GL Hearn
Part of Capita Real Estate

28th November 2017

Response to Validation Requirements table

117601/FO/2017: Full Planning Application		
	Requirement	**Location of required drawing / document**
1	Please amend your existing elevation and cross section drawings to add to the key to also confirm whether the existing windows, doors, vents, railings etc. of Central House are original or non-original.	Please see the following drawings (please see key) and document: • LRW_7664_L(00)130A As Existing Sections Original Fabric - Sheet 1 of 2 • LRW_7664_L(00)131A As Existing Sections Original Fabric - Sheet 2 of 2 • LRW_7664_L(00)129A As Existing Elevations Original Fabric - Sheet 3 of 3 • LRW_7664_L(00)128A As Existing Elevations Original Fabric - Sheet 2 of 3 • LRW_7664_L(00)127A As Existing Elevations Original Fabric - Sheet 1 of 3 • Original Non Original Fabric note
2	Existing versions of your drawings referenced L(00)133 and A(80)04 Rev A.	Please see the following drawings: • LRW_7664_L(00)134 Existing Entrance Sections • LRW_7664_L(00)135 Central House Existing Basement Typical Sections
3	The fume extraction proposals as detailed on the drawings included in the Kitchen Extract Report don't seem to be included on the Leach Rhodes Walker Architects drawings. Please add and annotate all proposed plant, equipment and services on these drawings so that all works are shown together and the full impact of the works can be assessed.	The proposed floor plans, elevations and sections drawing have been updated. These are as follows: • LRW_7664_L(20)01E Basement Floor GA Plan • LRW_7664_L(20)02D Ground Floor GA plan • LRW_7664_L(20)03C First Floor GA Plan • LRW_7664_L(20)04G Second Floor GA Plan • LRW_7664_L(20)05A Third Floor GA Plan • LRW_7664_L(20)06C Fourth Floor GA Plan • LRW_7664_L(20)07C Fifth Floor GA Plan • LRW_7664_L(20)08C Sixth Floor GA Plan • LRW_7664_L(20)09C Roof GA Plan • LRW_7664_L(20)10B As Proposed Elevations - Sheet 1 of 3 • LRW_7664_L(20)11B As Proposed Elevations - Sheet 2 of 3 • LRW_7664_L(20)12B As Proposed Elevations - Sheet 3 of 3 • LRW_7664_L(20)13C As Proposed Sections - Sheet 1 of 2 • LRW_7664_L(20)14B As Proposed Sections - Sheet 2 of 2

4	Please explain why 'step free' access cannot be provided to Retail Unit 4 and what the site constraints that you refer to are.	Please see the following document: • Retail unit 4 accessibility response
5	Please advise what percentage of hotel rooms are accessible excluding those within Central House form the equation.	The 4 existing accessible rooms are located in Johnson House and the 4 proposed rooms are also to be located in Johnson House. This equates to a total 5% of accessible rooms within the building.
6	A Crime Impact Statement for the change of use and any external alterations - this can be obtained from Design for Security (tel. 0161 856 5912, email: info@designforsecurity.org)	It has been agreed that the application can be validated without this document.
7	In addition to the car parking management proposed please comment on the possibility of making parking arrangements for guests and that guests would be advised of the location of local car parks.	Please see the following documents: • Car Parking Management Statement rev 02 • Transport Statement rev 02

117602/LO/2017: Listed Building Application		
1	Scaled existing and proposed ceiling plans showing all floors within central house. Drawings should indicate what physical fabric of the building will be affected and whether this is original, historic or non-original fabric. Proposed drawings should be fully annotated with the proposed works.	Please see the following: • LRW_7664_L(26)15 Ground Floor Existing RCP • LRW_7664_L(26)16 First to Fourth Floor Existing RCP
2	The fume extraction proposals as detailed on the drawings included in the Kitchen Extract Report don't seem to be included on the Leach Rhodes Walker Architects drawings. Please add and annotate all proposed plant, equipment and services on these drawings so that all works are shown together and the full impact of the works can be assessed.	The proposed floor plans, elevations and sections drawing have been updated. These are as follows: • LRW_7664_L(20)01E Basement Floor GA Plan • LRW_7664_L(20)02D Ground Floor GA plan • LRW_7664_L(20)03C First Floor GA Plan • LRW_7664_L(20)04G Second Floor GA Plan • LRW_7664_L(20)05A Third Floor GA Plan • LRW_7664_L(20)06C Fourth Floor GA Plan • LRW_7664_L(20)07C Fifth Floor GA Plan • LRW_7664_L(20)08C Sixth Floor GA Plan • LRW_7664_L(20)09C Roof GA Plan • LRW_7664_L(20)10B As Proposed Elevations - Sheet 1 of 3 • LRW_7664_L(20)11B As Proposed Elevations - Sheet 2 of 3 • LRW_7664_L(20)12B As Proposed Elevations - Sheet 3 of 3 • LRW_7664_L(20)13C As Proposed Sections - Sheet 1 of 2 • LRW_7664_L(20)14B As Proposed Sections - Sheet 2 of 2

3	Please amend your existing elevation and cross section drawings to add to the key to also confirm whether the existing windows, doors, vents, railings etc. of Central House are original or non-original.	Please see the following drawings (please see key) and document: • LRW_7664_L(00)130A As Existing Sections Original Fabric - Sheet 1 of 2 • LRW_7664_L(00)131A As Existing Sections Original Fabric - Sheet 2 of 2 • LRW_7664_L(00)129A As Existing Elevations Original Fabric - Sheet 3 of 3 • LRW_7664_L(00)128A As Existing Elevations Original Fabric - Sheet 2 of 3 • LRW_7664_L(00)127A As Existing Elevations Original Fabric - Sheet 1 of 3 • Original Non Original Fabric note