

PROJECT PROJECT REF.	77-79 MOSLEY ST 1995	DATE	JULY 2024
---------------------------------	-------------------------	-------------	-----------

App refs: 139183/FO/2024, 139184/LO/2024

This report is written in response to comments received from the Planning dept. on 18th July 2024.

Ref 30. Lift cladding - we will need to see a sample of the panel. There is a large amount of this material and it needs to be of a very high quality and not a flat finish so for instance a natural or anodised finish can this be confirmed . Details such as fixings, junctions will need submitting. The service ducts are currently shown in front of the cladding of the lift which look intrusive and poor . In the last response the applicants said that these will be located internally in risers, but this does not seem to be achievable - which is unfortunate as they will impact on this space. Can this be clarified. If we are to agree these then we will need to see and agree the finish of these ducts.

We can confirm that the cladding will have an anodized finish.

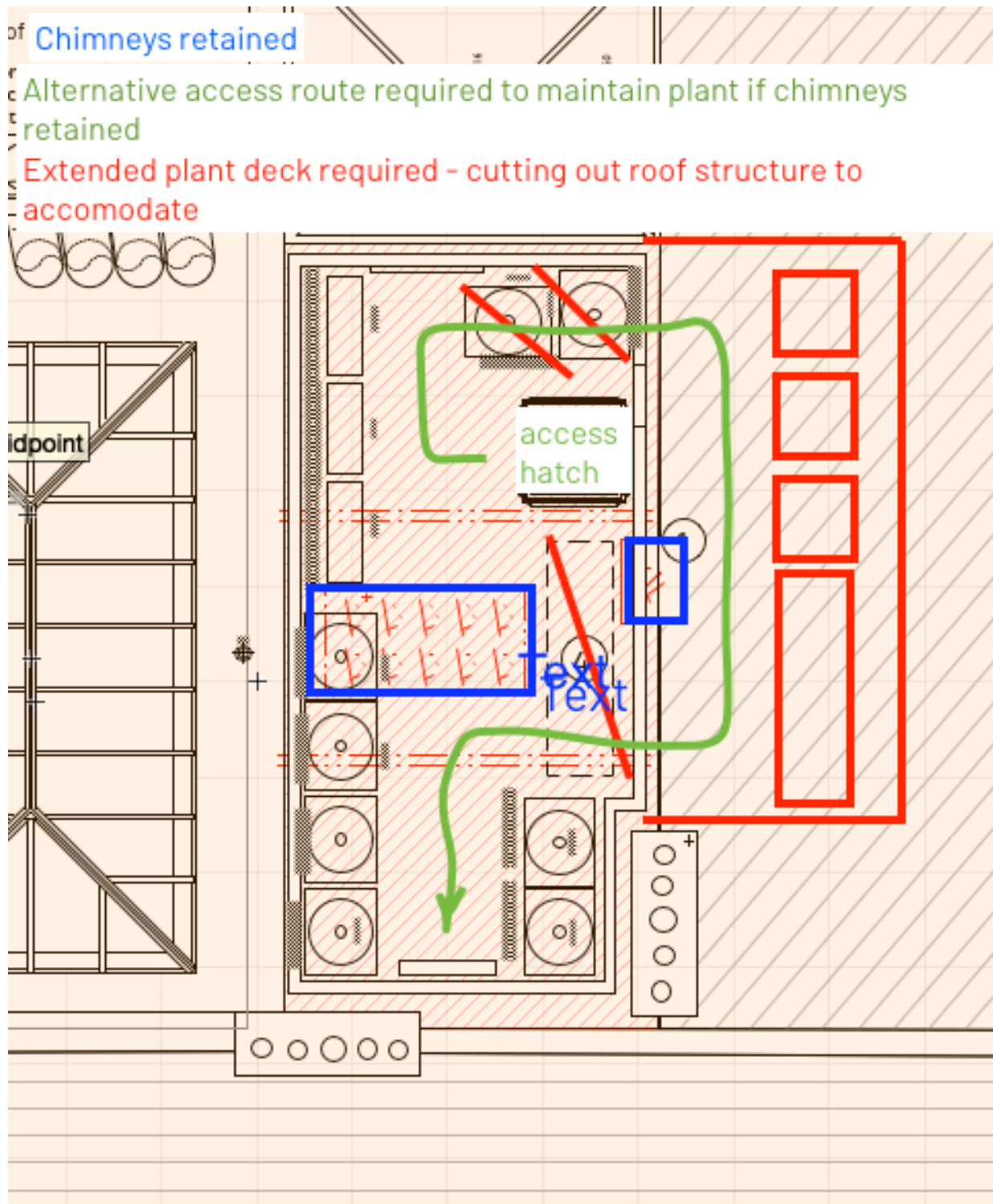
Unfortunately, the client has been advised by their M&E consultant, that the ducts cannot be housed in any way. This would prevent proper maintenance being carried out.

As previously explained, these ducts cannot be located within the building due to the significant additional alterations that would be required to floors and walls to accommodate them.

The ducts themselves will be made from a high quality polished stainless steel.

