

note

kampus listed buildings

30 04 2021

Variation of Condition 2 Application (S19/S73)

overview

The following note and attached documentation to this covering note relates to the variation of condition of the following applications; 115570/FO/2017 and 115571/LO/2017.

The amendments referenced in the documentation have been previously discussed with the Local Authority at various intervals during the detail design and construction process. Changes made are typically related the following reasons:

- Consultant change at Work Stage 3 and resultant peer review, particularly by the new incoming structural engineers. Design development through discussions here resulted in the retention of more of the existing fabric and was favoured as a positive change for the Listed Buildings.
- Unexpected conditions revealed following strip out works or unforeseen site constraints.
- Literature changes from manufacturers in light of regulation changes; particularly in relation for fire protection/retardant products.

Document list for consideration of the above:

- Substitution drawings (refer to drawing substitution list for full list)
- Substitution drawing list
- Internal changes schedule
- External changes schedule
- Section 19 + 73 design and access statement addendum document

heritage impact

At the request of the Local Authority in discussion of this application, consideration of the changes against the Stephen Levrant Heritage Statement submitted at planning application has been made below.

Comparison to section 6.4 SLHA report (Impact Appraisal of Proposed Works):

heritage statement section	change	previous impact	impact
minto			
windows + fenestration	replacement windows typically now in timber with the exception of larger shopfront windows	replacement with aluminium considered substantial adverse	impact improved by the revised proposal for new timber windows.

heritage statement section	change	previous impact	impact
original service stairs and section of internal party wall	arrangement of central circulation stair changed	moderate adverse due to removal of original stairs to allow for each floor level to be redesigned to accommodate new apartments and units.	impact improved as revised orientation more inline with original arrangement and resulted in further retention of the existing spine wall.
minshull			
changes do not alter impact assessment			

Additional note should be made here to the required inclusion of underdrawing of the original floorboards. Whilst this was considered to have a great visual impact to the buildings during planning consultation, it was accepted by all involved that protection of the heritage asset and building users far outweighed the visual impact/concealment of the floorboards. A concerted effort has been made by the site team to expose as much of the existing structure as deemed acceptable in maintaining life safety. Further detail regarding requirements for this can be found in the Design & Access Statement appended to the application.

The purpose of the original assessment was to ensure that proposals balanced a degree of change whilst contributing to wider conservation objectives established in national (NPPF section 16) and local policy in order to deliver a completed scheme that has an appropriate long-term use. It is our professional opinion that the changes included in this application create no further adverse harm to the Listed Buildings and that any adverse impacts are greatly outweighed by the benefits of bringing the buildings back into use and the contribution this will have to the wider Kampus masterplan and surrounding area.