

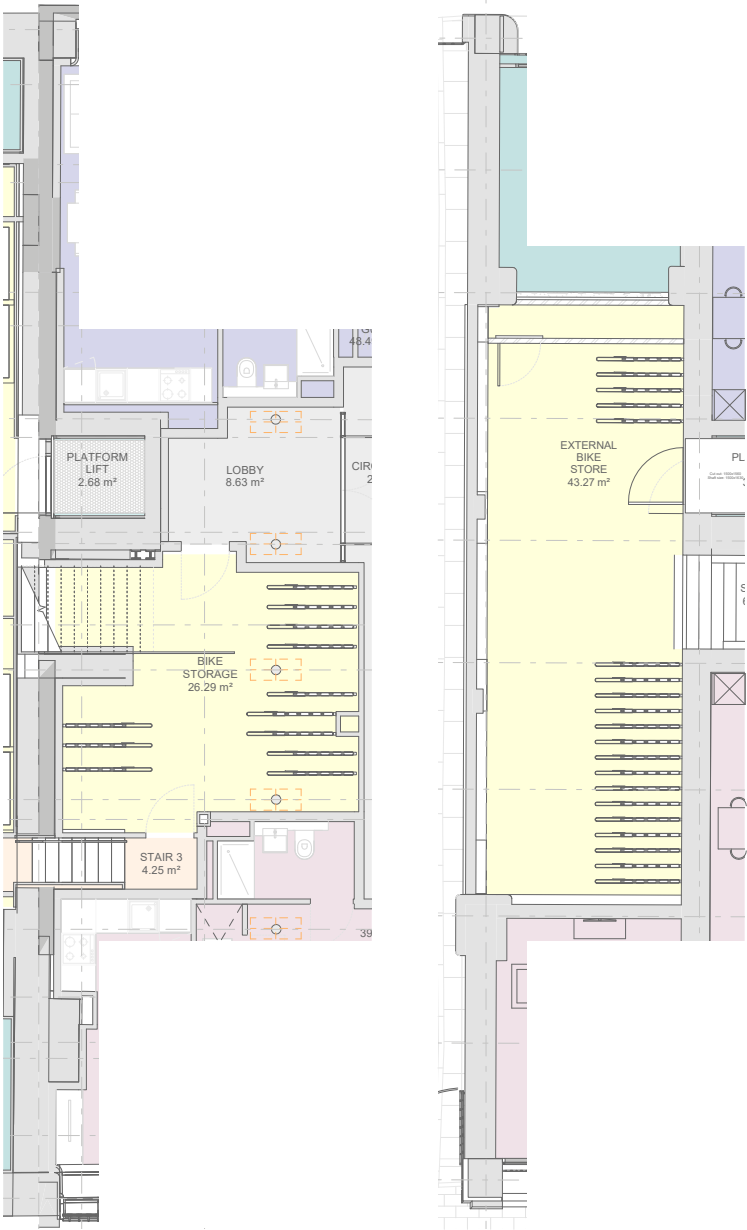
4.5 Cycle Facilities

The current proposal includes 24 bike parking spaces at the entrance level and an additional 24 spaces on the lower ground in a double-stacking arrangement, totaling 48 spaces. However, the planning requirement stipulates one parking space per apartment, totaling 80 spaces, indicating a need for an additional 32 spaces.

In the approved proposal, the bike parking at the entrance level is situated within the accessible entrance, consequently downgrading it to a more utilitarian access rather than the inclusive entrance it should be.

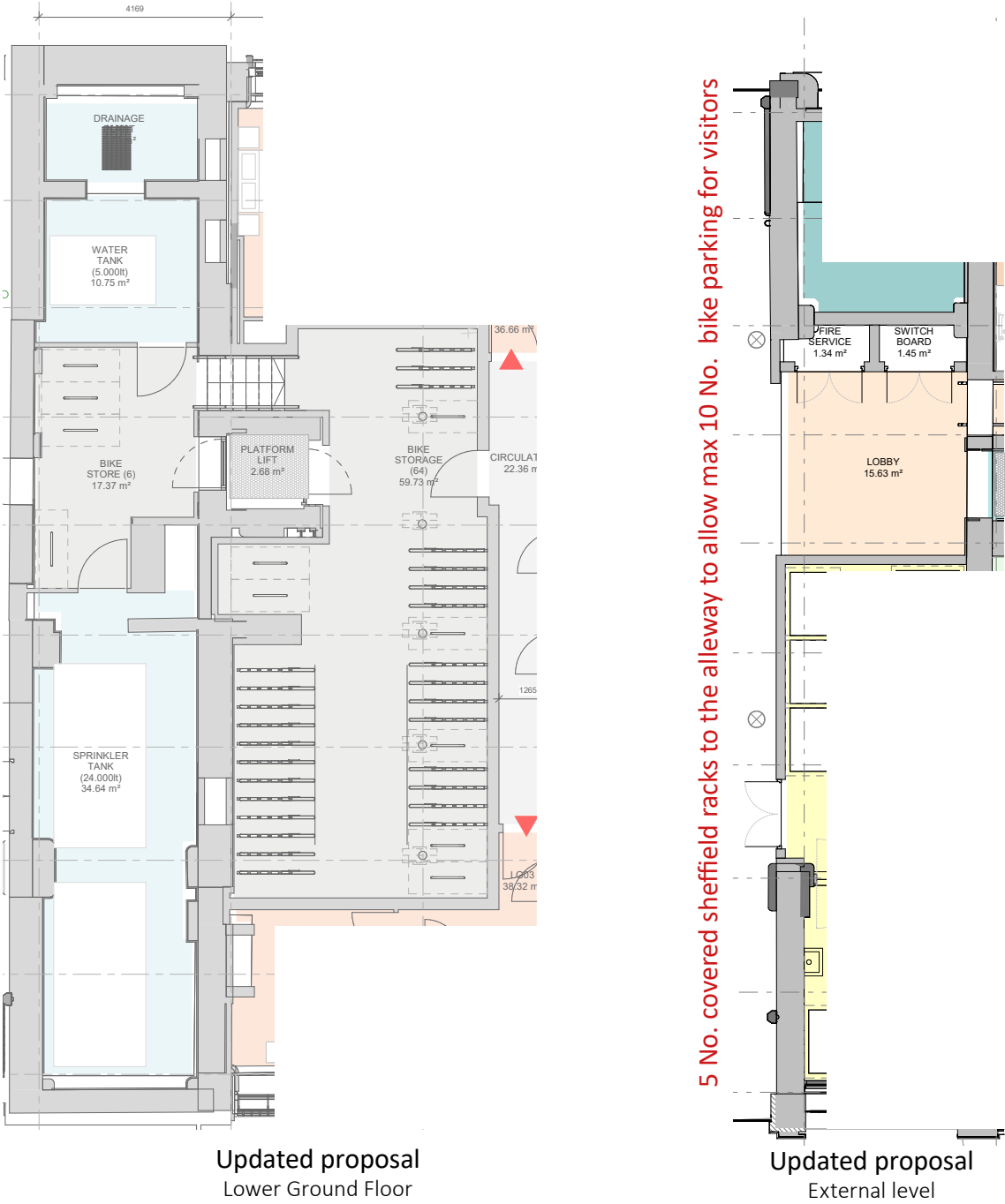
The current proposal permits one bike parking space per apartment, for a total of 80. Of these, 76 are located in the lower ground floor and basement, both accessible via the platform lift. Further 4 spaces, secured through 2 sheffield racks, are located in the alleyway for visitors or temporary parking.

