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April 2020

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- 1. Condition 01
- 2. Condition 02
- 3. Condition 03
- 4. Condition 04
- 5. Drawing Appendix

Responses are marked in RED.

Condition 01

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.'

This will be done

Condition 02

2. The development hereby approved shall be carried out in accordance with the following:

Site Location Plan, stamped as received by the City Council as Local Planning Authority on 05 July 2018

Drawings No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 120, 120, 121, 122, 123, 124, 125, stamped as received by the City Council as local planning authority on 05 July 2018.

Drawings No. 116, stamped as received by the City Council as local planning authority on 21 December 2018.

Drawings No. 002, 003, 201 Rev B, 202 Rev B, 208 Rev A 231 Rev B, stamped as received by the City Council as local planning authority on 13 March 2019.

Drawings No. 117, 118, 211 Rev A, 212 Rev A, 213 Rev A, 214 Rev A, 215 Rev A, 320, 350, 351, 351, 401, 402, 403, 404, 406, 408 (Shower Cubicles), 408 (WC Cubicles), stamped as received by the City Council as local planning authority on 29 November 2018.

Response to Consultees (12.03.2019), stamped as received by the City Council as local planning authority on 13 March 2019.

Waste Management Proforma, stamped as received by the City Council as local planning authority on 13 March 2019.

Design and Access Statement (July 2018), stamped as received by the City Council as local planning authority on 21 December 2018.

Heritage Statement, stamped as received by the City Council as local planning authority on 29 November 2018.

This will be done

Condition 03

3. Prior to the commencement of the works hereby approved, full details including drawn information, specifications and method of:

a) the proposed reinstatement of the existing internal lift within the existing shaft; and

Reference uploaded documents:

Q3347118_layout.pdf
Section 2 - Technical Specification.pdf

Reference drawing appendix (pg. 8):

425-Lift Reinstatement.pdf

b) the proposed basement/ground level new lift

Reference uploaded documents:

Gartec-3000-Platform-Step-Lift.pdf

Reference drawing appendix (pg. 8):

140-Existing Loading Bay.pdf
240-Proposed Loading Bay.pdf

The proposed Gartec 3000 Platform Steo Lift does not require a pit to be created, instead an integrated ramp can be provided to raise the platform slightly, allowing it to operate without a pit. The lift will be secured to non-original steel posts of the remains from the existing steel stairs.

DDA lift will be access via an existing secured key fob gate which will automatically open when staff swipe key card. It is level surfaced from street level to the Gartec 3000 Step Lift.

to allow full access to the upper floors of the building from the main lift shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Condition 04

4. Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, the following information shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to each particular aspect of works commencing/installation:

a) Details of the new external glazing, including a sample.

Reference uploaded documents:

Pilkington_Spacia_Range.pdf
Method Statement - Pilking Spacia Glazing.pdf

Reference drawing appendix (pg. 8):

407-Window Detail - Section.pdf
408-Window Detail - Plan.pdf

Sample piece of Pilkington Spacia glazing showing the 20mm microspacers and glazing pane 12mm protection cap

Sample piece of Pilkington Spacia glazing showing the 6mm thickness overall

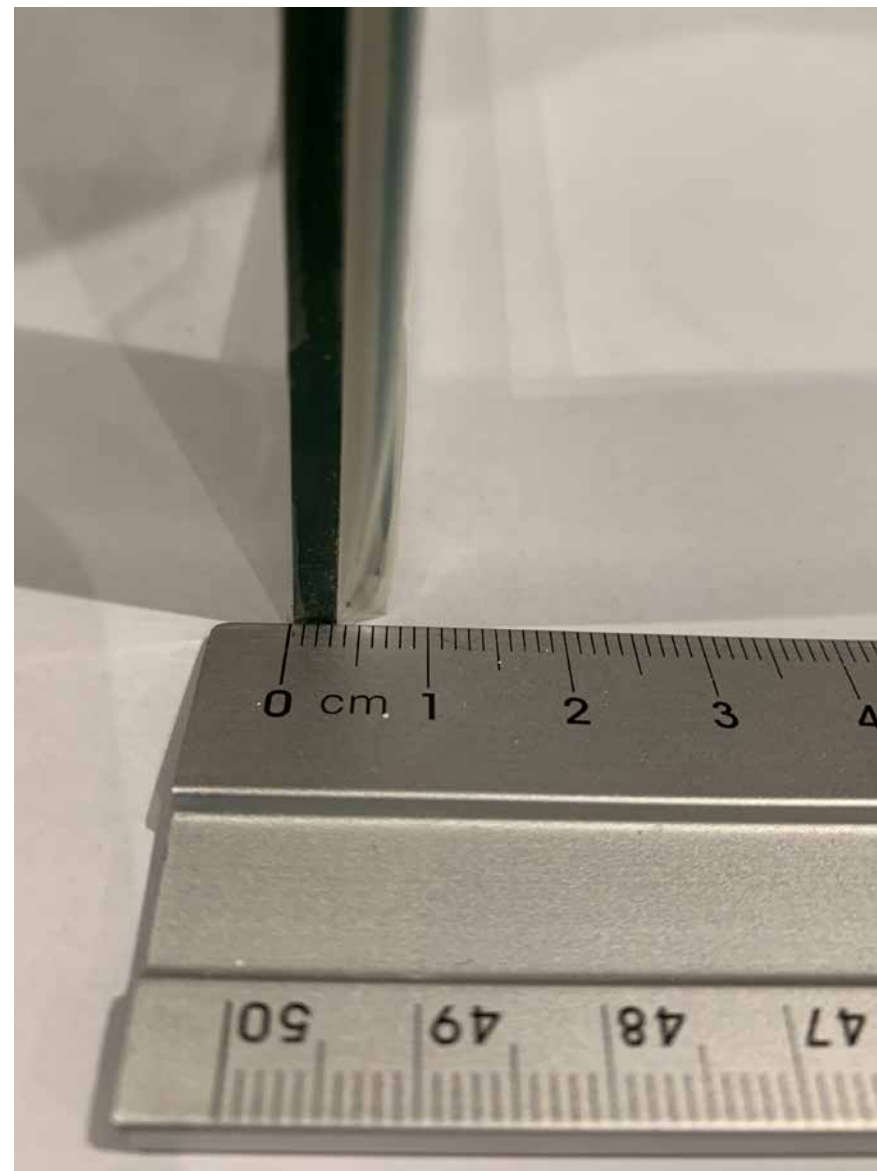
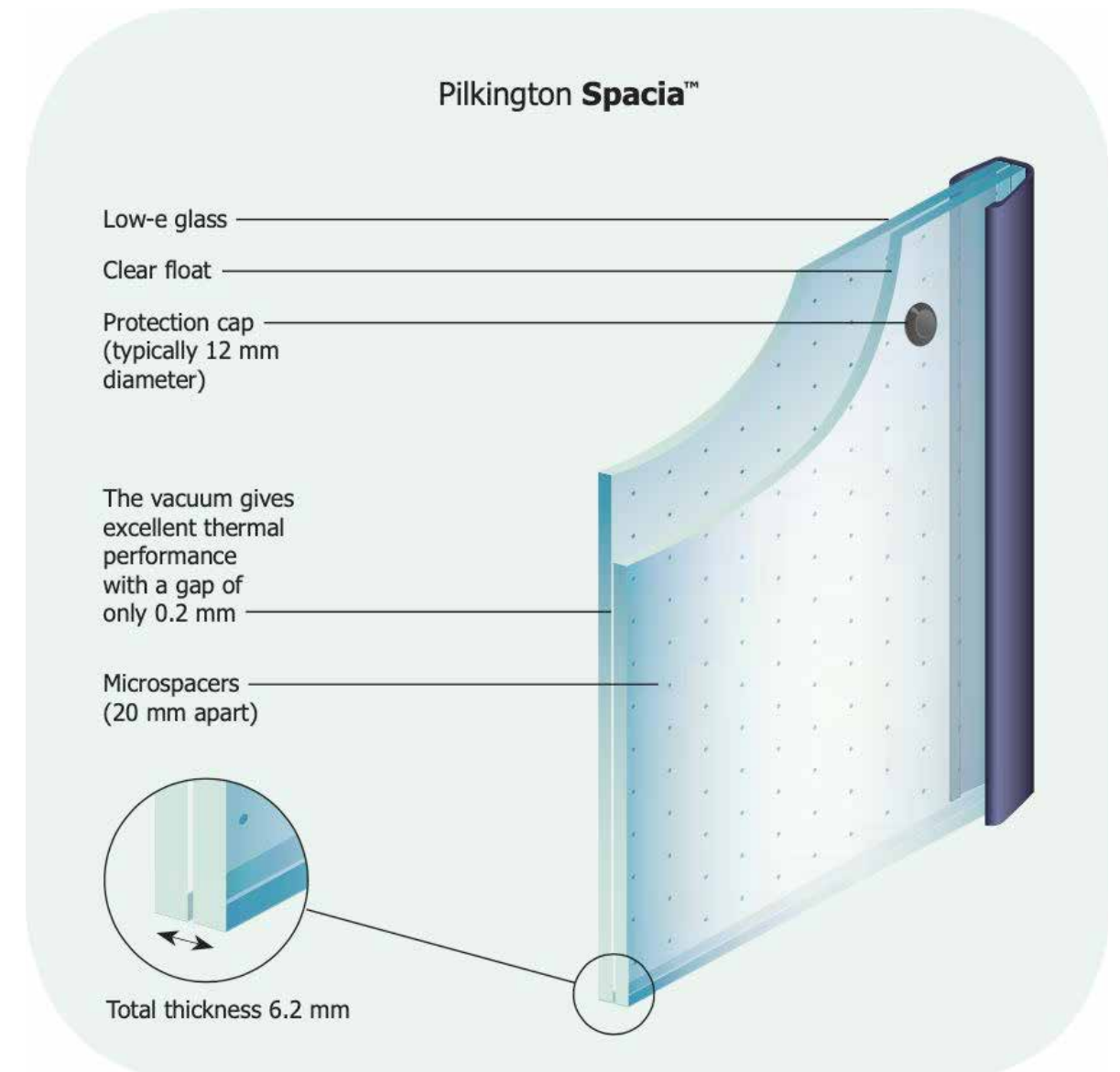


