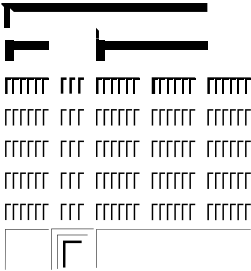


revision:	date:	note:
P01	20190425	planning submission
P02	20210113	section 73 application



1.0 Proposed Changes to Condition 2

1.0 The Proposal

1.0.1 The proposed Minor-Material Amendments comprise internal and external modifications which are summarised in the table below, alongside the reasoning for each of the amendments.

1.1 Amendment Item 1

1.1.1 Replacement windows to all elevations with new slimline aluminium double glazed units to match existing, including slimline vent to window head.

Reasoning

- 1.1.2 The existing windows are single glazed units with non-thermally broken steel frames. Acoustically the units are not sufficient to meet the requirements of the proposed use and double glazed secondary glazing units have been considered to improve the acoustics to an acceptable level. Although a dew point calculation is not available it is anticipated that there will be significant condensation build-up between the thermally inefficient existing glazing and thermally efficient secondary glazing. Replacement glazing with sealed double glazed units in a slimline aluminium frame will provide all acoustic and thermal standards.
- 1.1.3 The replacement windows will match the existing window profile.
- 1.1.4 The service strategy for the hotel bedrooms requires an extract vent to each bedroom. This slimline vent is to be incorporated within the head of the new windows. The alternative would have been to penetrate the external fabric with a vent extract but was considered too intrusive on the elevation.
- 1.1.4 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

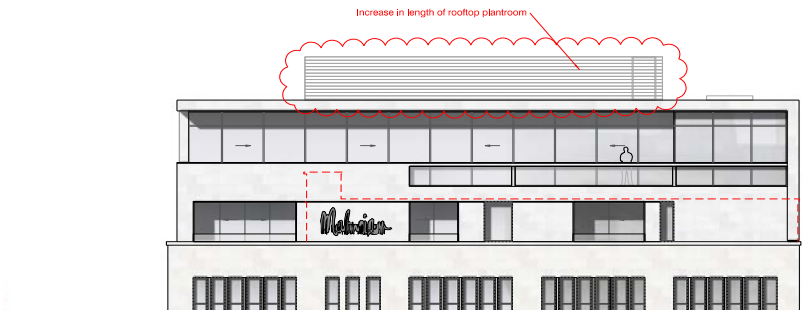


1.2 Amendment Item 2

1.2.1 Increase in length of rooftop plantroom

Reasoning

- 1.2.2 The detailed design of the services has now been finalised and requires an increase in length of the rooftop plantroom.
- 1.2.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



1.0 Proposed Changes to Condition 2

1.3 Amendment Item 3

1.3.1 Omission of stone fins to Clarence Street elevation

Reasoning

- 1.3.2 The vertical stone fins have been omitted to provide a greater architectural distinction between new and existing.
- 1.3.3 It is considered that has a positive effect on the architectural appearance of the building.

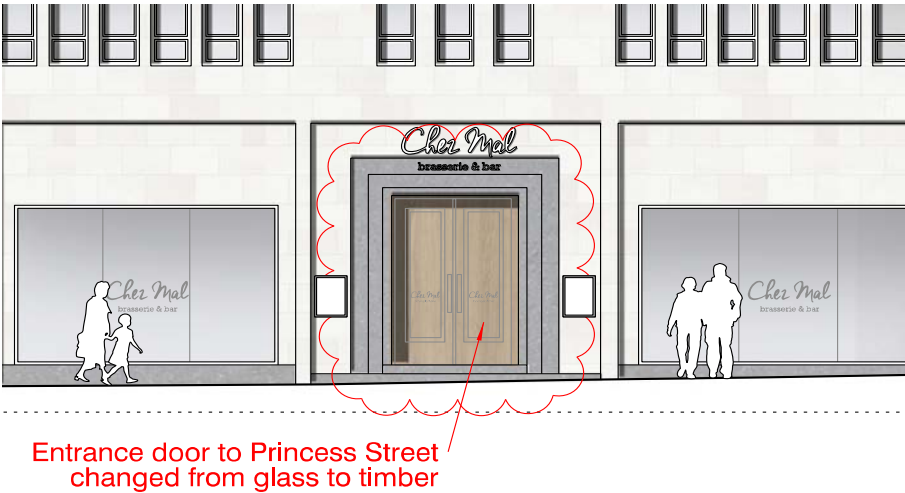


1.4 Amendment Item 4

1.4.1 Entrance door to Princess Street changed from glass to timber.

Reasoning

- 1.4.2 To increase security and robustness it has been decided to change the material from glass to timber.
- 1.4.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



