

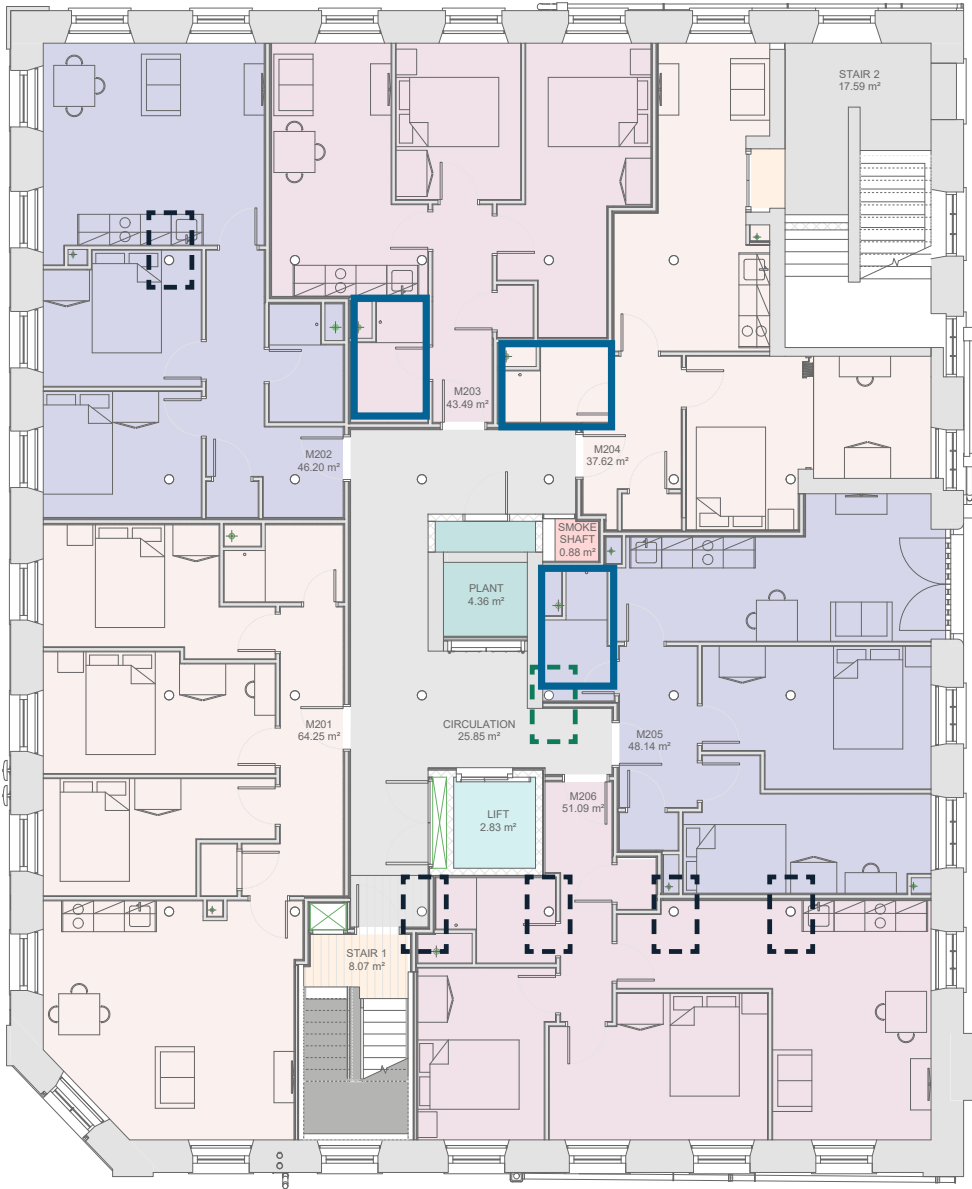
Mindel House. Upper floors

Clear width non compliant (less than 850mm)

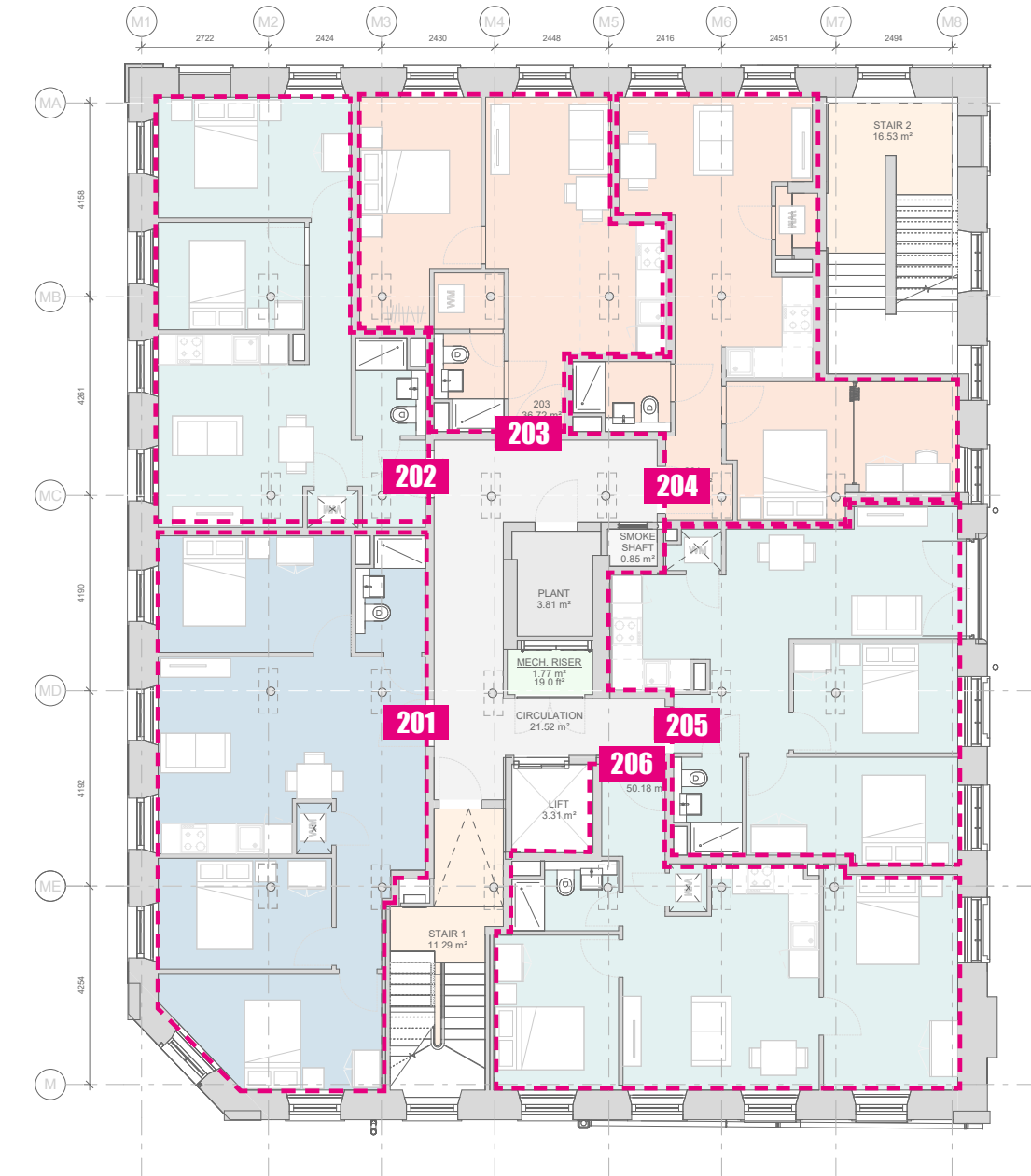
Bathroom non compliant (typically too narrow)

Column capital clashing with wall

Layout Change



Approved



Proposed

- 201301401

INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
OPEN PLAN ARRANGEMENT
EXPOSED COLUMNS AND CAPITALS
PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
REDUCED CIRCULATION
- 202302402

OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

206306406

REDUCED CIRCULATION

205305405

PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
EXPOSED COLUMNS AND CAPITALS

