

PLANNING RESPONSES
SUNLIGHT HOUSE
APRIL 2023

ANOMALY



PLANNING RESPONSES
SUNLIGHT HOUSE

EXTERNAL ALTERATIONS

ANOMALY

1. EXTERNAL LOUVRE TO QUAY STREET

MCC COMMENT

The proposed floor plans show the existing corner entrance at the junction of Quay Street/Little Quay Street retained as an active opening to the proposed cafe. However, the design and access statement shows a new glazed screen with ventilation louvre. We require clarification on this. The installation of the louvre is unacceptable. The louvres to the gym also Quay are removed which help improve the overall appearance of this elevation. We should not be introducing new louvre here. Alternative ventilation solutions should be sought. I would also like you to explore removing the existing louvres to Atkinson Street.

APPLICANT RESPONSE

Agreed to remove from this application and to form an approach with the wider ground and lower ground application.



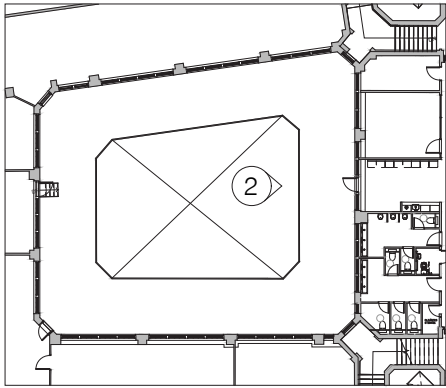
2. COURTYARD ACCESS DOOR

MCC COMMENT

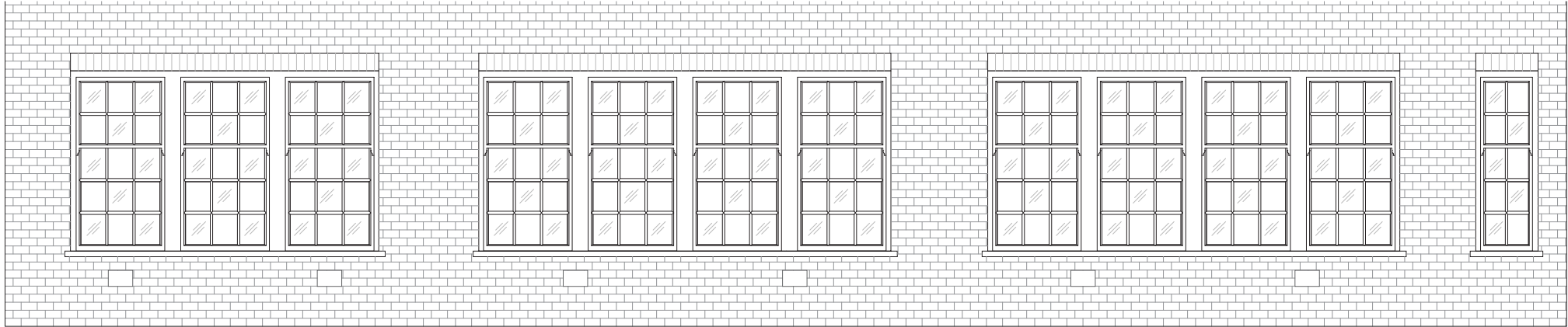
A new door appears to be being installed in the lightwell at level 1. No existing and proposed courtyard elevations have been provided. These need to be submitted. The doorway should be central.

APPLICANT RESPONSE

Drawing now produced. The doorway will be integrated into the window set rather than previously approved 'modern' doors as part of the new lift application. It will appear central from internal due to wall placement.



Design intent for new atrium door. To fit in existing opening from one external window to the atrium. Door mullions to match window mullion heights. Door to match style and finish to existing windows.



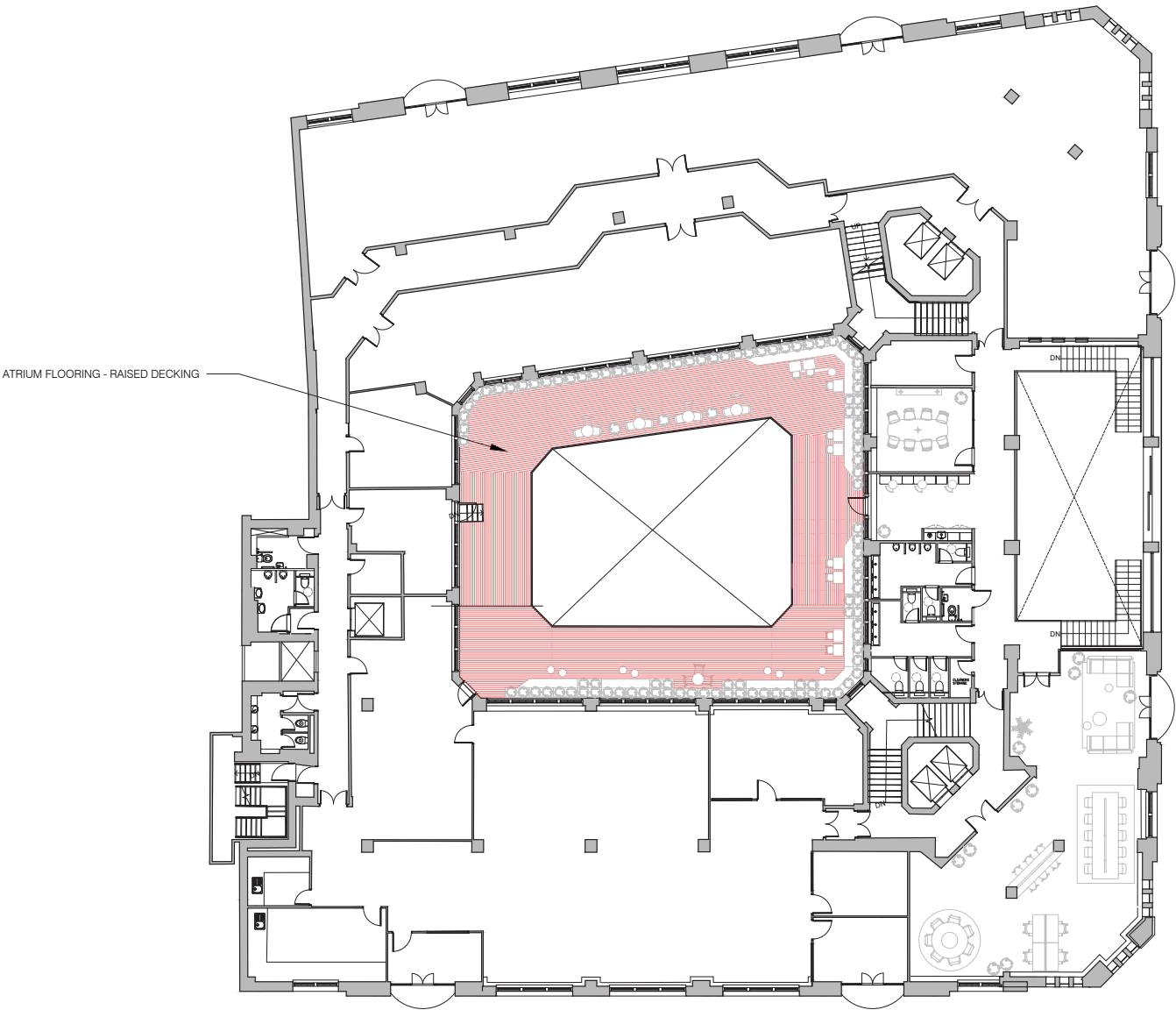
3. COURTYARD DETAILS

MCC COMMENT

Details of the landscaping, lighting, floor finishes and any fixtures and fixing to the courtyard should be provided.

APPLICANT RESPONSE

Further information provided with final materials to be approved by condition. Structural solution uses a metsec raised floor to span between existing structure and allow load sharing/better drainage/improved level access.