Diagram from the manufacture Pilkington showing parts and specification of the glazing pane



Condition 04

b) Detailed method statement for the removal of existing non-original fabric internally including any associated necessary repairs.

Reference uploaded documents:

Method Statement - Removal Non-original Fabric.pdf

c) Details of a trail sample of cleaning to paintwork.

Reference drawing appendix (pg. 8):

403- Wall Details.pdf
404- Wall Details [FR60].pdf

No cleaning to paintwork will take place. Previously suggested cleaning to underside of floorboards and timber beams & joists will not take place due to the works previously carried out under approved application 101365/LO/2013/C2. As such, these areas are not affected by the proposed works and will be retained as part of the proposed scheme.

Drawings 403 & 404 have been updated to confirm the proposed works won't affect the floorboards and timber beams & joists.

d) Final details of internal ceiling retention or removal including associated specifications and method of works, which should also include any ancillary additions such as ceiling lighting fixtures and electrical wiring.

Reference uploaded documents:

Method Statement - Ceiling Retention.pdf

Reference drawing appendix (pg. 8):

403- Wall Details.pdf
404- Wall Details [FR60].pdf

e) Details of existing internal Iron Column paint colour.

Reference drawing appendix (pg. 8):

403- Wall Details.pdf
404- Wall Details [FR60].pdf

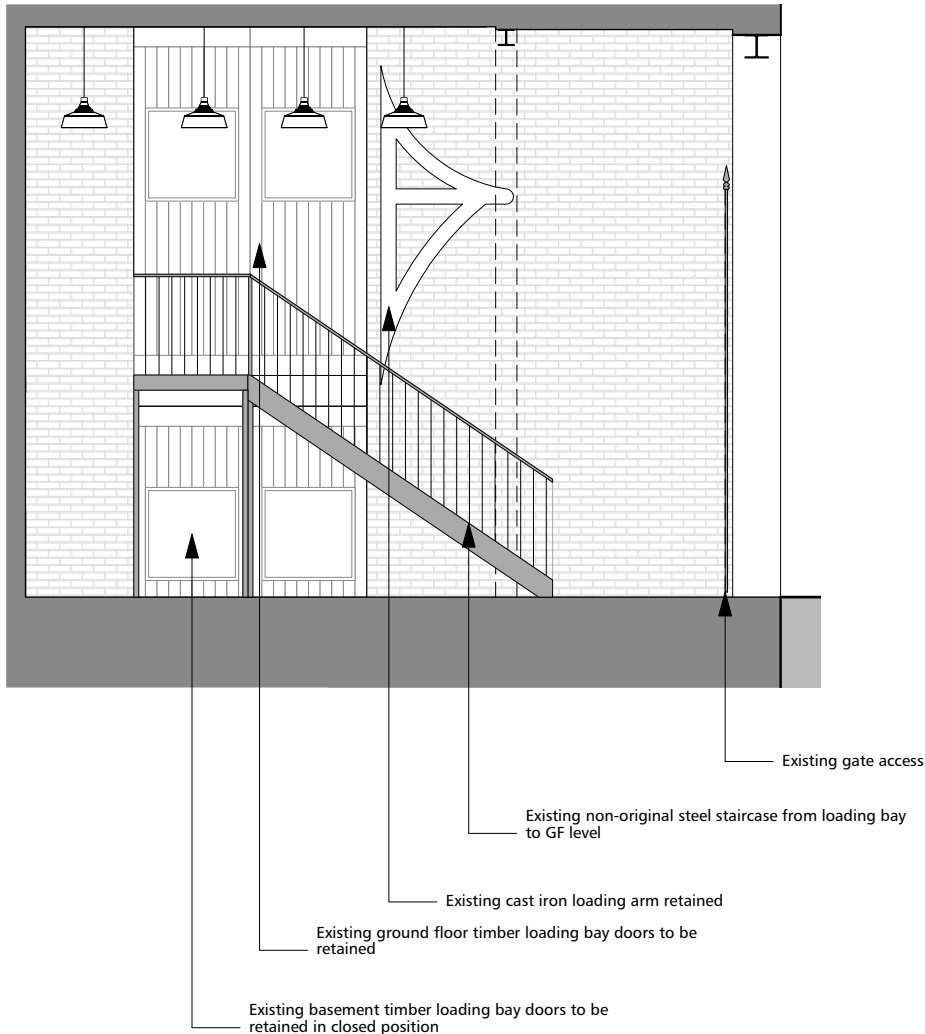
No cleaning to paintwork will take place. Previously suggested cleaning to iron columns will not take place due to the works previously carried out under approved application 101365/LO/2013/C2. As such, these areas are not affected by the proposed works and will be retained as part of the proposed scheme.

