

Donald Insall Associates

Little Sutton Railway Station Feasibility Study



Introduction

Donald Insall Associates have been appointed by Cheshire West and Chester Council to provide a feasibility report for the refurbishment and repurposing of the Little Sutton Railway Station building, currently disused and requiring repairs.

This report combines the information produced by Donald Insall Associates, (including measured surveys, condition surveys, photographic surveys, outline architectural proposals and repair drawings) with documents recently completed by others; including mechanical and electrical proposals, an asbestos survey, an electrical survey, and a quantity surveyor's cost plan for the proposals. This report also consolidates reports previously completed for CW&C council, such as structural and rot/fungi surveys.

The stone building, c 1862, was previously used as a ticket hall and is Grade II listed.



Services

Electrical sockets and data points to be routed to Service Area & Kitchen from existing outlets in 'Cafe Seating' area. See M+E report.

New pendant lights to replace existing lights throughout building.

Existing water outlets in WC to be tested for use, and pipework extended to proposed Kitchen. See M+E report.

Alterations

Existing wall (under flying freehold) demolished and new wall formed in order to form new disabled-access WC. New opening into Service Area required.

Allow for structural works (including input by Structural Engineer). Allow for Party Wall Consultant (relating to flying freehold above). Allow for Listed Building Consent.

Asbestos in WC to be removed. Refer to Asbestos Report in appendix.

Dotted line marks line of neighbouring property above (flying freehold)

General

Open, visible, service counter proposed.

Generous space allocated to seating (including large bookshelf/ display).

Historic tile floor to be exposed in public areas. New vinyl floor in service areas.

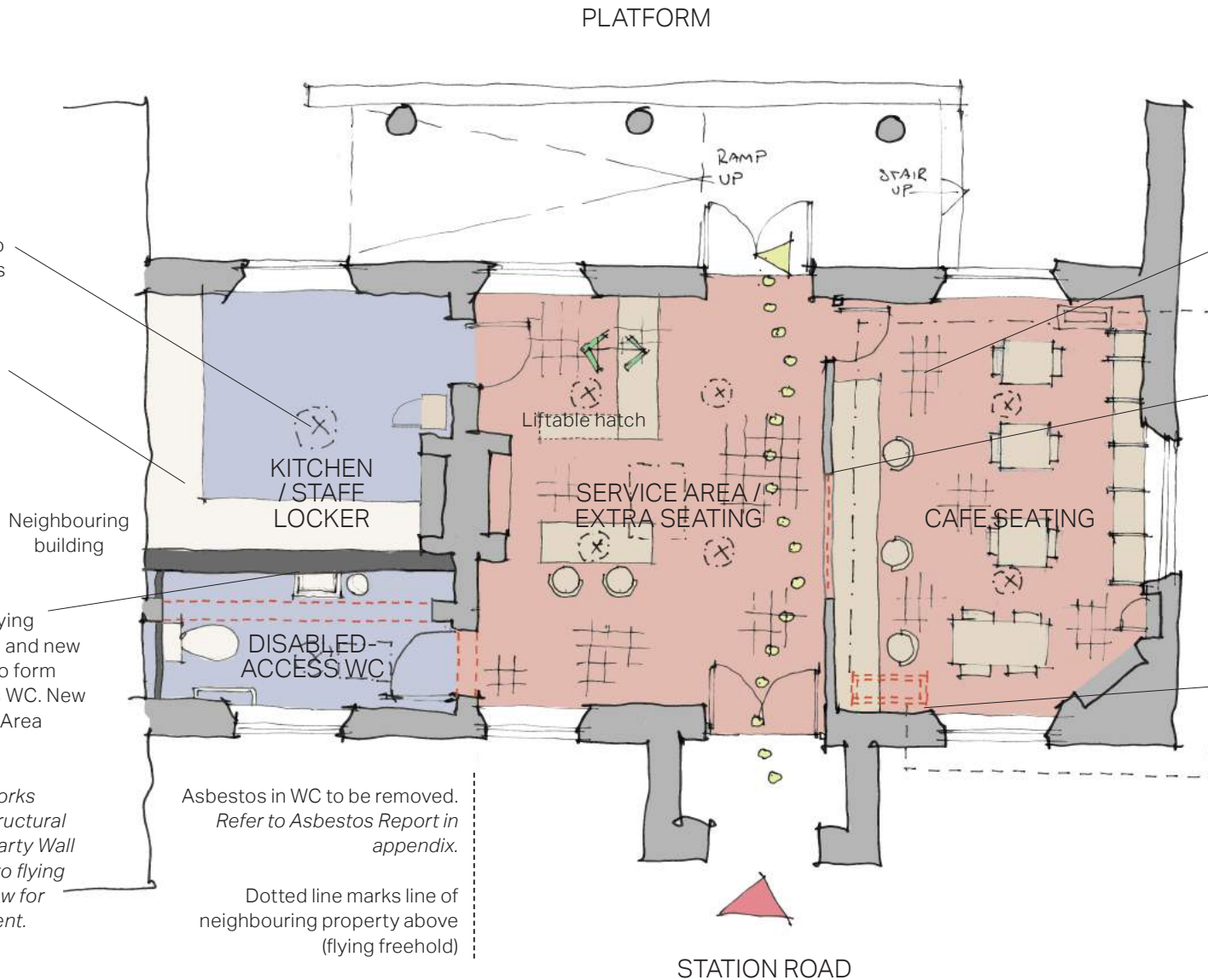
Alterations

Existing 'ticket window' opening in historic timber panel to be widened to allow better views between the two spaces.