Bench seating



Planters

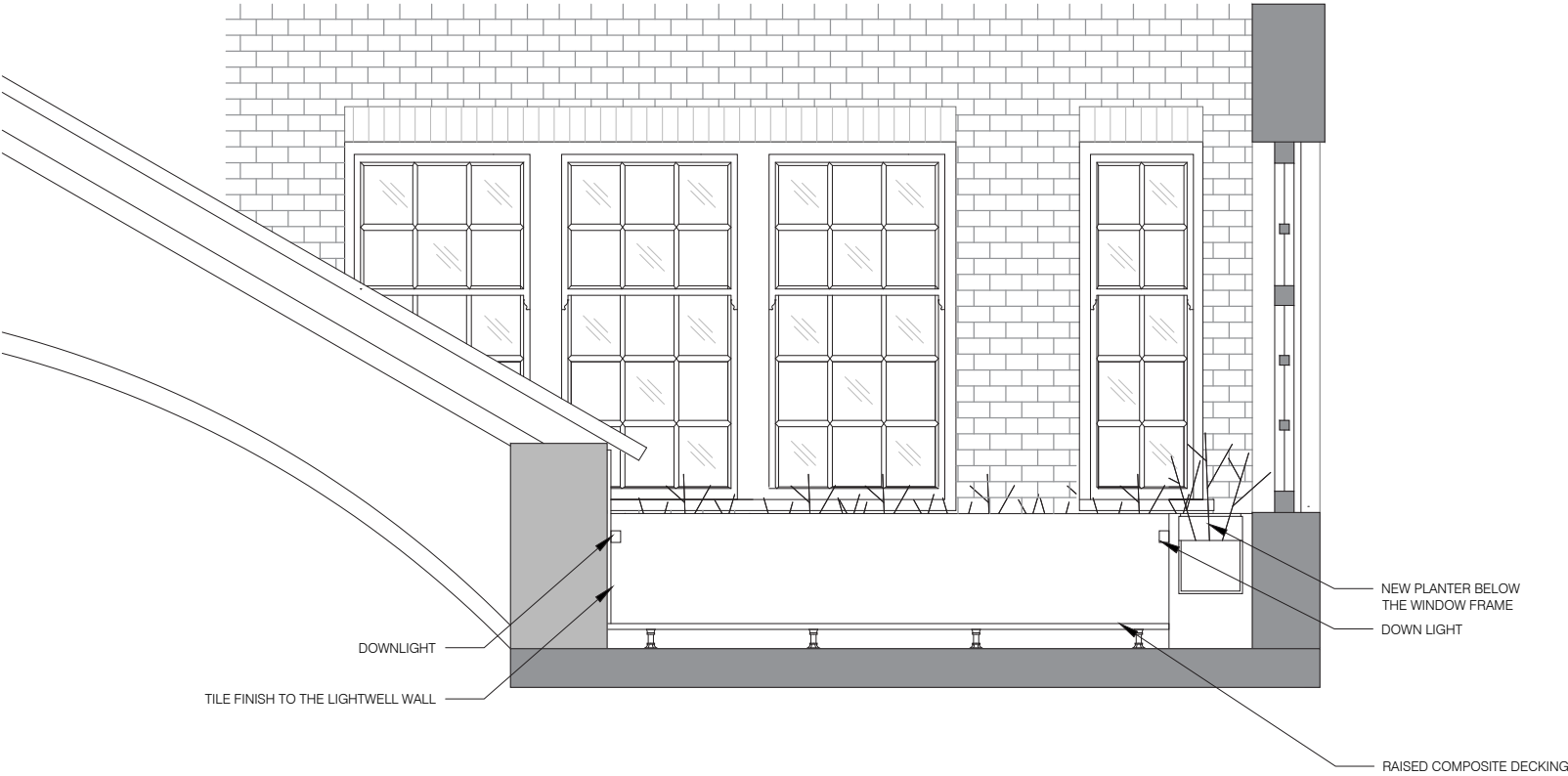
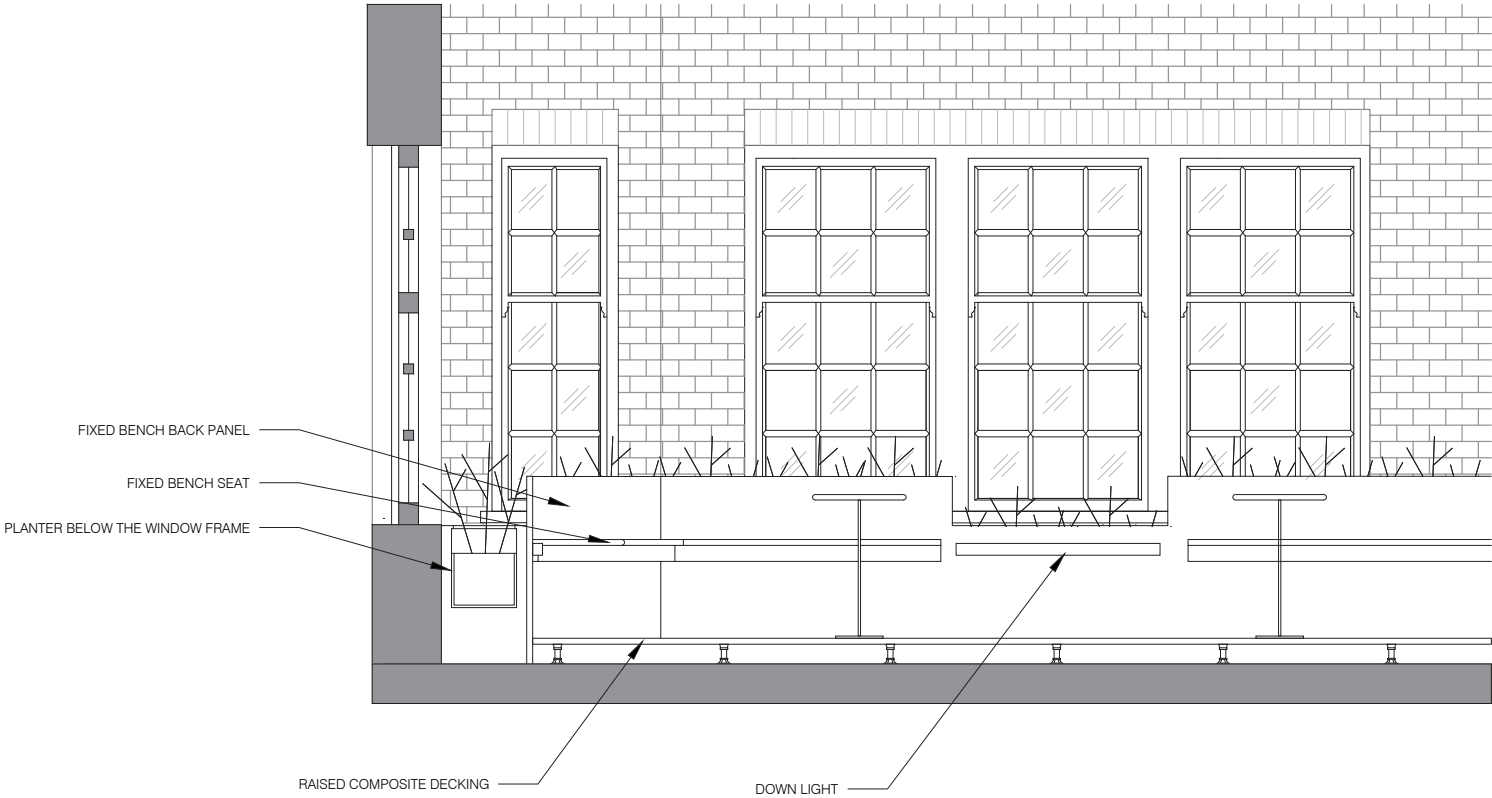


Composite decking floor



Lighting

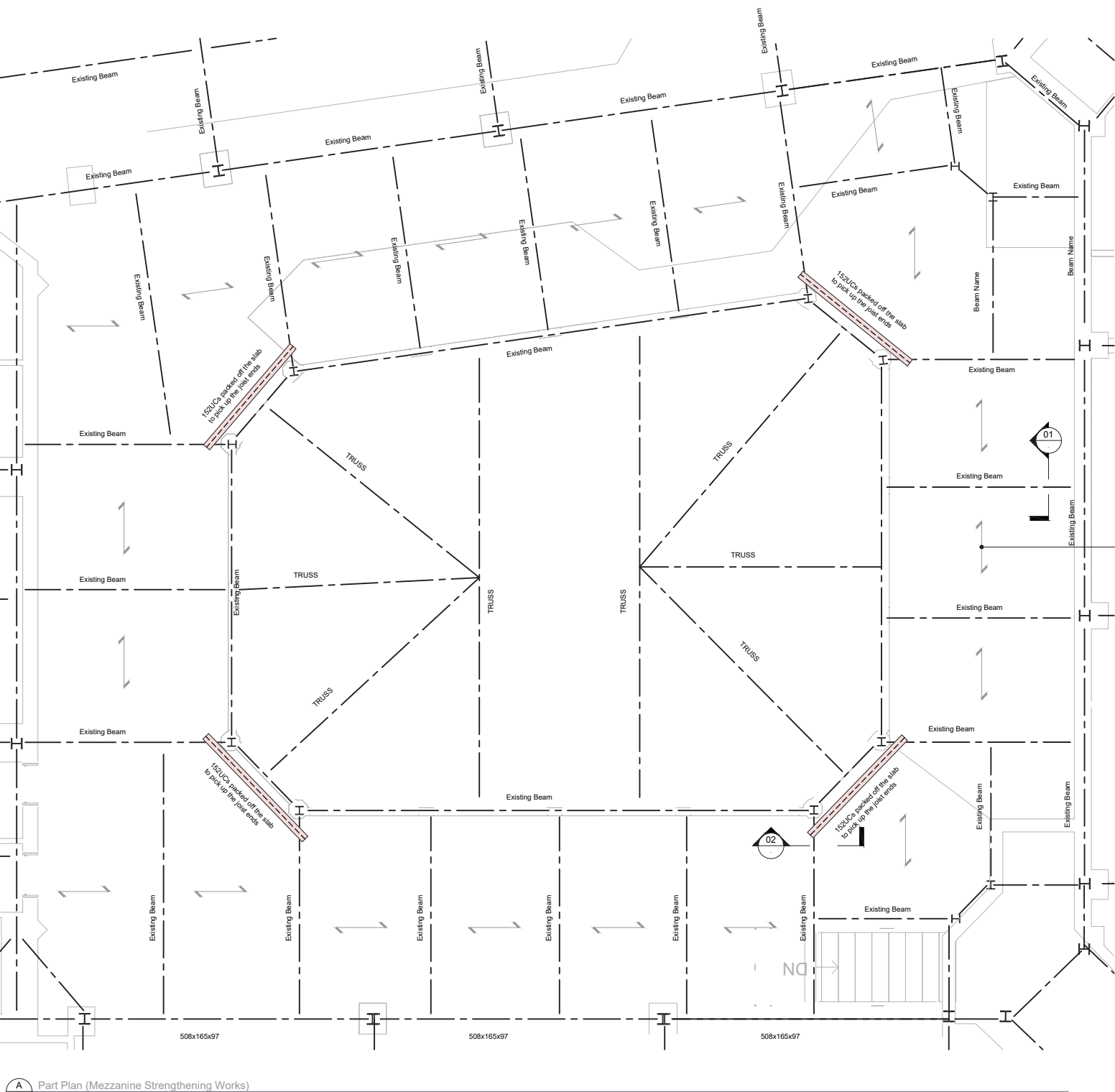
3. COURTYARD DETAILS



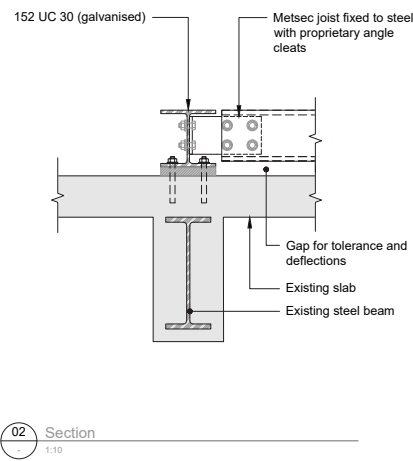
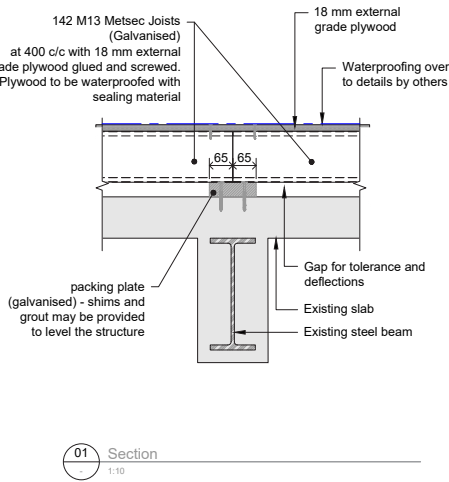
3. COURTYARD DETAILS

APPLICANT RESPONSE

Structural drawings showing proposed spanning solution.

