Appendix 2 - Meeting notes from MCC pre-application discussions

Meeting notes from on site pre-application meeting 3rd December 2013
Present: Paul Mason- MCC
Toby Sproll- Bruntwood
Natalie Waldron- Living Ventures
Victoria Kirkpatrick- Bridge Architects

Discussion took place regarding the intention to submit a Planning Application on behalf of Bruntwood for Change of Use from existing Library premises (D1) to form an extended restaurant area (A3) for the ground floor of Elliot House. It was noted that to achieve this alterations to the building fabric to form the new extended restaurant 'shell' area would be required. The main areas for discussion were the acceptability of proposals in principle and for a new dedicated restaurant entrance off Lloyd Street, with associated internal alterations to facilitate and ensure the potential for future office use to the upper floors. It was noted that a completely independent application will be submitted by Living Ventures for their 'Gusto' restaurant to deal with any further building alterations/ interior design associated with their fit out.

It was agreed that the principle of the extended restaurant design was acceptable in Planning and Conservation terms and that that the Change of Use would be supported.

Three options were tabled and discussed at the meeting for the 'shell' works. Options 1 and 2 involved alterations to the existing means of escape staircases in the building. Option 3 involved minor elevational alterations to an existing entrance door and re-routing of an existing staircase (currently serving the basement) to the ground floor.

It was agreed that option 3 was the preferred solution in Conservation terms, and that the proposed new entrance would be considered appropriate if the existing 'Olive Press' entrance was 'downgraded' and re-instated to be in keeping with the original design. Precedent for the strategy for dealing with the new entrance already exists on the Jackson's Row frontage, where-by the existing fenestration pattern has been retained at high level with a 'minimal' glass door below. It was agreed that this would be the preferred design aesthetic for the new entrance door.

It was noted that Living Ventures are keen to maximise the opportunity for an active street frontage, and that the proposed new entrance location would facilitate this by enabling use of all available ground floor windows to Lloyd Street and the corner of Deansgate. PM raised concerns regarding precisely how this would be achieved and it was noted that this area would be further reviewed in design development with Living Ventures and Bridge Architects.

It was agreed that the application would require the following supporting justifications/ evidence to support the proposed alterations;

- Details for the new entrance door and alterations to the existing fabric
- Details of DDA access strategy associated with the new entrance
- Justification for the entrance location off Lloyd Street, given the availability of an existing entrance off Jackson's Row
- Evidence of historic original building layouts to ensure that the proposals are mindful of the original
- Careful consideration of new 'compartment' wall strategy required to separate the office entrance and restaurant demise and whilst achieving the Deansgate fronting rooms.

Meeting notes from on site pre-application meeting 19th March 2014;
Present: David Bretell - MCC
Paul Mason- MCC
Toby Sproll- Bruntwood
Peter Bearpark- Bruntwood
Victoria Kirkpatrick- Bridge Architects

It was noted that the overall strategy for the building had remained the same since the previous pre-application discussions, but that design development/ evolution of requirements had resulted further items for discussion;

- New restaurant entrance door; discussion took place regarding the new restaurant entrance door and concerns raised by Living Ventues that a minimal glass solution would not have sufficient prominence or status. Designs by Living Ventures for a timber panelled door were presented. PM and DB confirmed that this approach would not be supported and that a minimal glass solution, with glazing over to replicate the existing window pattern as previously discussed was the only solution considered acceptable.

- Restaurant demise/ entrance lobby split; two options were tabled for the proposed new restaurant demise line that would achieve the brief requirements for the Deansgate fronting rooms. DB and PM considered both to be unacceptable in terms of detriment to the historic building fabric. It was noted that as the position of the new restaurant entrance was critical to the tenants operation/ lease negotiations, so re-consideration would be given to the requirement for the Deansgate fronting rooms, in order to achieve a more sensitive solution to the new demise line. On the basis of this, two further possible scenarios were discussed for this area, which PM and DB advised were likely to be considered more acceptable than current proposals.

- Extent of strip-out within existing library area-; it was noted that only the raised access floor was to be removed as part of this application, and that all ceiling ductwork and bulkheads were to remain in situ for possible re-use by Living Ventures within their new restaurant demise. TS confirmed that any alterations to the ceilings/ M&E servicing of the space would be dealt with under Living Ventures subsequent Planning/ Listed Building Consent application for their fit-out.

- New accessible W.C; PM requested that potential of existing decorative ceilings/ cornicing in this area be investigated relative to proposed alterations.

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revision notes

project Elliot House
client Bruntwood
job no. 0176
drawing no. SK001

drawing title Existing Basement and Ground Floor Plans
drawing scale 1:200 @ A3
drawing created November 2013
drawing rev -