APPROVED BIKE STORE



Short of 32 spaces

PROPOSED BIKE STORE



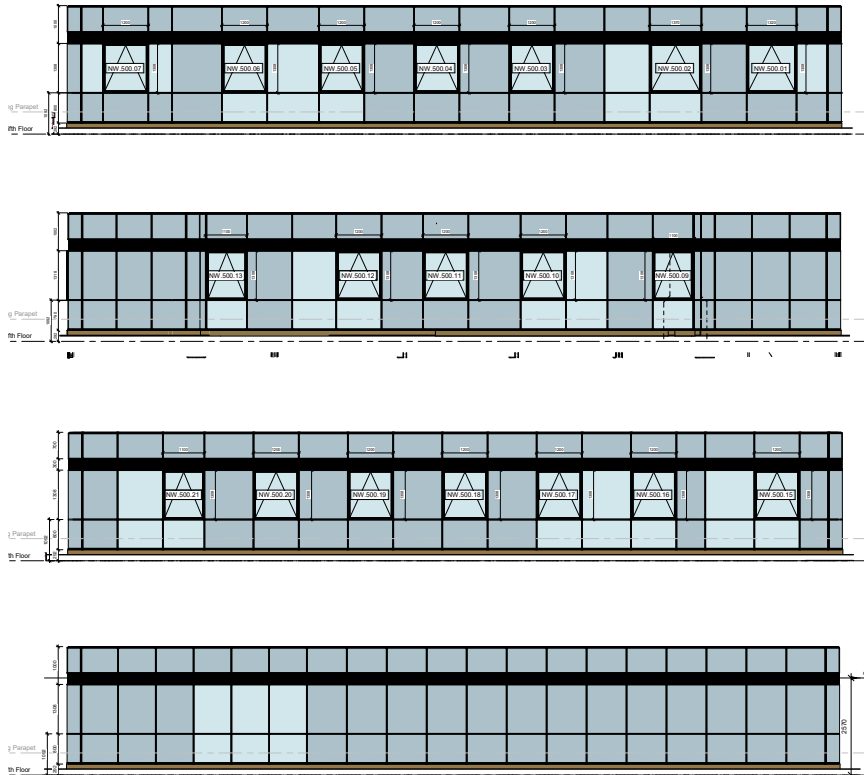
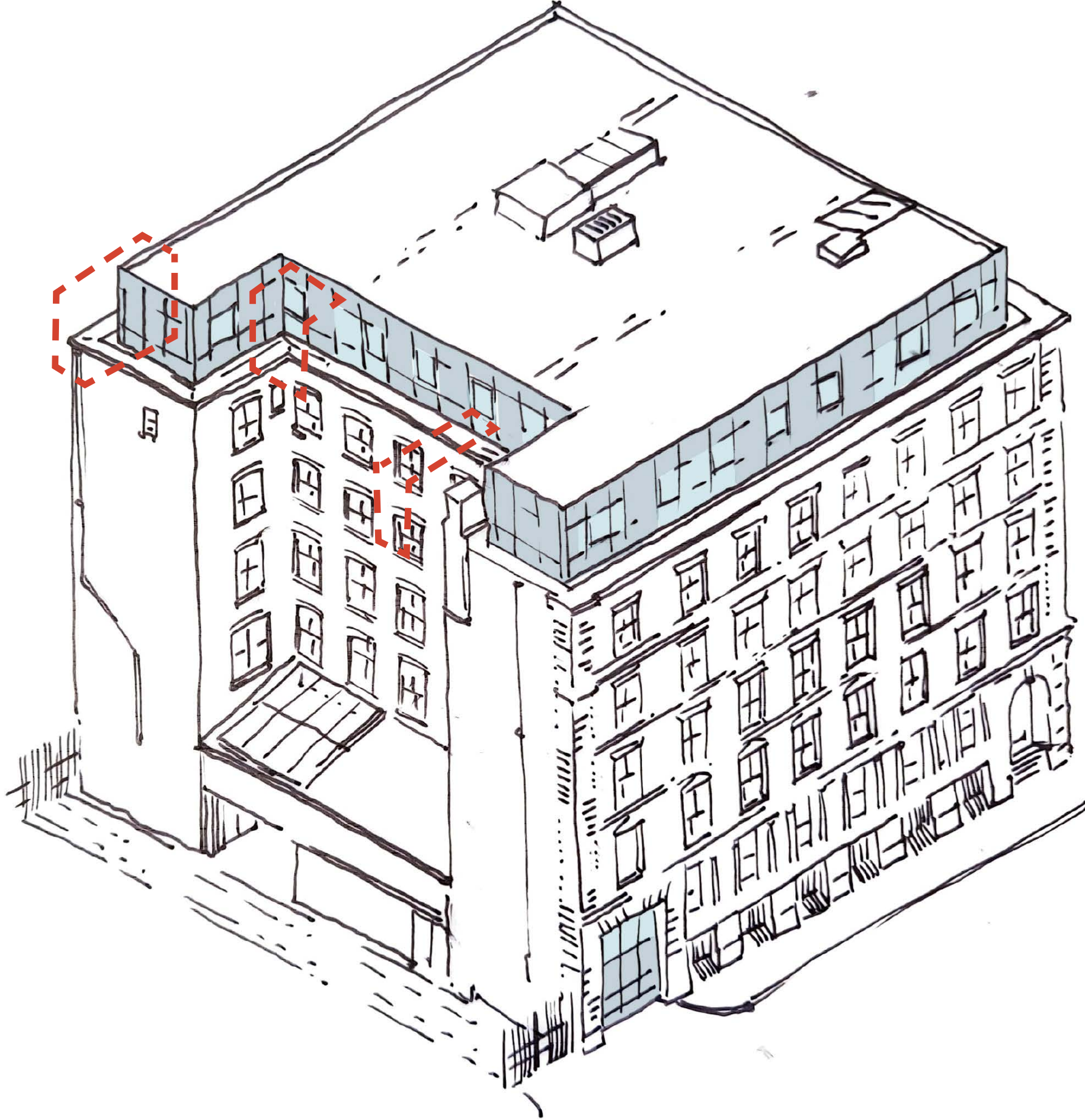
4.6 Bloom Street - Roof Extension

One distinguishing feature between the two buildings is the construction of their roofs. Mindel House features a traditional pitched slate roof, although the slates were removed during past refurbishment works. In contrast, the top floor of Bloom Street underwent a refurbishment involving a steel and concrete frame, resulting in a flat roof.

The previously approved scheme included a glazed extension atop the existing building, which is proposed to be retained. The proposal also incorporated three small balconies on the alleyway elevation. However, these balconies were found to be too small for practical use and detrimental to the layout of the adjacent apartments.

As part of the scheme review, it is now proposed to remove these balconies and reconfigure the space of the apartments. The overall aesthetic remains largely unchanged, with the only alteration being the removal of vertical glazed fins, resulting in a sleek glazed box that subtly enhances the existing structure.

