

Title: List of Variations

Project: Newton Street 3rd Application

Project No: 1988

Rev: A



Atelier MB
Urban Architects

ITEM NO.	LOCATION	DESCRIPTION	PP-11316838 (Approved)	PP-11790188 (Proposed)	HERITAGE IMPACT	JUSTIFICATION
Basement						
BS001	Basement	Lift No.12 to continue down to basement.		/	Zero	Accessibility
BS002	Basement	Reinstate fixed windows to Back Piccadilly. Trimming back of non-original floor inserts behind windows.		/	Minor Beneficial	See Heritage Statement
BS003	Basement	Relocate previously approved basement escape stair ST13 to corner		/	Neutral	See Heritage Statement
BS004	Basement	Change external window to escape door on Back Piccadilly.		/	Minor Adverse	See Heritage Statement
BS005	Basement	Metal rail to end window to be removed and retained.		/	Neutral	See Heritage Statement
BS006	Basement	Other metal railings to be repaired and repainted.		/	Minor Beneficial	See Heritage Statement
BS007	Basement	Existing stairs ST08, ST10 and ST12 to loading bay blocked with wall (no access to be given to ground floor)		/	Neutral	See Heritage Statement
BS008	Basement	3no new breakthroughs in walls.		/	Minor Adverse	See Heritage Statement
BS009	Basement	Reconfigure changing/shower area.		/	Zero	Increased efficiency of space
BS010	Basement	Relocate cycle store to basement with entrance off Mangle Street.		/	Neutral	See Heritage Statement
BS011	Basement	Reinstate stair ST03 from ground to basement changing area.		/	Neutral	See Heritage Statement
BS012	Basement	Insertion of stair enclosure around existing stair ST22.		/	Neutral	See Heritage Statement
BS013	Basement	Relocate No.16 escape door and stair two bays across along NS elevation. Relocate ground floor bulkhead above stair.		/	Neutral	See Heritage Statement
Ground Floor						
GF001	Ground Floor	New windows added to Back Piccadilly.		/	Moderate Beneficial	See Heritage Statement
GF002	Ground Floor	Floor over stair ST08 to basement with glass.		/	Neutral	See Heritage Statement
GF003	Ground Floor	Remodel the existing staircase ST23 which features dangerous treads and is non-compliant.		/	Minor Beneficial	See Heritage Statement
GF004	Ground Floor	Remove glass blocks to Mangle Street.		/	Minor Beneficial	See Heritage Statement
GF005	Ground Floor	Bin store relocated. Staircase ST10 under to be floored over, landing retained.		/	Neutral	See Heritage Statement
GF006	Ground Floor	Reconfigured mezzanine.		/	Minor Beneficial	See Heritage Statement
GF007	Ground Floor	Increase width of loading bay access door by 50mm.		/	Negligible	See Heritage Statement
GF008	Ground Floor	Unisex WC off reception.		/	Zero	WC provisions for reception staff/visitors.
GF009	Ground Floor	Relocate previously approved ground floor bulkhead over repositioned basement stair ST13.		/	Neutral	See Heritage Statement
GF010	Ground Floor	Connect ground floor Unit 1 No.8 into section of loading bay (outdoor-indoor space).		/	Neutral	See Heritage Statement
GF011	Ground Floor	Reconfigure rear of Unit 2 No.12 into wellness centre.		/	Moderate Beneficial	See Heritage Statement
GF012	Ground Floor	Insertion of 2no. sunken areas to the front of No.10 and 12 Newton Street.		/	Beneficial	See Heritage Statement
GF013	Ground Floor	Alteration of the facade of No.10, 12 and 14 Newton Street.		/	Beneficial	See Heritage Statement
GF014	Ground Floor	Reconfiguring rear of Unit 2 No.10		/		See Heritage Statement
GF015	Ground Floor	1no new breakthrough in wall providing access to No.10 sunken area.		/	Beneficial	See Heritage Statement
GF016	Ground Floor	Reconfigure historic screen.		/	Minor Beneficial	See Heritage Statement
GF017	Ground Floor	Widening of opening between office reception and stair		/	Minor Adverse	See Heritage Statement
GF018	Ground Floor	Remove window mesh.		/	Minor Beneficial	See Heritage Statement
First Floor						
1F001	First Floor	Remove glass blocks in opening to Mangle St and replace with window.		/	Minor Beneficial	See Heritage Statement
1F002	First Floor	Insertion of insulation and board to existing floor, above the ground floor of No.16 and section of No.14 to enhance the acoustic performance.		/	Neutral	See Heritage Statement
1F003	First Floor	Insertion of reinforced structure to chimney breast above.		/	Minor Beneficial	See Heritage Statement
1F004	First Floor	Insertion of 1st floor breakout space.	/		Neutral	See Heritage Statement
1F005	First Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Second Floor						
2F001	Second Floor	Insertion of external 2nd floor breakout space.	/		Minor Adverse	See Heritage Statement
2F002	Second Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Third Floor						
3F001	Third Floor	Partial removal and reinstatement of the existing lath and plaster ceiling	/		Neutral	See Heritage Statement
3F002	Third Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
3F003	Third Floor	Reinstatement of 3 sliding sash windows on the 3rd floor	/		Minor Beneficial	See Heritage Statement
Fourth Floor						
4F001	Fourth Floor	Insertion of 4th floor breakout space.	/		Neutral	See Heritage Statement
4F002	Fourth Floor	Reconfiguration of WC layouts	/		Zero	Increased efficiency of space
Roof						
RF001	Roof	2no. hatches added for roof access.		/	Minor Adverse	See Heritage Statement
RF002	Roof	Mansafe system added.		/	Negligible	See Heritage Statement
RF003	Roof	Reconfiguring and rebuilding of dormer to Mangle Street side.		/	Minor Beneficial	See Heritage Statement
RF004	Roof	Swap plant deck access and hatch to the other end, then that approved.		/	Minor Beneficial	See Heritage Statement
RF005	Roof	Extension of approved lift through existing roof.		/	Minor Adverse	See Heritage Statement
RF006	Roof	Lightwell handrail.		/	Neutral	See Heritage Statement