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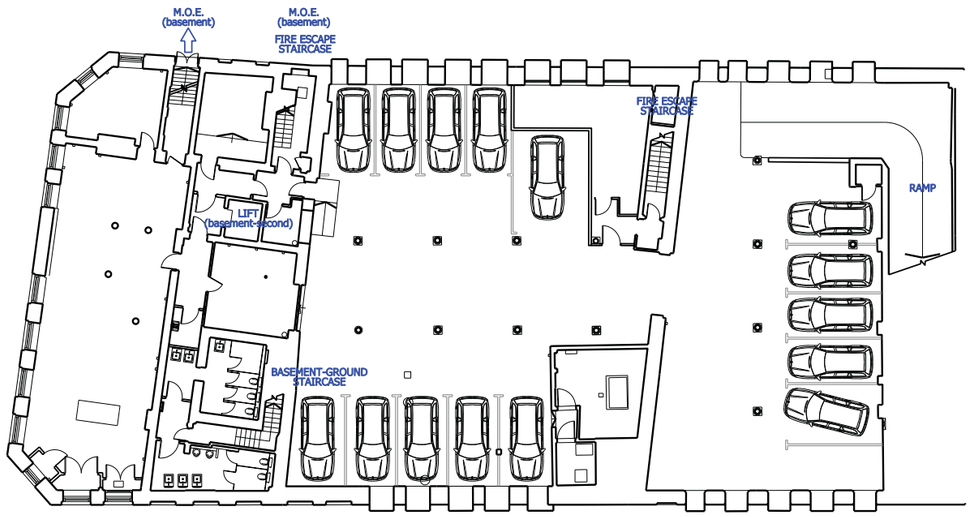
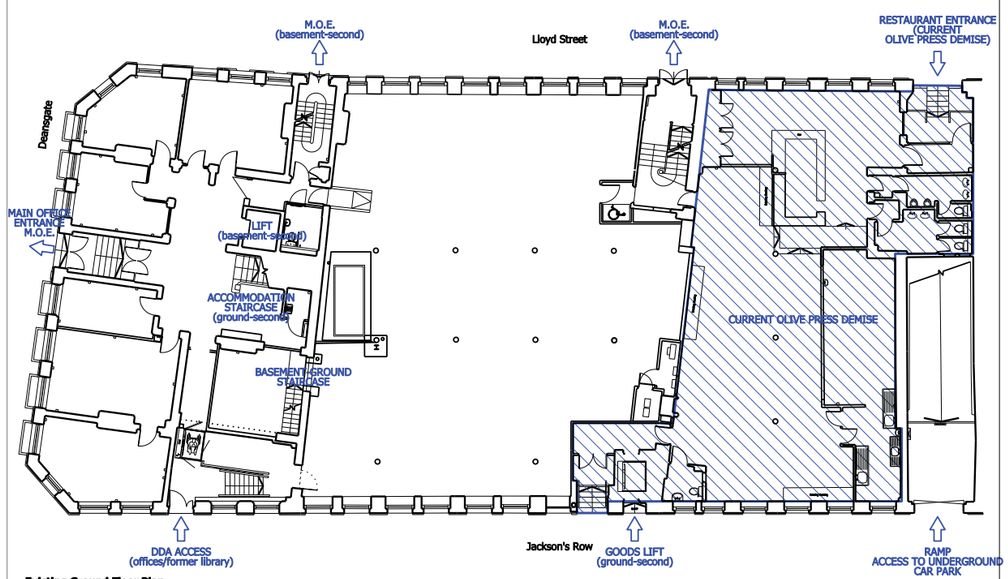


Existing Basement Plan



Existing Ground Floor Plan

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project Elliot House
client Bruntwood
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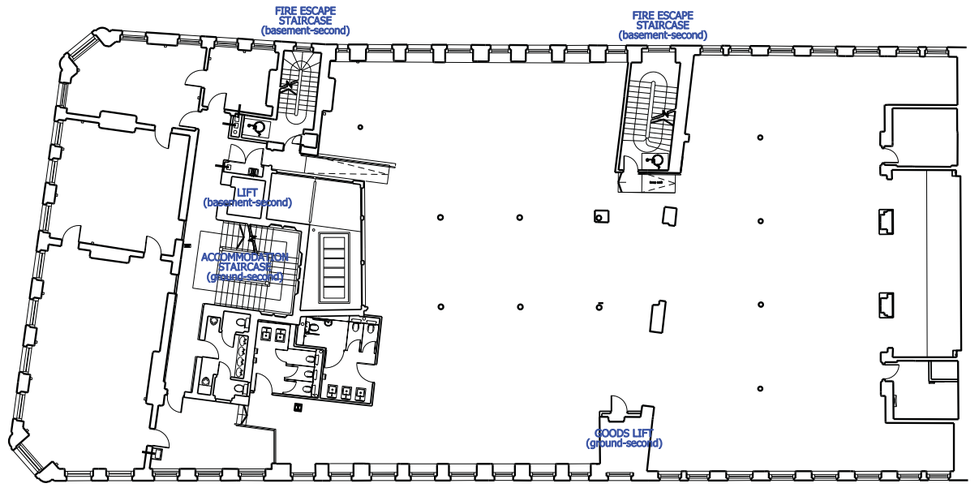
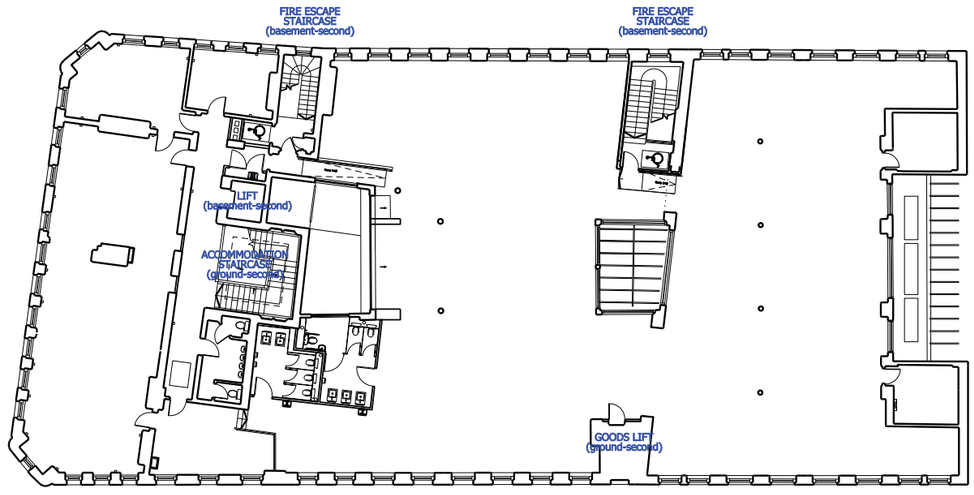


