

Comments on CDN/24/0005 and 0011

1. Fire and Acoustic separation. **Acceptable**

2. M and E

Can you confirm if the cabling to the walls will be surface mounted metal conduit. Can we see details of the product information on the conduit, sockets, intercom units and other fittings etc to ensure they are appropriate to the building. We need to ensure that the look and feel of all of the M and E installation is coordinated and appropriate for the heritage asset. For instance we will need to see details of the lighting products and other M and E fittings such as the CCTV of which there are 6 externally mounted cameras

Yes, cabling to walls will be in galvanised conduit. Product information is available but totals over 40Mb so please advise on most appropriate method for transferring this.

The containment shows wide ceiling mounted trays on Unistrut. This section shows three trays side by side which seems excessive, can this be reduced in size to minimise the visual impact.

The size of electrical containment has been reduced and co-ordinated and unistrut support omitted. See drawing 353 PD 6001 for details of strategy. Pipes and cables will sit on cable trays that pass above beams between joists and will be supported mid span on a timber noggin fixed between joists.

The lighting plans show festoon lighting fixed to both Neptune and Crusader. There is no consent for Crusader and I don't recall these appearing on any plans. These elements need to be omitted and applied for separately.

Drawing H_O - J369-LEX2A should be omitted. Festoon lighting to be discussed and submitted separately to allow these conditions to be approved.

c) Schedule of intrusive investigations and making good.

The investigations are acceptable and appear necessary, however there is little information regarding any building protection / making good / reinstatement works which is required by the condition. Can this be provided. See attached methodology for brickwork repairs provided by Trinity Renovations. Extent and type of timber repairs cannot be confirmed at this stage as inspection and survey can only be carried out in full once strip out has completed and all timbers are visible. Methodology also attached for timber repairs but, again, full inspection and survey not yet carried out as no access available until w/c 26/2/24. If need be, details can be provided via informative on the decision notice so as to not hold up overall discharge and construction programme.

d) Structural works.

This seems acceptable, however it will be necessary to see some of the structural repairs / strengthening works samples when they are available to review. There is a note regarding structural works to the lift shaft TBC so we will need details of these when they are available. Samples will be available for inspection and dates will be provided. Lift shaft details cannot be confirmed until full access to the shaft is available, although we do not want this to hold up the full discharge of the conditions.

A small point to note is the specification on the Heyne Tillett Steel structural drawings refers to a mortar mix of 1:1:6. This appears to contain cement, whereas we should be looking at a lime mix based on the original mortar mix.

Pointing mix specified as: 1:2:9 Portland cement: Lime: Sand so a small quantity of cement to gauge the lime mortar and a weaker mix than standard. Trinity Renovations have advised that they believe this mix is appropriate and would work well and they will match the sand types and finish to the existing.

Mortar spec on HTS drawings to be amended

e) Method statement for extension removal.

Acceptable

f) Audit of features and their future use.

This is a helpful comprehensive list. It highlights a number of areas of potential interest such as the sprinkler system and lift pulley which is identified for removal.

If the sprinkler system has heritage value then this should remain as a feature in the building. Likewise with the lift pulley system (Item 67) or at least the wheel and any relevant associated heritage fittings. We do not believe the sprinkler installation contains any original pipework and this has now been stripped out as part of the enabling works. The lift pulley has only been viewed through a gap around the lift door on the top floor and access is not yet available to confirm what is there and its heritage value, although do not want this to hold up the approval of the conditions.

Item 47 shows a timber balustrade - if this is original or of heritage value then it should be retained. This is being retained as noted in audit report.

Item 33 shows timber boarding - again if this is of some heritage value then it should ideally be retained in situ or re-purposed to be used elsewhere in the project, perhaps as an internal partition. All boarding removed has been retained for re-use in the project.

g) Paint sampling.

This is a good comprehensive record. How has this helped inform the proposed colour scheme for the decorative elements such as the cast iron columns? The colour proposed is RAL 7016 to match the windows and other metalwork elements of the project. This was discussed and agreed verbally on the walk round with MCC prior to Xmas.

h) Cycle store.