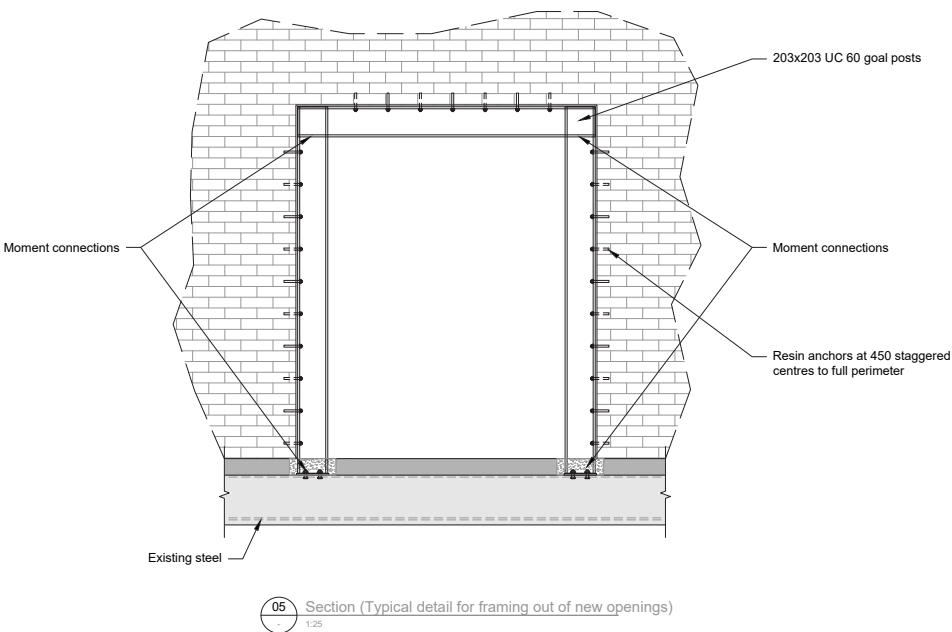
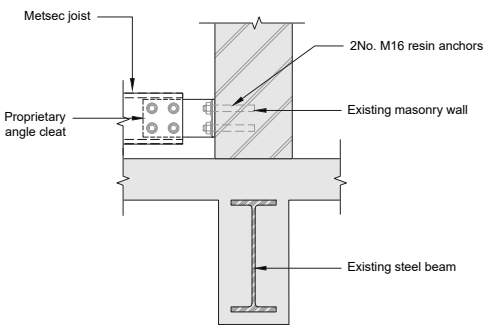


A Part Plan (Mezzanine Strengthening Works)
1:10



142 M13 Metsec Joists at 400 c/c with 18 mm external grade plywood glued and screwed. Plywood to be waterproofed with sealing material

Contractor to survey and mark-out all existing beams on the surface of the slab to ensure bearing is made directly over the existing beam



4. EXISTING WINDOW WORKS

MCC COMMENT

Can you clarify the works to the existing windows - the refurbished and retained windows appears to have been annotated in the same colour as refurbished and replaced windows (drawings A-21401/02/03).

APPLICANT RESPONSE

Updated scoping elevations now provided. All retained windows will have an element of making good and openable works done. Primary windows to office space to have secondary glazing and core/WC windows to be made good and painted.

Drawing key

Internal secondary glazing. Refurbished and redecorated.

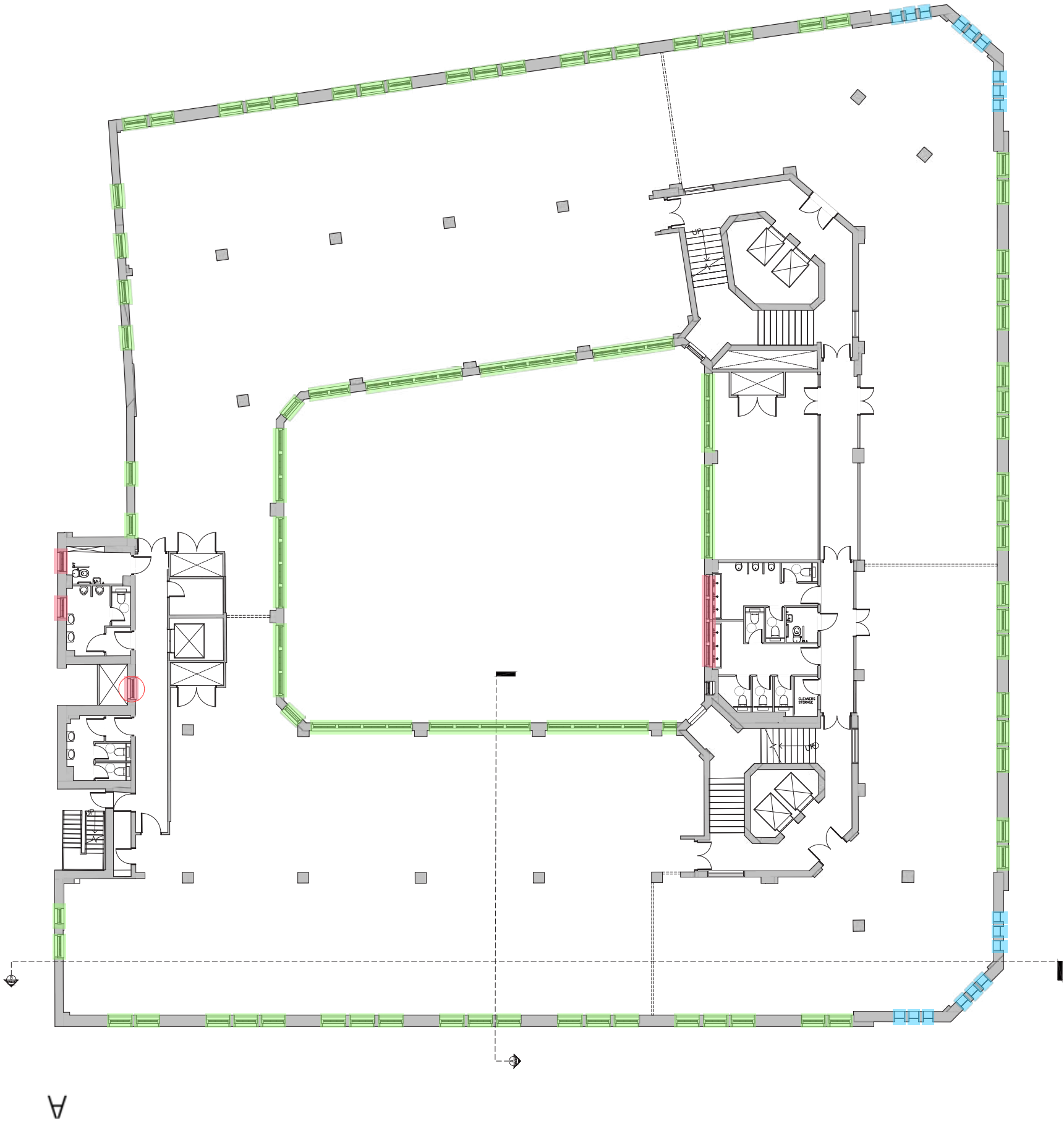
Refurbished and replaced like for like. Subject to specialist survey.

Decoration and refurbishment

Refurbished and redecorated internally

External louvers

Conversion of window opening to riser access panel



4. EXISTING WINDOW WORKS



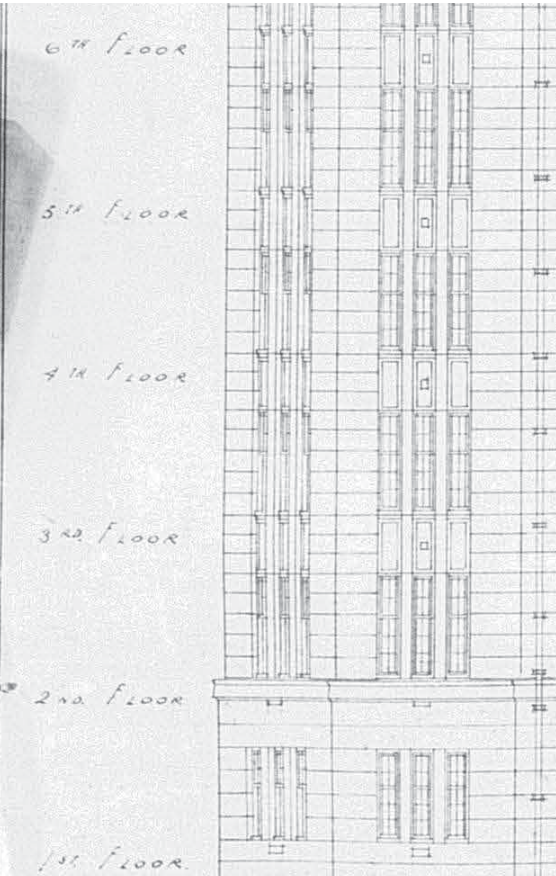
5. CORNER TURRET WINDOWS

MCC COMMENT

The proposed windows to the central tower should be based on historical evidence . Full joinery details, product spec and an in situ window sample should be agreed (we can look at a condition here).

APPLICANT RESPONSE

Happy for the detail, material and design to be conditioned. We have archive photos and drawings indicating a smaller paned approach with spandrel panel.



