Elliot House

Application for Advertisement and Listed Building Consent
associated with proposed restaurant
Elliot House, Lloyd Street, Manchester, M2 5AB
Design Statement
June 2014
Rev -



bridge
architects

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Elliot House; Deansgate / Lloyd Street elevation

1.0 Introduction

1.1 Introduction to the Design Statement

This planning statement has been prepared by Bridge Architects. The statement serves as a description of the design process, to accompany the drawings submitted in conjunction with this application. This statement demonstrates that the proposed development has emerged from a full assessment of the site's circumstances and characteristics.

Elliot House is an existing Grade II listed building located on Deansgate in Manchester city centre. The proposals set out within this document seek to gain advertisement and listed building consents for signage associated with the fit-out of a new Gusto restaurant within the partial ground floor area of Elliot House.

1.2 Background to the applications

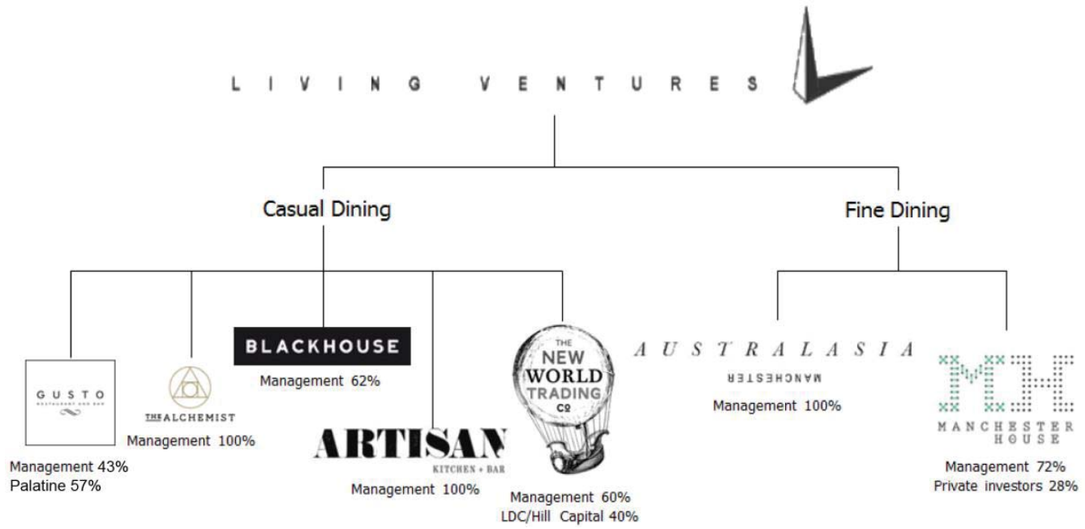
As a precursor to these applications, Bruntwood (the building owners) submitted planning and listed building consent applications for a change of use from Library (use class D1) to form the extended restaurant demise (use class A3), with associated enabling building fabric alterations to ground floor, basement and Lloyd Street elevation. These applications were consented (with conditions) by Manchester City Council on 6th June 2014 (Ref. No: 105431/FO/2014/C1 and Ref. No: 105432/LO/2014/C1).

These proposals are submitted in parallel with applications for planning and listed building consent for the works required to facilitate the restaurant fit-out.

1.3 Project Team and relevant experience

Client/ Operator:	Living Ventures Group/ Gusto Restaurants Limited
Interior Architecture and Design	Macaulay Sinclair
Structural Engineer:	DW Consulting Engineers
Mechanical and Electrical Consultant:	McInnes Consulting
Heritage Consultant:	BB Heritage Studio
Acoustic Consultant:	Hepworth Acoustics
Co-ordinating Architect (for planning):	Bridge Architects

1.0 Introduction




Australasia, Spinningfields (entrance)


Australasia, Spinningfields (interior)


The Alchemist, New York Street (interior)


Artisan, Spinningfields (interior)

Client and Operator: Living Ventures Group

A constantly expanding business, Living Ventures has become one of the most innovate and exciting companies in the restaurant industry with a particular focus on Manchester and the North West. The company has won numerous industry Awards and came 9th in the 2013 Sunday Times Top 100 Best Companies to Work for Award.

