double-glazing installed in retained sash windows (generally facing north-east).
- Minimal changes to the room layouts on the ground and first floors.
- Significant removal of walls on the second floor (Caretaker's flat).
- On first and second floors the hollow timber joisted floors are to be used for services distribution with floor boxes to be installed.
- On the lower-ground floor construction is solid clinker on steel joists, and the floor levels are marginally vulnerable to flood risk in the long term. Therefore raised perimeter trunking, similar to the existing is to be installed on the ground floor. The original underlying floor finish is timber parquet, and it is recommended that this be renovated and renewed.

The Riverfront Block

This part of the North Annex that fronts the river is three storeys high, faced with stone on the south-west and north-west elevations, and brick on the north-east elevation. It has an inner steel framework with supporting columns from ground-first and beams only to support the second floor. The roof is supported by steel trusses.

This is the most problematic building in the ensemble. It appears to have the most severe visible structural problems with significant vertical cracking. Windows are located high above the floor on lower and upper ground thus robbing these rooms of otherwise excellent views.

The following specification will apply to works in the riverfront block:

- Secondary glazing to the interior of retained leaded windows on the riverfront.
- 'Slimline' double-glazing installed in retained sash windows (generally facing north-east).
- The changes to the room layouts in the corner block are very significant in the proposal for the rebuilt extension, slightly less so in the retained extension option. This will require some structural works within the corner block to assist clear planning.


The high windows on the first floor of the riverfront block of the North Annex

- All the original underlying floor finishes in the corner block are timber parquet on solid floors, and it is recommended that this be renewed. The new DMAC office layouts in this block form quite deep floor plans, so areas of parquet and screed will need to be taken up to allow the installation of floor boxes.
- Raising the upper-ground floor levels to match levels in the Council Chambers could be considered for both in the retained and rebuilt North Annex.

4.8 NORTH ANNEX OPTION: REBUILT REAR EXTENSION (PHASE 1A)

The proposed new build North Annex aims to provide modern office space for the Digital Media and Arts Centre, and establish the first phase of a new riverfront pubic space.

The whole rear extension will be demolished, subject to any party wall constraints that may arise on the south-east elevation, and in excavating the retaining wall at the north-east end.

The proposed structure is concrete-framed with cross-beams to give column-free floor space.

It is designed to be environmentally efficient with low running costs. Thus, it will provide the main part of the demand for low temperature underfloor heating that can effectively be obtained from a river-source heat pump.

The main entrance of the DMACG is located on the new public space facing Lendal Bridge. Although this location has good visibility from Lendal Bridge, a direct route to it would not be possible until the full Phase 2 scheme is implemented. Therefore, in the interim, the entrance location might be relocated to the existing entrance to the Council Chambers (although this has a very low visibility).

Another option is the north end of the new North Annex, which is accessed from Lendal under the Robson & Cooper arch (but also of limited visibility). This location is already quite congested with an electricity sub-station and bin store location. The availability of 24 hour access will also be crucial as mentioned in section 4.5 above. Implementation of the larger Phase 1b option would make this entrance point more viable as the location of the principal vertical circulation location.

With a new build rear extension, the existing stair in the riverfront block is to be removed and infilled. Access and escape stairs will be the existing north stair in the Council Chambers and the new stair in the new extension.

In order for the floor levels of the new rear extension to link directly to the Council Chambers building the existing lower ground floor level in the riverfront corner block will be raised by approximately 200mm. This will allow underfloor heating to be installed on the existing ground floor of the riverfront block.

The existing upper ground floor level is approximately 900mm below the Council Chambers floor level. This situation is the main factor contributing to the difficulties in locating the lift in this area. There are five approaches that can be taken:

1. Locate the lift outside the structure of the corner tower. At this level, it can open to the lobby, and with fire-rated doors also open directly to the offices in the riverside block. In this configuration the lift obstructs a clear straight route from the Council Chambers to the lobby overlooking the public square.
2. Locate the lift within the structure of the corner tower. Again the lift will open in both directions. In this configuration the lift is clearly set back from the circulation route. However, its presence in the corner block does impair an easy plan.
3. Construct stepped access only to this floor of the riverside corner block. This will allow freedom in locating the lift in the new building.
4. Install a chair lift by the stair to this area only. This will allow freedom in locating the lift in the new building.
5. Raise the floor level to match the floor level of the Council Chambers. The exisiting floor-to-ceiling level and floor-to-cill level are both unusually high so a raised floor can be reasonably accommodated.

The second option is drawn for the current study. It is the most difficult to construct, and will require a more detailed measured survey of the structure within the corner block before it can be determined to be wholly feasible.

NET : GROSS AREAS

- The new North Annex ranges from about 59% net/ gross on the upper ground floor to over 90% efficiency on the third floor.
- It is unusual for tea points to be located in common areas such as found at the Toffee Factory. They are usually within a particular office space and counted as net internal, but in these layouts the tea points are purposely in the common parts.
- Overall figures for the North Annex are: 863.8m2 NIA / 1405.6m2 GIA = 71.7%
- Overall figures for the Council Chambers are: 704.3m2 NIA / 1466.7m2 GIA = 48.0%
- Overall figures for the North Annex with Phase 1b/1c included are: 1,465.3NIA / 1900.8 GIA = 77.1%

A spreadsheet listing all room areas in the Phase 1A new North Annex scheme is located in the appendix.

Initial impression of the new North Annex

BASEMENT

COUNCIL CHAMBERS

Due to the high risk of flooding there are few uses that can take place in the basement of the Council Chambers. Measures are in place to pump out flood water which, to date, have been successful, but are proposed to be automated. Current uses include low value storage and boiler plant.

It is also likely that a significant volume of space will be required for rainwater storage (at least equivalent to two of the empty rooms). This will be considered at a later stage (when storage capacities are calculated) against the alternative of underground storage and the strong possibility of disturbing archaeological remains.

The long term expectation is for higher floods above ceiling level, which may well expose weaknesses in the current defences.

In order to effectively use this existing space, it is proposed to construct water-proof rooms-within-rooms to house the new plant at this level.

Nevertheless, the generous tiled floor hall could be considered as an informal break-out space. The existing stairwell is currently infilled as a fire-precaution, but re-opening this could transform the quality of the entrance space. A second visual link through the floor of the break-out space on the south side of the building would emphasise the spatial connection from the existing building entrance on the north side down to the lower terrace at river level on the south side. These proposals will require further appropriate fire precautions to the rooms that currently open on to the lower stair area.

LOWER GROUND FLOOR

COUNCIL CHAMBERS

G/G/4 is proposed for conversion to a cycle store.

G/G/5 is proposed as a touch-down Lounge space for Club members. There are two high level boarded-up windows between G/G/5 and the corridor. These windows should be brought back into use with fire-resisting glass and framing to improve the quality of the corridor with borrowed light.

G/G/14 is a relatively small room of 16m2 located near the existing front entrance. Its location and size is appropriate for a meeting room.

G/G/15 is the existing Porter's Lodge which has doorways both to the entrance hall and Guildhall. It has been allocated to DMAC use, but might be useful to be retained for the management of the complex.

There is a potential linked suite of 3no. rooms (G/G/6, G/G/9, G/G/10) along the river. These rooms are 28m2, 35m2 and 30m2 respectively.

G/G/6 and G/G/9 are currently connected by a single door. To separate the two rooms this door could be removed (and stored or re-used elsewhere), and the opening infilled.

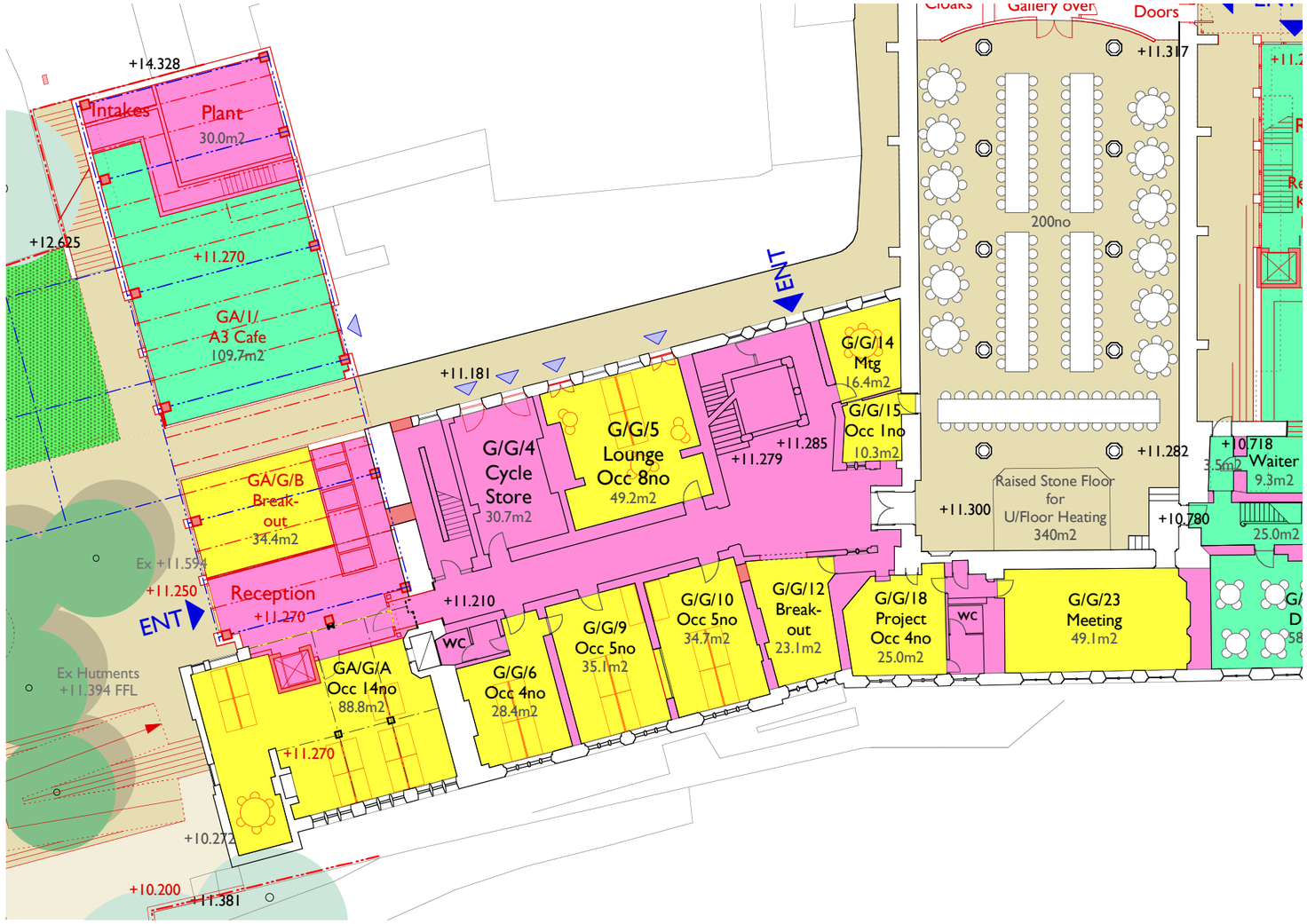
G/G/9 and G/G/10 are currently separated by a modern partition built into an existing opening. This could easily be removed to form a single room of 65m2, or upgraded for additional acoustic separation.

G/G/6 contains its own ensuite unisex WC.

G/G/12 is located immediately opposite the main Council Chambers grand stair. If the wall separating it from the main corridor were largely removed it could be used as a break-out/ informal meeting space. It would also improve the quality of the stair area by allowing direct sunlight to reach this area.

G/G/18 & 23 are accessed down two steps. There is no level access route that can be envisaged for these rooms. This room could be offered as overspill use to organizations that also had accessible space elsewhere.

Services are to be arranged to allow easy conversion, separation and combination of rooms.



NEW NORTH ANNEX

The lower ground of the new North Annex floor will contain:

- Plant room.
- Stair.
- Commercial A3 space (1no café, 110m2).
- A connection under the new building to lead back to Common Hall Yard, which will improve accessibility to the riverfront public space.
- The entrance to the DMAC.
- WCs.
- Refurbished DMAC office in the riverfront block (89m2).
- A connection to DMAC areas in the Council Chambers building.

UPPER GROUND/FIRST FLOOR

COUNCIL CHAMBERS

There is a potential linked suite of 2no. rooms facing north. These rooms are 20m2 and 33m2 respectively.

G/1/5 and G/1/8 are currently connected by a single door. This door could be removed (to be stored or re-used elsewhere), and the opening infilled.

Services are to be arranged to allow easy separation or combination of rooms.

G/1/13 is a small room of 11m2 located off the first floor landing opposite the Council Chamber. Its location and size is appropriate for a meeting room.

G/1/15 is accessed down three steps from the Robing Room. There is no level access route that can be envisaged for this room.

This room also has its own ensuite unisex WC, which could possibly be removed or reduced.

This room could only be offered for DMAC use to sole traders, or to an organization that also had accessible space elsewhere.

NEW NORTH ANNEX

The upper ground/ first floor level of the new North annex will contain:

- Gas and electrical inlets.
- An electricity sub-station with level and continual access.
- Bin store.
- Server room.
- An events space available for general hire in the new build part with independent access (120m2).
- WCs, shower and tea point.
- A connection to DMAC office space within the Council Chambers building.
- A stepped connection to DMAC office space within the riverside corner block (93m2, GA/1/A). This space is extremely spacious (4.45m fl-clg and 3.95m fl-underside of beams). The floor to cill height of the main windows is about 1.8m. Therefore, it would be possible to raise the floor by approximately 0.9m to match adjacent floor heights. This would add 4.3m of net lettable space, and allow this area to be planned in a much more flexible fashion without the need for lift access. This may be considered in future stages.

SECOND FLOOR

COUNCIL CHAMBERS

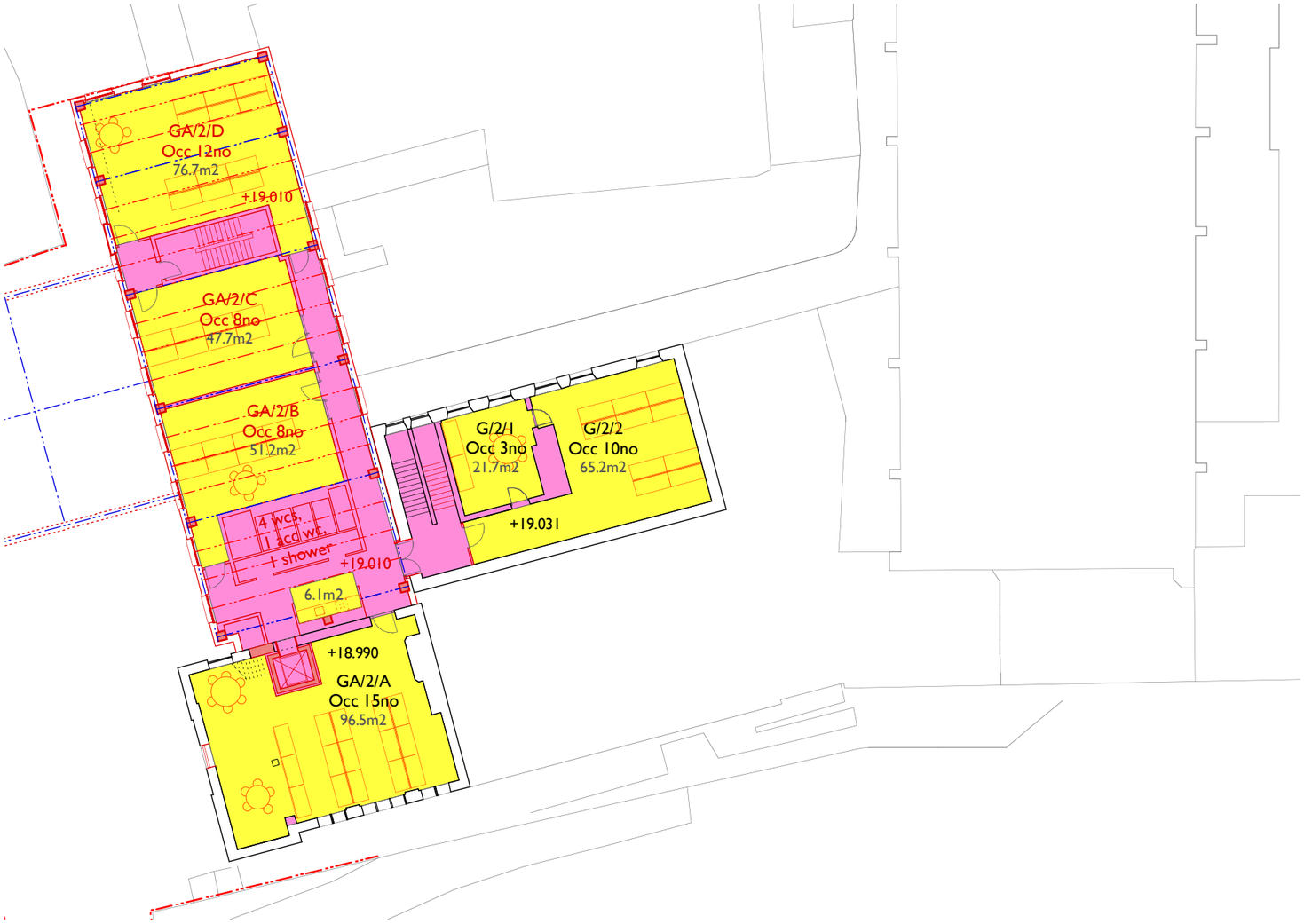
These are currently four rooms and a broad hall at the top of a single staircase, which are to be converted to two rooms totalling 77m2.

The WC is removed to provide an extension to the staircase to the upper floor of the North Annex.

NEW NORTH ANNEX

The second floor level of the new North Annex will contain:

- New DMAC office space (272m2).
- Escape stair.
- Access corridor.
- WCs, shower and tea point.
- A connection to DMAC office space within the riverside corner block.
- A connection to DMAC office space within the Council Chambers building.



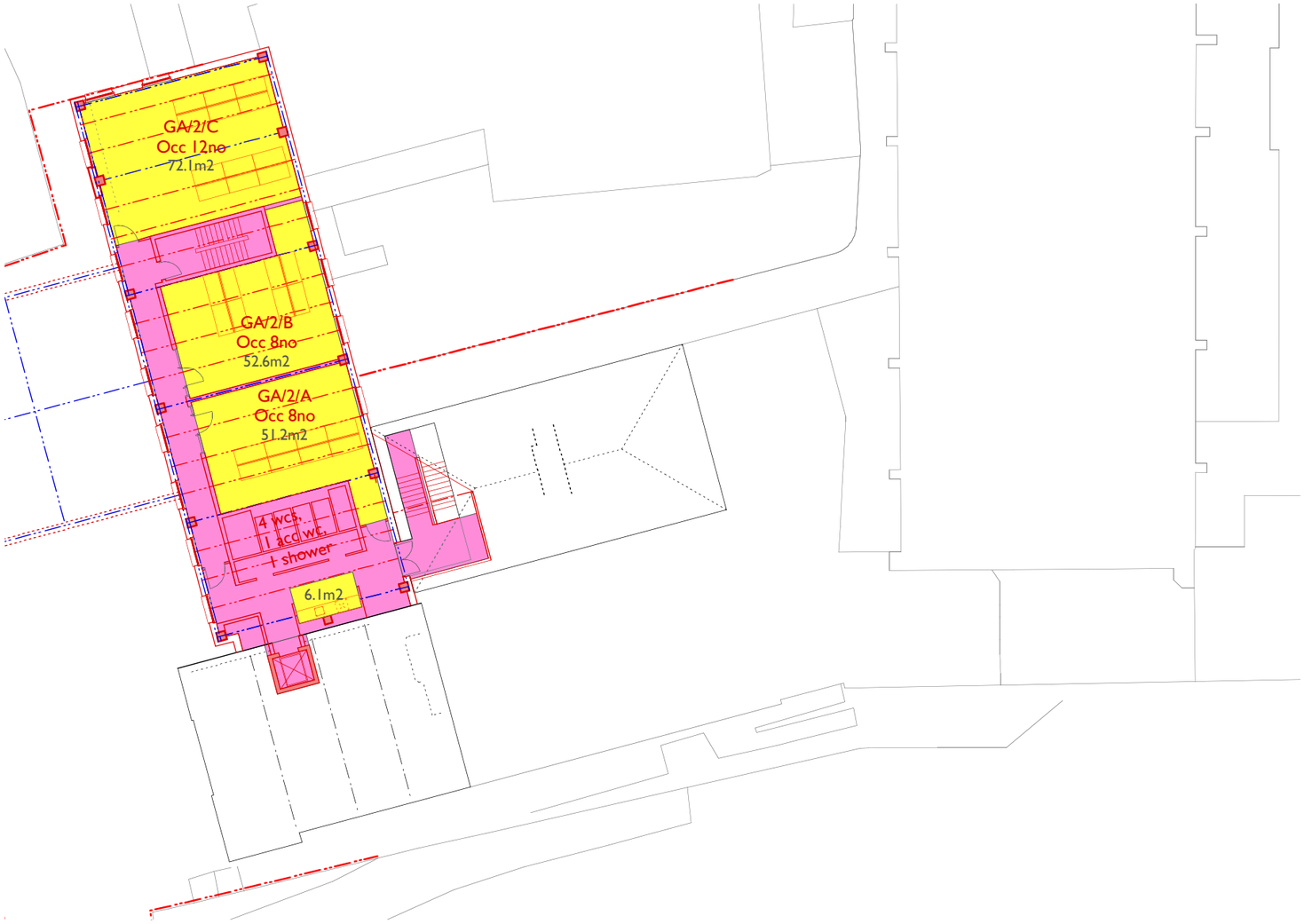
THIRD FLOOR

NEW NORTH ANNEX

The third floor level of the new North Annex will contain:

- New DMAC office space (272m2).
- Escape stair.
- Access corridor.
- WCs, shower and tea point.
- A connection to the extended stair within the Council Chambers building. This stair will rise through the rear roof of the Council Chambers in a rooftop glass box, and connect to the new building.

The new North Annex roof will be largely a planted flat roof. A small enclosure will accommodate DX units for the café and server room (see SGA report, p18).



SUMMARY OF LETTABLE FLOOR AREAS FOR PHASE 1A

DMACG PHASE 1A Schedule of Accommodation	NOT RENTED	A3 GIA	MEETING/ CONFERENCE/ BREAK-OUT NIA	OFFICE/ PROJECT/ EVENT NIA	OFFICE OCCUPANCY	m2/person
COUNCIL CHAMBERS						
Basement						
VULNERABLE STORAGE	35.2					
VULNERABLE STORAGE	34.2					
VULNERABLE STORAGE	12.0					
VULNERABLE STORAGE	20.9					
Basement Sub-Total	**102.3**					
Lower Ground Floor						
CYCLE STORE	30.7					
PORTERS LODGE/ OFFICE				10.3	1	10.3
EXTG OFFICE (COUNCIL CHAMBERS)				28.4	4	7.1
EXTG OFFICE (COUNCIL CHAMBERS)				35.1	5	7.0
EXTG OFFICE (COUNCIL CHAMBERS)				34.7	5	6.9
EXTG OFFICE (COUNCIL CHAMBERS)				49.2	8	6.2
EXTG OFFICE LG/101 (RETAINED RIVERSIDE BLOCK)				88.8	14	6.3
EXTG BREAKOUT (COUNCIL CHAMBERS)			23.1			
EXTG MEETING (COUNCIL CHAMBERS)			16.4			
EXTG PROJECT ROOM (COUNCIL CHAMBERS)			25.0			
EXTG MEETING (COUNCIL CHAMBERS)			49.1			
NEW NORTH ANNEX: BREAK OUT			34.4			
NEW NORTH ANNEX: CAFÉ		109.7				
SOUTH RANGE + ATKINSON RESTAURANT		208.5				
GUILDHALL		396.1				
LG Sub-Total	**30.7**	**714.3**	**148.1**	**246.5**	**37**	**6.7**
				394.6		
Upper Ground/ First Floor						
EXTG OFFICE (COUNCIL CHAMBERS)				20.0	3	6.7
EXTG OFFICE (COUNCIL CHAMBERS)				33.0	6	5.5
EXTG OFFICE UG/201 (RETAINED RIVERSIDE BLOCK)				92.5	15	6.2
NEW NORTH ANNEX: EVENT SPACE				120.0	20	6.0
EXTG MEETING (COUNCIL CHAMBERS)			11.1			
EXTG PROJECT COUNCIL CHAMBERS)			29.6			
COUNCIL CHAMBER/ DMAC CONFERENCE			150.1			
SOUTH RANGE + ATKINSON RESTAURANT		271.3				
GUILDHALL MINSTRELS GALLERY		45.0				
UG/1st Fl Sub-Total		**316.3**	**190.8**	**265.5**	**44**	**6.0**
				456.2		
Second Floor						
EXTG OFFICE (COUNCIL CHAMBERS)				21.7	3	7.2
EXTG OFFICE (COUNCIL CHAMBERS)				65.2	10	6.5
NEW NORTH ANNEX: OFFICE 2/201				76.7	12	6.4
NEW NORTH ANNEX: OFFICE 2/202				47.7	8	6.0
NEW NORTH ANNEX: OFFICE 2/203				51.2	8	6.4
EXTG OFFICE 2/204 (RETAINED RIVERSIDE BLOCK)				96.5	15	6.4
2nd Fl Sub-Total				**359.0**	**56**	**6.4**
Third Floor						
NEW NORTH ANNEX: OFFICE 3/201				72.1	12	6.0
NEW NORTH ANNEX: OFFICE 3/202				52.6	8	6.6
NEW NORTH ANNEX: OFFICE 3/203				51.2	8	6.4
3rd Fl Sub-Total				**175.9**	**28**	**6.3**
TOTALS	**133.0**	**1030.6**	**338.8**	**1046.9**	**165**	**6.3**
OFFICE SPACE				1385.7		
GRAND TOTAL				**2416.3**		

The existing brick rear extension of the North Annex

4.9 NORTH ANNEX OPTION: RETAINED REAR EXTENSION

The option to upgrade and adapt the existing rear extension is proposed as a comparison to rebuilding a new four-storey building.

