

PLANNING COMMENT / CONDITIONS MATRIX

Job No: 8180

Date: 23/06/21

| COMMENT                                                           |  |
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| Deemed acceptable                                                 |  |
| Deemed acceptable subject to comments                             |  |
| Further info required, no judgement given                         |  |
| Statement                                                         |  |
| Challenge reponse on safety / practical grounds                   |  |
| Deemed unacceptable but may be considered subject to further info |  |
| Deemed unacceptable                                               |  |

| CONDITION                                                      |  |
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| Condition deemed to be discharged - no further action required |  |
| Awaiting LA Response                                           |  |
| Condition Precedent                                            |  |
| Action Required                                                |  |

|   | Comment / Condition                                                     | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Submission Date | Docs Issued                                                                                                                                                                              | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 1 | Removal of existing canopies & signage                                  | The careful removal of the canopies and associated signage is welcomed. Other redundant and unauthorised non-original/non-historic accretions (such as alarm boxes, CCTV cameras, cabling additional signage etc.) should be identified for removal as a part of the proposal. A detailed specification/ methodology for the repair damage caused to the built fabric by the original installation and proposed removal of such features is required to be submitted for approval.                                                                                                                                                                        | 22/06/21 | Noted on the careful removal of the canopies & associated signage.<br>Other than the replacement of the faulty / out of date CCTV cameras there is no budget available for the removal of any existing fixtures.                                                                                                                                                                                                                                                                                                                                                                                                           | 30/06/2021      |                                                                                                                                                                                          |                        |        |                         |                |
| 2 | Removal of lower Grd fl bulkheads.<br>Further external works requested. | Past unsympathetic change should be appropriately reversed as a part of this proposal. Particular consideration should be given, for example, to: The footway lights and how these manifest themselves externally and internally and the blocked and altered windows notably at basement and missing cast iron basement window grills.                                                                                                                                                                                                                                                                                                                    | 22/06/21 | The removal of the existing decoartive ceilings & bulkheads at lower ground floor have greatly increased the interaction / sight lines from street level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 30/06/2021      |                                                                                                                                                                                          |                        |        |                         |                |
| 3 | Proposed signage                                                        | The signage proposal is understood to be for only two new projecting signs. This minimal approach is welcomed in principle but would need to be reconsidered if it is confirmed that at least some of the existing signage is proposed to be retained. The proposed projecting signs should be no more than 30mm in depth/thickness and have minimal fixings. The proposed location of the projecting sign at first floor level on the Princess Street elevation is considered inappropriate and unacceptable as a matter of principle and this sign must be relocated to an appropriate location on the ground floor elevation and appropriately scaled. | 22/06/21 | The signage proposals include the removal of all existing signage.<br>We have reviewed the signage with the specialist and whilst we are able to reduce the depth thickness of the signs to maintain adequate separation between the buld / rod and acrylic fascia panel the sign would need to be circa 90mm, which is a 90mm reduction from the original depth.<br>We have reviewed the location of the Princess St sign and moved this to the ground floor below the cornice adjacent to the main entrance door and scaled down accordingly. See attach L(00) code elevations & sign detail.                            | 30/06/2021      | LRW_8180_L(00)103A Proposed Elevation-Princess St<br>LRW_8180_L(00)104A Proposed Elevation-George St<br>LRW_8180_L(00)105A Proposed Elevation-Back George St<br>Storeys_Princess St Sign |                        |        |                         |                |
| 4 | CCTV                                                                    | The CCTV is not just an issue with the cameras themselves but associated cabling and equipment such as monitors and control panels. The existing cameras are far from ideal and don't appear to have had LBC and any new installation must be as minimal and unobtrusive as possible. We are not convinced the proposed fittings would achieve this. Consideration of CCTV should form part of the wider proposal rather than being rushed through.                                                                                                                                                                                                       | 22/06/21 | The CCTV cameras are a necessity for the hotels insurance and security. The existing cameras are out of date and / or faulty, as such we are looking to replace with an up to date and less visually intrusive model. To avoid any impact to the external fabric we are looking to utilise the existing cable routes and fixing boxes to feed & mount the new cameras.<br>We have highlighted the existing camera locations on LRW_8180_L(00)202B Proposed Upper Ground Floor Plan_LBC, and provide the data sheets for the proposed replacement which is significantly smaller than and less obtrusive than the existing. | 30/06/2021      | LRW_8180_L(00)202B Proposed Upper Ground Floor Plan_LBC<br>Grey IP 4mp Turret camera<br>Grey Camera Bracket                                                                              |                        |        |                         |                |
| 5 | Replacement of platform lift                                            | The proposed removal of an existing platform lift from street level to upper ground floor level would be acceptable subject to the detailed design of the replacement platform lift being agreed with the City Council as LPA. We will also need details of the existing lift to ensure that the new lift is an equal or better spec in terms of accessibility.                                                                                                                                                                                                                                                                                           | 22/06/21 | The existing lift was no longer operational and we had been informed of previous consistent failure, therefore a replacement has been included in the proposal. The existing lift was enclosed in a non-original blockwork shaft with doors to enter & exit. The effective clear width of the doors was 870mm. The proposed lift is an open platform lift allowing the adjacent original masomry wall to be exposed and matches the length of the existing car but increases the effective width to 900mm. See attached drawing.                                                                                           | 30/06/2021      | Vivid_Platform Lift - Princess Street                                                                                                                                                    |                        |        |                         |                |
| 6 | Removal of existing staircase.                                          | The proposed removal of an existing staircase between lower and upper ground floor levels and its associated glazed enclosure would be acceptable. Please confirm that any increase in connectivity between the upper and lower floor levels would not affect remaining original/historic built fabric or adversely affect spatial character or the remaining legibility of the original layout of the building.                                                                                                                                                                                                                                          | 22/06/21 | The connectivity between the upper & lower ground floor is via the existing lifts & staircase. All original fabric and spatial character is to remain as existing.                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30/06/2021      |                                                                                                                                                                                          |                        |        |                         |                |