203303403

LAYOUT REVISED TO IMPROVE ADJACENT APARTMENT
REDUCED FROM 2 TO 1 BEDROOM
OPEN PLAN ARRANGEMENT

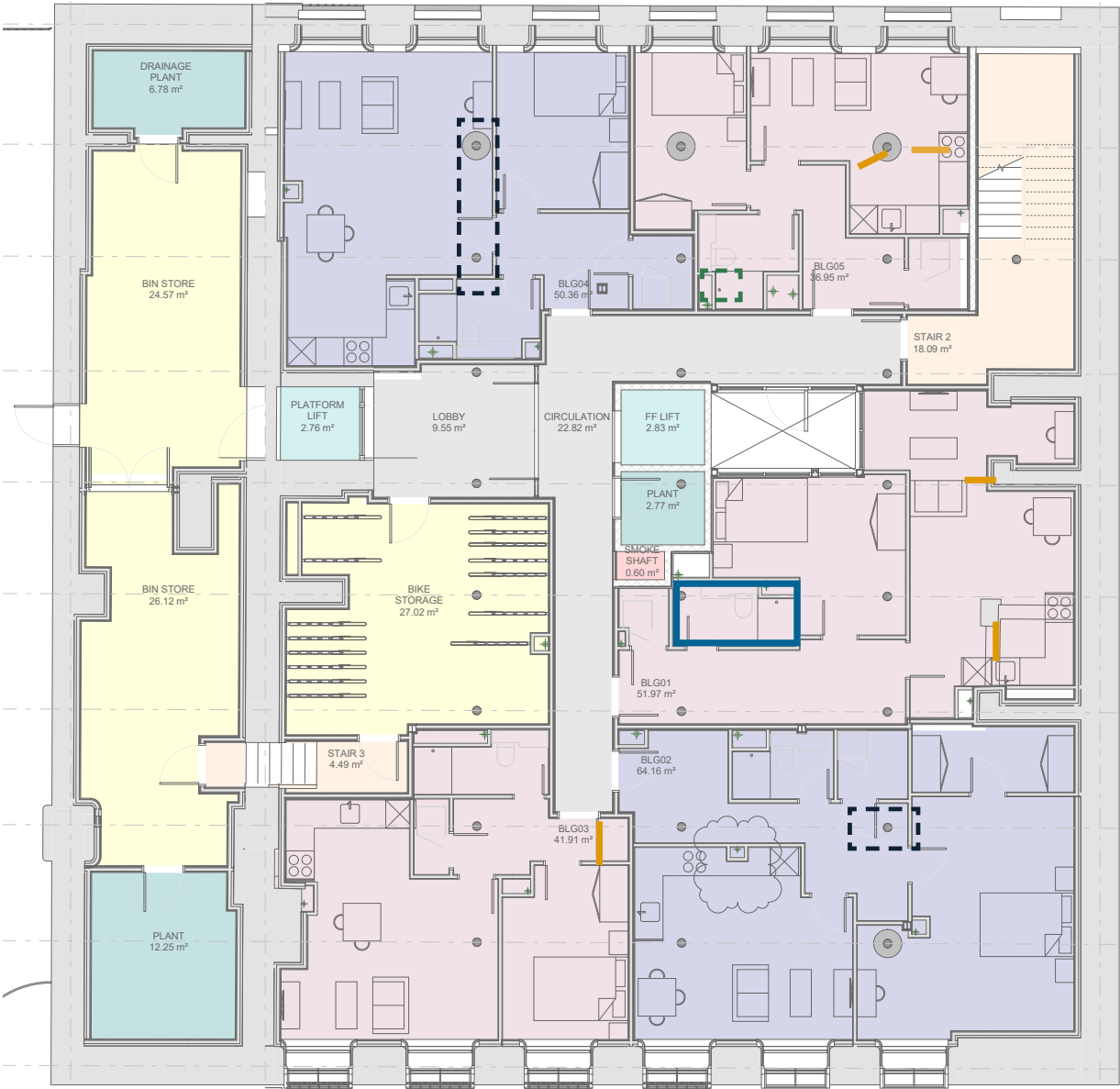
204304404

LAYOUT REVISED TO IMPROVE LIVING SPACE
EXPOSED COLUMNS AND CAPITALS
- PICADILLY WAREHOUSE | PLANNING PRESENTATION 39

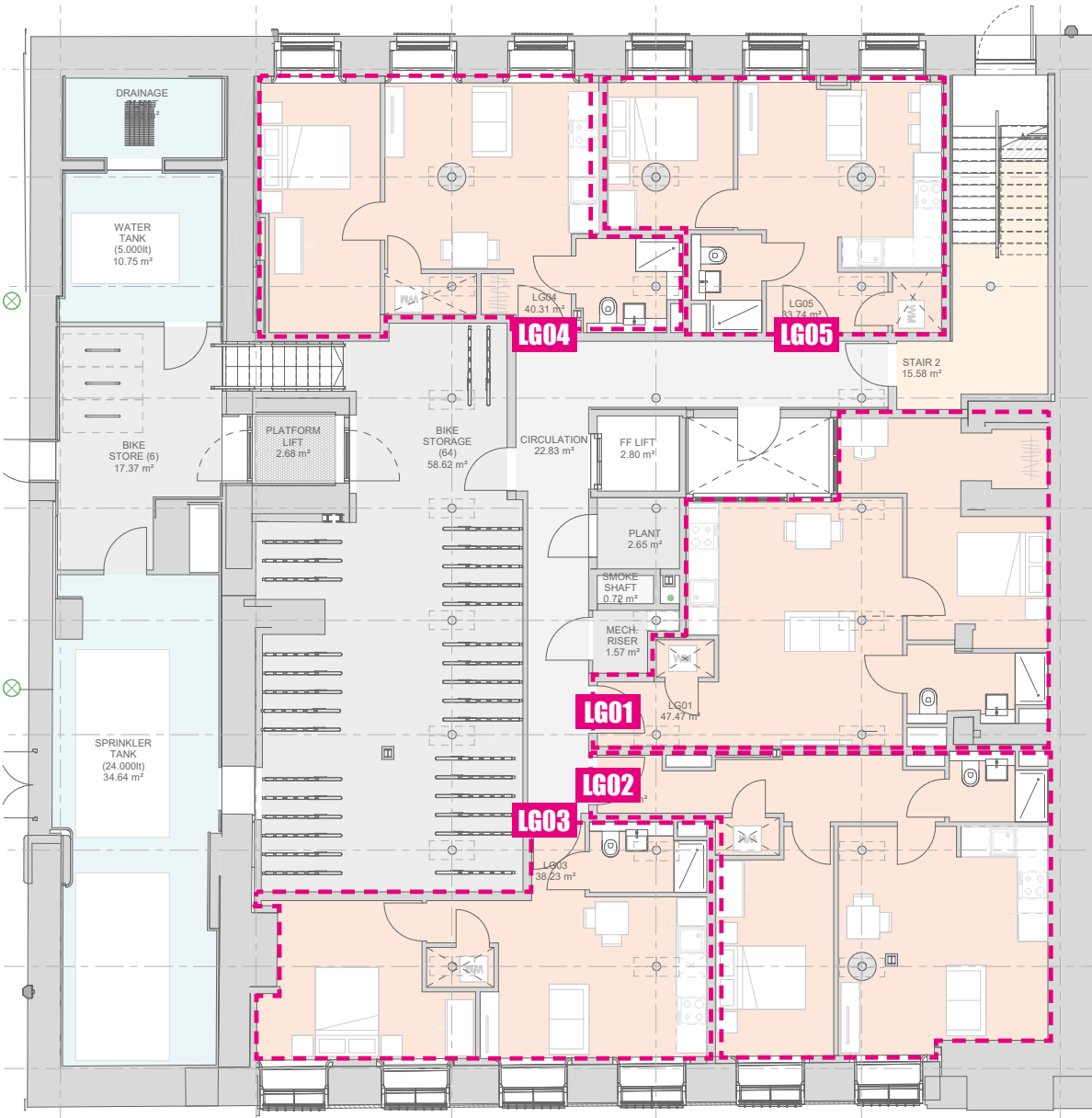
Bloom Street. Lower Ground Floor

- Clear width non compliant (less than 850mm)
- Bathroom non compliant (typically too narrow)
- Column capital clashing with wall
- Layout Change

- LG01 OPEN PLAN ARRANGEMENT
IMPROVED KITCHEN/LIVING NATURAL LIGHT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
EXPOSED COLUMNS AND CAPITALS
- LG02
- LG03 LAYOUT REVISED FOLLOWING CYCLE STORE REDESIGN
OPTIMIZED LAYOUT
- LG04
- LG05 OPEN PLAN ARRANGEMENT
REDUCED CIRCULATION



Approved



Proposed

Bloom Street. Upper Ground Floor

Clear width non compliant (less than 850mm)

Bathroom non compliant (typically too narrow)

Column capital clashing with wall

Layout Change

UG01

OPEN PLAN ARRANGEMENT
IMPROVED KITCHEN/LIVING NATURAL LIGHT
OPTIMIZED LAYOUT
EXPOSED COLUMNS AND CAPITALS

UG02

OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
EXPOSED COLUMNS AND CAPITALS

UG03

LAYOUT REVISED FOLLOWING WASTE MANAGEMENT STRATEGY
REDUCED FROM 2 TO 1 BEDROOM
OPEN PLAN ARRANGEMENT
EXPOSED COLUMNS AND CAPITALS

UG04

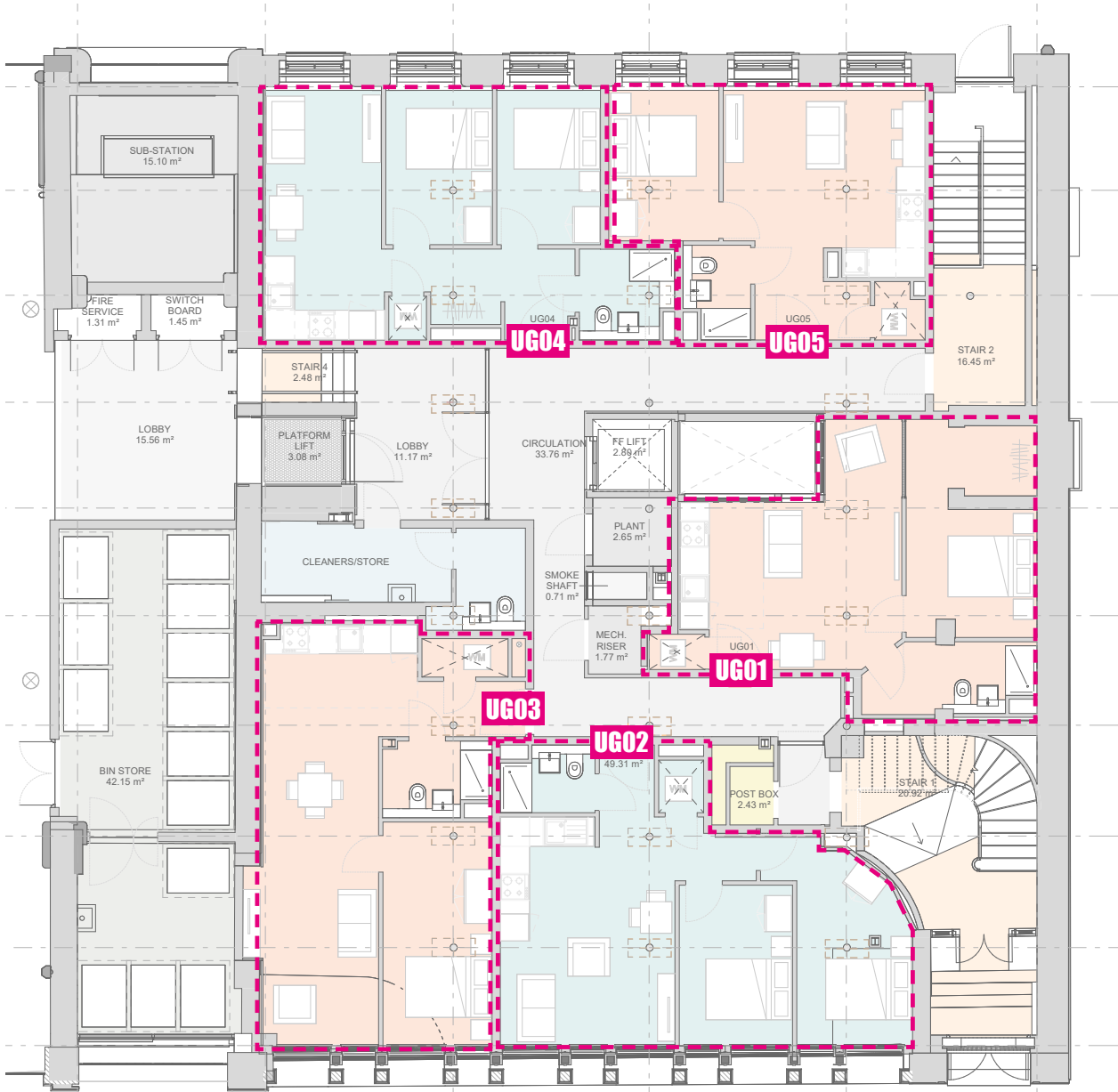
AREA REDUCED FOLLOWING SECONDARY STAIR RELOCATION

UG05

OPEN PLAN ARRANGEMENT
REDUCED CIRCULATION



Approved



Proposed

Bloom Street. First and Second Floor

Clear width non compliant (less than 850mm)

Bathroom non compliant (typically too narrow)