The rear part of the existing North Annex is a two-storey red brick building. It has an inner steel framework with supporting columns from ground-first. The roof is supported by steel trusses.

The shortcomings of retaining the existing buildings in their current form are numerous. The circulation will remain convoluted. It will not address problems of accessibility within the complex. As per the existing situation, the lower and upper ground floors can only be reached through step-free access by going around via Lendal and up a rather steep slope. Without providing significantly more and better floorspace the justification for providing a lift to link up to the second floors of the riverside block and the Caretaker's flat is questionable. In any case, it is not easy to see how a lift within the existing layout could deal with the change in level on the upper ground floors between the Council Chambers and the North Annex.

The following specification will apply to works in the retained rear extension:

- The lower ground floor level in the whole North Annex will be raised by approximately 200mm. This will allow underfloor heating to be installed.
- Windows in the upper ground floor of the north-west elevation sit high above the floor. The cill levels are to be dropped to allow views outside. New double-glazed steel-framed windows are to be installed.
- Insulation and ventilation to be installed in the roof space.
- A new double-height canopy is to be installed along the length of the north-west façade. This will cover the pedestrian route down to the building entrance, and provide shelter at the edge of the new public space on the site of the removed hutments. It will be visible from Lendal Bridge to identify the DMAC.

NET : GROSS AREAS

- The NIA:GIA of the retained North Annex ranges from about 56% on the lower entrance floor to about 93% efficiency on the small second floor.
- Overall figures for the retained North Annex are: 488.6m2 NIA / 819.1m2 GIA = 63.2%.
- Overall figures for the Council Chambers are: 824.1m2 NIA / 1642.1m2 GIA = 50.2%.

A spreadsheet listing all room areas in the retained North Annex scheme is located in the appendix.

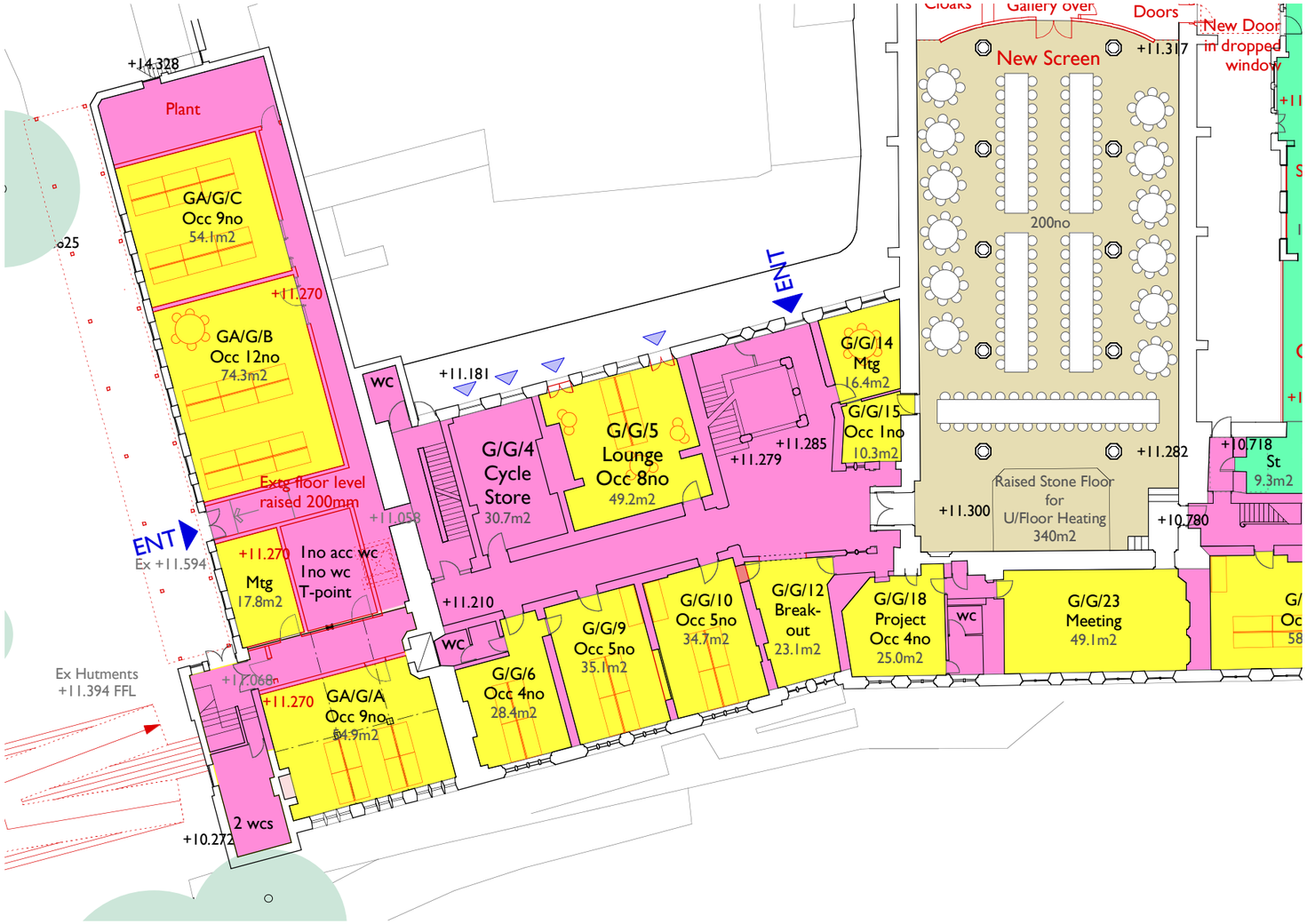
The overall conclusion is that a retained North Annex will not provide the quality or amount of space that is required.

LOWER GROUND FLOOR

RETAINED REAR EXTENSION

The lower ground floor of the retained North Annex floor will contain:

- Plant room.
- Refurbished DMAC offices in the rear extension (146.2m2).
- WCs, shower and tea point.
- Refurbished DMAC office in the riverfront block (54.9m2)
- WCs and kitchen in the riverside block.
- A connection to DMAC areas in the Council Chambers building.



UPPER GROUND/ FIRST FLOOR

RETAINED REAR EXTENSION

The upper ground/ first floor level of the new North annex will contain:

- Gas and electrical inlets.
- Server room.
- Office space within the rear extension (146.2 m2)
- WCs, shower and tea point.
- A connection to DMAC office space within the riverside corner block (56.4m2).
- WCs and kitchen in the riverside block.
- A connection to DMAC office space withinin the Council Chambers building.

SECOND FLOOR

RETAINED REAR EXTENSION

The second floor level of the retained North Annex will contain:

- New DMAC office space in the riverside corner block (94.3m2).
- Stair.

4.10 FUTURE BUILDINGS PROPOSAL

The rebuilt North Annex rear extension (Phase 1A) is the minimal option for a redeveloped site. The York Riverfront Competition scheme offered two options for further space, either on CYC and York Boats land, or on additional land controlled by adjoining owners.

The Phase 1B or 1C extensions have an increased efficiency as they do not require a further escape stair. If included as an integral part of the new North Annex then the net: gross figures will increase to about 77%.

Phase 1B

Additional floor area capacity can be achieved on CYC land by adopting the Phase 1B option of a north-eastern spur on the Annex extension. This will give an additional 140m2GIA/floor of office space on each of the upper three floors, and additional 74m2GIA of A3 café space on the ground floor.

This results in a new T-shaped building. From the river, this scheme forms two sides of a square. The upper floors can be accessed from the Phase 1A entrance

Phase 1C

Phase 1C was the original scheme proposed for the Riverside competition. It comprises buildings that occupy land behind the Lendal frontage, and would require the co-operation of the adjoining owners to be achieved. It will give a similar amount of upper floor office space, but a larger A3 café on the ground floor (140m2 GIA).

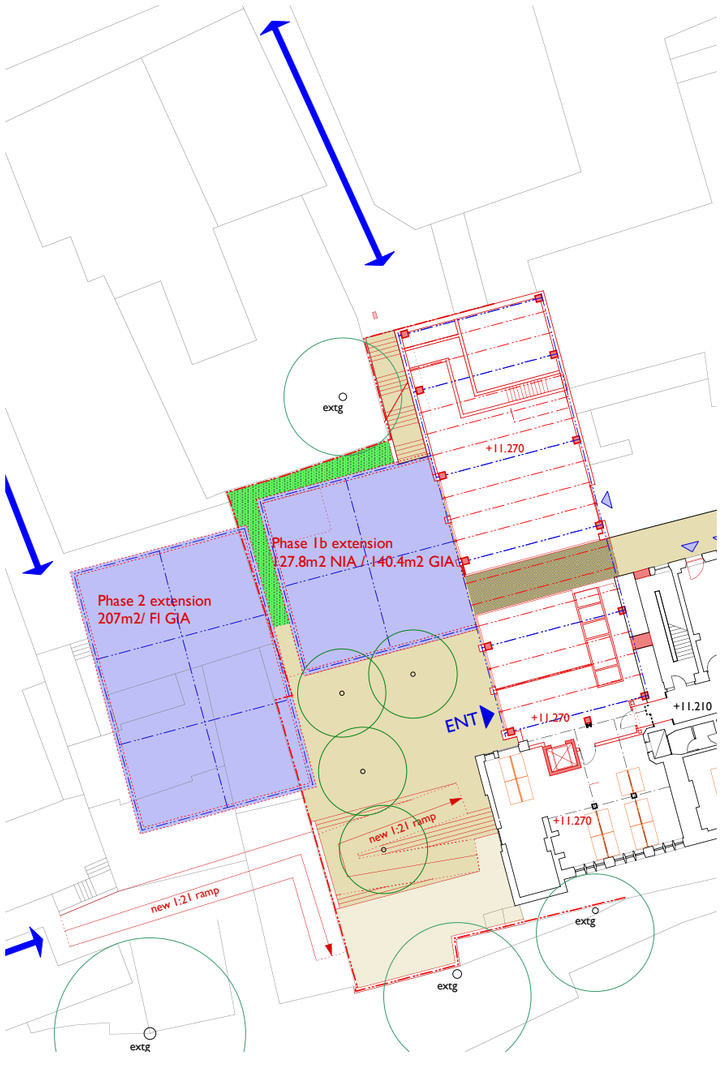
If carried through, it would also provide a larger and deeper public space with a lengthy frontage.

It has been suggested that the market survey carried out by Science City York represents only a part of the potential demand. Further market research should be carried out to confirm the viability of a larger building.

Phase 2A

Phase 2 buildings include land that is owned by York Boats, and can be divided into two options. Phase 2A follows the footprint of the competition scheme, and occupies York Boat land as well as land at the rear of The Graduate pub.

It comprises a separate new building that will form the third side of the square. It will give an additional 207m2GIA/floor of floor space on each of the upper three floors, and A3 café space on the ground floor.

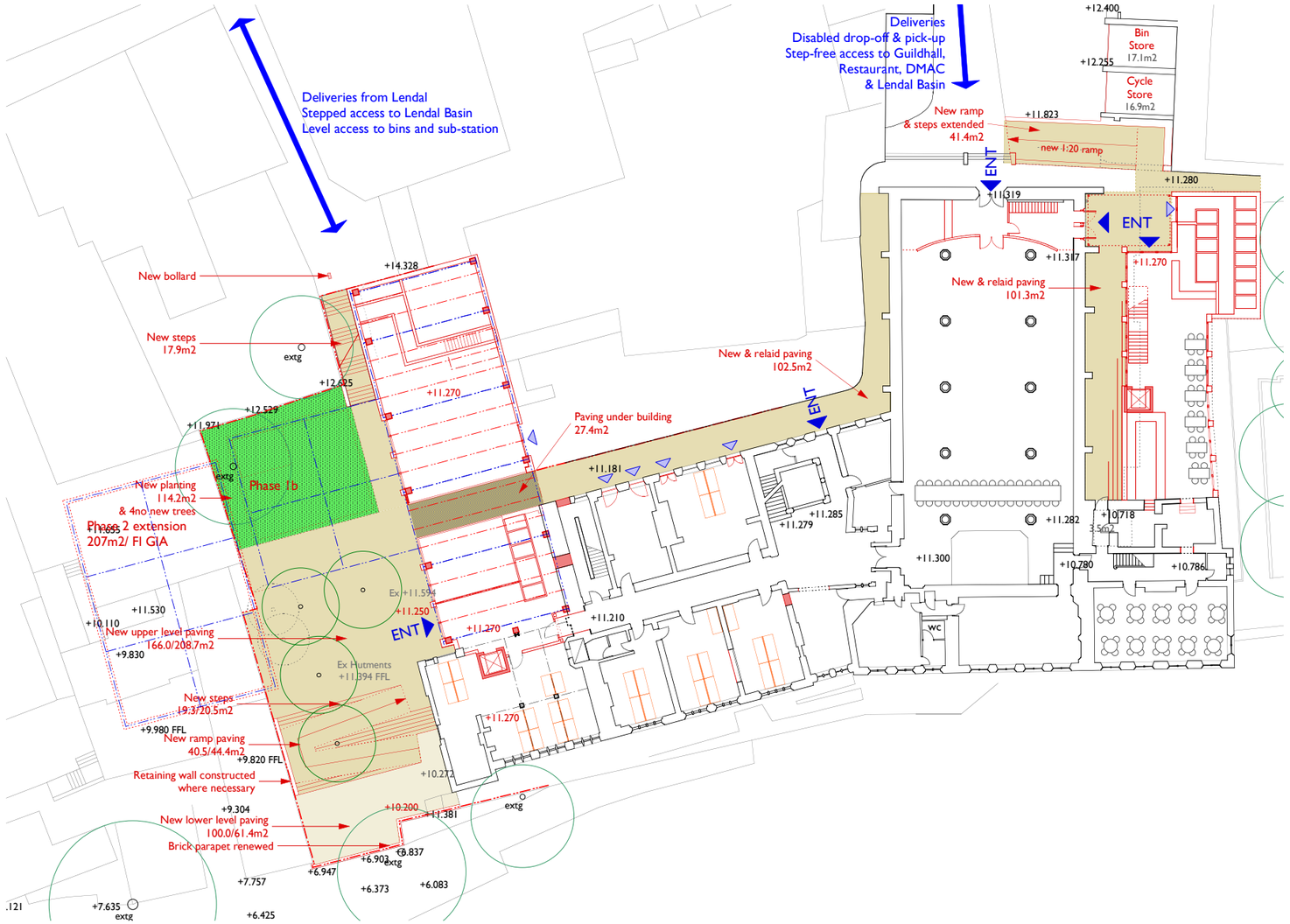


Phase 2B

Phase 2B only occupies land that is owned by CYC and York boats.

It comprises a separate new building that will form the third side of the square. It will give an additional floor space on each of the upper three floors, and A3 café space on the ground floor. The potential size of this building is restricted by topography and planning townscape considerations, so it is likely that each floor plate would be smaller than the Phase 2A option.

A wider range of uses, including residential, should be considered for both the Phase 2 options.



4.11 PUBLIC SPACE PROPOSAL

The redevelopment of the North Annex and the further phases provide an excellent opportunity to provide a significant, high-quality public space on a south-facing stretch riverfront inside the city walls.

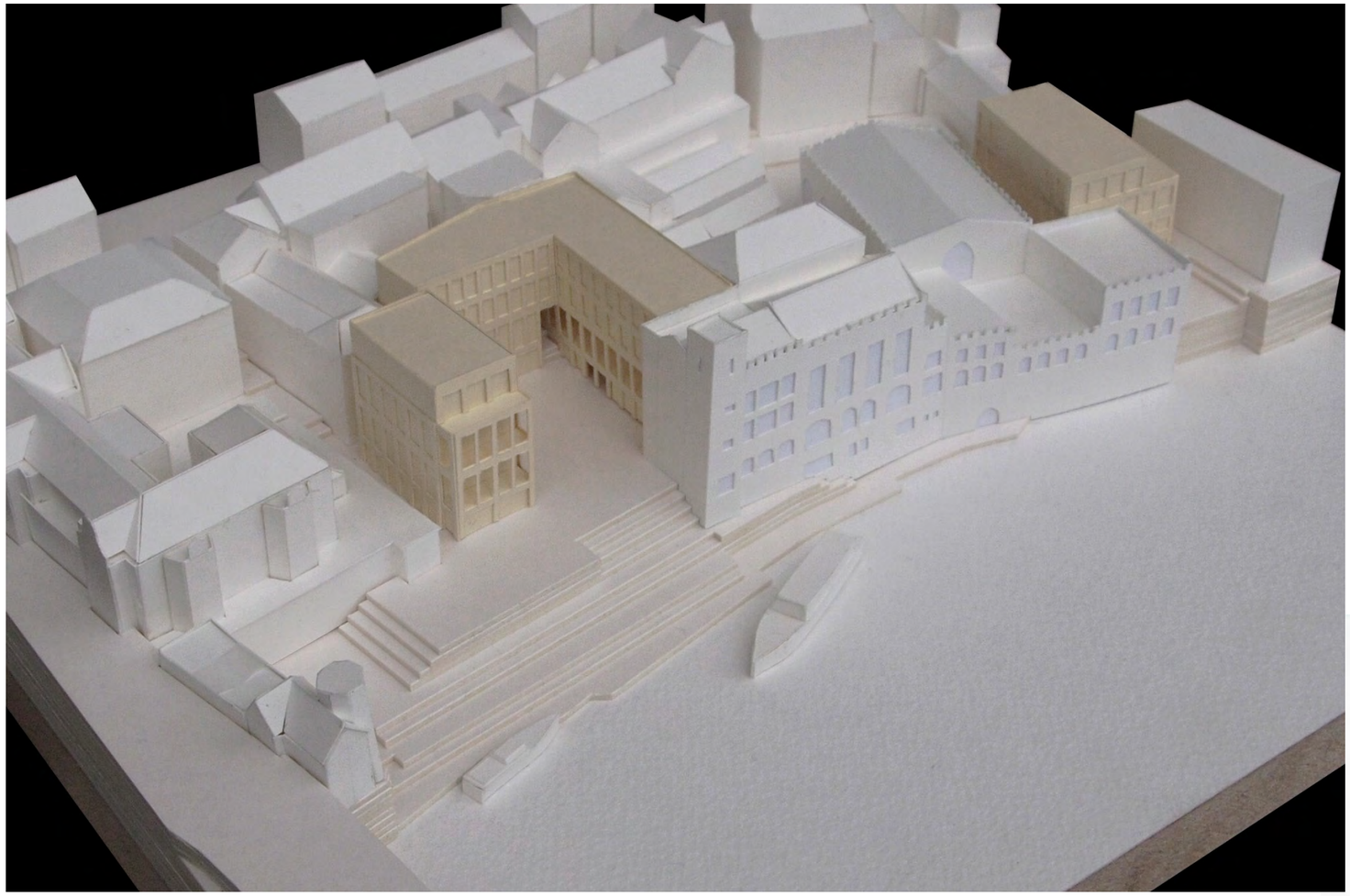
Access down to the Hutments public space from the Robson and Cooper arch is steep and would be stepped. An accessible, compliant step-free route to the riverfront via Common Hall Yard is through the gap in the lower ground floor of the rebuilt North Annex.

Phase 1A Public Space

For a Phase 1A development the potential public space would largely comprise the hutments site. This would give a high frontage overlooking the river. There would be no direct way down to the waterfront as it would be bounded by the York Boats building on the north-east boundary and a 3.3m drop over the river wall.

However, the removal of the hutments will provide a relatively broad area set slightly back from the riverfront. This will provide generous outdoor paving with careful planting.

In New Common Yard some re-arrangement of the ramp to the South Range & Guildhall level is proposed to make it Part M compliant and integral and usable for more intensive use.



Phase 2 Public Space

The competition scheme shows a three-sided square on a level plinth with sequences of stairs and ramps leading down to the riverbank level.

Further accessible routes to the new public square would become available, either under the existing bridge archway, or via a new lift that will drop down from bridge level to riverbank level.

Areas of the square can be licensed for the use of surrounding cafés. It would also be possible for businesses behind the square to take advantage of outdoor riverfront space for eating and drinking.

It is assumed that a landing stage will be provided for the use of York Boats and that a ticket kiosk will be located nearby.

The Environment Agency requires that the capacity of the river floodplain is not diminished by new developments. In constructing a plinth for the square, the original competition scheme may be adapted to follow existing levels more closely. In some places it may be required to form a 'hollow' framed sub-structure. This must be carefully designed to allow water to flow in and out, and to allow escape away from floodwaters. An initial appraisal of the Phase 2A scheme indicates that this will be feasible.

Impression of the new North Annex with Phase 1B indicated

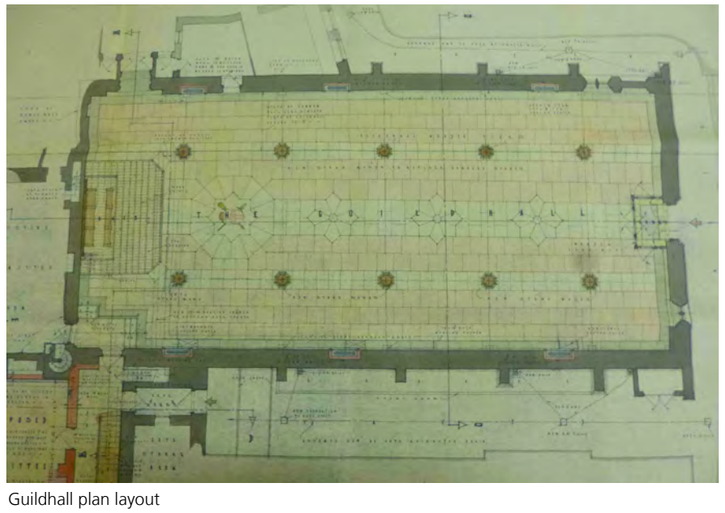
5.1 THE GUILDHALL BRIEF

The brief for the Guildhall is to sufficiently upgrade the fabric to allow it to be used in comfort for a wider variety of events, such as exhibitions, receptions and meals. The environmental conditions should allow people to comfortably sit down to eat without coats or even in fairly light clothing (such as at a wedding).

The main proposals to upgrade conditions are:

- Installation of underfloor heating and insulation.
- Re-roofing with significant thickness of insulation above Building regulations minima.
- Installation of secondary glazing over the windows.

Documents from the CYC archive include drawings and contract documents from the 1957-60 Guildhall reconstruction. Important clues about the construction of the Guildhall floor and roof were found. The archive information arrived late in the course of the feasibility study, and only a preliminary review of material has been possible.



Guildhall plan layout

5.2 THE FLOOR

The archive drawings show that the general build-up of floor construction was designed to be 4" well compacted hardcore, a 6" concrete slab and 2" stone paving. No intrusive investigations have been made to lift the floor of the Guildhall, therefore, for the moment, it is assumed that the floor was constructed as drawn.