Drawings 403 & 404 have been updated to confirm the proposed works won't affect the iron columns

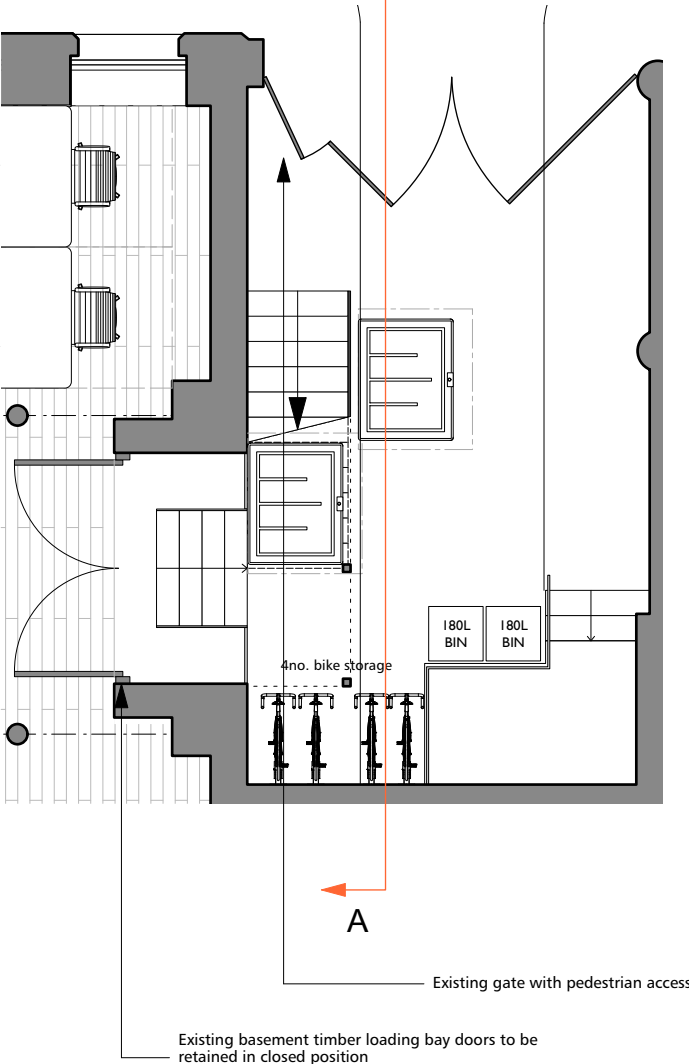
Drawing Appendix

- 140 - Existing Loading Bay.pdf
- 240 - Proposed Loading Bay.pdf
- 241 - DDA Access Overview.pdf
- 403 - Wall Details.pdf
- 404 - Wall Details [FR60].pdf
- 407 - Window Detail - Section.pdf
- 408 - Window Detail - Plan.pdf
- 425 - Lift Reinstatement.pdf

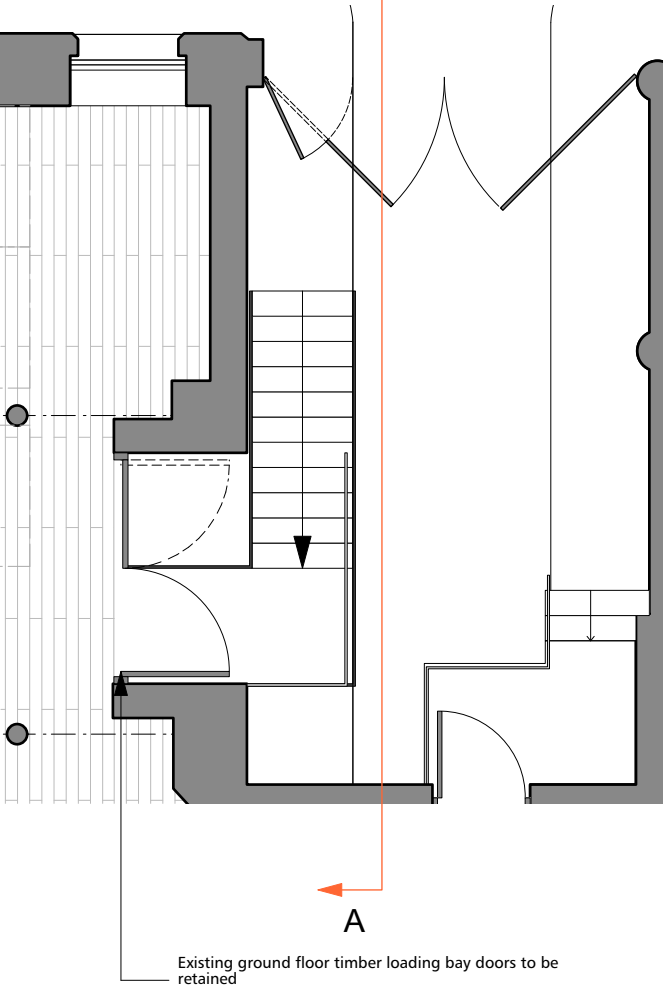
LOADING BAY SECTION A_A



BASEMENT LEVEL PLAN



GROUND LEVEL PLAN

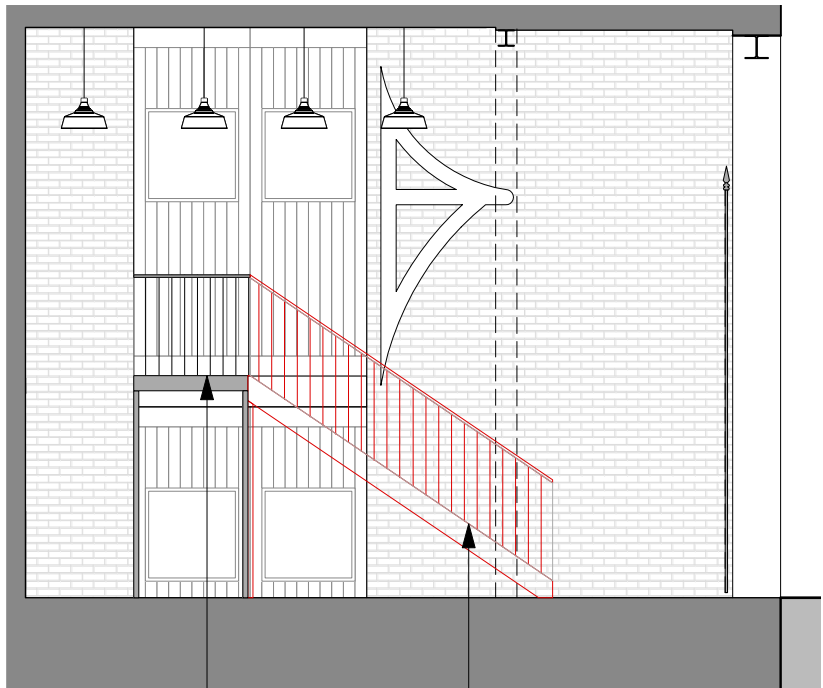


Existing loading bay works under previously approved application 101365/LO/2013/C2. Non-original steel staircase to be removed to accommodate DDA loading bay lift [Photo taken 15.11.19]



Existing loading bay gates with access control under previously approved application 101365/LO/2013/C2. [Photo taken 15.11.19]