| 7 | Removal of beer drop                                                    | The proposed removal of a modern beer drop is accepted. It is welcomed that the proposal is to make good the floor to match the original floor which would need to be on a like-for-like including the type of timber used. As above repairs should be appropriate.                                                                                                                                                                                                                                                                                                                                                                                       | 22/06/21 | No comment, deemed acceptable & approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 30/06/2021      |                                                                                                                                                                                          |                        |        |                         |                |
| 8 | Removal of internal non-original walls                                  | The removal of non-original blockwork walls and light-weight partitions on the upper ground floor is acceptable provided that they do not replicate the location of any previously removed original/historic sub-division. Please advise.                                                                                                                                                                                                                                                                                                                                                                                                                 | 22/06/21 | The existing non-original walls / partitions highlighted for removal are in locations to suit the guestroom formed in 2002 and do not replicate the location of the original / historic sub-division.                                                                                                                                                                                                                                                                                                                                                                                                                      | 30/06/2021      |                                                                                                                                                                                          |                        |        |                         |                |

|    | Comment / Condition                               | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Submission Date | Docs Issued                                                                                                                                                                                                                          | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 9  | Openings through original masonry wall on GL 6    | The justification for the proposed removal of original masonry on the upper ground floor to enlarge existing openings is not accepted. In the context of the past harm inflicted on the heritage significance of the interior of the building the limited remaining internal built fabric takes on an increased significance. Further harm to heritage significance and legibility of the layout by reducing these walls would be unacceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 22/06/21 | The heritage layout is unrecognisable in the buildings current form following previous consents, and we look to alter this one aspect of the original building for practical, operational and (forward looking) Covid purposes. Whilst the heritage layout maybe unrecognisable the fabric is not and the proposed openings not only allow the ground floor space to be opened to appreciate the original spatial character in full, but also provides the hotel with the facility of social distancing and the possibility of an in & out route if restrictions continue, which isn't possible with the one existing opening available.The opening in the original masonry wall is fundamental to the operation & viability of the upper ground floor functionality. We would request a site visit to review in the wider context given the offset of omissions from the current proposals and the original features previously concealed. | 30/06/2021      |                                                                                                                                                                                                                                      |                        |        |                         |                |
| 10 | Widening of existing entrance steps               | The widening of the entrance steps would further diminish the remaining heritage significance of the building and would be resisted. This may affect a more recent element of floor but the steps correspond to the form of the steps that would have been expected in the entrance lobby/hallway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22/06/21 | The widening of the entrance stairs has now been omitted from the proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 30/06/2021      | LRW_8180_L(26)101G Demolition Upper Ground Floor Plan<br>LRW_8180_L(00)202B Proposed Upper Ground Floor Plan_LBC                                                                                                                     |                        |        |                         |                |
| 11 | Floor opening between upper & lower ground floors | The proposed removal of part of the original floor between the upper and lower ground floor levels is unacceptable. The justification for removal of this original built fabric, albeit previously altered to merely provide some increased intervisibility between the two levels is not accepted to justify the further harm to heritage significance and this element of the proposal is unacceptable. The suggested relocation of existing built fabric to an undefined location as a part of the justification is not accepted. This exact work for this exact reason is unjustifiable and has been the reason that another previous refurbishment of another premises was refused.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 22/06/21 | The floor opening between upper & lower ground floor has now been omitted from the proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 30/06/2021      | LRW_8180_L(00)201B Proposed Lower Ground Floor Plan_LBC<br>LRW_8180_L(00)202B Proposed Upper Ground Floor Plan_LBC<br>LRW_8180_L(26)100F Demolition Lower Ground Floor Plan<br>LRW_8180_L(26)101G Demolition Upper Ground Floor Plan |                        |        |                         |                |
| 12 | Removal of existing                               | The proposed removal the existing decorative suspended ceilings throughout (presumably including corridors) is highly welcomed as suspended ceilings impair the spatial character of the building and conceal features such as windows, beams, cornices etc.. This could, however, expose past interventions not intended to be seen including, for example: The fire-lining of the underside of the original floors, damage to features, building services to be retained, but that weren't designed to view, the boxing-in of various elements of structure. A statement should be submitted to confirm how the ceiling, the original structure and retained interventions would be repaired and treated to a sufficiently high quality and better reveal, the original character of the building interior. It is noted that the original building would have been expected to have lath and plaster ceilings in higher status areas (showrooms and offices) and exposed timber floor structures in the warehouse spaces. The submitted heritage statement does not attempt to differentiate these areas where a different internal approach may now be required and should. It would be useful to understand the different beam types identified on Drawings L(35)01 Rev C, L(35)02 Rev C and L(35)03 Rev B. | 22/06/21 | The removal of the existing suspended ceilings is intended to reinstate the spacial character & volume of the original building. Any existing features that are still in place have / will be retained & expressed. The fire lining to the existing soffits needs to remain as a life safety requirement. All existing services have been reviewed in detail, with redundant services being removed and the retained being rationalised.<br>No lath & plaster ceilings have been revealed in the limited scope.<br>The non-original beams are various typical UB sections, which are in the most to be encased in fire line board unless noted on the L(35) drawings. The original are rivetted wrought iron beam generally, but 2no chamfered edge timber beams have also been exposed.                                                                                                                                                    | 30/06/2021      |                                                                                                                                                                                                                                      |                        |        |                         |                |