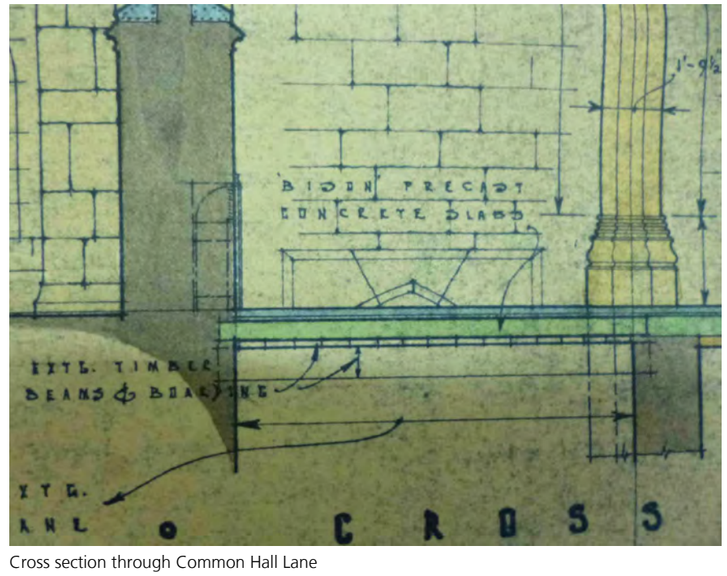
Common Hall Lane runs along under the north side of the Guildhall, and here the visible floor construction is quite different. From below, large oak beams, approximately 235 x 275w at 600-675mm spacing carry 180x44mm oak boards.

The archive material is quite interesting in respect to this area of construction. The initial design proposal was to lay 6" thick Bison pre-cast floor panels over the existing oak beams and boards that support the Guildhall floor. Visual inspection and also further archive evidence (in the form of a newspaper report) indicates that the oak beams and boarding were re-installed new, but that pre-cast concrete Bison floor beams were still installed over the new boarding.

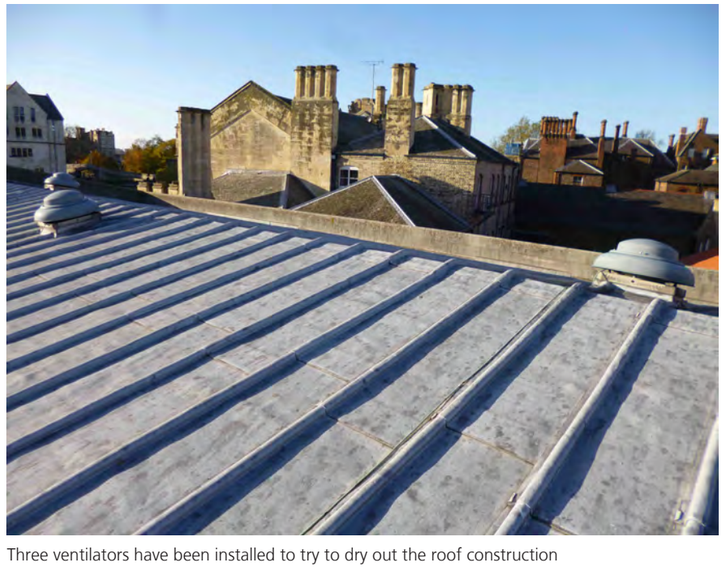
The proposals for upgrading the floor are based on the evidence of archive drawings and limited investigations. Opening up works at the next stage are necessary to confirm the suitability of the proposed details.

In order to minimise raising the Guildhall floor level to just over one inch (28mm) the proposed floor construction drawings show a 50mm screed, which would be suitable as a self-levelling Calcium sulphate screed. This type of screed has advantages of suitability for large areas, quick drying and minimal thermal movement in use. However, it is averse to water inundation, and its light weight has meant that in flood conditions it can be lifted by the buoyancy of the insulation and water. Nevertheless, it can be suitable as long as the Level 101 + 300mm flood event does not occur. It should be noted that this level is approximately 1.0 metre above the Level 50 event, 0.9m above the highest recorded river level and 0.8m above the Level 100 event. Therefore, it is unlikely that a flood event affecting the floor construction would happen within the life of the underfloor heating installation. However, to achieve added security, a more robust 75mm cementitious screed would add a further 25mm to the floor build-up. A further useful precaution would be the use of heavy insulation such as 'Foamglas', but the poorer performance of this type of insulation would require additional excavation.

The Guildhall floor construction over Common Hall Lane comprises closely spaced oak beams that support 44mm oak boards



Cross section through Common Hall Lane



Three ventilators have been installed to try to dry out the roof construction

The base of a timber column in the Guildhall showing severe twisting and movement

Various patch repairs where the lead has corroded through from below

Investigation in 2005 revealed significant carbonation under the ledge sheeting (photo Steve Owen)

5.3 THE ROOF

There is very little information in either the 1957 drawings or the Bills of Quantity for the new Guildhall roof that specifies the new lead roof covering. The assessment of the existing roof relies primarily on site investigations during this study and in 2005.

The existing lead roof has a typical batten spacing of 610mm, The pitch is 10.6 degrees, which is fractionally above the 10 degree minimum recommended for a lead pitched roof without steps. However, many of the roofing sheets are slightly longer than is recommended for Code 8 sheet (up to 2.5m long rather than a maximum of 2.4m).

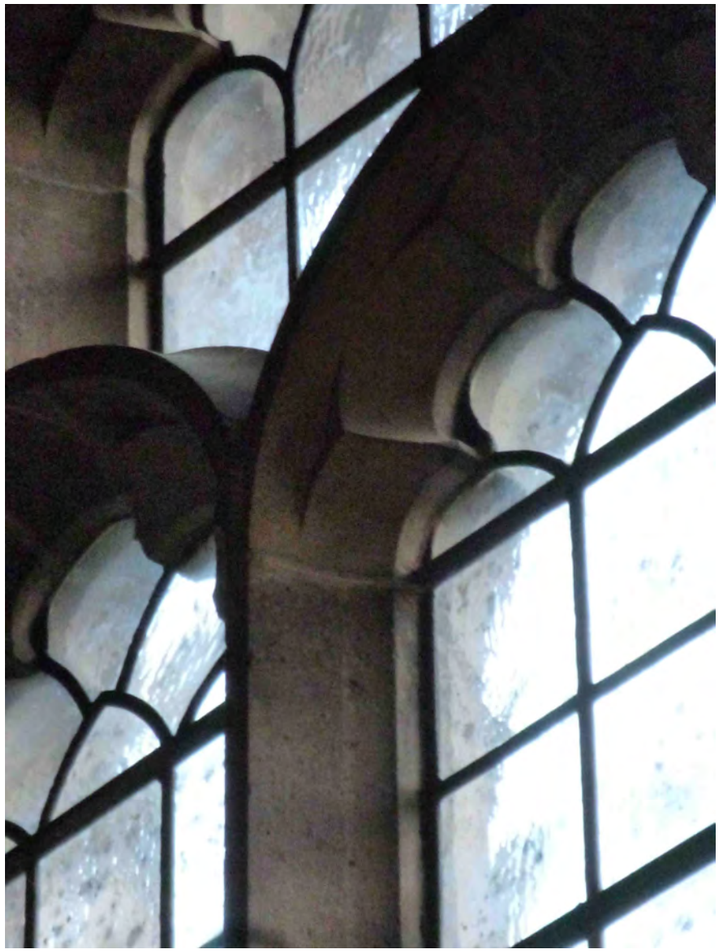
Severe carbonation to the underside of the lead sheeting has been recorded for many years leading to thinness, brittleness and cracking of the sheets, which is continuing. This is usually due to a build-up of condensation on the underside of the lead sheets and an absence of air movement to allow an oxidizing layer to form. There are three large extract vents along the ridge of the roof, and it s assumed that these are an attempt to try to pull moist air from of the adjacent roof construction.

A typical insulated and ventilated lead roof detail is illustrated in the appendix. The roof will include ventilation at eaves and ridge, and insulated and ventilated gutters.

The archive drawings state that the roof boarding is 1 1/4" oak boards, which would be expected. The proposals for upgrading the roof are based on this assumption, but opening up works at the next stage are necessary to confirm the suitability of the proposed details.

It may also be proposed to install solar panels on the roof and a recommended detail for the support upstand on a lead roof is also illustrated.

As an alternative consideration, solar panels have recently been installed on the lower south-facing aisle roof of Bradford Cathedral in a location that is not visible from ground level. The panels are supported on aluminium rails attached to the standing seams of a stainless steel roof. This approach for attaching PV panels to a stainless steel roof would be more economic than currently proposed in this study, and may be considered again when a more thorough heritage assessment is carried out. A terne-coated stainless steel standing seam roof would offer economies in capital cost, and a simplification of the underlying construction, which would not require ventilation to the underside of the sheeting (ie, a warm roof construction).



Detailed view of window heads. There is little space on the stone reveals to locate secondary glazing and also maintain an adequate air gap.

Overall view of a typical window. There are 10 of this type out of a total of 13 windows.

5.4 THE WINDOWS

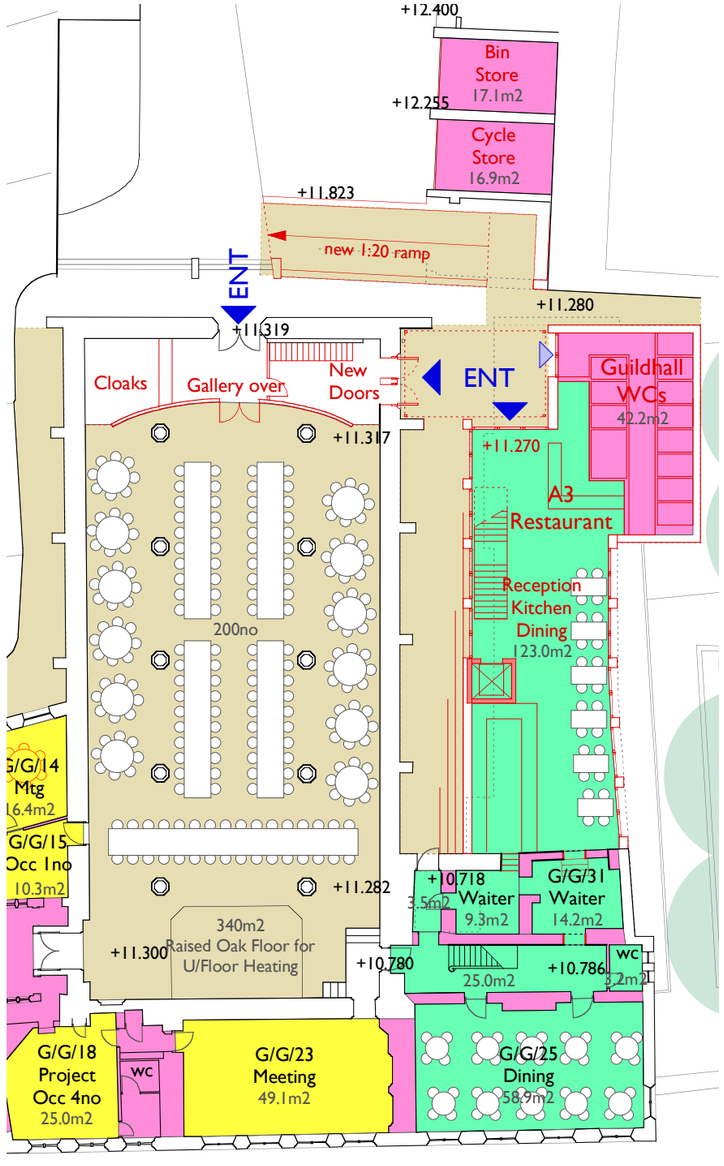
Most of the windows in the Guildhall have fine, modern 'Box' glass installed as plain glazing in wide lead cames. Box glazing is blown glass forced into a box to form regular, rectangular sides, but the glass tends to become thinner towards the edges.

The large south window is in stained glass dating from the post-war reconstruction.

Secondary glazing will have a significant benefit to the environmental conditions of the Guildhall (SGA Report, pp6-7). The character of the existing glass is best seen from the interior, so a proposal has been drawn which illustrates secondary glazing fitted to the outside of the main glazed panels. These new panels will be in a perimeter frame of Manganese bronze with an internal leading pattern to match the existing. The glass will be float glass that is heated and slumped in a kiln to form an irregular face.

The drawn options show the different measures necessary to minimise the risks and effects of condensation for each configuration.

A letter from the York Glaziers Trust in the appendix sets out a possible source of funding.



Stone work at the back of the store indicates an earlier opening through the wall at this location. Building materials could be stored in the flood-prone rooms in the basement of the Council Chambers.

5.5 NEW USES FOR THE GUILDHALL AND SOUTH RANGE

Alongside upgrades to the fabric of the Guildhall, are necessary changes in layout to the Guildhall and the adjacent South Range. Because of the high historic significance of the Guildhall, efforts will be made to minimise changes to this building. On the other hand, the South Range is an unlisted set of twentieth century buildings so more suited to responding to organizational and functional changes.

Two options to upgrade functionality based on different treatments of the South Range have been developed:

- Retention of the former Lib Dems meeting room building, but demolition of the former prison cells block, to be rebuilt new as a single-storey building. In this scenario, the South Range is likely to remain managed by CYC.
- Demolition of all the South Range to be rebuilt new as a two-storey building. Additional facilities will be included to allow the main part of the South Range to be operated as an independent café/ restaurant while CYC can also retain the possibility of running events in the Guildhall.

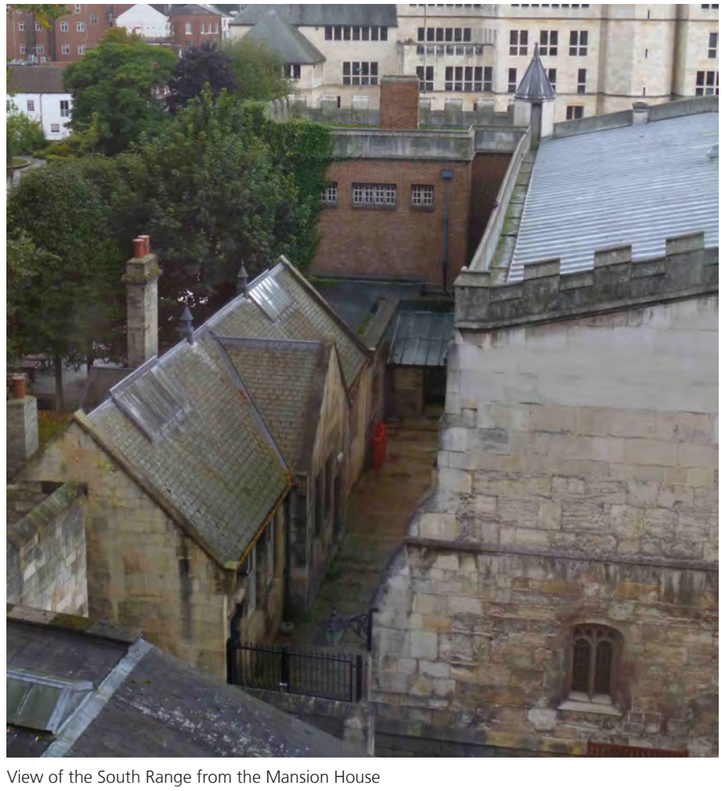
In both options the lean-to glazed roof and store underneath between the South Range and Guildhall are to be removed.

5.6 CHANGES TO THE GUILDHALL

The Purcell Statement of Significance for the Guildhall (January 2012) indicates that, in the past, the building has had a more complex plan than currently exists. This includes a gallery over the west end, and a passage and gallery at the east end, behind which were doorways to a buttery on the south side and a pantry on the north side (p51). The stone doorway to the pantry is still plainly visible. On the south side a new double entrance is proposed where the buttery doorway previously existed. This will be located behind a new extended screen, which will form a storage/ coats area, larger draught lobby, access to an upper minstrels gallery and a discrete route to and from the loos.

This new entrance will allow a broader range of uses for the Guildhall.

The former prison block



View of the South Range from the Mansion House

The South Range. The paved area has only short periods of direct sunlight.

5.7 OPTION: NEW SOUTH RANGE

If the South Range were demolished and rebuilt as a two-storey building with lift access, then the south-east corner room of the Council Chambers (G/G/20, 61m2) would become accessible as part of an additional approx 210m2 new first floor restaurant space.

This option provides for the possibility of a separate operator to use the South Range independently of the Guildhall.

The café/restaurant is to be rebuilt as a two-storey building that also extends to occupy the two large corner rooms of the Atkinson Block. It is envisaged that the elevation will be substantially glazed on the south-east side to take advantage of the sun and views. On the north side it will be less transparent, but views to the Guildhall will remain important.

Installation of glazing on the south-east façade looking towards the river will require the agreement of the neighbouring landowners.

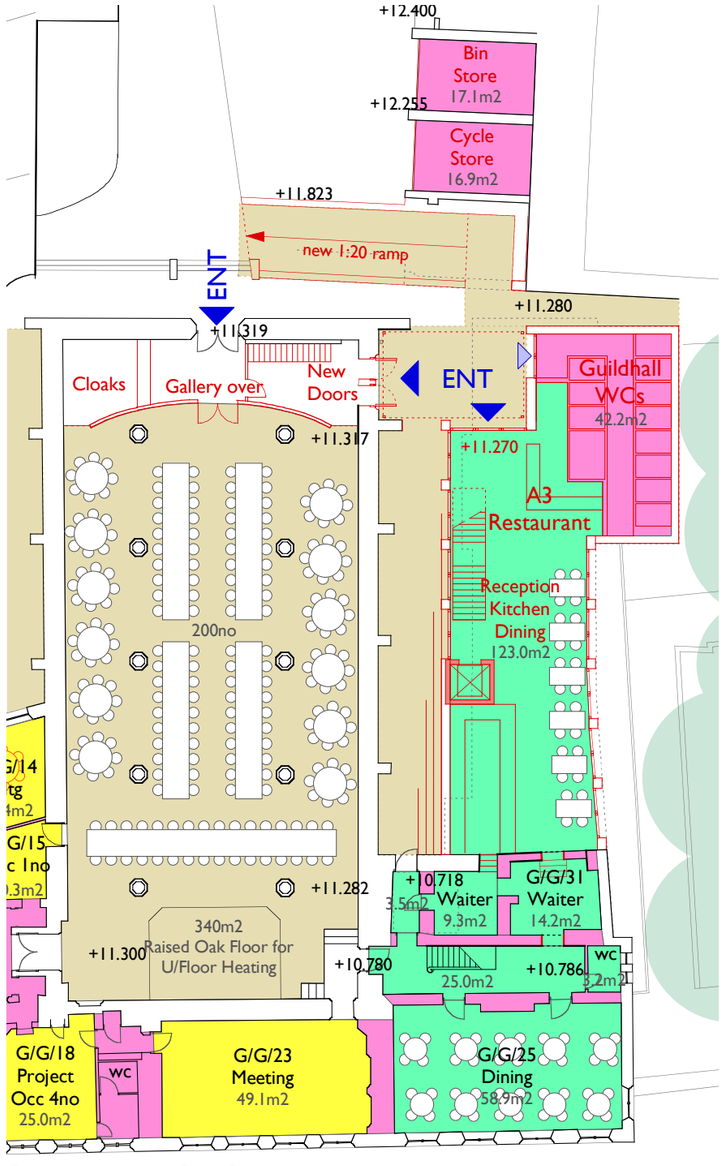
In this option the independent café/ restaurant will require a substantial kitchen with full ventilation.

A covered portico will link the South Range and entrance to the Guildhall. This will be the point where the restaurant users and Guildhall users will cross paths. The detailed design of this area will have to be carefully considered.

To optimise the use and simplify the operation of both the Guildhall and restaurant, the proposed plans show WCs for Guildhall use on the ground floor of the South Range, and separate WCs for restaurant use on the upper floor.

Further expansion at the north-east end of the South Range onto Cineplex Yard would provide attractive internal space overlooking the river, but is subject to negotiations with neighbouring owners.

The new buildings would be heated/ cooled by underfloor pipes on the central system.



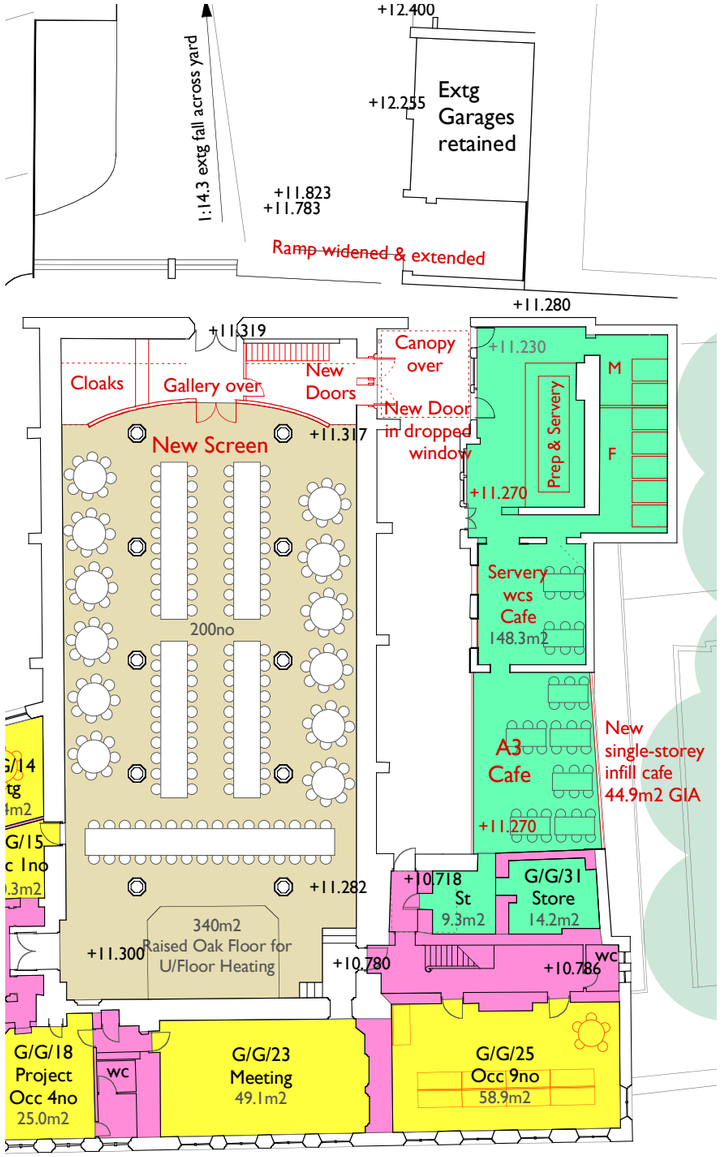
Ground floor of rebuilt South Range

Sketch of rebuilt South Range (without entrance portico)

First floor of rebuilt South Range

View of the access gate beside the South Range from Cineplex Yard

The two garages in Common Hall Yard



Ground floor of retained South Range

5.8 OPTION: RETAINED SOUTH RANGE

This option provides for a reception for events in the Guildhall comprising WCs for guests and visitors to the Guildhall. A preparation and servery area will receive food delivered from the Mansion House kitchen.

The former prison cells block is to be demolished and rebuilt with largely glazed façades. It can be used as a café for visitors to the Guildhall outside of events, and the servery will be equipped for light cooking and coffee/ tea preparation.

This option does not include a lift to an upper floor, so precludes the possibility of bringing the first floor of the Atkinson block into accessible use. A lift located in the existing WCs in the Atkinson block could be provided to the upper floor as part of the DMAC, though it's value would be limited to one DMAC office, and WC provision would be lost.

A new lift shaft behind the Atkinson block beside G/G/31 could also give access to the upper floor and a roof terrace on the new café area. However, this is a less viable use of a lift than that in the rebuilt South Range option.

Installation of glazing on the south-east façade looking towards the river will require the agreement of the neighbouring landowners.

In this option the ground and first floors of the Atkinson Block remain in DMAC office use.

Outline specification notes:

- The rebuilt café seating area would be heated/ cooled by underfloor pipes on the central system.
- The floor of the retained building to be assessed for suitability for underfloor heating. Otherwise, radiators are to be installed.
- The Lib Dems meeting room building is to have insulation installed in the line of the roof.
- Window cill levels in the Lib Dems meeting room to be dropped for views and to be used as doors.
- New double glazed timber-framed windows/ doors to be installed.
- Internal wall insulation to the projecting WCs at ground floor only.

The overall conclusion is that a retained South Range will not provide the quantity and quality of space to ensure a viable café, nor benefits in accessibility to the upper floor of the Atkinson Block.