Approved balconies now proposed to be removed



4.7 Mindel House - Hoist doors

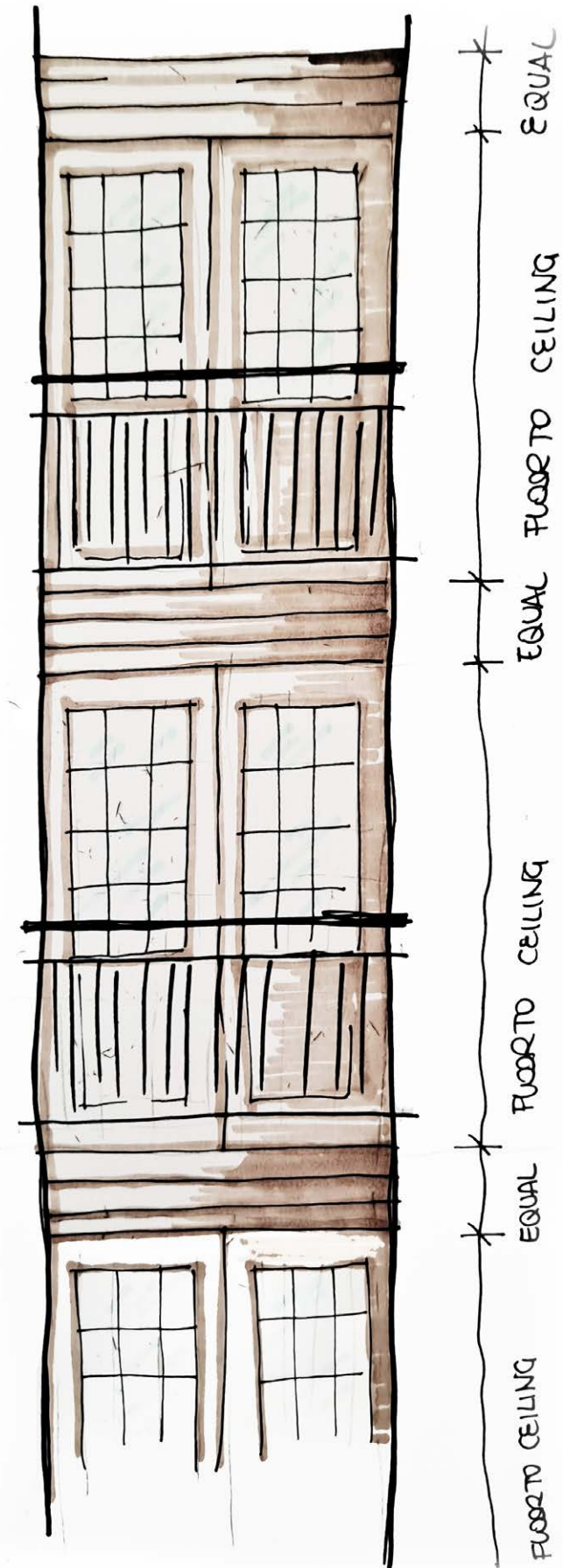
The alleyway elevation of Mindel House features a hoist opening that requires infilling. Historical photographs indicate the presence of solid infill panels, but after demolition, a glazed timber double door was discovered closing the opening. These doors are too damaged for reuse and are missing on most floors. However, they serve as a design reference for new Juliette balconies opening to living spaces on each floor. The proposed doors will be constructed from timber, extending from floor to ceiling (with height varying by floor), and incorporating micro double glazing to mitigate heat loss.

The infill height will be consistent across all levels and will be filled with horizontal planks, inspired by similar features in the vicinity, such as Jacksons Warehouse on Tariff Street. This building was refurbished under previous fire regulations, which permitted timber horizontal planks. Due to current regulations, A2-rated aluminum cladding that simulates timber, such as Vulcan VulcaLap Rainscreen Plank, is proposed for this project.

The timber Juliette doors and infill panels will be of the same color, and the required balustrade will feature a minimalistic design, painted black.



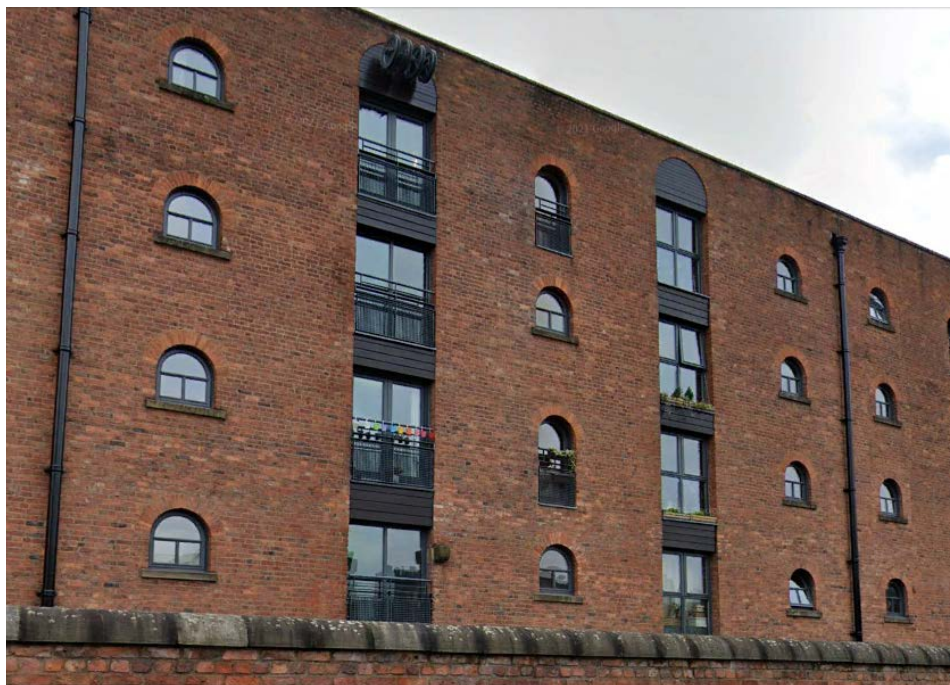
Example of aluminium cladding simulating timber



Potografic record prior to strip-out works



Existing Hoist timber doors



Jacksons Warehouse

5.0 Heritage Proposal

5.1 Significant Heritage Items

The two buildings include several items of heritage significance that require protection and enhancement.

Wherever feasible, these items will be refurbished and retained in their current locations. However, if their original locations are deemed unsuitable, they will be relocated to more appropriate positions, ideally within communal spaces.

The design team has cataloged all elements of heritage significance and developed specific proposals for each one.

5.1.1 Mindel House

To all floors:

- Main Staircase



The timber stair extending from the ground to the fourth floor is the main and only escape stair. It is proposed to be repaired where necessary, with the lath and plaster ceiling reinstated where missing.

Balustrades might need structural reinforcement which will be concealed.

- Cast iron columns, capitals and timber beams



Cast iron columns and capitals to be left exposed, intumescent painted to ensure adequate fire performances, and finished in cream colour as per what has been found to be the original colour.



Timber beams are proposed to be left exposed. According to previous Fire Strategy, most of them have now received intumescent paint. The new fire strategy doesn't account for the existing beams to be intumescent painted therefore it is proposed the following:

- Application will be completed for those areas left unfinished where within the same room (Gridline M7 from Upper Ground to level 3)
- Beams will be left with their natural colour where treatment has not been applied (Lower Ground floor)

- Metal shaft doors



Except at the lower ground level, the central masonry hoist is accessed via metal doors and shutters.

Double metal doors, situated within a wall separating different plant rooms, will remain in place but will require fire-rated lining to both sides to meet resistance requirements between plant rooms.

The current location of the vertical shutters compromises the use of the plant room. Therefore, they will be refurbished, redecorated, and relocated along the corridor, fixed to the masonry wall. Due to the weight of these elements, support fixtures will be provided for both the masonry wall and the floor.

- Radiators

There are 11 historic radiators in total, all originally found in Mindel House. It is proposed to relocate all of them within this building, typically in the stair lobby or along the corridor, depending on the available space.

All radiators are proposed to be refurbished and repainted, with the color to be determined in line with the internal color scheme. For practical reasons, they are not proposed to be connected to the heating system, but will be retained as features for their heritage value. Fixing methods vary depending on the model, but they are usually fixed both to the back wall and the floor.