| 13 | Removal of existing fire lining                   | For the original warehouse spaces consideration should be given to removing the fire-lining and any boxing in to re-expose the underside of the original floor and any other concealed original structure as has been achieved in similar buildings elsewhere by a more holistic approach to fire protection measures. In these areas it is welcomed that exposed original structure such as downstand beams would be retained exposed to view. The proposed use of intumescent coating as proposed would be acceptable in principle but we will need to see and agree an appropriate detailed specification/methodology. We would need to understand if any existing paint would firstly be removed or if any cleaning take place and the finish and colour of the proposed coating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 22/06/21 | We have been in close collaboration with the approved inspector and fire engineer regarding the life safety & fire strategy for the building as a whole. The fire-lining to the existing original & non-original soffits is vital to maintaining the compartmentation required of a building of this height & use class. We have applied to same consideration to all areas of the building where works are proposed and look to expose every element of original fabric / structure. Existing paint can remain on the original beams with the surface being prepared to receive an intumescent paint applied at a thickness appropriate to the 90min rating required of the structure.                                                                                                                                                                                                                                                     | 30/06/2021      |                                                                                                                                                                                                                                      |                        |        |                         |                |

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| 14 | Existing soffits                          | For the original higher status areas, if these can be identified, the removal of suspended ceilings is also welcomed. However, within these areas the ceiling structure would have still been expressed but with the downstand beams and ceilings plastered incorporating features such as decorative cornices in the coffers created by the downstands.                                                                                                                                                                                                                                                                                                       | 22/06/21 | The inherited existing soffits where work is proposed can be observed on site. No cornices have been observed during the strip out works, but every element of existing features will be retained. In line with the point above, all areas have been given the same consideration to expose the original features.<br>Please note the soffits of all areas in the scope have existing fire lining, which is to remain the retain the required compartmentation.                                                                                                                                                                                               | 30/06/2021      |             |                        |        |                         |                |
| 15 | WC ceiling                                | Further details are required of the "The Drop' Turrell inspired inverted ceiling" annotation on p.39/52 of the DAS regarding the Type A guestroom design and Drawing No. 329-108 Revision T2, which needs to be better understood.                                                                                                                                                                                                                                                                                                                                                                                                                             | 22/06/21 | Item no longer proposed & omitted from the proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30/06/2021      |             |                        |        |                         |                |
| 16 | Lower ground liner walls                  | In the lower ground floor space the existing non-original/non-historic wall lining would be retained and repaired where affected by demolition and other proposed works. It is understood this wall-lining conceals a system intended to deal with damp issues. Ideally the opportunity would be taken to consider the removal of this wall and address any damp issues by more appropriate and less invasive means. A part of this may be to address rather than just hide the possible poor past/on-going treatment of the former footway lights. Such features should be appropriately restored and exposed to view as both internal and external features. | 22/06/21 | The cavity drain system is existing to control water ingress to the below ground level of accommodation and is tied into the existing below ground drainage. A cavity drain system is widely considered to be the most appropriate & best performing control of water ingress in to existing basement levels, and any move away from this strategy would likely risk water ingress in the future.<br>The former footway lights are acting as break-out panels to allow smoke ventilation from the existing basement, so as a life safety matter and with an approval from the fire brigade in place we are not proposing to alter the existing fire strategy. | 30/06/2021      |             |                        |        |                         |                |
| 17 | Removal of upper ground floor liner walls | Elsewhere it is proposed to remove the existing non-original/non-historic wall lining that has been installed, which although welcome will, however, expose past damage, past alteration and poor repairs etc. The treatment of the building should be in a manner that would respond appropriately to, and better reveal, the original character of the building interior. The rebranding must retain and better reveal the heritage significance of the building and must be better explained/justified.                                                                                                                                                     | 22/06/21 | As highlighted in the heritage statement the previous alterations to the existing building has concealed or removed elements & character. The removal of the non-original liner walls has not revealed any significant damage to the original fabric. The proposal & the rebranding is looking to expose & embrace the original elements remaining and being sympathetic to the buildings heritage significance & journey.                                                                                                                                                                                                                                    | 30/06/2021      |             |                        |        |                         |                |
| 18 | Treatment to existing walls.              | The original building would have been expected to have plastered walls in the limited higher status areas and usually (but not always) exposed masonry in the warehouse spaces. The submitted heritage statement needs to differentiate these areas where a different internal approach may now be appropriate or in the very least considered.                                                                                                                                                                                                                                                                                                                | 22/06/21 | Within the limited scope of works, original walls have been exposed without any evidence of an applied plaster finish. Where the non-original liner walls have been removed there is little evidence of any differential treatment to the original fabric.                                                                                                                                                                                                                                                                                                                                                                                                    | 30/06/2021      |             |                        |        |                         |                |
| 19 | Internal walls / column treatment         | The written statements are unclear on exactly what treatment is proposed for the various internal wall types and modern supporting structure/stanchions that would become visible. This needs to understood to ensure the underlying historic character/built fabric would be the dominant feature                                                                                                                                                                                                                                                                                                                                                             | 22/06/21 | The treatment to the existing columns is highlighted on submitted drawings (L(26) code). All columns are non-original and are largely to remain encased, to retain the fire integrity required with the exception of those highlighted on the submitted L(26) code drawings which will be intumescent painted. The intention is to expose the original fabric and clad / redecorate the non-original.                                                                                                                                                                                                                                                         | 30/06/2021      |             |                        |        |                         |                |