Living Ventures was founded in 1999 by Tim Bacon and Jeremy Roberts and has developed in to a multi-faceted business operating across the catering spectrum from pubs and bars, to fine dining restaurants. After developing the popular bar and restaurant brand The Living Room to 13 sites nationwide, the business was sold in 2007 to Ultimate Leisure for £28m. LV then concentrated on developing its core restaurant brands; Gusto Restaurant and Bar and Blackhouse Restaurants, until 2010 when the first Alchemist bar was opened in Spinningfields Manchester.

The Alchemist proved transformational for the city centre development, and LV have gone on to develop Australasia, it's up-tempo casual fine dining offer, and The Oast House, the flagship of Living Ventures' The New World Trading Company. Latterly Artisan Kitchen and Bar was opened in Summer 2013 in Spinningfields Avenue North development, and finally the much awaited collaboration with Michelin starred Chef Aiden Byrne – Manchester House opened in September 2013.

LV's partnership with Allied London has proved symbiotic for Manchester city centre property development, and for LV itself which has seen its presence in Manchester grow from one operation in 2008 turning over £2.5m to 10 city centre operations with a combined full year turnover of around £30m.

LV excels in innovation; with seven separate brands, and more emerging, LV is a company that is constantly looking to grow and develop. With two national brands established and profitable, the company has now focused on individual stand out brands. LV sets to change and challenge the Manchester dining scene to grow and develop, to become a place where top chefs and restaurateurs want to open restaurants and put Manchester on the map as a leading culinary city.

Offering guests a dining experience that is heavily focused on service without high prices, the company has always aimed to offer quality without exclusivity, and benefits from a loyal customer base. LV is also renowned for the first class compulsory training that is offered to all employees, and high levels of employee satisfaction.

Over the past two years with the expansion of the company Living Ventures have created around 450 jobs in the Manchester and Cheshire area. In a challenging economic climate LV continues to buck the trend, and sales have grown every year since 2007 recording group sales of £65m in the year to March 2014

Gusto

Gusto currently operates across nine sites in the North including, Alderley Edge, Cookridge, Cheadle Hulme, Didsbury, Edinburgh, Heswall, Knutsford, Liverpool and Newcastle. This year, the business achieved sales of £16.4m and currently employs more than 400 staff across the various locations.

New financing from Palatine will see the brand grow from 9 to 25 sites in the next 4 years with the proposed Manchester city centre branch being the flagship restaurant.

GUSTO ~ Restaurant and Bar: Italian for taste and enjoyment
Inspired by the elegant charm of a classic Italian ristorante with a contemporary buzz and a modern, stylish interior, GUSTO brings the true "taste and enjoyment" of Italy to its guests.



Hawksmoor Guildhall by Macaulay Sinclair



Wagamama, Leamington Spa by Macaulay Sinclair



Wagamama, Leamington Spa by Macaulay Sinclair

1.0 Introduction

Consultants

Macaulay Sinclair

Macaulay Sinclair are a Nottingham based Interior Architecture and Design studio who offer a bespoke service, creating considered, handcrafted spaces. Specialising in hospitality, many of their projects have involved working within historic and Listed buildings. Recently completed schemes include Hawksmoor Guildhall in the heart of The City, London and Wagamama, Leamington Spa within the Grade II * listed 95 Parade.

McInnes Consulting

McInnes Consulting Engineers are a Building Services practise specialising in the design of Electrical, Mechanical and Public Health services to the construction industry. Based in Sheffield they are involved in projects nationally and are currently working with Living Ventures on a number of their new restaurant projects.

DW Consulting Engineers llp

DW Consulting Engineers operate from offices in Sale and Harrogate and work on projects nationwide. Chris Corrigan (Director and Project Engineer) has been involved with structural alterations to Elliot House over the last 20 years, and has advised Bruntwood on the most recent office and library refurbishment works.

BB Heritage Studio

BB Heritage Studio works collaboratively with architects, developers, local authorities and building owners providing architectural conservation and consultancy services. It is led by Bernadette Bone, who is a qualified architect with over 15 years experience of designing in historic environments. Bernadette is a RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (PostGradDipl AA), she also sits on Manchester's Historic Buildings and Conservation Areas Panel.