Column capital clashing with wall

Missing Landing

Layout Change

101201

OPEN PLAN ARRANGEMENT
IMPROVED KITCHEN/LIVING NATURAL LIGHT
OPTIMIZED LAYOUT
EXPOSED COLUMNS AND CAPITALS

102202

OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

106206

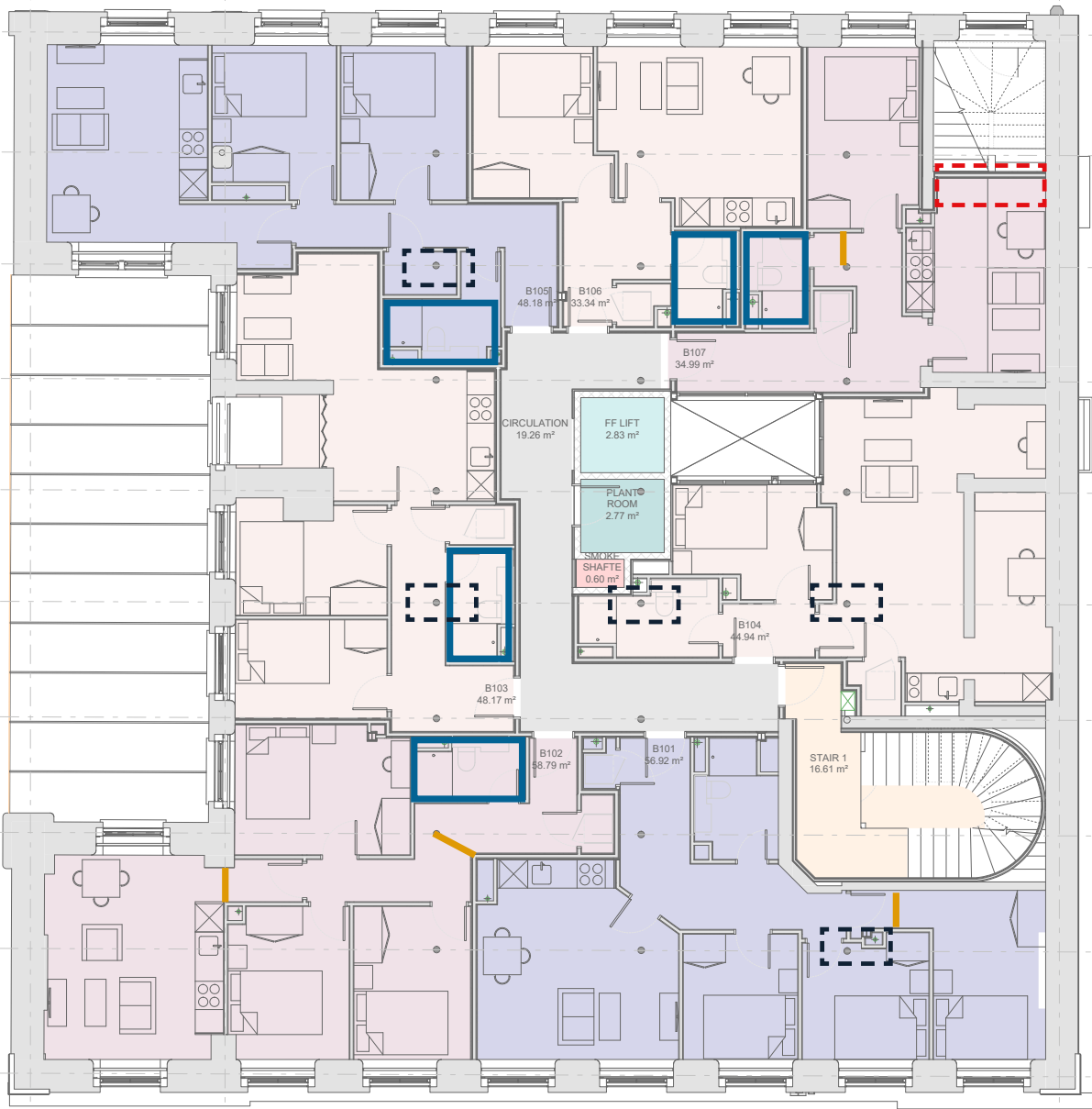
OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

107207

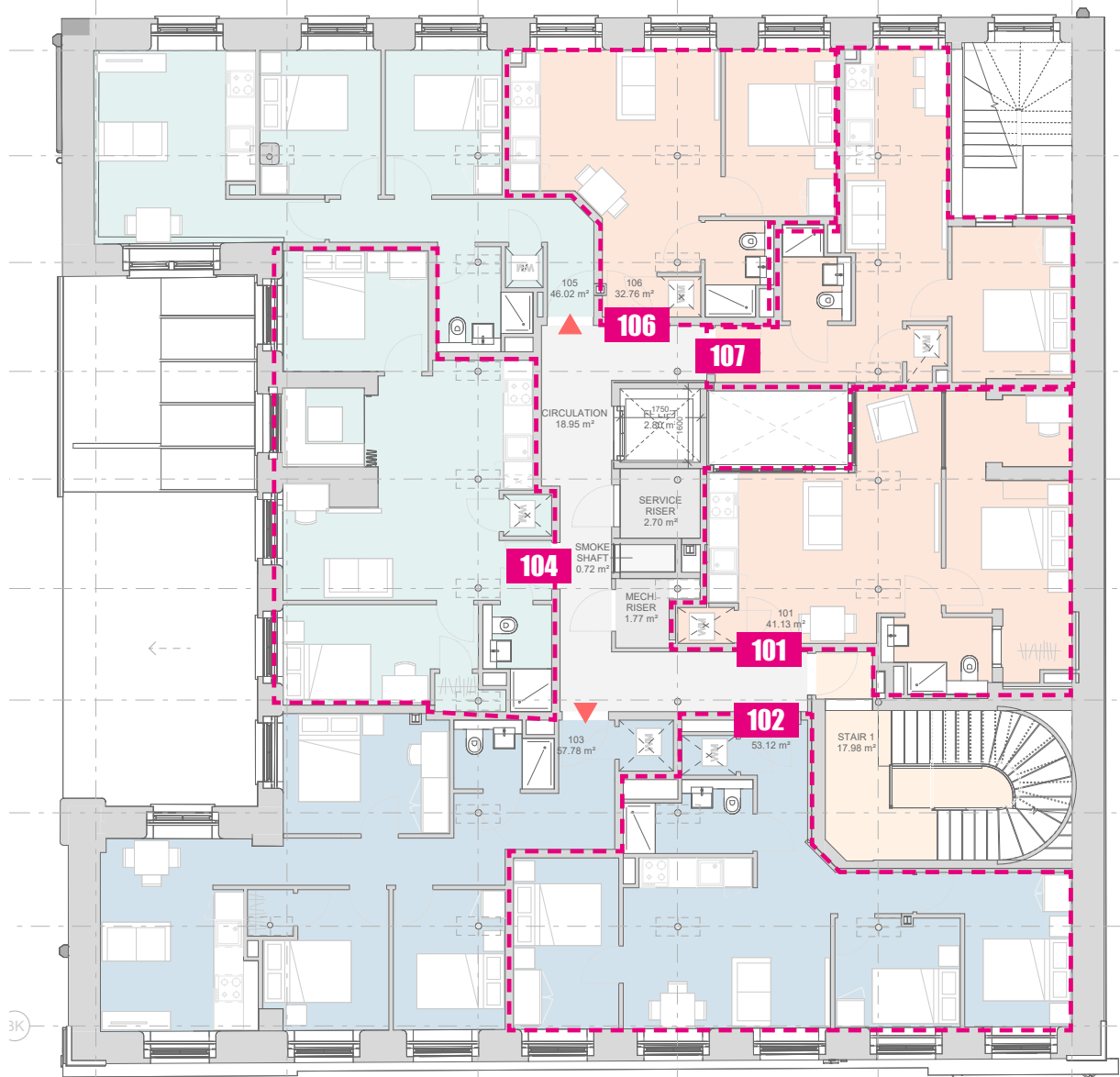
OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

104204

OPEN PLAN ARRANGEMENT
INVERTED LIVING WITH BEDROOM LOCATION
EXPOSED COLUMNS AND CAPITALS



Approved



Proposed

Bloom Street. Third and Fourth floor

Clear width non compliant (less than 850mm)

Bathroom non compliant (typically too narrow)

Column capital clashing with wall (Level 3 only)

Missing Landing

Layout Change

301401

OPEN PLAN ARRANGEMENT
IMPROVED KITCHEN/LIVING NATURAL LIGHT
OPTIMIZED LAYOUT
EXPOSED COLUMNS AND CAPITALS

303403

OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

305405

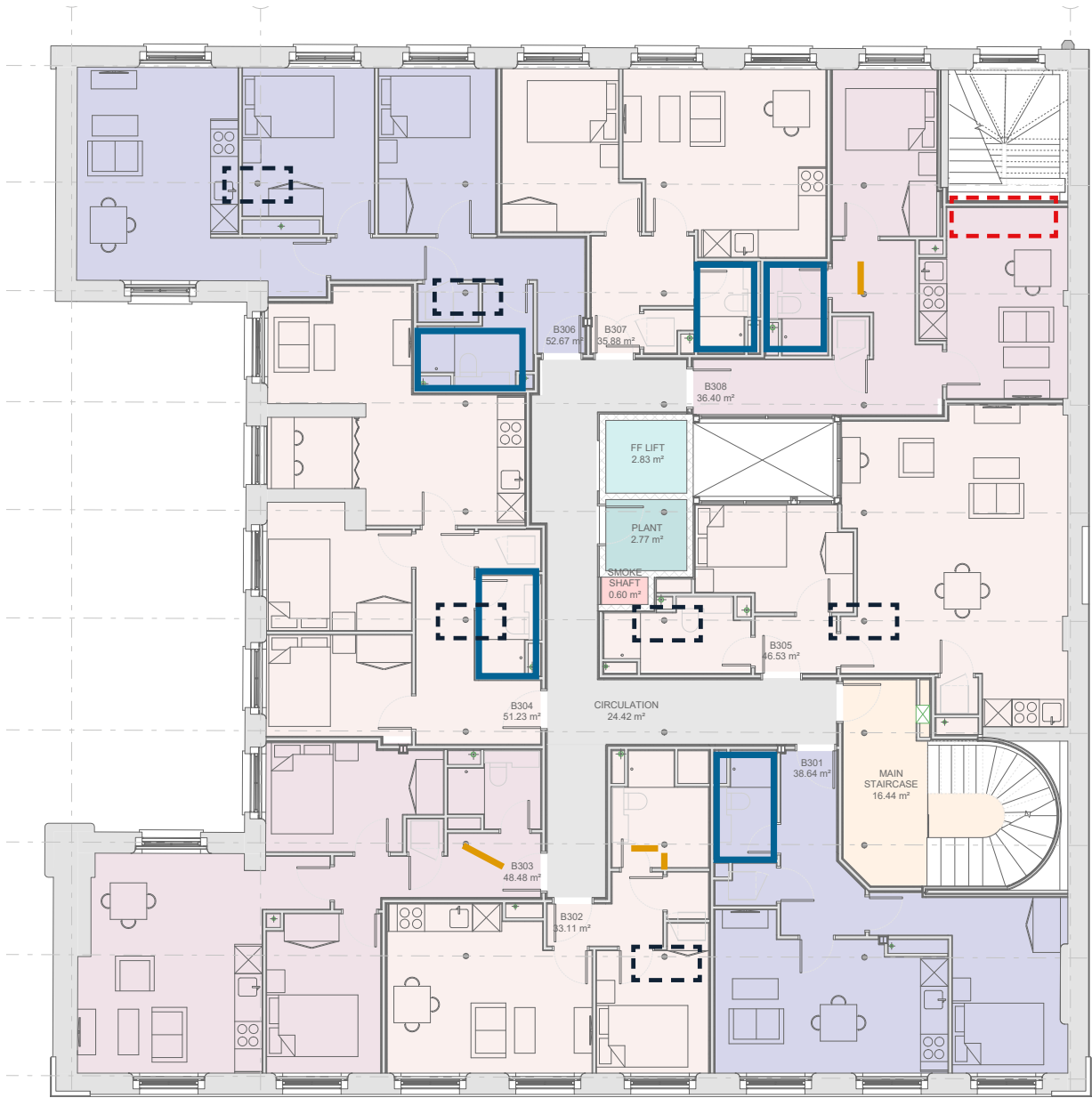
OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION

307407

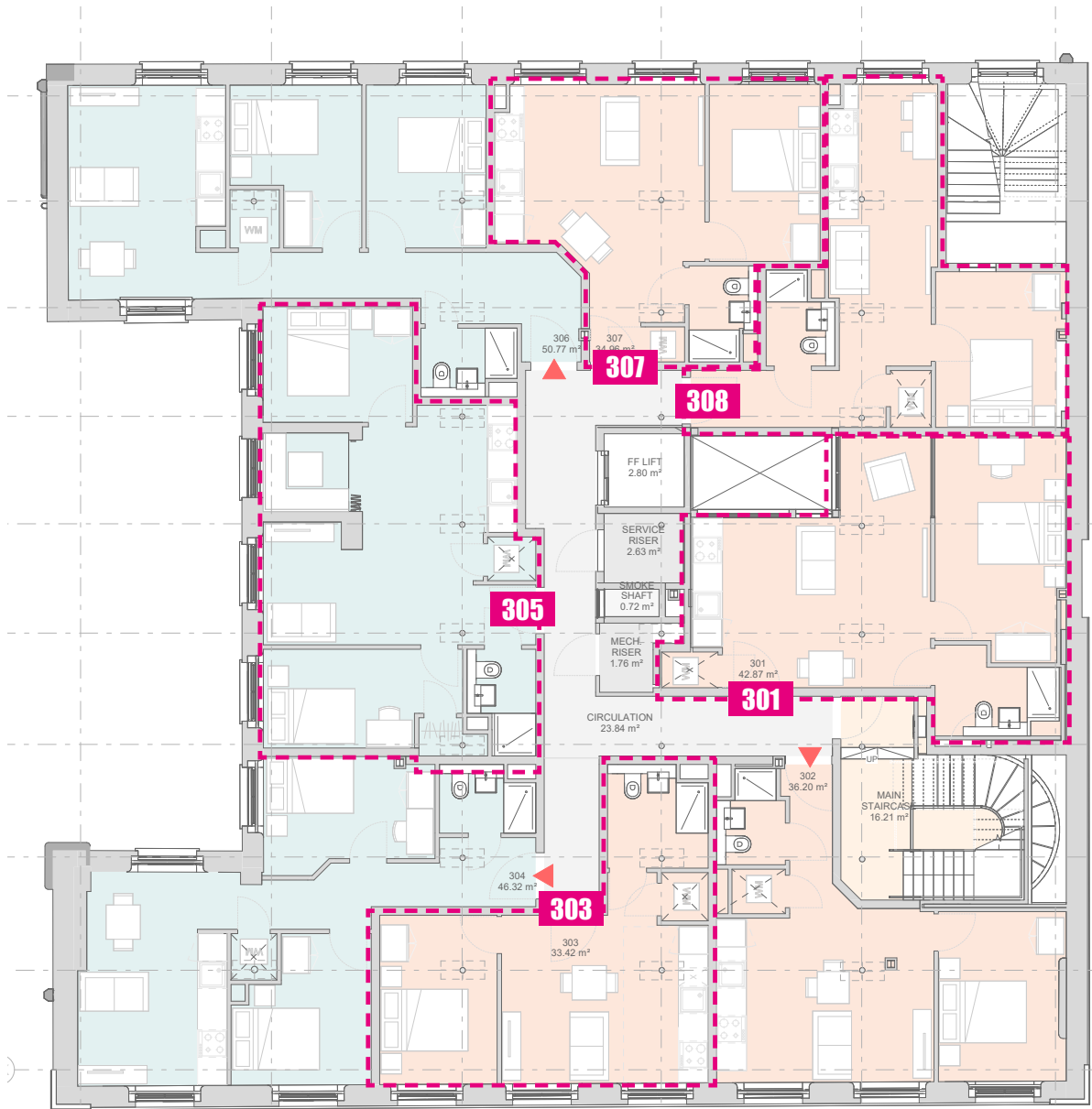
OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
EXPOSED COLUMNS AND CAPITALS

