

3.2 Bloom Street

Bloom Street. North West Elevation



Approved



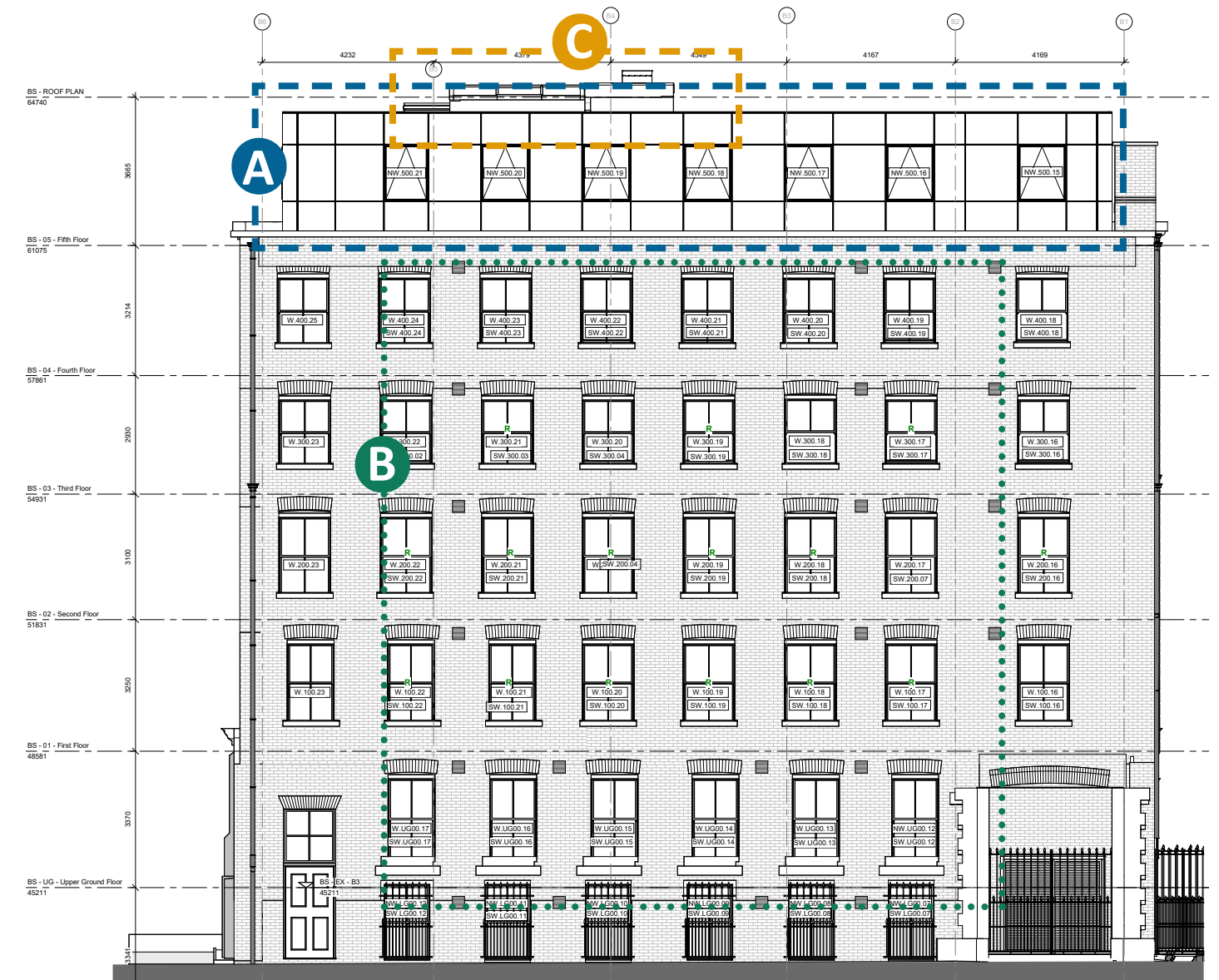
Proposed

- A** Level 5 extension: Curtain walling system redesigned taking into account the following issues:
- Openable window to be 1100mm above FFL with glazed panel below to have sufficient load bearing properties to prevent people from falling.
 - Continuous louvre fascia above window to supply and extract MHVR system.
 - Vertical glazed fins proposed to be removed. Their function was purely decorative, however their detailing proved to be not robust enough and their location posed an issue for maintenance.

- B** Ground floor curtain walling: Redesigned following changing of function inside from apartment living room to Bin Store. Vertical members are spaced equally, while horizontal members are aligned with existing alleyway gate design. The new gate originally proposed in front of the fixed curtain walling is no longer proposed as it poses an issue in terms of cleaning and maintenance of the area. Bottom panels are of opaque spandrel type while top panels are glazed to allow some natural lights to penetrate inside the bin store. A Blockwall is proposed to be built up to the third horizontal mullion to help adding sturdiness to the facade

- C** Ventilation grills: According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm. It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.
- D** Dry riser Inlet: No longer needed in facade. Strategy has now changed and access to the dry riser will be through the main entrance.
- E** Coverin screen: Amount of plants located to roof significantly reduced due to change of ventilation strategy. Screen no longer required.

Bloom Street. South East Elevation



Level 5 extension: Curtain walling system redesigned taking into account the following issues:

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B

Ventilation grills:

According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm.

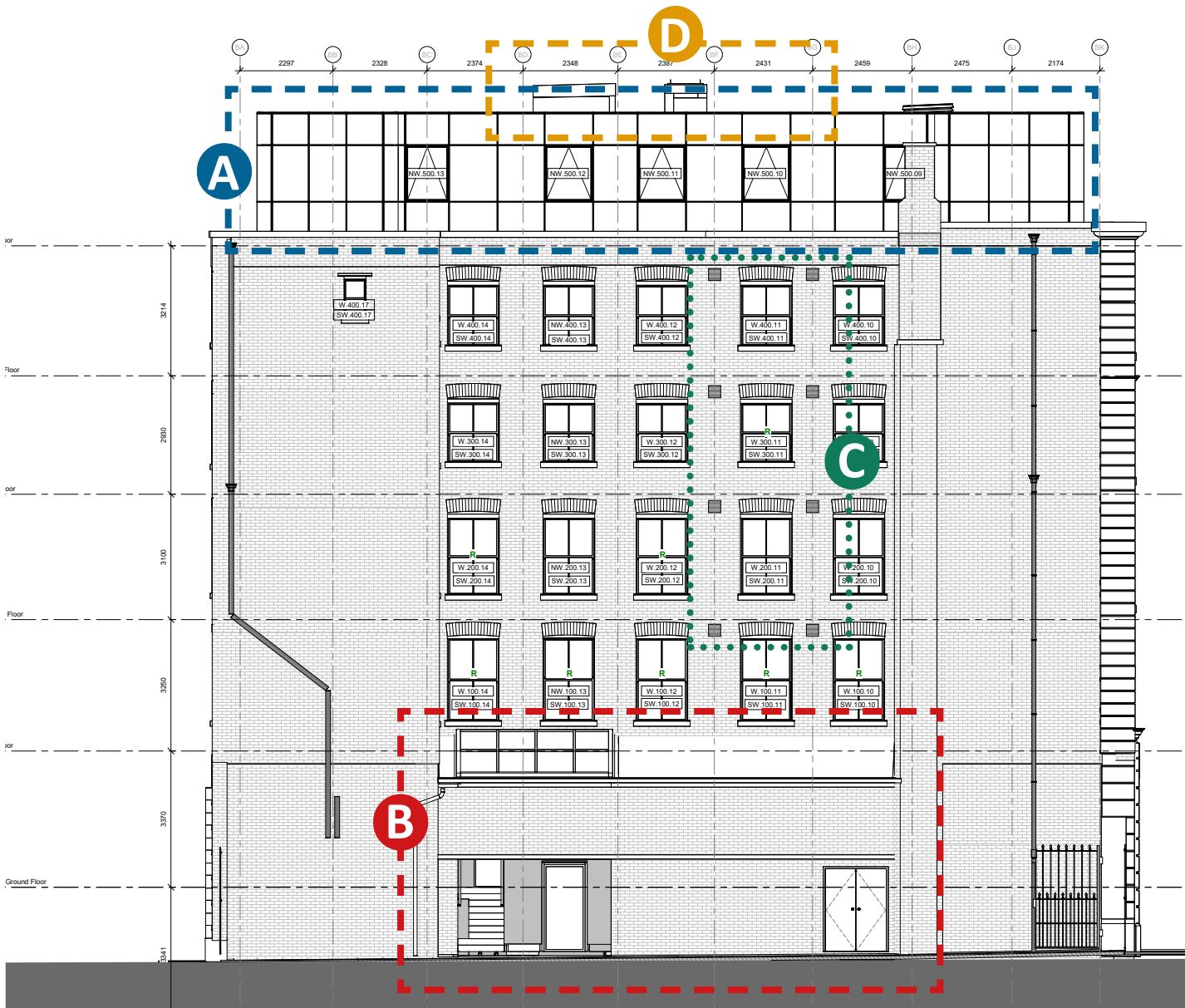
It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

C

Coverin screen:

Amount of plants located to roof significantly reduced due to change of ventilation strategy. Screen no longer required.

Bloom Street. North East Elevation



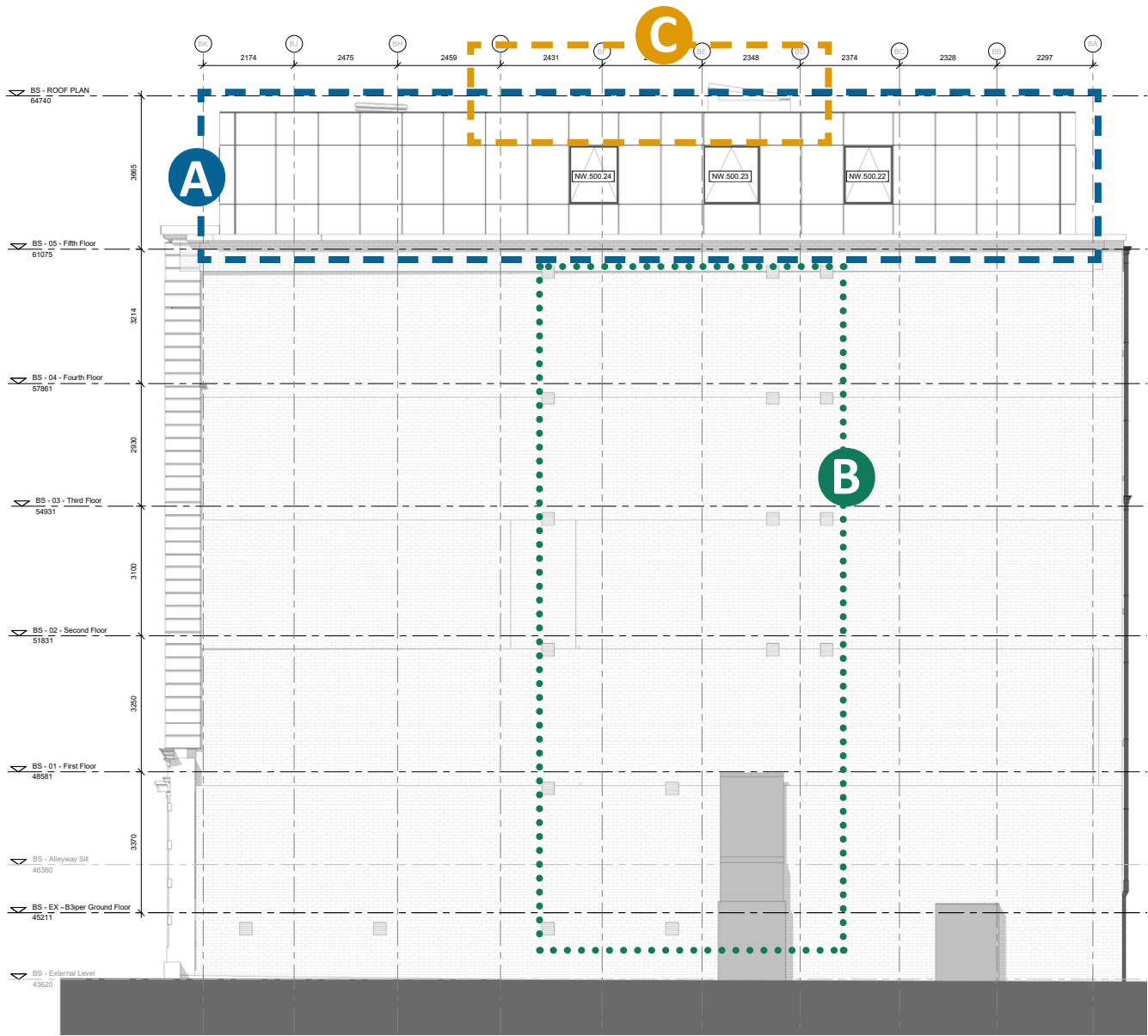
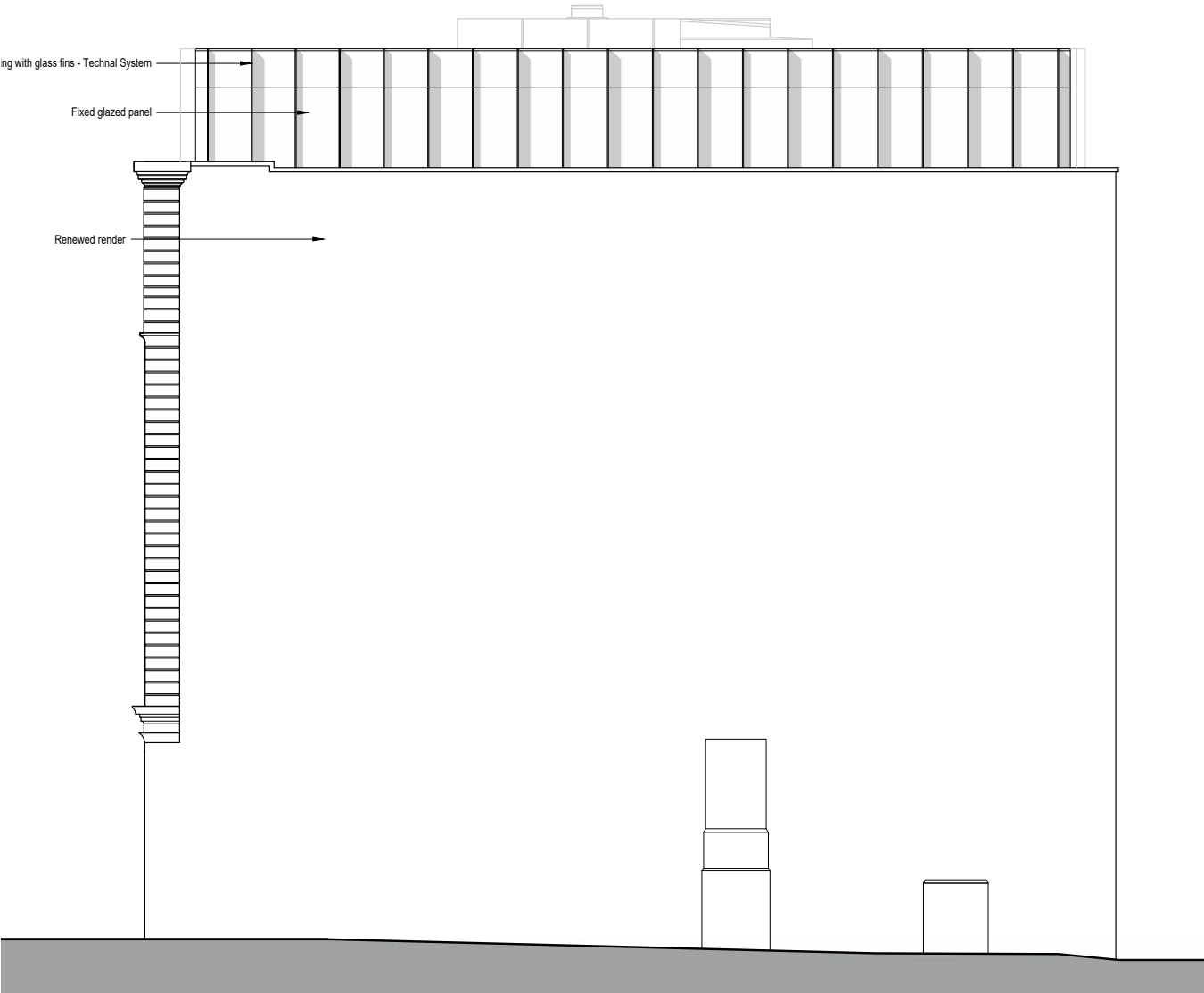
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 - Continuous louvre fascia above window to supply and extract MHVR system.
 - Vertical glazed fins proposed to be removed. Their function was purely decorative, however their detailing proved to be not robust enough and their location posed an issue for maintenance.