Hepworth Acoustics

Hepworth Acoustics Ltd was formed in 1990 to provide consultancy services in noise and vibration, and has grown to become one of the leading independent acoustics consultancies in the United Kingdom with eight fully qualified consultants. The company is a member of the Association of Noise Consultants and the Institute of Environmental Management and Assessment, and has carried out a wide range of acoustics projects across the UK and overseas, many of which have been associated with restaurants and licensed premises.

Bridge Architects

Bridge Architects is a young Manchester based architectural practice and is committed to producing architecture of the highest quality across both commercial and residential sectors.
Bridge Architects were appointed by Living Ventures in May 2014 to co-ordinate and advise on their Planning and Listed Building Consent applications for the Gusto fit-out, following their involvement with the Change of Use and enabling works applications submitted on behalf of Bruntwood as a precursor to these applications.









existing site photos

2.0 Assessment

2.1 Assessment

2.1.1 Physical Site Assessment

Site Description
Elliot house is a Grade II listed building located in a prominent position on the east side of Deansgate, Manchester, opposite the Spinningfields development. It is located within the Deansgate Conservation Area.

The building occupies the end of a city block, and has its main frontage and entrance onto Deansgate at the west end of the building. The northern elevation fronts Lloyd Street and the southern elevation fronts Jacksons Row.

Rectangular on plan, the building has three storeys plus a basement and attic storey. Designed in the Queen Anne Revival style, the building is constructed with ashlar sandstone to the ground floor, with red brick and sandstone dressings and red terracotta to the upper storeys. The roof of the building is finished in natural slate, with glazed roof lanterns.

Site History
Elliot House was constructed circa 1874 by architects Royle and Bennett as the Board of Schools Offices, and was first extended in 1904, then again in 1914 to form the building which exists today.

The English Heritage listing describes the building as;
'Queen Anne Style. Three storeys with cellars and attic, 8-window facade to Deansgate, stylistically divided 3:5. The left portion has a large shaped gable, with pilastered upper floors with moulded sill-bands and sashed windows with keystones, and those at first floor with moulded terracotta panels above and below. The right-hand portion of the elevation has a doorway to the first bay with moulded architrave, cornice, and gablet containing a 3-light overlight; 1st-floor windows with moulded architraves and floating pediments; and a pilastered 2nd floor with windows like those in the left portion, and a balustraded parapet above the cornice. The left corner has a shaped window in a richly foliated aedicule with putti, and above this the moulded corbel to an oriel with rounded corners which has a cross-window with ornamented pediment at 1st floor, a narrow sash at 2nd floor and pedimented upstand above the parapet. Most windows have glazing bars in the upper leaf only. Various tall chimneys. Long returned sides in similar alternating styles.'

Existing Uses and Background
The '1914' ground floor portion of the building (adjacent to The Nags Head Hotel and Croxley House) and a small area within the basement, is currently occupied by the Olive Press restaurant (use class A3), which is part of the Living Ventures group.

The remainder of the building is currently unoccupied. Although, until the end of 2013, part of the basement and ground floor and all of the first and second floors of the building formed the temporary home for Manchester City Library (use class D1), whilst the Town Hall Complex and Central Library underwent a major refurbishment. The basement provides areas for parking and refuse storage, and has vehicular access off Jacksons Row.

Previously the building has been used as offices, and has historically housed high quality restaurant operations. Commencing 1996, Paul Heathcote ran 'Simply Heathcotes' from the majority of the ground floor and first floor of the building. In 2003 'The Olive Press' was created as a separate restaurant within the ground floor area, with an entrance off Lloyd Street.






Photographs of surrounding buildings

2.0 Assessment

Under its current owners, Bruntwood; the building has undergone a series of alterations in recent years. These include a comprehensive interior and exterior refurbishment carried out under an application by O'Connell East Architects, which enabled B1 use and also included converting the first floor 'Simply Heathcotes' space to business use in 2008 (Application Ref. No: 086924/LO/2008/C1 and Ref.No: 086923/FO/2008/C1). More recently the conversion of the B1 business demise to the temporary public library was carried out under an application by BDP in 2009 (Application Ref. No.090565/VO/2009/C1). All alterations have taken place within the existing building footprint, and as a whole the building currently meets modern accommodation standards. In 2014 a Change of Use consent (Ref. No: 105026/FO/2014/C1) reverted part of the former library demised areas to B1 office use.

Typically the front portion of the building is characterised on plan by cellular rooms in their original form with wood panelling and decorative stained glass, with more open plan areas occupying the extended parts of the building.