DRAWINGS

LAYOUTS AS EXISTING	
Basement Plan	DMACG EX 090
Lower Ground Plan	DMACG EX 100
Upper Ground/ First Plan	DMACG EX 110
Second Floor Plan	DMACG EX 120
Flood Plan	DMACG EX 099

LAYOUTS AS PROPOSED: Ph 1 Rebuilt North Annex & South Range	
Basement Plan	DMACG PR 091
Lower Ground Plan	DMACG PR 101
Upper Ground/ First Plan	DMACG PR 111
Second Floor Plan	DMACG PR 121
Third Floor Plan	DMACG PR 131

LAYOUTS AS PROPOSED: Retained North Annex & South Range	
Basement Plan	DMACG PR 092
Lower Ground Plan	DMACG PR 102
Upper Ground/ First Plan	DMACG PR 112
Second Floor Plan	DMACG PR 122

ELEVATIONS AS PROPOSED	
Elevation Study 1	DMACG PR 201
Elevation Study 2	DMACG PR 202
Elevation Study 3	DMACG PR 203
Elevation Study 4	DMACG PR 204
Elevation Study 5	DMACG PR 205

SECTIONS AS PROPOSED	
Cross Section through New North Annex	DMACG PR 301

DETAILS AS PROPOSED	
Guildhall Proposed Roof Plan	GH PR 112
Guildhall Roof Detail	GH D PR 510
Guildhall PV Detail	GH D PR 511
Guildhall Existing Window	GH D EX 400
Guildhall Proposed Window	GH D EX 401
Guildhall Proposed Window	GH D EX 402
Guildhall Existing Window Detail	GH D EX 500
Guildhall Proposed Window Detail	GH D PR 501
Guildhall Proposed Window Detail	GH D PR 502
Guildhall Proposed Buttery Door	GH D PR 410
Guildhall Floor Detail	GH D PR 520A
Guildhall Floor Detail over Common Hall Lane	GH D PR 521C

+14.328
+12.625
+12.529
+11.971
+11.655
+11.530
+10.110
+9.830
+11.594
+11.394 FFL
+9.980 FFL
+9.820 FFL
+10.272
+9.304
+11.381
+6.837
+6.903
+6.947
+7.757
+6.373
+6.083
+8.121
+7.635
+6.425
+8.574
+8.506
G/B/1
Boiler
37.2m2
G/B/5
Storage
54.3m2
G/B/13
Storage
12.0m2
G/B/15
Storage
20.9m2
G/B/6
Storage
35.2m2
G/B/8
Storage
34.2m2
G/B/10
4no wcs
Common Hall Lane
Internal outline of Guildhall over
stair
Undercroft
Undercroft
Undercroft
BASEMENT
(SCALE 1:100)

DMACG SURVEY
Extg Basement

1:250 @ A3 DMACG EX 090
Robert Loader Architect 25.02.2014

+12.400
+12.255
1:14.3 extg fall across yard
+11.823
+11.783
extg 5m ramp
approx 1:13
+11.280
+11.319
+11.230
+11.317
+14.328
+12.625
+12.529
+11.971
Various Columns
- locations not recorded
WC
+11.181
+11.285
+11.279
+11.282
+10.718
+11.655
+11.300
+10.780
+10.786
WC
+11.058
+11.530
+11.594
+10.110
+11.210
WC
+9.830
+11.068
Hutments
+11.394 FFL
WC
+9.980 FFL
+9.820 FFL
2 wcs
+10.272
+9.304
+11.381
+6.837
+6.903
+6.947
+7.757
+6.373
+6.083
+8.121
+7.635
+6.425

DMACG SURVEY
Extg Lower Ground Floor

1:250 @ A3 DMACG EX 100
Robert Loader Architect 25.02.2014

+14.328

wc

+13.763

+14.269

+15.266

+15.271

+15.166

wc

wc

+14.741

+14.293

2 wcs

DMACG SURVEY

Extg Upper Ground Floor / First Floor

1:250 @ A3 DMACG EX 110

Robert Loader Architect 25.02.2014

DMACG SURVEY
Extg Second Floor

1:250 @ A3 DMACG EX 120
Robert Loader Architect 25.02.2014

DMACG FLOOD LEVEL101+300
Extg Lower Ground Floor

1:250 @ A3 DMACG EX 099
Robert Loader Architect 25.02.2014

+14.328
+12.625
+12.529
+11.971
+11.655
+11.530
+10.110
+9.830
+9.980 FFL
+9.820 FFL
+9.304
+8.121
+7.635
+7.757
+6.947
+6.903
+6.837
+6.373
+6.083
+6.425
+11.394 FFL
+11.594
+10.272
+11.381
+8.506
+8.574
Waterprpofed Plant Room
Waterprpofed Plant Room
G/B/1
37.2m2
G/B/5
54.3m2
G/B/13
Storage
12.0m2
G/B/15
Storage
20.9m2
G/B/6
Storage
35.2m2
G/B/8
Storage
34.2m2
G/B/10
4no wcs
Common Hall Lane
Internal outline of Guildhall over
stair
Undercroft
Undercroft
Undercroft

DMACG New North Annex Phase1A
Prop Basement

1:250 @ A3 DMACG PR 091
Robert Loader Architect 25.02.2014

+12.400
Bin Store 17.1m2
+12.255
Cycle Store 16.9m2
+11.823
new 1:20 ramp
ENT
+11.280
+11.319
Cloaks
Gallery over
New Doors
ENT
Guildhall WCs 42.2m2
+11.317
+11.270
A3 Restaurant
Reception
Kitchen
Dining
123.0m2
200no
+14.328
Intakes
Plant 30.0m2
+11.270
GA/1/ A3 Cafe 109.7m2
+12.625
+12.529
+11.971
Poss Phase 1b extension 74m2 GIA G+Fl
Brickwork lowered to form new doors
ENT
+11.381
G/G/14 Mtg 16.4m2
G/G/15 Occ 1no 10.3m2
+11.285
+11.279
G/G/4 Cycle Store 30.7m2
G/G/5 Lounge Occ 8no 49.2m2
+11.282
+10.718
Waiter 9.3m2
3.5m2
G/G/31 Waiter 14.2m2
Raised Stone Floor for U/Floor Heating 340m2
+11.300
+10.780
25.0m2
+10.786
wc
5.2m2
Phase 2 extension 207m2/ Fl GIA
+11.655
+11.530
+10.110
+9.830
Ex +11.594
+11.250
Reception +11.270
ENT
+11.210
GA/G/B Break-out 34.4m2
wc
G/G/6 Occ 4no 28.4m2
G/G/9 Occ 5no 35.1m2
G/G/10 Occ 5no 34.7m2
G/G/12 Break-out 23.1m2
G/G/18 Project Occ 4no 25.0m2
wc
G/G/23 Meeting 49.1m2
G/G/25 Dining 58.9m2
GA/G/A Occ 14no 88.8m2
+11.270
Ex Hutments +11.394 FFL
+9.980 FFL
+9.820 FFL
+10.272
+9.304
+10.200
+11.381
+6.837
+6.903
+6.947
+7.757
+6.373
+6.083
+8.121
+7.635
+6.425

DMACG New North Annex Phase1A
Prop Lower Ground Floor

1:250 @ A3 DMACG PR 101
Robert Loader Architect 25.02.2014

Shaded area
subject to
agreement
(31.2m2 GIA)

+14.328

+14.366

Bins

Elect
Sub-St

Servers

GA/1/B
Event Space
Occ 20no as office
120.0m2

+15.166

4 wcs

Poss Phase 1b extension
127.8m2 NIA / 140.4m2 GIA

Phase 2 extension
207m2/ Fl GIA

+13.763

G/1/5
Occ 3no
20.0m2

G/1/8
Occ 6no
33.0m2

+15.266

+15.271

G/1/13
Mtg
11.1m2

4 wcs
1 acc wc

K

+15.166

6.1m2

+15.166

G/1/9
Conference / Seminar
150.1m2

GA/1/A
Occ 15no
92.5m2

+14.293

G/1/15
Project
Occ 4no
29.6m2

wc

Restaurant
WCs
39.1m2

A3
Restaurant

Kitchen
Dining
152.3m2

15.8m2

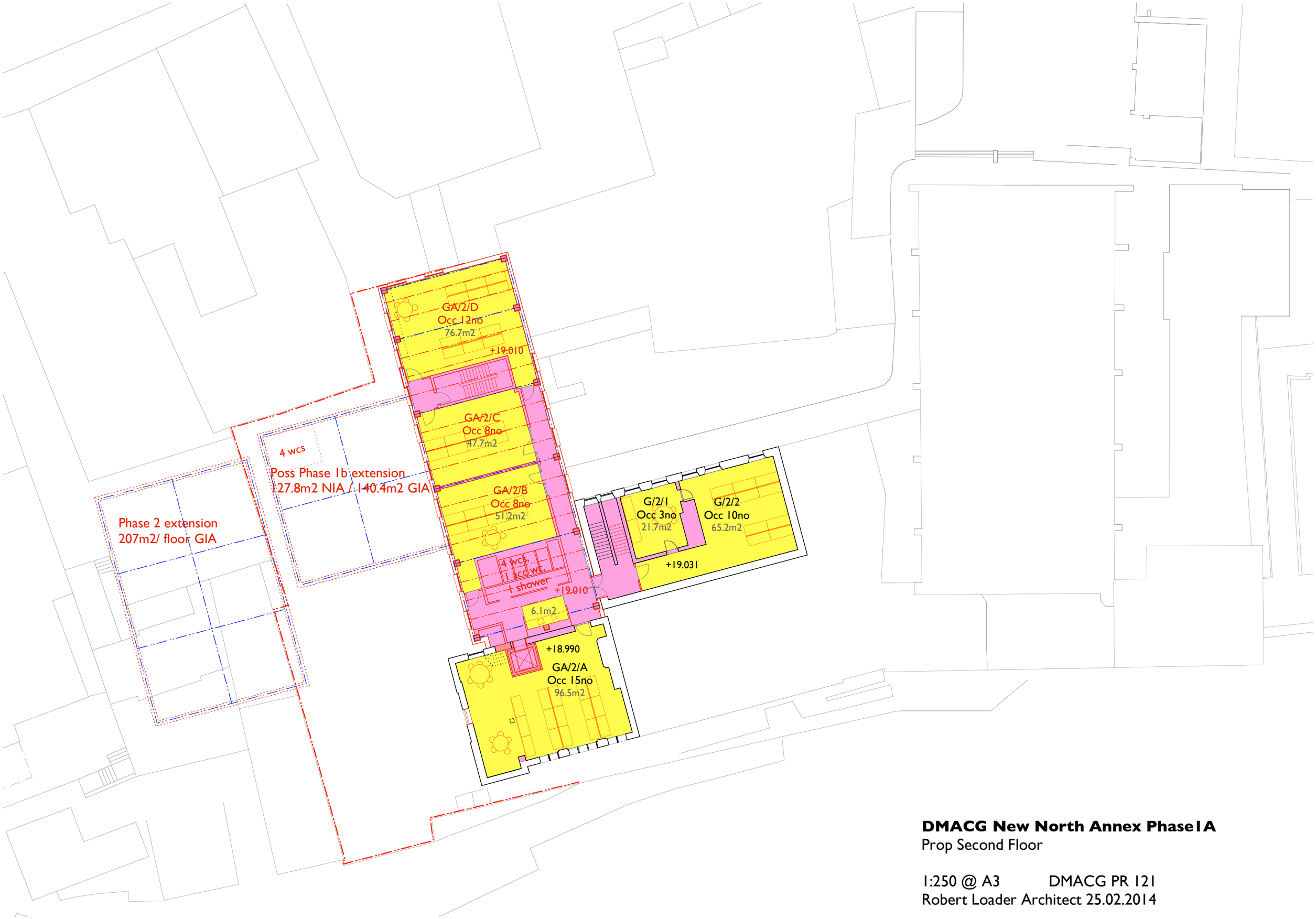
wc
3.4m2

+14.741

G/1/20
Dining
60.9m2

DMACG New North Annex Phase1A
Prop Upper Ground / First Floor

1:250 @ A3 DMACG PR 111
Robert Loader Architect 25.02.2014



DMACG New North Annex Phase1A
Prop Second Floor

1:250 @ A3 DMACG PR 121
Robert Loader Architect 25.02.2014

GA/2/C
Occ 12no
72.1m2

GA/2/B
Occ 8no
52.6m2

GA/2/A
Occ 8no
51.2m2

4 wcs
1 acc wc
1 shower

6.1m2

4 wcs

Poss Phase 1b extension
127.8m2 NIA / 140.4m2 GIA

Phase 2 extension
207m2/ Fl GIA

DMACG New North Annex Phase1A
Prop Third Floor

1:250 @ A3 DMACG PR 131
Robert Loader Architect 25.02.2014

+14.328
+12.625
+12.529
+11.971
+11.655
+11.530
+10.110
+9.830
+9.980 FFL
+9.820 FFL
+9.304
+8.121
+7.635
+7.757
+6.947
+6.903
+6.837
+6.373
+6.425
+6.083
+10.272
+11.381
+11.594
+11.394 FFL
+8.574
+8.506
Waterprpofed Plant Room
Waterproofed Plant Room
G/B/1
37.2m2
G/B/5
54.3m2
G/B/13
Storage
12.0m2
G/B/15
Storage
20.9m2
G/B/6
Storage
35.2m2
G/B/8
Storage
34.2m2
G/B/10
4no wcs
Common Hall Lane
Internal outline of Guildhall over
stair
Undercroft
Undercroft
Undercroft

DMACG RETAINED NORTH ANNEX
Prop Basement

1:250 @ A3 DMACG PR 092
Robert Loader Architect 25.02.2014

+12.400
Bin Store 17.1m2
+12.255
Cycle Store 16.9m2
1:14.3 extg fall across yard
+11.823
new 1:20 ramp
+11.280
+11.319
Cloaks
Gallery over
New Doors
Canopy over
New Door in dropped window
+11.230
M
F
Prep & Servery
New Screen
+11.317
+11.270
200no
Servery wcs Cafe 148.3m2
A3 Cafe
New single-storey infill cafe 44.9m2 GIA
+11.270
+14.328
Plant
GA/G/C Occ 9no 54.1m2
+11.270
GA/G/B Occ 12no 74.3m2
+12.529
+11.655
Possible lift location
New double-height canopy over
+11.530
+10.110
+9.830
Ex Hutments +11.394 FFL
+9.980 FFL
+9.820 FFL
+9.304
+8.121
+7.757
+6.947
+6.425
Brickwork lowered to form new doors
ENT
wc
+11.181
G/G/4 Cycle Store 30.7m2
G/G/5 Lounge Occ 8no 49.2m2
G/G/14 Mtg 16.4m2
G/G/15 Occ 1no 10.3m2
+11.285
+11.279
Extg floor level raised 200mm
+11.058
ENT
Ex +11.594
+11.270
Mtg 17.8m2
1no acc wc
1no wc
T-point
+11.210
wc
+17.068n
+11.270
GA/G/A Occ 9no 64.9m2
2 wcs
+10.272
G/G/6 Occ 4no 28.4m2
G/G/9 Occ 5no 35.1m2
G/G/10 Occ 5no 34.7m2
G/G/12 Break-out 23.1m2
Upgraded removable partition
Extg floor level raised 200mm
+11.282
Raised Stone Floor for U/Floor Heating 340m2
+11.300
+10.718
St 9.3m2
G/G/31 Store 14.2m2
+10.780
+10.786
wc
wc
G/G/18 Project Occ 4no 25.0m2
G/G/23 Meeting 49.1m2
G/G/25 Occ 9no 58.9m2

DMACG RETAINED NORTH ANNEX
Prop Lower Ground Floor

1:250 @ A3 DMACG PR 102
Robert Loader Architect 25.02.2014

Canopy

Roof of new single-storey infill cafe

+14.328

Servers

GA/1/D
Occ 9no
54.7m2

GA/1/C
Occ 8no
50.8m2

GA/1/B
Occ 8no
49.0m2

Mtg
11.5m2

1no acc wc
1no wc

wc

+14.269

+13.763

G/1/5
Occ 3no
20.0m2

G/1/8
Occ 6no
33.0m2

+15.266

+15.271

+15.166

G/1/9
Conference / Seminar
150.1m2

11.1m2

G/1/15
Project
Occ 4no
29.6m2

wc

wc

+14.741

G/1/20
Occ 9no
60.9m2

1st Fl windows lowered

Possible lift location

new double-height canopy over

96.5m2

+14.293

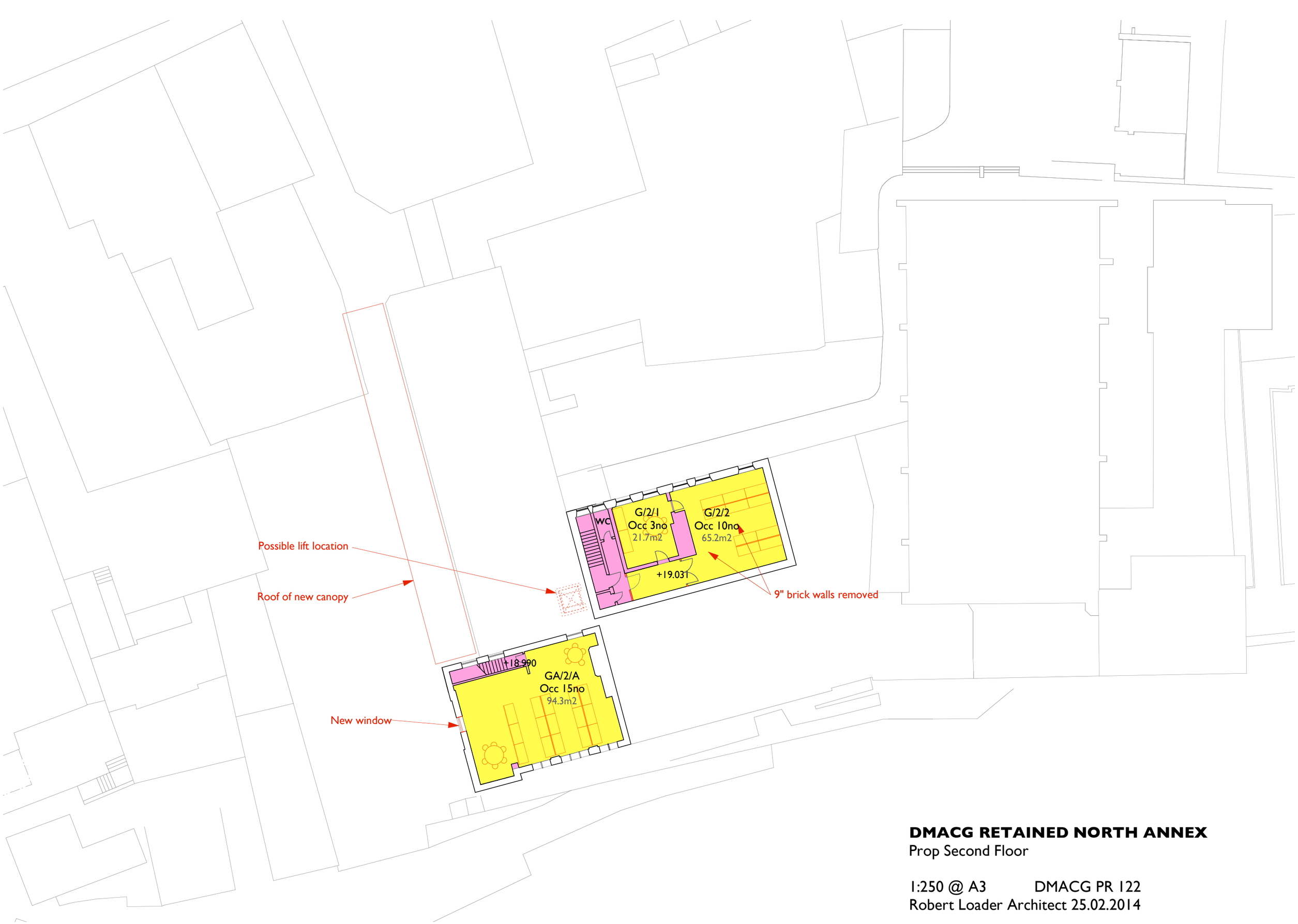
GA/1/A
Occ 9no
56.4m2

K

2 wcs

DMACG RETAINED NORTH ANNEX
Prop Upper Ground / First Floor

1:250 @ A3 DMACG PR 112
Robert Loader Architect 25.02.2014



DMACG RETAINED NORTH ANNEX

Prop Second Floor

1:250 @ A3 DMACG PR 122

Robert Loader Architect 25.02.2014

Deliveries from Lendal
Stepped access to Lendal Basin
Level access to bins and sub-station

Deliveries
Disabled drop-off & pick-up
Step-free access to Guildhall,
Restaurant, DMAC
& Lendal Basin

+12.400
Bin Store 17.1m2
+12.255
Cycle Store 16.9m2
New ramp & steps extended 41.4m2
+11.823
new 1:20 ramp
ENT
+11.280
+11.319
ENT
+11.317
+11.270
New & relaid paving 101.3m2

New bollard
+14.328
New steps 17.9m2
extg
+12.625
+12.529
+11.971
+11.270
Phase 1b
extg
New planting 114.2m2
& 4no new trees
Phase 2 extension
207m2/ Fl GIA
+11.655
+11.530
+10.110
New upper level paving 166.0/208.7m2
+9.830
New steps 19.3/20.5m2
+9.980 FFL
New ramp paving 40.5/44.4m2
+9.820 FFL
Retaining wall constructed where necessary
+9.304
New lower level paving 100.0/61.4m2
Brick parapet renewed
+6.947
+6.903
+6.837
extg
+7.757
+6.373
+6.083
+8.121
+7.635
extg
+6.425

Paving under building 27.4m2
New & relaid paving 102.5m2
ENT
+11.181
Ex +11.594
+11.250
ENT
+11.270
Ex Hutments +11.394 FFL
+11.270
+10.272
+10.200
+11.381
extg
+11.285
+11.279
+11.210
+11.282
+10.718
3.5m2
+11.300
+10.780
+10.786
wc

DMACG EXTERNAL WORKS/ LANDSCAPING
Prop Lower Ground Floor

1:250 @ A3 DMACG PR 011
Robert Loader Architect 25.02.2014

Phase 1b extension
127.8m2 NIA / 140.4m2 GIA

Phase 2 extension
207m2/ Fl GIA

Bin Store
17.1m2

Cycle Store
16.9m2

new 1:20 ramp

ENT

ENT

ENT

ENT

+11.270

+11.270

+11.270

+11.279

+11.285

+11.282

+11.300

+10.718
3.5m2

+10.780

+10.786

+11.210

wc

new 1:21 ramp

new 1:21 ramp

extg

extg

extg

extg

DMACG PHASED EXTENSIONS
Prop Lower Ground Floor

1:250 @ A3 DMACG PR 012
Robert Loader Architect 25.02.2014

ELEVATION STUDY No.1

- Stone walling
- Paired windows
- Full-height upper floor and parapet

0 5m 10m 15m

Rev	Date	Notes
.	.	.