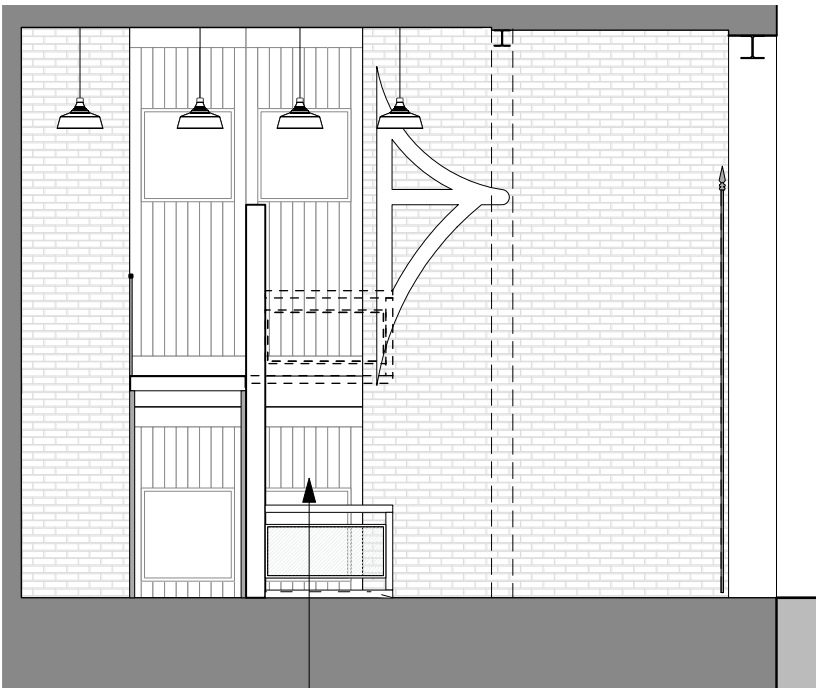
LOADING BAY SECTION DEMO



Existing non-original steel steps to be removed from loading bay

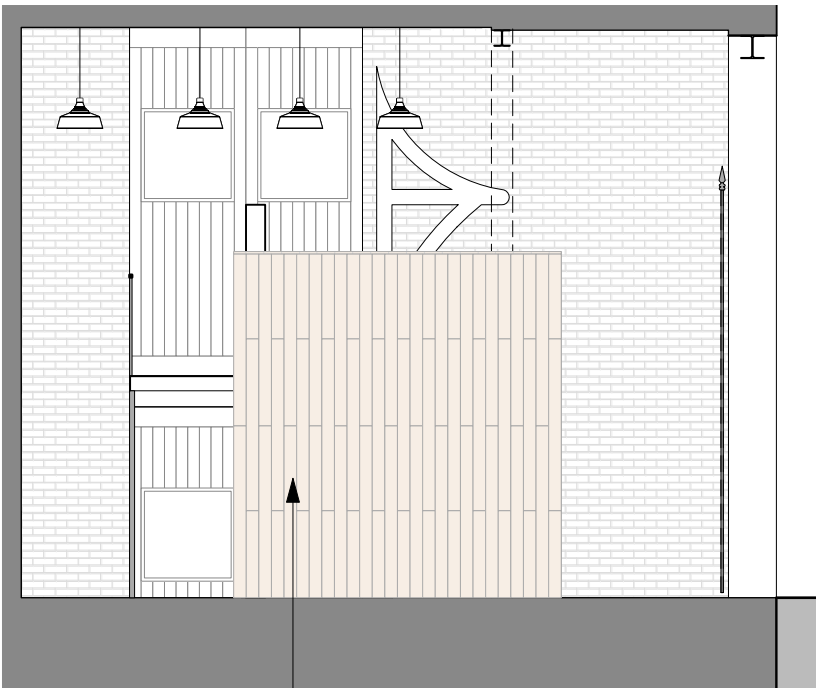
Level platform of existing non-original steel steps to be retained

LOADING BAY SECTION A_A



Gartec 3000 Platform Step Lift with integrated ramp which prevents the need for a pit. Lift will be secured to non-original steel posts of the remains from the existing steel stairs

LOADING BAY SECTION B_B



Lightweight timber studwork with timber cladding to screen loading bay refuse area from DDA lift

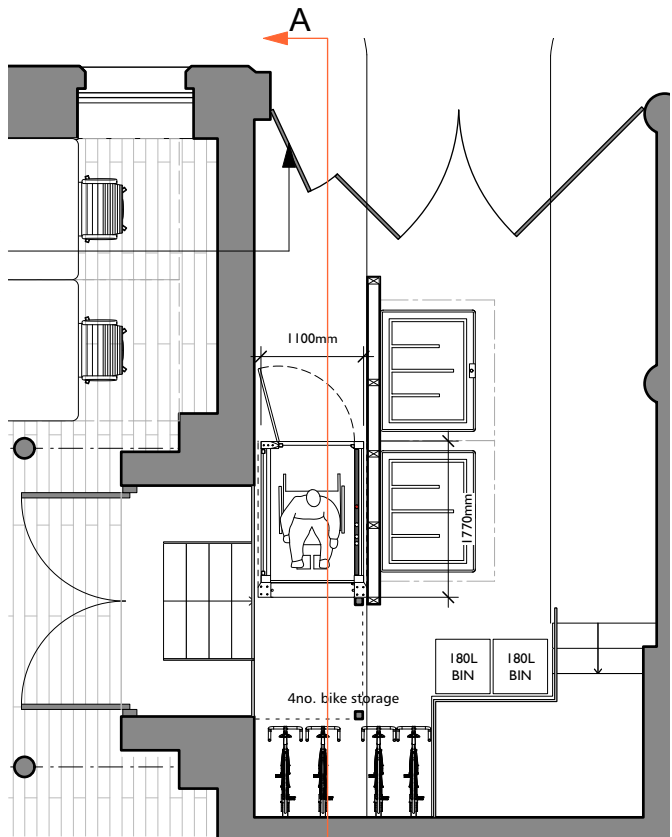


Existing loading bay works under previously approved application 101365/LO/2013/C2. Non-original steel staircase to be removed to accommodate DDA loading bay lift [Photo taken 15.11.19]

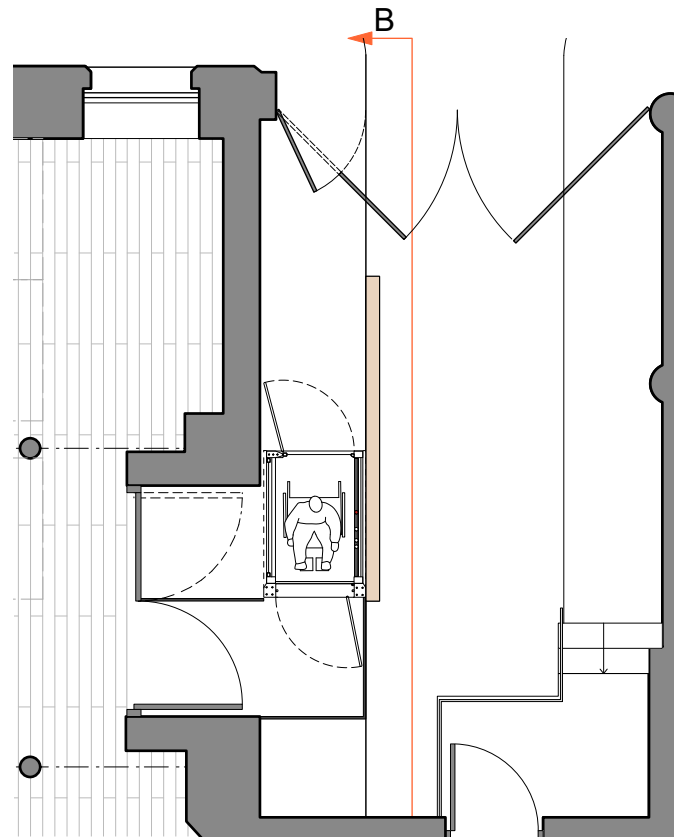


Existing loading bay gates with access control under previously approved application 101365/LO/2013/C2. [Photo taken 15.11.19]

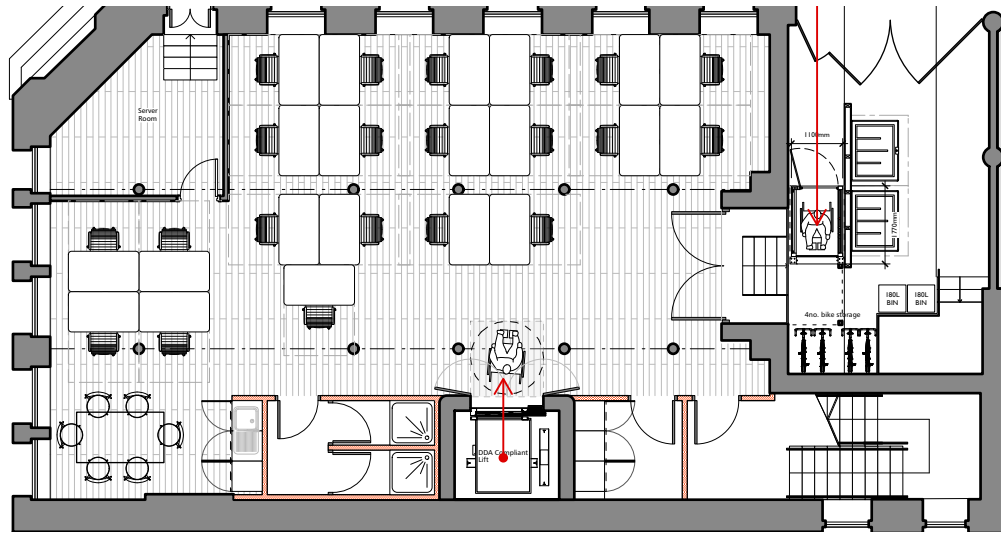
DDA lift accessed via existing secured key fob gate which will automatically open when staff swipe key card