Allow for Listed Building Consent.

Services

Unslightly station electrical kit and cables to be re-routed; kit to be consolidated on station-side of room and boxed-in. Cables to be buried externally. See M+E report.



Option 1 - Proposed Floorplan

Note

Proposals to be read in conjunction with Repair Drawings (within this Feasibility Study) and all other relevant reports (listed on the 'Consultant Reports' and 'Previously Conducted Consultant Reports' section of the Appendix).

Option 1

(favoured option)



Option 1 - Proposed Elevation

Fittings and Finishes

Light colour scheme, based on existing finishes and LMS's historic colour palette.

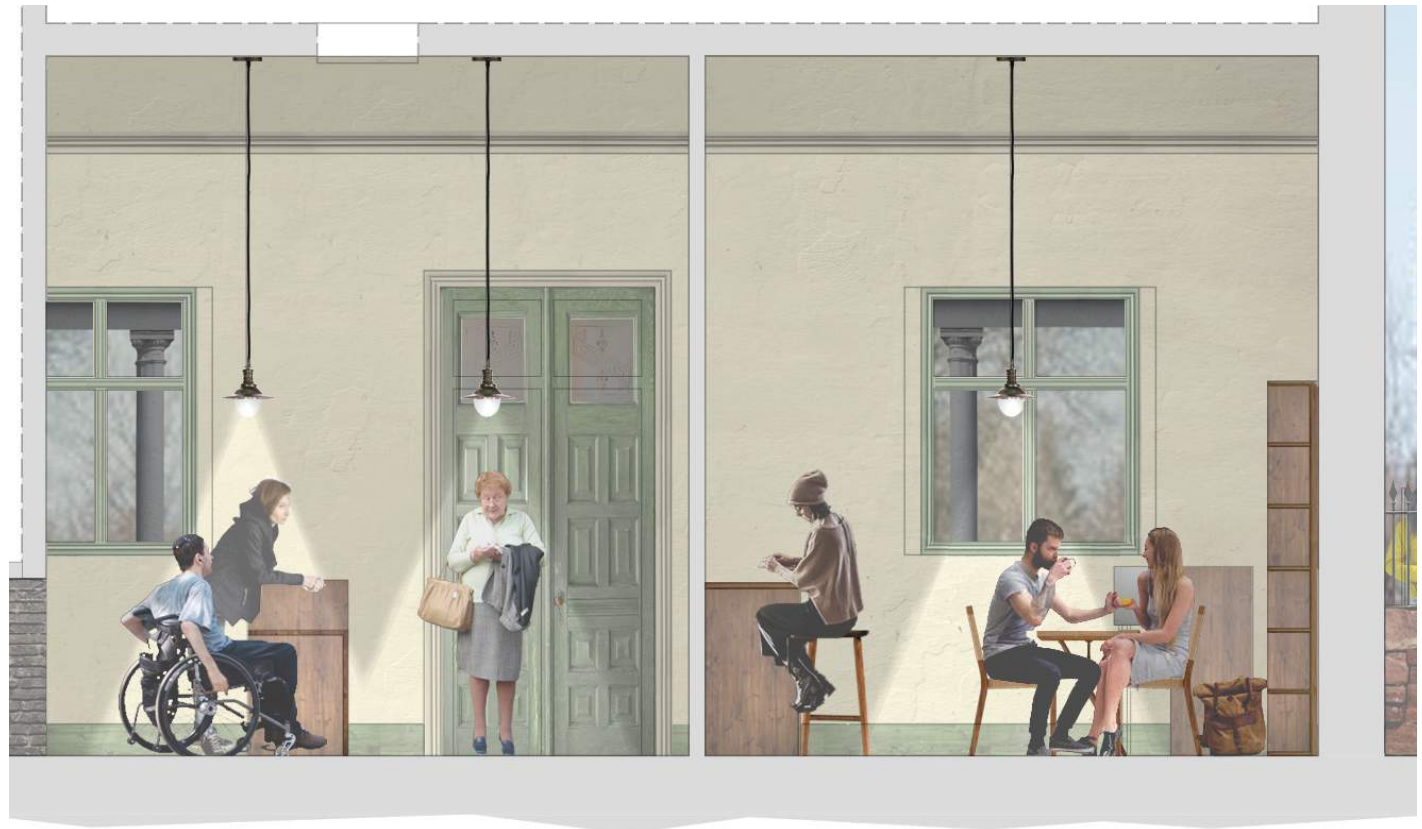
New dark wooden furniture proposed to break up pastel colour scheme and relate to the warmer coloured existing floor tiles.

Simple, historically sensitive, metal pendant lights proposed for public areas.

All doors to be replaced with softwood, panelled, doors. See Repair Drawings for proposals to windows. All existing and proposed joinery/ironmongery to be decorated as per the colour scheme shown.

All white goods shown are proposed new items.

See Repair Drawings for joinery repairs, masonry, glazing and plastering proposals.



Option 1 Mood Board

(light colour scheme)