B Alleyway entrance:

C Ventilation grills:
According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm.
It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

D Coverin screen:
Amount of plants located to roof significantly reduced due to change of ventilation strategy. Screen no longer required.

Bloom Street. Elevations

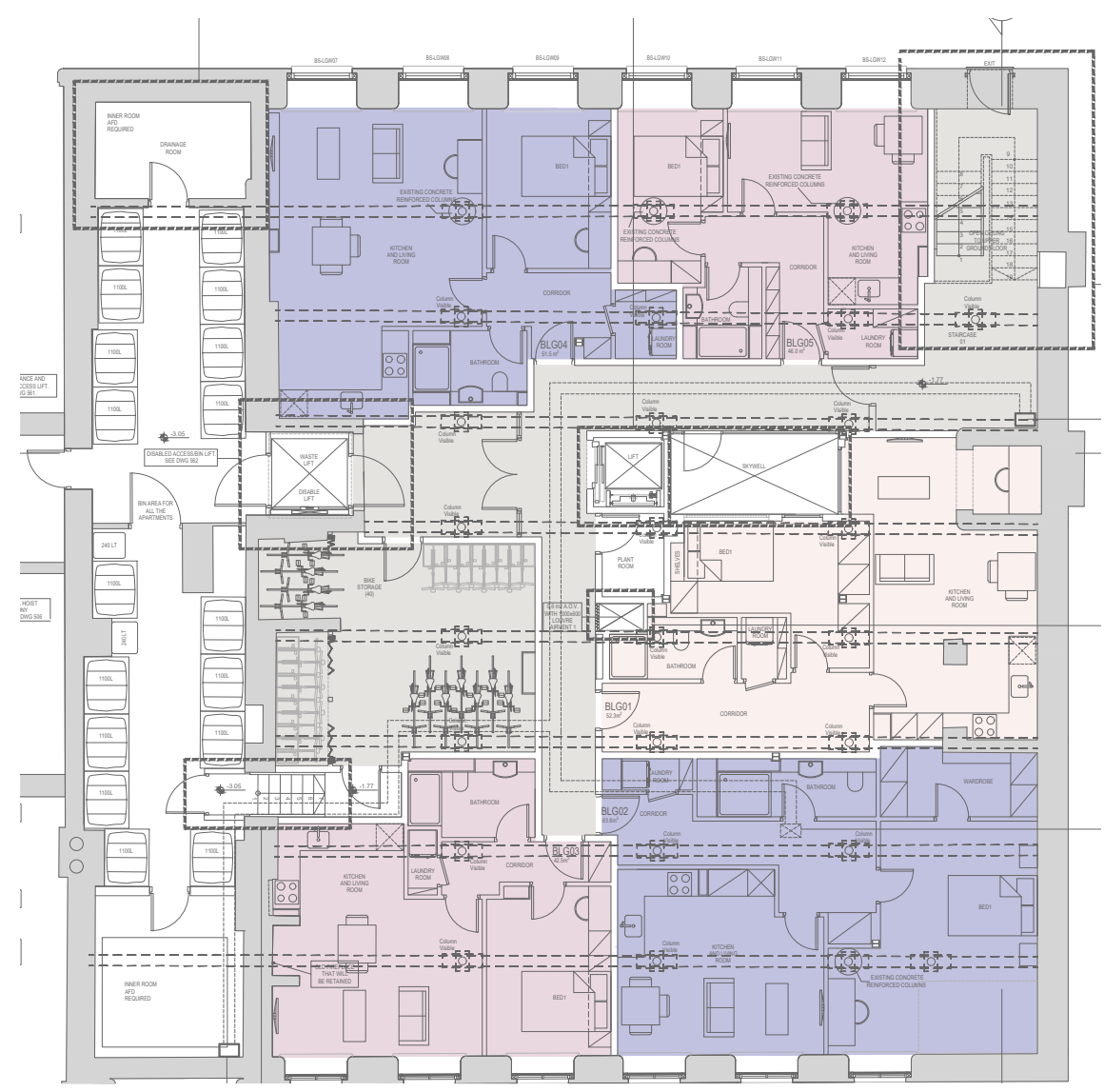


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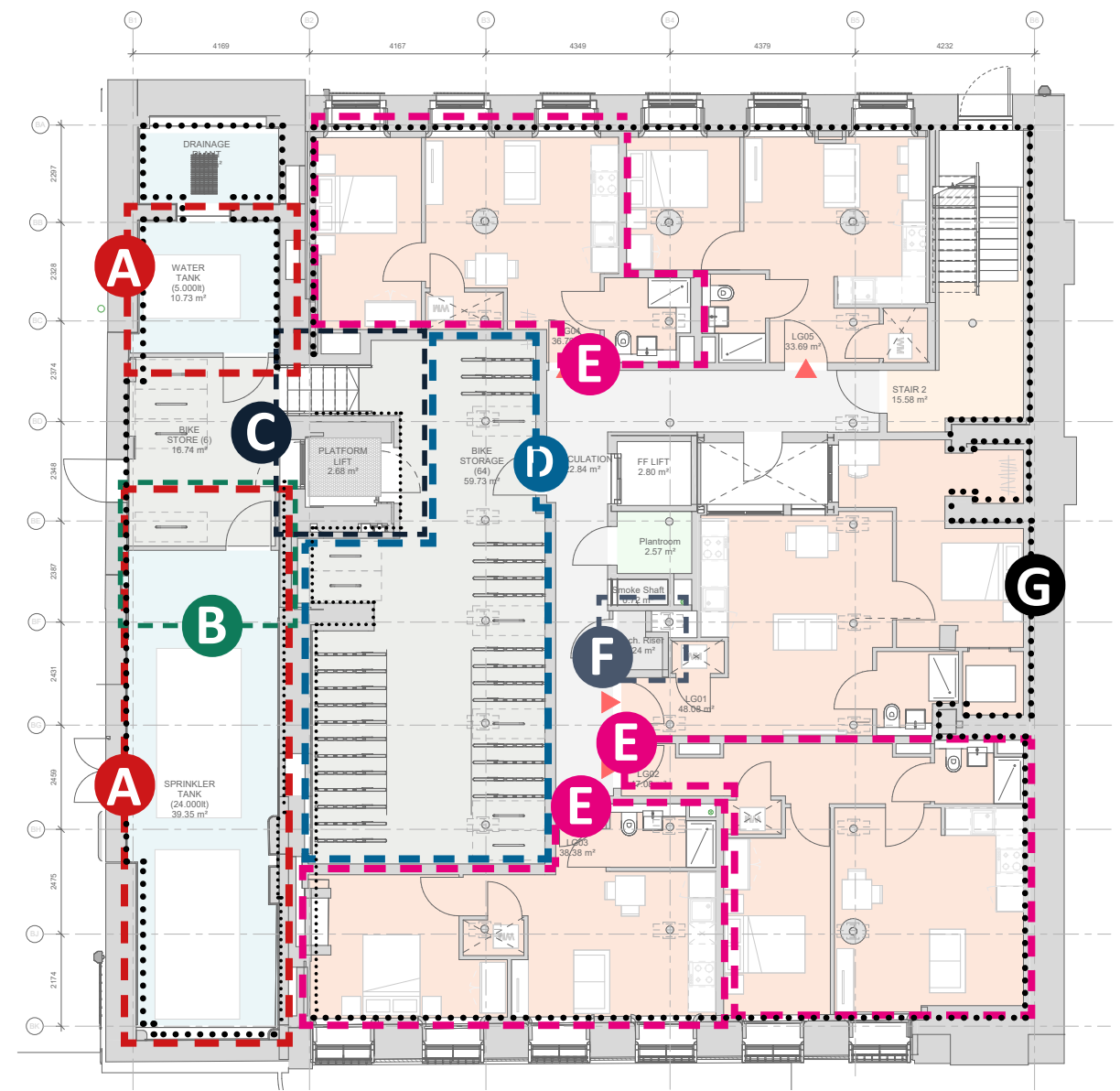
- B** Ventilation grills:
- According to the ventilation strategy, MVHR units require supply and extract duct to penetrate the existing facade. New holes are approx. 200x200mm.
- It is therefore proposed to introduce 250x250 cast iron ventilation grills, with the design aligned with grills existing on site.

- C** Coverin screen:
- Amount of plants located to roof significantly reduced due to change of ventilation strategy. Screen no longer required.

Bloom Street. Lower Ground Floor



Approved



Proposed

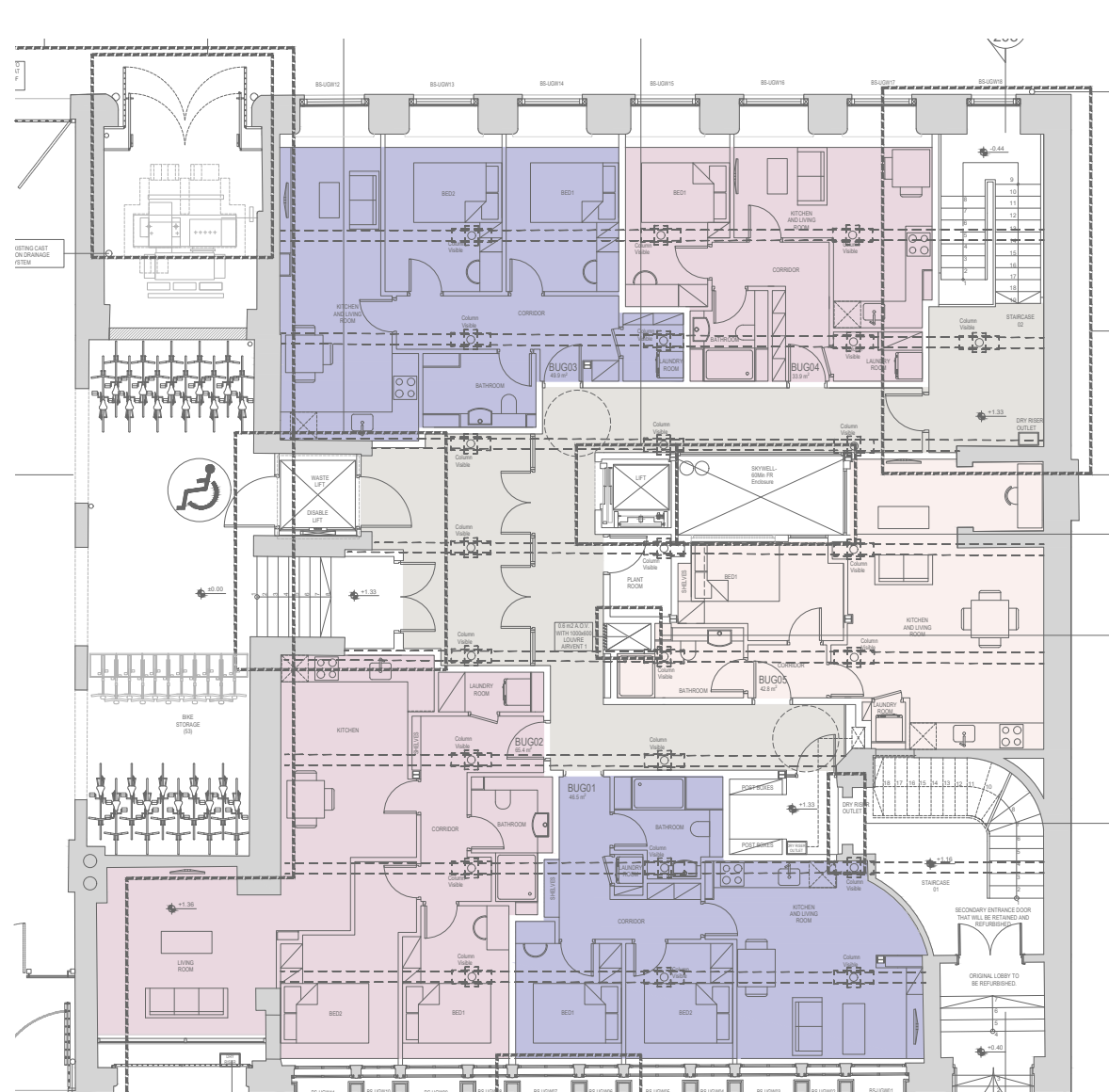
Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Removal of 6x proposed steel H columns following structural proposal review.