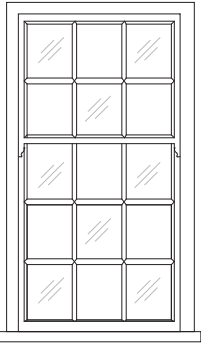
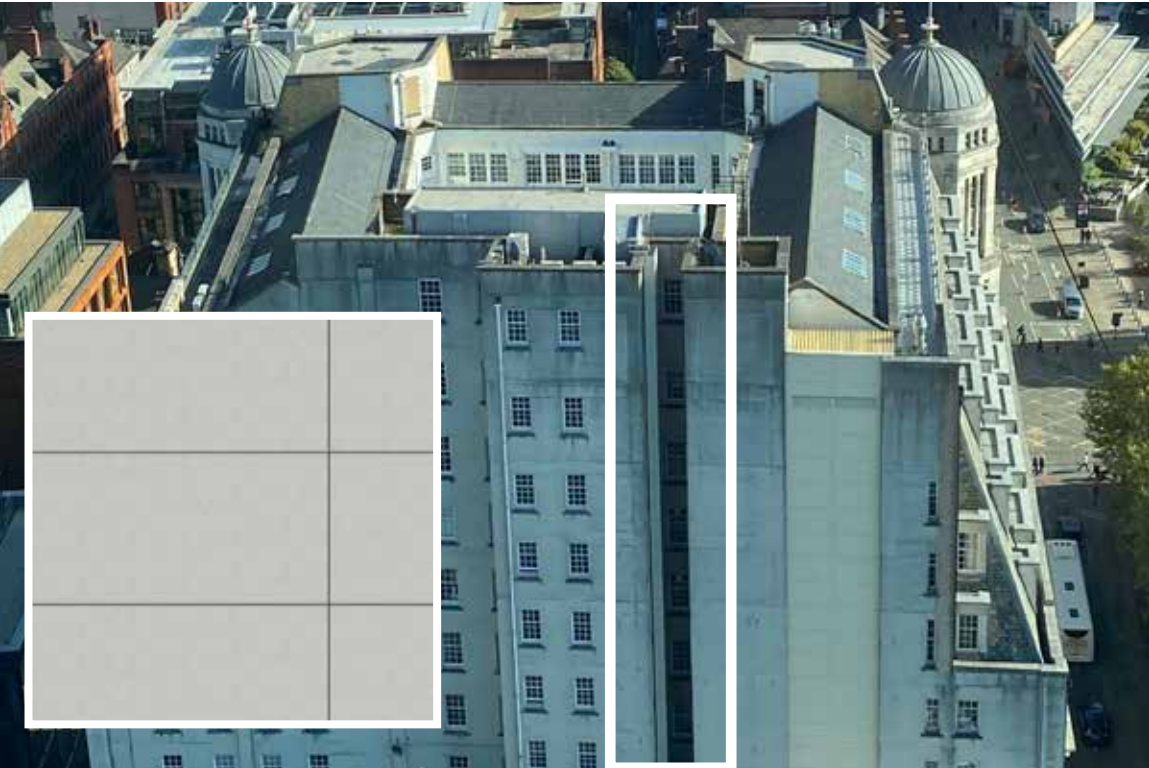
6. RISER ACCESS PANEL

MCC COMMENT

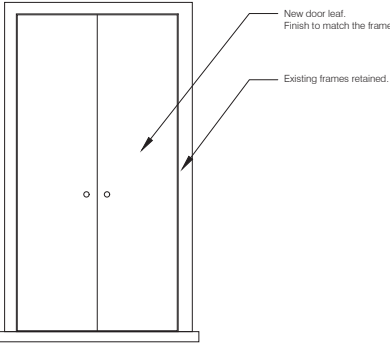
Details of the conversion of the existing windows to 'riser access panes' (drawing A-21101) and the external manifestation of the proposed service riser should be provided.

APPLICANT RESPONSE

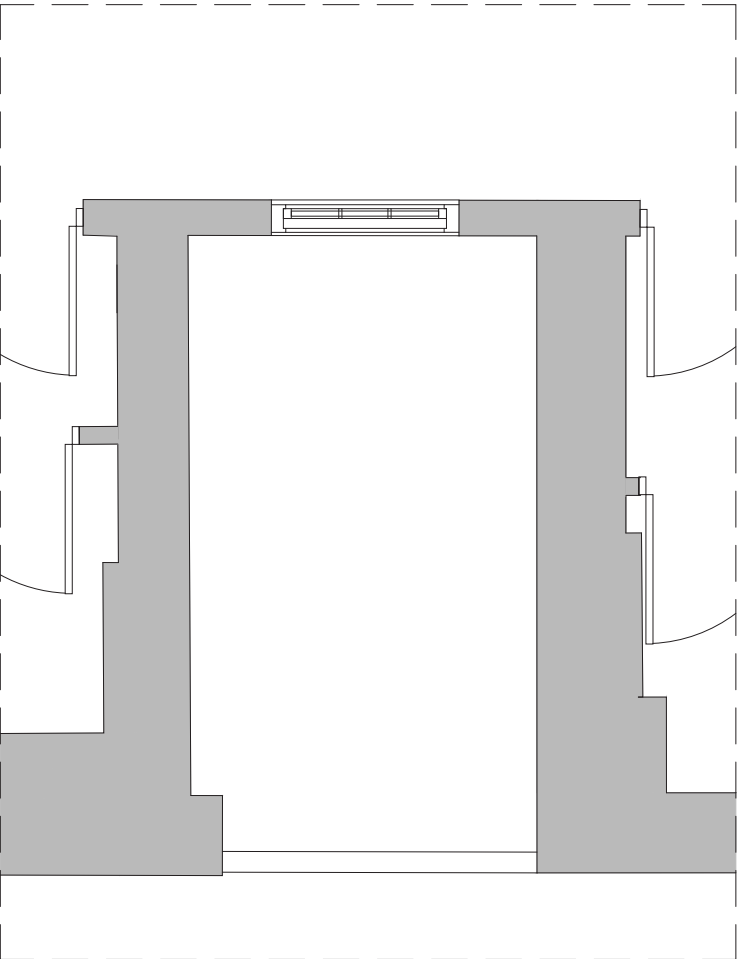
Drawing now provided to work within the frame opening. External riser finish to be a white rainscreen style system to match current rendered finish and existing ductwork casing.



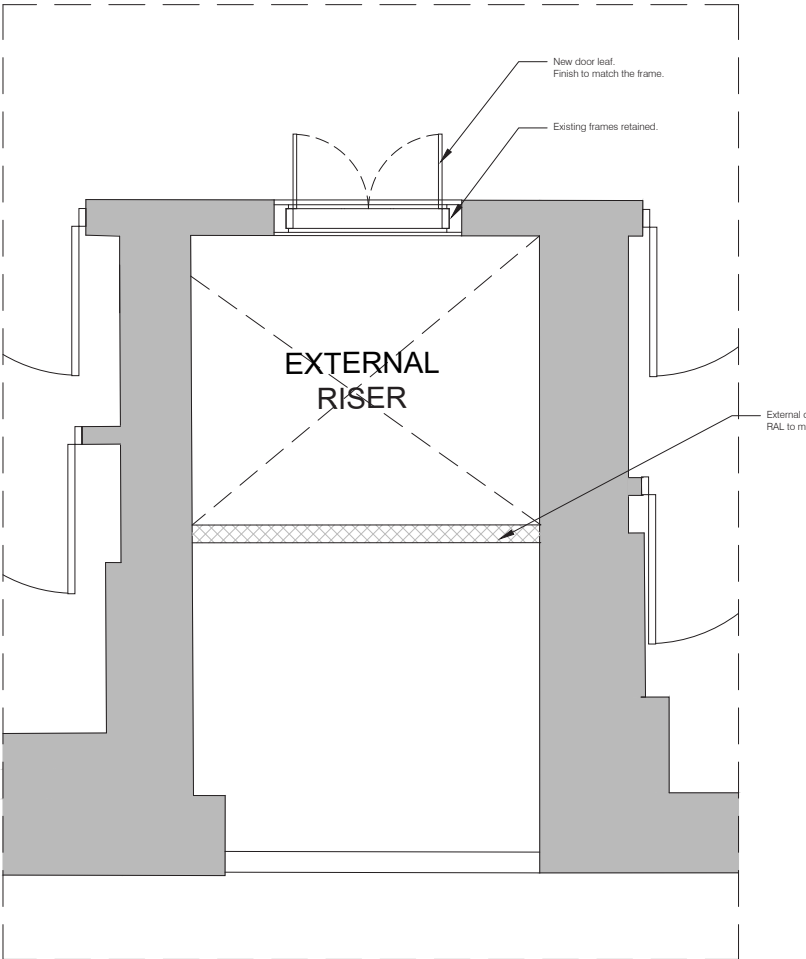
01 EXISTING WINDOW ELEVATION
1:20



02 PROPOSED WINDOW ELEVATION
1:20



03 EXISTING PLAN
1:20



04 PROPOSED PLAN
1:20

7. SOLAR PANELS TO QUAY STREET

MCC COMMENT

The solar panels to the Quay Street elevation should be removed. We will only support them on the internal roof slopes.

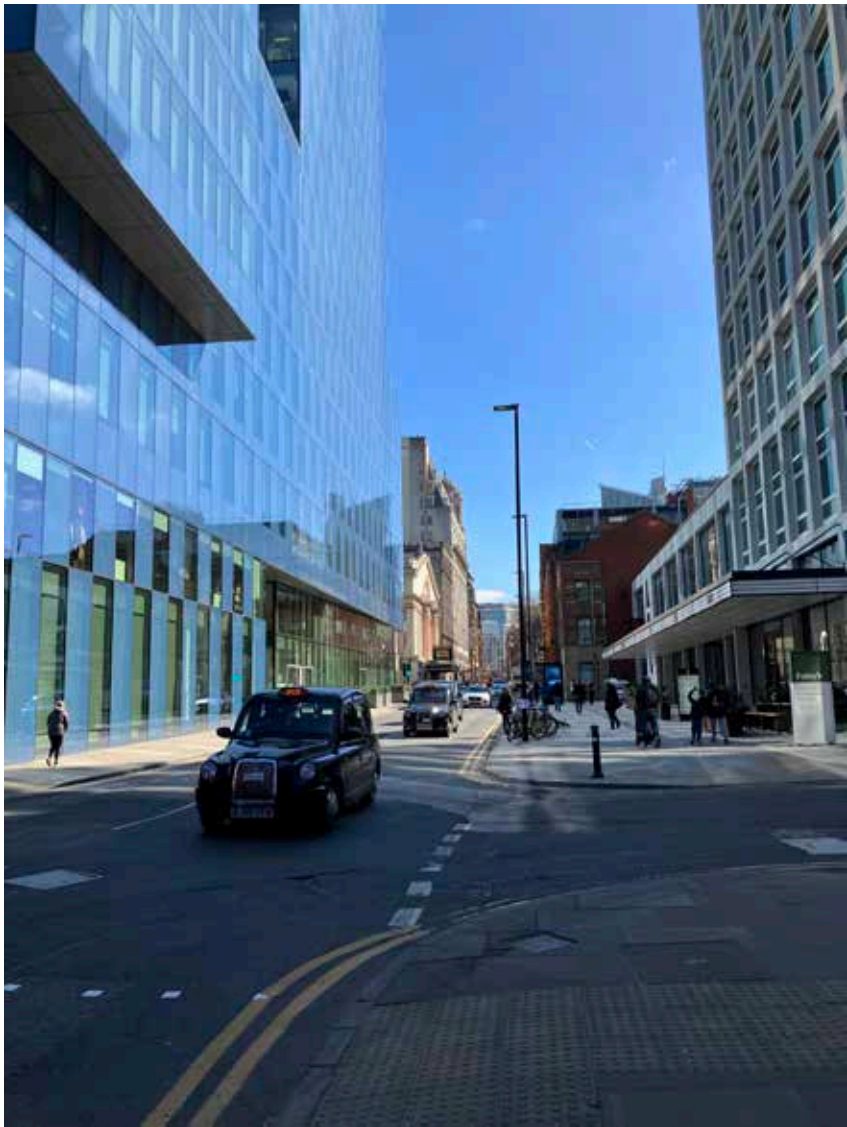
APPLICANT RESPONSE

We have reconsulted with our consultant and client team and would welcome the opportunity to discuss the perceived harm a bit further.