Surrounding Context

Elliot House is surrounded by office buildings of different architectural styles and periods, and of varied quality. To the north sits St John's House which is seven storeys and dates from the 1960/70's. To the south lies 201 Deansgate, which was constructed 1996. Directly opposite is The Courthouse (184-186 Deansgate), which dates from 1896, and has recently undergone a significant internal and external refurbishment. The Spinningfields development is also in close proximity, which accommodates both office, retail, residential and leisure uses.

2.1.2 Social and Economic Site Assessment

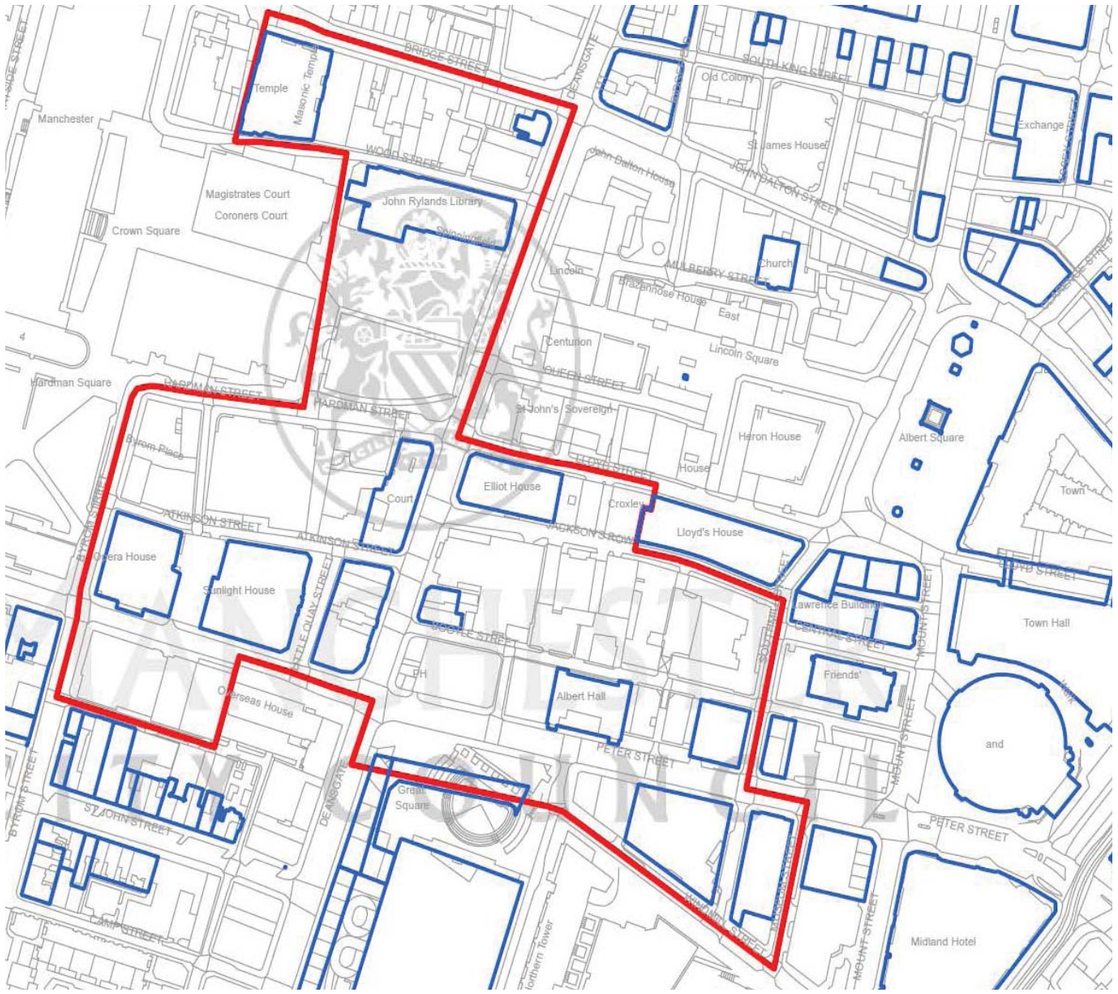
Elliot House benefits from significant recent investment by Bruntwood to ensure the building is capable of meeting the demands of modern day use. The building also has the advantage of a strategic position on Deansgate bordering the Spinningfields area which has undergone a transformation since the 2000's to provide a vibrant new retail, commercial, leisure and residential district. Bruntwood are keen to ensure that Elliot House remains in active use, and there is the opportunity with a high quality tenant in place to ensure the building adds to the vibrancy of the area and enlivens the street scene. The building has historic precedent as a site for high quality restaurant operations.