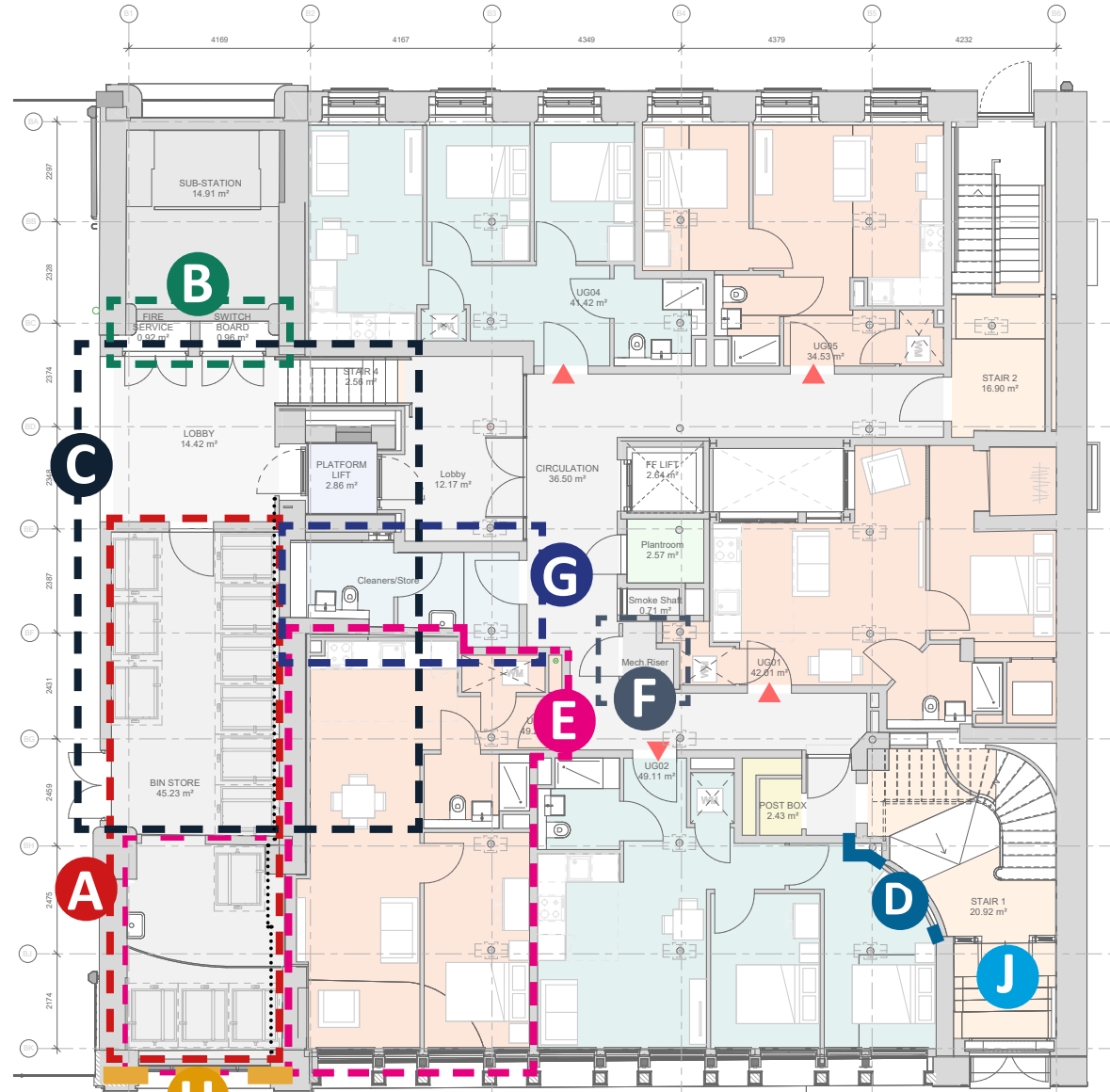
- A** Basement area: Bin store relocated at external level and area used to locate sprinkler tanks for both buildings and water tank for Bloom Street.
- B** Basement masonry piers: partially demolished to allow location of sprinkler tanks.
- C** Platform lift and stair: Access to basement and lower ground floor redesigned to allow smoother access to facilities.
- D** Cycle store: expanded to provide 1x bike space per apartment

- E** Apartment layout: reconfigured and reduced in size to allow cycle store expansion. Number of bedrooms unvaried.
- F** Plantroom: Mechanical plant added for functional reasons.
- G** Tanking system

Bloom Street. Upper Ground Floor



Approved



Proposed

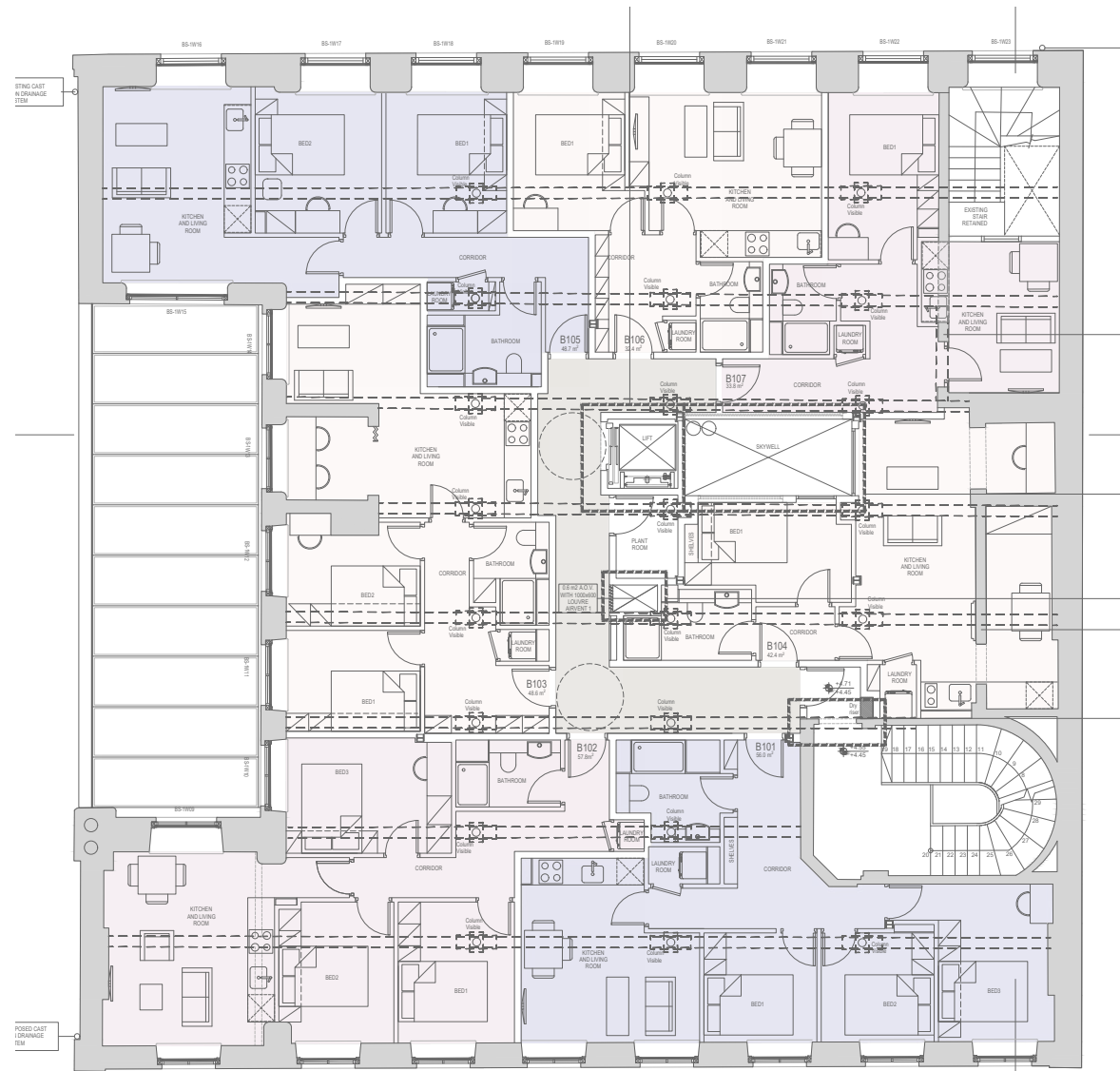
Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Removal of 6x proposed steel H columns following structural proposal review.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade

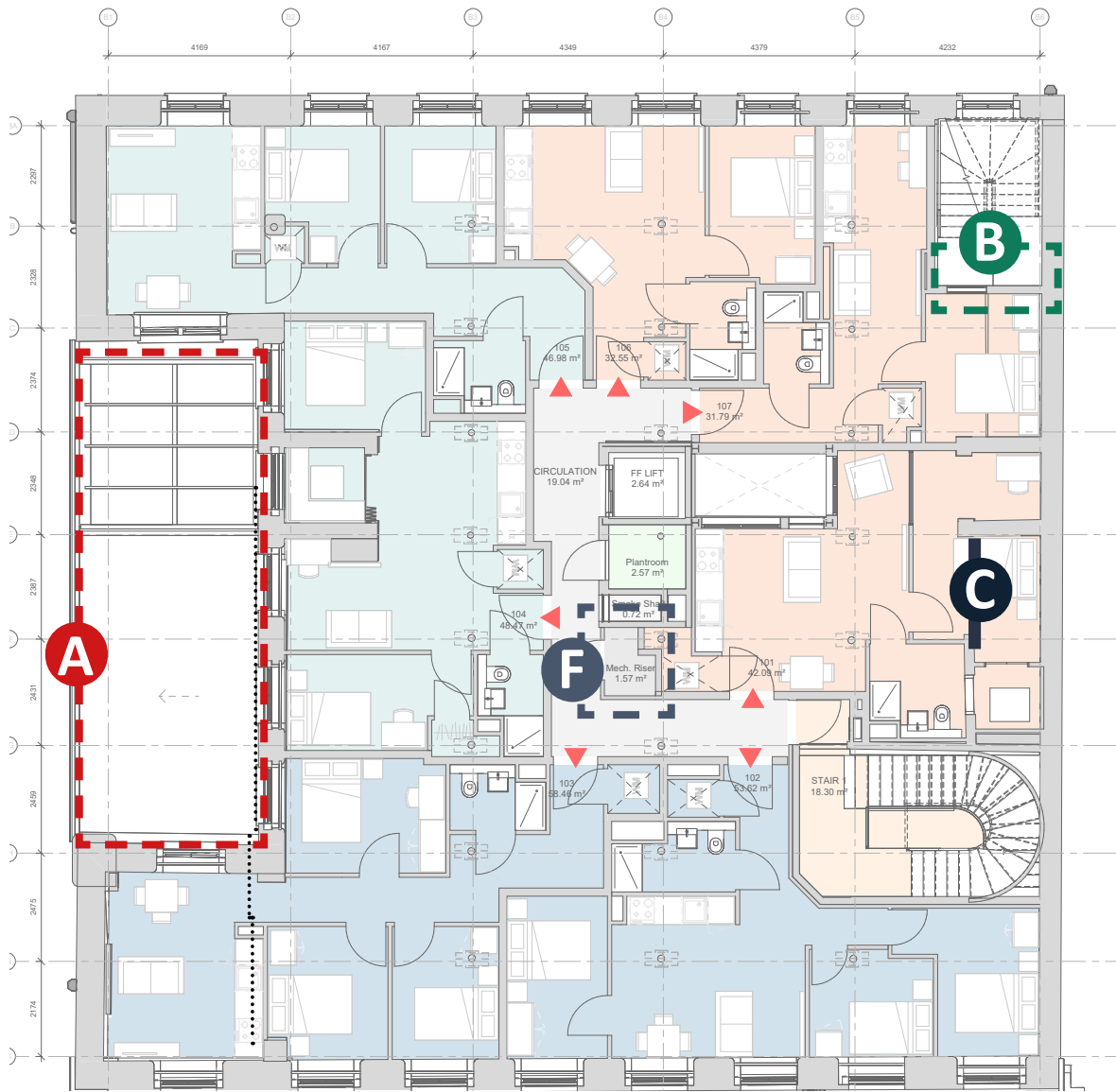
- A** Relocated Bin Store: Located at external level with levelled access for residents and simplified waste management.
- B** Switchboard and fire service: Added to layout for functional reasons.
- C** Accessible entrance redesign. Now separated to cycle store and with dedicated lobby. External volume as per approved drawings.
- D** Fire rated plasterboard lining: introduced to provide tested fire compartmentations against existing elements.