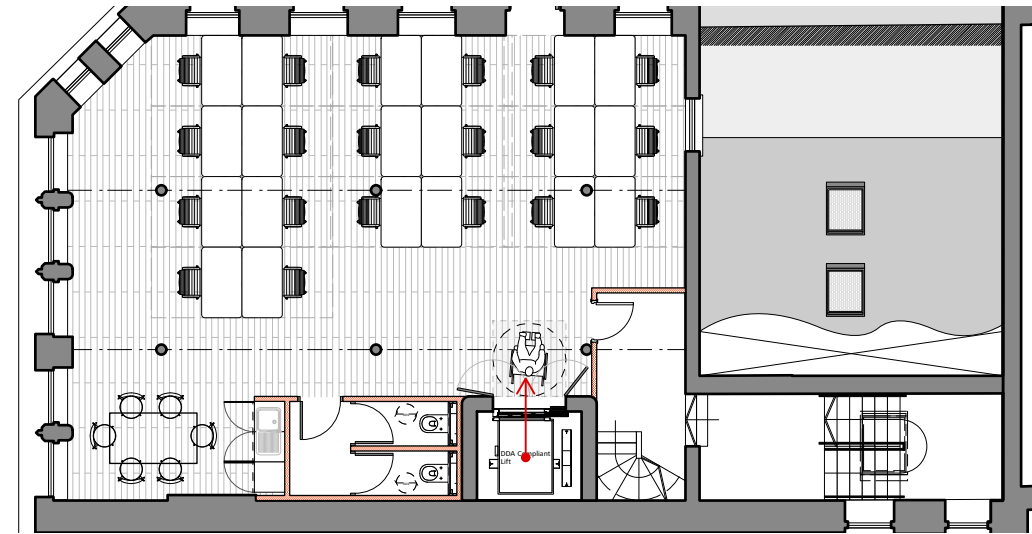
BASEMENT LEVEL PLAN



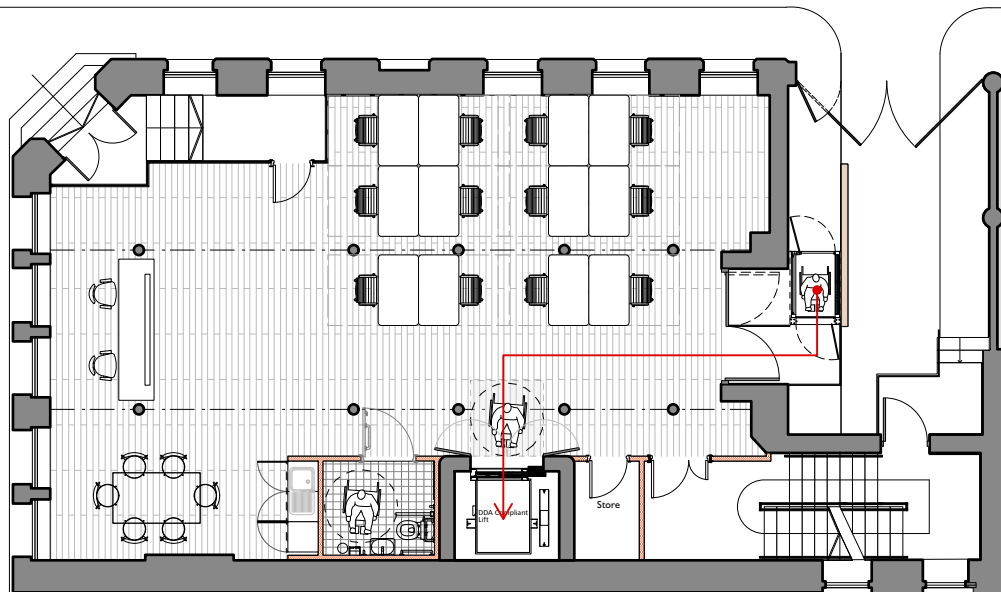
GROUND LEVEL PLAN



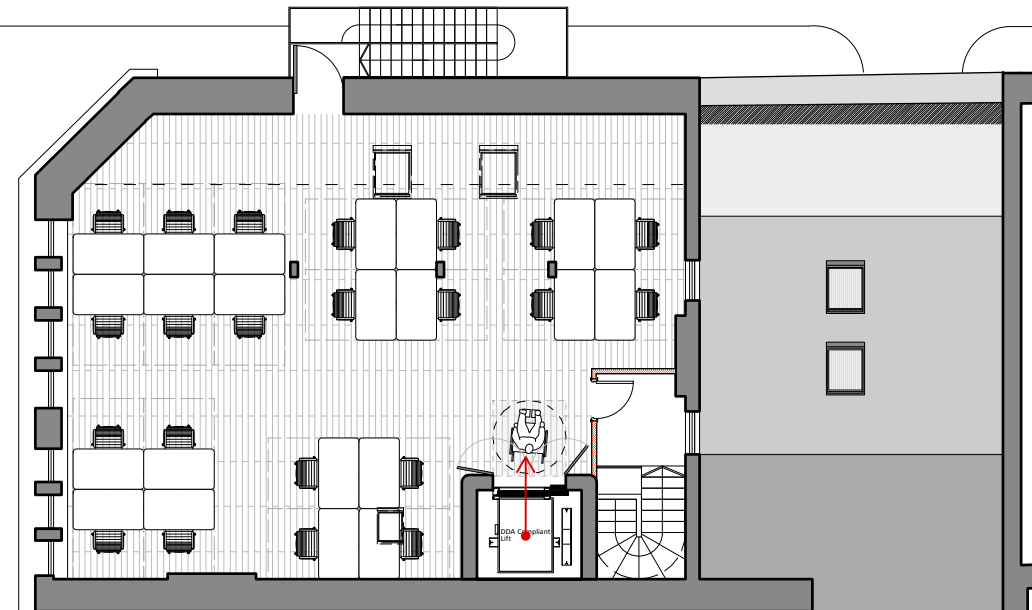
Basement Level Plan



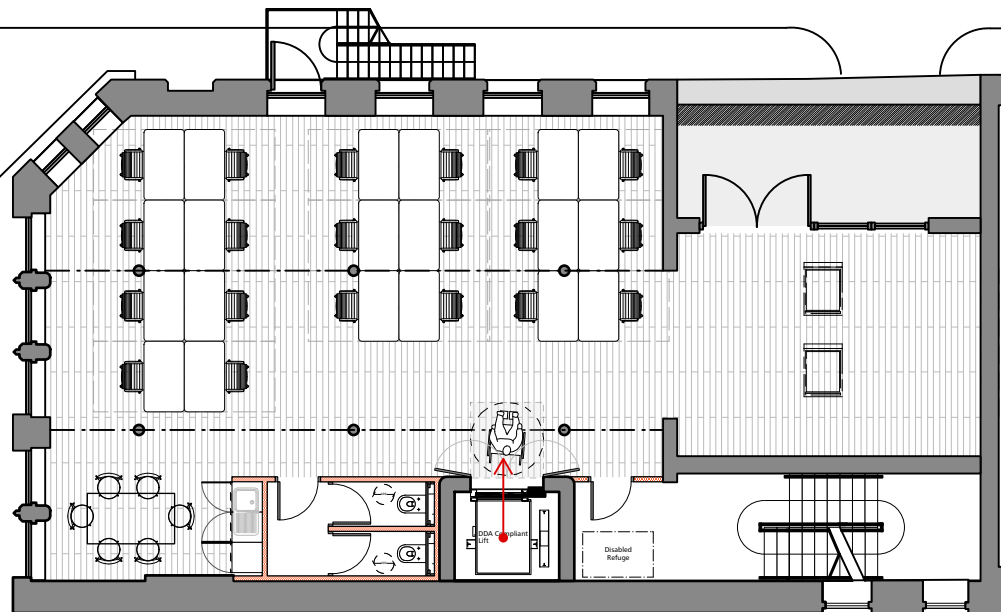
Second Floor Plan



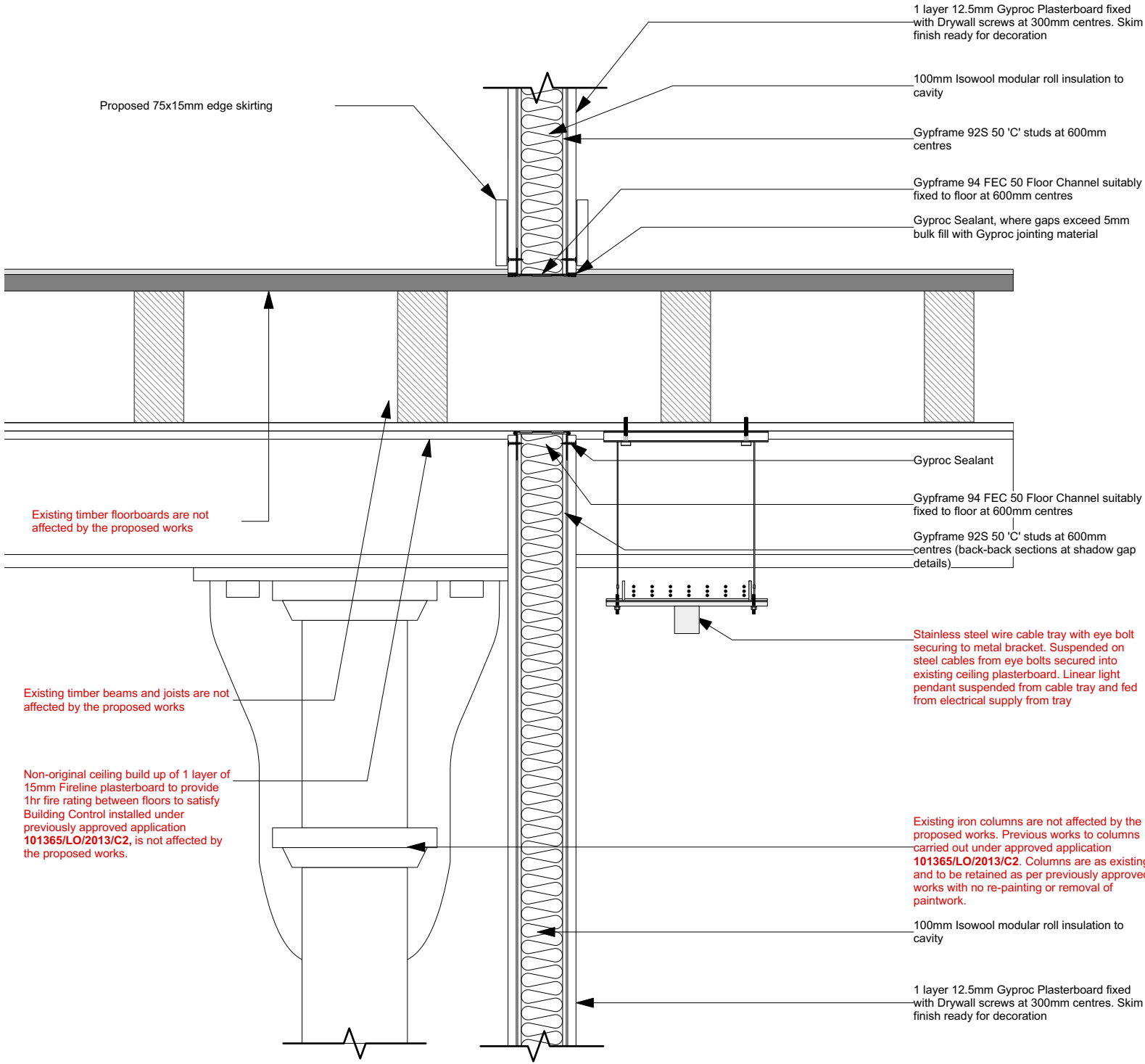
Ground Floor Plan



Third Floor Plan



First Floor Plan