The loss to the south facing slope would be a significant reduction in output of the panels of 5kWp out of 17.94kWp resulting in a 30% reduction of output.

We have provided some additional justification on why we feel they are appropriate:

- due to the shape of the steep mansard levels between 9 and 12 and then the further parapet to inset roof of level 13, the slopes above the vaulted ceiling of level 13 are not visible in street views.
- the proposed tile hanger fixing has been discussed further with heritage suppliers and is the preferred solution due to the reduced impact on original material and unknown substrate/roof structure under the tiling. The projection is limited to c. 200mm from the roof plane, meaning that even with projection the panels will still not be visible from any key views.

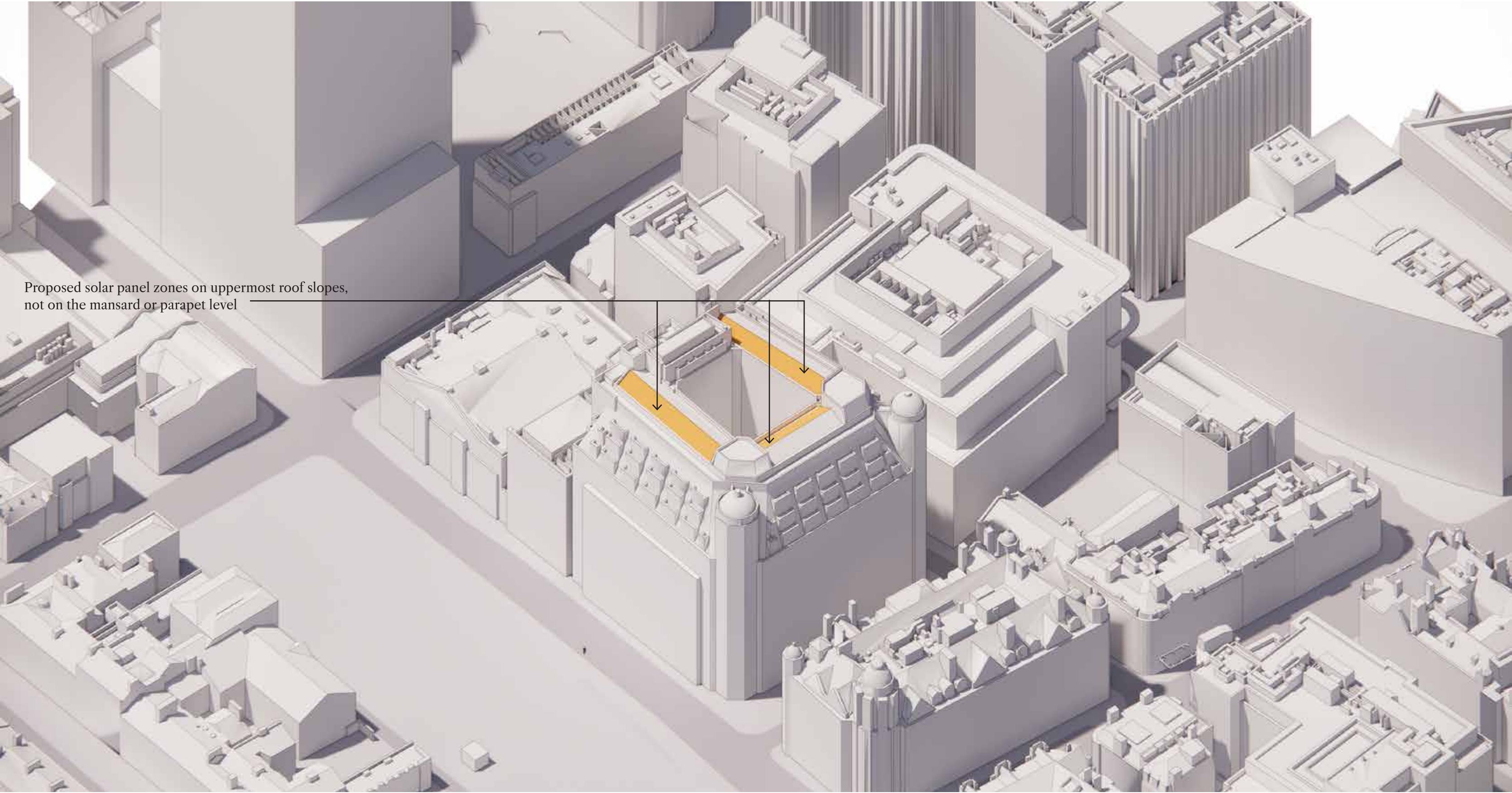


Key townscape views looking East along Quay Street demonstrating the impact of the tall mansard floors in masking the final roof pitch

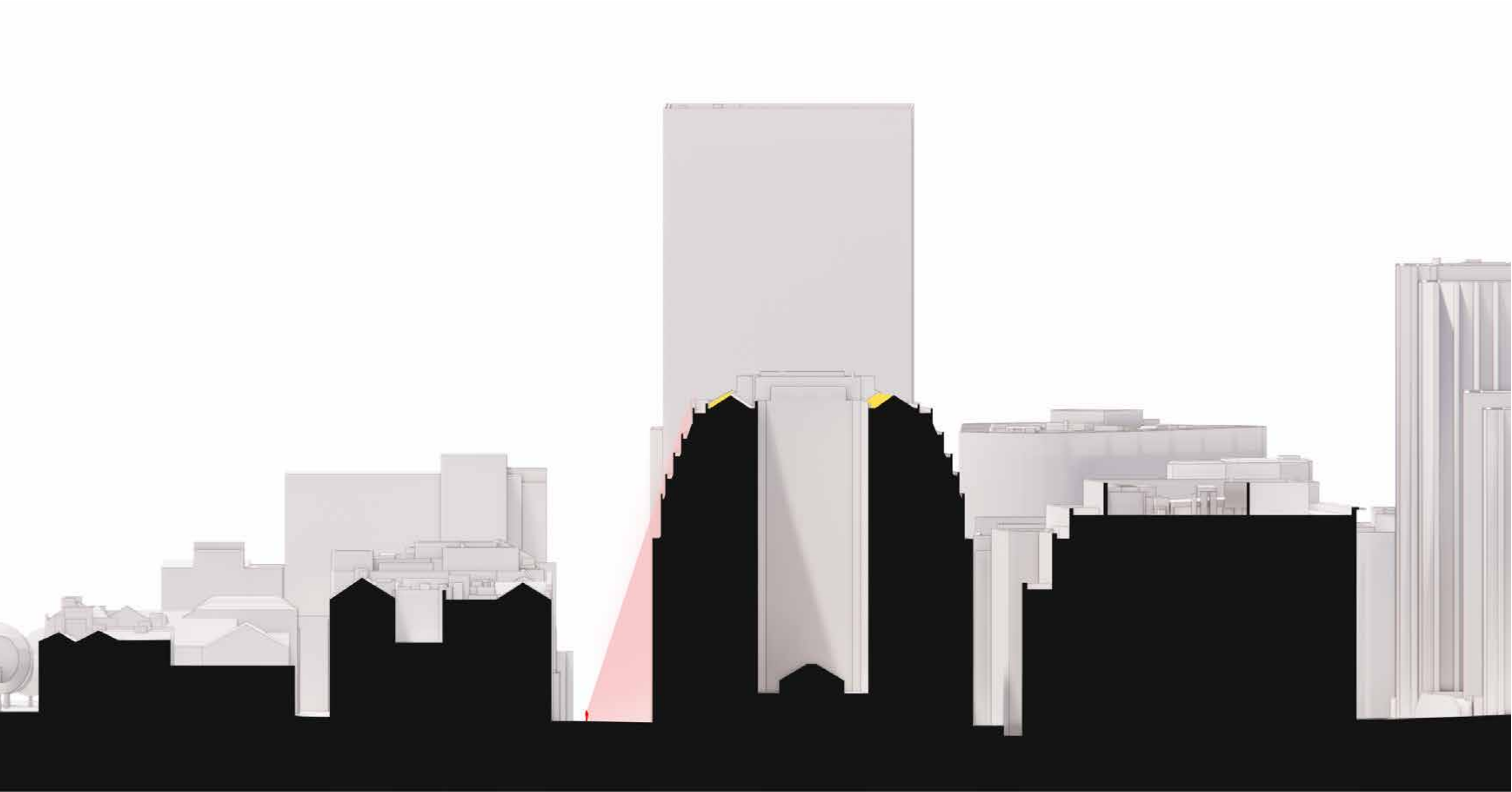
7. SOLAR PANELS TO QUAY STREET

Key townscape views looking West demonstrating the impact of the tall mansard floors in masking the final roof pitch





Proposed solar panel zones on uppermost roof slopes,
not on the mansard or parapet level





7. SOLAR PANELS TO QUAY STREET

APPLICANT RESPONSE

We have consulted specialist suppliers who work with fixing into heritage assets, particularly those who specialise in Grade I listed fixings.