- Rear Staircase



The rear concrete stair is intended solely for access between the ground and lower ground floors, as well as for emergency egress at the external level. The upper levels are designated for maintenance purposes only.

The concrete stairs will be cleaned and stair nosing will be created by colouring the area with textured light grey paint. The masonry wall will be cleaned and redecorated as needed. Existing handrails will be retained, and missing ones will be replaced with matching designs.

Specific floors:

Lower Ground floor

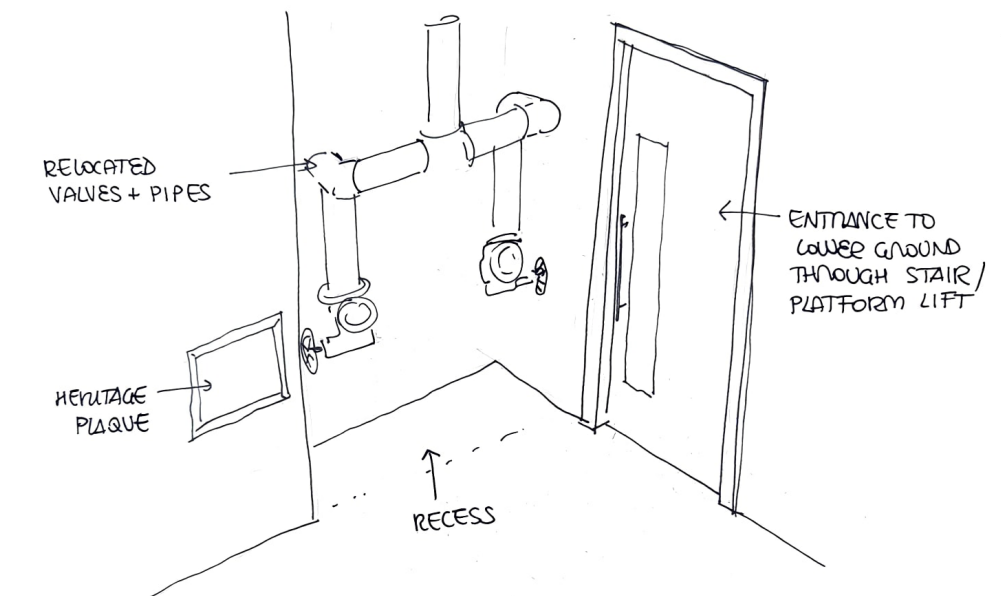
- Sprinkler valves + pipes



Currently located within apartment No. LG01 and in front of two windows, this item is proposed to be relocated in the corridor near the entrance to the floor, within a specially created recess to house it. It will need to be carefully dismantled with a cut to the ceiling level required.

It is proposed to be cleaned, repaired and repainted. Then relocated within the recess with exactly the same configuration. Wall pattressing and fixing brackets will be required.

A heritage plaque, explaining history, use, original location and relocation process will be fixed next to the item.



Upper Ground floor

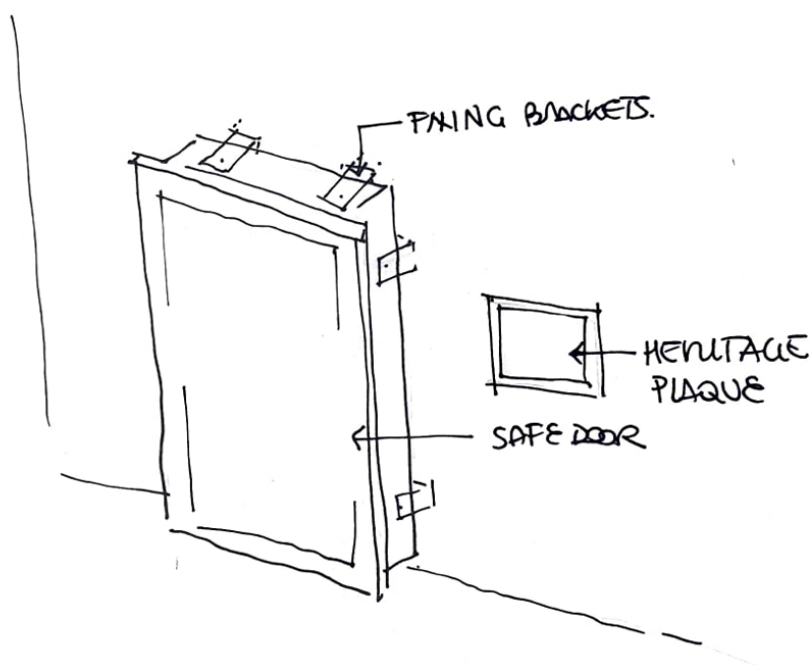
- Safe door



The element is currently on the floor after the wall that hosted it was demolished. It is proposed to be cleaned, treated for rust, and redecorated.

To facilitate its retention and relocation along the corridor, its thickness will be reduced to a maximum of 350mm. With health and safety in mind, it will be placed in a corridor that is used solely for access to one apartment.

The element will be securely fixed to the lift block wall shaft with brackets, and additional pedestals will be installed on the floor to help distribute the weight.

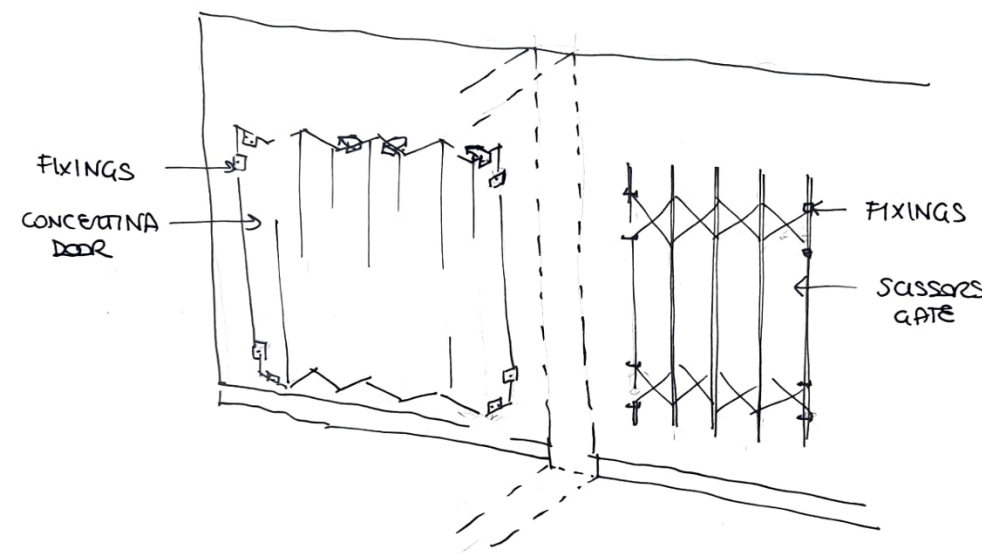


- Concertina door + scissor gate



Both elements are proposed to be removed from their original location to make space for a platform lift. They will be sanded, cleaned, and hung fixed open on the corridor walls near their original location.

Pattressing will be required for both elements.



- Main entrance



The entrance requires a comprehensive refurbishment. The main door needs to be repaired, sanded, and redecorated in the same color as the existing one. The ironmongery should be upgraded, and security features integrated.

A new secondary internal door will be installed, fully glazed with the top following an arched architrave, and the frame will be colored RAL 7022.

Decorative timber panels will be retained, repaired, and redecorated. Lath and plaster walls will be repaired where damaged, and the half-height tile decoration will be refurbished with missing tiles replaced where possible. The wall color will be determined as part of the overall color scheme concept.

Plaster decorations and moldings will be repaired where cracked and repainted in white.

