

Millom Arts and Enterprise Centre

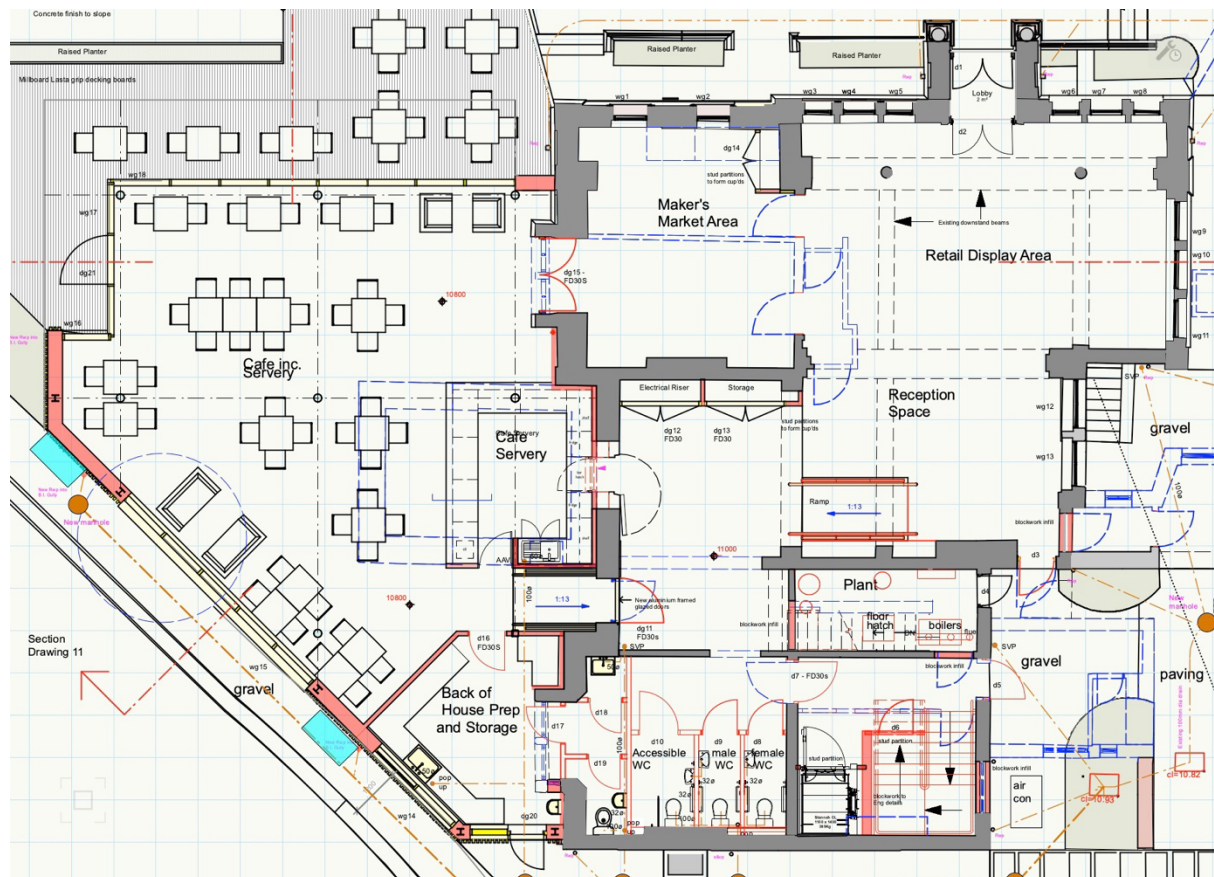
Proposed Non Material Amendment – Planning Statement

The original proposed scheme retains the existing staircases which discharge into the centre of an open plan building with no direct connection to outside.

If there was a fire at ground floor this would spread to the upper floors and potential occupants could be trapped.

We therefore have re-planned the rear section of the building to provide a new staircase in a protected shaft which includes the lift and with a door direct to outside. This would allow occupants of the upper floor in the event of a fire to escape from the building safely without passing thro' the open plan reception area.