308408

OPEN PLAN ARRANGEMENT
INVERTED LIVING WITH BEDROOM LOCATION
EXPOSED COLUMNS AND CAPITALS



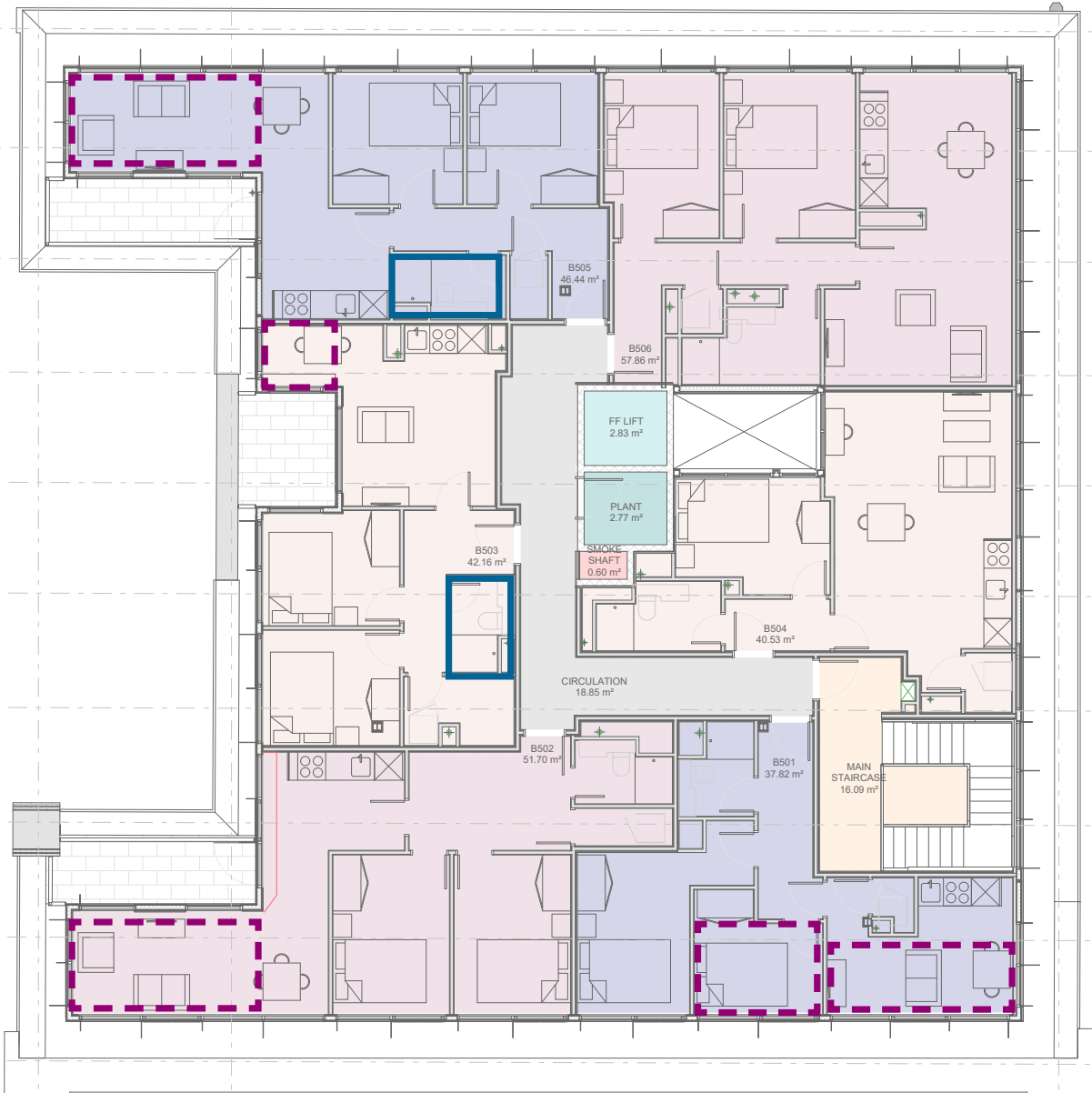
Approved



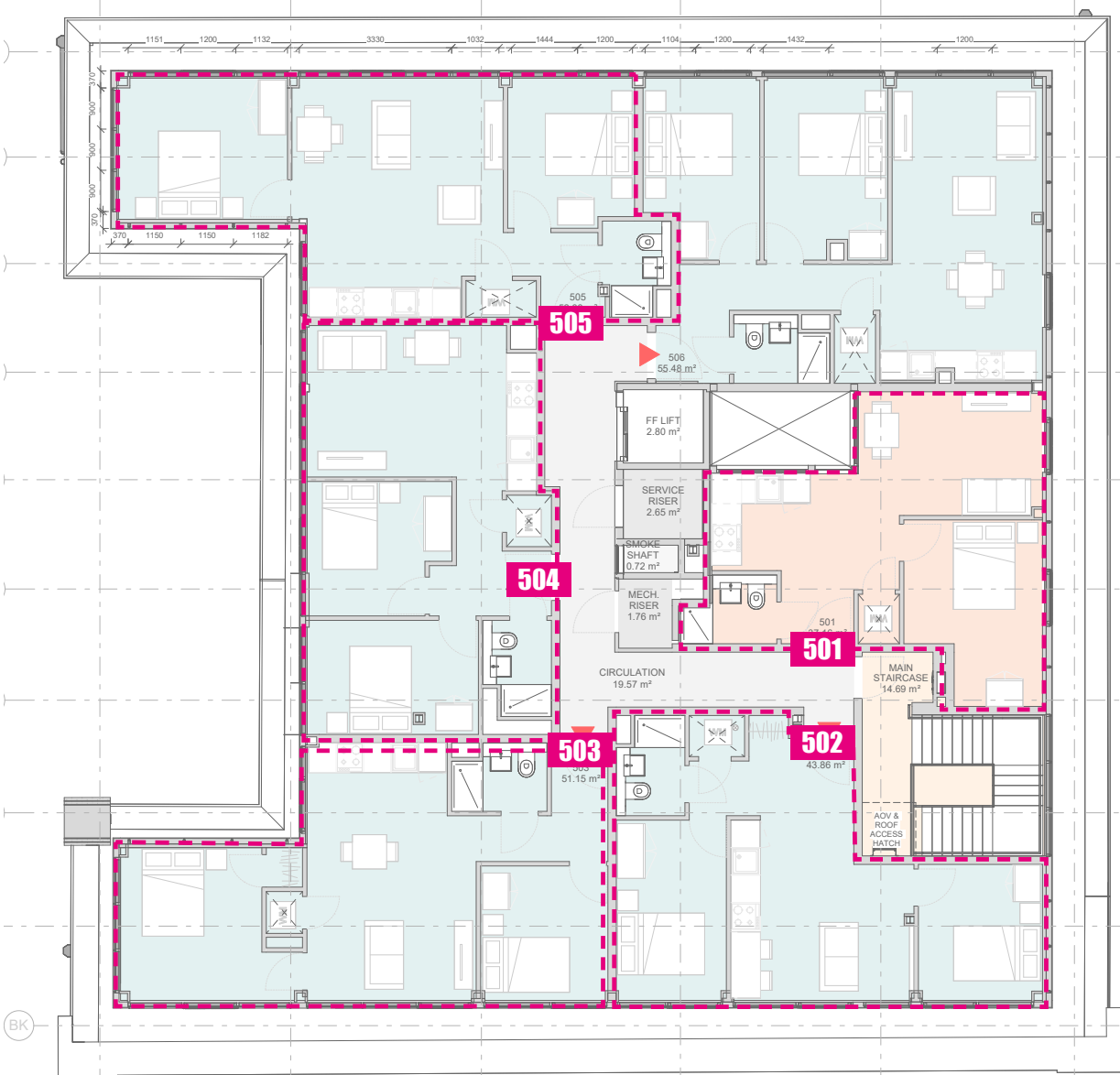
Proposed

- Clear width non compliant (less than 850mm)
- Bathroom non compliant (typically too narrow)
- Column capital clashing with wall
- Area too narrow
- Layout Change

- 501 OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
- 502 OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
NARROW LIVING SPACE RECONFIGURED
- 503 OPEN PLAN ARRANGEMENT
INVERTED KITCHEN WITH BEDROOM LOCATION
- 505 BALCONY REMOVED
NARROW LIVING SPACE REDESIGNED
LAYOUT ADJUSTED TO GIVE MORE SPACE TO APT.502 (503 ONLY)
- 504 BALCONY REMOVED TO PROVIDE BETTER INTERNAL LIVING SPACE



Approved



Proposed

4.3 Alleyway and accessibility

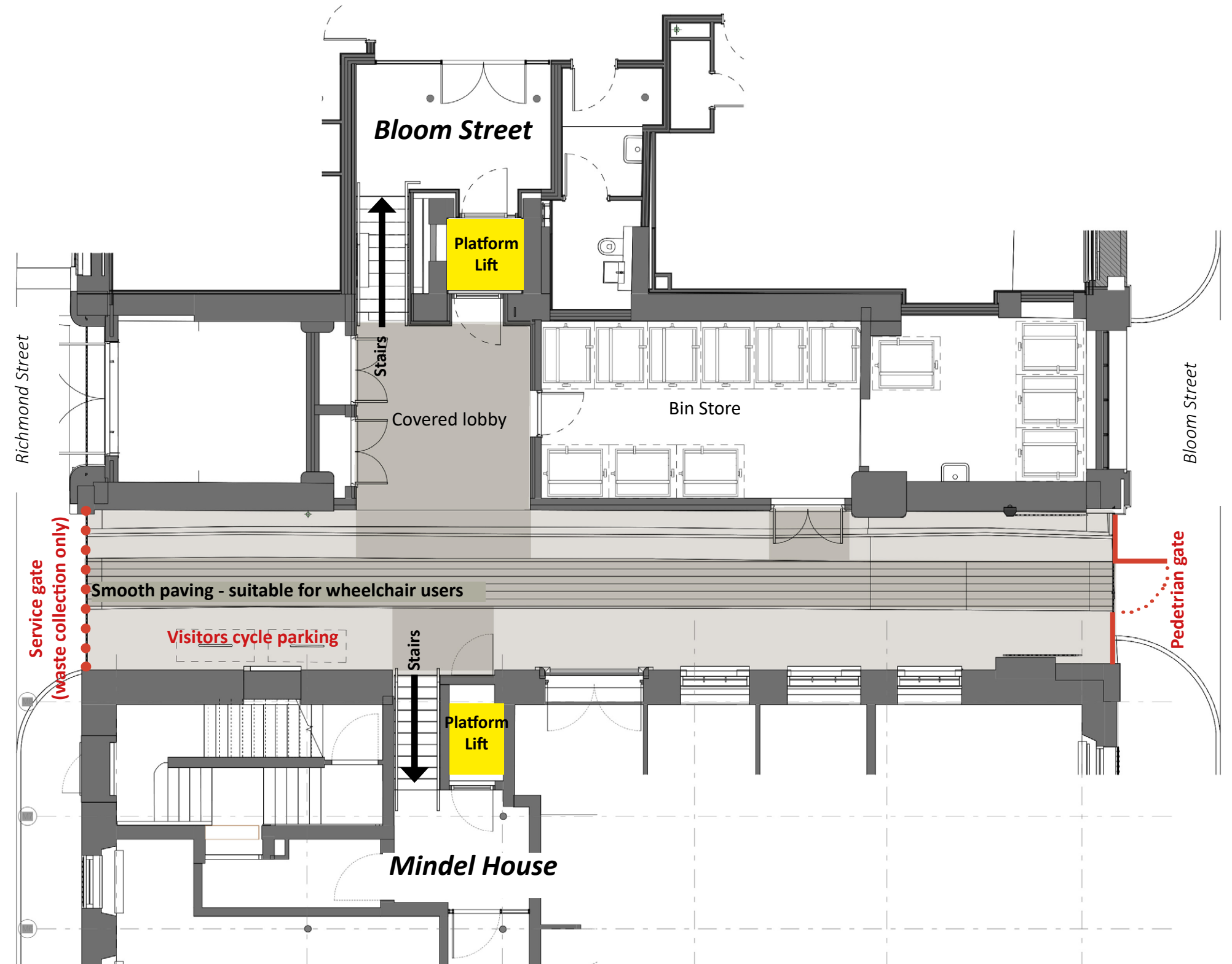
The ground floors of both buildings are elevated between 1200mm and 1600mm above street level. Due to their configuration, the historical entrances on Bloom Street cannot be upgraded to provide step-free access. Consequently, the approved scheme has identified the alleyway as a suitable area for an accessible entrance to both buildings via platform lifts.

Access in Mindel House was straightforward; however, in Bloom Street, the platform lift was located within a lobby that also included cycle parking with double stack racks, which are far from aesthetically pleasing. This platform lift was also integral to the waste management strategy, as the bin store for both buildings was situated in the basement of Bloom Street. The only way to move the bins to the curb for collection was by using this lift.

In addition to the logistical issues presented by the approved proposal, the current design team has identified inclusivity deficiencies in the existing scheme.

Therefore, it is proposed that the new secondary entrance be designed to be both accessible and welcoming, encouraging all residents to use it for convenience.

As a result, the waste management strategy and cycle facilities have been thoroughly revised, with the overall provision exceeding the approved proposal. The redesign is explained in detail in the relevant section.



Design proposal

The secondary access for Mindel House is provided within the building's footprint, requiring minimal intervention on the facade.

In contrast, Bloom Street requires the design of a covered area to serve as a lobby for the platform lift, access to a plant room, and a cover for the relocated bin store.

This area mirrors the shape of a previously existing brickwork annex, as indicated in the approved proposal.

Perhaps for stability reasons, the original annex has been demolished, but the design team proposes to reconstruct it using reclaimed bricks from the site. The internal course will be constructed with blockwork to ensure stability and to accommodate the limited quantity of reclaimed bricks available.

Due to the original use of the area, the remaining brickwork is highly damaged. After the necessary repairs, the lobby brick walls are proposed to be lined with PPC aluminium panels. While the selected colors align with a heritage palette, the intervention distinctly differentiates the new elements from the old.

The paving for both the lobby and the stairway will be in stone, matching the colors of the existing cobbles and Yorkstone paving.

The lobby will be entirely covered by a rooflight, allowing ample natural light penetration.

Aligned with a heritage approach, the bin store's pitched roof is proposed to be finished with natural slates, matching the color, size, and laying pattern of the roof of Mindel House.