Views and Aspirations of the Local Community

n/a

Contribution of the development to the Local Economy

Living Ventures wish to see the local area continue to flourish. A successful restaurant in this location would benefit and contribute to the local economy, working side by side with the offices, restaurants, museums, galleries and shops to continue to positively transform this area of Manchester. Approximately 30 people are currently employed at the Olive Press restaurant. It is estimated that the extended Gusto operation would employ approximately 92 full and part time staff.



Deansgate / Peter Street Conservation Area Boundary Map

2.0 Assessment

2.2 Involvement

2.2.1 Local Community

No community groups have been consulted regarding the proposals.

2.2.2 Manchester City Council Planning Department

A pre application meeting in relation to the proposed restaurant fit-out and building alterations took place 6th May 2014. Notes from the meeting, and subsequent email correspondence are as noted in Appendix 2. The feedback received from the local planning authority has been considered by the client and the design team, and the proposals have been amended and evolved to respond to advice given and address concerns raised.

2.2.3 Relationship with NPPF

The NPPF sets out the Government's planning policies for England. A key thread within the NPPF is the aim to achieve sustainable development. The 'Core planning principles' detailed to para 17 of the NPPF all drive towards sustainable development. Of relevance to this application are the principles that planning should;

- support sustainable development to deliver the business needs of an area
- conserve heritage assets in a manner appropriate to their significance

The space is currently vacant and, subject to planning consent, Living Ventures set to undertake a new 20 year lease on the space. Finding an appropriate use for the space not only serves as positive investment to the area, but also encourages the growth of a successful, expanding business and looks to add life and vibrancy to the ground floor of what is currently vacant, dead space. The proposals offer medium/long term use of the building in a manner appropriate to its significance, 'so it can be enjoyed and add to the quality of life of this and future generations'. The need for building signage is critical to the success of the restaurant operation.

2.3 Evaluation

2.3.1 Benefits, Opportunities and Constraints

Elliot House is a significant heritage building in a prominent city centre location. The existing Olive Press restaurant has traded from the premises for over 11 years, and it benefits from a location in close proximity to Spinningfields. Public transport links in the immediate vicinity are good, with frequent Metroshuttle bus services running on Deansgate, with links to all the city centre railway stations and shopping centres at Arndale, King Street etc.

There is an opportunity to create a new high quality restaurant operation, which will positively contribute to the continued improvement of the surrounding area. Extension of the existing restaurant activity towards the Deansgate/Lloyd Street corner will serve to further enliven the street scene and present a new active frontage close to this main city centre thoroughfare.

The constraints are the challenges to be overcome in order to meet the brief requirements and sensitively adapt an existing Grade II Listed Building for A3 use. The proposed signage installations have been carefully considered so as to have minimal detriment to the original exterior and interior building fabric and features, whilst addressing visibility issues from the surrounding streets and approaches..

2.3.2 Design Process

The above factors have been taken into account when developing the design solutions in conjunction with the building owner Bruntwood, and Living Ventures and their design team. In seeking an appropriate solution for the signage proposals, the original brief aspirations have required compromise and review, with feedback received from MCC at pre-application stage has being taken into account.



Lloyd Street from the east (Town Hall area)



Lloyd Street from the west (Deansgate)

3.0 Description of Proposals

3.1 Design Objectives

The proposals are designed to enable the transformation of the partial Ground floor of Elliot House into a premium casual dining venue.

The objective of the proposals is to obtain advertisement and listed building consent for various signage devices associated with the proposed restaurant fit-out. The signage solutions as detailed are required to allow the restaurant operator to ensure the commercial viability of the unit. The building is currently vacant and the proposed works will contribute to the continued future of the listed building and the contribution it makes to the vitality and economic well-being of this area of Manchester City Centre.