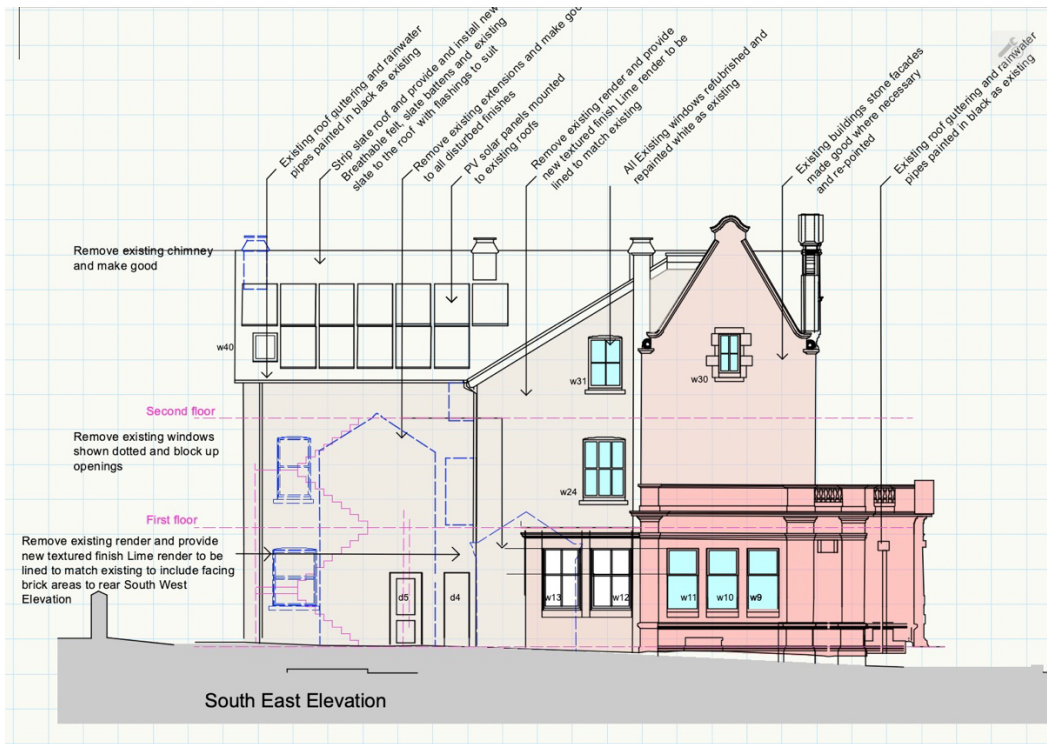
The stair is designed to meet current building regulations in terms of width and step heights etc and also as the advantage of allowing occupants of the upper floors to access the building from a private rear door entrance out of normal hours.



Ground floor plan with new stair to rear corner and removal of existing stairs – toilets change to suit.

The new stair would involve removal of 2/3 windows and the removal of a chimney all of which are on the back of the building.

Original proposals included slate roof repairs however in view of the condition of the roof the current proposals include re-slating the whole roof with existing slates.