| 20 | ?                                         | These works should be evidence based.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 22/06/21 | We are unsure of where this comment relates.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 30/06/2021      |             |                        |        |                         |                |
| 21 | Skirtings                                 | It is noted that no original skirting boards remain in the building. The re-use of existing non-original skirting boards is proposed, but skirting boards that are representative of the skirtings that would originally have been in place in terms, at least, of their size/proportions even if not their profile should be considered.                                                                                                                                                                                                                                                                                                                      | 22/06/21 | We note the consideration of the proportions of the original skirtings, but the budget to does not accommodate wholesale replacement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30/06/2021      |             |                        |        |                         |                |
| 22 | Tiling to existing walls                  | The tiling of original/historic wall surfaces should be avoided. Where this is unavoidable, for example in kitchen areas, toilets or guestroom bathrooms, the areas covered must be minimised and must be over-boarded with minimal fixings to which the tiling is applied and can be readily removed in the future with minimal damage to the underlying built fabric.                                                                                                                                                                                                                                                                                        | 22/06/21 | We are looking to expose the original walls wherever possible, and are not considering any tiled finished to existing original walls, other than a very small area behind the bar wick will be over boarded using minimal fixings ready to receive a Whiterock hygienic board.                                                                                                                                                                                                                                                                                                                                                                                | 30/06/2021      |             |                        |        |                         |                |
| 23 | Wall treatment                            | The treatment of proposed finishing treatment of the retained non-original/non-historic wall surfaces must be confirmed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 22/06/21 | The non-original walls are to receive a durable paint finish generally, a Whiterock hygienic board to back bar areas out of public view, and a tiled finish to back bar areas within public view.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 30/06/2021      |             |                        |        |                         |                |
| 24 | ?                                         | As above, the rebranding must also retain and better reveal the heritage significance of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22/06/21 | We are unsure of where this comment relates, but as with the interior design principles, the rebranding also looks to reveal and embrace the heritage significance of the building by retaining & exposing the original fabric where possible.                                                                                                                                                                                                                                                                                                                                                                                                                | 30/06/2021      |             |                        |        |                         |                |

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| 25 | Basement floor finish                   | The existing floor covering in the basement, its heritage significance and any proposed works to it need to be understood. It is unclear if the reference to "new glazed screed" (7.1, DAS) refers to the proposed floor treatment. If so, details are required and a justification in terms of how this would better reveal the heritage significance of this space. If not, the screed needs to be explained.                                                                                                                                                                                                                                                                                                                                                                                                       | 22/06/21 | As the floor opening (item 11) has now been omitted no works are proposed to the existing lower ground floor covering. Due to the extensive below ground drainage works carried out in the previous alterations there is considered nothing original remaining.                                                                                                                                                                                                                                               | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 26 | UG Floor finish                         | In such a warehouse building the floors on the ground and upper floors were typically originally in structural timber floorboards with both the topside and underside exposed to view. It is understood that some original floor structure and floorboards exist but are now sandwiched between the fire boarding to the underside and acoustic treatment to their topside. There may have been limited areas with other floor treatments - most notably the main stepped entrance lobby and main entrance hall where there may have been a high quality hard surface such as terrazzo or mosaic. In this regard it is noted that terrazzo shelves are proposed as features in the guestrooms which seems to be picking up on the historic use of this material.                                                      | 22/06/21 | The historic use of high quality hard surfaces has been incorporated in to the proposals in both terrazzo shelf as noted but also terrazzo floor finish to the upper ground floor.                                                                                                                                                                                                                                                                                                                            | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 27 | Guestroom floor finish                  | The proposal should take the opportunity to reveal and refurbish either the topside or underside of the floorboards although, as noted above regrading ceilings, there seems an opportunity to do this for the undersides especially if a more holistic approach is taken towards fire measures. It is likely that the topside of the floors would remain covered to retain/improved acoustic measures but the approach proposed in the Type A guestroom of overlaying a floor covering that responds to the original timber floors is welcomed subject to an appropriate specification that shows an appropriate timber type, board dimensions and laying direction. This approach be provided on all the floors where works are proposed other than the basement where a timber floor would not have been expected. | 22/06/21 | Given the use class and height of the building there are fire compartmentation & acoustic separation requirements which the existing soffit boarding & raised acoustic floor responds to. The removal of either of these elements particularly the fire lining would have a negative impact on the fire & acoustic separation.<br>The floor finish to the Type A guestrooms is a timber plank is Poplar timber planks 150mm(W) x 4200mm(L) x 20mm(D) finished with 2 coats of osmo oil stain.                 | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 28 | UG Floor finish                         | The proposal to have a large area of tiling in the reception area would not be acceptable unless possibly confined to the area of the original central hallway if this could be justified on heritage grounds and to an appropriate material and design. This would not necessarily preclude an appropriate traditional material to a contemporary design.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 22/06/21 | The proposed flooring to the upper ground floor is terrazzo and picking up on the historic use of a material which may have originally been in place in the stepped entrance & entrance hall (in line with item 26).