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
2. Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
ROBERT LOADER RIBA ARB
52 Pymers Mead
London SE21 8NH

Contact
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e: studio@gardenrow.net

Project
York DMAC & Guildhall

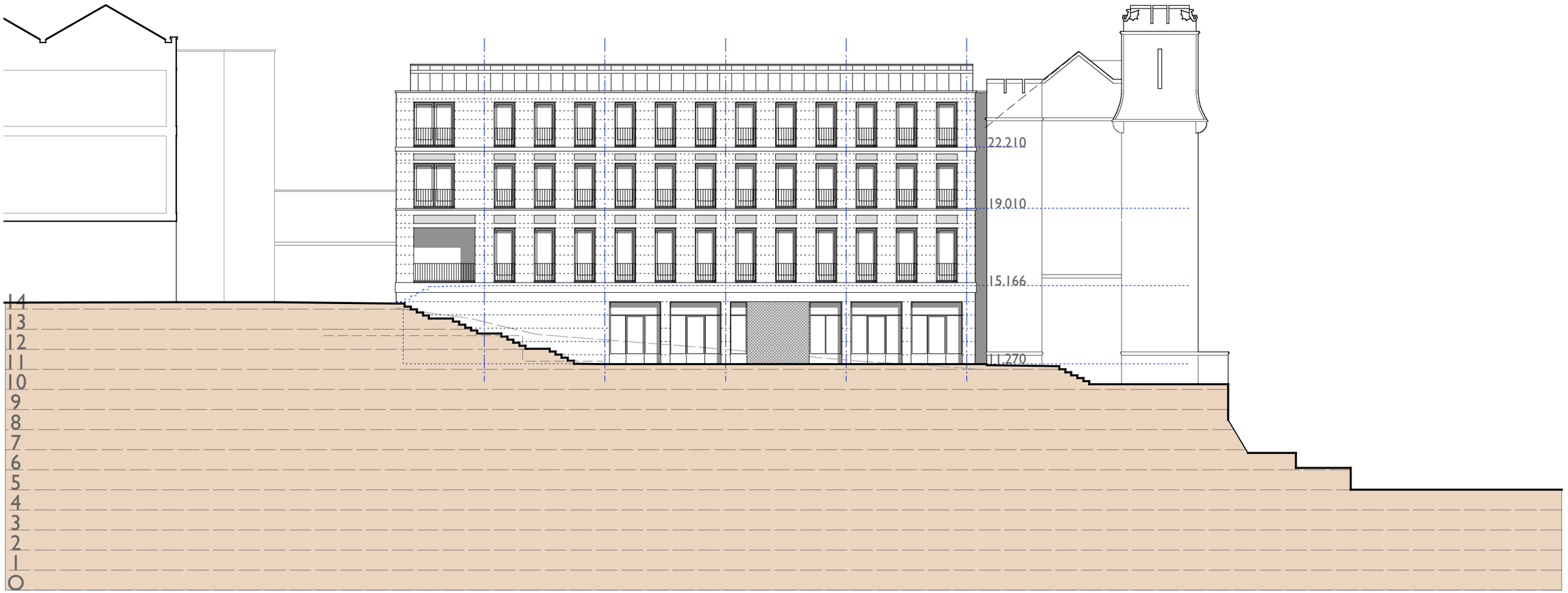
Drawing Title
NEW NORTH ANNEX
NW ELEVATION STUDY 1
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 201

Revision
-



ELEVATION STUDY No.2

• Stone walling
• Tightly-spaced windows: 3/bay
• 3/4 height walling to upper floor and parapet

0 5m 10m 15m

Rev	Date	Notes
•	•	•

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
2. Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
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Project
York DMAC & Guildhall

Drawing Title
NEW NORTH ANNEX
NW ELEVATION STUDY 2
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 202

Revision
-

ELEVATION STUDY No.3

• Stone walling
• Equally spaced windows
• Variable-height walling to upper floor/ part dormers

0 5m 10m 15m

Rev	Date	Notes
•	•	•

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
2. Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
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Project
York DMAC & Guildhall

Drawing Title
NEW NORTH ANNEX
NW ELEVATION STUDY 3
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 203

Revision
-

ELEVATION STUDY No.4

• Framed appearance and
• Wider, paired windows to Piano Nobile
• Full-height upper floor and parapet

0 5m 10m 15m

Rev	Date	Notes
•	•	•

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
2. Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
ROBERT LOADER RIBA ARB
52 Pymers Mead
London SE21 8NH

Contact
t: 0794 880 1144
e: studio@gardenrow.net

Project
York DMAC & Guildhall

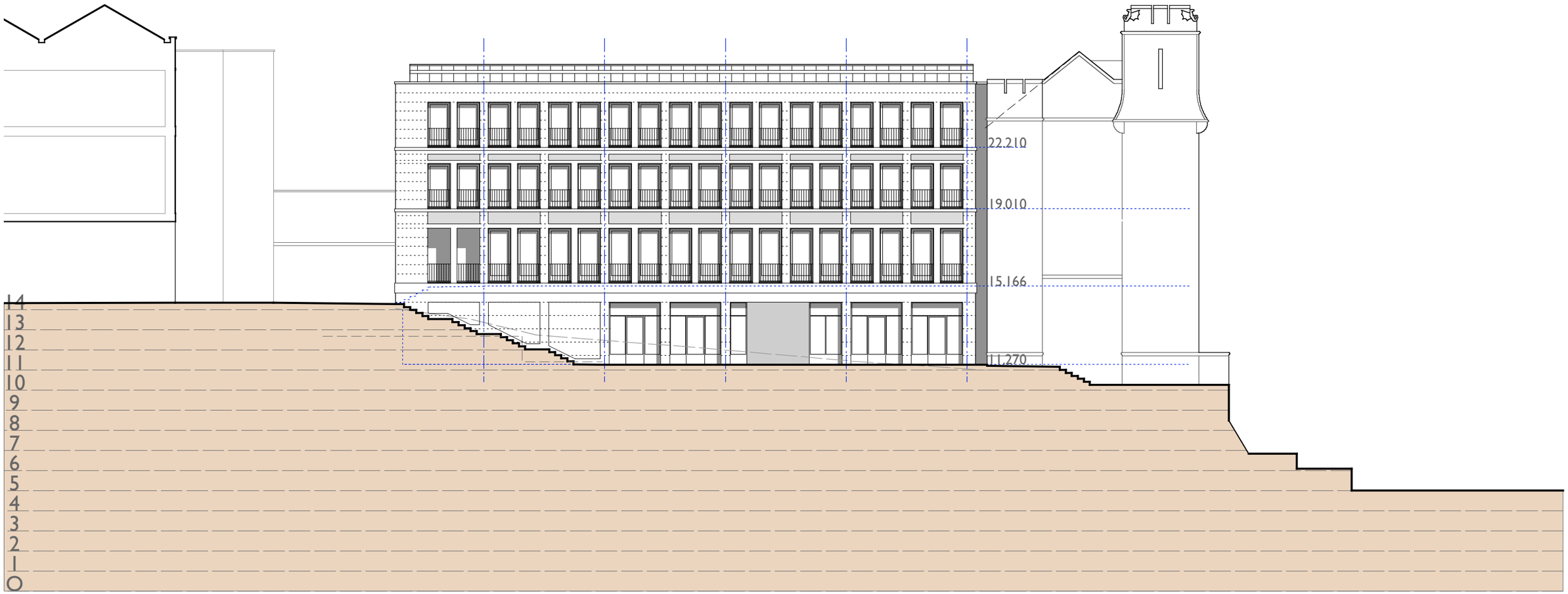
Drawing Title
NEW NORTH ANNEX
NW ELEVATION STUDY 4
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 204

Revision
-



ELEVATION STUDY No.5

- Framed appearance throughout
- Wider, paired windows throughout
- Full-height upper floor and parapet

0 5m 10m 15m

Rev	Date	Notes
.	.	.

NOTES
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Architect
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Project
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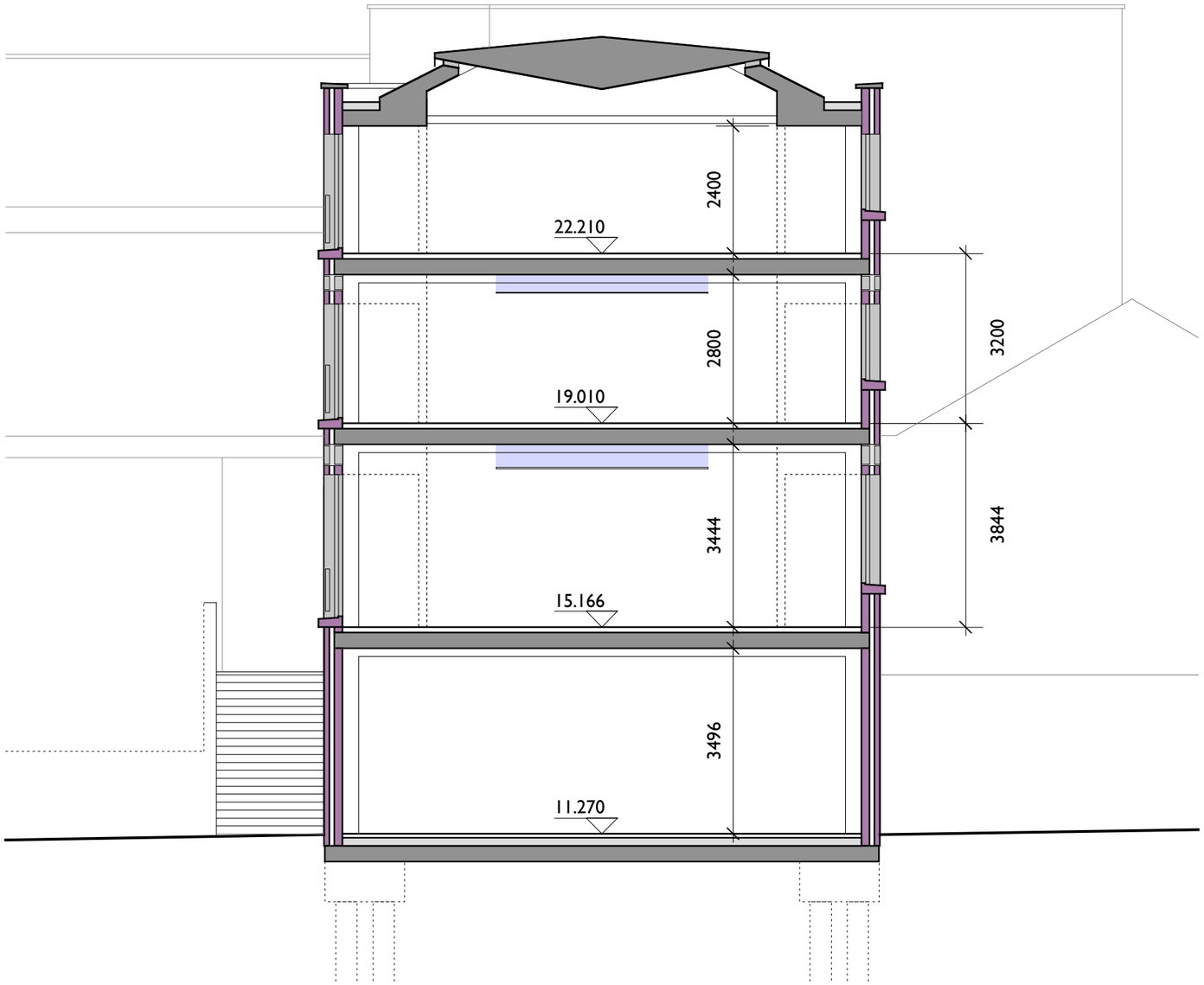
Drawing Title
NEW NORTH ANNEX
NW ELEVATION STUDY 5
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:200 @ A3

Job
DMACG

Drawing No
PR 205

Revision
-



0 1m 2m 3m 4m 5m 6m 7m 8m

Rev	Date	Notes
-	-	-

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Architect
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Project
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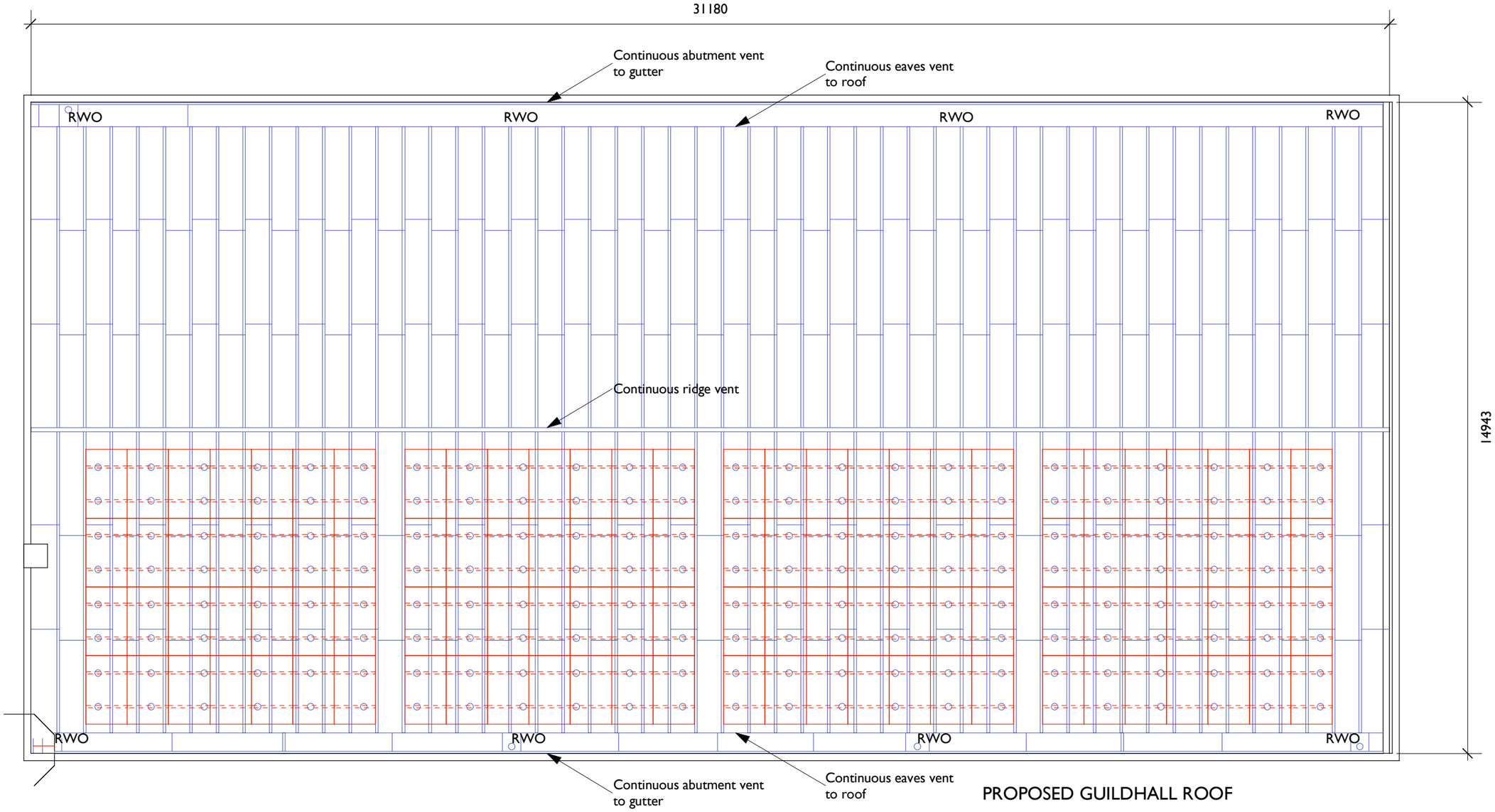
Drawing Title
NEW NORTH ANNEX CROSS-SECTION
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:100 @ A3

Job
DMACG

Drawing No
PR 301

Revision
-



PROPOSED GUILDHALL ROOF

- Roof pitch: approx 10.6 deg.
- Overall pitched roof area: approx 434m2.
- New code 8 lead sheet.
- Batten spacing: 610mm.
- Max joint spacing along the slope: 2500mm.
- New insulated & ventilated construction: as drgs GH D511 & 512.
- 3no ventilators removed.
- Overall PV area @10.6deg: approx 4x42.5m2 = 170.0m2.
- 192no support upstands as drg GH D512.
- New insulated and ventilated stepped gutters.
- Overall area for 2no gutters: approx 32m2.
- 8no RW outlets with 6"x4" lead downpipes retained as existing.
- Lightning protection to be installed.

0 1m 2m

Rev	Date	Notes
.	.	.

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Architect
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Project
York DMAC & Guildhall

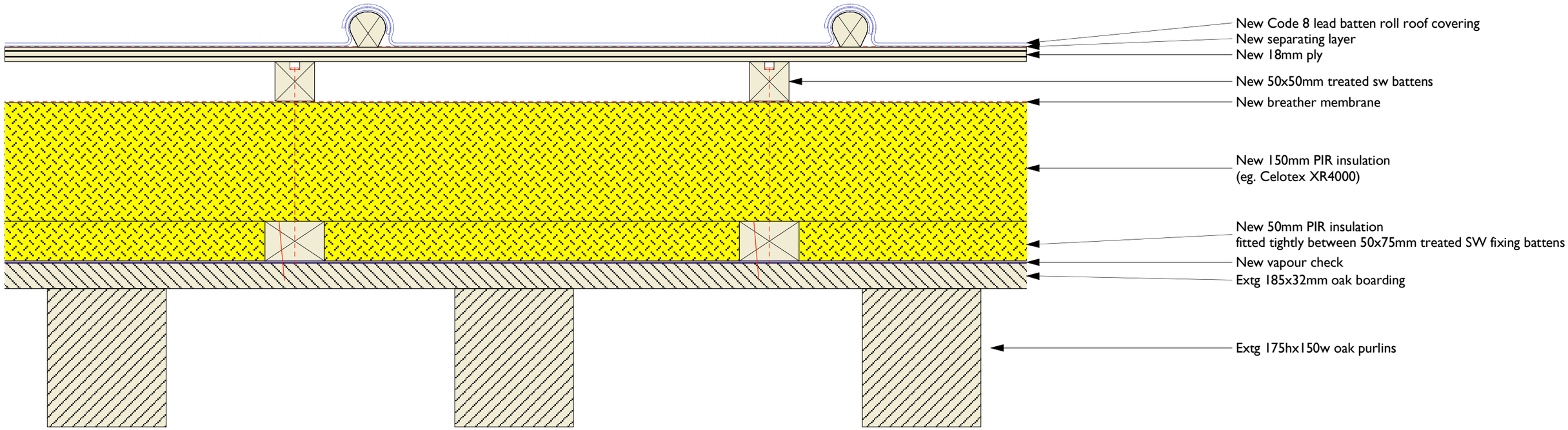
Drawing Title
GUILDHALL ROOF PLAN
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:100 @ A3

Job
GH

Drawing No
PR 112

Rev
-



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
.	.	.

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Architect
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Project
York DMAC & Guildhall

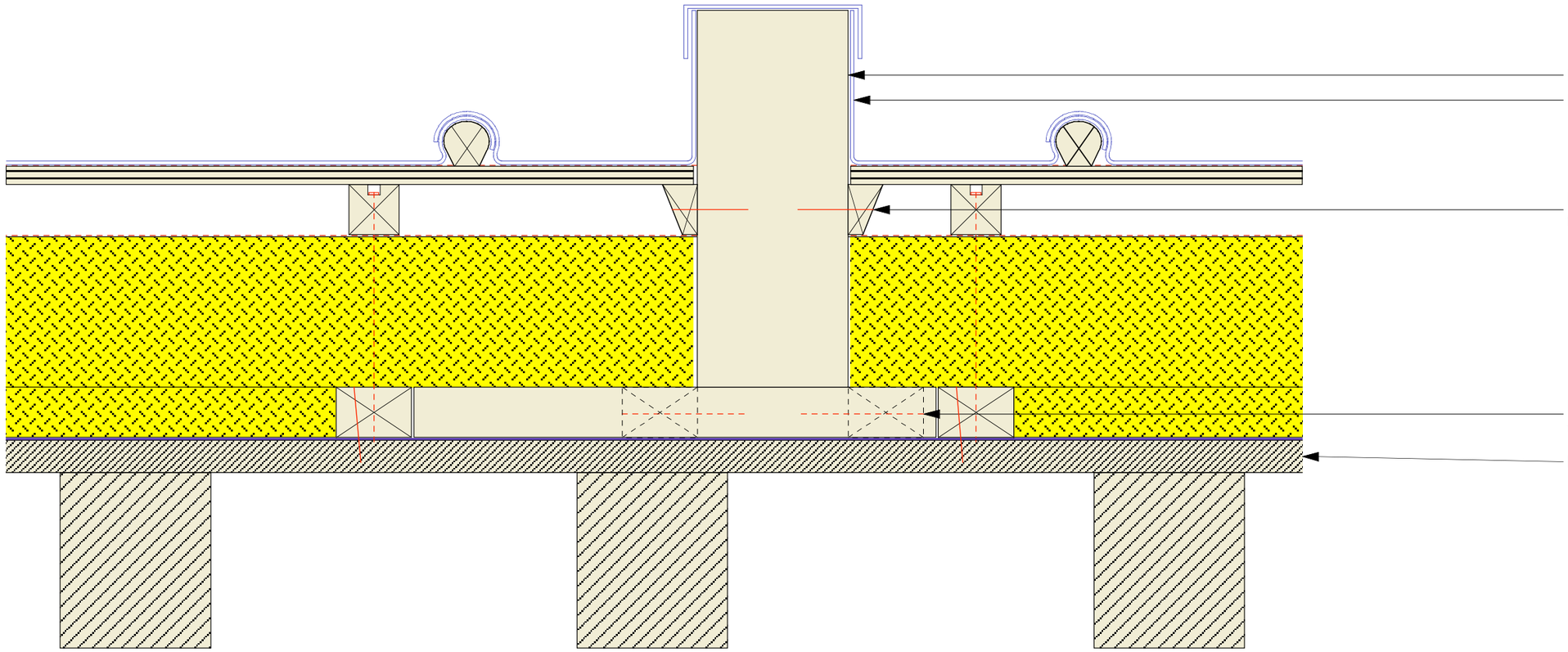
Drawing Title
GUILDHALL ROOF DETAIL
Typical

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

Job
GH

Drawing No
D PR 510

Rev
.



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
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Architect
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Contact
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e: studio@gardenrow.net

Project
York DMAC & Guildhall

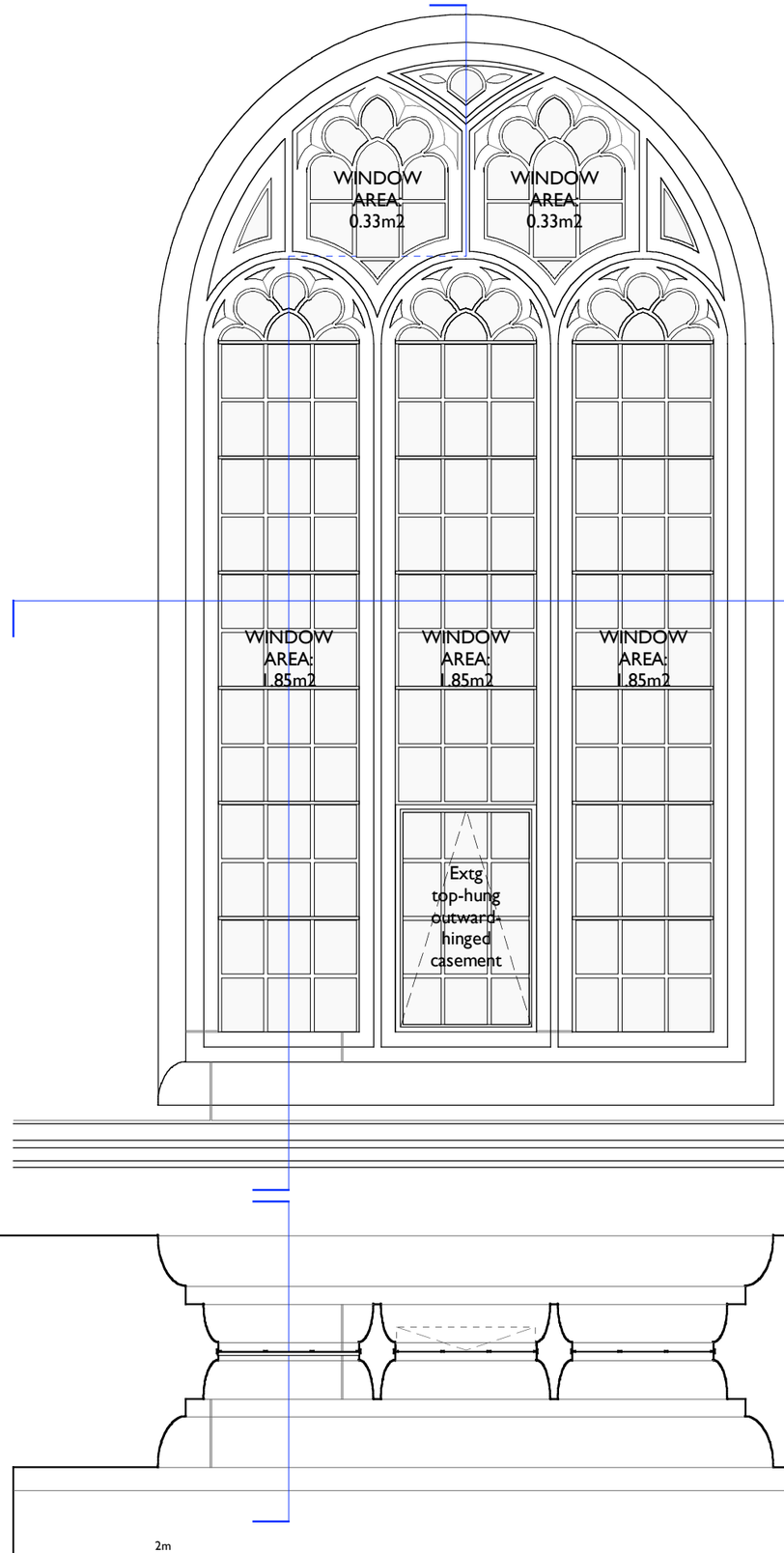
Drawing Title
GUILDHALL ROOF DETAIL
Solar Panel Support

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

Job
GH

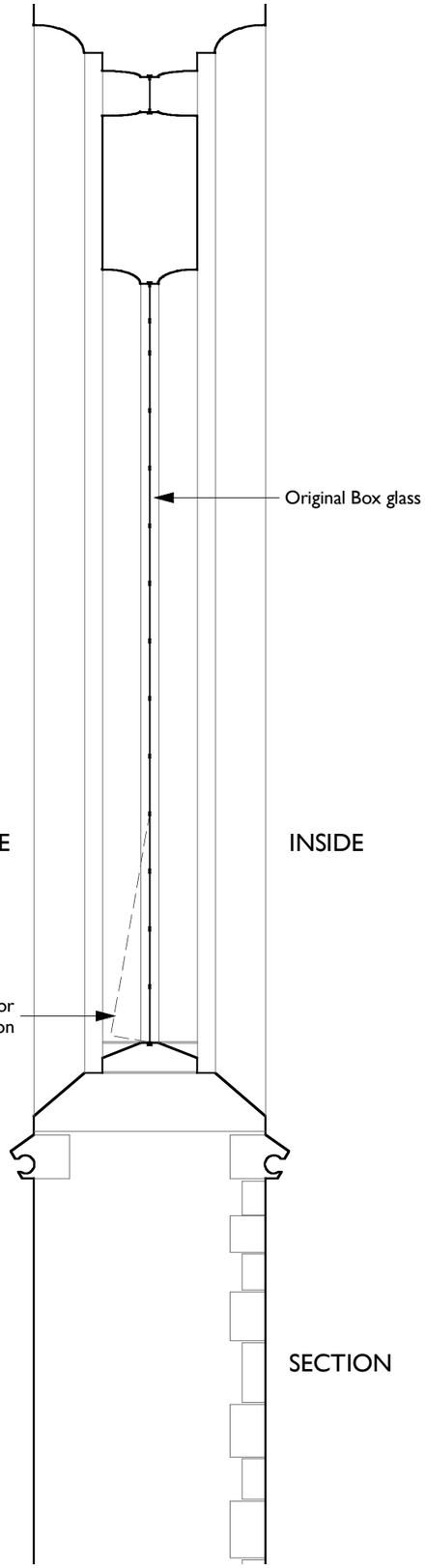
Drawing No
D PR 511

Rev
.