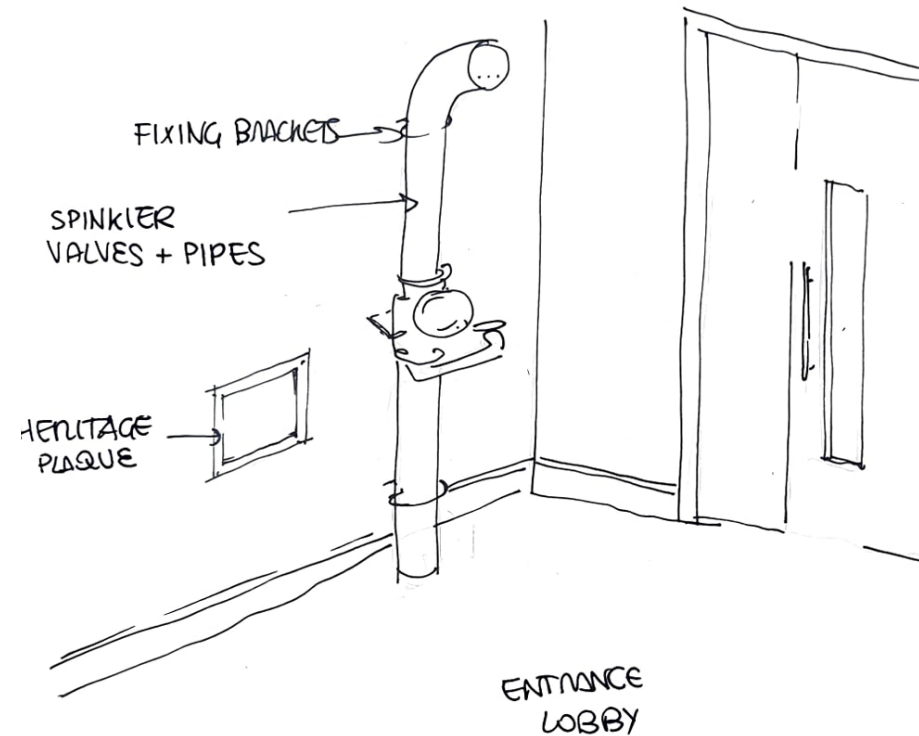
- *Sprinkler valves+pipes*



Currently located within apartment No. UG01, this item is proposed to be relocated to the entrance lobby. It will need to be carefully dismantled, including a cut to floor level.

The item will be cleaned, repaired, and repainted. While the preference is to avoid enclosing it in a glazed box, this may be necessary if, after refurbishment, the metal parts remain too sharp.

Wall pattressing and fixing brackets will be required. Additionally, a heritage plaque explaining the item's history, use, original location, and relocation process will be installed next to it.

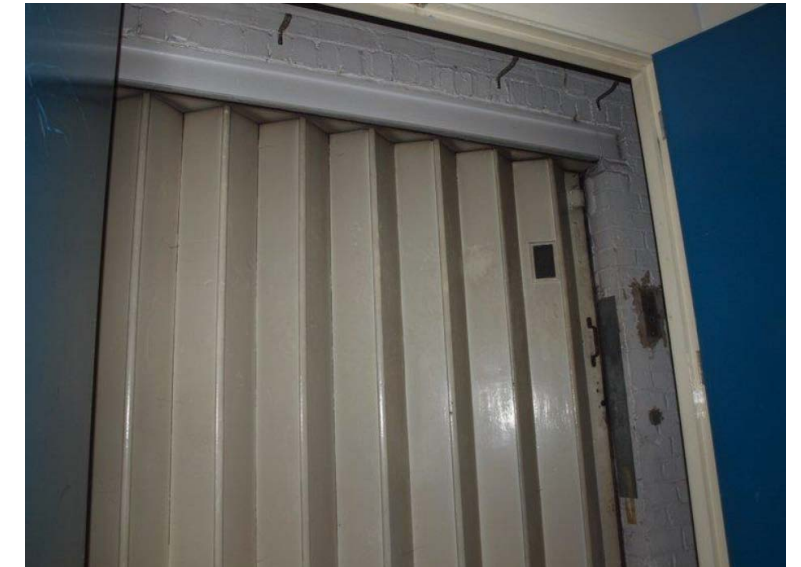


- *Window timber surrounding*



Present only on Richmond Street, these elements are proposed to be dismantled, refurbished, repainted, and then reinstalled in their original location. Secondary glazing will be fixed and sealed against the timber panels, with timber pattresses added behind the panels for support.

- *Concertina door + scissor gate*



The concertina door is to be removed, refurbished, and relocated within the lobby in a fixed open position. The paint will be stripped.

The door will be supported by hanging brackets, with pattressing required behind for additional support.

First floor

- Rorary alarm gong

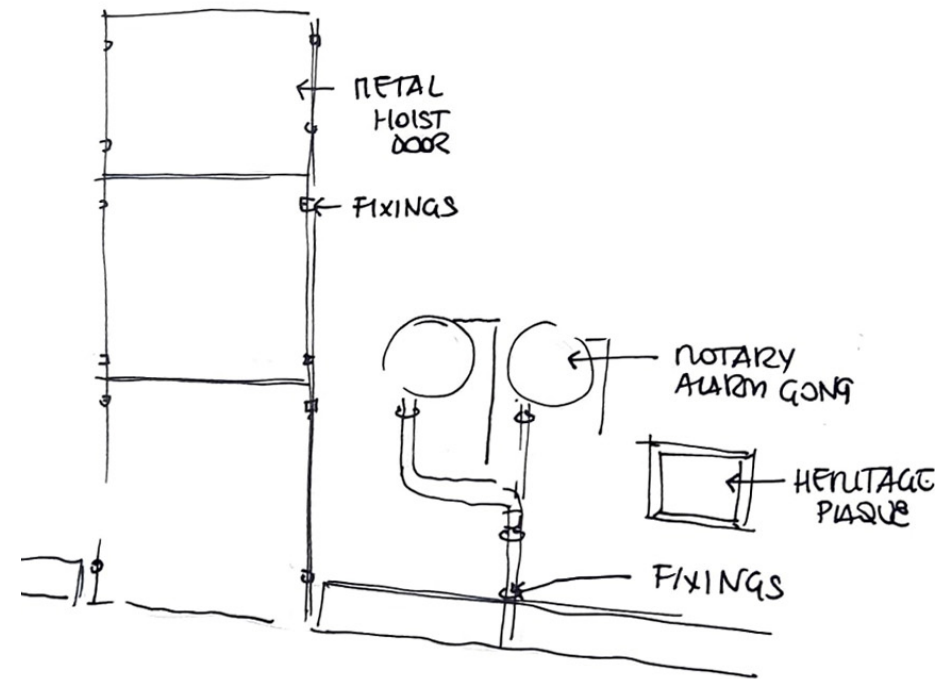


To be cut from floor, refurbished, repainted and relocated within circulation area near Hoist shutter.

To be securely fixed back to wall with pattressing required.

The preference would be for it to not being enclosed in a glazed box, however it might be required if after the refurbishment, the metal parts will be retained too sharp.

A heritage plaque explaining history, use, original location and relocation process to be fixed next to the item.



- Concertina doors + scissor gate



Concertina Door to be left in place and fixed to top and floor to open position.

Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.

- Timber and glass screen



The partition is to be refurbished and repainted, with glass replaced where necessary, and a new door fitted. To allow sufficient headroom for the door after the new floor is raised, the door overpanel will need to be removed. It is proposed that the overpanel be fixed above the door as a heritage item. The base of the partition will need to be cut to accommodate the installation of the floor fire compartment system.