Their recommendation is to use the slightly raised system for a number of reasons:

- projection is limited, particularly in this case, to around 200mm
- the tile hanger system is the least invasive in material terms but gives the same outward aesthetic
- it ensures the maximum amount of material is maintained on site

Facing | example of system installed on Grade I listed church roof



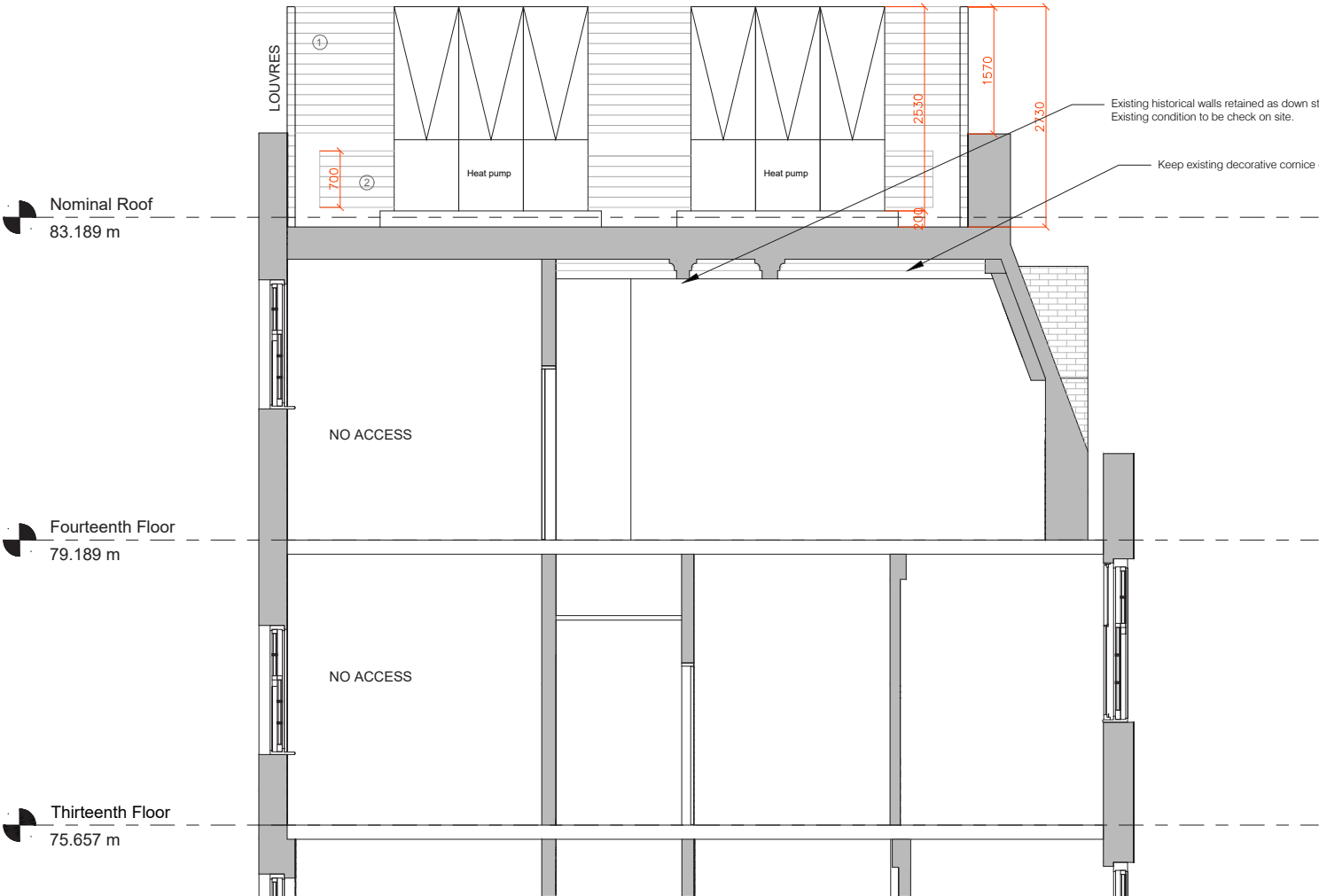
8. PLANT ENCLOSURE

MCC COMMENT

Further details on the appearance and finish of the louvre enclosure to the heat pump should be provided together with details of the cabling and additional M&E services (connecting to the pvs and heat pumps).

APPLICANT RESPONSE

Further details are provided to support this. The acoustic report confirms no attenuation is required however we are proposing the screen for visible masking of the Air Source Heat Pumps. A reference image is below. Our preference is for a white finish, to continue the parapet below.



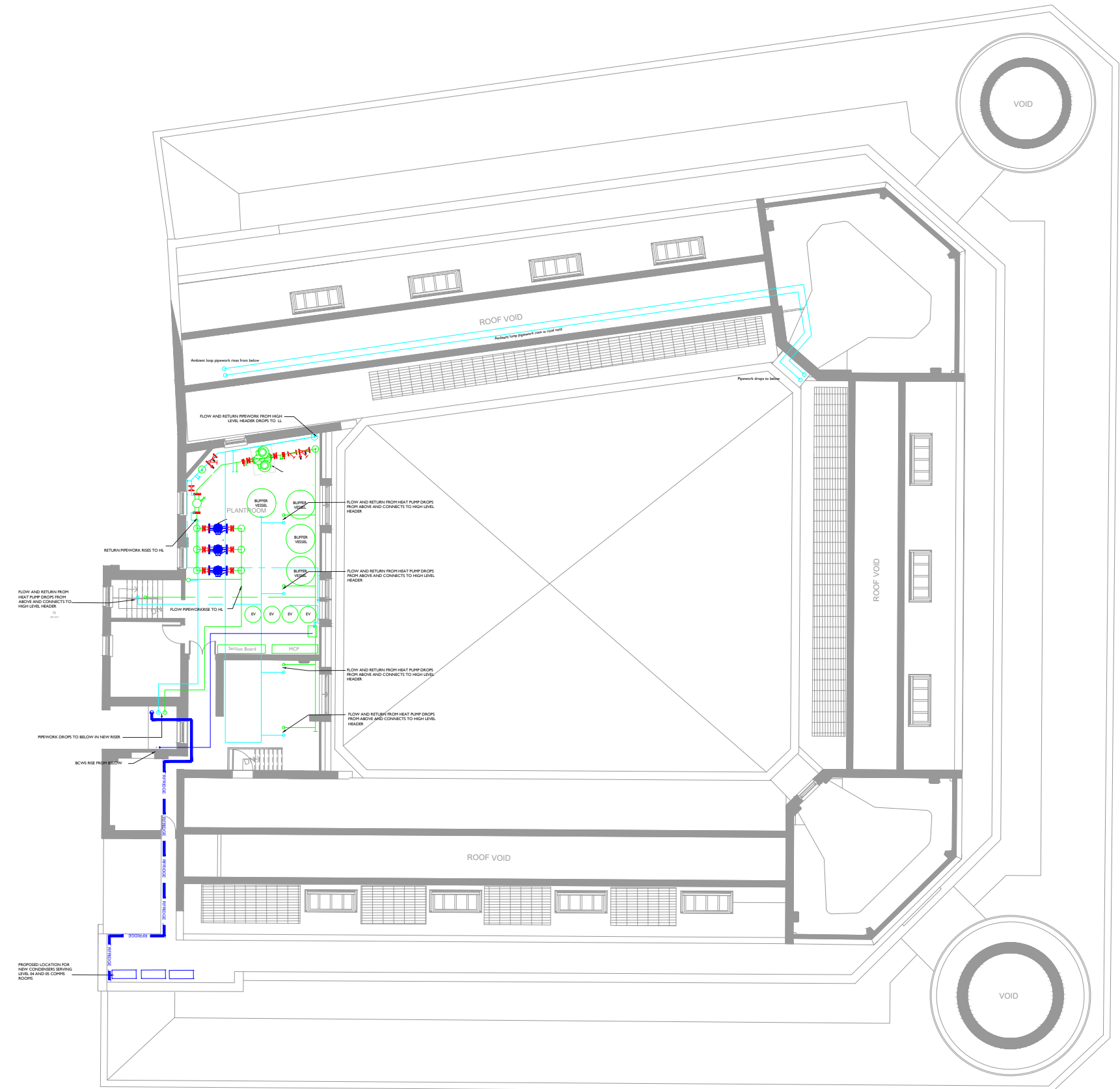
8. PLANT ENCLOSURE

MCC COMMENT

Further details on the appearance and finish of the louvre enclosure to the heat pump should be provided together with details of the cabling and additional M&E services (connecting to the pvs and heat pumps).

APPLICANT RESPONSE

The existing connection routes from the equipment already in this location is to be re-used. The route uses the pitch of the roof at level 13 to cross the building to risers associated within the eastern cores while dropping straight down into the western risers.


$$V$$

PLANNING RESPONSES
SUNLIGHT HOUSE

INTERNAL ALTERATIONS

ANOMALY





Above - scale of existing parquet to different areas around the building ranging from usable to hazardous.

9. FLOORING

APPLICANT RESPONSE - PROPOSAL

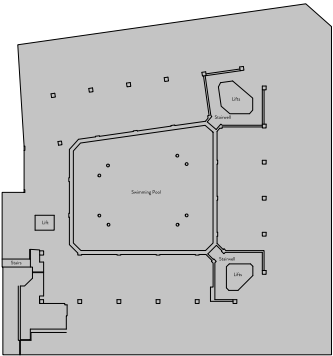
Agreed flooring scope approach.