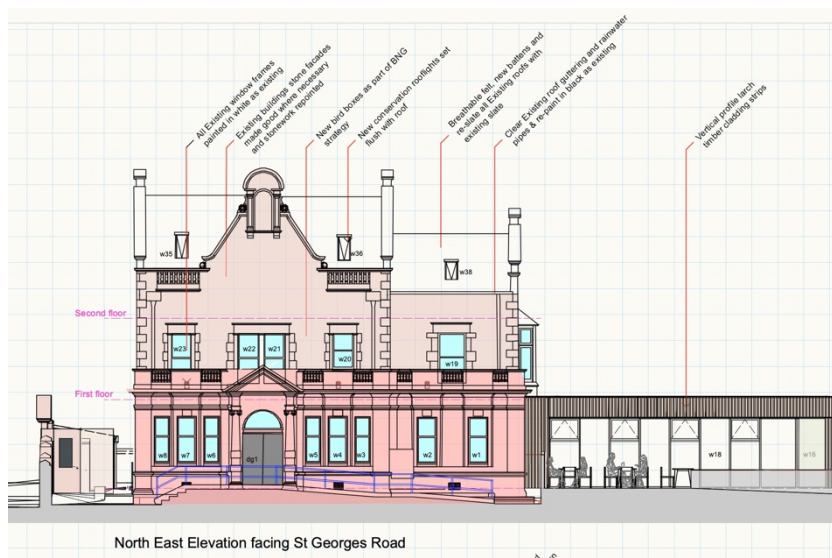


Render finish to rear SW and SE elevation and windows removed

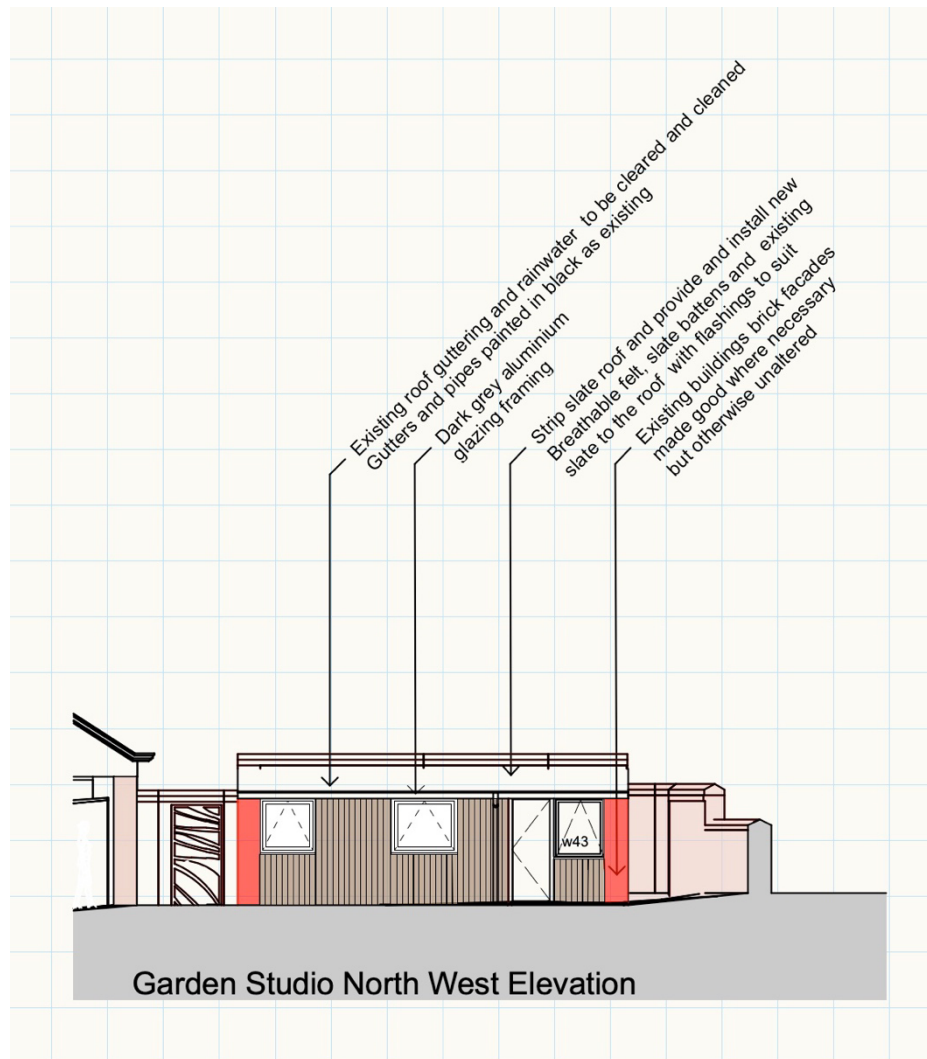
The basic plan and function of the building remains unchanged with minor changes to the South West elevation (removal of a window and Chimney) and South East Elevation elevations (removal of proposed 5 windows and alteration to doors).

The original proposals also included removal of the two attached outrigger extensions which when removed would leave scars on the building which a builder would need to removal internal finishes, patch in areas of abutment and former doorways and best match original facing brick. In addition the plan included removal of the existing render which is in poor condition to expose the facing brick.

We are suggesting rather than exposed brickwork it would be better to replace the existing render with a new render finish which would provide better weather proofing and cover the patched in areas.



The proposals also include amendments to the café window to provide natural ventilation with opening lights introduced.



There are minor changes to the Garden Studio building with amendments to windows/doors and timber boarding