Existing painted iron column works done under previously approved application 101365/LO/2013/C2 to be retained as part of proposed. Previous non-original partition works to be amended to suit proposed layout [Photo taken 02.02.20]



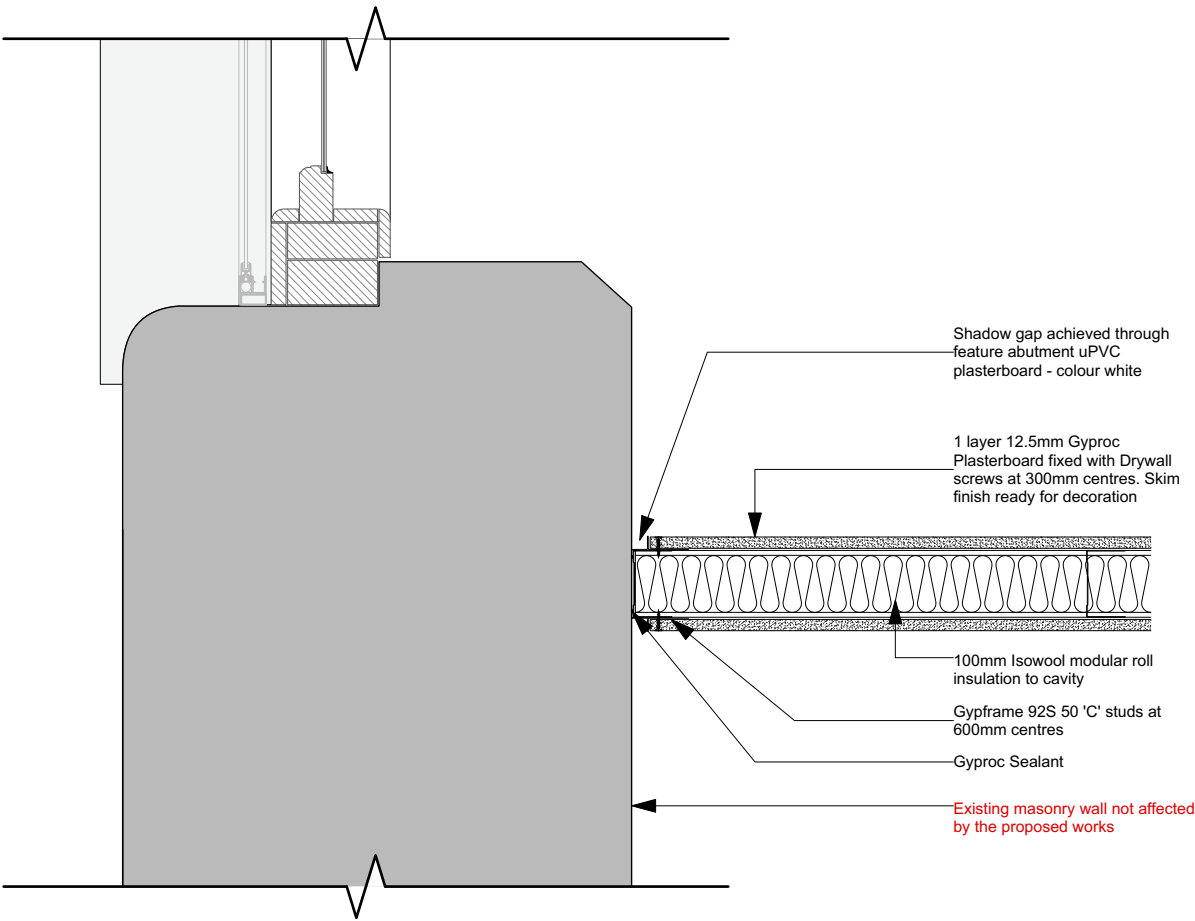
Existing painted iron columns and 1hr plasterboard ceiling works done under previously approved application 101365/LO/2013/C2 to be retained as part of proposed works [Photo taken 02.02.20]