Existing First Floor Plan



Existing Second Floor Plan

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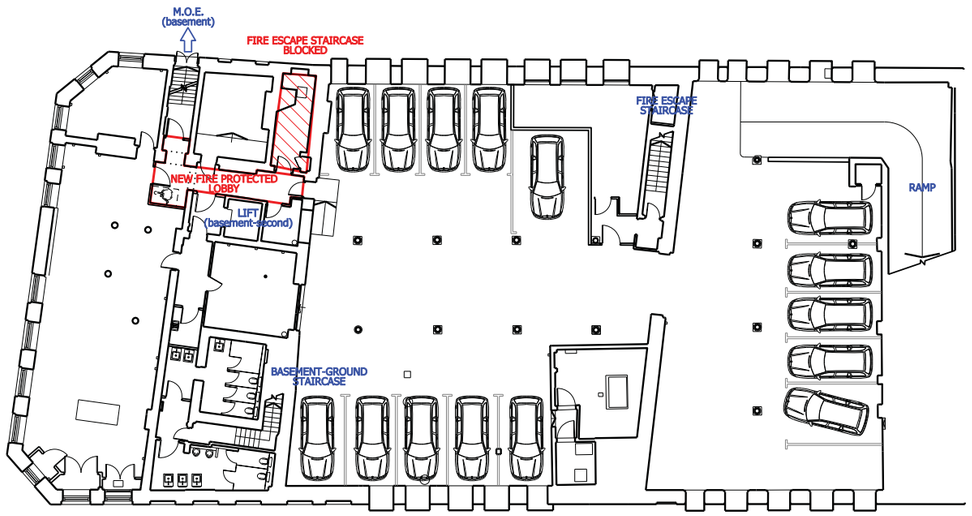
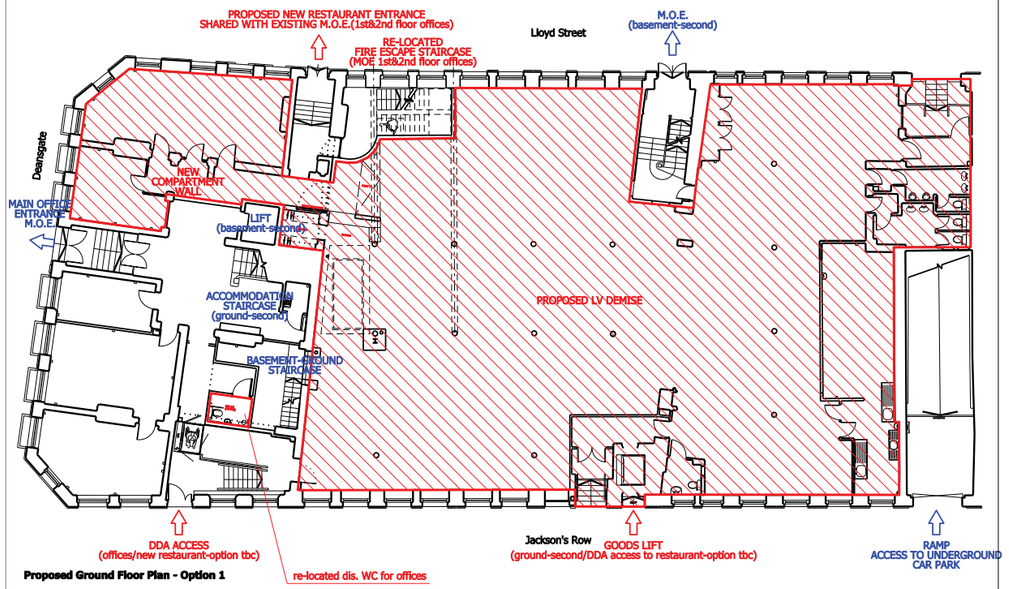
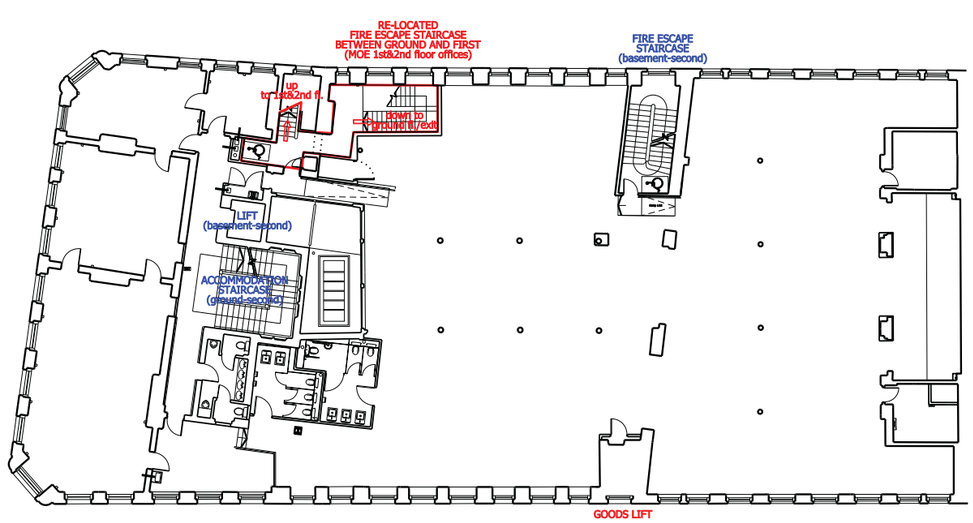
Appendix 3 - Intervention A: design options