- *Fireplace*



Rust treatment required. To be repaired, redecorated and put back in place as heritage item. To be lifted above new floor level.

- *Window reveal*



To be refurbished, repainted white and located back in place. Secondary glazing to be fixed and sealed against timber panels with timber pattress added behind panels to support those elements.

Second floor

- *Timber panel*



Glazed timber panel to be repaired and relocated within corridor as heritage feature. Glass to be replaced with same type where damaged, timber to be repainted. To be hung to the wall through brackets. Pattressing required.

- *Concertina doors + scissor gate*



Concertina Door to be left in place and fixed to top and floor to open position.

Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.

Third /Fourth Floor

- *Concertina doors + scissor gate*



Concertina Door to be left in place and fixed to top and floor to open position.

Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. Old paint to be removed.

5.1.2 Bloom Street

To all floors:

- Cast iron columns, capitals and timber beams



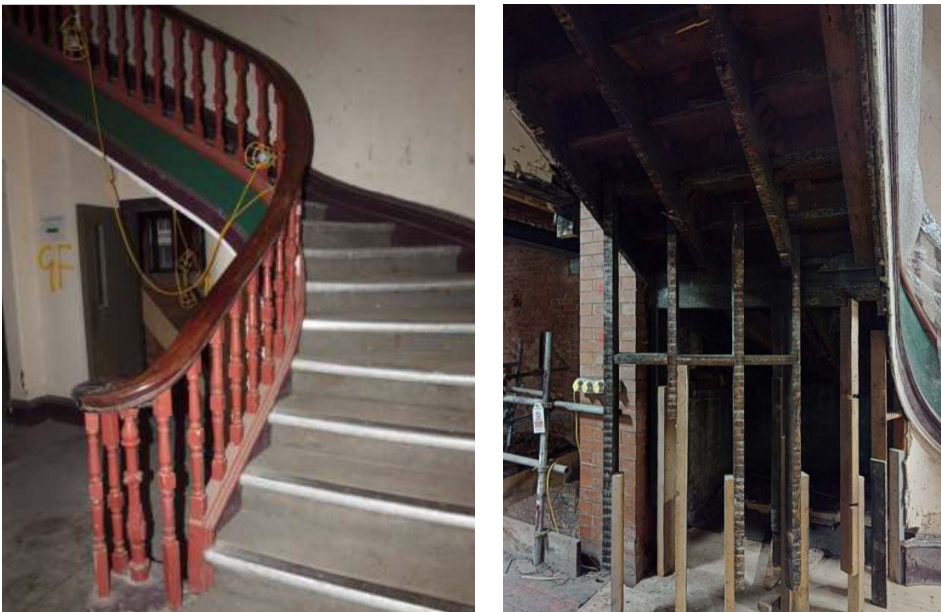
Cast iron columns and capitals to be left exposed, intumescent painted to ensure adequate fire performances, and finished in cream colour as per what has been found to be the original colour.



Timber beams are proposed to be left exposed. According to previous Fire Strategy, most of them have now received intumescent paint. The new fire strategy doesn't account for the existing beams to be intumescent painted therefore it is proposed the following:

- Application will be completed for those areas left unfinished (Localised areas at Level 3)
- Beams will be left with their natural colour where treatment has not been applied (Lower Ground floor)

- Main staircase (Up to level 3)



The feature timber stair extending from the ground to level 3 is the only escape stair. It is proposed to be repaired and redecorated, with the lath and plaster ceiling reinstated where removed to carry reinforcement works.

- Rear staircase (Level 1 to 4)



Timber stair extending from level 1 to 4 proposed to be retained as heritage item only. Not usable by residents but accessible via a service ladder for cleaning and maintenance only. Other than cleaning, no additional intervention is proposed for this item.

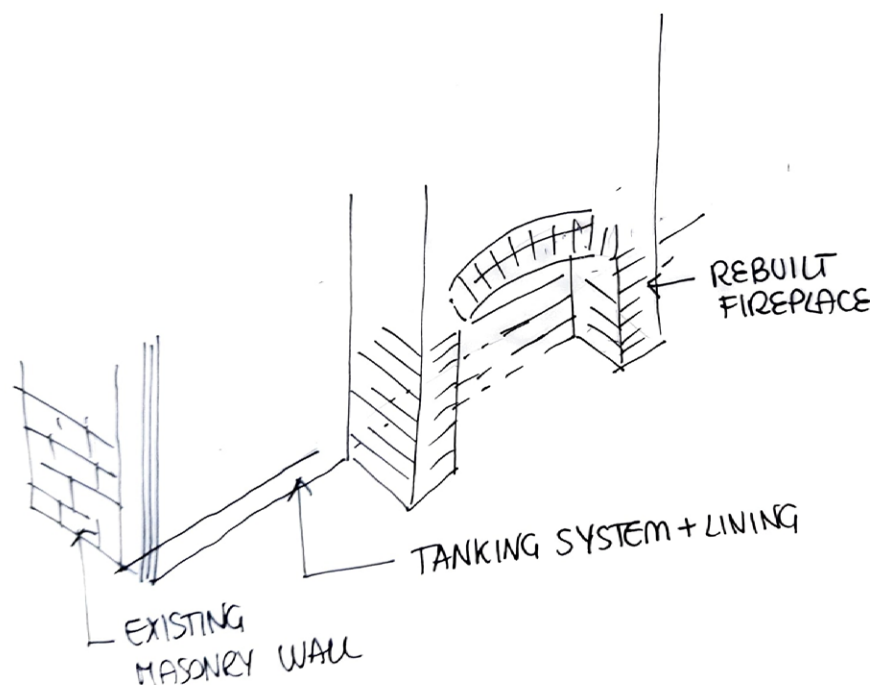
Specific floors:

Lower Ground floor

- Feature fireplace



Fireplace to be retained as feature with exposed brickwork. To allow exposure it is required to be partially reconstructed after required tanking system is installed behind.



- Overhanging Window



The metal frame is proposed to be retained or reproduced identically if found to be excessively damaged. Currently, there are four existing windows whose conditions will be assessed by a specialist. Additionally, two extra windows need to be reinstated at openings currently used as doors. Reconstruction of the window surroundings may be necessary in those locations.

Upper Ground Floor

- Annex wall



Brickwall currently demolished, proposed to be reconstructed with reclaimed bricks externally and blockwork internally to provide strength and help with the use of reclaimed bricks to the outside course. The annex is used to house accessible access to the building and the bin store.

Refer to Alleyway drawings for more details.

- *Entrance + Lobby*



The entrance requires a comprehensive refurbishment.

The main door will be repaired, sanded, and redecorated to match the existing color. Ironmongery will be upgraded, and security features integrated.

The glazed internal timber door will be repaired, sanded, and repainted. The opening swing and hinges will be reversed to allow outward opening for escape purposes. Ironmongery will also be upgraded.

Lath and plaster walls will be locally repaired and replastered where necessary.

Plaster roses and decorations will be repaired where cracks are present and redecorated.

The decorative arch above the door will be retained and repaired. A new glazed door with an overpanel will be constructed following the shape of the arch.

All colors will be selected from the heritage palette as part of the interior design color scheme.

First Floor

- Safe door + surrounding wall



Safe door to be refurbished as follows:
Treated for rust and then repainted in anthracite grey.
To be left in place but lifted in line with the new raised floor level.
Heavy-duty support required underneath to spread the load.
It will be located within a wet room; therefore, the paint is required to be moisture-resistant.

The surrounding brick wall is proposed to be partially demolished for a length of approximately 2300mm. This is to help with the use of space that otherwise would be left unutilized.

