

The proposed works have been designed to balance the requirements of relevant legislation and regulations, including the Building Regulations and the Equality Act 2010, with the need to preserve the significance and character of the heritage asset and its surrounding heritage area.

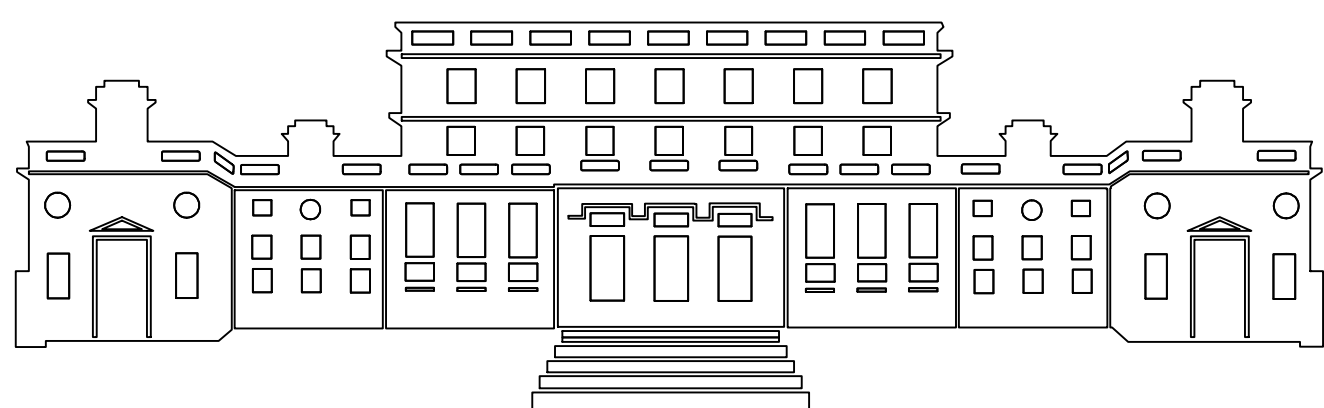
The proposed bathroom showroom will need to comply with applicable Building Regulations relating to matters such as structural safety, fire safety, ventilation, drainage, electrical installations, energy efficiency and access. These requirements will be addressed through an appropriate and proportionate approach, seeking wherever practicable to avoid unnecessary intervention into historic fabric or features of architectural or historic interest.

Where improvements or alterations are required to meet current building standards, these will be designed sensitively and, where possible, located or detailed so that their visual and physical impact on the heritage asset is minimised. Existing features of heritage significance will be retained wherever reasonably practicable.

The requirements of the Equality Act 2010, including the need to provide reasonable access and facilities for disabled persons, have also been considered. The showroom will be designed to provide an accessible and inclusive environment for customers and staff. Where accessibility improvements are required, these will be incorporated in a manner that respects the existing character and appearance of the building. Wherever possible, accessible routes and facilities will be provided using existing entrances, circulation spaces and building features rather than introducing visually intrusive alterations.

The approach therefore seeks to achieve the necessary standards for safety, accessibility and building performance while maintaining the historic and architectural qualities of the property. Any conflict between modern regulatory requirements and the conservation of historic fabric will be addressed through careful design and the use of proportionate solutions that minimise harm to the heritage asset.

Overall, the proposals demonstrate that the requirements of relevant legislation can be accommodated without compromising the significance of the heritage asset. The works will retain the important historic and architectural features of the property while allowing it to function effectively as a modern bathroom showroom.



Structural Solutions

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HERITAGE STATEMENT SHEET 3

HS3