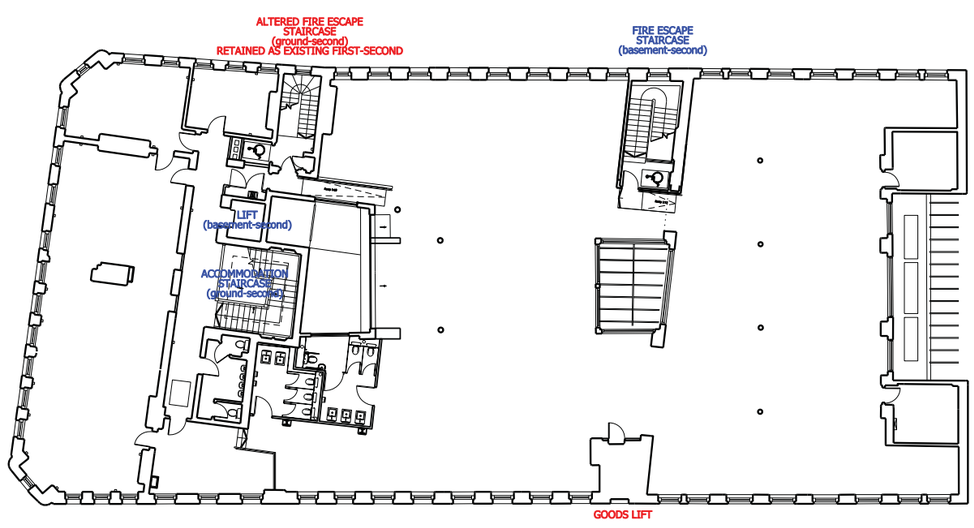
Proposed Basement Plan - Option 1



Proposed Ground Floor Plan - Option 1



Proposed First Floor Plan - Option 1



Proposed Second Floor Plan - Option 1 (RETAINED AS EXISTING)

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client Bruntwood
job no. 0176
drawing no. SK003

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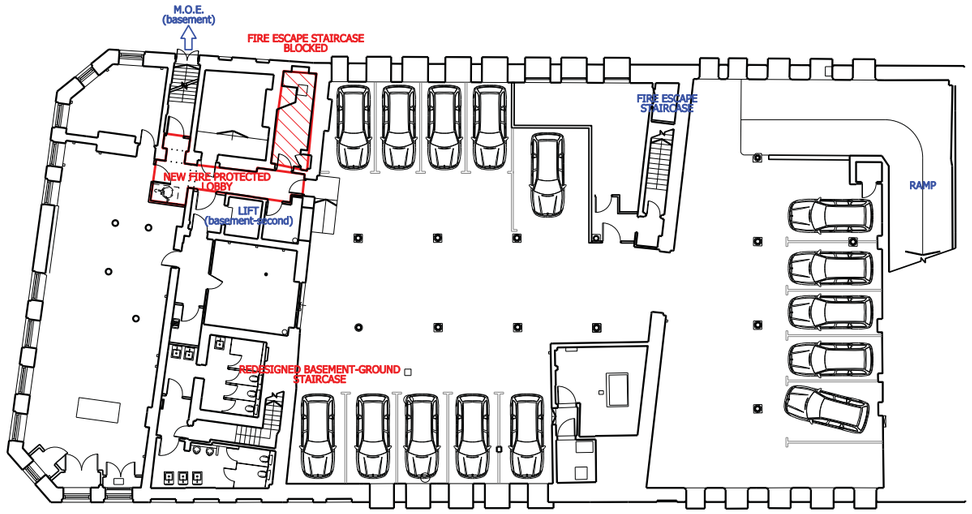
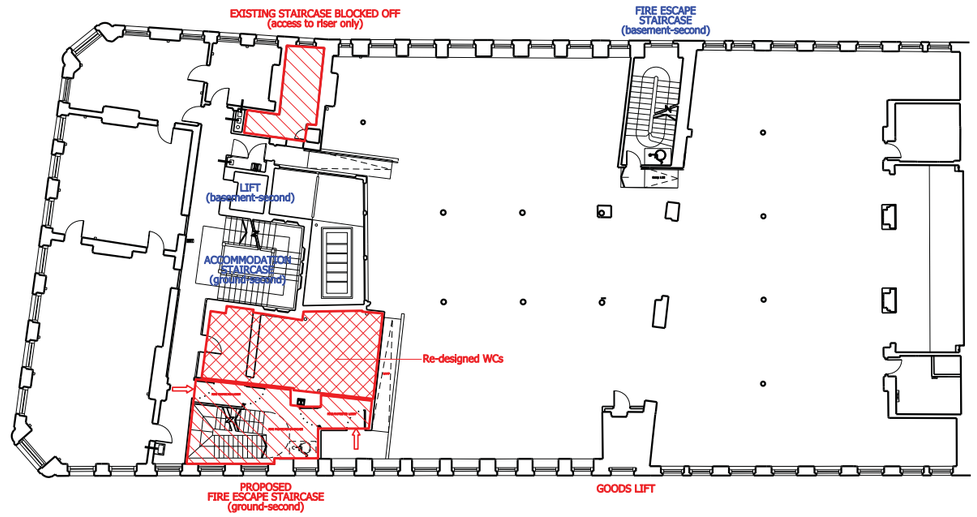
Appendix 3 - Intervention A: design options