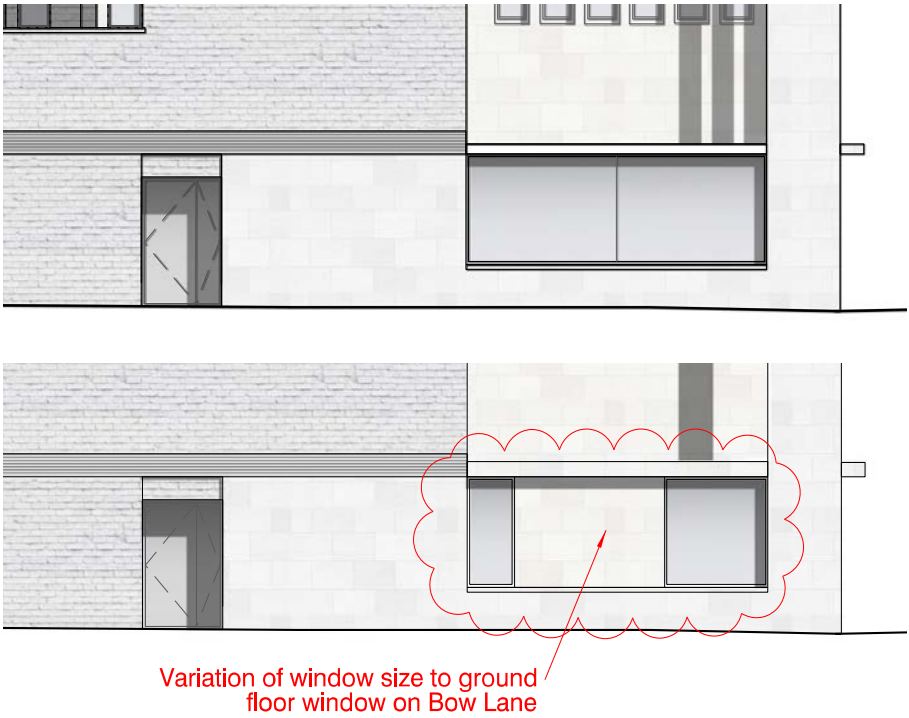
1.0 Proposed Changes to Condition 2

1.5 Amendment Item 5

1.5.1 Variation of window size to ground floor window on Bow Lane

Reasoning

- 1.5.2 Due to detailed design development, it has been proposed to amend the large window into two asymmetrical windows with an infill of new stone cladding.
- 1.5.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



1.6 Amendment Item 6

1.6.1 Addition of obscure glazing to top floor at high level

Reasoning

- 1.6.2 Due to detailed design development, it has been proposed to add obscure frosted glass to the glazing above the final transom of the top floor to conceal internal roof structure.
- 1.6.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