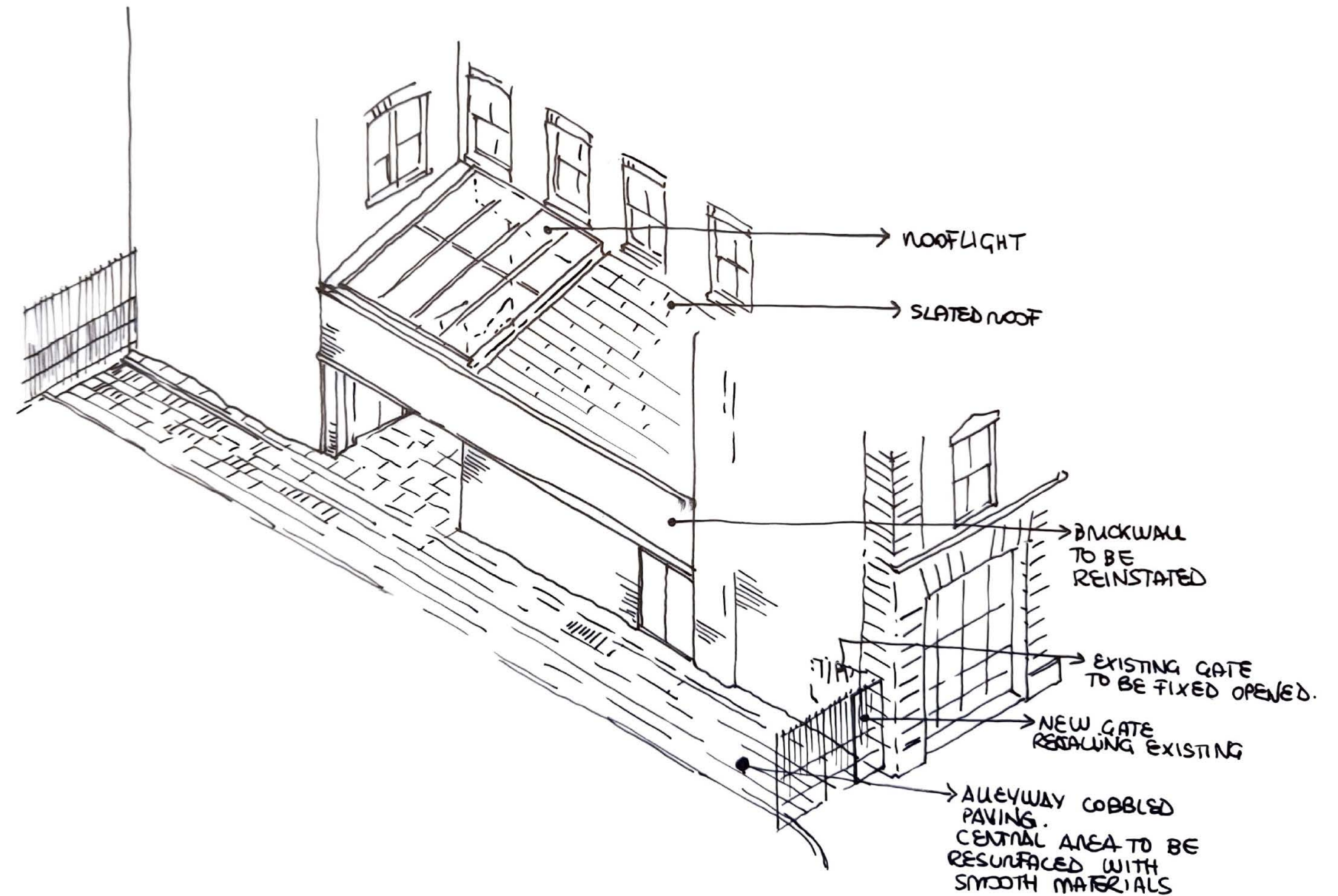


Image of the brickwork annex now demolished



Image of the damaged internal brickwall proposed to be lined

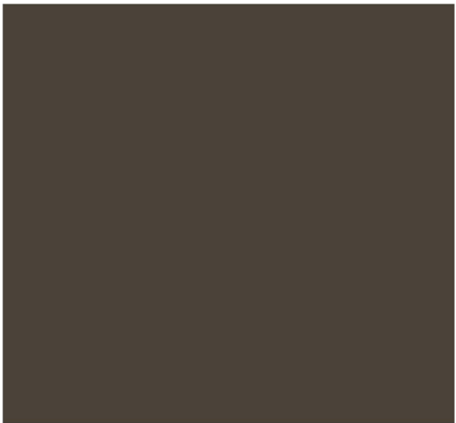
Colour and Material Palette

PPC



RAL 1036

- Aluminium panels



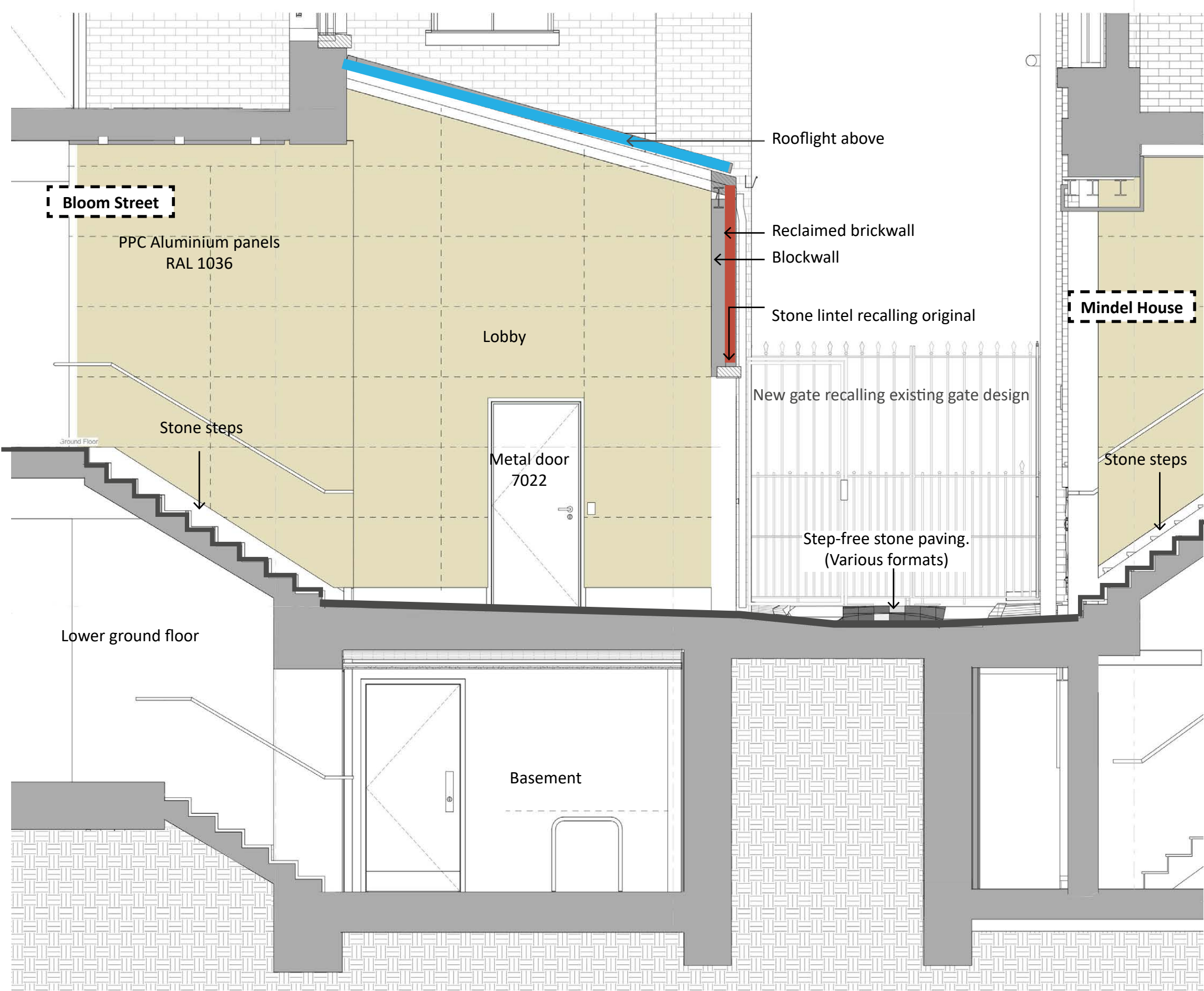
RAL 7022

- Metal doors
- Rooflight frame
- Lift frame



DARK GREY STONE

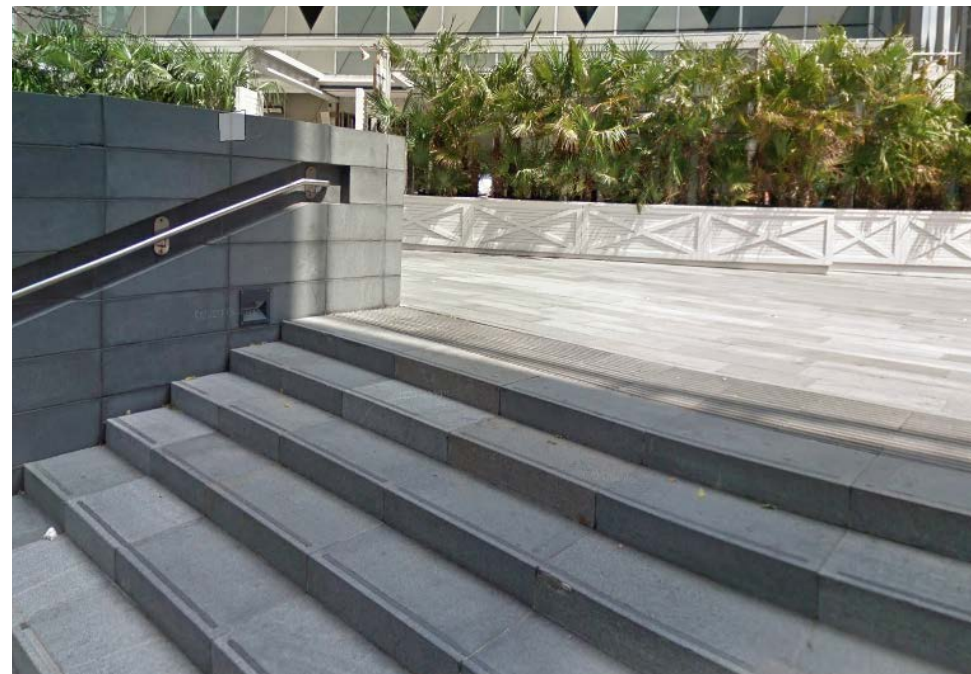
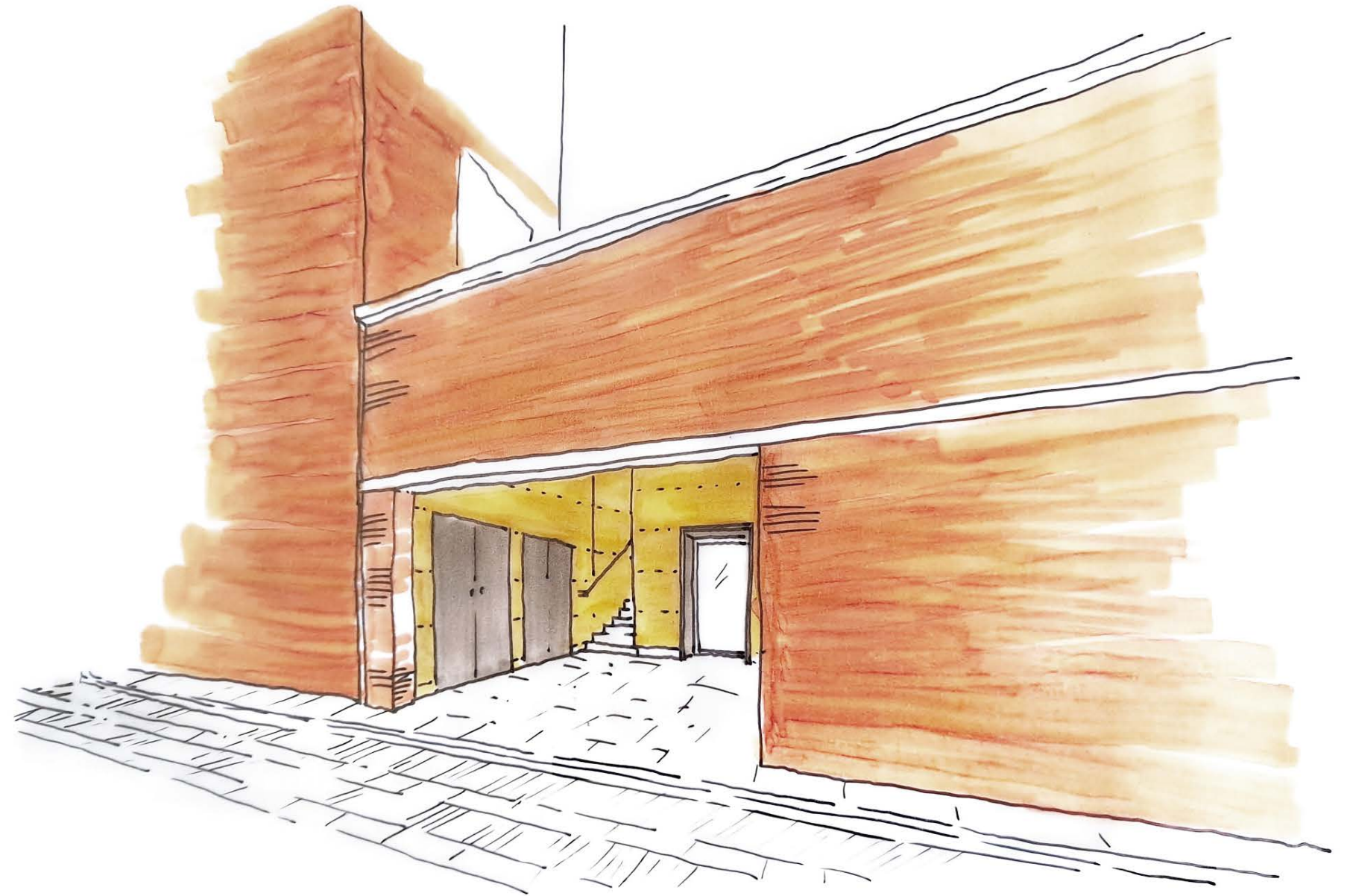
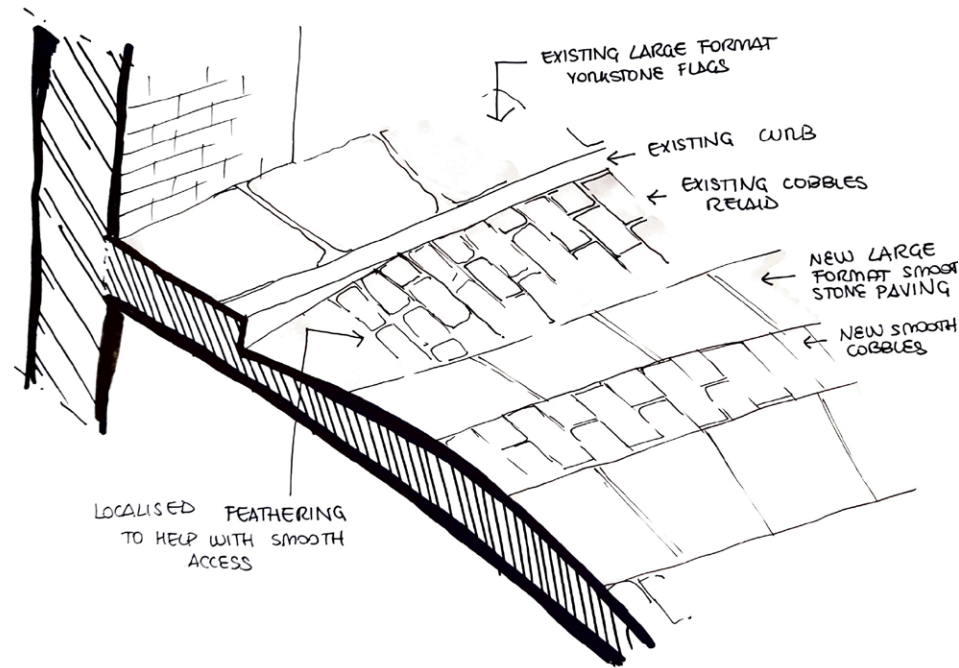
- Lobby paving
- Stair rise and tread
- Alleyway central smooth path