<br>The proposed use as high trafficked reception / bar / restaurant / café requires a hard wearing, low maintenance, hygienic finish which the proposed flooring provides. We feel providing one single floor finish throughout the area embraces the spatial character of the building. | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 29 | UG Floor finish                         | Following this approach would not prevent an appropriate waterproof/hygienic floor covering being provided where required (for example, in toilet and bathroom accommodation, kitchens or behind bars. Details are required of any such floor coverings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22/06/21 | The existing WC's at lower ground floor are to remain as existing tiled surfaces and no works are proposed in this area. New guestroom bathrooms are to receive a new tiled floor with a +36 PTV. An Altro safety / hygienic flooring is proposed to the back bar.                                                                                                                                                                                                                                            | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 30 | Removal of existing fixtures & fittings | The removal of non-original/non-historic fixtures such as associated fitted furniture, bathrooms, bars and reception is welcomed, in particular the removal of an existing bar-back fitting located in front of windows. However, a detailed specification/methodology for the repair of the retained built fabric affected by the original installation and proposed removal is required.                                                                                                                                                                                                                                                                                                                                                                                                                            | 22/06/21 | The removal of the back bar has revealed active window openings to street level, which are to be embraced. The window reveal linings are in good condition so will not be reviewed further.                                                                                                                                                                                                                                                                                                                   | 30/06/2021      |                                                                                                                                                                                                                                                                          |                        |        |                         |                |
| 31 | General fittings                        | The submitted drawings provide detailed design information for the proposed Type A and B guestrooms, which is generally acceptable subject to other detailed comments. However, further information regarding proposed fittings in the upper and lower floor and corridor areas (such as, for example, the new open bar/kitchen on the upper ground floor) is required. Please explain the meaning of "casegoods" referenced in the DAS and submit details. A high quality contemporary design of new fittings is not precluded as a part of a coordinated interior design, but this should have some resonance with the age character of the original building including through the use of appropriate traditional materials                                                                                        | 22/06/21 | Casegoods is a term for fixed joinery items, generally cabinet based but not limited to.<br>We include the Red Deer drawings listed adjacent to illustrate the proposals for the upper ground floor fittings / fixtures.<br>You will note various, but not numerous material references namely terrazzo picked up from the understood original floor finish of the entrance hall, and portland stone which a familiar building material in the city centre.                                                   | 30/06/2021      | 329-202-T7<br>329-203-T6<br>329-204-T1<br>329-205-T1<br>329-206-T1<br>329-207-T1<br>329-208-T1<br>329-209-T1<br>329-210-B-T1<br>329-210-T1<br>329-211-T1<br>329-212-T1<br>329-214-T1<br>329-215-T1<br>329-216-T1<br>329-218-T1<br>329-220-T1<br>329-224-T1<br>329-225-T1 |                        |        |                         |                |

|    | Comment / Condition                   | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                                     | Submission Date | Docs Issued                                     | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 32 | Windows                               | It is noted that the proposed windows are to be retained but it is unclear if these would be refurbished. Details of any proposed refurbishment should be submitted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 22/06/21 | The existing windows are in good condition and no works are proposed.                                                                                                                                                                                                                                                                                                                                   | 30/06/2021      |                                                 |                        |        |                         |                |
| 33 | Removal of existing secondary glazing | We need to understand the impact in terms of the internal elevations and the proposed treatment of the original/historic internal wall surfaces where the existing secondary glazing is removed, while the existing wall lining is retained. The proposed installation of internal window shutters would be uncharacteristic of such a building and would further harm the internal and external heritage significance. They should be removed from the proposal. Details of a less obtrusive and potentially less invasive solution should be proposed.                                                                                   | 22/06/21 | No shutters are currently proposed, secondary glazing is to be retained, and we have included a detail in our submission with a framing detail to maintain the performance of the secondary glazing.                                                                                                                                                                                                    | 30/06/2021      | LRW_8180_A(32)03 Secondary Glazing Frame Detail |                        |        |                         |                |
| 34 | Various                               | The submitted information uses a range of abbreviations which should be explained. Any items shown on the submitted drawings as "indicative" or "TBC" (presumably 'to be confirmed') or where a contractor seems able to determine the design once on site must now be confirmed.                                                                                                                                                                                                                                                                                                                                                          | 22/06/21 | We have searched the submitted documents for "indicative" and "TBC" and have only found one "TBC" reference on L(26)101F which is referring to a site dimension. This could now be confirmed but as this relates to item 9 perhaps this could be discussed further via a site meeting.<br>If there are any TBC references I may have missed please advise of the document reference and I will clarify. | 30/06/2021      |                                                 |                        |        |                         |                |
| 35 | Exposed services                      | It is noted that the existing services are to be retained except in the front-of-house area of the upper ground floor where they would be removed and replaced; elsewhere the retained services would be augmented by additional equipment; new equipment would feed into the existing principal service routes; no external works associated with building services has been identified in the submitted information; and the retained building services at ceiling level and on the walls where the existing lowered ceilings and wall-linings are to be removed would be exposed to view.                                               | 22/06/21 | All existing services have been reviewed with redundant elements being removed & rerouted to provide a rational routing and arrangement. We note the comment regarding the services being exposed to view and are looking to embrace this but in a logical manner with only the functioning services on view.                                                                                           | 30/06/2021      |                                                 |                        |        |                         |                |
| 36 | Exposed services                      | Layering the information on different drawings for different services regarding the same internal spaces (such as the upper ground floor) shows the potentially highly intrusive cumulative impact of services if their design and routing is not coordinated and minimised combined with a high quality of visual design.                                                                                                                                                                                                                                                                                                                 | 22/06/21 | All redundant services have been removed so the proposed arrangement is logical & consistent. The services have been set-out on site with aesthetics being the driver rather than via drawings of different disciplines.<br>We would suggest a review on site or photos would be best way to demonstrate.                                                                                               | 30/06/2021      |                                                 |                        |        |                         |                |