Proposed Basement Plan - Option 2



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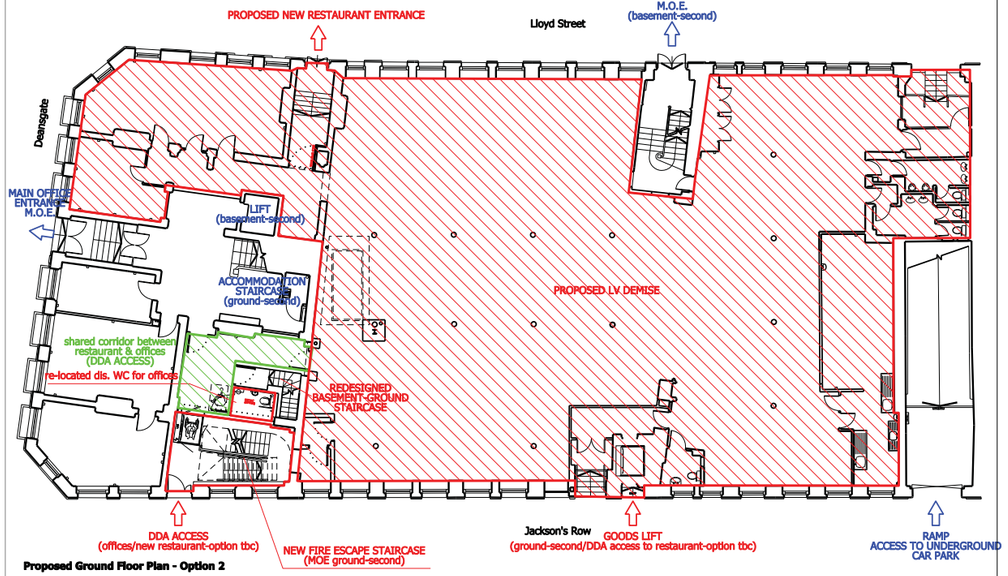
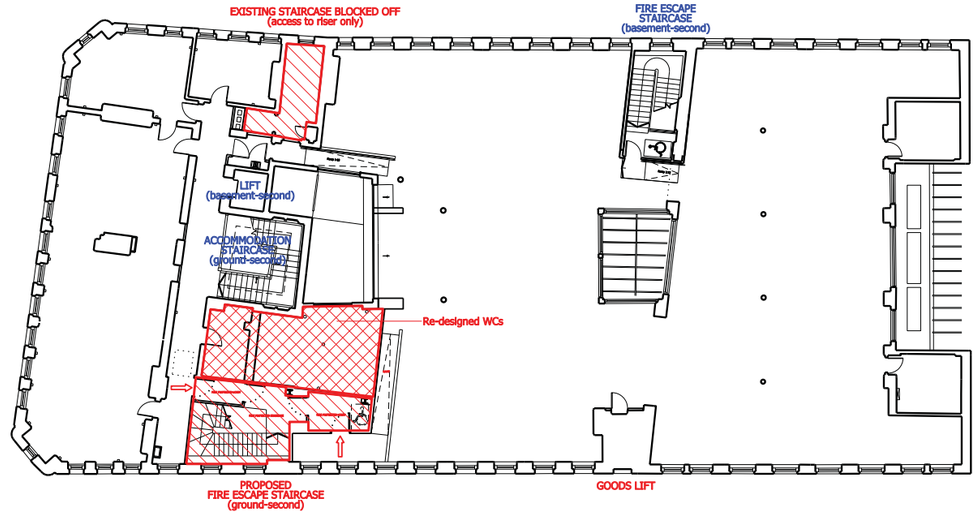