The application seeks Advertisement/Listed building consents for:

- the installation of 11no. high quality, fabric, branded awnings to the Lloyd Street elevation
- the installation of 1no. projecting illuminated hanging building sign to the Lloyd Street elevation.
- the application of branded window vinyls to the lower sash glazed area of the Lloyd Street windows.

This application has been instructed by Living Ventures. Separate Planning and Listed Building Consent applications are submitted in parallel with this application to cover the proposed restaurant fit out works.

The proposed alterations will be associated with a new lease on the ground floor of the premises for a period of 20 years.

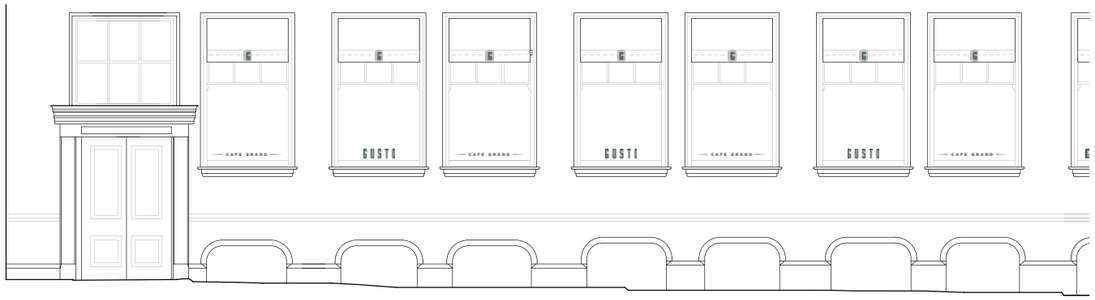
3.2 Design Proposals

The design proposals aim to satisfy the design objectives and issues contained within the previous chapter. The strategies for dealing with design and logistical solutions are described in the following chapter.

Elliot House occupies a prominent location within Manchester City Centre and the proposals acknowledge this. At present Lloyd Street lacks a certain life and vitality and street level human activity and presence is limited. The proposals are intended to increase the vitality of Lloyd Street and improve the quality of environment at this point, whilst presenting a positive pedestrian friendly connection between Spinningfields and the Town Hall complex.



discounted 'overlapping' awning solution



proposed 'inset' awning solution

3.0 Description of Proposals

3.2 Design Proposals (continued)

Awnings

The proposal is for the installation of 11no. high quality, fabric, branded awnings to the ground floor windows to the Lloyd Street elevation of Elliot House.

In seeking approval for the works, it is accepted that the awnings are not traditional to the building typology. However, from the Operator's perspective it is vital that the new restaurant is signalled from the northern Deansgate approach (where footfall and vehicle flow is highest) and the upper portion of Lloyd Street (from the area of the Town Hall complex). The setting of the building, the narrow width of Lloyd Street and its surrounding context means that the Lloyd Street elevation can only be viewed obliquely from Deansgate and upper Lloyd Street. The projecting awnings will serve to address this as a form of signage.

The awnings will act as visual markers for the new restaurant and help to articulate the building on a human scale, the canopies relate to the internal restaurant demise giving it 'presence', and creating interest along the street frontage. They are also intended to give a sense of 'festivity' to the otherwise lacklustre Lloyd Street, and help serve to enliven the street scene.

The selection of canopies as a 'signage vehicle' has been carefully considered. Alternatives have been considered that include setting illuminated signage behind the existing windows, but it was acknowledged that this would be of detriment to the interior of the space and critically, because of the deep window reveals, the position would mean that the signage could not be properly viewed when approaching the building.

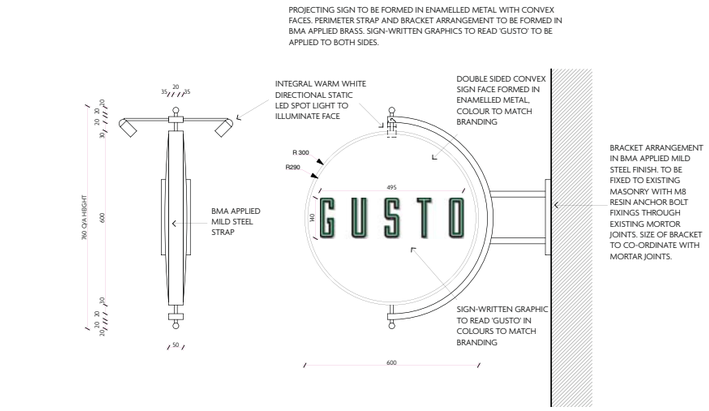
The size, scale and proportion of the awnings together with the detail design has evolved through consideration of a number of options. Originally set 'over' the stone window surrounds, the awnings have been reduced in size to sit within the structural openings following the comments received at pre-application stage.