It is a large run of units which I don't recall on the plans, but this seems acceptable if we can agree the colour and finish. It seems to be proposed as galvanised steel to the main body of the unit which will appear poor quality whereas the image shows a much higher quality coloured finish this should be the approach taken.

Drawing submitted, 353 CD 9002 (T1), indicates that the galvanised steel will be powder coated in dark grey with yellow trim to the planter top.

General Comments of Lighting Strategy

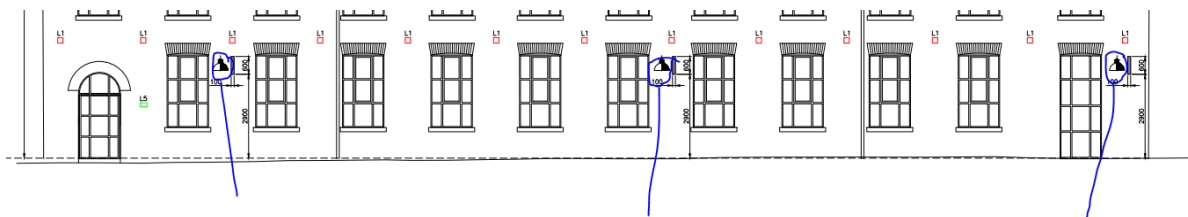
It is noted that the submitted information illustrates a large number of external lights being proposed which have not been approved or proposed on the dwgs submitted with the amendment applications and these should be removed from the dwgs on these condition discharge applications and will require separate consents.

The external lighting drawings 353 PD 1007 - 1010 (all rev P2) were submitted as part of the NMA application, which was approved on 9/1/24. The addition of external lighting is included in the description on the decision notice.

Lighting targeted around entrances seems acceptable but seems excessive here this is of concern seeing so many across the whole of the ground floor elevation and would not be supported. As above, as shown on submitted drawings

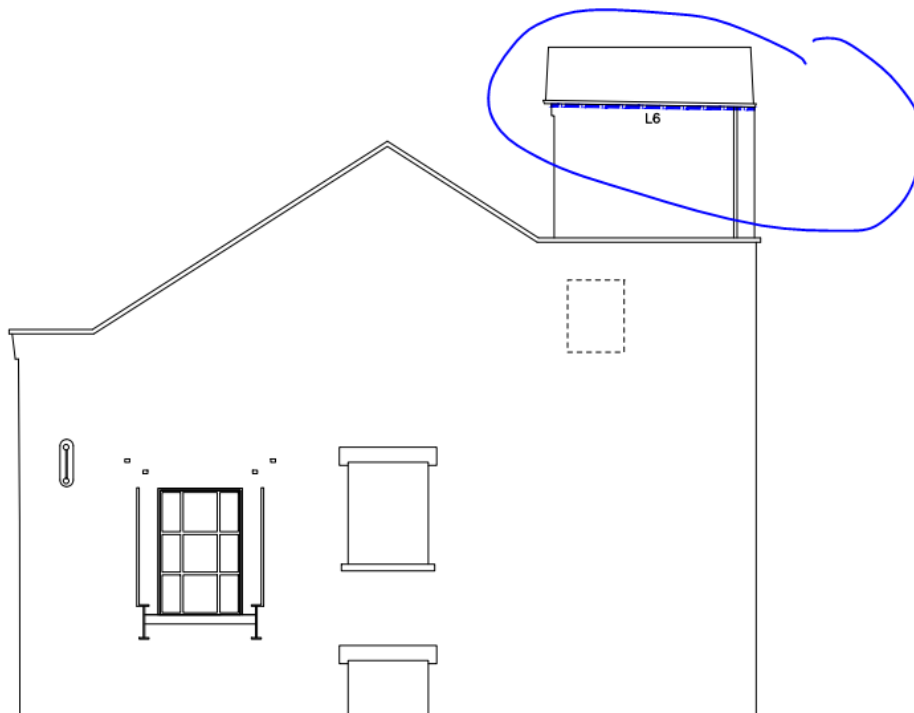
Also the drawings show fuse connection units which add further external clutter - can these be located internally. The elevation also seems to show what appears be three external projecting signs does this align with the proposed / approved signage that has been discussed with Michael?