Proposed Ground Floor Plan - Option 2



Proposed Second Floor Plan - Option 2

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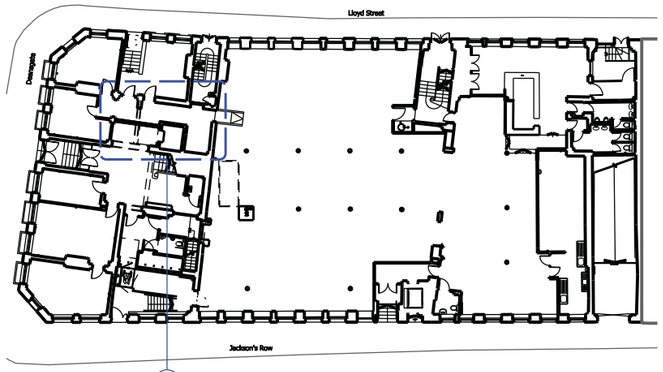
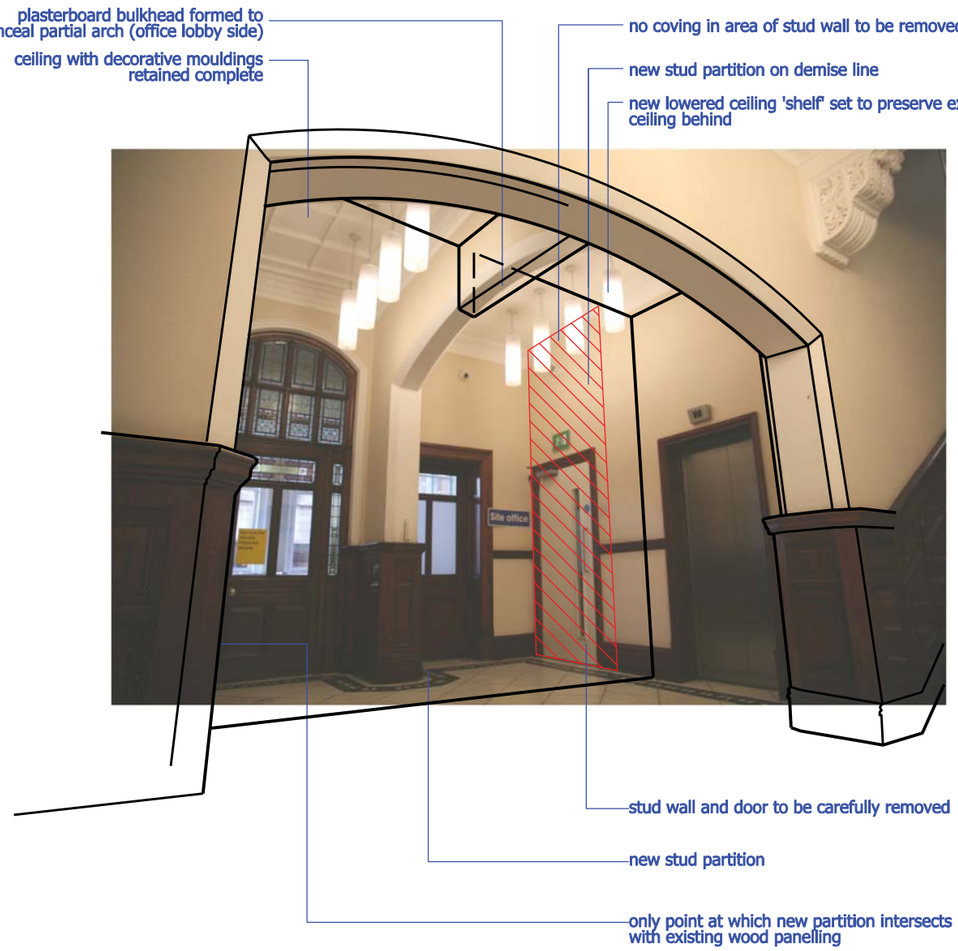
Appendix 4 - Intervention C: design options