Alleyway paving

The alleyway is proposed to be re-laid to incorporate a waterproofing membrane underneath, with finishes replicating the original design as follows:

- Yorkstone flags forming curbs will be re-laid as per the existing layout.
- Cobbles will be re-laid to cover the sides of the alleyway, with specific feathering at certain locations to ensure smooth transitions.
- The central strip will be resurfaced with new smooth stone paving to ensure accessibility, using a mix of large and small flag formats with colors matching the existing paving.



Precedent of stone stair. Nosing required to achieve colour contrasting



Precedent of cobble street with central smooth surface for accessibility

4.4 Waste Strategy

Mindell and Bloom street building share bin store facility and waste collection is proposed to be done once a week by MCC.

Waste volume calculation is in accordance to BS 5906:2005” *Waste Management in buildings - Code of Practice*” and MMC “*Waste Storage and Collection Guidance for New Developments*”.

Volume calculation is as follow: *No. apartments x [(70lt x average No. of bedrooms)+30]*

The total amount for both buildings would be **80 x [(70 x 2)+30]= 13600** equal to **13 x 1100lt** bins.

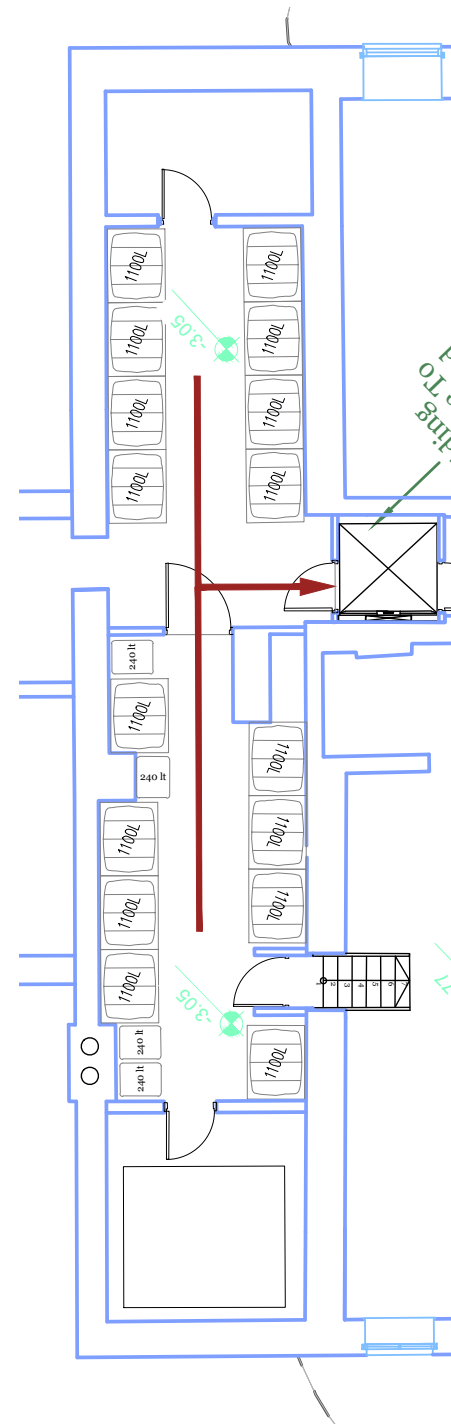
In the approved layout would only be possible to locate 10 x 1100lt bins.

There are other issues related to the approved scheme which are:

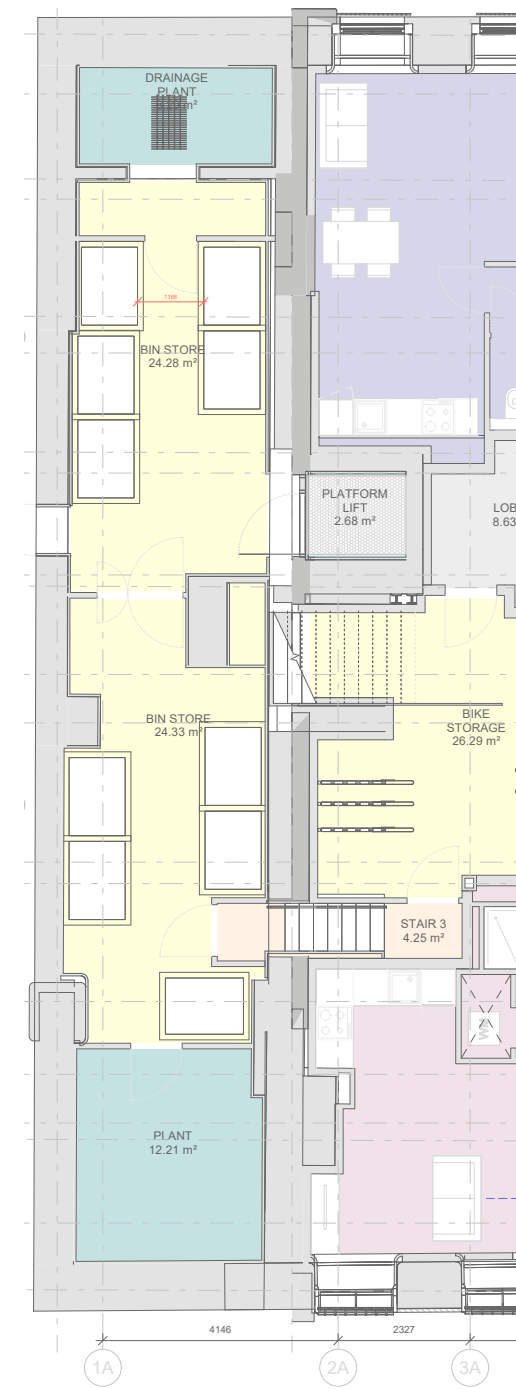
- To bring out bins for collection it is required to use the platform lift which is also the main access to the building for wheelchair users.
- Bin Store is not easily accessible by residents that need to take a lift + platform lift in order to get there .
- Bringing out bins for collection is a very long task.
- There is not enough manouvering space

The updated proposal aims at solve the above issues providing the following:

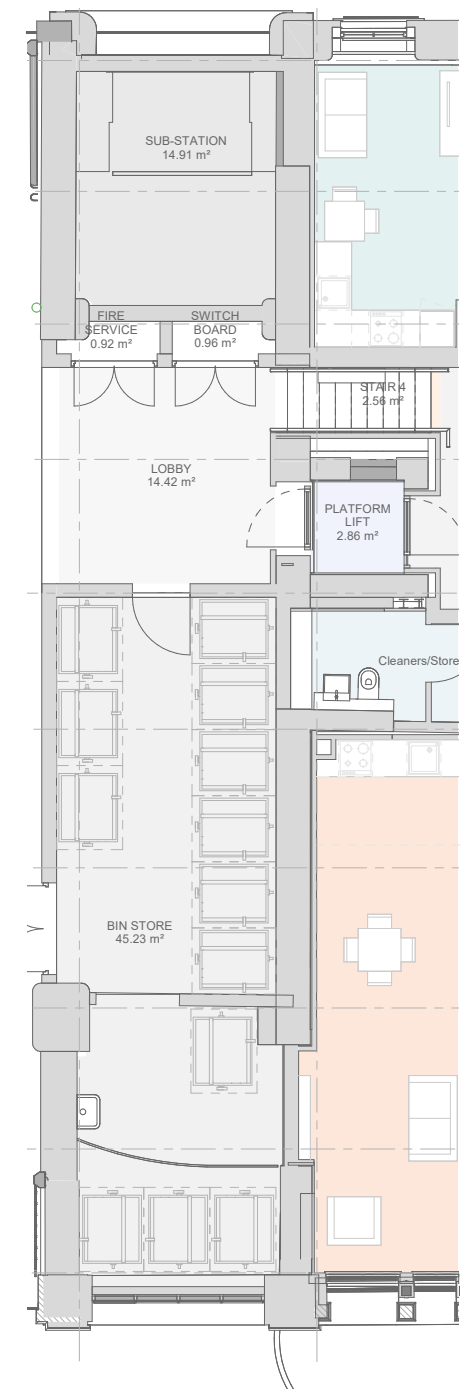
- Correct volume of bins as described in D&A weekly collection
- Bin store at street level meaning less management for collection
- Easier access for residents
- Platform lift no longer used for waste management