INTERNAL ELEVATION

PLAN



OUTSIDE INSIDE

SECTION

0 1m 2m

Rev	Date	Notes
.	.	.

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Architect
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Project
York DMAC & Guildhall

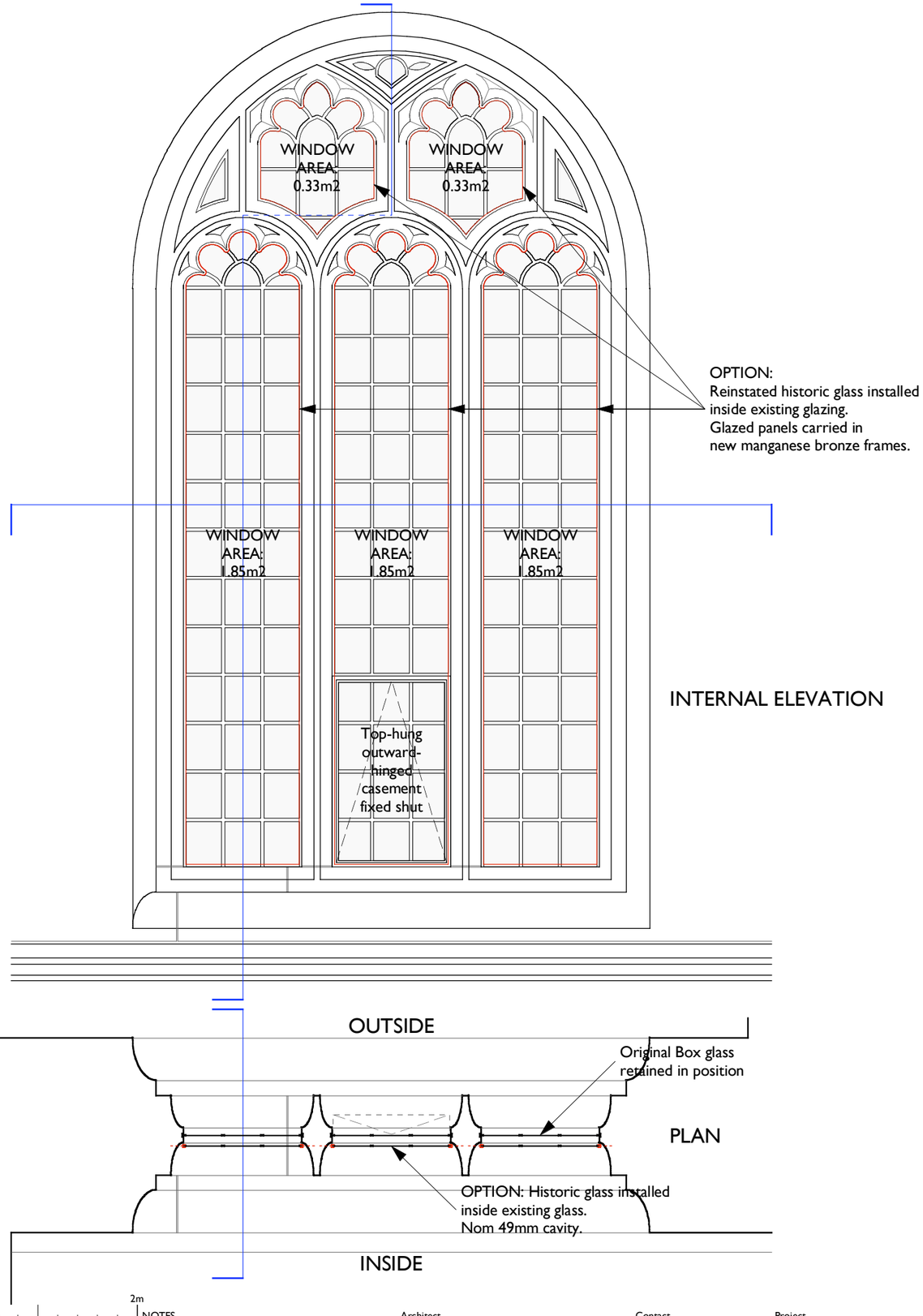
Drawing Title
GUILDHALL TYPICAL WINDOW
AS EXISTING

Drawing Status
FOR INFORMATION
Scale: 1:25 @ A3

Job
GH

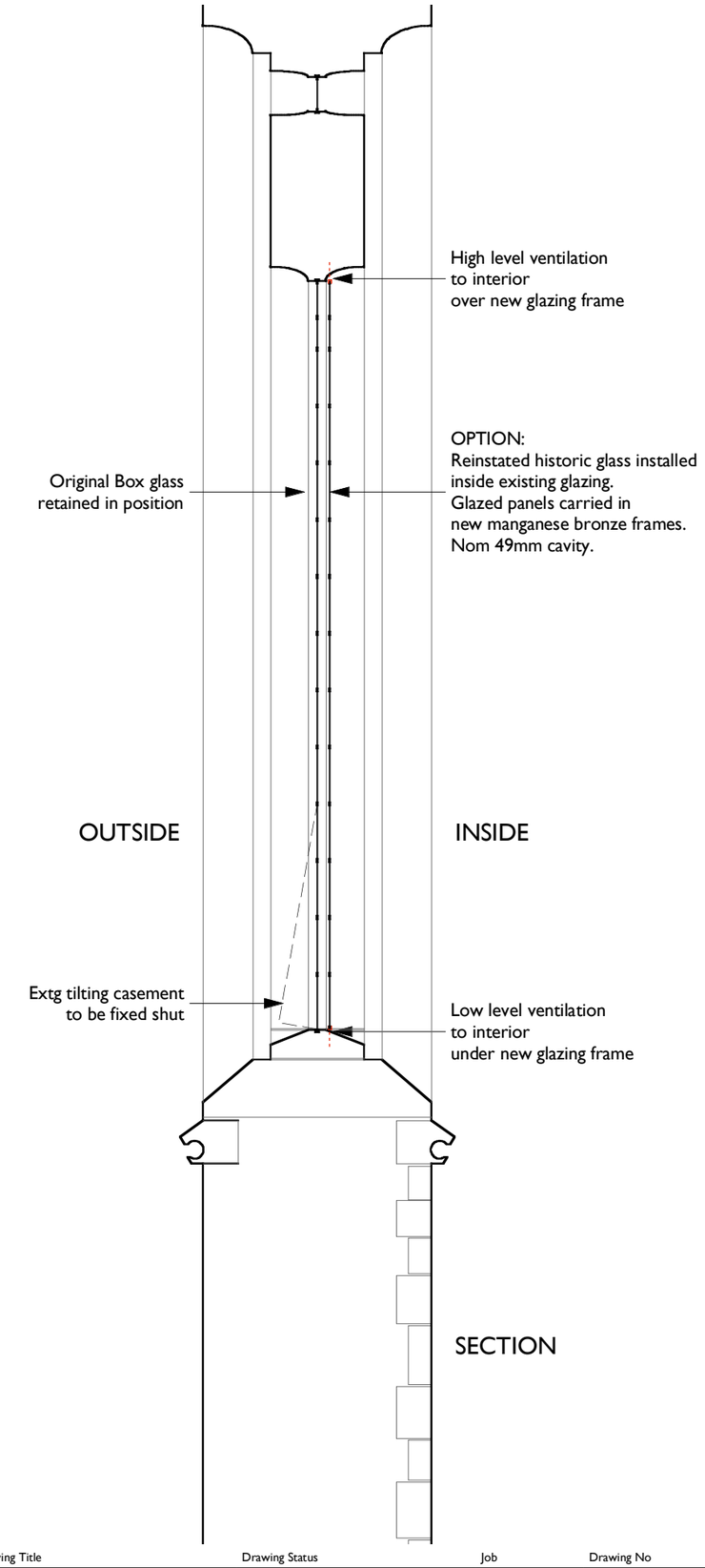
Drawing No
D EX 400

Revision
-



INTERNAL ELEVATION

PLAN



SECTION

0 1m 2m

Rev	Date	Notes
.	.	.

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Architect
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Contact
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Project
York DMAC & Guildhall

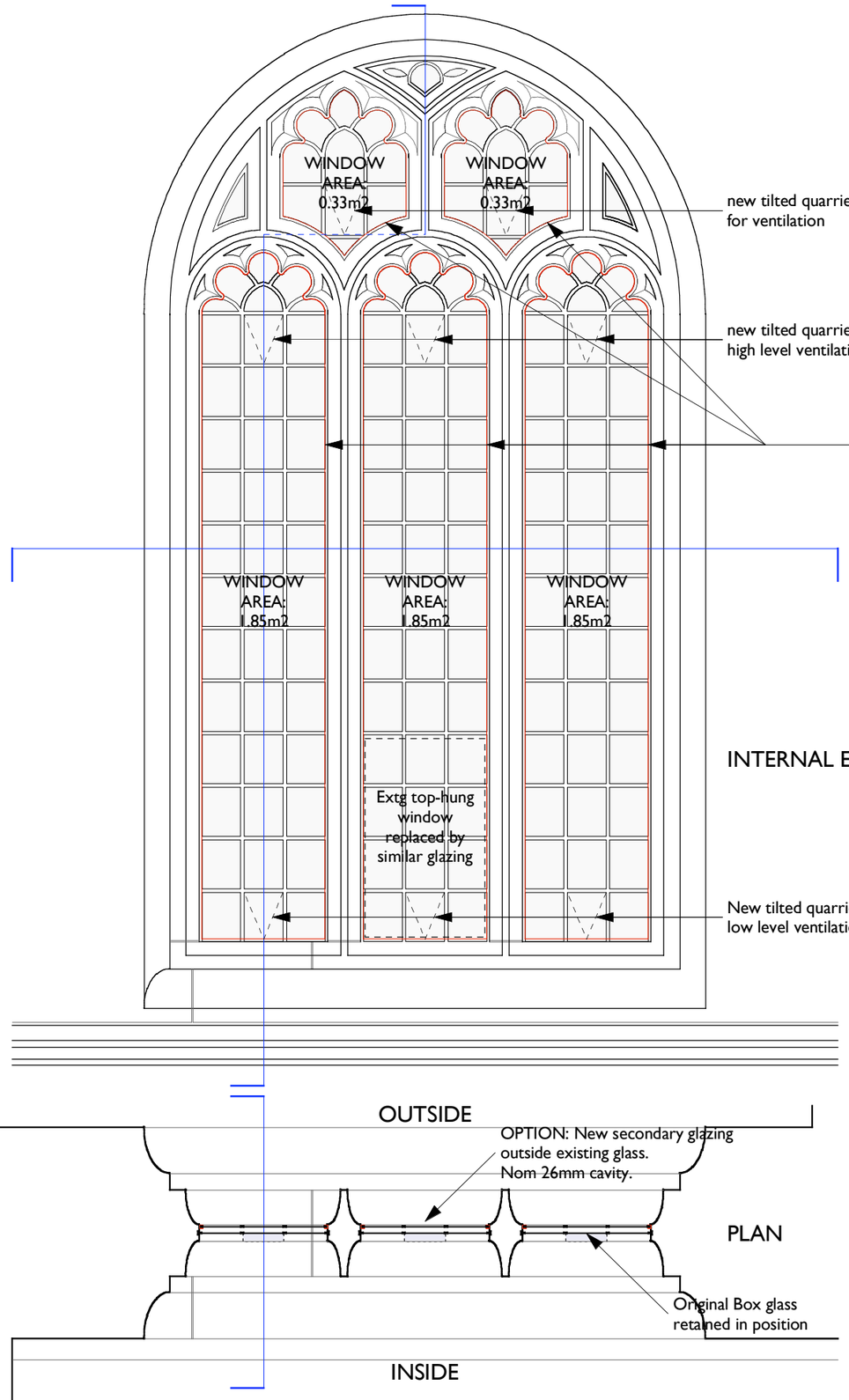
Drawing Title
Guildhall
Typical Window
Option: Internal Historic Glazing

Drawing Status
FOR INFORMATION
Scale: 1:25 @ A3

Job
GH

Drawing No
D PR 401

Revision
-

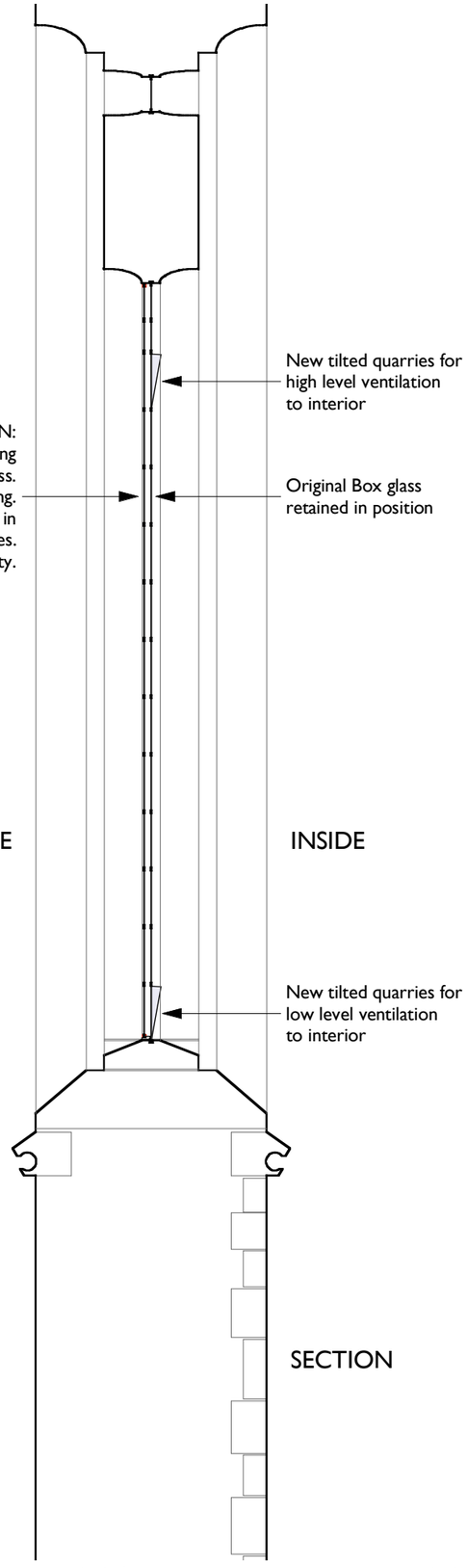


INTERNAL ELEVATION

PLAN

OPTION:
New secondary glazing outside existing glass.
Lead pattern similar to existing.
Glazed panels carried in new manganese bronze frames.
Nom 26mm cavity.

OUTSIDE



INSIDE

SECTION

0 1m 2m

Rev	Date	Notes
.	.	.

NOTES
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Architect
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Contact
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Project
York DMAC & Guildhall

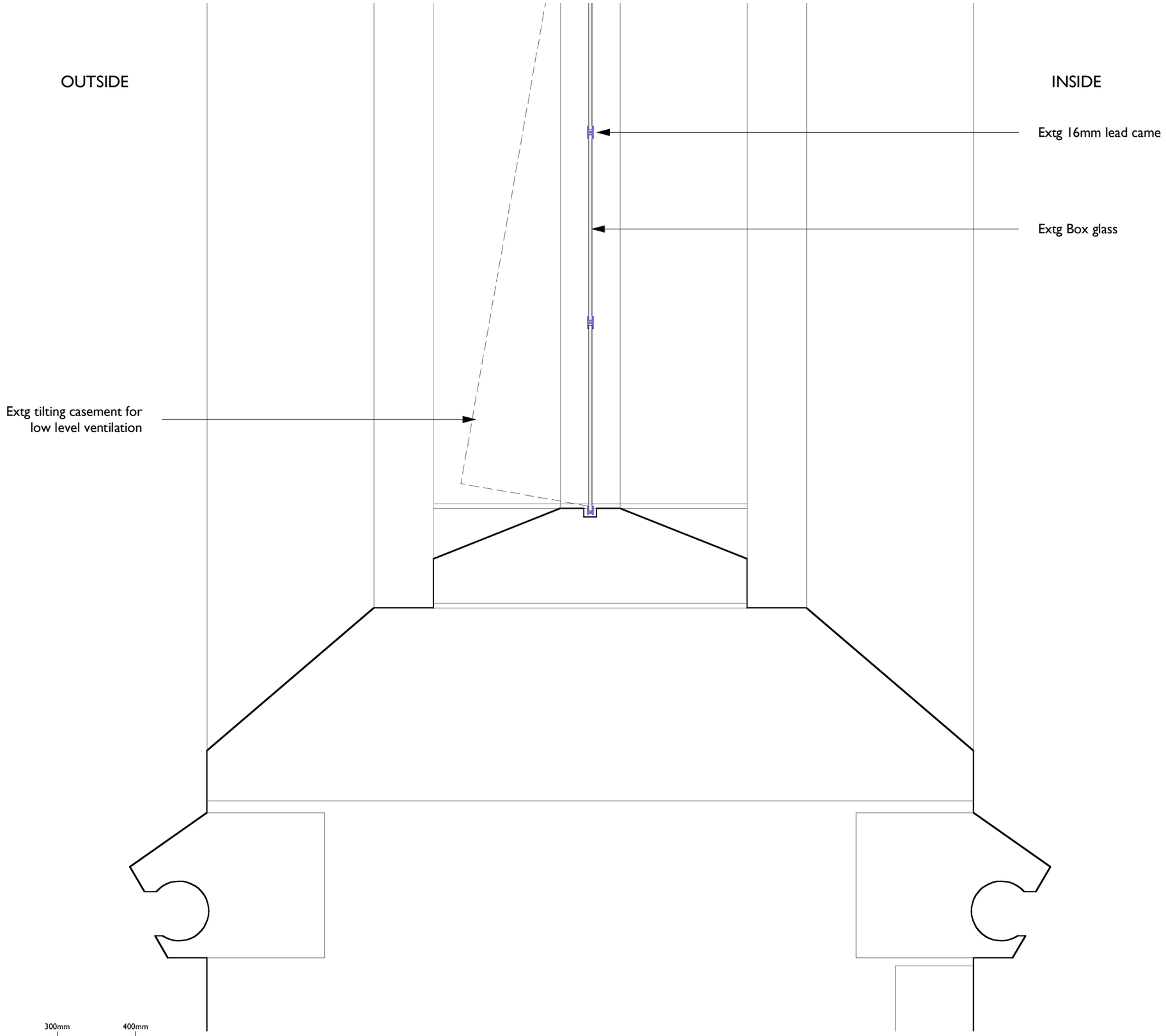
Drawing Title
Guildhall
Typical Window
Option: External Secondary Glazing

Drawing Status
FOR INFORMATION
Scale: 1:25 @ A3

Job
GH

Drawing No
D PR 402

Revision
-



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
•	•	•

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Architect
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Project
York DMAC & Guildhall

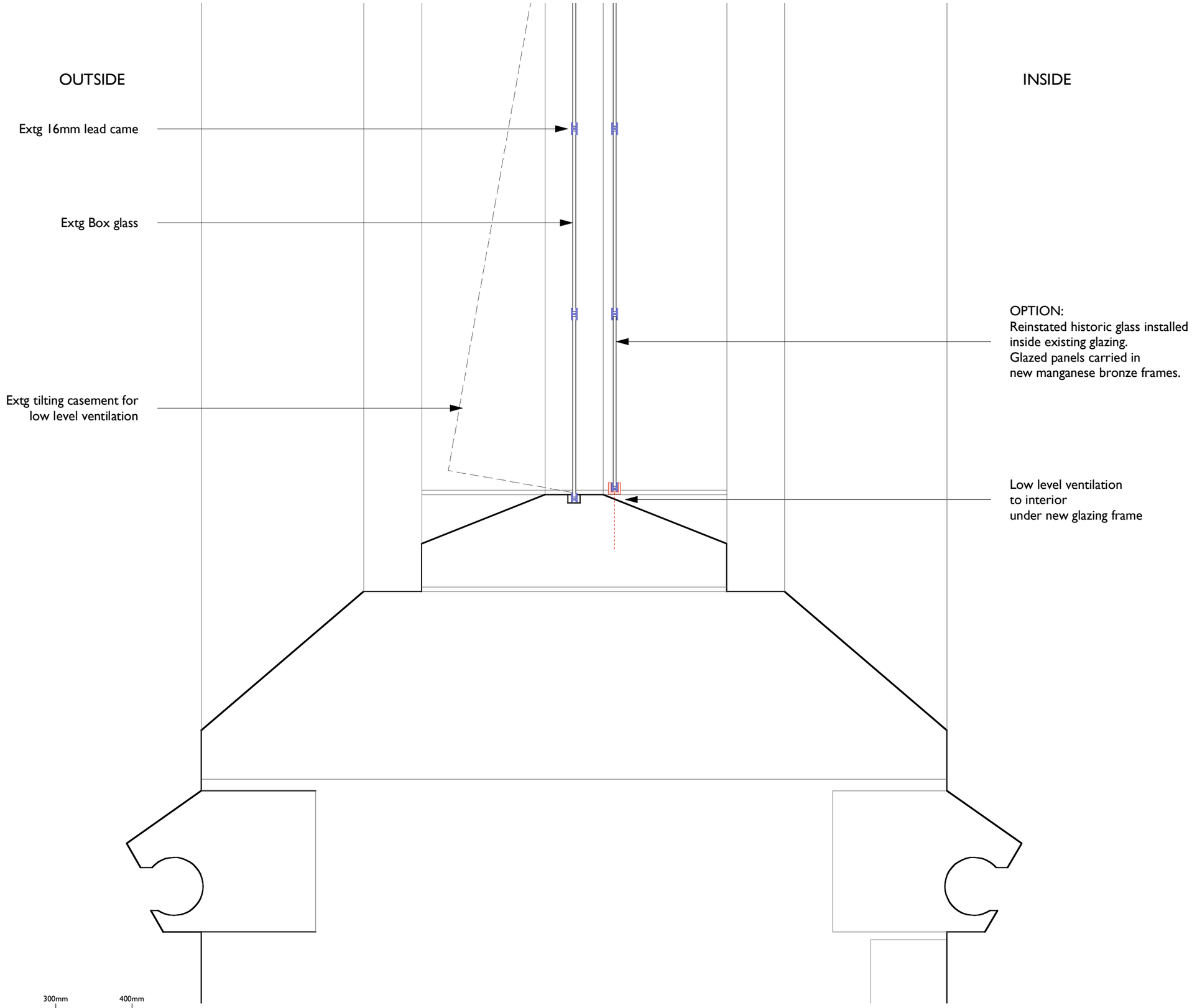
Drawing Title
GUILDHALL WINDOW DETAIL
AS EXISTING