| 37 | Exposed services                      | The submitted technical information must be augmented by information that shows how the combined retained existing and new building services would actually manifest themselves and what will they look like within the context of the different types of spaces. For repeated spaces (such as corridors and guestrooms) typical information could be submitted. The detailed information regarding the guestrooms gives a sense of what is proposed but does not appear to give a full picture of the services required in these spaces and suggests trailing wires along walls which would not be acceptable.                            | 22/06/21 | Trailing cables along walls are unacceptable and would not allow a building control sign off. As the point above all services will be / have been reviewed in detail to establish those that can be removed / rerouted to provide a logical, rational layout.<br>See attached photo of mock-up room type A as an example of rationalised services.                                                      | 30/06/2021      | 20210623_131120                                 |                        |        |                         |                |
| 38 | Services generally                    | This additional information could usefully form part of a broader building services strategy to show how building services would be kept to the absolute minimum and would respond to the heritage significance of the building and differentiate between the original high status areas, the original warehouse spaces, original/historic built fabric and modern built fabric/interventions.                                                                                                                                                                                                                                             | 22/06/21 | As stated in the above comments, all areas of the building are approached with the same sensitive consideration. The proposals are looking to reduce the quantum of services at high level by removing the redundant, therefore keeping the the services at the absolute minimum.                                                                                                                       | 30/06/2021      |                                                 |                        |        |                         |                |
| 39 |                                       | The principle of removing the non-original/non-historic wall linings and lowered ceilings is welcomed in principle. Having the ceiling mounted services as a visible modern intervention is also accepted in principle but this would need to be minimal, coordinated and high quality and respond appropriately to the heritage significance of the building, including by avoiding further intervention to original/historic built fabric and the spatial character of spaces. Building services that would not be ceiling mounted (including linking the ceiling mounted service runs to wall mounted equipment) need to be understood. | 22/06/21 | All services will be ceiling mounted and routed within the non-original voids available (partitions & acoustic raised floor) or surface mounted tight to the fire lined soffits. A site visit may be best way to demonstrate.                                                                                                                                                                           | 30/06/2021      |                                                 |                        |        |                         |                |
| 40 |                                       | The submitted information and additional requested information should ensure that new equipment relates to the form and structure of the building. For example, while it is accepted the apparent random siting of "FCU's" on the Upper ground floor will no doubt make sense in technical terms it bears no apparent relationship to the rhythm of the original structure and does not seem to avoid being located where features such downstand beams would be expected to exist.                                                                                                                                                        | 22/06/21 | The siting of the FCU's will not be random, but suit the spacing required for the conditioning of the space of the use class. We would suggest this is either reviewed on site or conditioned.                                                                                                                                                                                                          | 30/06/2021      |                                                 |                        |        |                         |                |

|    | Comment / Condition | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                | Submission Date | Docs Issued                                             | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 41 | Decoration          | Internal and external redecoration. A detailed specification/methodology is required. An analysis of the existing paintwork on original/historic built fabric should be undertaken by an appropriately qualified person and the results shared with the City Council as LPA. If the results are inconclusive the repainting and other redecoration should be based on appropriate research. Internally, this would not preclude elements of more contemporary design as a part of the proposed refurbishment and rebranding but this should be achieved in a manner that also assists to better reveal the heritage significance of the building. | 22/06/21 | As the existing condition has entirely concealed the original fabric, the investigation has only revealed un-decorated original fabric. The proposals look to only seal & expose the original fabric.                                                                                                                                                                              | 30/06/2021      |                                                         |                        |        |                         |                |
| 42 | Exposed steel       | All original internal cast iron columns must be left exposed or re-exposed to view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 22/06/21 | All original beams uncovered by investigation works are to be exposed & intumescent painted. There are no original columns.                                                                                                                                                                                                                                                        | 30/06/2021      |                                                         |                        |        |                         |                |
| 43 | Fire Curtains       | Proposed installation of fire curtains. Where would they be located and how would they manifest themselves when closed. A reconsideration of fire measures to enable greater visibility of original structure such as the underside of the original floorboards may enable the use of fire curtains to also be reconsidered.                                                                                                                                                                                                                                                                                                                      | 22/06/21 | This item relates to fire curtains at lower ground floor which are no longer proposed. However fire curtains are now proposed to the upper ground floor, this has been highlighted as a requirement by the approved inspector & fire engineer. The new location is within the new structure. I include the upper ground floor fire strategy plan indicating the required location. | 30/06/2021      | LRW_8180_L(42)02B Upper Ground Floor Fire Strategy Plan |                        |        |                         |                |
| 44 | Fire stopping       | The proposed fire stopping works are accepted in principle, but this should be achieved without additional visible features within the various room spaces by, for example, works to the non-original/non-historic floor covering and how this seals against original/historic built fabric. It is unclear if this is what is being shown on Drawing No. A(43)03 Rev A. Please clarify.                                                                                                                                                                                                                                                           | 22/06/21 | The details shown on the referenced drawing indicates the fire protection measures only. A timber floor finish is proposed which conceals the fire protection treatment and protects from any potential damage. There is a small expansion gap between the timber board and original & non-original walls.                                                                         | 30/06/2021      |                                                         |                        |        |                         |                |