Ref 31. The plant deck seems to be in the original position following an options appraisals seems to be the only suitable location - if this section of roof is being removed then it would be good to know what the existing roof structure is and whether it has a timber truss construction or whether it is purlin and rafter construction . If it is the former then can the trusses be retained in situ and encapsulated with the plant working around these features. We should also aim to retain the main chimney stack as the chimney breast in now being retained below . We asked the question whether a section of the roof could be retained so as to retain its form, could a section therefore be cut out of the roof to the minimum necessary to provide the plant needed rather than the whole roof. The roof will need recording before any alterations and we will need a method statement for the alterations and detailed design and waterproofing works.

We have updated drawing P(300) to note that the truss chord can be retained. However, as per new drawing P(380), the location of the existing trusses is such that they cannot be retained. It would not be possible to locate and manoeuvre around the plant equipment within the size of deck. You will note that in our latest proposals, we have managed to rearrange the plant deck such that one of that 2no. existing chimney stacks can be retained. Unfortunately, the remaining stacks sit centrally to the plant deck. As a result, if these were to be retained, we would need to significantly enlarge the plant deck to create a route around the equipment. See rough mark-up here to illustrate this point.



Ref 33. Can you explain why there a soundproofing layer on top of the flooring is proposed as we should be aiming to retain the existing timber floor finish in the office space and not an acoustic build up unless it can be fully justified.

We know from previous projects, that the noise separation between restaurant and office uses needs to be as robust as possible to mitigate potential noise transmission. This is best achieved with the weight of specialist acoustic boards over the existing floor. Whilst we have previously lifted and replaced historic timber floors, this does come with it a much higher risk of damage due to previous fixing methods. Therefore in this instance, we are recommending that the boards remain in-situ, and are protected for future use by the acoustic floor and finishes being applied over. The majority of existing timber floors throughout the building will be retained as exposed (2nd and 3rd floors).

Ref 36. The loss of original staircase is regrettable as this will cause harm by the loss of a feature of significance. Retaining a small section at third floor will provide some evidence of the staircase and it is also helpful that some form of further evidence is to be retained in terms of the memory in a different material treatment to the floor and ceiling infill to the profile of the staircase to represent its original position and outline throughout the building - the final detail and finish of this should be detailed can this be provided?. We also asked the question previously if any of the staircase components can be stored for future reuse and this should be pursued further.

Please find enclosed an additional drawing P(425), which illustrates the floor infill at the former staircase locations. The updated finishes drawings indicate the modified floor treatment proposed in these areas. Much of the cornicing and skirting will also be retained as illustrated.

The removed staircase components that are not being reused, will be securely stored within the basement of the property for future reuse as required.

37- Can the internal vents to the WC's be taken through vents in the brick rather than through louvres in the existing windows. Grilles could then match any existing metal grilles already found on the building.

We have updated the drawings to reflect this request. Note however, that as such vents are smaller, we have needed to provide one over each window.

The brickwork to the courtyard also seems to be painted and whilst repairs to the external envelope have been fully detailed we can only see a description that the lightwells will be cleaned of paint to expose the brick finish and decluttered or existing services and made good. We'll need to see a full repair schedule and we'll need to see a cleaning method statement and a sample. The window repair schedule will need sense checking on site when a full access scaffold is available to inspect in detail. Samples of window repairs will need agreeing.

Please find enclosed lightwell elevation repair drawings. The cleaning and redecorating are included on the repair schedule, and details are found in the NBS CI C40 and CI M60.

39 - Where windows are to be blocked from behind, with the finish be painted a dark colour or will the back of the glass have a dark film?

We have updated the drawings to note that film will be applied to the back of the glass in the WCs.

40 - There doesn't seem to be any internal fit out drawings including reception areas? This will need detailing or a separate application.

This information will be provided in a separate application.

42 - There doesn't seem to be much detail on M and E and no services including the full electrical fit out shown in the submission. There is a strategy regarding ventilation / ducting in the office spaces but no further details - can more detail be provided.

We have indicated a strategy on the drawings which includes locations where ducting and cabling will need to be passed through existing fabric. However, from experience we know that the details of the layout will change depending on who the tenant is, and that this will need to be approved under a separate consent based on the strategy shown. The offices will be naturally ventilated, and we have indicated a lighting layout.

43 - The tanking drawing should be removed from the submission as this installation has been removed from the proposals. Please condition details with regards to treating areas where modern tiling is being removed.

44 - Lift door - is it possible to recess the blockwork and plaster to emphasis the original opening. Can a shadow gap be introduced to the reveal around the edge of the plaster to distinguish between the new and existing.

This is as per our proposal - we have updated drawing P(424) to clarify this further. Drawing P(406) should be removed from the application pack as it is superseded.

45 - Is the curved window to Princess and George Street being reinstated - it should be.

Yes, we have added a note to the drawing to confirm this.

46 - Feedback from the Environmental Health Officer. A revised acoustic report is included with this report.

47 - Feedback from the Highways Dept. We have increased the cycle parking in line with local policy:

Office use (upper floors) - 1 bike per 200sqm = 6 bike spaces

Restaurant use (ground and basement) - 1 space per 50sqm = 15 bike spaces.

Please see revised basement plan.