The materiality and colour of the awnings pick up the colour of the existing window frames on the building, which is in contrast to the colouration and materiality of the stone façade; thereby they remain a subservient element to the special architectural interest of the elevation. Similarly, the awnings will be inset to the stone window reveals so that they are subservient to the pattern of the historic fabric. In addition the level of the awning valance is set such that it correlates with the line of the existing upper sash window panes, to be respectful to the this existing datum line on the façade.

The proposals will not significantly alter physical features that contribute to the special architectural interest of the facades. The installation of the awnings is reversible, and their associated fixings are detailed such that their installation will have as minimal impact on the existing building fabric as is practically possible. This in turn means that if removed, the original building fabric could be easily repaired.

The awnings will be seen and expressed as an addition to the listed building; and in contrasting with their host will serve to reinforce its character and status alongside a vibrant new long term restaurant use.

The detail design for the proposed awnings has been carried out in conjunction with a specialist subcontractor. The proposals are based on a similar installation at the Grade II Listed Corn Exchange in Manchester.



proposed hanging illuminated sign



proposed window vinyls (Lloyd Street elevation extract)

3.0 Description of Proposals

3.2 Design Proposals (continued)

Hanging illuminated signage

The proposed illuminated signage is positioned at high level between the two windows that relate to the restaurant reception area on the Lloyd Street elevation. Formed in double sided enamelled metal with a convex profile, the associated bracket fixings will have bronzed metal antique finish to co-ordinate other proposed fixtures and fittings within the restaurant interior. The proposed signage is lit by minimal bracket mounted fittings that form part of the overall mounting. Fixings to the building façade are detailed such that their installation will have as minimal impact on the existing building fabric as is practically possible. This in turn means that if removed, the original building fabric could be easily repaired.

Branded window vinyls

Discrete 'Gusto Cafe Grand' logo window vinyls are proposed to 8no.windows on the Lloyd Street elevation.

It is considered that the vinyl graphic signage with have no impact on the heritage significance of the building as it is an applied finish to the glazing, that can be easily removed.

bridge architects

4.0 Client / Operator

4.1 Living Ventures Commercial Statement

"Forming part of this application stands Living Ventures aspiration to give the restaurant a good visual presence.
It is believed that the Lloyd Street elevation is somewhat hidden as viewed from the surrounding area and thus does not benefit from the many advantages that Deansgate offers, most notably that the restaurant is not particularly visible from the road.
The previous operation here, Heathcotes, suffered as a result of this as it was unable to rely upon passing trade and the large volume of footfall that passes through Deansgate due to its poor entrance on Jacksons Row. Similarly the Olive Press restaurant also suffered in part due to poor visibility/accessibility with its current Lloyd Street entrance. The original owners Heathcote Restaurants struggled to establish a viable business here before the operation was sold to the current owners who have been able to make the business semi viable only with a discount driven model which is not sustainable in the long term and would eventually lead to closure and loss of commerce and jobs.
This situation has become even more highlighted since the development of the Spinningfields retail area. Deansgate is considered one of the major thoroughfares of Manchester, boasting a number of well renowned and prestigious businesses. These vary from well-respected corporations to high end and sophisticated restaurants and bars.
Over the last 5 years this area of central Manchester, Spinningfields, has become increasingly iconic and synonymous with high quality retail, bars and eateries. As a consequence of this, it boasts an impressive level of footfall throughout the day and night.
The installation of new signage and projecting awnings would therefore allow the restaurant to become more prominent and visible from Deansgate and thus allow it to benefit from these commercial advantages, whilst improving the general ambience of Lloyd Street.
Elliot House is one of Deansgate's most famous and high profile buildings and it is believed that by incorporating signage and awnings to Lloyd Street, it would in turn allow the building to become a part of this bustling area of Manchester, and would perfectly compliment the operations that are in place at present.
It is acknowledged that it is imperative the design must be in keeping with the character of the building and must not detract or denigrate the building in any manner.
As such, we have carefully considered a design that will compliment Elliot House and the surrounding areas.
Jeremy Roberts, Commercial Director
Living Ventures

5.0 Summary

- The proposed works are needed to support the proposed new restaurant which will contribute to the continued future of the listed building and the contribution it makes to the vitality and economic well-being of this area of Manchester City Centre. Considered as a whole the works will enhance the commercial use of the listed building for a lease period of 20 years, and thus contribute to business and employment.