- Concertina door + scissors gate



Concertina Door and scissors gate to be left in place and fixed to top and floor to open position.

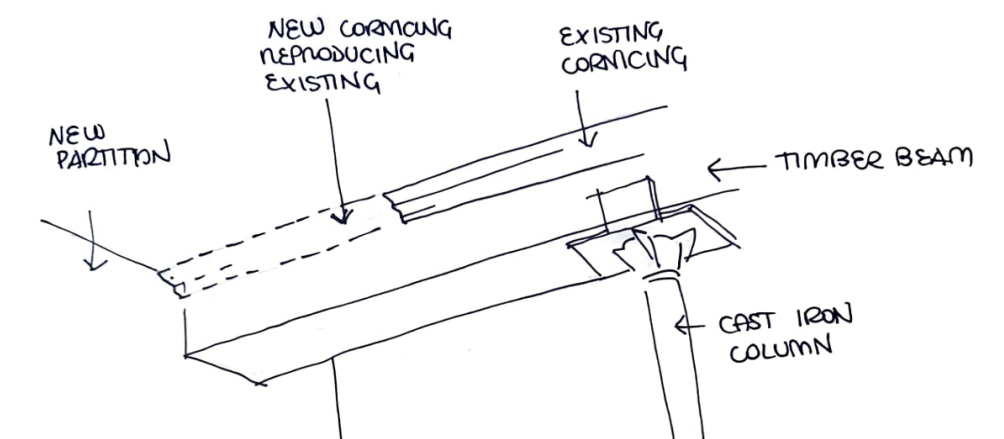
Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. If still present, old paint to be removed.

- Cornicing



Various locations mostly at level 1.

They are proposed to be boxed in when clashing with partitions, and for aesthetic reasons, when inside a room, to be reconstructed for continuity up to the next partition.



Second / Third / Fourth floor

- *Stair lobby*



Lath and plaster wall to be locally repaired and replastered where required.

Plaster pillar and decorations to be repaired where cracks are present and redecorated.

All colours to be selected as part of the interior design colour scheme within the heritage palette.

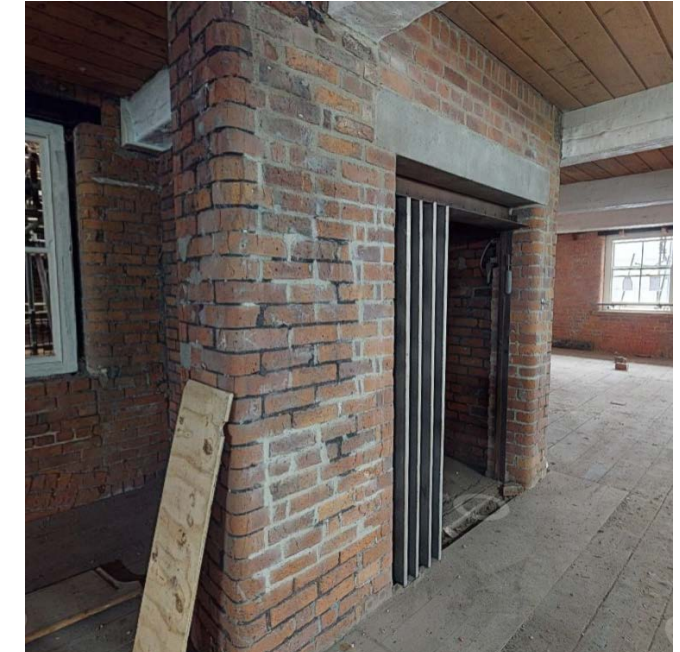
- *Fireplace*



Fireplace opening to be refurbished and retained as a feature. Top to be blocked off.

Work has been carried on site, however further investigations on the new plaster is required to confirm that works have been carried to a satisfactory standard.

- *Concertina door + scissors gate*



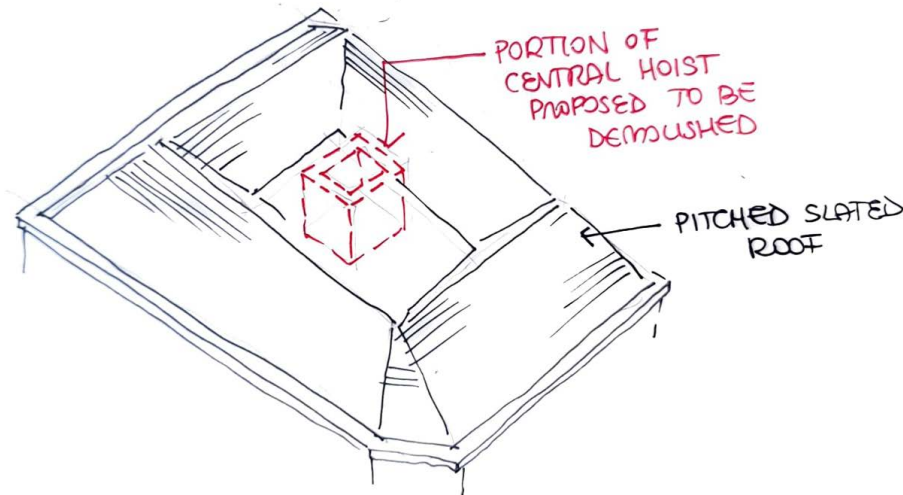
Concertina Door and scissors gate to be left in place and fixed to top and floor to open position.

Lintel to be lifted 300mm to allow min 2100mm clear height between new floor finish and concertina steel beam. Base track to be left in place. If still present, old paint to be removed.

5.2 Altered Heritage Items

Mindel House

- Central lift hoist



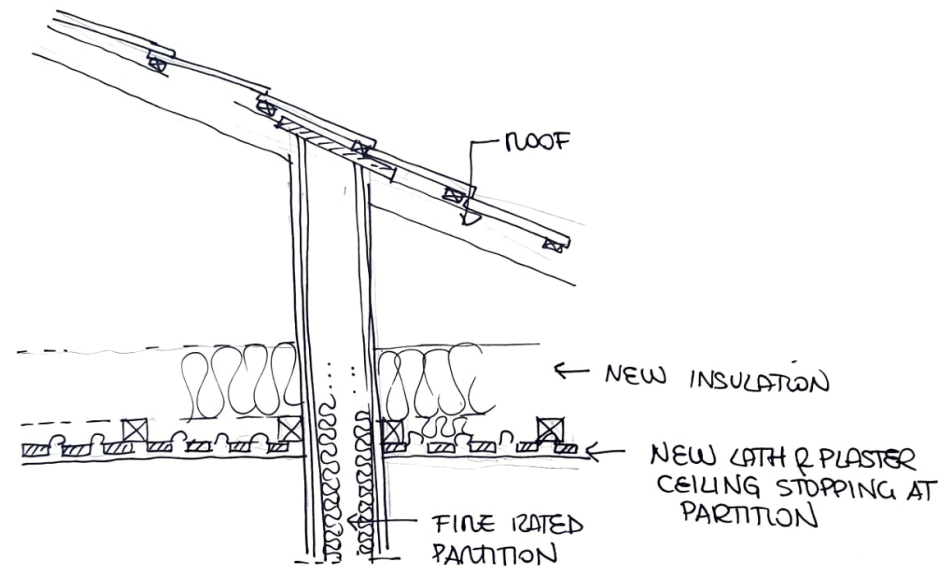
To help with the location of required plants within the central flat roof area, the portion of the masonry hoist extending above roof level is proposed to be demolished. The cut is proposed to be done just below roof level.