- E** Apartment reconfiguration: Approved 2 Bedroom apartment redesigned to 1 Bedroom to create space to Bin Store.
- F** Plantroom: Mechanical plant added for functional reasons.
- G** Cleaners Store: Added to scheme
- H** Curtain walling redesign: Originally proposed fixed grid removed as detrimental from cleaning and maintenance of the area.
- J** Door opening outward (hinges to be reversed) to comply with fire escape requirements

Bloom Street. First Floor



Approved



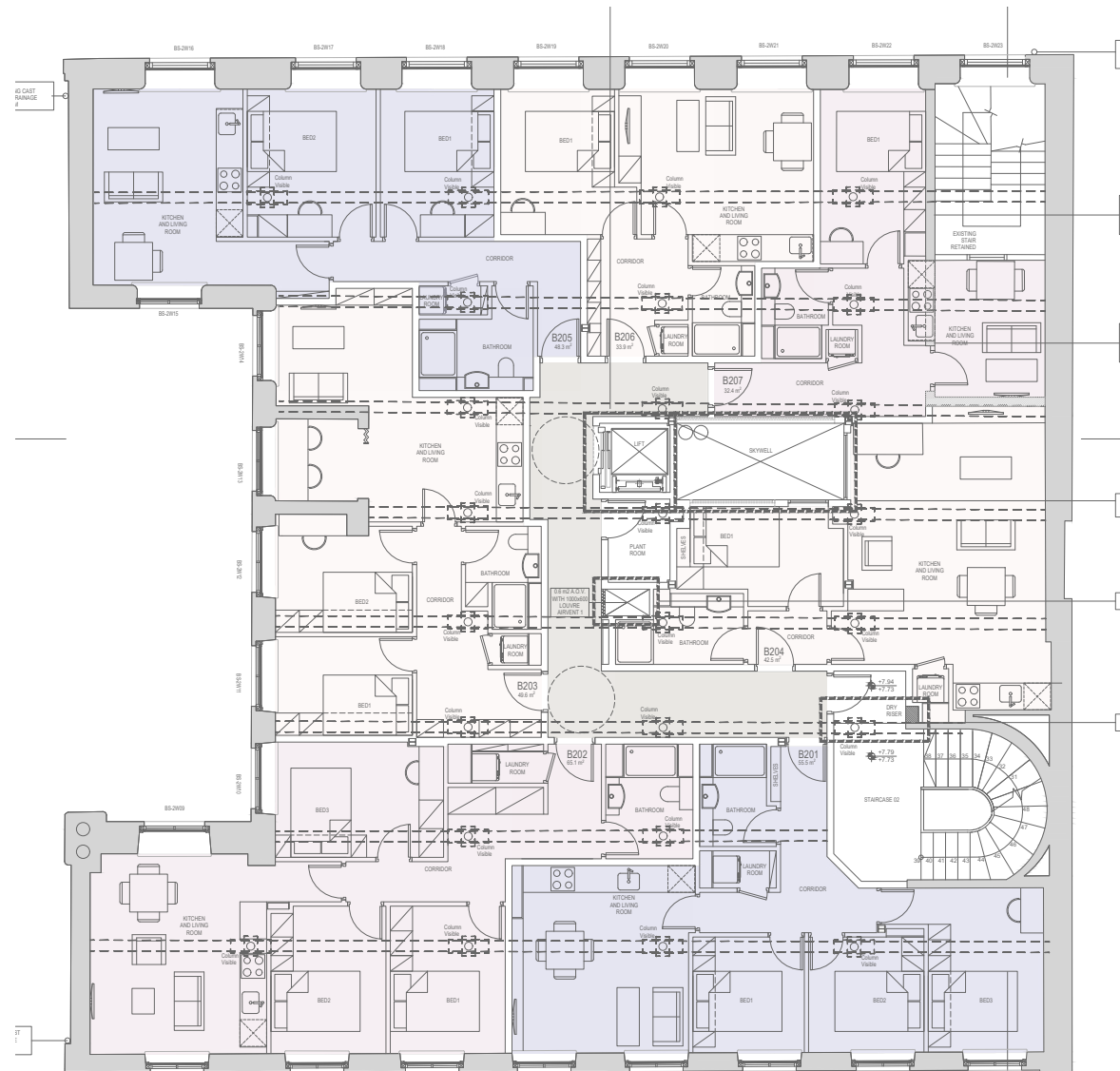
Proposed

Entire floor:

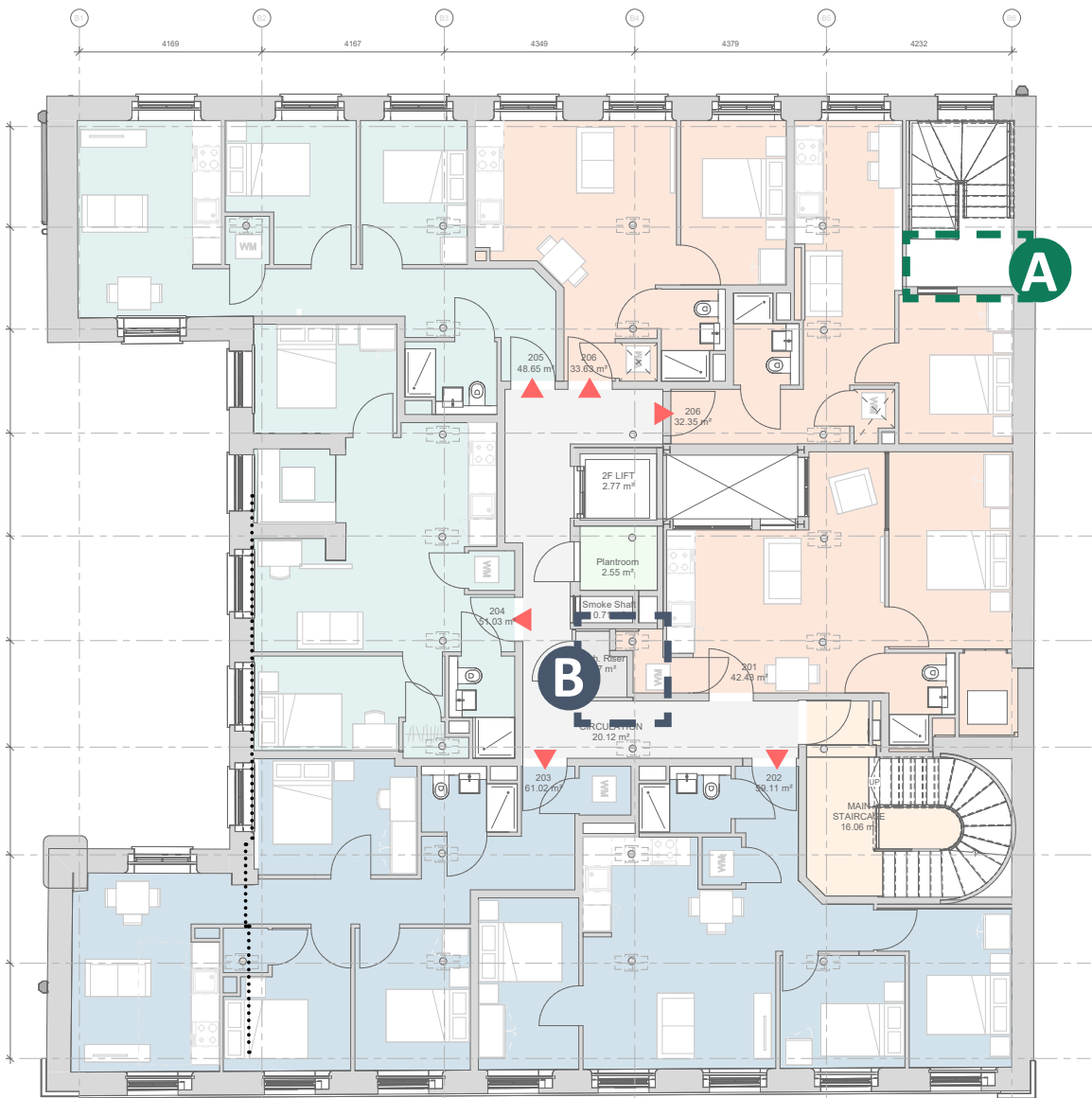
- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Removal of 6x proposed steel H columns following structural proposal review.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade

- A** Alleyway extension roof: redesigned to be glazed above lobby and a pitch slated roof above bin store
- B** Rear stair landing: proposed for access ad maintenance (was removed in later GAs versions)
- C** Safe brickwall: proposed to be partially demolished to help with space planning.
- D** Plantroom: Mechanical plant added for functional reasons.

Bloom Street. Second Floor



Approved



Proposed

Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Removal of 6x proposed steel H columns following structural proposal review.
- Main stair handrail: to be upgraded to comply with minimum height requirement. Additional top rail required possibly without interfering with original balustrade

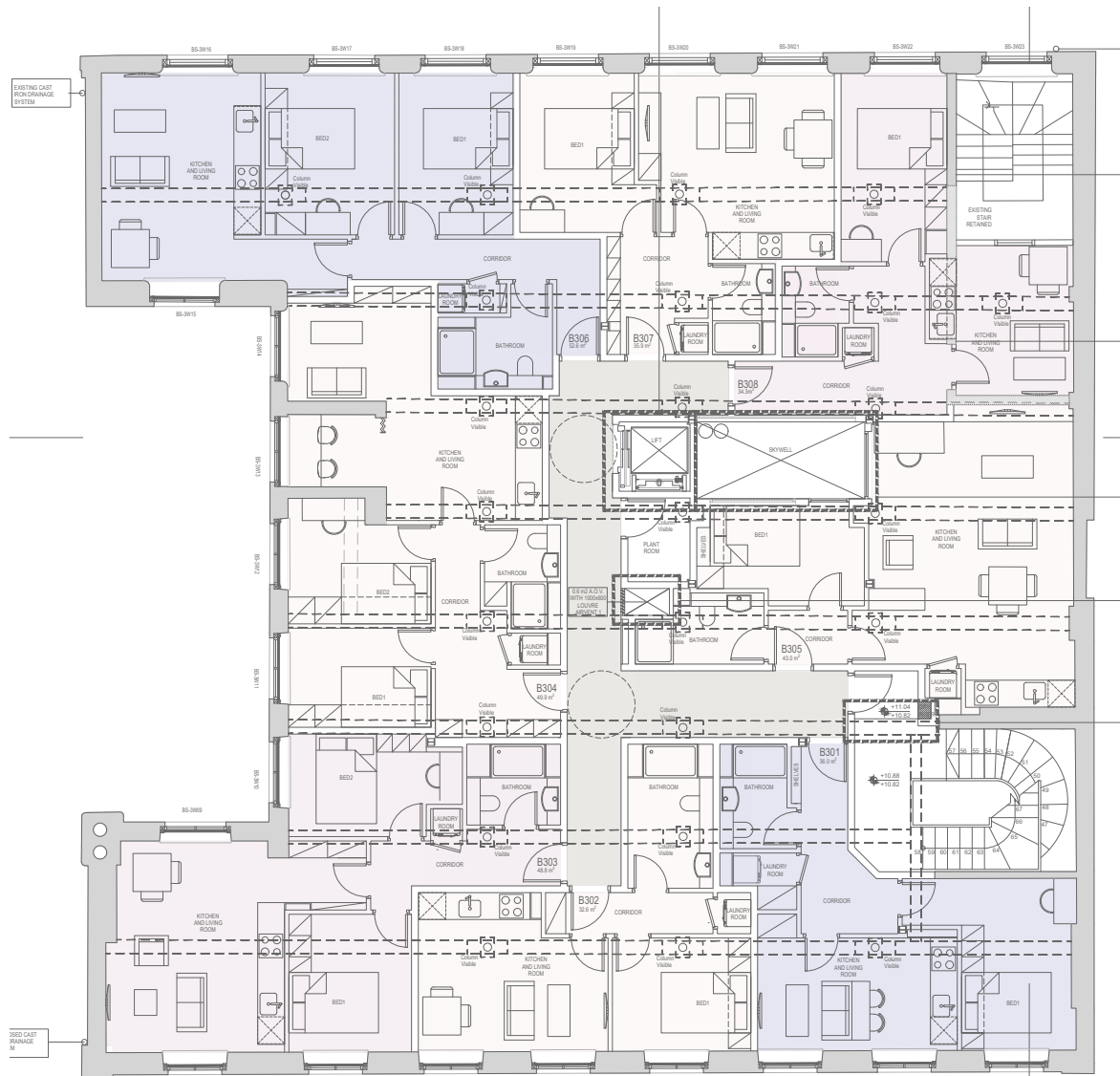
A

Rear stair landing: proposed for access ad maintenance (was removed in later GAs versions)