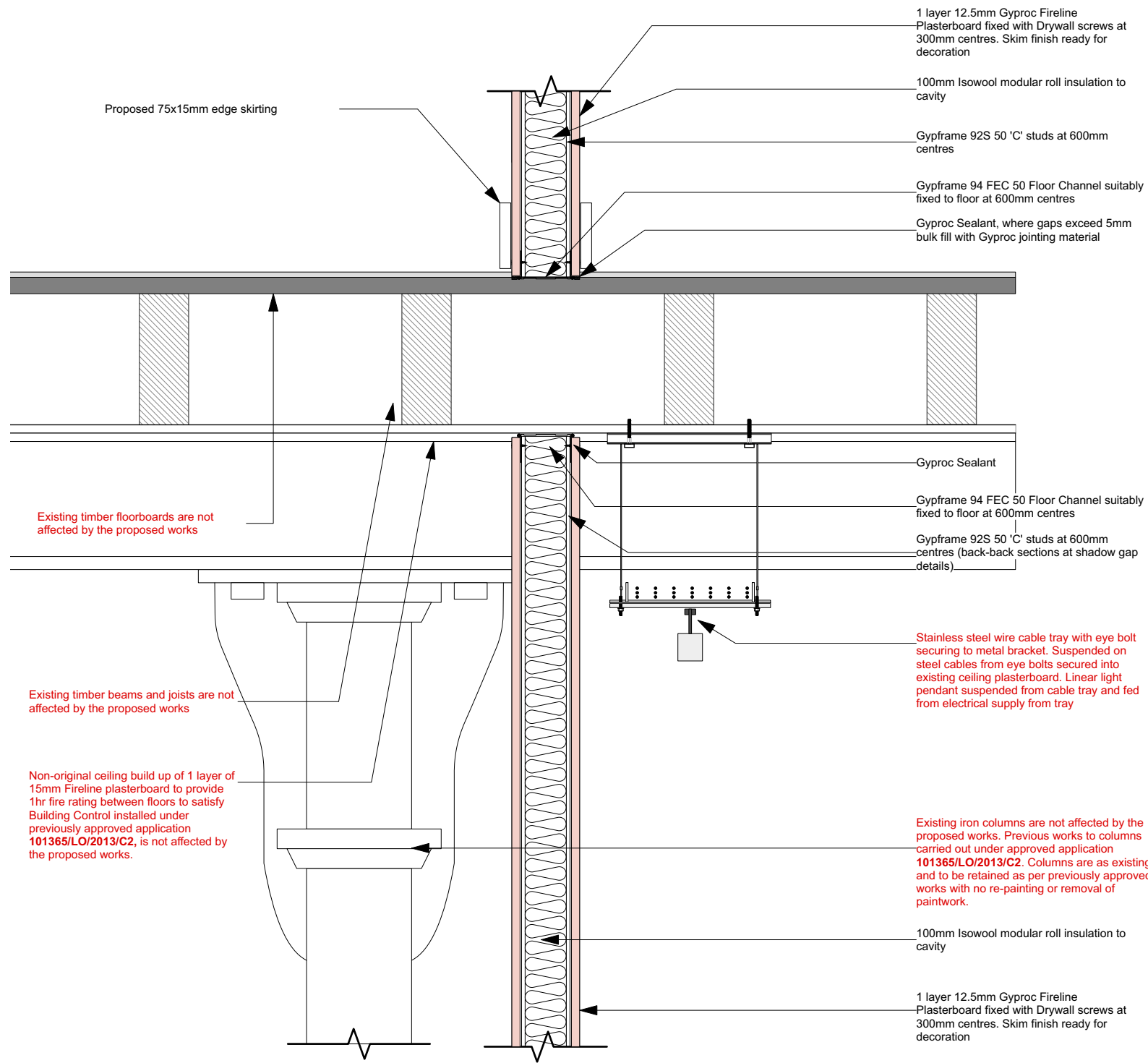
Existing painted iron columns and 1hr plasterboard ceiling works done under previously approved application 101365/LO/2013/C2 to be retained as part of proposed. Previous non-original partition works to be amended to suit proposed layout [Photo taken 02.02.20]



Existing painted iron column works done under previously approved application 101365/LO/2013/C2 to be retained as part of proposed. Previous non-original partition works to be amended to suit proposed layout [Photo taken 02.02.20]



Typical Wall Details
Further details can be obtained from: <https://www.british-gypsum.com/>



Existing painted iron column works done under previously approved application 101365/LO/2013/C2 to be retained as part of proposed. Previous non-original partition works to be amended to suit proposed layout [Photo taken 02.02.20]