| 45 | Terrazzo shelves    | Would the proposed terrazzo shelves in guestrooms actually be in/finished in terrazzo?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 22/06/21 | The proposed shelf is terrazzo. See attached photo.                                                                                                                                                                                                                                                                                                                                | 30/06/2021      | 20210623_131133                                         |                        |        |                         |                |
| 46 | Fixings generally   | The number of fixings of new features (of all types) to original/historic built fabric of all types must be kept to a minimum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/06/21 | Noted, the contractor has been advised.                                                                                                                                                                                                                                                                                                                                            | 30/06/2021      |                                                         |                        |        |                         |                |
| 47 |                     | Other than any original/historic built fabric (including features) referred to above, would any other existing original/historic built fabric that would be removed, altered or concealed by the proposed works? If so, please provide details.                                                                                                                                                                                                                                                                                                                                                                                                   | 22/06/21 | The proposals do not seek to remove, alter any original fabric other than the masonry highted in item 9 above.                                                                                                                                                                                                                                                                     | 30/06/2021      |                                                         |                        |        |                         |                |
| 48 | CCTV                | Proposed internal and external works relating to the existing/proposed CCTV system should form part of the wider consideration of building services and ensure the appropriate reversal of past unsympathetic works and making good of the built fabric.                                                                                                                                                                                                                                                                                                                                                                                          | 22/06/21 | Noted. The CCTV arrangement is existing, which the proposal is looking to the improve / upgrade, using the existing cable routes and existing fixing points. New cameras internally to suit layout are but are not fixed to or located in places as to impact historic fabric.                                                                                                     | 30/06/2021      |                                                         |                        |        |                         |                |
| 49 | External works      | There is some inconsistency between the various submitted documents regarding the extent of the proposed works but taken collectively the external works are understood to include the removal of the existing canopies and associated signage (although it unclear if all existing signage would be removed) and installation of new signage.                                                                                                                                                                                                                                                                                                    | 22/06/21 | All existing canopies & signage are to be removed, otherwise no external works are proposed.                                                                                                                                                                                                                                                                                       | 30/06/2021      |                                                         |                        |        |                         |                |
| 50 | Heritage Statement  | The submitted Heritage Statement is a useful document but there are a number of comments which are not accepted as the basis for justifying the proposal and decision making. Without intending be a complete critique of the statement the following examples are noted:                                                                                                                                                                                                                                                                                                                                                                         | 22/06/21 | Please see heritage consultant comments below:                                                                                                                                                                                                                                                                                                                                     | 30/06/2021      |                                                         |                        |        |                         |                |
| 51 | Heritage Statement  | The statement refers to the "total loss of internal character" due to past works (p.42/67) despite including photographs showing remaining elements of the internal built fabric such as walls, cast iron beams with rivets, original timber floors and windows. While the internal character may have been considerably affected through past removal and concealment of original built fabric (including features) it is not "total" and some original built fabric remains to now be better revealed by an appropriate conservation-led approach                                                                                               | 22/06/21 | Whilst opening up works have revealed some remaining fabric and features these all had been concealed as part of the hotel conversion scheme (other than the windows) and the internal character was totally lost. This was very clear from undertaking our site inspection and is reflected in the site photographs included in our report.                                       | 30/06/2021      |                                                         |                        |        |                         |                |

|    | Comment / Condition | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Submission Date | Docs Issued | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 52 | Heritage Statement  | In the context of the past harm inflicted on the heritage significance of the interior of the building the limited remaining internal built fabric takes on an increased significance. In this context the suggestion that the remaining internal ground floor walls which are proposed to be further reduced are of only "medium significance" (p.42/67) is not accepted. The suggestion that further harm to heritage significance and legibility of the layout by reducing these walls is justified by the past harmful extent of works is also not, therefore, accepted.                       | 22/06/21 | An increased level of significance cannot be apportioned to remaining historic fabric on the basis that it survived the intrusive remodelling of the building in 1998 alone – particularly given at that time and under current conservation practice such a level of intervention was deemed acceptable. Furthermore, that the building has been previously altered (and consented) to such a degree is clearly a factor in balancing the impact of further proposals on the significance of the building. As highlighted in our report it is not possible to identify these without knowledge of its historic layout and therefore their role in understanding the significance of the listed building and preserving it for future generations has been lost. To insist they remain unaltered on the basis that they are original fabric alone does not give full consideration to their role in the overall significance of the listed building as is required nor does it take into account the beneficial proposals to remove wall linings, lowered ceilings etc to the ground floor front room. | 30/06/2021      |             |                        |        |                         |                |
| 53 | Heritage Statement  | The proposed loss of more of the original timber floor structure of the ground floor cannot, as is suggested by the statement (p.46/67), be justified in heritage terms by merely a desire to create some additional inter-visibility between the upper and lower ground floor spaces.                                                                                                                                                                                                                                                                                                             | 22/06/21 | The proposed loss of the fabric is not justified on that basis – it is justified on the basis of the overall impact of the proposed works on the significance of the listed building whereby the more intrusive connections between the floor levels would be removed and this more discreet intervention would be inserted will a relatively minimal extent of original fabric removed and in the context of the extent to which the entrance area has been altered previously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 30/06/2021      |             |                        |        |                         |                |