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

Job
GH

Drawing No
D EX 500

Rev
-



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
•	•	•

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Architect
ROBERT LOADER RIBA ARB
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London SE24 9NN

Contact
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e: studio@gardenrow.net

Project
York DMAC & Guildhall

Drawing Title
GUILDHALL WINDOW DETAIL
Option: Internal Historic Glazing

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

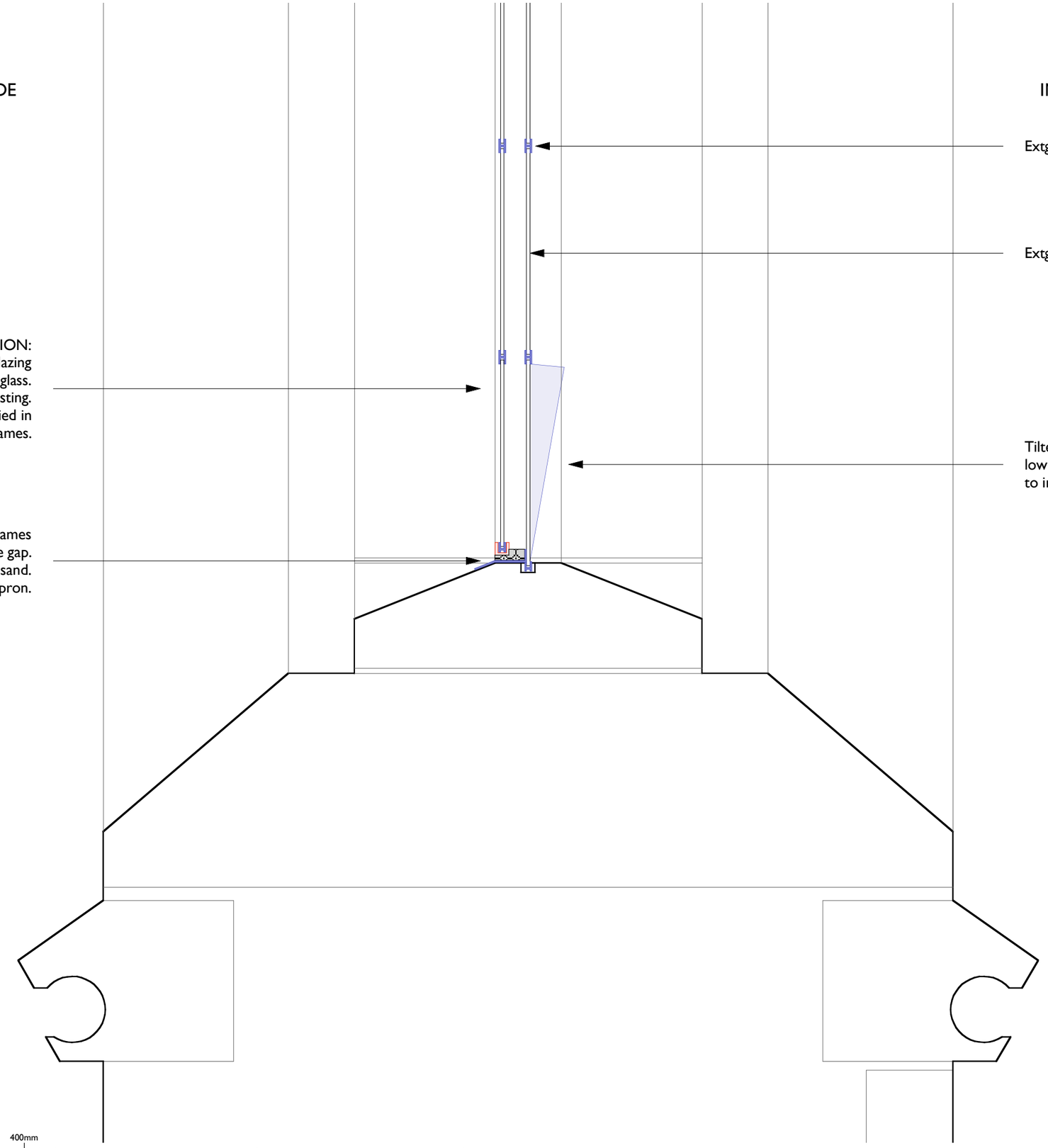
Job
GH

Drawing No
D PR 501

Rev
-

OUTSIDE

INSIDE



Extg 16mm lead came

Extg Box glass

OPTION:
New secondary glazing
outside existing glass.
Lead pattern similar to existing.
Glazed panels carried in
new manganese bronze frames.

Tilted quarry for
low level ventilation
to interior

New manganese bronze frames
set above stone cill to allow for drainage gap.
base of cavity filled with sand.
Dressed lead apron.

0 100mm 200mm 300mm 400mm

Rev	Date	Notes
-	-	-

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Architect
ROBERT LOADER RIBA ARB
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Contact
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Project
York DMAC & Guildhall

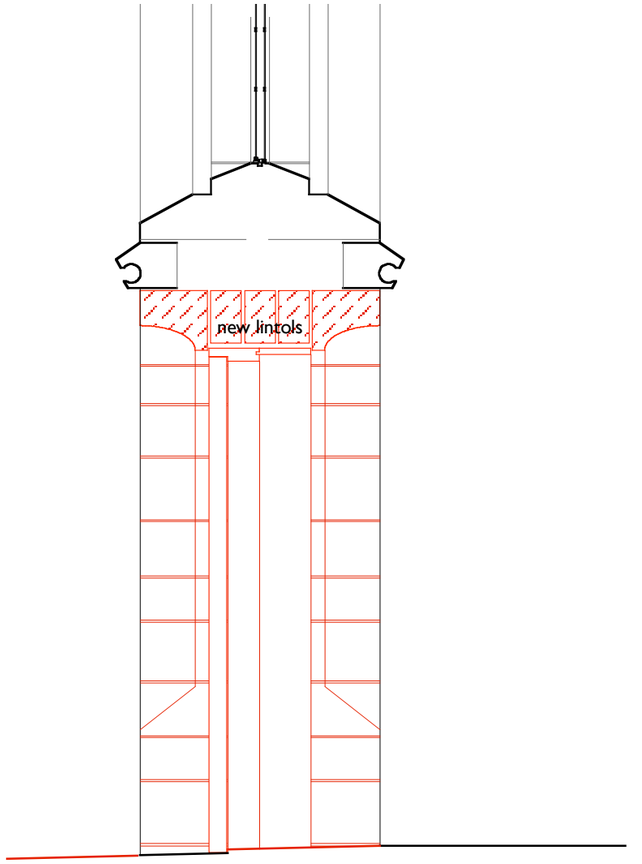
Drawing Title
GUILDHALL
WINDOW DETAIL
Option: External Secondary Glazing

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

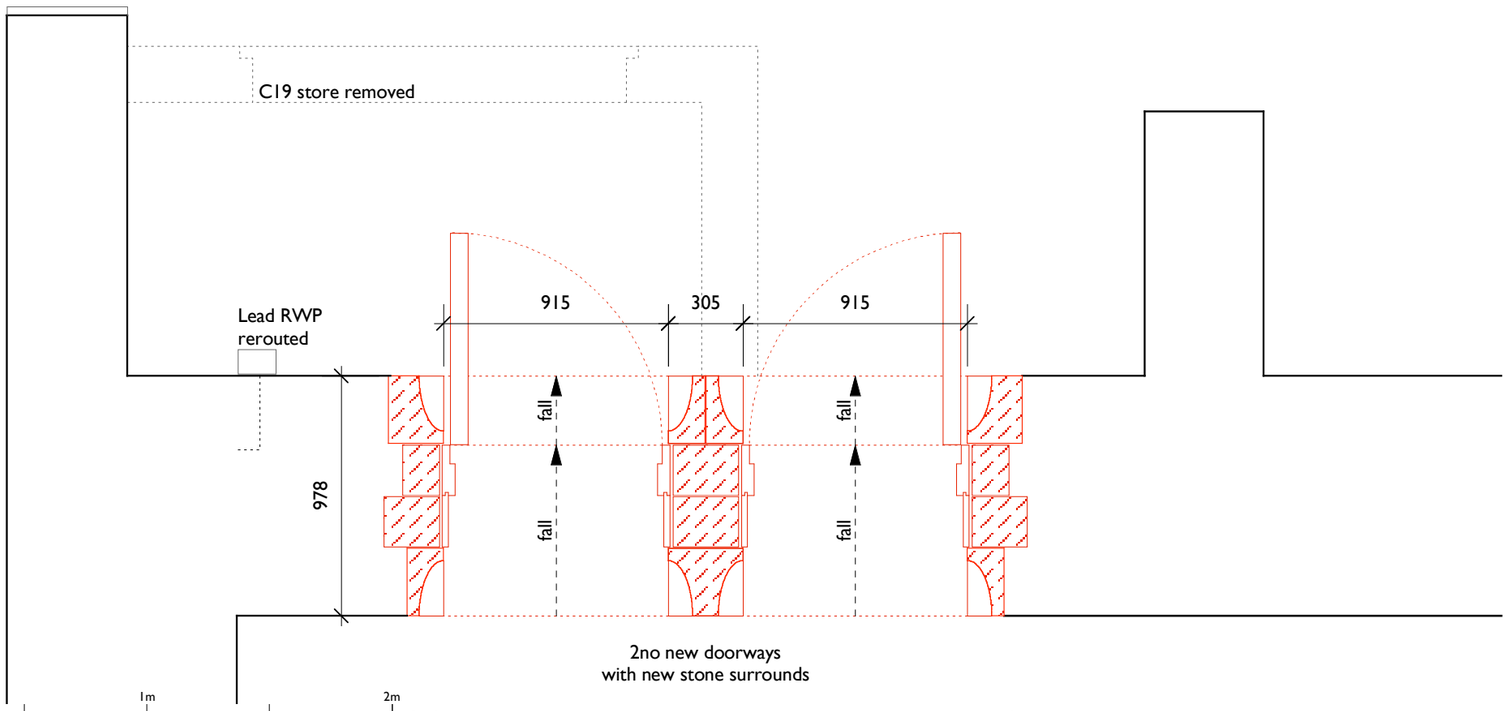
Job
GH

Drawing No
D PR 502

Rev
-



2no new oak doors, frames & lining
nom overall size: 930w x 2060hmm each



0 1m 2m

Rev	Date	Notes
-	-	-

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Project
York DMAC & Guildhall

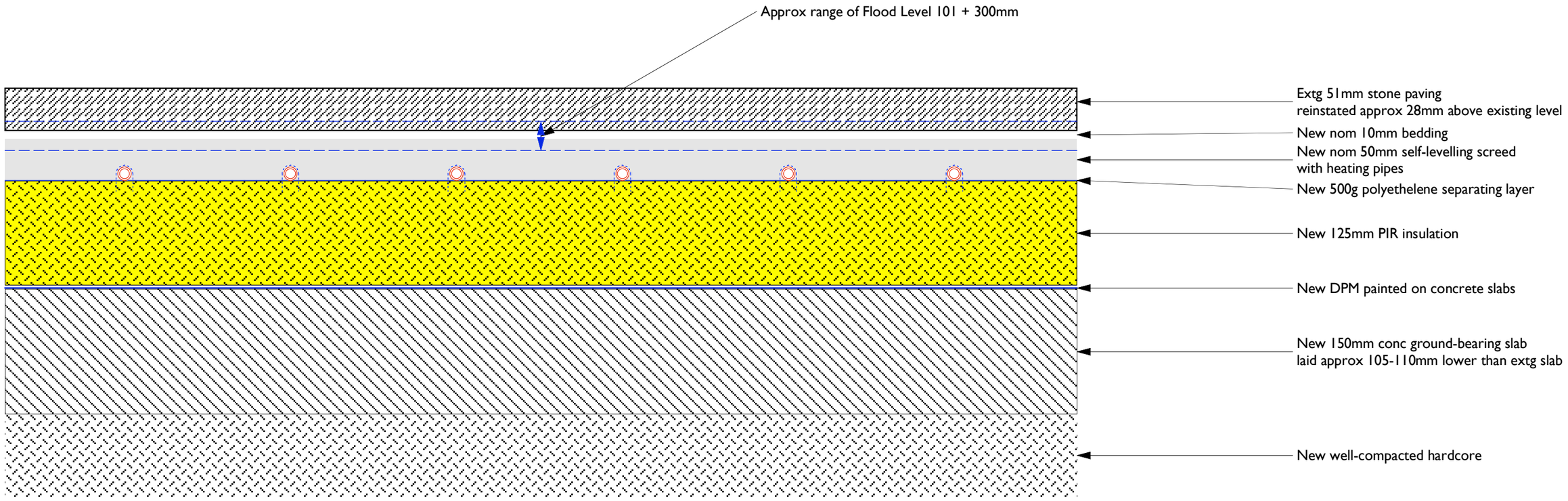
Drawing Title
GUILDHALL
NEW BUTTERY DOORS
AS PROPOSED

Drawing Status
FOR INFORMATION
Scale: 1:25 @ A3

Job
GH

Drawing No
D PR 410

Revision
-



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
A	14.02.14	Revised

NOTES

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Project
York DMAC & Guildhall

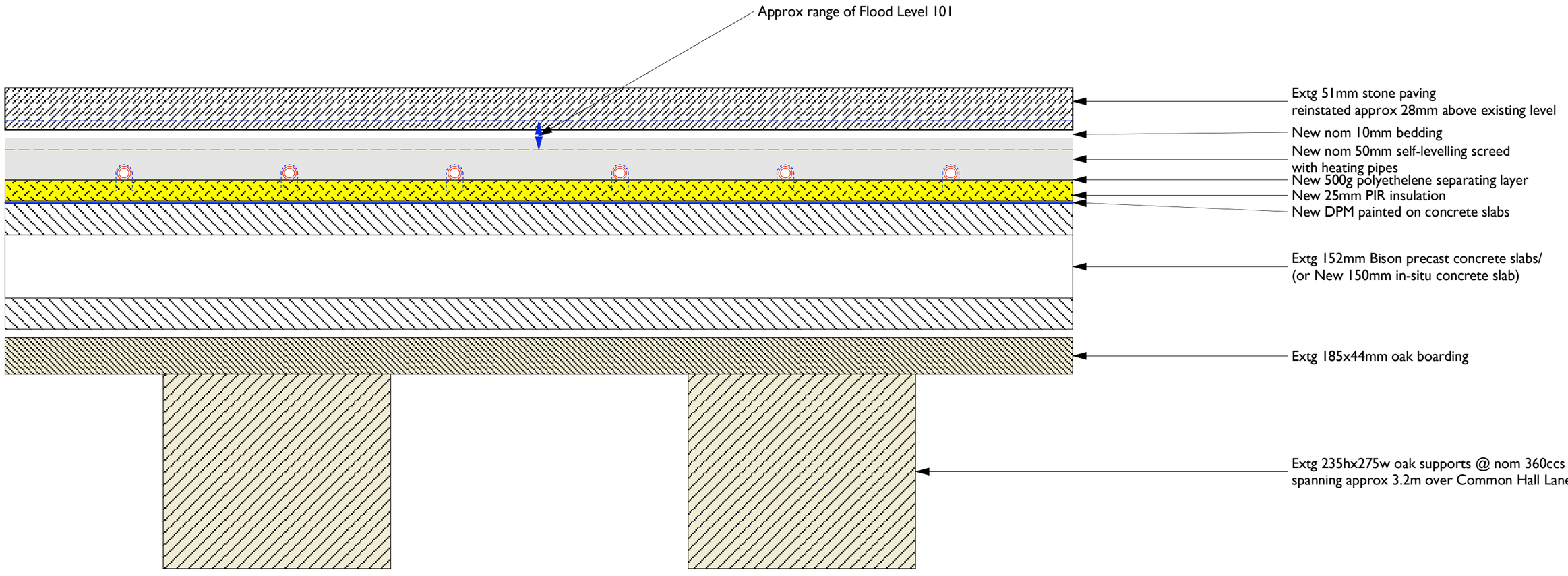
Drawing Title
GUILDHALL FLOOR DETAIL
Solid Floor

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

Job
GH

Drawing No
D PR 520

Rev
A



0 100mm 200mm 300mm 400mm

Rev	Date	Notes
A	04.12.13	Revised to SGA comments
B	30.01.14	Revised following Archive information
C	14.02.14	Revised

NOTES

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Architect
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Project
York DMAC & Guildhall

Drawing Title
GUILDHALL
FLOOR DETAIL
Over Common Hall Lane

Drawing Status
FOR INFORMATION
Scale: 1:5 @ A3

Job
GH

Drawing No
D PR 521

Rev
C

APPENDIX

Council Chambers and North Annex Existing Areas

Council Chambers and New North Annex Proposed Areas

Council Chambers and Retained North Annex Proposed Areas

Letter from John Oxley, City Archaeologist

York Glaziers Trust Letter

Guildhall Annexe Site: Archaeological Issues

This brief note sets out the archaeological issues and approaches that must be considered as part of the Feasibility Study for the redevelopment of the site of the Guildhall Annexe and hutments.

Archaeological Background

The Guildhall Annexe and the "hutments" site lie within the Central Historic Core Conservation Area and the central Area of Archaeological Importance.

The site lies between Lendal and the river Ouse on the north-east bank of the Ous river valley.. Today, ground level is at approximately 14.3mAOD in Lendal; the mea summer river level is 5mAOD. This gives a difference of some 9m. In the Roma period this difference would have been some 3m greater giving a difference in level of approximately 12m at that time.

The presence of this sloping river valley side and its management and developmer over the last 2000 years provides the context for the current topography of the site Much of the management and development of the site is poorly understood. Ther have been very few opportunities to carry out archaeological excavations either o this site or on the land between Lendal Bridge and Ouse Bridge and Lendal an Coney Street and the Ouse.

The site lies immediately to the southwest of the south-western defences of th Roman legionary fortress. A bridge linked the north-east and south-west banks of th river during the Roman period and may have continued in use into the immediat post-Roman period. The site of the bridge lies to the south-east of this site under th medieval Guildhall building.

The south-west defences of the legionary fortress run from the multangular corne tower in Museum Gardens to an identical tower now under the carriageway an Costa Coffee in Feasegate. It has been suggested that a road ran along the edge c the ditch in front of the fortress and that this Roman road subsequently develope into the Lendal/ Coney Street/ Spurriergate highway.

The site lies within the boundaries of the Augustinian Friary founded in 1275. Th Friary grew to eventually occupy almost all of the area now located betwee Museum Street, Lendal, Commonhall Lane and the river Ouse. The Friary woul have had a full suite of monastic buildings including church, cemetery, cloiste dormitories, kitchens, storage buildings and other accommodation. The location c all these elements of the friary and the relationship of the buildings to the sloping sit is at present unknown.

After the Dissolution of the Monasteries in 1536 and the subsequent sale of the site all these buildings were demolished and material salvaged for use elsewhere. It is possible that once this phase of activity ended, the site became open gardens associated with the houses on Lendal.

An archaeological watching brief on the site of Lloyds Bank (now the Varsity pub) identified human burials. These may relate to the Augustinian Friary.

On the basis of this brief assessment, this site will contain undesignated heritage assets of national importance.

Implications

A full archaeological evaluation of this site will be necessary. The results of this evaluation will inform a) the design and layout of new development on the site and b) archaeological mitigation measures (in-situ preservation, archaeological recording or mix of both approaches).

The evaluation will consist of the following items:
A photographic record of the hutments site prior to demolition;
Excavation of a 10% sample of the site to identify date, character and significance of archaeological deposits within 1.25m/1.5m of the current ground surface of the site;
A borehole survey of the site to characterise the full depth of archaeological deposits down to the underlying geological deposits;
An assessment (including a photographic record) of the Guildhall Annexe building.

York Archaeological Trust have produced a draft project proposal for this site (*Summary Proposal For An Archaeological Excavation And Visitor Attraction Embracing Research, Community, Outreach, Education and Public Archaeology*, Connelly 2013). The YAT proposal includes some of the items set out above, but goes on to describe how the site could be used for an archaeological project that uses an excavation on the site to provide community, education, outreach and public archaeology opportunities.

This project may provide an element of the mitigation measures (excavation) that might be required on the site.

At present it is not possible to define levels across the site which formation levels for new foundations, service connections should respect. Foundation proposals should aim to destroy less than 5% of the archaeological deposits on the site in line with Policy DHE10 of the emerging Local Plan.

John Oxley | City Archaeologist

THE YORK GLAZIERS TRUST

Robert Loader
Garden Row Studio
3 Newman House
Garden Row
LONDON
SE1 6HE

3 December 2013

Dear Robert

Re: York Guildhall Glazing

Further to our meeting on Tuesday 19 November we have taken some time to consider your project at York Guildhall and would like to offer the following initial advice and comments on the glazing scheme:

You have requested advice on the potential for providing a secondary glazing system throughout the building, with the aim of reducing heat loss through the windows. This is certainly possible, and could be carried out in a number of different ways. However, it would undoubtedly be an expensive undertaking on such a large scale, and there is no guarantee that secondary glazing would make a significant difference to the overall temperature of the building. Recent research by the Vitro Centre in Switzerland into thermal insulation by secondary glazing in historic buildings, the first targeted study of its kind, supports the view that there might only be marginal gains from such installations (please find a copy of this article enclosed).[1]

It is our impression that at this stage, your investigation into methods of insulating the roof spaces and implementing an under floor heating system will far more significantly improve the conditions in the building than the provision of secondary glazing.

[1] Wölf, S., et. al, 'Protective Glazing: The Conflict Between Energy-saving and Conservation Requirements', *Recent Advances in Glass, Stained-Glass and Ceramic Conservation 2013*, Pre-prints from the Corpus Vitrearum-ICOMOS conference, Amsterdam 2013.

Any changes to the temperature and use of the building may have important implications for the glazing scheme. At present the building does not appear to suffer from excess condensation on the windows, and there is no lead run off for water on the sill. However, a result of your project might be that the building is used more regularly, particularly for evening events where you may find that the amount of water condensing on the windows increases dramatically –potentially requiring a drainage solution. Another possibility may also be that a steady balance of temperature and relative humidity is maintained, avoiding any condensation episodes at all. For this reason it may be wise to monitor after these changes are made in order to inform a decision about the need for secondary glazing.

A recent case that might of interest to you is that of Emley Church in West Yorkshire. In February 2013 the York Glaziers Trust were invited to report on the condition of the stained glass. The visit was made on a very cold day, however the interior of the Church was warm and comfortable. The Church Warden informed us that recent grants had allowed under floor heating and loft insulation to be carried out. The Church had no secondary glazing but was quite adequately heated. It may well be worth contacting a representative from this church to hear of their experiences, we would be happy to provide contact details if you require them.

Technical considerations for secondary glazing

At this early stage it is very difficult to give accurate or even approximate costs for secondary glazing, as there are so many potential variables in the design and implementation, for instance;

- The aesthetic appearance of the windows, and what materials would be used for secondary glazing.
- Removing and repositioning the windows or leaving them in their present location.
- Secondary glazing each entire window, or the main lancets only.
- Engineering more specialized 'isothermal' glazing for the stained glass window by H. W. Harvey to inhibit the action of moisture on the interior and exterior surfaces.
- Creating an unventilated interspace or providing ventilation for the plain glazing.
- Reversibility and removability for maintenance.
- Particular stipulations of the relevant authorities owing to the building's listed status.

In summary, whilst we would not completely rule out secondary glazing, in our view it may not be necessary to satisfy the aims of your project. We would advise that the internal environmental conditions of the building, (temperature and condensation at the windows in particular), are discretely monitored following the installation of under-floor heating and roof insulation. If the environmental conditions were still not acceptable, this monitoring would help to determine an appropriate methodology for the secondary glazing, and should you require it, we would then be very happy to assist you in developing a solutions and technical specification.