The proposed Gusto restaurant has the potential to bring an active use and life back to the currently vacant portion of the ground floor of the listed building. It will also contribute to the overall recovery of this area of Deansgate, and assist Manchester's economic growth.

- Selection of attractive, high quality signage solutions will also greatly contribute to the area's image as a desirable place to visit and enjoy and improve the ambience of Lloyd Street, forging a visually appealing connection between Spinningfields and the Town Hall complex.

- The proposals will not harm the special architectural and historic interest of the listed building. The overall effect of each of the proposed alterations/interventions is not to overwhelm the special interest of the listed building. Elliot House is a strong and robust building with a highly distinctive character, which the proposals do not seek to diminish or obscure.

- The potential physical impact of the proposals on the Grade II Listed Building will be largely negligible, with any adverse impact being outweighed by the substantial benefits of the scheme.

Appendix 1

Drawings submitted to accompany advertisement and listed building consent application

Existing Drawings

al(05)001	Site location plan
3314 03(04) A	Existing Lloyd Street elevation

Proposed Drawings

3314 03(03)	Proposed Part Lloyd Street elevation
3314 03(01) D	Proposed Signage and New entrance
3314 03(02) C	Proposed Awnings

Appendix 2

Notes from pre application planning meeting 6th May 2014 at Elliot House

Present	David Bretell	MCC
	Paul Mason	MCC
	Claire Gascoigne	Emery Planning Partnership Ltd
	John Macauley	Maculay Sinclair

Proposals were discussed as follows:

1/ Main entrance

Concerns were raised regarding the planned main entrance proposal and door design, incorporating a full height solid timber door within the new 'wrapped' opening. The preference for a minimal glass door was stated, with the possibility of removing the bottom sash of the existing window to increase the new door's height. It was agreed that the main entrance proposal would be revised, with details to be provided.

2/ Awning/canopy proposal.

Concerns were raised regarding the proposals and the awning overlap to the existing stonework. It was agreed the designs would be reviewed

3/ Signage design.

Concerns were raised regarding the thickness of the proposed sign, and the internal illumination proposed. It was agreed that the designs would be reviewed.

4/ Structural alterations to reception area to facilitate improved entrance sequence/ general structural alterations

The need to improve the route from the reception area to the main restaurant space was accepted and understood, although it was suggested that the opening size should be reviewed. It was noted that detailed information for the proposed openings/alterations to the existing masonry walls and structure - plan, elevation and section, to include structural detail, would be required to support the planning application.

5/ DDA toilet

It was suggested that the proposed location of DDA toilet (adjacent to DDA entrance) should be reviewed; consider ramped approach and consolidate sanitary provision.

6/ Ceiling deisgn

It was noted that the ceiling design should be mindful of the existing historic building fabric. It was agreed that the ceiling design proposal would be reviewed with a view to reducing the No. of ceiling coffers whilst coordinating with the HVAC design.

7/ Interior Fit-out

It was noted and agreed that:

- a simplified fit-out plan to communicate the most pertinent information and limits the annotation of materials would be prepared to accompany the application.
- the bar and display kitchen drawings should be included in the submission to communicate that the columns are not comprised.
- information relating to any intervention on the interior which affects the external envelope: guarding's to windows, treatment to glass in toilets etc. would be provided.
- Details would be provided for proposed interior screen and partitions

8/ Interior Strip-out

It was noted and agreed that information for strip-out of Olive Press and ceiling/existing HVAC in the existing library demise would be provided and that the strip out works and proposals would be submitted under a joint application.

In addition to the above, it was noted that DDA access and dealing with the needs of wheelchair using guests needs consideration/demonstration. A plan showing the route and user flow together with a management procedure statement should be included in the Design and Access Statement.

It was also confirmed that the following would be required to accompany the planning application:

Heritage Statement
Acoustic Report
Crime Impact Statement