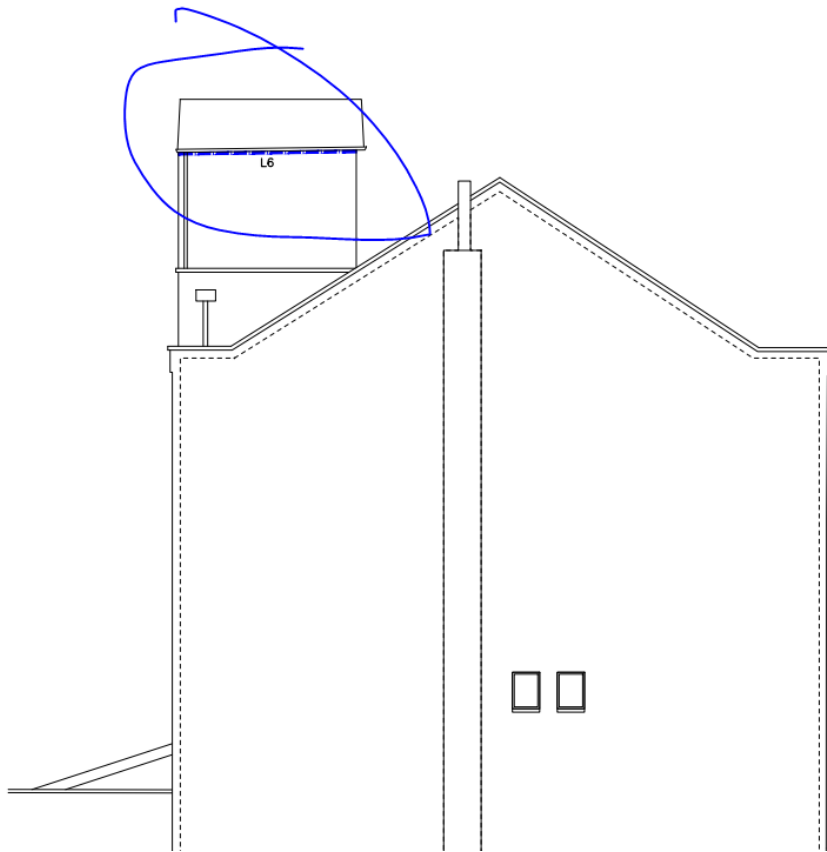
The drawings show electrical feeds to **former** signage proposals that are now superseded by the submission of updated proposals via the separate applications. For clarity, drawing H_O - J369-LEXA & LEX2A should be omitted and for external building mounted lighting proposals refer to previously submitted JDA drawings 353 PD 1007 - 1010 (all rev P2)



There is reference to high level LED lighting around the lift shaft again can this be removed from the condition discharge dwgs. Has this been agreed as part of the signage application?

As above, this was shown on JDA drawings submitted and approved as part of NMA application. This is to provide illumination to mural zone on lift overrun.





There is also lighting shown to this area where we have been discussing the signage – again it would be useful to understand what has been agreed.

Updated signage application drawings have been issued and strategy for facade signs agreed in principle by MCC. We are currently awaiting technical input and data sheets from Astra signs in response to MCC request. See drawings 353 PD 1003 (P9), /1004 (P8), /1011 (P1) & /1012 (P1) for current proposals agreed as part of separate signage application.



Additional AL Note 12 02 24

New partitions should have a shadow gap detail where they interface with original fabric such as brickwork and beams. This doesn't seem to be the case. As mentioned in previous responses there is an opportunity to reuse some of the existing (historic) vertical boarding to create the new partitions.

Drawing 353 CD 1015 submitted with original application shows shadow gap detail at all junctions with existing fabric and this principle has not changed.

The Partition Type HD1 below is to the bin store. The beam is shown in the detail as boxed in which is not ideal as it should be exposed. The preference would be to relocate the partition to the right hand side of the beam to allow it to be fully exposed on the office side. This will involve some reconfiguration of the bin store if this is feasible.

This will not be exposed as the WCs are located next to the refuse store and these have a suspended ceiling (updated layouts submitted as part of NMA app). Refuse store also requires 60 mins fire protection so bulkhead introduced to avoid blockwork having to be cut around joists and gaps filled to retain fire protection. This is the only location in the building where the detail is different