- Old sprinkler system



The communal pipes and valves are proposed to be retained, refurbished, and relocated as a feature. However, it has been observed that smaller elements of the system, such as the distribution pipes, have mostly been removed from the site, with only a small portion remaining. Those elements are in poor condition and are situated in locations that do not align with the fire strategy. Therefore, they are now proposed to be removed.

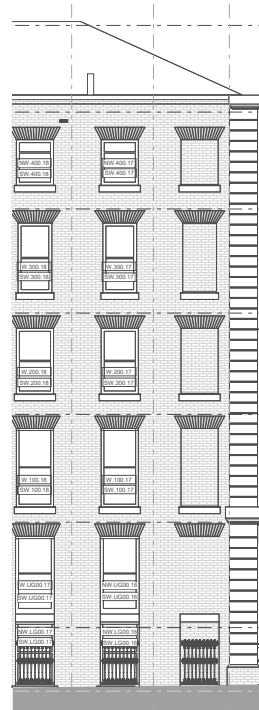
- 4th floor lath&plaster ceiling



The old lath&plaster ceiling at level 4 has now been removed, but is proposed to be reinstated as part of the proposal.

To comply with fire compartment requirements, fire-rated partitions will be constructed up to the roof level, and lath and plaster ceilings will extend between these walls.

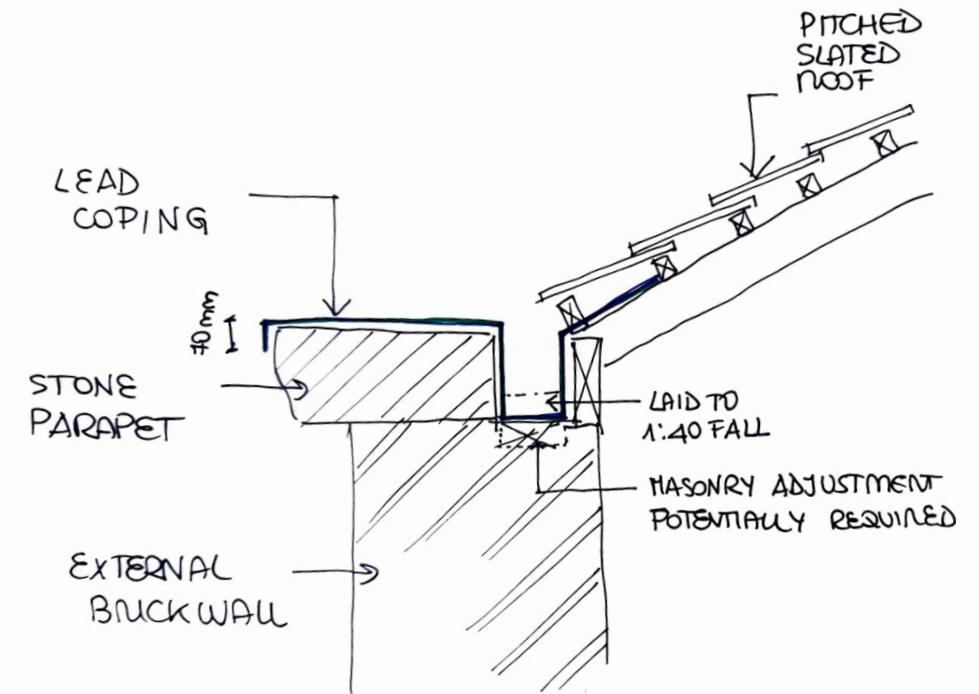
- Blind windows on Richmond St.



The line of blind windows on gridline M1, originally intended to be reopened, is now proposed to remain bricked off.

It has been determined that the bricked infill was part of the original design. Since there is no requirement for glazing in the proposed scheme, it is proposed to leave the windows as they currently exist.

- Stone parapet lead encapsulation



To ensure weather protection, the stone parapet at roof level is proposed to be dressed with lead flashing. A 70mm return to the external side is required to prevent water ingress that could ultimately penetrate the envelope and damage the internal walls.

Bloom Street

- *Timber panels (lost)*

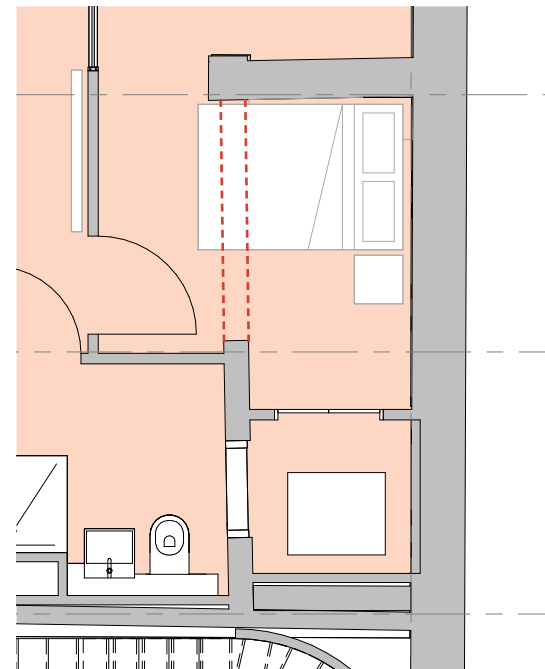


Previously, it was noted that there were missing timber panels in Mindel House, identified in the approved proposal to be preserved as heritage features within corridors.

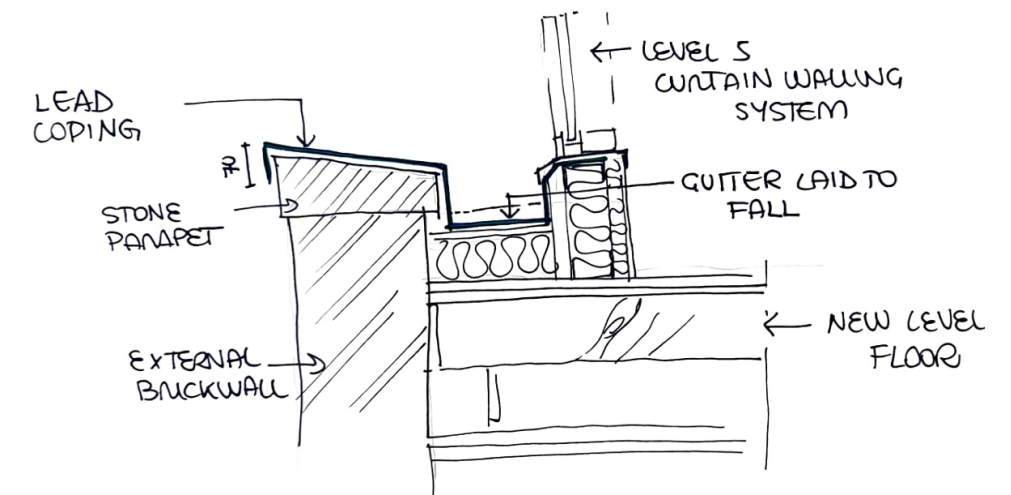
Upon reviewing heritage records, it has become evident that the timber elements indicated in the drawings were originally part of timber partitions, as depicted in the photographic records above. Unfortunately, these elements are now lost. However, due to their combustibility, it would not have been feasible to place them along escape corridors as previously proposed.

- *Level 1 Safe door wall partial demolition*

Safedoor brickwall is proposed to be partially demolished to help with the space planning of the apartment. Demolition is approx. 2300mm in length. It is not structural, however in its inner side it has a thick layer of concrete inserted to ensure security required for the previous function. The safe door is proposed to be refurbished and left in place.



- *Stone parapet lead*



As per Mindel house, the stone parapet is proposed to be dressed with lead flashing to endure weather protection. The detail here is slightly different as it interfaces with a flat surface and the level 5 extension.