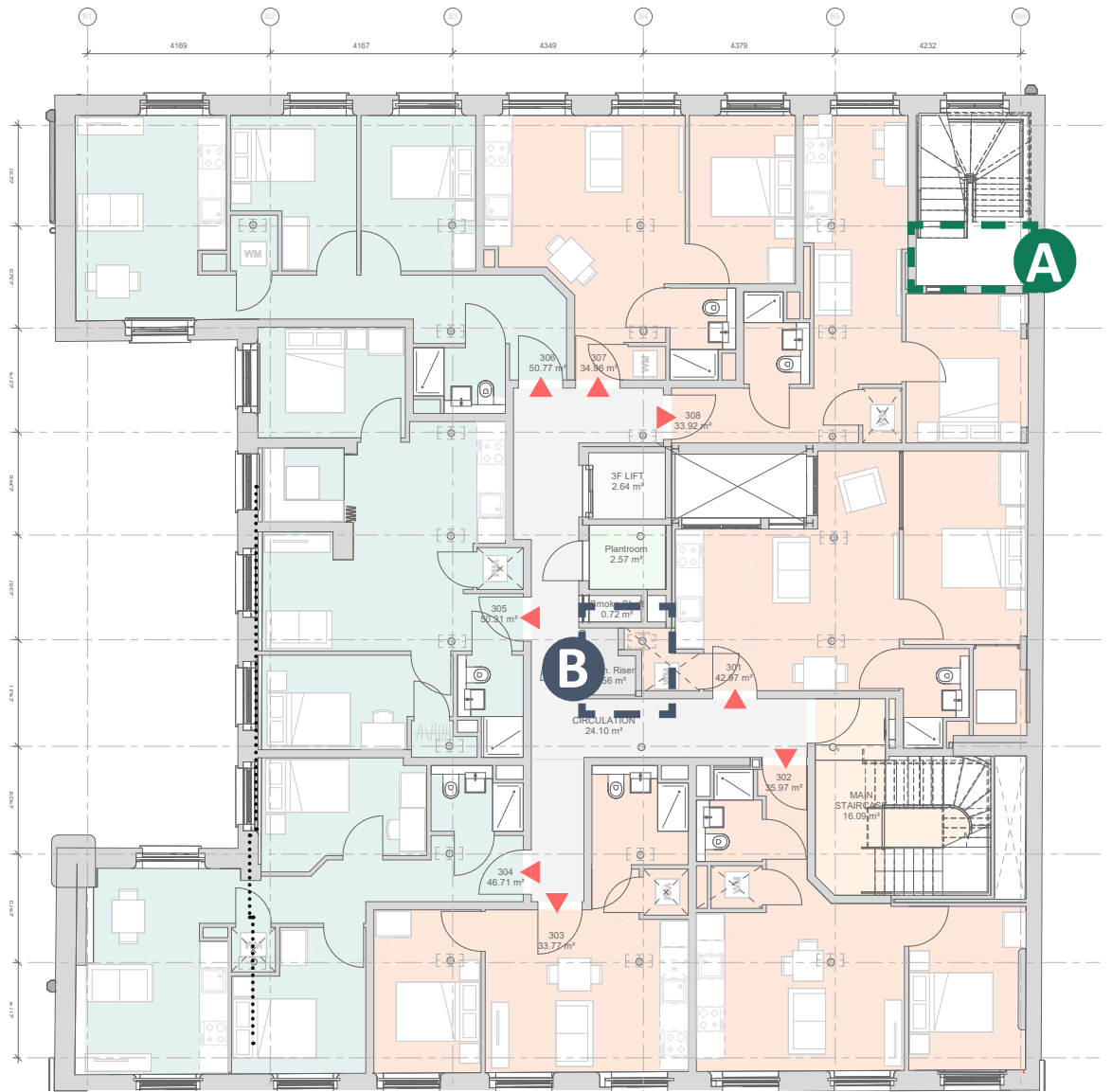
B

Plantroom: Mechanical plant added for functional reasons.

Bloom Street. Third Floor



Approved



Proposed

Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Removal of 6x proposed steel H columns following structural proposal review.

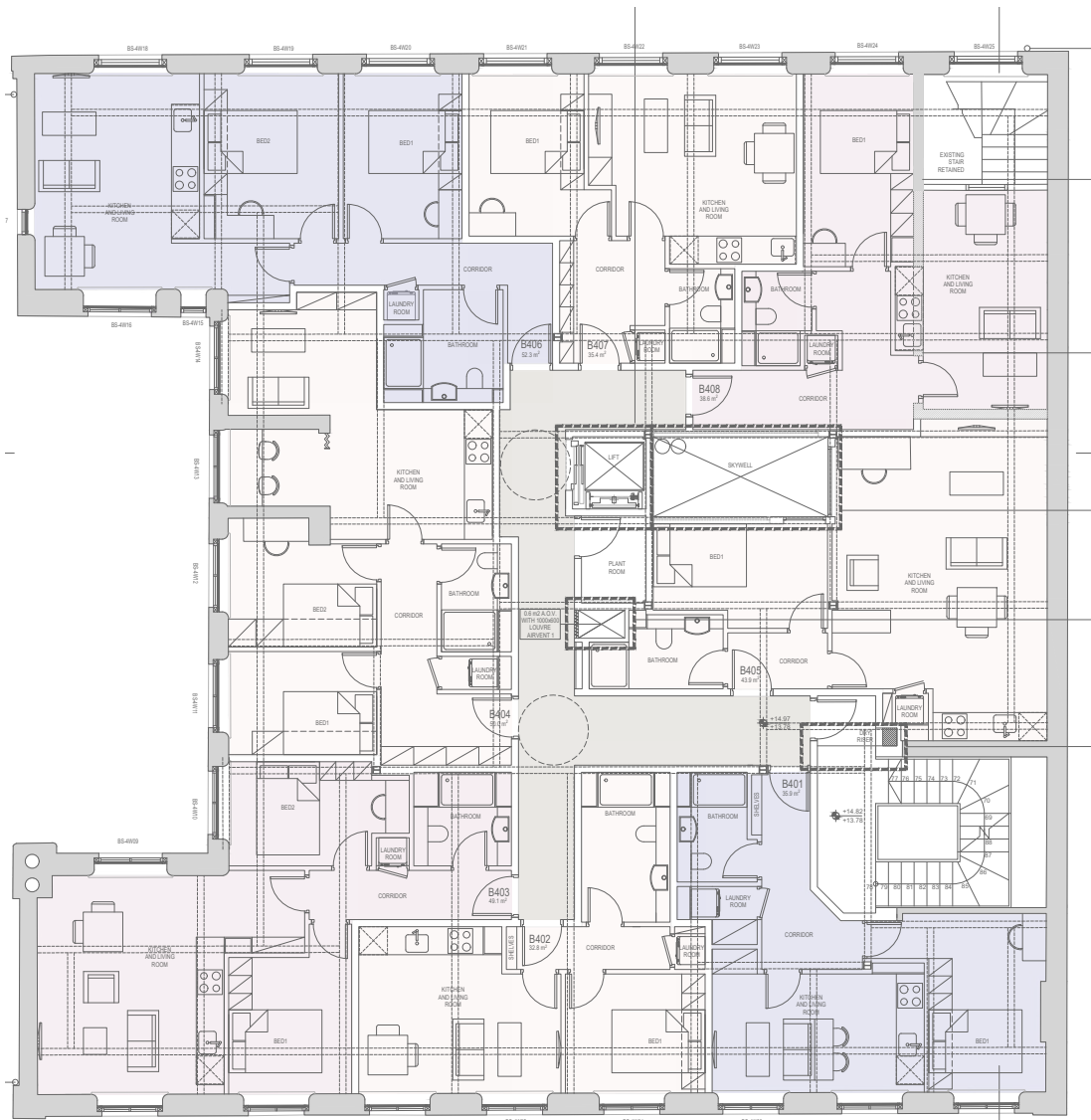
A

Rear stair landing: proposed for access ad maintenance (was removed in later GAs versions)

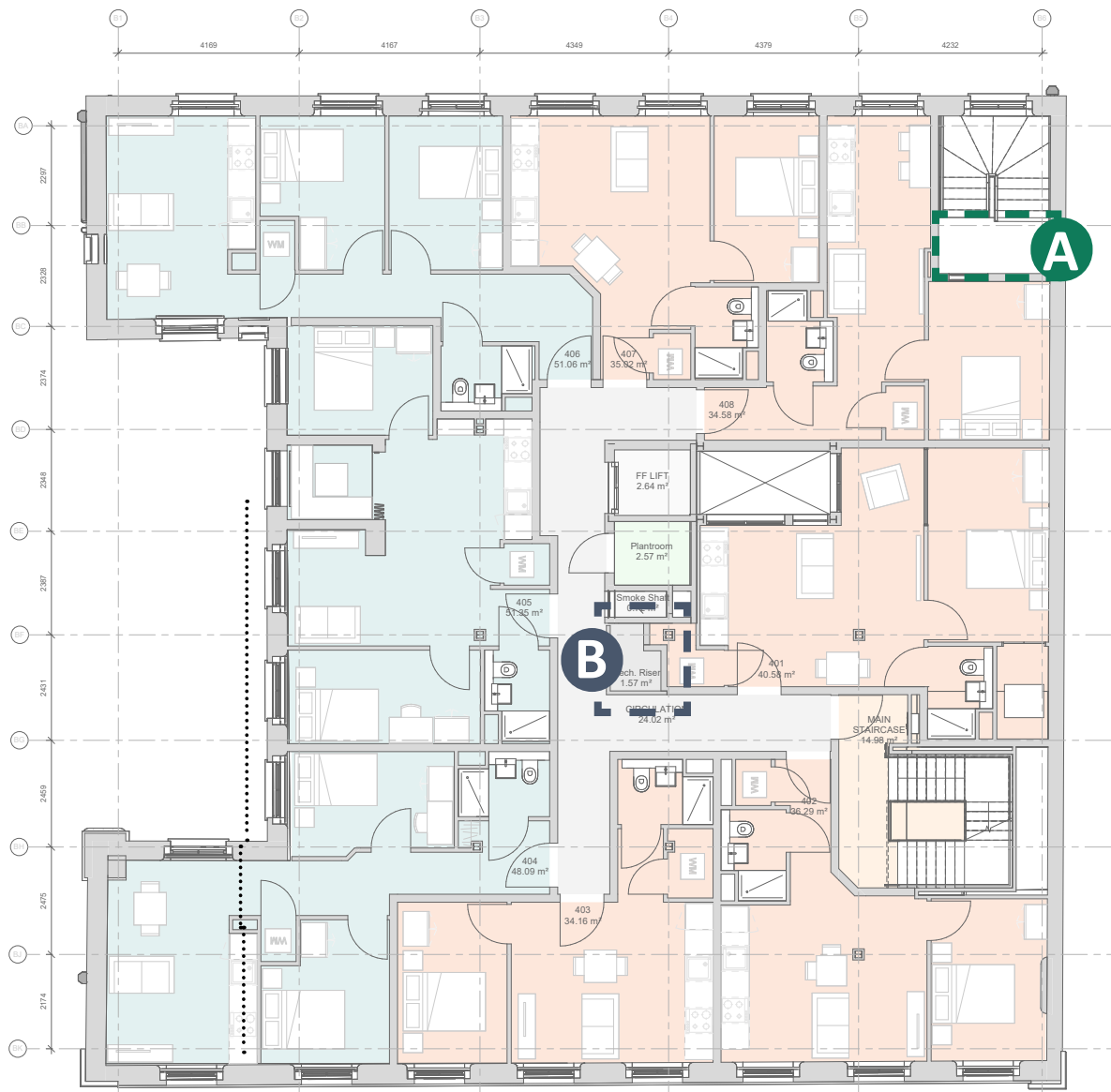
B

Plantroom: Mechanical plant added for functional reasons.

Bloom Street. Fourth Floor



Approved



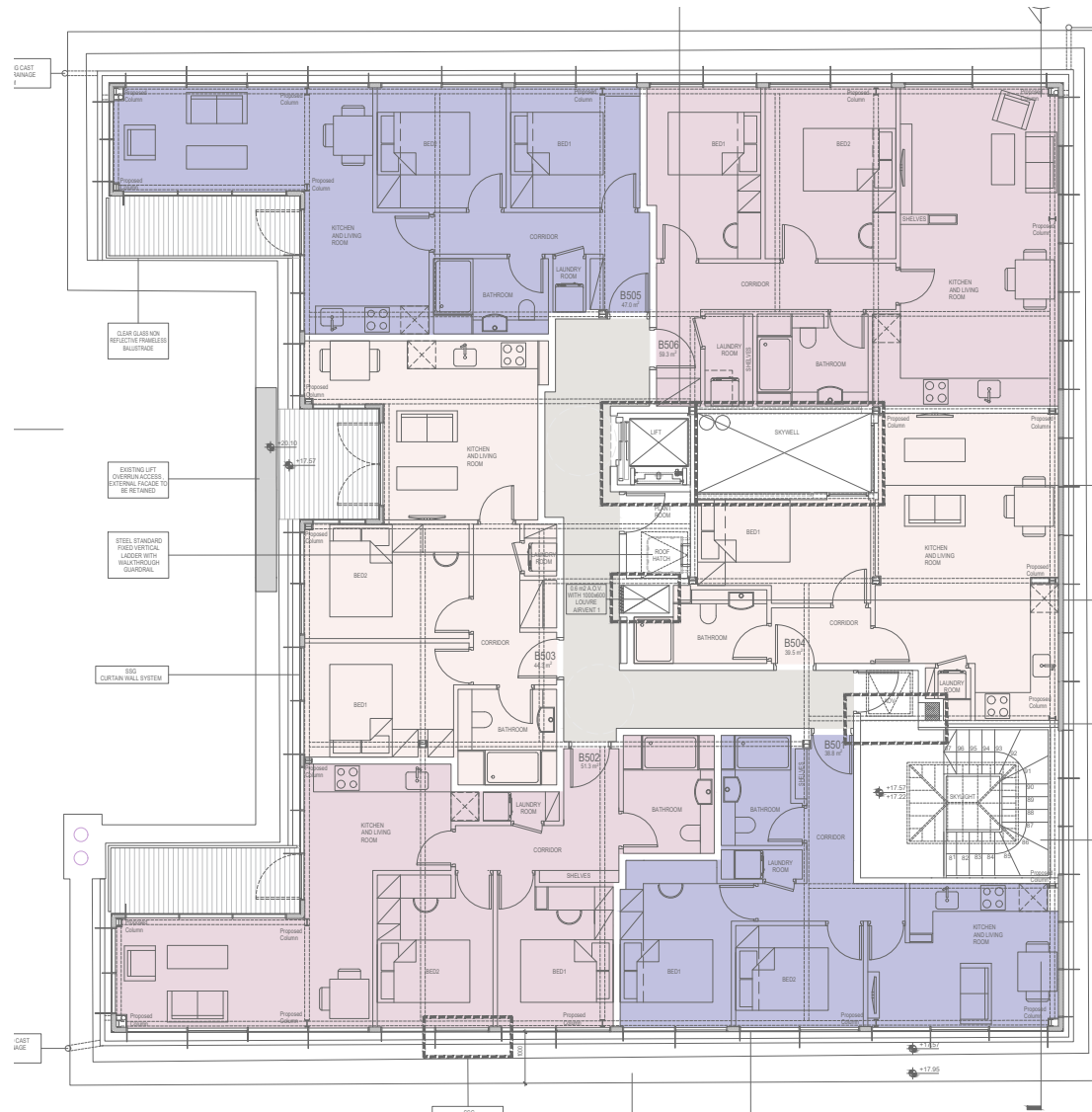
Proposed

Entire floor:

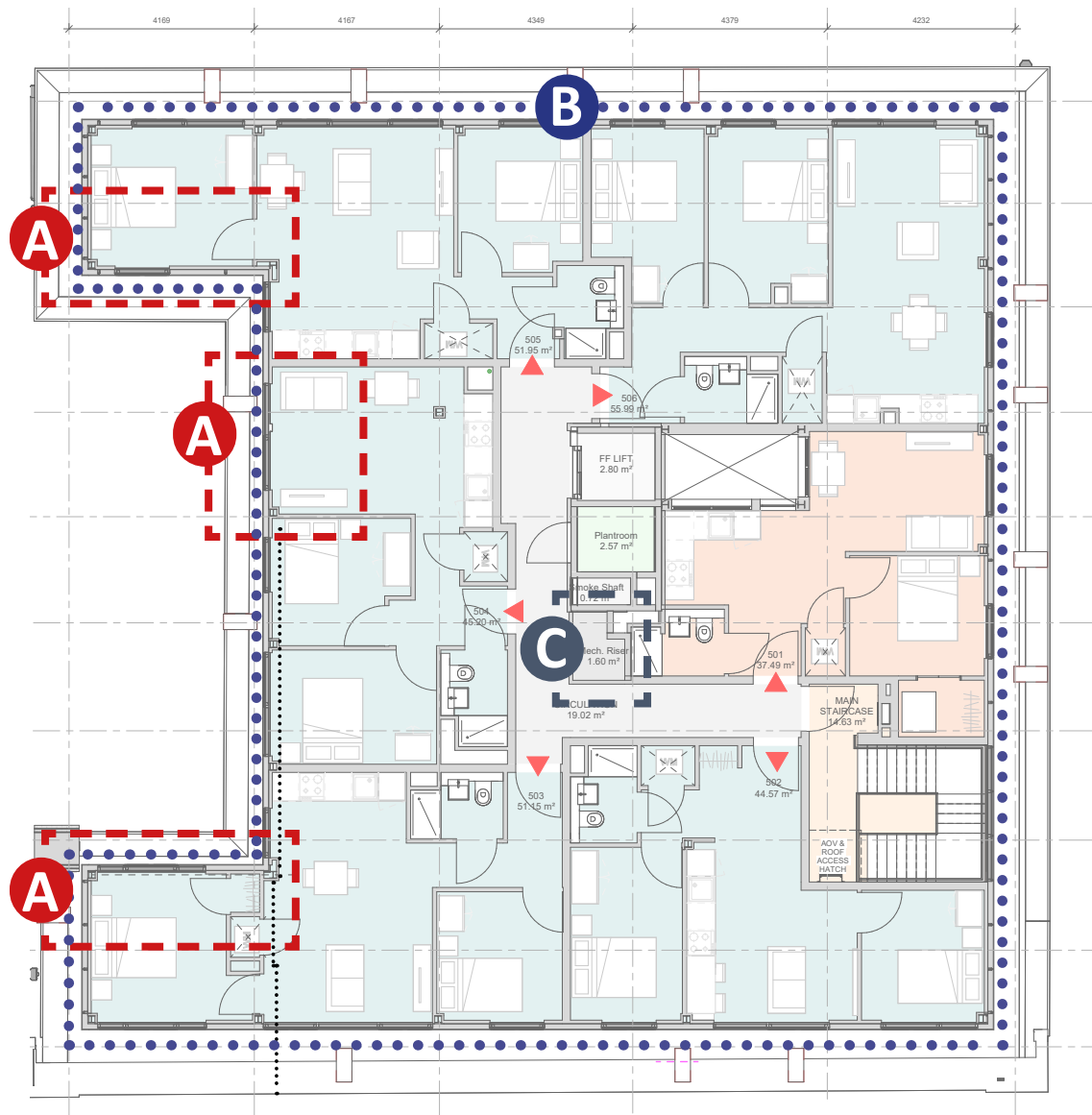
- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Following structural reviews, it is proposed to remove 6x proposed steel H columns and locate 7x new proposed steel H columns aligned to existing structure.

- A** Rear stair landing: proposed for access and maintenance (was removed in later GAs versions)
- B** Plantroom: Mechanical plant added for functional reasons.

Bloom Street. Fifth Floor



Approved



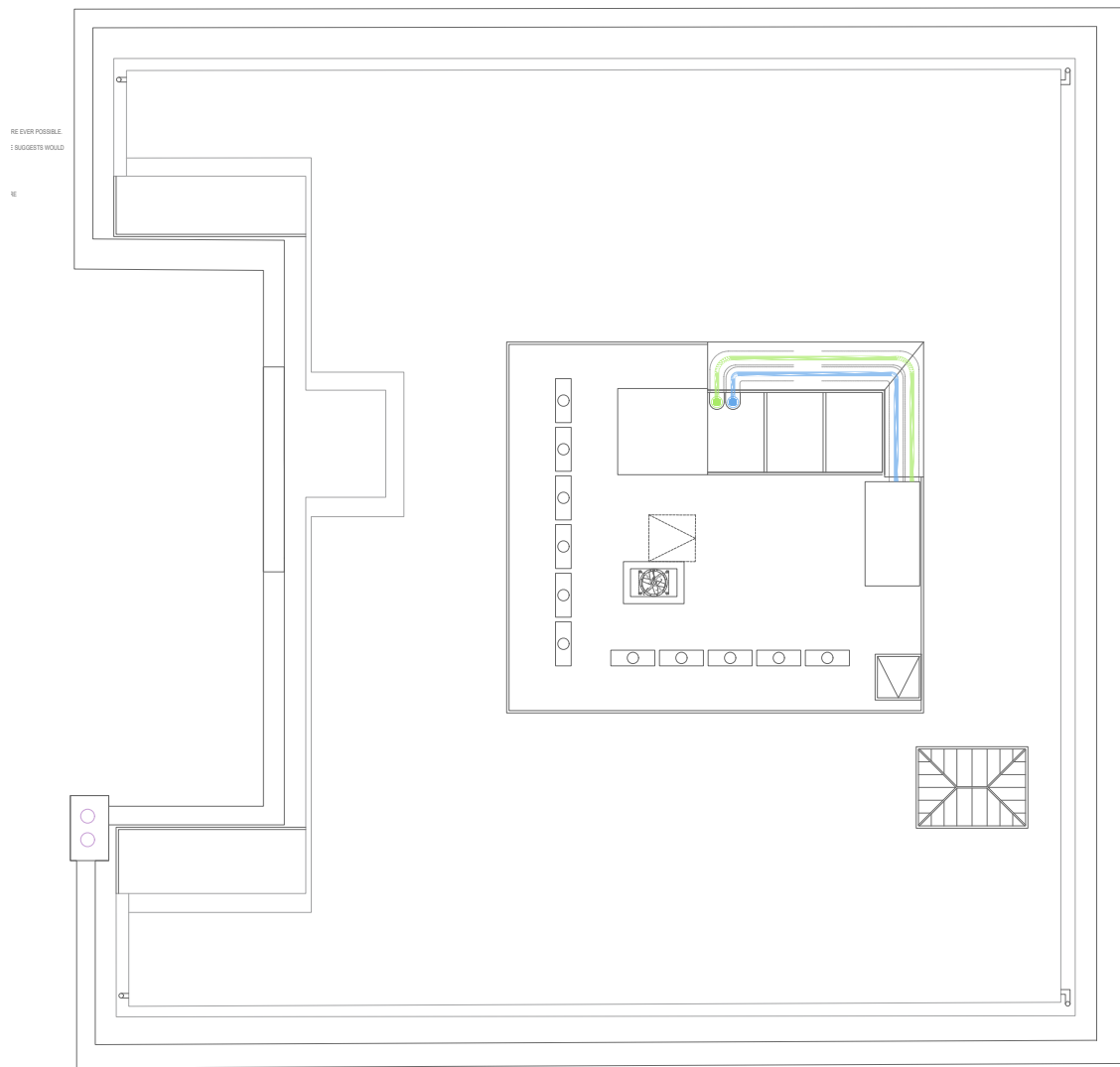
Proposed

Entire floor:

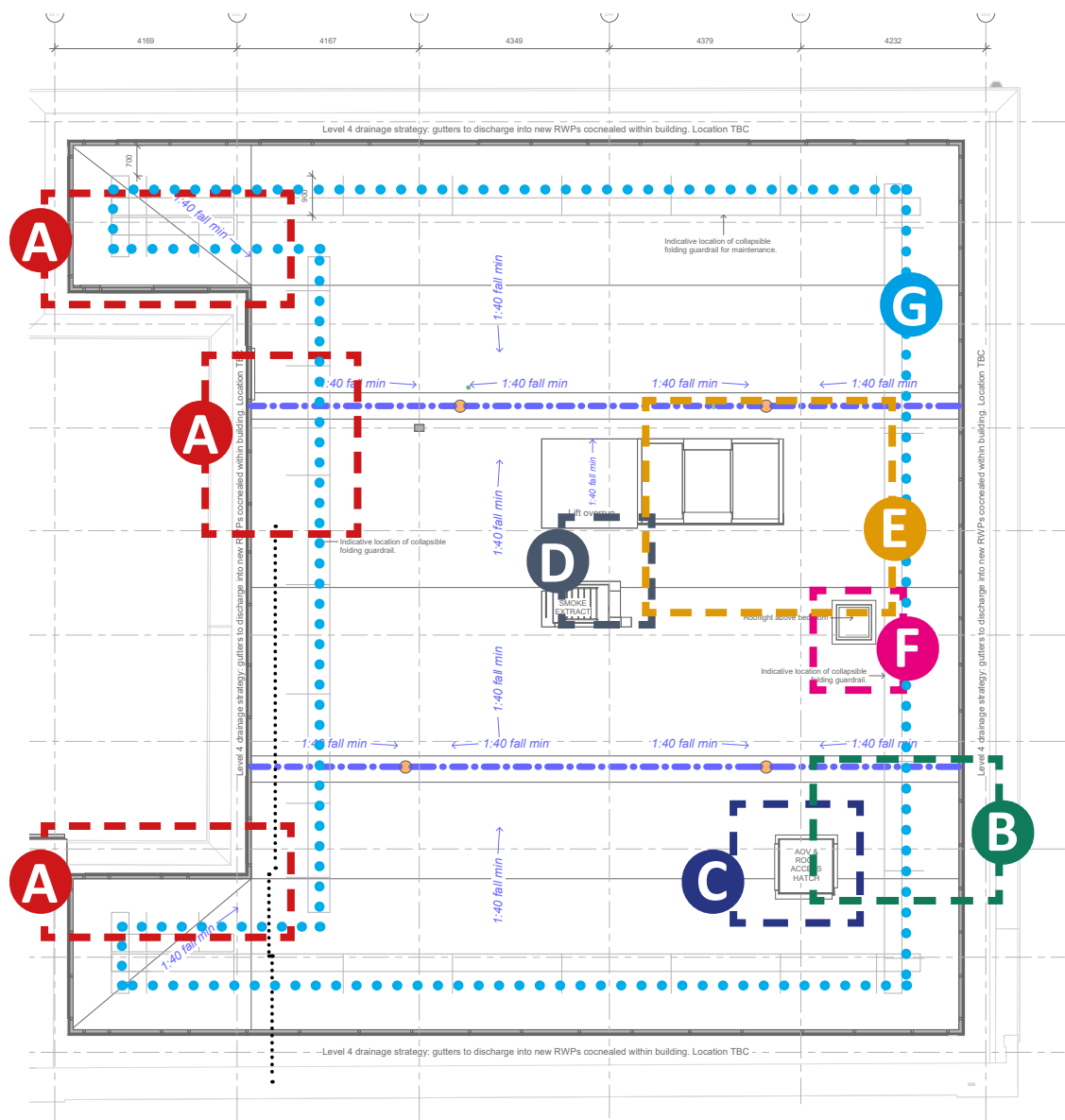
- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Relocation of steel H columns supporting new floor above following structural proposal review.

- A** Small terraces: Proposed to be removed to improve apartment internal layouts arrangements. Spasce was generally too tight to be functional.
- B** Glazed vertical fins: removed from proposal. Fixing detail proved to be difficult to achieve an aesthetic satisfactory quality and are an issue for maintenance of the area. A clean, solid glazed extension is the new proposal.
- C** Plantroom: Mechanical plant added for functional reasons.