OUT OF SCOPE

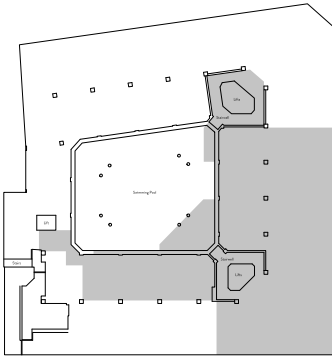
RAF

TIMBER PARQUET
To be refurbished

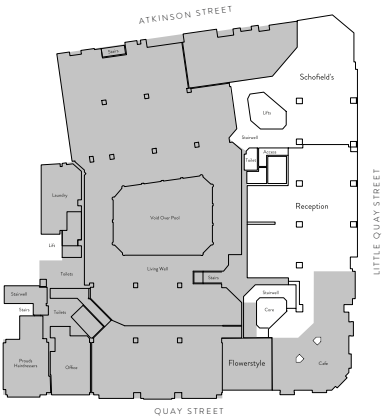
BASEMENT



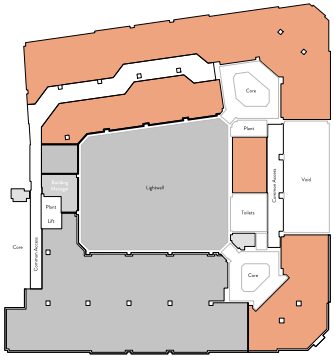
BASEMENT
MEZZANINE



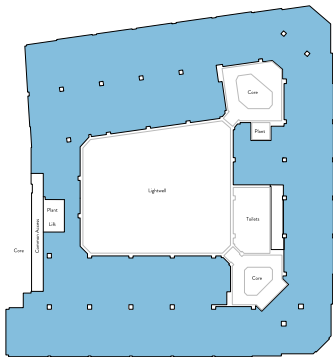
GROUND FLOOR



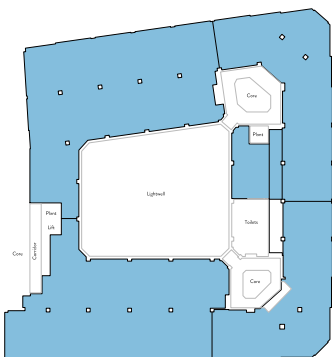
1ST FLOOR



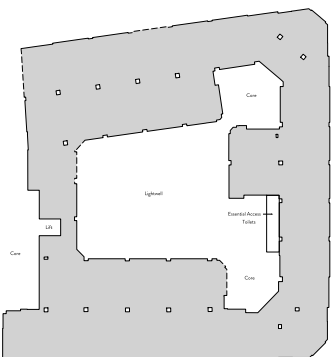
2ND FLOOR



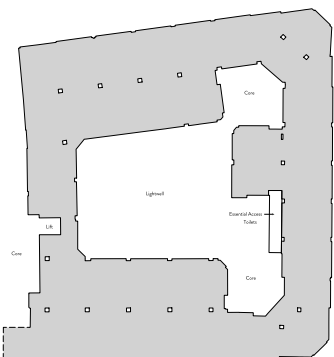
3RD FLOOR



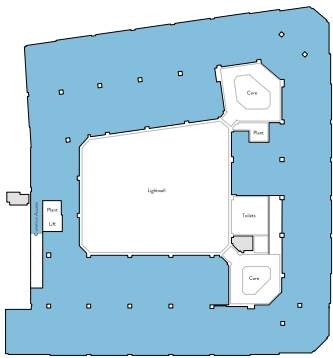
4TH FLOOR



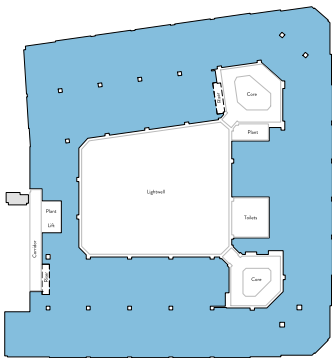
5TH FLOOR



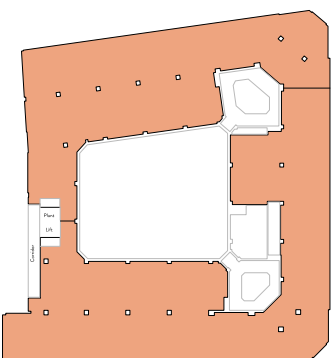
6TH FLOOR



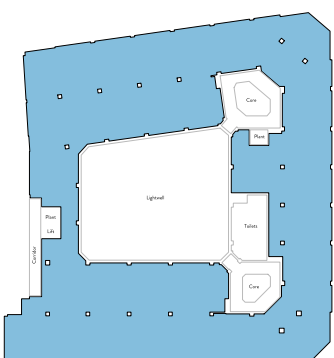
7TH FLOOR



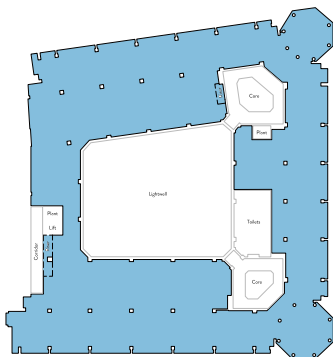
8TH FLOOR



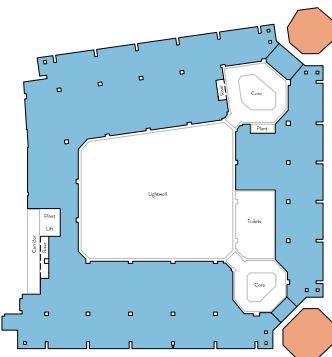
9TH FLOOR



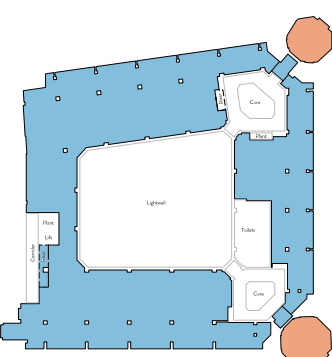
10TH FLOOR



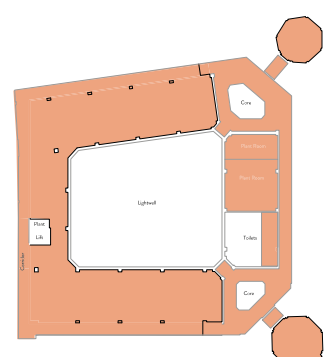
11TH FLOOR



12TH FLOOR



13TH FLOOR



10. SUBDIVISION OF OFFICE FLOOR

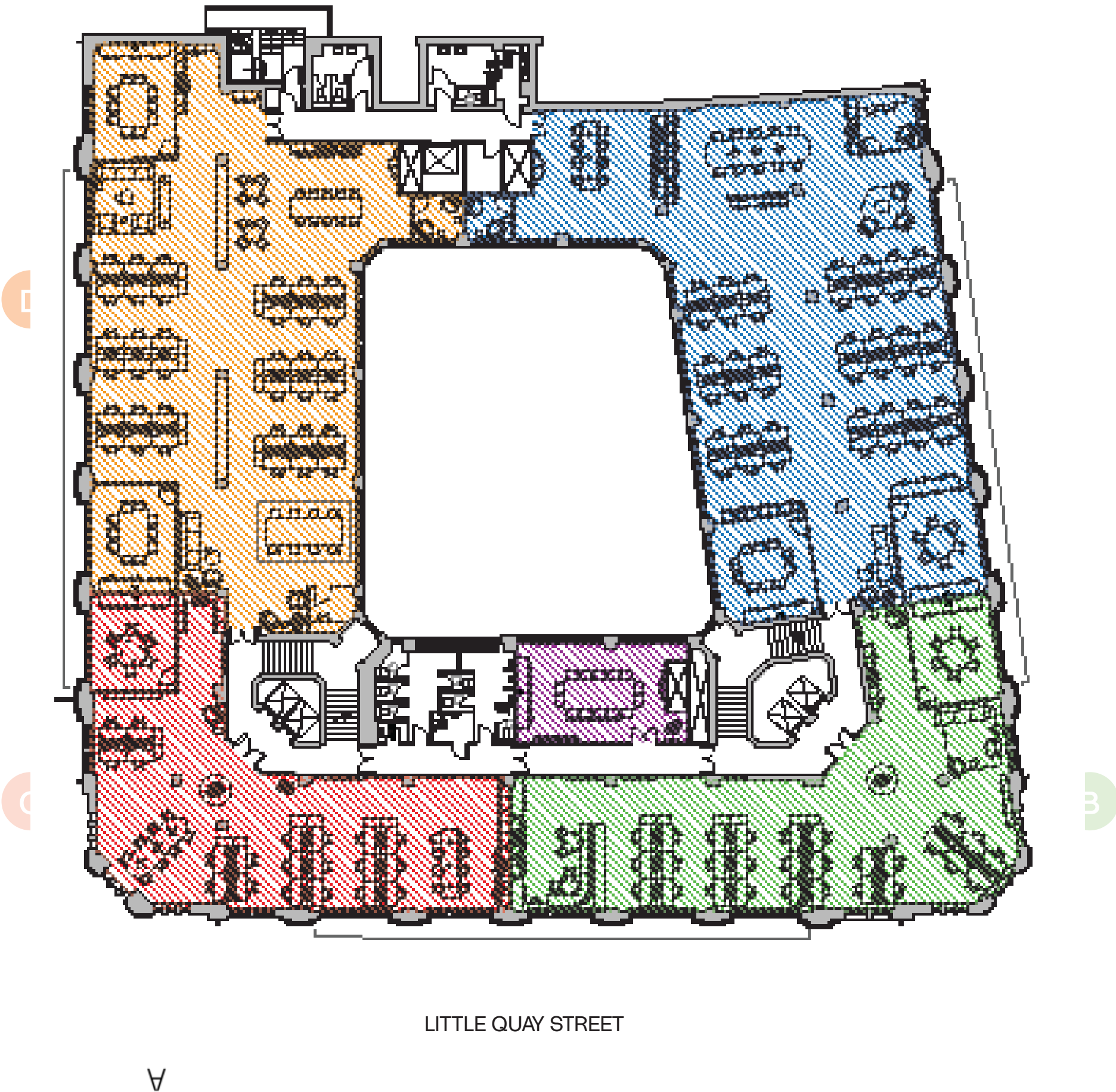
MCC COMMENT

We have discussed previous the approach to subdivisions. We are not going to be able to accept indicative locations at this stage so we will need to understand this in a bit more detail. Future partitions will need LBC as discussed unless it is minor works associated with tenant fit out (which we can have a condition for).

APPLICANT RESPONSE

The maximum a floor would be proposed to split into individual tenancies would be 4 (with small shared 5th room) as shown. It would be positive to be able to discuss a revised tenant fitout guide to the previously approved confirming any potential meeting room subdivision within that space.

The applicant wishes to secure permission for works to the third floor as part of this application and further information can be provided on the specifics of this proposal.