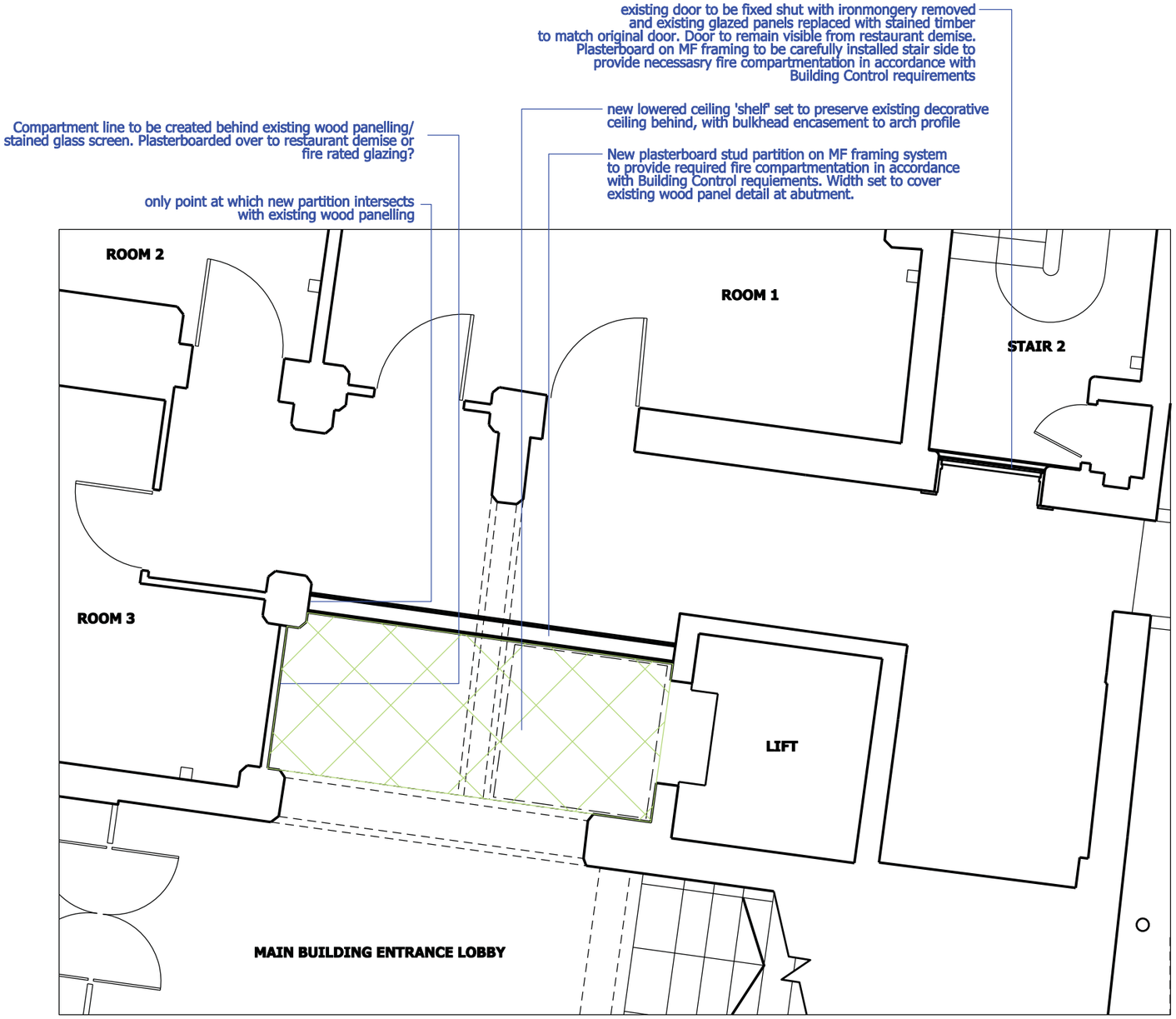


INTERVENTION (C)

interior entrance lobby alterations to form new restarant demise



SKETCH DIAGRAMMATIC TO SHOW DEMISE SPLIT STRATEGY/ RETENTION OF HISTORIC FEATURES



PROPOSED GROUND FLOOR PLAN- LOBBY AREA OPTION 2

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project	Elliot House
client	Bruntwood
job no.	0176
drawing no.	SK010
drawing title	INTERVENTION C- ENTRANCE LOBBY ALTERATIONS: OPTION C1
drawing scale	
drawing created	March 2014
drawing rev	

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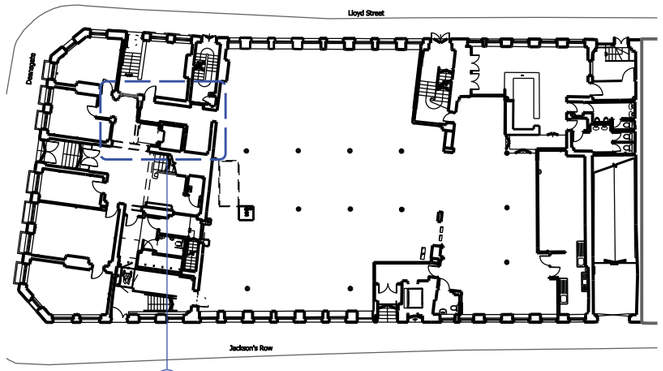
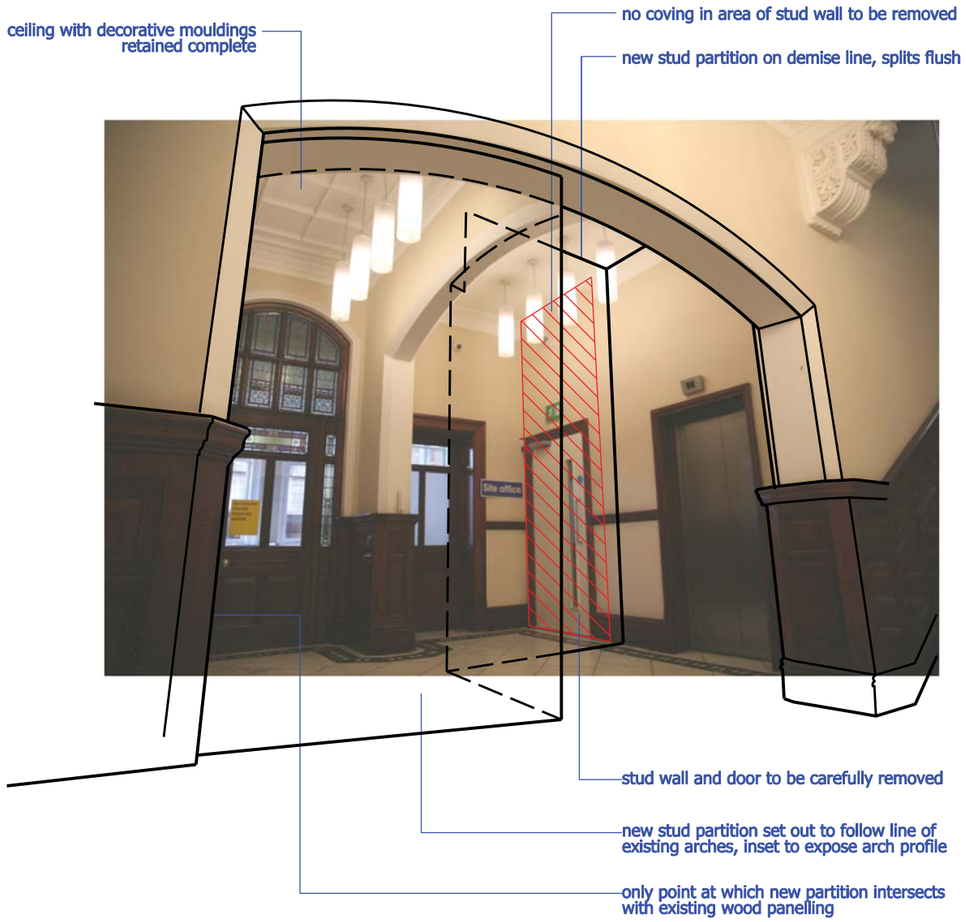
Appendix 4 - Intervention C: design options