Bloom Street. Roof plan



Approved



Proposed

Entire floor:

- Apartment layout: Improved efficiency and open plan arrangement where possible.
- New structural columns: Relocation of steel H columns supporting new floor above following structural proposal review.



Roof area extended: Required following removal of terraces from level below.



Rooflight above stair removed: Natural lighting from glazed curtain walling.



A.O.V Hatch: Approved location above lobby not functional. Proposed to be relocated above stairs.



A.O.V Hatch: No longer required. Proposed to be removed.



Plants: Ventilation strategy revised. Extent of plants located to the roof significantly reduced. Covering screen no longer required.



Rooflight: additional rooflight for bedroom



Maintenance: collapsible guardrail system for roof maintenance and window cleaning

4.0 Design Changes

4.1 List of Design Changes

Compliance	All accommodation now complying with Part (M)1
	All clear width now complying with Part (M)1
	All bathrooms revised to comply with Part (M)1 minimum requirements
Space planning	Introduction of sprinkler system to both buildings meaning more <u>open plan</u> arrangement for most apartments
	General optimization of internal layouts
	Service risers optimization meaning more space for accommodation
	All kitchen spaces improved
Heritage	Most columns and capitals now left exposed and free from partitions
	Less internal partitions meaning less impact on existing fabric
	Less new structure meaning less impact on existing fabric
	Retention of all heritage items with clear conservation proposal
Accessibility	Accessible entrance now separated from bike store to which was originally incorporated.
	Platform lift use no longer permitted for waste management.
	Alleyway surface redesigned to provide a smooth accessible path without compromising heritage appearance.
Waste Strategy	Bin store now moved to street level, meaning less manoeuvring, less management and an improved experience for residents.
Cycle facilities	1:1 parking to apartment ratio applied. All facilities no longer fragmented, now located within the same area and accessible via platform lift.

4.2 Space planning and compliancy

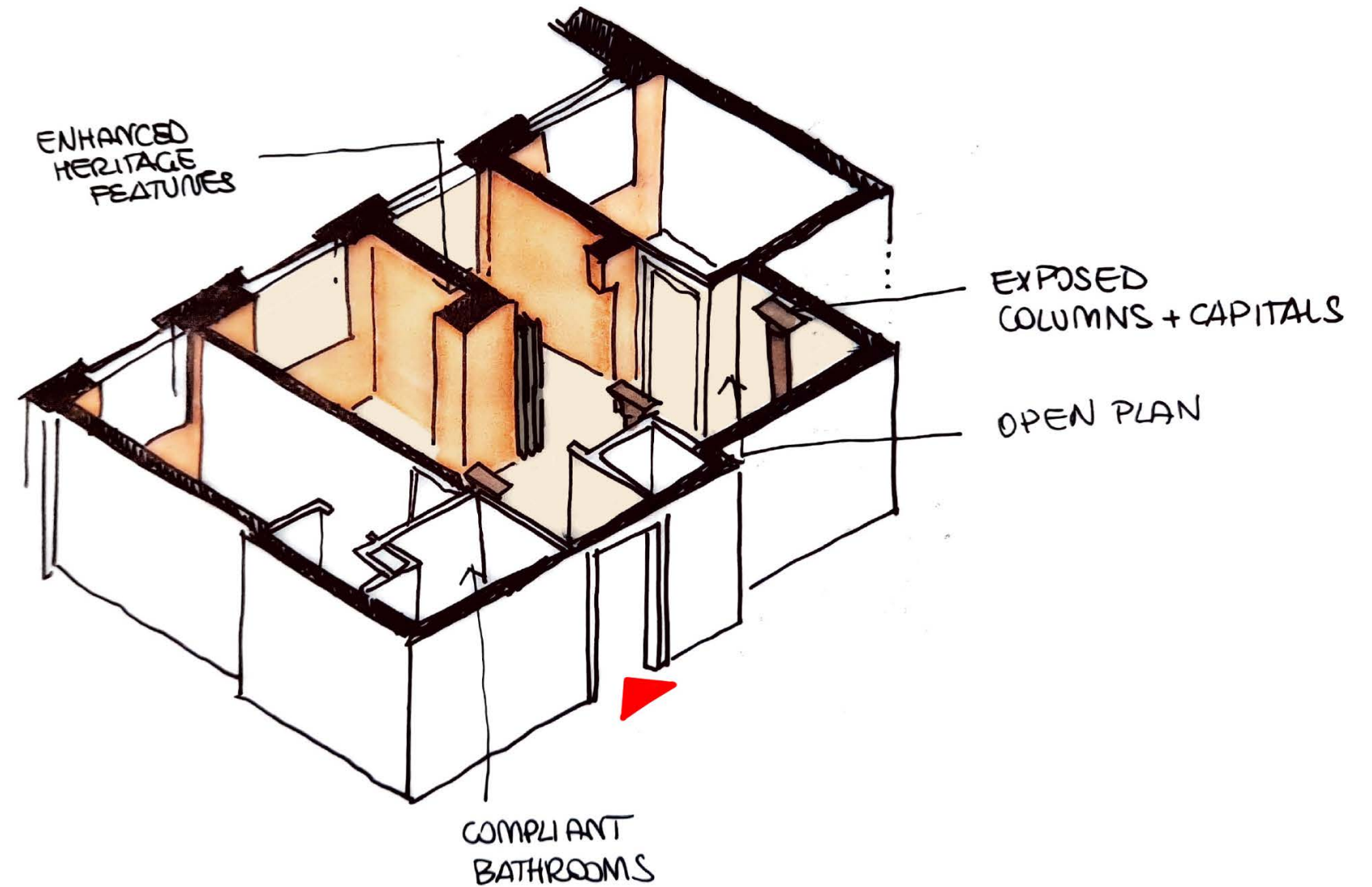
During the due diligence phase of the Piccadilly Warehouse project, HFR identified several items that did not comply with the current building regulations. Specifically, the building must adhere to the requirements set forth in Building Regulations Part M(1).

Key space planning dimensions to be achieved include:

- **Main entrance door.** Clear width min 775mm
- **Habitable rooms and WC doors.** Clear width min 775mm
- **Corridors.** Clear width 900mm min. 750 allowed in certain areas.
- **Bathroom.** Clear width in front of WC min 750mm

In response to changes in regulations and evolving circumstances, various consultants on the design team have recommended upgrading certain aspects of the original proposal. These enhancements include the introduction of a sprinkler system to improve fire safety for residents, more efficient waste disposal management, and improved accessibility features.

Considering these factors, the design team has undertaken a “light” revision of the approved scheme. This revision aims to deliver an improved residential offering that not only meets the required standards but also enhances the historical value of the building.



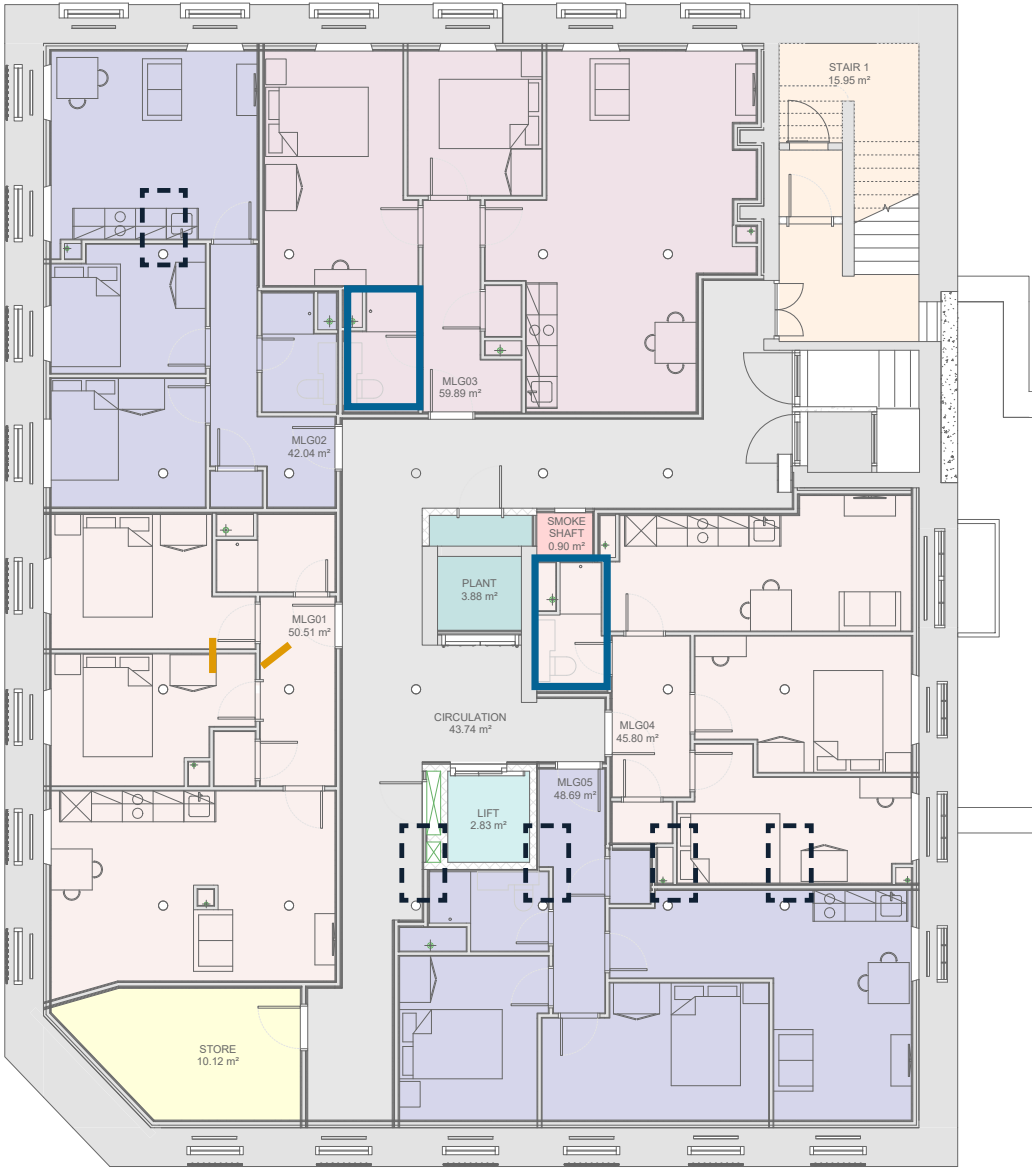
Mindel House. Lower Ground Floor

Clear width non compliant (less than 850mm)

Bathroom non compliant (typically too narrow)

Column capital clashing with wall

Layout Change



Approved

LG02

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

LG04

OPEN PLAN ARRANGEMENT
IMPROVED LOUNGE AREA WITH DEDICATED KITCHEN CORNER
OPTIMIZED LAYOUT

LG05

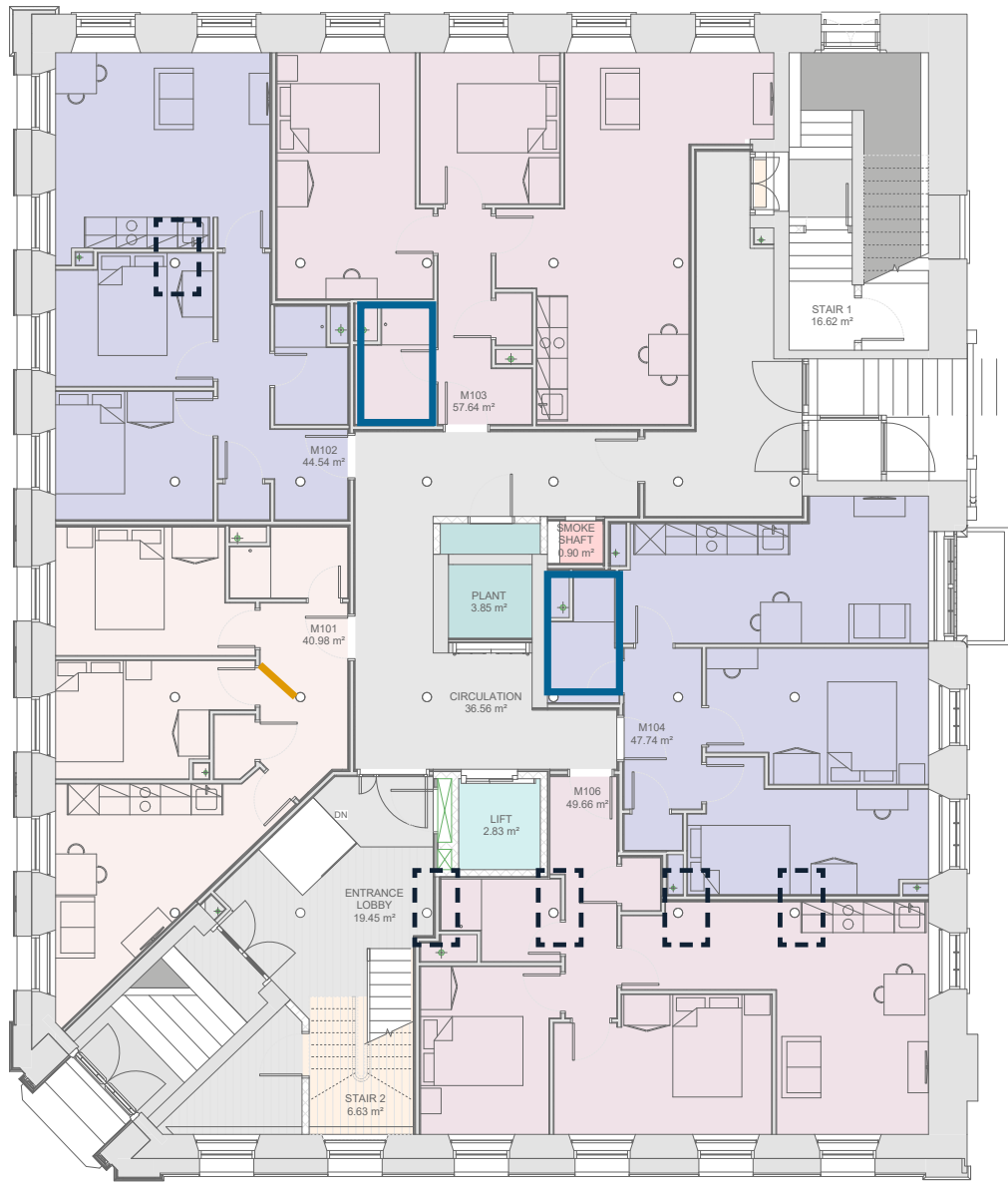
OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
EXPOSED COLUMNS AND CAPITALS