Submitted Planning proposal.
Lower Ground Floor

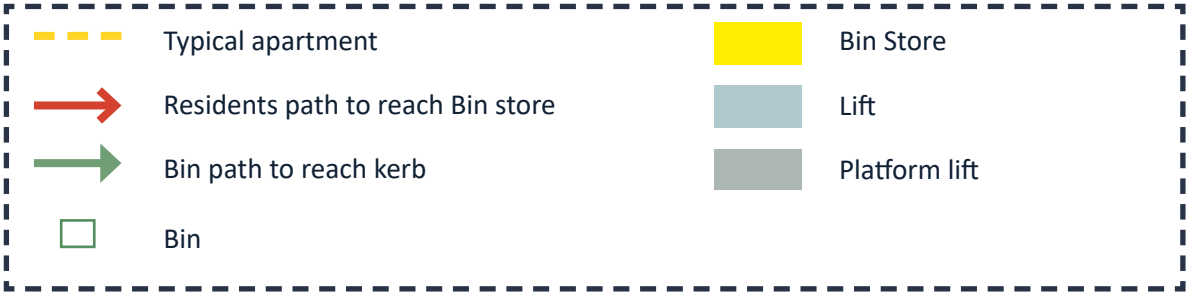


Realistic Planning proposal
(correct bin size)
Lower Ground Floor

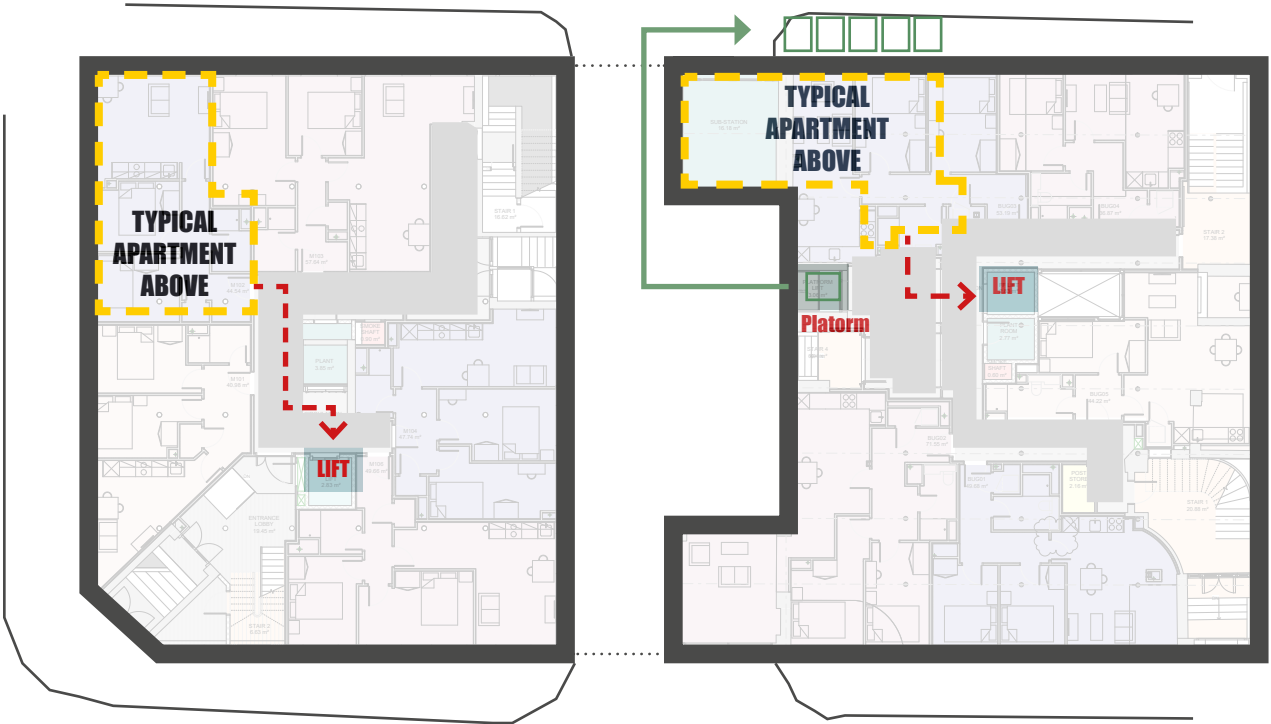


Updated Planning proposal
(simplified management)
External level

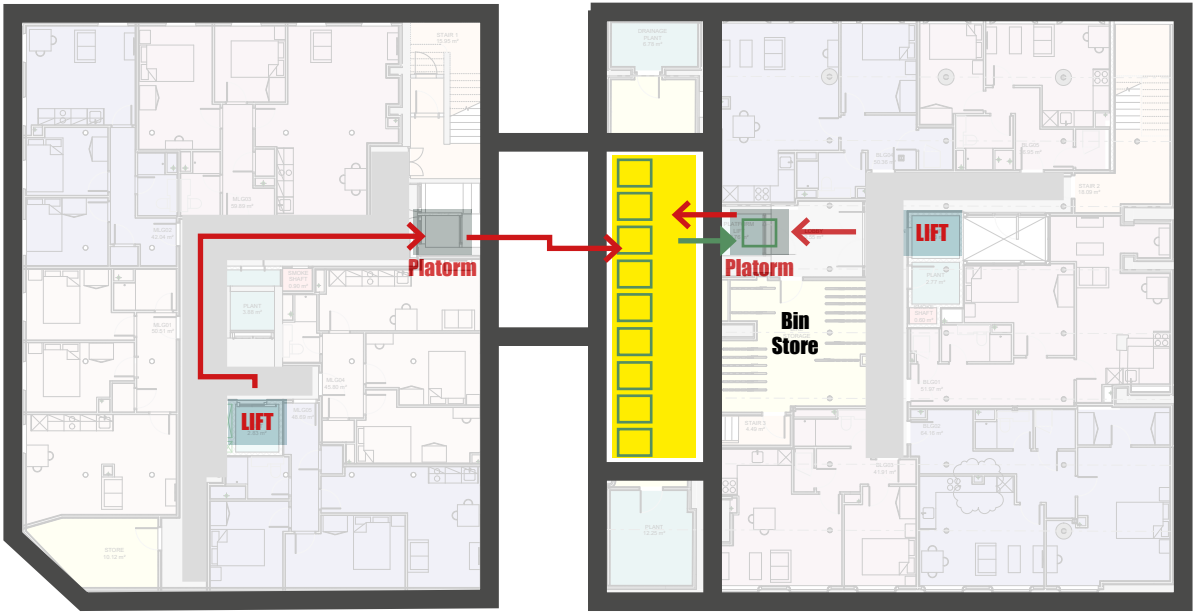
Users and bins path diagram



APPROVED WASTE STRATEGY

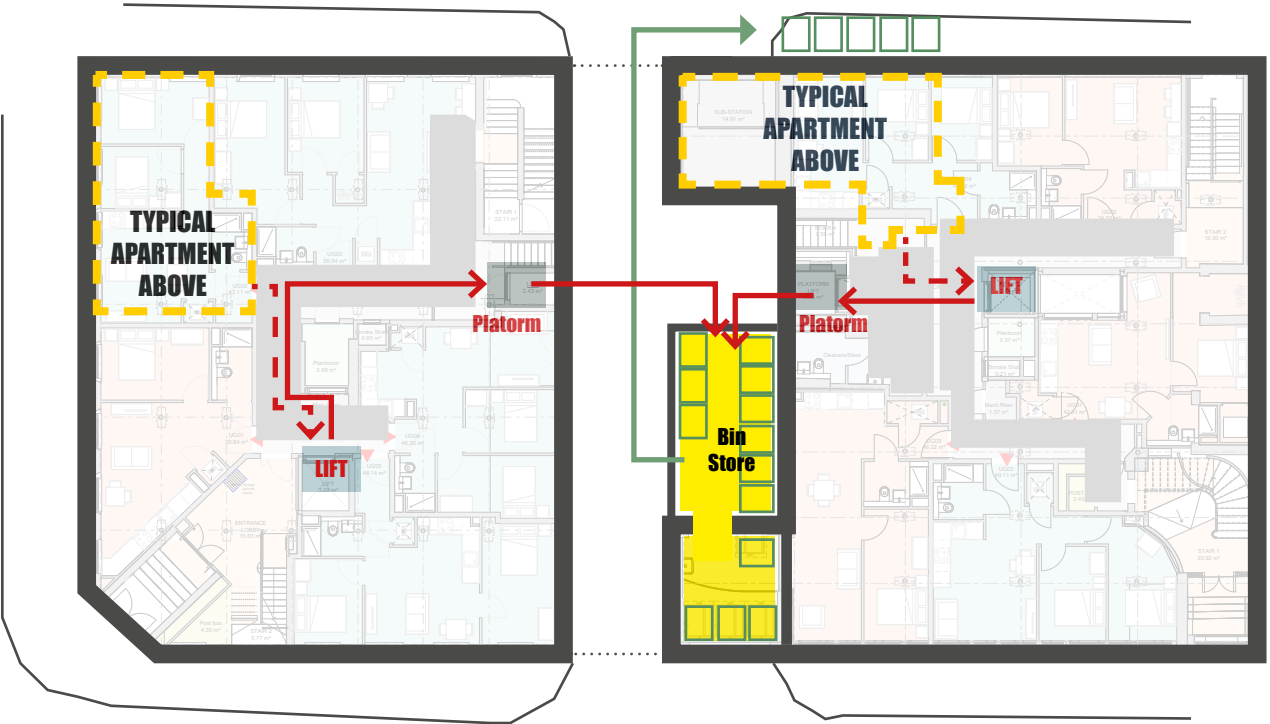


External level + Upper ground floor



Lower ground floor

PROPOSED WASTE STRATEGY



External level + Upper ground floor



Lower ground floor

NO LONGER NEEDED
FOR BINS