| 54 | Heritage Statement  | The statement makes no particular attempt to provide a heritage justification of the proposed external signage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/06/21 | Please refer to the signage section in 5.1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 30/06/2021      |             |                        |        |                         |                |
| 55 | Heritage Statement  | The statement concludes by suggesting that "the proposed refurbishment would have an entirely positive impact on the special interest of the building" (p.46/67). This cannot be accepted when the statement has itself identified elements of proposed work that would clearly cause harm and could be avoided.                                                                                                                                                                                                                                                                                   | 22/06/21 | The harm referred to is the removal of small sections of original fabric, in a building so far altered from its original character as part of the hotel scheme in 1998. The site photos should give compelling evidence of this and even with the removal of small sections of original fabric the proposed refurbishment would be entirely positive when viewed in the round, seeking to undo some of the previously consented concealing of features which would actually communicate the original use of the building to the public who visit (in a manner which retaining a section of original wall would not) and therefore enhancing its special interest as a listed building.                                                                                                                                                                                                                                                                                                                                                                                                                 | 30/06/2021      |             |                        |        |                         |                |
| 56 | Heritage Statement  | A number of these examples suggest a statement that has been written to support a particular pre-determined proposal rather than one which has meaningfully informed the conservation-led evolution of an appropriate proposal.                                                                                                                                                                                                                                                                                                                                                                    | 22/06/21 | The proposals were very much informed by a conservation-led approach, undertaking opening up works to reveal features which could be exposed to better reveal the internal character of the building and assessing the impact of each element of the proposals in turn. It has been our professional opinion that the 1998 hotel conversion scheme has eroded the sense of the original plan form to a degree that the original fabric it is proposed to alter no longer has any particular value in the understanding of the building and to now preserve in aspic would seem to be rather after the horse bolted as part of the 1998 hotel scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 30/06/2021      |             |                        |        |                         |                |
| 57 |                     | Sections 1 to 6 of the 'Guestroom refurbishment & public area remodelling Outline Specification' document are useful although they largely repeat information within the submitted Design & Access Statement. Sections 7 onwards present many pages of itemised works or features without context and have not been reviewed in detail. Instead the proposers should be requested to present any relevant information in a manner that enables the design of works and their impact on heritage significance to be understood and appreciated such as using annotated drawings for typical details | 22/06/21 | The specification was requested as item 6 on the invalidation notice dated 5th March. All proposals are included / annotated on the submitted drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 30/06/2021      |             |                        |        |                         |                |

|    | Comment / Condition | LA Comment / Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Received | Design Team Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Submission Date | Docs Issued | LA Response / Comments | Action | Further Submission Date | Discharge Date |
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| 58 |                     | Overarching comments on the proposal - It is agreed that previous works to the building, particularly to the interior, have been less than sympathetic resulting in much of the interior built fabric (including architectural features) has been removed. The building nevertheless retains considerable heritage significance that could be better revealed and any proposal for the building should now follow a conservation-led approach that: Takes appropriate opportunities to reverse past unsympathetic works on an evidenced/researched basis; Avoids the loss of any further original built fabric and any consequential impact on the legibility of the layout and spatial character of the building; Ensures any further interventions are appropriately designed and detailed. This should not be pastiche and could be high quality contemporary that has resonance with the heritage significance of the building. This approach should underpin the proposed redesign and rebranding of the hotel to provide the unique experience sought by the proposers. A conservation-led approach should be guided by on-site evidence or, where this is unavailable, on appropriate research including regard to information on buildings of a similar type and age. | 22/06/21 | The proposals have been informed by a conservation-led approach, undertaking opening up works to reveal features which could be exposed to better reveal the internal character of the building and assessing the impact of each element of the proposals in turn. During the design stage we have refined the proposals in consideration of the orinial elements of fabric that remain, as can be noted from the original submission versus the proposals on the table today.<br>In terms of the impact on the original fabric & heritage significance the current proposals are looking to:<br>- Re-instate the spatial character lost in the previous interventions.<br>- Re-instate floors to rectify previous interventions.<br>- Expose the original fabric concealed in previous interventions.<br>And the only proposed interventions:<br>- Increased openings through one original masonry wall. | 30/06/2021      |             |                        |        |                         |                |
| 59 |                     | The harm that would currently be caused by the proposal to heritage significance would not be outweighed by the identified public benefit as currently proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22/06/21 | The current proposals look to better / remove the harm previous interventions have inflicted. You will note from the responses above a number of the interventions we originally proposed have now been omitted from the scheme in consideration of the original building. The current proposals now only look to expose the original fabric and widen a previously approved opening on gridline 6. In this respect we feel the public benefit is greatly outweighed by the heritage benefit given there is no heritage significance currently on visible.                                                                                                                                                                                                                                                                                                                                                | 30/06/2021      |             |                        |        |                         |                |
| 60 |                     | Due regard to the above advice would enable a revised, conservation-led proposal to be evolved that would avoid harm or reduce it to an extent that would enable it to be outweighed by the public benefit that may flow from the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 22/06/21 | We feel the proposals are of great benefit to the heritage significance to the building in its current form following the previous approvals implemented, given the original fabric proposed to be exposed. The proposals have been revised in a conservation led approach & reduced as noted above which is clear to note in the amendments since the original submission in Feb 2021.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 30/06/2021      |             |                        |        |                         |                |
|    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |                        |        |                         |                |