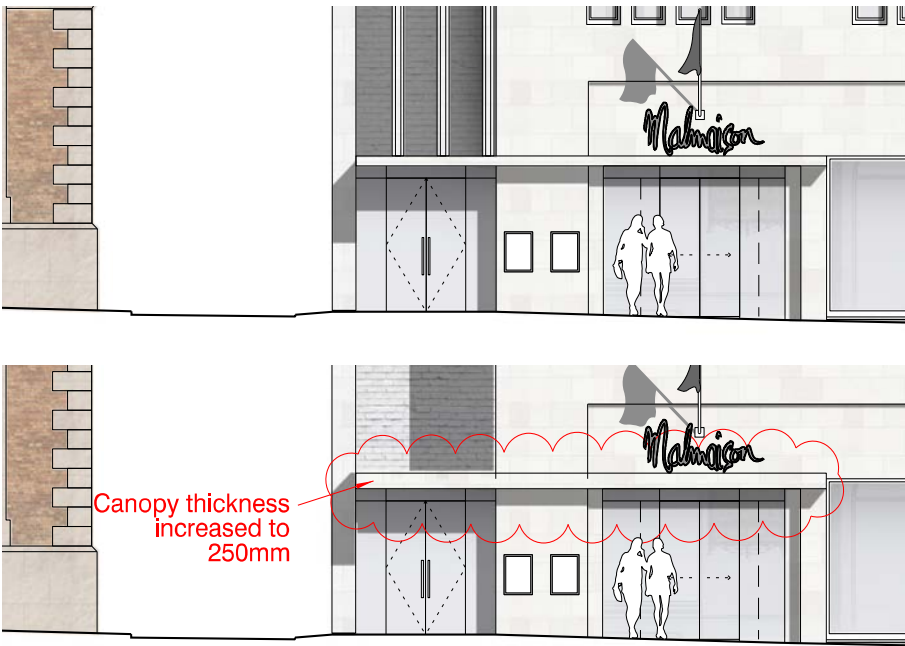
1.0 Proposed Changes to Condition 2

1.7 Amendment Item 7

1.7.1 Variation of height of projecting canopy on Clarence Street

Reasoning

- 1.7.2 Due to detailed design development, it has been proposed to increase the depth of the canopy from 150mm to 250mm to conceal the canopy structure.
- 1.7.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



1.8 Amended Drawings

1.8.1 Amendment to:

- | | |
|---------------------|---|
| 7415-al(05)0021-P01 | proposed ground floor plan |
| 7415-al(05)0022-P01 | proposed first floor plan |
| 7415-al(05)0023-P01 | proposed second - fourth floor plan |
| 7415-al(05)0024-P01 | proposed fifth floor plan |
| 7415-al(05)0027-P02 | proposed sixth floor plan |
| 7415-al(05)0028-P01 | proposed seventh floor plan |
| 7415-al(05)0029-P02 | proposed roof plan |
| 7415-al(05)0030-P03 | proposed princess street elevation |
| 7415-al(05)0031-P03 | proposed clarence street elevation |
| 7415-al(05)0032-P04 | proposed bow lane elevation |
| 7415-al(05)0050-P02 | verified view 01 – view east on princess street |
| 7415-al(05)0051-P02 | verified view 02 – view north-west on princess street |
| 7415-al(05)0052-P03 | verified view 03 – view south-west on clarence street |
| 7415-al(05)0053-P02 | verified view 04 – view north-east from albert square |
| 7415-al(05)0054-P02 | verified view 05 – view south-east on john dalton street |
| 7415-al(05)0055-P03 | verified view 06 – view SW from pall mall |
| 7415-al(05)0060-P03 | proposed princess street profile sections & critical dimensions |
| 7415-al(05)0061-P02 | proposed clarence street profile sections & critical dimensions |
| 7415-al(05)0062-P04 | proposed bow lane profile sections & critical dimensions |

1.8.3 Additional drawings:

- | | |
|---------------------|---|
| 7410-al(SK)0040-P01 | proposed princess street elevation – NMA comparison |
| 7410-al(SK)0041-P01 | proposed clarence street elevation – NMA comparison |
| 7410-al(SK)0042-P01 | proposed bow lane elevation – NMA comparison |