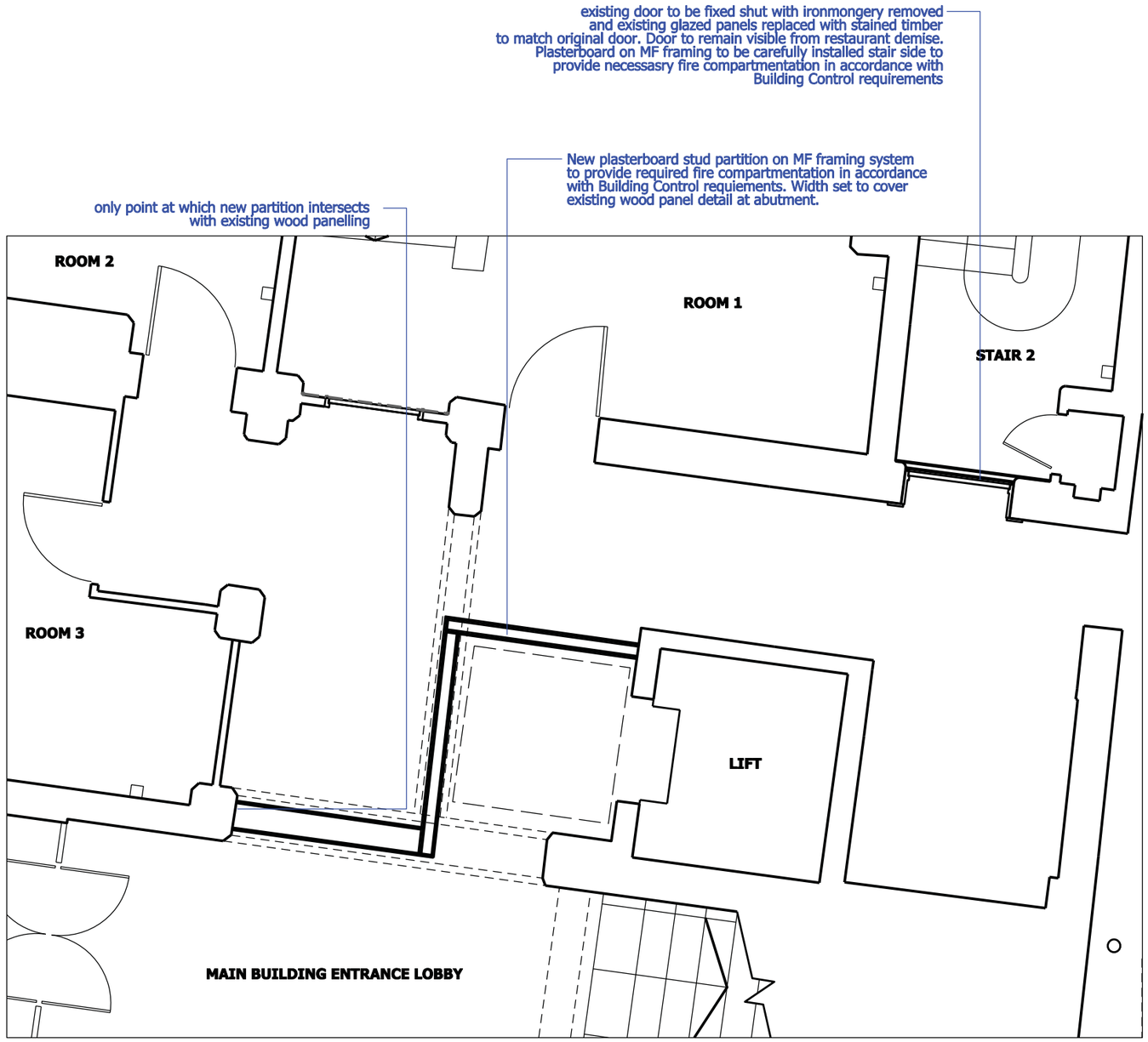


INTERVENTION (C)

interior entrance lobby alterations to form new restarant demise



SKETCH DIAGRAMMATIC TO SHOW DEMISE SPLIT STRATEGY/ RETENTION OF HISTORIC FEATURES



PROPOSED GROUND FLOOR PLAN- LOBBY AREA OPTION 1

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project	Elliot House
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drawing no.	SK011
drawing title	INTERVENTION C- ENTRANCE LOBBY ALTERATIONS: OPTION C2
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