Proposed

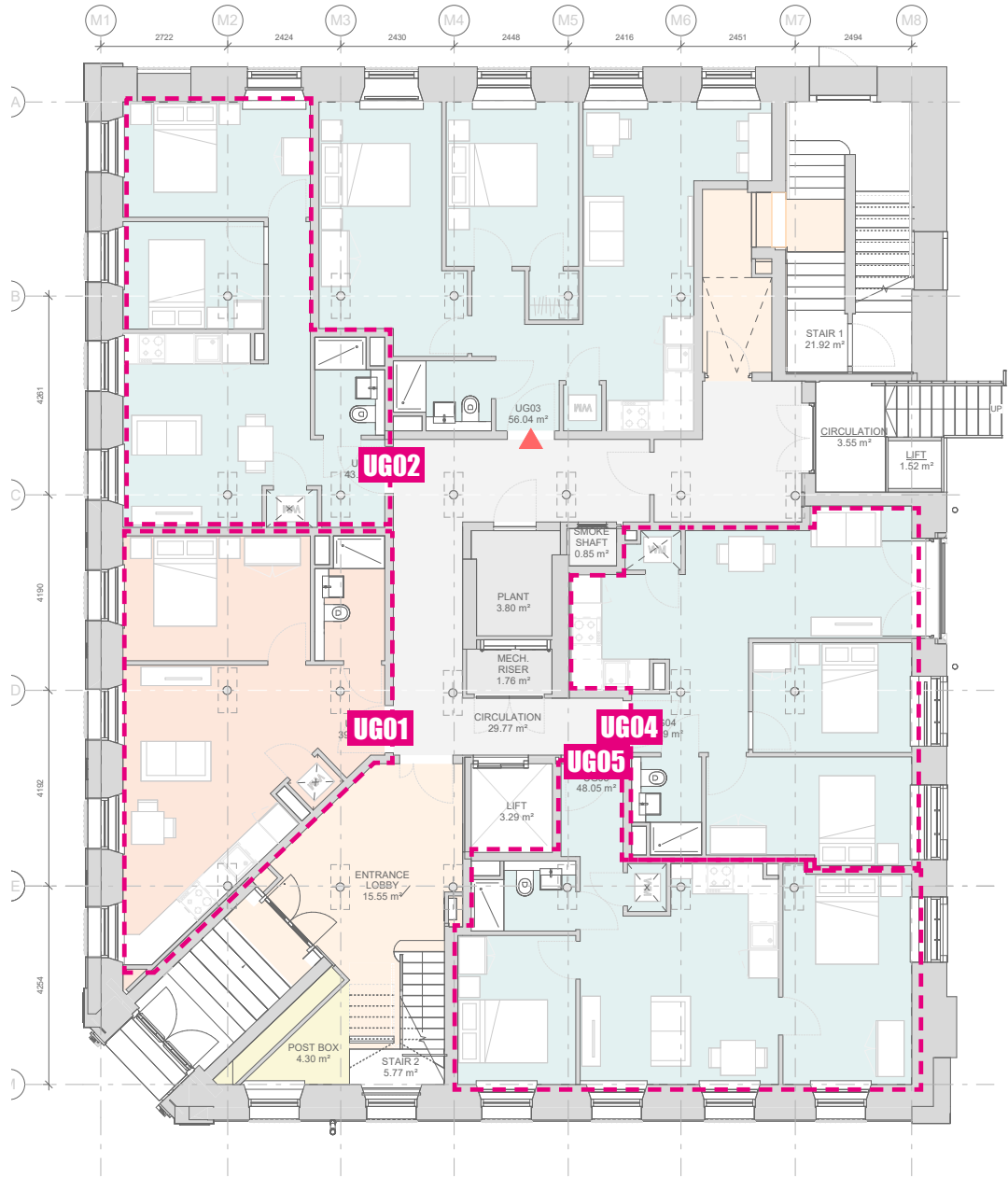
Mindel House. Upper Ground Floor

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



Approved

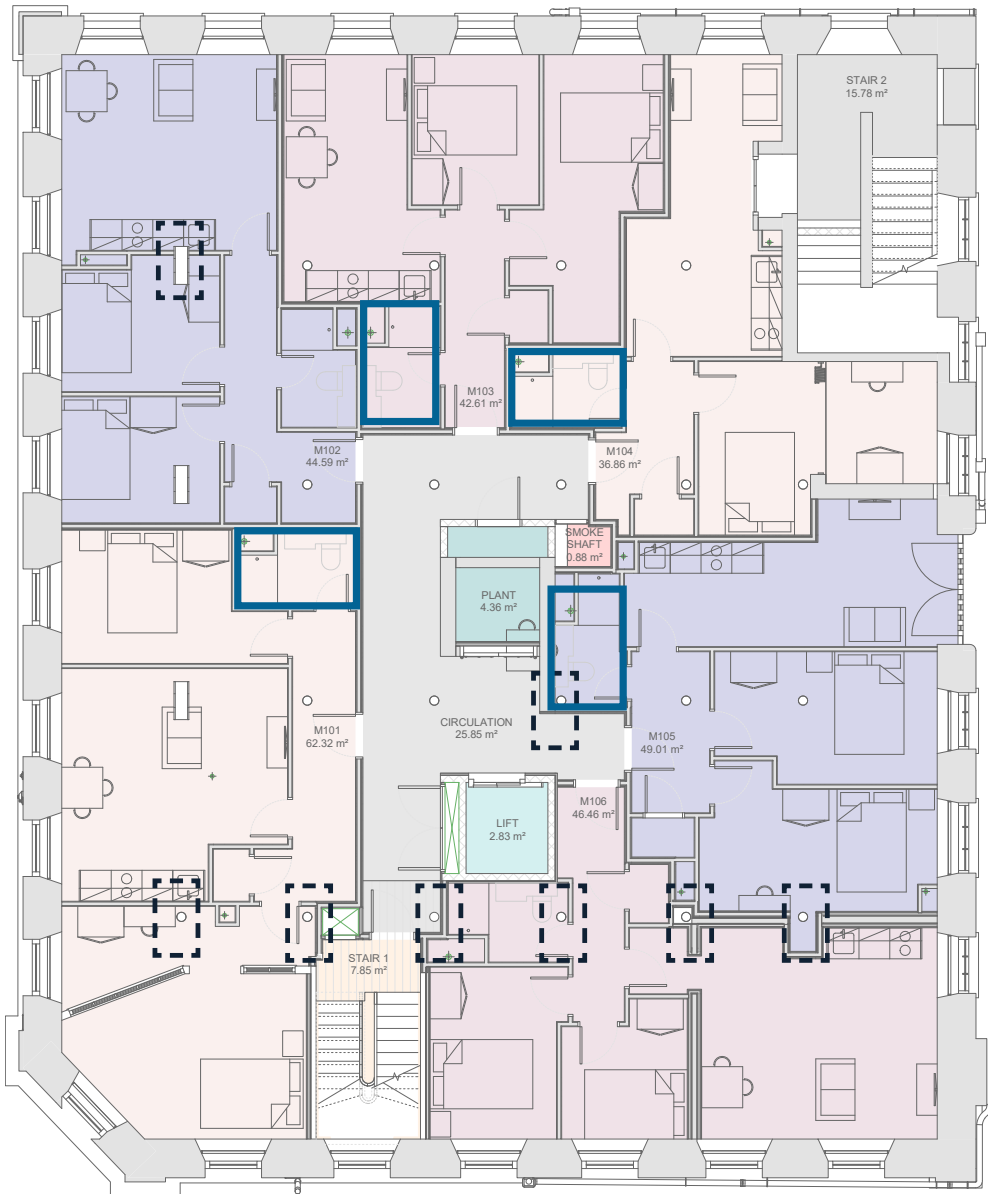
- UG01** OPEN PLAN ARRANGEMENT
IMPROVED KITCHEN/LIVING
REDUCED FROM 2 TO 1 BEDROOM
EXPOSED COLUMNS IN LIVINGROOM
- UG02** OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
REDUCED CIRCULATION
PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
EXPOSED COLUMNS AND CAPITALS
- UG04** OPEN PLAN ARRANGEMENT
IMPROVED LOUNGE AREA WITH DEDICATED KITCHEN CORNER
OPTIMIZED LAYOUT
- UG05** OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
EXPOSED COLUMNS AND CAPITALS



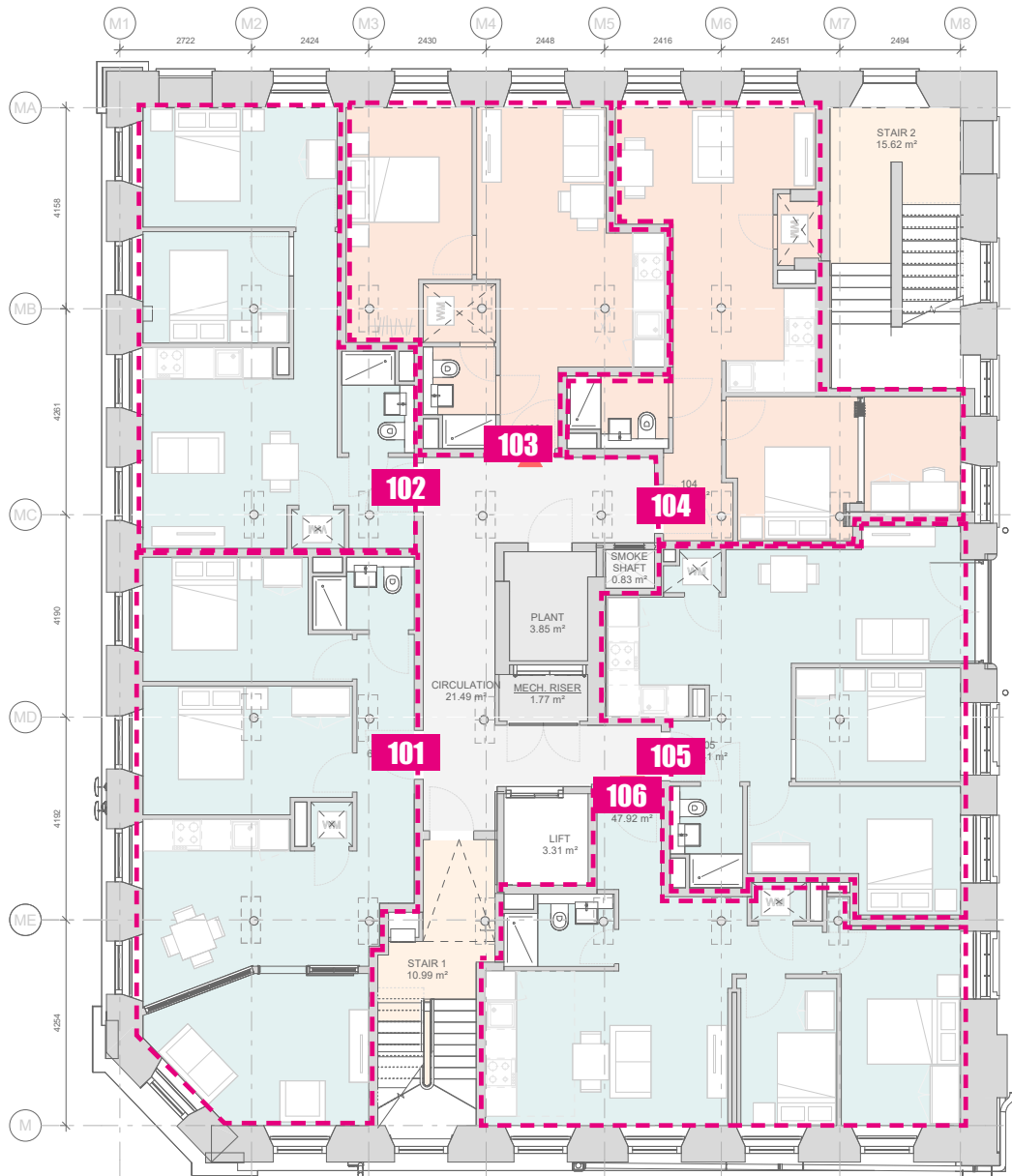
Proposed

Mindel House. First Floor

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



Approved



Proposed

- 101 INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
EXISTING GLAZED PARTITION DIVIDING KITCHEN/LIVING
EXPOSED COLUMNS AND CAPITALS
PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
- 102 OPEN PLAN ARRANGEMENT
INVERTED KITCHEN/LIVING WITH BEDROOM LOCATION
- 106 REDUCED CIRCULATION
- 105 PARTITIONS NOT CLASHING WITH COLUMN CAPITALS
EXPOSED COLUMNS AND CAPITALS
- 103 LAYOUT REVISED TO IMPROVE ADJACENT APARTMENT
REDUCED FROM 2 TO 1 BEDROOM
OPEN PLAN ARRANGEMENT
- 104 LAYOUT REVISED TO IMPROVE LIVING SPACE
EXPOSED COLUMNS AND CAPITALS