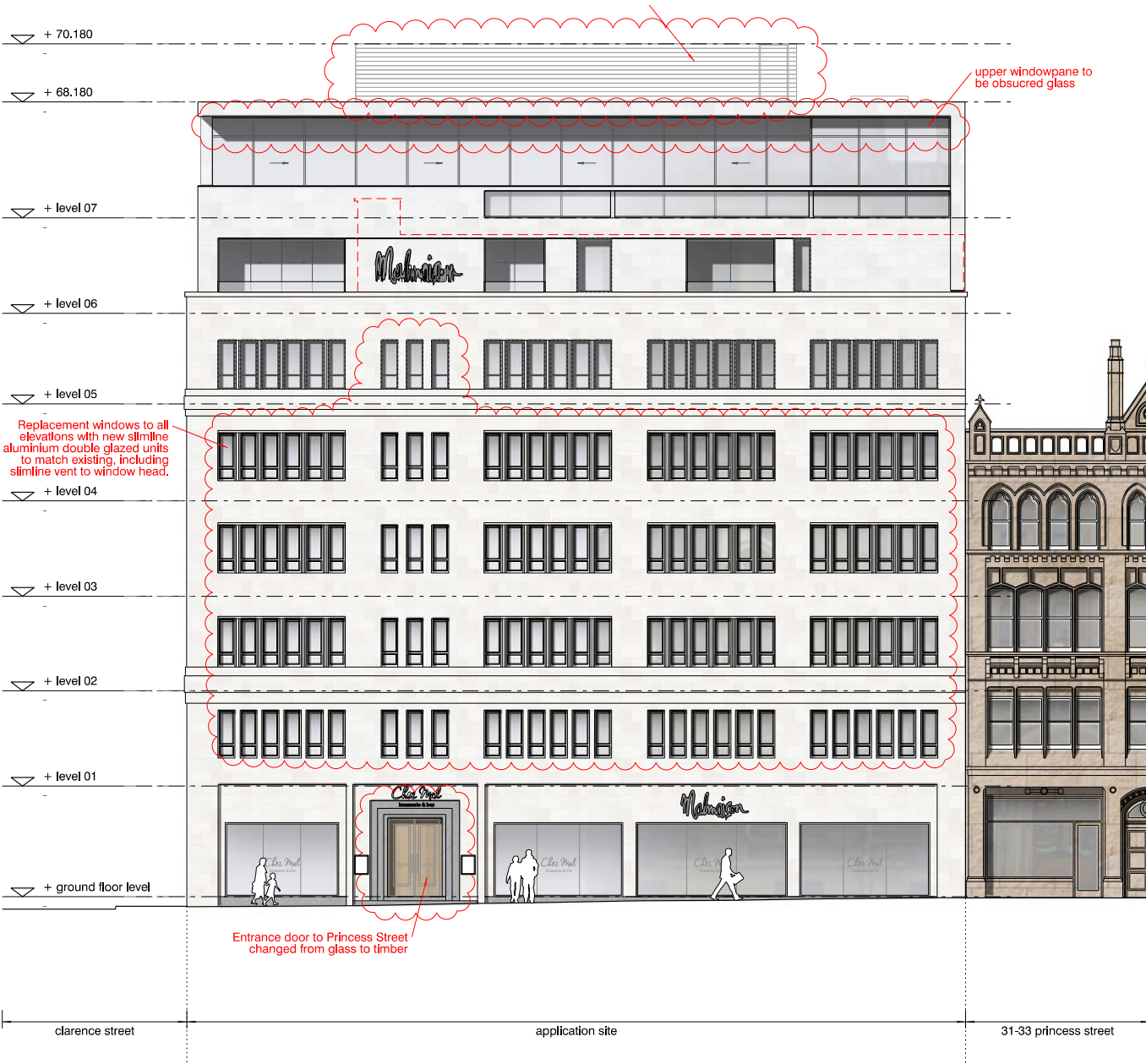
1.8.2 Superseded by:

- | | |
|---------------------|---|
| 7415-al(05)0021-P02 | proposed ground floor plan |
| 7415-al(05)0022-P02 | proposed first floor plan |
| 7415-al(05)0023-P02 | proposed second - fourth floor plan |
| 7415-al(05)0024-P02 | proposed fifth floor plan |
| 7415-al(05)0027-P03 | proposed sixth floor plan |
| 7415-al(05)0028-P02 | proposed seventh floor plan |
| 7415-al(05)0029-P03 | proposed roof plan |
| 7415-al(05)0030-P04 | proposed princess street elevation |
| 7415-al(05)0031-P04 | proposed clarence street elevation |
| 7415-al(05)0032-P05 | proposed bow lane elevation |
| 7415-al(05)0050-P03 | verified view 01 – view east on princess street |
| 7415-al(05)0051-P03 | verified view 02 – view north-west on princess street |
| 7415-al(05)0052-P04 | verified view 03 – view south-west on clarence street |
| 7415-al(05)0053-P03 | verified view 04 – view north-east from albert square |
| 7415-al(05)0054-P03 | verified view 05 – view south-east on john dalton street |
| 7415-al(05)0055-P04 | verified view 06 – view SW from pall mall |
| 7415-al(05)0060-P04 | proposed princess street profile sections & critical dimensions |
| 7415-al(05)0061-P03 | proposed clarence street profile sections & critical dimensions |
| 7415-al(05)0062-P05 | proposed bow lane profile sections & critical dimensions |