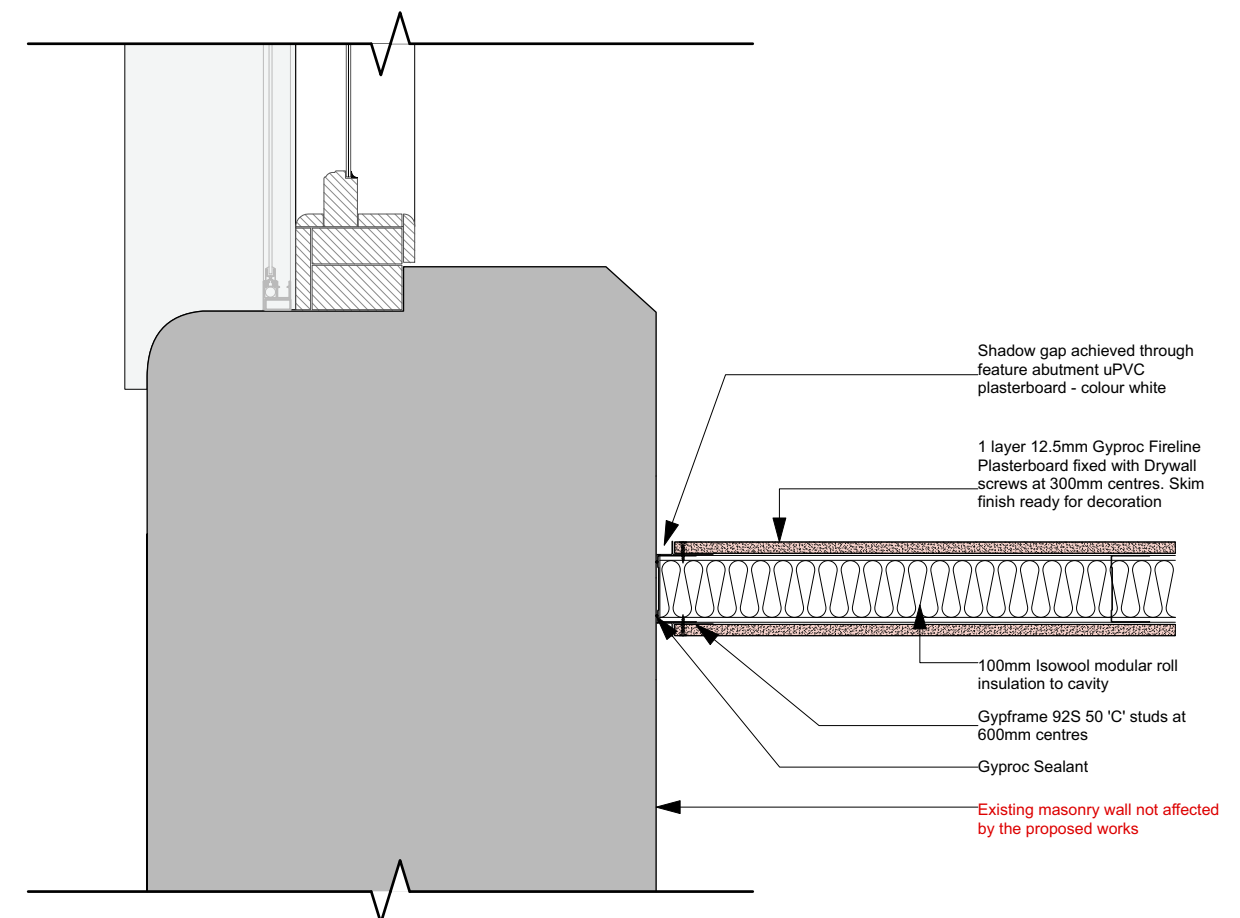
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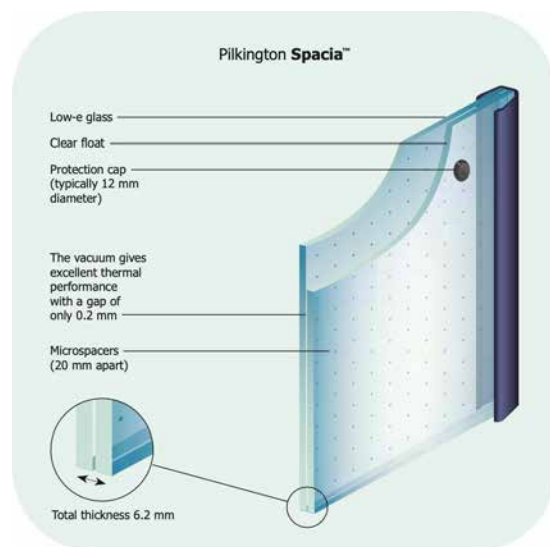
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Typical Wall Details [Fire Rated 60mins]
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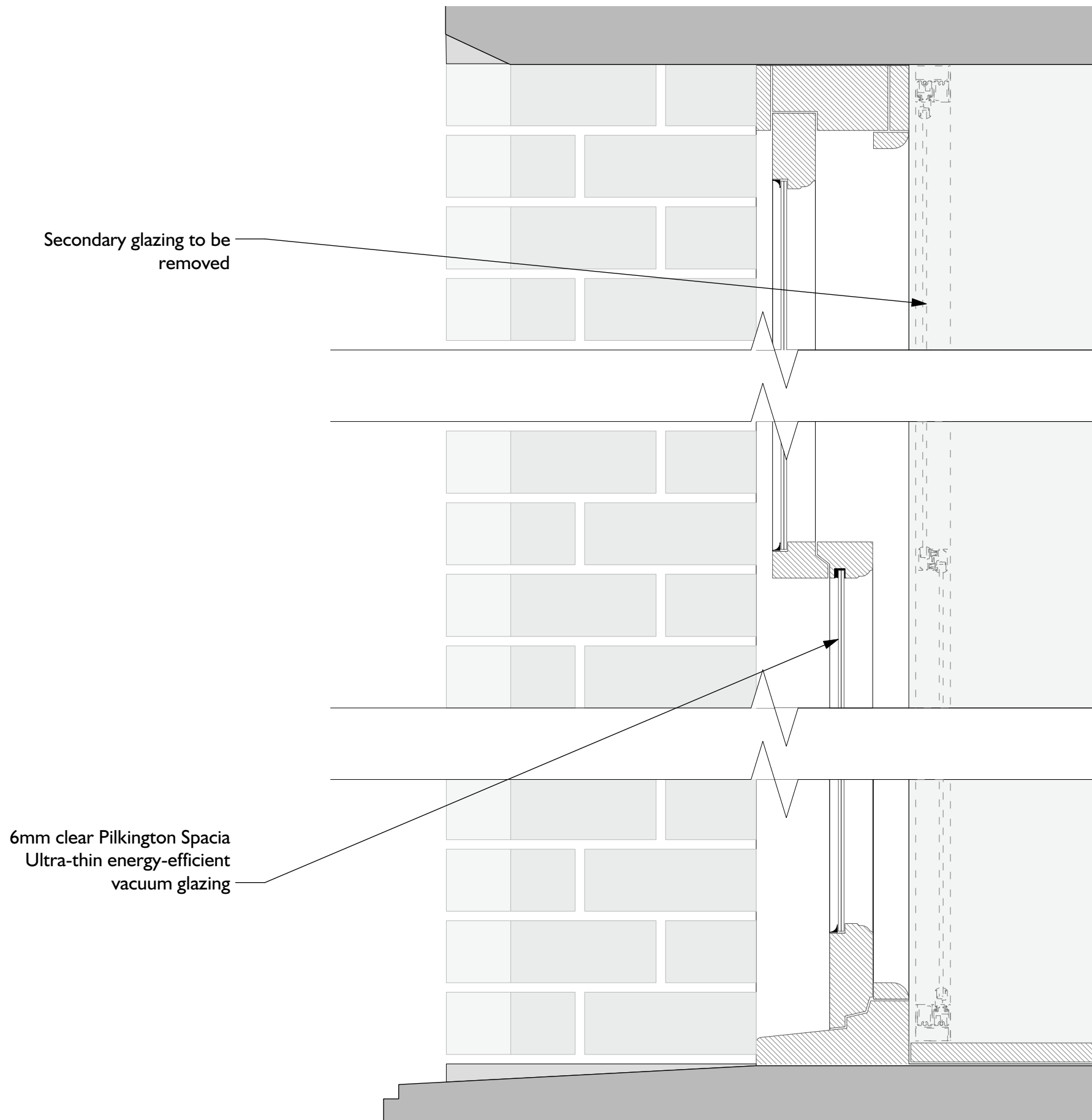


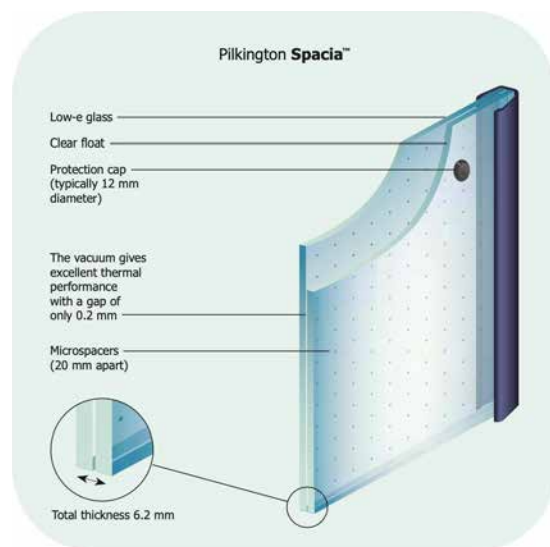
METHOD STATEMENT FOR INSTALLATION OF PILKINGTON SPACIA GLASS

Windows were previously refurbished under the previously approved planning application 101365/LO/2013/C2

- Unscrew the non-original secondary glazing and frame by hand, from the window opening / reveal using non-mechanical methods ensuring no damage is done to the opening.
- Remove staff beading from right, left, top and bottom of sash box, and remove nails from beading to reduce risk of injuries during works.
- Cut cords with gasket cutters/cutting pliers on bottom sash and remove window following manual handling techniques, store safely away from work area.
- Remove parting beads from right and left of sash box, first ensuring that top sash is on cords or supported to reduce risk of top sash descending when parting beads are removed.
- Cut cords with gasket cutters/cutting pliers on top sash and remove window, store safely away from work area.
- Glass will be removed from window by placing putty down on a protective under sheet, a sheet is also placed over the top of the glass and the glass is carefully broken from the frame using a hammer.
- Once glass has been removed the remaining putty is removed from the frame using a hammer and chisel to create a clean area.
- The bare frame is then primed using a white primer.
- Linseed/multipurpose putty is placed in the frame as a bed for the new Pilkington Spacia glass.
- The Pilkington Spacia glass is then pressed into the putty, spacers where necessary will be added to ensure the position of the glass.
- The glass will then be fixed into place using glass tacks.
- Linseed/multipurpose putty is then placed on the front of the glass and finished using a putty knife, making sure the glass is well sealed from the elements.
- Replace top sash window by attaching cords, ensuring window is correctly weighted and running smoothly.
- Replace parting beads to right and left of sash box.
- Replace bottom sash window by attaching cords, ensuring window is correctly weighted and running smoothly.
- Replace staff beads into right, left, top and bottom of sash box,

NB: All works are to be done by hand, using non-mechanical methods to ensure no damage is done to the existing window, opening and structural surround.





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6mm clear Pilkington Spacia
Ultra-thin energy-efficient
vacuum glazing