Installation of nineteenth-century glass

At present there are a small number of heraldic panels rescued from the bomb damaged Guildhall, currently on loan from the City Archive to the University of York's MA in Stained Glass Conservation and Heritage Management course. These require further conservation work, which we understand is to be undertaken by a student conservator. They could be installed in frames in the Guildhall windows, or placed on display elsewhere. Assuming that the Archive was in agreement, it is possible that funding towards the cost of reinstallation could be secured. One potential source could be the Worshipful Company of Glaziers (http://worshipfulglaziers.com/grants-17.html). If this is something you choose to pursue, we would certainly be happy to provide assistance in preparing grant applications.

Please do not hesitate to contact us again.
Yours Sincerely,

Elizabeth Hippisley-Cox

York Glaziers Trust, December 2013.

EXISTING Schedule of Accommodation	AREA GIA	TOTAL NIA	EXTG OFFICE NIA	NET : GROSS %	STEP-FREE ACCESS?	STEP-FREE OFFICE NIA	STEP-FREE NET : GROSS %	STEP-FREE OFFICE OCCUPANCY	m2/person	PREV CYC FUNCTION	PHASE 1 PROPOSED FUNCTION
NORTH ANNEX / TOWER BUILDING											
Lower Ground Floor											
STORAGE		30.2	30.2		Yes	30.2				Storage	To be demolished
GA/B/4		5.2	5.2		Yes	5.2				Not stated	To be demolished
PRINT ROOM		102.8	102.8		Yes	102.8		16		Print Room	To be demolished
GA/B/2 OFFICE		21.7	21.7		Yes	21.7		3		Office	To be demolished
OFFICE		11.5	11.5		Yes	11.5		2		Office	To be demolished
CORRIDOR 1		24.6	24.6		Yes					Common Circulation	To be demolished
CORRIDOR 2		2.4	2.4		Yes					Common Circulation	To be demolished
GA/B/7 OFFICE		9.8	9.8		Yes	9.8		1		Office	To be demolished
GA/B/8 OFFICE		23.4	23.4		Yes	23.4		4		Office	To be demolished
OFFICE		85.9	85.9		Yes	85.9		14		Office	To be demolished
UN-NAMED CUPBOARD		2.3	2.3		Yes	2.3				Cupboard	To be demolished
CIRCULATION STAIR		11.7			No					Common Circulation	To be removed & remodelled as office
GA/B/11 TOILET		15.0			No					Xno WCs	To be removed & remodelled as office
LG Sub-Total	**358.9**	**346.6**	**319.9**	**89.1%**		**292.9**	**81.6%**	**40**	**7.3**		
Upper Ground/ First Floor											
ENTRANCE LOBBY		6.9			Yes					Common Circulation	To be demolished
GA/G/1		3.1	3.1		Yes	3.1				Office	To be demolished
GA/G/2		3.0	3.0		Yes	3.0				Office	To be demolished
CORRIDOR 3		7.5	7.5		Yes					Common Circulation	To be demolished
GA/G/5 OFFICE		29.6	29.6		Yes	29.6		5		Office	To be demolished
OFFICE		9.9	9.9		Yes	9.9		1		Office	To be demolished
CORRIDOR 4		18.9	18.9		Yes					Common Circulation	To be demolished
GA/G/8 OFFICE		13.4	13.4		Yes	13.4		2		Office	To be demolished
OFFICE		10.1	10.1		Yes	10.1		2		Office	To be demolished
GA/G/9 OFFICE		25.6	25.6		Yes	25.6		4		Office	To be demolished
OFFICE		77.1	77.1		Yes	77.1		12		Office	To be demolished
GA/G/15 OFFICE		12.4	12.4		Yes	12.4		2		Office	To be demolished
GA/G/11 OFFICE		13.5	13.5		Yes	13.5		2		Office	To be demolished
UN-NAMED ROOM		3.2	3.2		Yes	3.2				Office	To be demolished
STAIR LOBBY		5.7	5.7		Yes					Common Circulation	To be demolished
CORRIDOR 5		25.4	25.4		Yes					Common Circulation	To be demolished
OFFICE		47.8	47.8		Yes	47.8		8		Office	To be demolished
LOBBY		1.6	1.6		Yes					Common Circulation	To be demolished
CIRCULATION STAIR		12.0			No					Common Circulation	To be removed & remodelled as office
LOBBY		4.2			Yes					Common Circulation	To be removed & remodelled as office
GA/G/20 TOILET		9.8			Yes					Xno WCs	To be removed & remodelled as office
UG/1st Fl Sub-Total	**358.7**	**340.7**	**307.7**	**85.8%**		**248.6**	**69.3%**	**38**	**6.5**		
Second Floor											
STAIR		3.4			No					Common Circulation	To be removed & remodelled as office
GA/1/3		63.0	63.0		No					Office	To be remodelled as office
OFFICE		13.5	13.5		No					Office	To be remodelled as office
OFFICE		16.1	16.1		No					Office	To be remodelled as office
2nd Fl Sub-Total	**101.5**	**96.0**	**92.6**	**91.2%**		**0.0**	**0.0%**	**0**	**n/a**		
NORTH ANNEX TOTALS	819.1	783.3	720.2	87.9%		541.4	66.1%	78	6.9		

EXISTING Schedule of Accommodation	AREA GIA	TOTAL NIA	EXTG OFFICE NIA	NET : GROSS %	STEP-FREE ACCESS?	STEP-FREE OFFICE NIA	STEP-FREE NET : GROSS %	STEP-FREE OFFICE OCCUPANCY	m2/person	PREV CYC FUNCTION	PHASE 1 PROPOSED FUNCTION
COUNCIL CHAMBERS											
Basement											
NORTH STAIR & CORRIDOR		50.3			No					Common Circulation	Common Circulation
G/B/1 BOILER ROOM		37.2			No					Boiler Room	Plant
G/B/5 STORAGE		54.3	54.3		No					Storage	Plant
G/B/6 STORAGE		35.2	35.2		No					Storage	Storage
LOBBY/ STAIR		13.0			No					Common Circulation	Common Circulation
G/B/8 STORAGE		23.3	34.2		No					Storage	Storage
LOBBY		4.1			No					Circulation	Circulation
G/B/10 TOILETS		27.3			No					Male 3no WCs, 3no Urinals	Male 3no WCs, 3no Urinals
G/B/12 CIRCULATION		75.8			No					Circulation	Circulation
G/B/13 STORAGE		12.0	12.0		No					Storage	Storage
G/B/15 STORAGE		20.9	20.9		No					Storage	Storage
Basement Sub-Total	**412.7**	**353.5**	**156.6**	**37.9%**		**0.0**	**0.0%**	**0**	**n/a**		
Lower Ground Floor											
NORTH STAIR		19.9			No					Common Circulation	Common Circulation
WC		4.8			Yes					1no WC	To be demolished
ENTRANCE/ STAIR/ CORRIDOR		99.4			Yes					Common Circulation	Common Circulation
G/G/4 OFFICE		30.7	30.7		Yes	30.7		5		Office	Cycle Store
G/G/5 OFFICE		49.2	49.2		Yes	49.2		8		Office	DMAC Lounge
G/G/6 OFFICE		28.5	28.5		Yes	28.5		4		Office	DMAC Office
LOBBY		2.5			Yes					Unisex: 1no Basin	Unisex: 1no Basin
WC		2.8			Yes					Unisex: 1no WC	Unisex: 1no WC
G/G/9 OFFICE		35.1	35.1		Yes	35.1		5		Office	DMAC Office
LOBBY		3.9	3.9		Yes	3.9				Circulation	Circulation
G/G/10 OFFICE		30.4	30.4		Yes	30.4		5		Office	DMAC Office
G/G/12 MEETING ROOM		23.1	23.1		Yes	23.1		4		Meeting Room	DMAC Breakout/ Meeting
G/G/14 OFFICE		16.4	16.4		Yes	16.4		2		Office	DMAC Meeting
G/G/15 OFFICE		10.3	10.3		Yes	10.3		1		Porter's Lodge	Porter's Lodge
G/G/18 MEETING ROOM		29.6	29.6		No					Meeting Room	DMAC Use
LOBBY		3.5			No					Unisex: 1no Basin	Unisex: 1no Basin
WC		2.5			No					Unisex: 1no WC	Unisex: 1no WC
CORRIDOR		2.7			No					Circulation	Circulation
G/G/23 MEETING ROOM		49.1	49.1		No					CYC/ Public Access?	DMAC Meeting
SOUTH STAIR		21.3			No					Common Circulation	Restaurant
WC		3.1			Yes					Unisex: 1no WC	Restaurant
G/G/25 MEETING ROOM		58.9	58.9		Yes	58.9		10		Office	Restaurant
LG Sub-Total	**611.6**	**527.4**	**365.1**	**59.7%**		**286.5**	**46.8%**	**44**	**6.5**		
Upper Ground/ First Floor											
NORTH STAIR		11.7			No					Common Circulation	Common Circulation
LOBBY		7.2			No					Common Circulation	To be demolished
WC		1.3			No					1no WC	To be demolished
CORRIDOR		32.4			No					Common Circulation	Common Circulation
G/1/5 OFFICE		20.0	20.0		No					Office	DMAC Office
G/1/8 OFFICE		33.0	33.0		No					Office	DMAC Office
ENTRANCE STAIR/ LANDING		43.8			No					Common Circulation	Common Circulation
G/1/9 COUNCIL CHAMBER		150.1	150.1		No					CYC Use/ Public Access	CYC Use / DMAC Conference
G/1/13 OFFICE		11.1	11.1		No					Office	DMAC Meeting
G/1/14 CIRCULATION		22.9			No					Robing Room	CYC Use/ Robing Room
G/1/15 MEETING ROOM		29.6	29.6		No					Office	DMAC Office
LOBBY		5.0			No					WC Lobby	WC Lobby
G/1/16 WC		1.6			No					Unisex: 1no WC	Unisex: 1no WC
SOUTH STAIR/ LANDING		11.0			No					Common Circulation	Restaurant
G/1/19 WC		3.4			No					Unisex: 1no WC	Restaurant
G/G/20 MEETING ROOM		60.9	60.9		No					Office	Restaurant
UG/1st Fl Sub-Total	**503.2**	**445.0**	**304.6**	**60.5%**		**0.0**	**0.0%**	**0**	**n/a**		
Second Floor											
NORTH STAIR		7.5			No					Common Circulation	Common Circulation
G/2/2 CIRCULATION		22.7			No					Corridor	Common Circulation
WC		2.7			No					Unisex: 1no WC	To be removed & rebuilt as stair
UN-NAMED CUPBOARD		1.5	1.5		No					Cupboard	To be removed & rebuilt as corridor
STORAGE		3.1	3.1		No					Storage	DMAC Office
OFFICE		17.6	17.6		No					Office	DMAC Office
OFFICE		17.8	17.8		No					Office	DMAC Office
G/2/8 OFFICE		12.1	12.1		No					Office	DMAC Office
G/2/9 OFFICE		16.3	16.3		No					Office	DMAC Office
2nd Fl Sub-Total	**114.6**	**101.3**	**68.4**	**59.7%**		**0.0**	**0.0%**	**0**	**n/a**		
COUNCIL CHAMBERS TOTALS	1229.4	1073.7	738.1	60.0%		286.5	23.3%	44	6.5		
GRAND TOTALS	2048.5		1458.3	71.2%		827.9	40.4%	122			

EXISTING Schedule of Accommodation	AREA GIA	TOTAL NIA	EXTG OFFICE NIA	NET : GROSS %	STEP-FREE ACCESS?	STEP-FREE OFFICE NIA	STEP-FREE NET : GROSS %	STEP-FREE OFFICE OCCUPANCY	m2/person	PREV CYC FUNCTION	PHASE 1 PROPOSED FUNCTION
SOUTH RANGE											
Ground Floor											
LOBBY		3.5			Yes					Common Circulation	Restaurant
STORAGE		9.3	9.3		Yes	9.3				Common Circulation	Restaurant
G/G/31 STORAGE		13.4	13.4		Yes	13.0				Storage	Restaurant
G/G/32 STORAGE		38.6	38.6		Yes	38.6				Storage	To be demolished
G/G/33 STORAGE		13.5	13.5		Yes	13.5				Storage	To be demolished
G/G/34 STORAGE		10.6	10.6		Yes	10.6				Storage	To be demolished
G/G/35 STORAGE		21.5	21.5		Yes	21.5				Storage	To be demolished
G/G/39 OFFICE		38.5	38.5		Yes	38.5		6		Storage	To be demolished
KITCHEN		4.1	4.1		Yes	4.1				Kitchenette	To be demolished
WC		1.2			Yes					Unisex: 1no WC	To be demolished
SOUTH RANGE TOTALS	183.4	154.3	149.5	81.5%		149.1	81.3%	6	24.9		
GRAND TOTALS	2231.9	2011.3	1607.8	72.0%		977.1	43.8%	128	7.6		
GUILDHALL											
Ground Floor											
G/G/22 GUILDHALL	396.1	396.1	396.1		Yes	396.1		200	2.0	Guildhall	Guildhall

DMACG PHASE 1A Schedule of Accommodation	AREA GIA	A3 NIA	MEETING/ CONFERENCE/ BREAK-OUT NIA	OFFICE NIA	NET : GROSS %	OFFICE OCCUPANCY	m2/person	STEP FREE ACCESS?	OFFICE NIA WITHOUT STEP-FREE ACCESS	OFFICE OCCUPANCY WITHOUT STEP-FREE ACCESS
NORTH ANNEX / TOWER BUILDING										
Lower Ground Floor										
NEW NORTH ANNEX: NEW BUILD NORTH	165.1									
NEW NORTH ANNEX: NEW BUILD SOUTH	86.9									
NORTH ANNEX: RETAINED CORNER	102.0									
NEW NORTH ANNEX: CAFÉ		109.7						Yes		
NEW NORTH ANNEX: BREAK OUT			34.4					Yes		
NORTH ANNEX: OFFICE LG/101				88.8		14		Yes		
LG Sub-Total	354.0	109.7	34.4	88.8	65.8%	14	6.3	Yes		
Upper Ground/ First Floor										
NEW NORTH ANNEX: NEW BUILD	270.8									
NORTH ANNEX: RETAINED CORNER	103.1									
NEW NORTH ANNEX: EVENT SPACE				120.0		20		Yes		
NEW NORTH ANNEX: TEA POINT				n/a		-		Yes		
NORTH ANNEX: OFFICE UG/201				92.5		15		Yes		
UG/1st Fl Sub-Total	373.9			212.5	56.8%	35	6.1	Yes		
Second Floor										
NEW NORTH ANNEX: NEW BUILD	283.7									
NORTH ANNEX: RETAINED CORNER	105.2									
NEW NORTH ANNEX: OFFICE 2/201				76.7		12		Yes		
NEW NORTH ANNEX: OFFICE 2/202				47.7		8		Yes		
NEW NORTH ANNEX: OFFICE 2/203				51.2		8		Yes		
NEW NORTH ANNEX: TEA POINT				n/a		-		Yes		
RETAINED TOWER: OFFICE 2/204				96.5		15		Yes		
2nd Fl Sub-Total	388.9			272.1	70.0%	43	6.3	Yes		
Third Floor										
NEW NORTH ANNEX: NEW BUILD	283.1									
NORTH ANNEX: RETAINED CORNER	5.7									
NEW NORTH ANNEX: OFFICE 2/201				76.7		12		Yes		
NEW NORTH ANNEX: OFFICE 2/202				47.7		8		Yes		
NEW NORTH ANNEX: OFFICE 2/203				51.2		8		Yes		
NEW NORTH ANNEX: TEA POINT				n/a		-		Yes		
3rd Fl Sub-Total	288.8			175.6	60.8%	28	6.3	Yes		
NORTH ANNEX TOTALS	1405.6	109.7	34.4	749.0	63.5%	120	6.2	Yes		

DMACG PHASE 1A Schedule of Accommodation	AREA GIA	A3 NIA	MEETING/ CONFERENCE/ BREAK-OUT NIA	OFFICE NIA	NET : GROSS %	OFFICE OCCUPANCY	m2/person	STEP FREE ACCESS?	INACCESSIBLE OFFICE NIA	INACCESSIBLE OFFICE OCCUPANCY
COUNCIL CHAMBERS										
Basement										
PLANT								No		
PLANT								No		
STORAGE				35.2				No		
STORAGE				34.2				No		
MALE 3no WCs, 3no URINALS								No		
STORAGE				12.0				No		
STORAGE				20.9				No		
Basement Sub-Total	412.7			102.3	24.8%	0			0.0	
Lower Ground Floor										
CYCLE STORE								Yes		
DMAC LOUNGE				49.2		8		Yes		
DMAC OFFICE				28.4		4		Yes		
LOBBY UNISEX: 1no BASIN								Yes		
UNISEX: 1no WC								Yes		
DMAC OFFICE				35.1		5		Yes		
DMAC OFFICE				34.7		5		Yes		
DMAC BREAKOUT/ OFFICE				23.1		4		Yes		
DMAC MEETING			16.4					Yes		
PORTER'S LODGE				10.3		1		Yes		
DMAC PROJECT ROOM				25.0		4		No	25.0	4
UNISEX: 1no WC								No		
LOBBY UNISEX: 1no BASIN								No		
DMAC MEETING			49.1					No	49.1	
LG Sub-Total	510.2		65.5	205.9	53.2%	31	6.6		74.1	4
Upper Ground/ First Floor										
DMAC OFFICE				20.0		3		Yes		
DMAC OFFICE				33.0		6		Yes		
COUNCIL CHAMBER/ DMAC CONFERENCE			150.1					Yes		
DMAC MEETING			11.1					Yes		
CIRCULATION/ ROBING ROOM								Yes		
DMAC PROJECT				29.6		4		No	29.6	4
LOBBY UNISEX: 1no BASIN								No		
UNISEX: 1no WC								No		
UG/1st Fl Sub-Total	410.9		161.2	82.6	59.3%	13	6.4		29.6	4
Second Floor										
OFFICE				21.7		3		Yes		
OFFICE				65.2		10		Yes		
2nd Fl Sub-Total	116.2		0.0	86.9	74.8%	13	6.7		0.0	0
Third Floor										
NORTH STAIR EXTENSION										
3rd Fl Sub-Total	16.7		0.0	0.0		0	n/a		0.0	0
COUNCIL CHAMBERS TOTALS	1466.7		226.7	477.6	48.0%	57	8.4		103.7	8
NEW BUILD TOTALS	0.0									

DMACG PHASE 1A Schedule of Accommodation	AREA GIA	A3 NIA	SEATED CAPACITY	m2/person	STEP FREE ACCESS?
REBUILT SOUTH RANGE & REMODELLED ATKINSON BLOCK					
Lower Ground					
NEW BUILD 12no WCs FOR GUILDHALL USE	42.2				Yes
NEW BUILD RESTAURANT	123.0		24		Yes
EXTG ROOM IN ATKINSON BLOCK	9.3				No
EXTG ROOM IN ATKINSON BLOCK	14.2				No
EXTG LOBBY IN ATKINSON BLOCK	3.5				Yes
EXTG SOUTH STAIR IN ATKINSON BLOCK	21.6				No
EXTG WC IN ATKINSON BLOCK	3.1				Yes
EXTG REMODELLED RESTAURANT IN ATKINSON BLOCK	58.9		40		Yes
LG Sub-Total	275.8	208.5			
Upper Ground/ First Floor					
NEW BUILD 10no WCs FOR RESTAURANT USE	39.1				Yes
NEW BUILD RESTAURANT	152.3		38		Yes
EXTG SOUTH STAIR IN ATKINSON BLOCK	15.6				Yes
EXTG WC IN ATKINSON BLOCK	3.4				Yes
EXTG REMODELLED RESTAURANT IN ATKINSON BLOCK	60.9		48		Yes
UG/1st Fl Sub-Total	271.3	271.3			
SOUTH RANGE TOTALS	547.1		150		
GUILDHALL					
Ground Floor					
G/G/22 GUILDHALL	396.1	396.1	200	2.0	Yes

RENOVATED DMACG Schedule of Accommodation	AREA GIA	A3 NIA	MEETING/ CONFERENCE/ BREAK-OUT NIA	OFFICE NIA	NET : GROSS %	OFFICE OCCUPANCY	m2/person	STEP FREE ACCESS?	OFFICE NIA WITH STEP-FREE ACCESS	NET : GROSS %	OFFICE OCCUPANCY WITH STEP-FREE ACCESS
NORTH ANNEX / TOWER BUILDING											
Lower Ground Floor											
NORTH ANNEX	358.9		17.8	183.3	56.0%	30	6.1	Yes	201.1	56.0%	30
Upper Ground/ First Floor											
NORTH ANNEX	358.7		11.5	211.0	62.0%	34	6.2	Yes	222.4	62.0%	34
Second Floor											
NORTH ANNEX	101.5			94.3	92.9%	15	6.3	No	0.0	0.0%	0
NORTH ANNEX TOTALS	819.1	0.0	29.3	488.6	63.2%	79	6.2	Part	423.5	51.7%	64
COUNCIL CHAMBERS											
Basement											
PLANT								No			
PLANT								No			
STORAGE				35.2				No			
STORAGE				34.2				No			
MALE 3no WCs, 3no URINALS								No			
STORAGE				12.0				No			
STORAGE				20.9				No			
Basement Sub-Total	**412.7**			**102.3**	**24.8%**	**0**			**0.0**	**24.8%**	**0**
Lower Ground Floor											
NORTH STAIR								No			
ENTRANCE/ STAIR/ CORRIDOR								Yes			
CYCLE STORE								Yes			
DMAC LOUNGE				49.2		8		Yes	49.2		8
DMAC OFFICE				28.4		4		Yes	28.4		4
LOBBY UNISEX: 1no BASIN								Yes			
UNISEX: 1no WC								Yes			
DMAC OFFICE				35.1		5		Yes	35.1		5
DMAC OFFICE				34.7		5		Yes	34.7		5
DMAC BREAKOUT/ OFFICE				23.1		4		Yes	23.1		4
DMAC MEETING			16.4					Yes			
PORTER'S LODGE				10.3		1		Yes	10.3		1
DMAC PROJECT ROOM				25.0		4		No	25.0		
UNISEX: 1no WC								No			
LOBBY UNISEX: 1no BASIN								No			
DMAC MEETING			49.1					No			
UNISEX: 1no WC								Yes			
DMAC OFFICE				58.9		9		Yes	58.9		9
LG Sub-Total	**611.6**		**65.5**	**264.8**	**54.0%**	**40**	**6.6**		**264.8**	**43.3%**	**36**
Upper Ground/ First Floor											
DMAC OFFICE				20.0		3		Yes	20.0		3
DMAC OFFICE				33.0		6		Yes	33.0		6
COUNCIL CHAMBER/ DMAC CONFERENCE			150.1					Yes			
DMAC MEETING			11.1					Yes			
CIRCULATION/ ROBING ROOM								Yes			
DMAC PROJECT				29.6		4		No			
LOBBY UNISEX: 1no BASIN								No			
UNISEX: 1no WC								No			
UNISEX: 1no WC								No			
DMAC OFFICE				60.9		9		No			
UG/1st Fl Sub-Total	**503.2**		**161.2**	**143.5**	**60.5%**	**22**	**6.5**		**53.0**	**10.5%**	**9**
Second Floor											
OFFICE				21.7		3		No			
OFFICE				65.2		10		No			
2nd Fl Sub-Total	**114.6**		**0.0**	**86.9**	**75.8%**	**13**	**6.7**		**0.0**	**0.0%**	**0**
COUNCIL CHAMBERS TOTALS	1642.1		226.7	597.4	50.2%	75	8.0		317.7	19.3%	45
NORTH ANNEX & COUNCIL CHAMBERS GRAND TOTALS	2461.2	0.0	256.0	1086.0	54.5%	154	7.1		741.2 68.3%	30.1%	109 71%

RENOVATED DMACG Schedule of Accommodation	AREA GIA	SEATED CAPACITY	m2/person	STEP FREE ACCESS?
SOUTH RANGE PART RETAINED / PART REBUILT				
Lower Ground				
WCs FOR GUILDHALL & CAFE USE				Yes
SERVERY & CAFÉ				Yes
NEW BUILD RESTAURANT		50		Yes
ROOM IN ATKINSON BLOCK				No
ROOM IN ATKINSON BLOCK				No
LOBBY IN ATKINSON BLOCK				Yes
SOUTH RANGE TOTALS	187.8	50		
GUILDHALL				
Ground Floor				
G/G/22 GUILDHALL	396.1	200	2.0	Yes