1.0 Proposed Changes to Condition 2
Princess Street Elevation Comparison

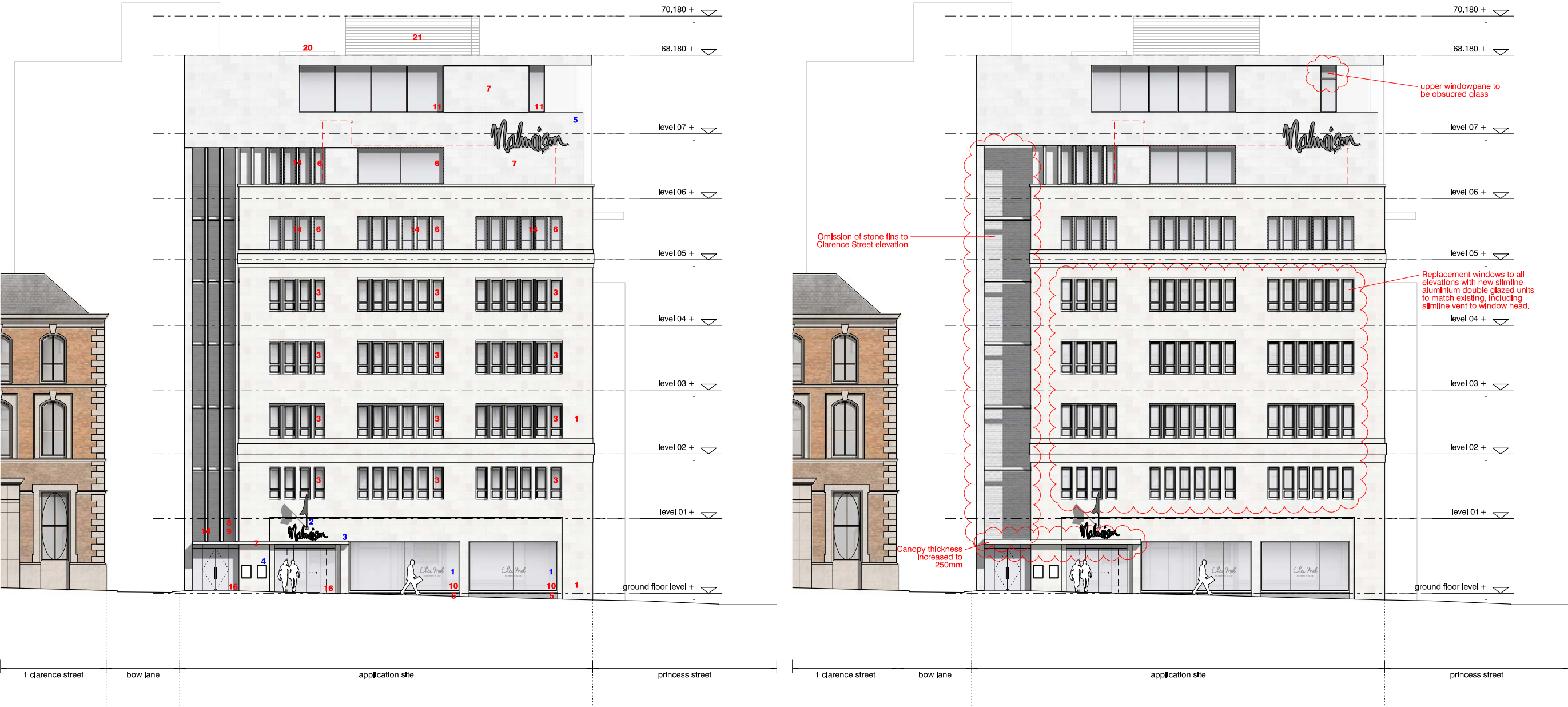


consented scheme - application no:123522/FO/2019

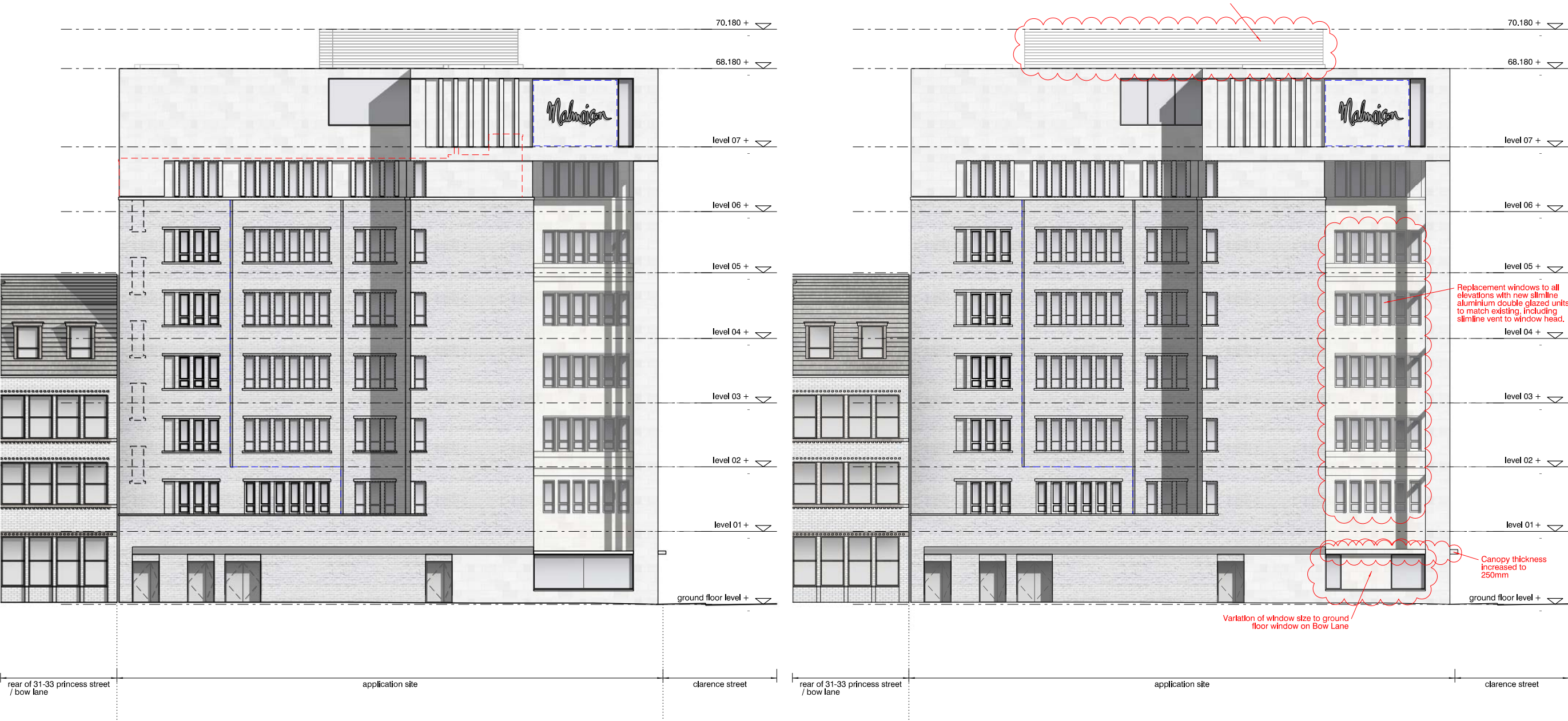


proposed elevation

1.0 Proposed Changes to Condition 2
Clarence Street Elevation Comparison



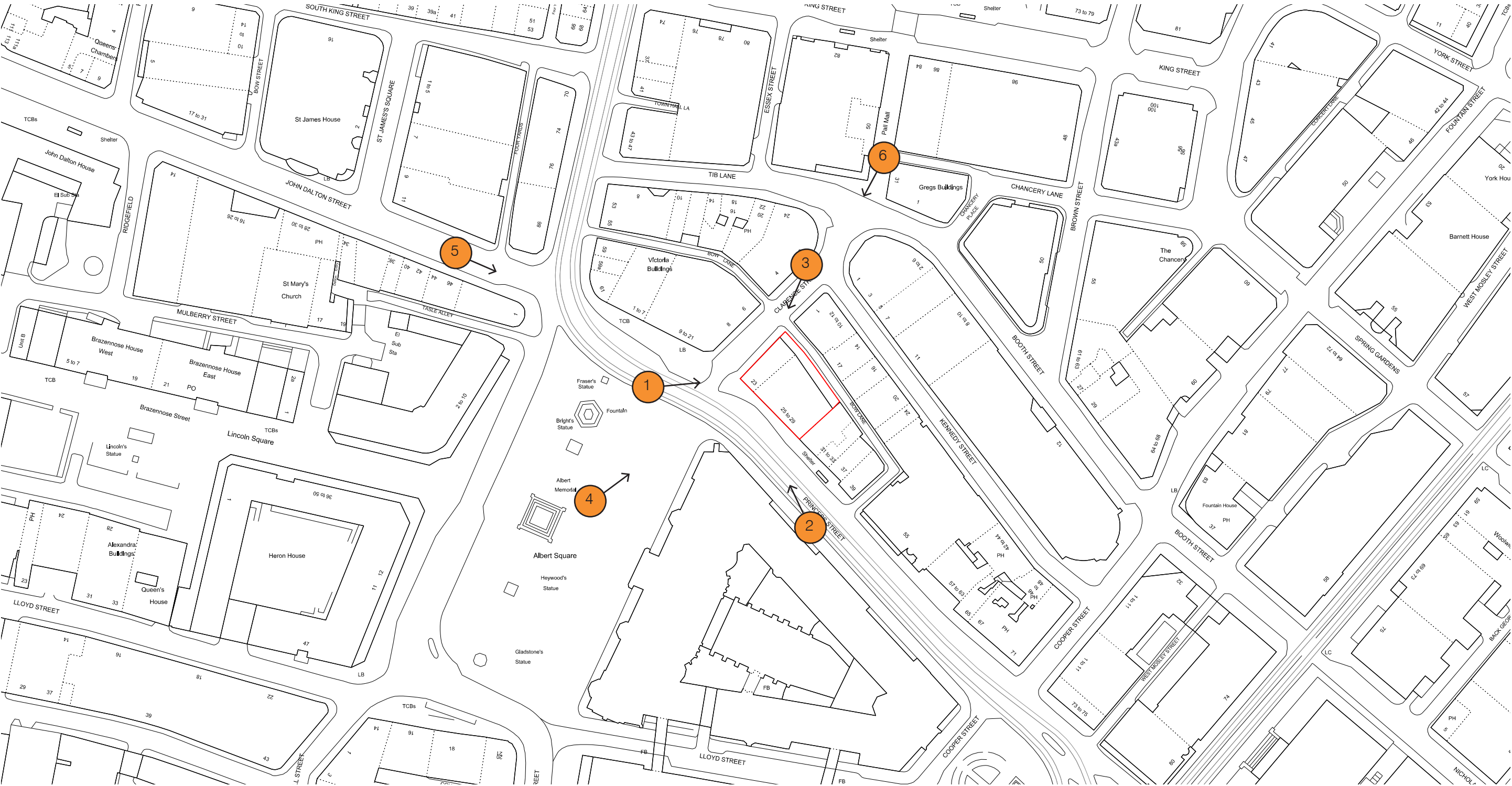
1.0 Proposed Changes to Condition 2 Bow Lane Elevation Comparison



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proposed elevation

2.0 Proposed Changes to Visual Impact Assessment - Views Key



key view points

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 01



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proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 02



consented scheme - application no:123522/FO/2019



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 03



consented scheme - application no:123522/FO/2019



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 04



consented scheme - application no:123522/FO/2019



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 05



consented scheme - application no:123522/FO/2019



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 06



consented scheme - application no:123522/FO/2019



proposed view