10. SUBDIVISION OF OFFICE FLOOR

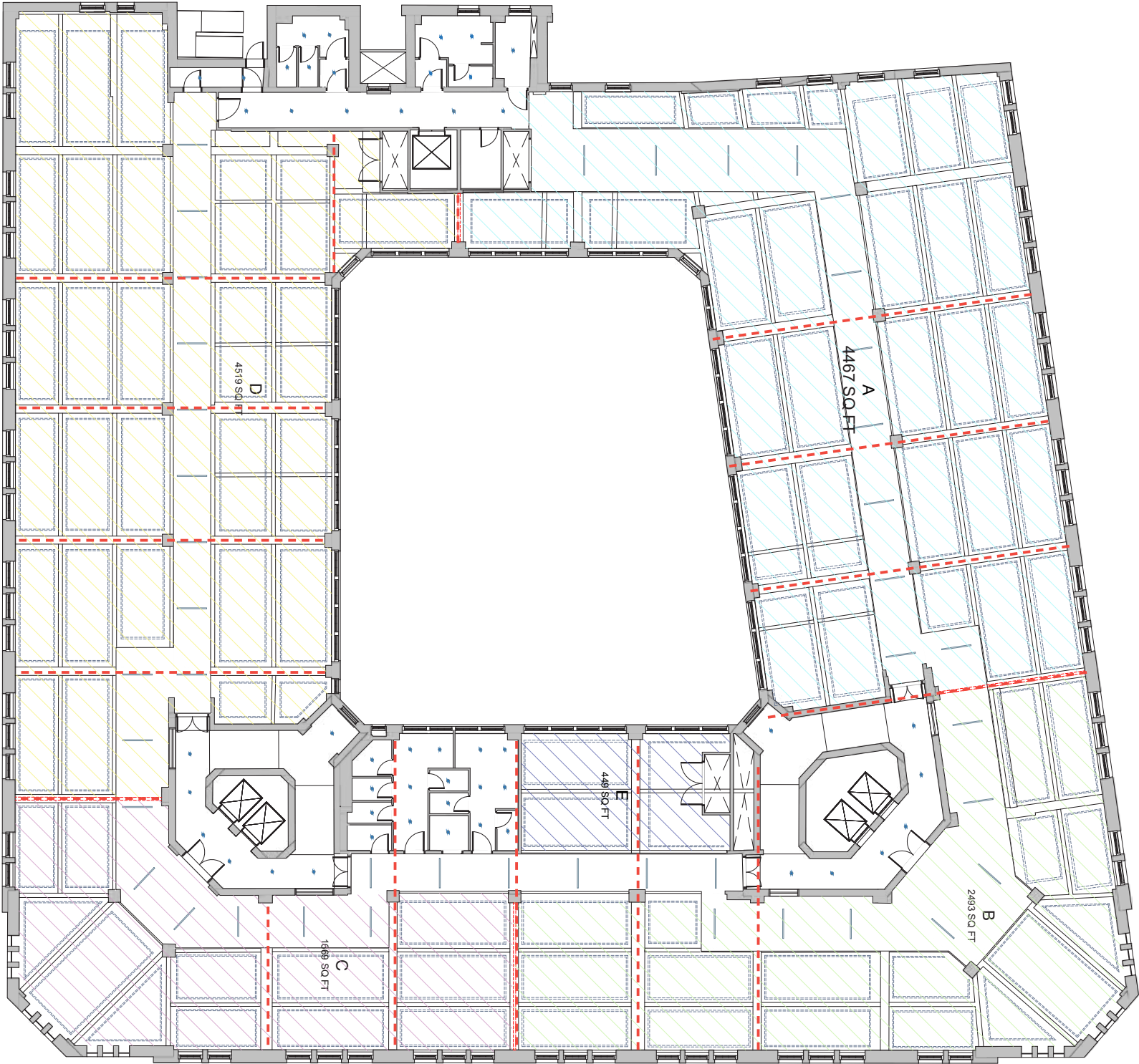
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APPLICANT RESPONSE

Example tenancy splits on a single floor using structural lines only. (dashed red lines)

Floor would be split into no more than 4 key tenancies with small suite/shared space between main cores.



10. SUBDIVISION OF OFFICE FLOOR

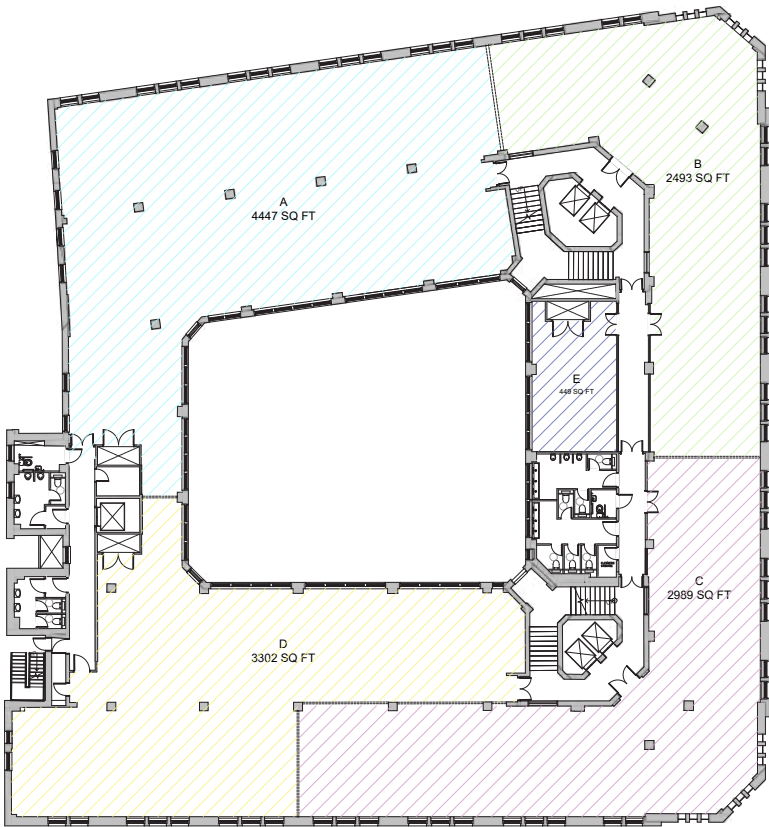
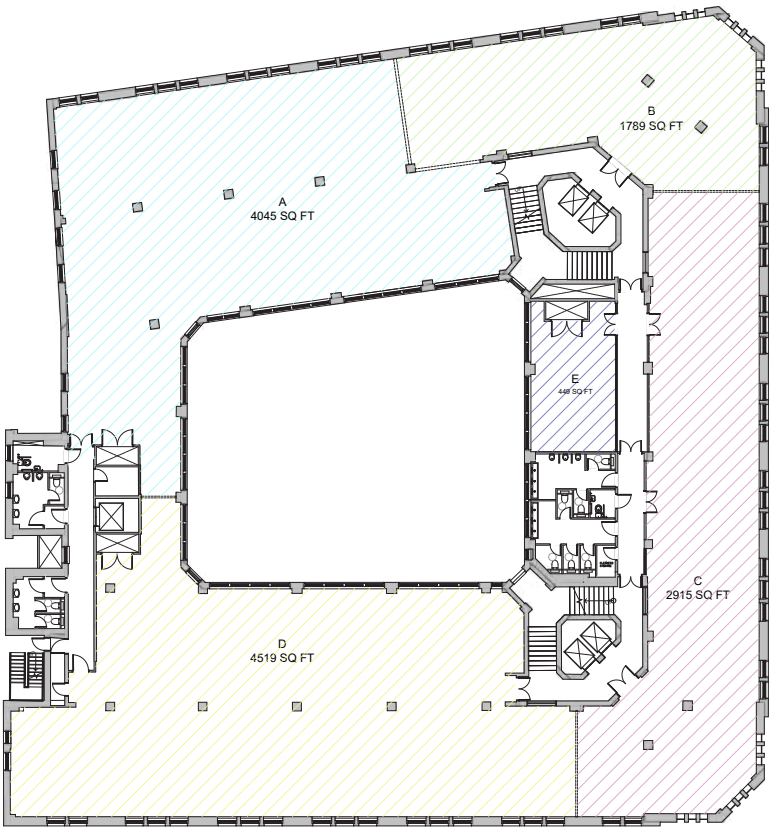
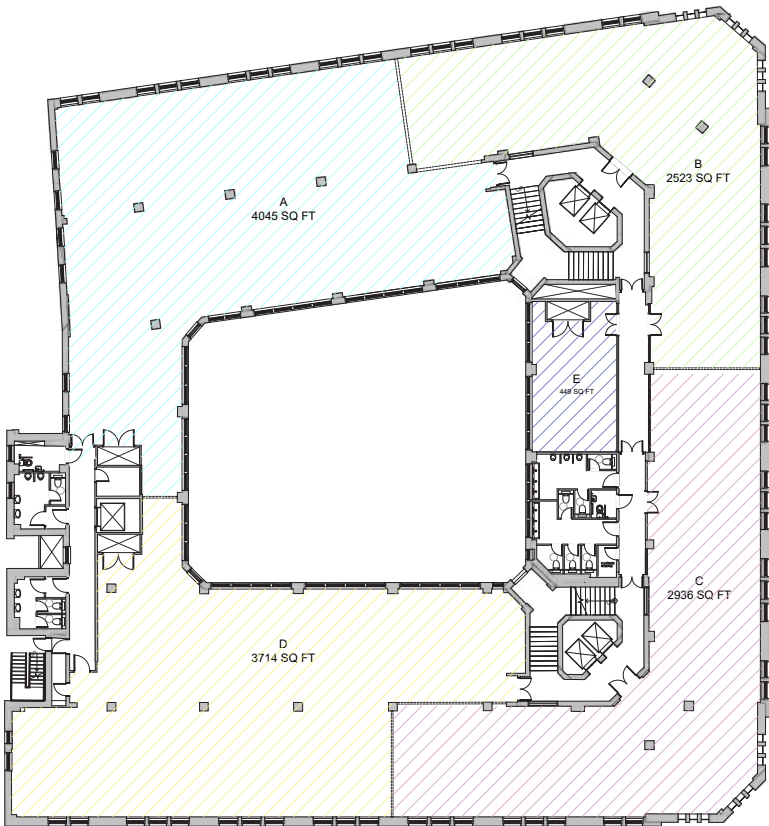
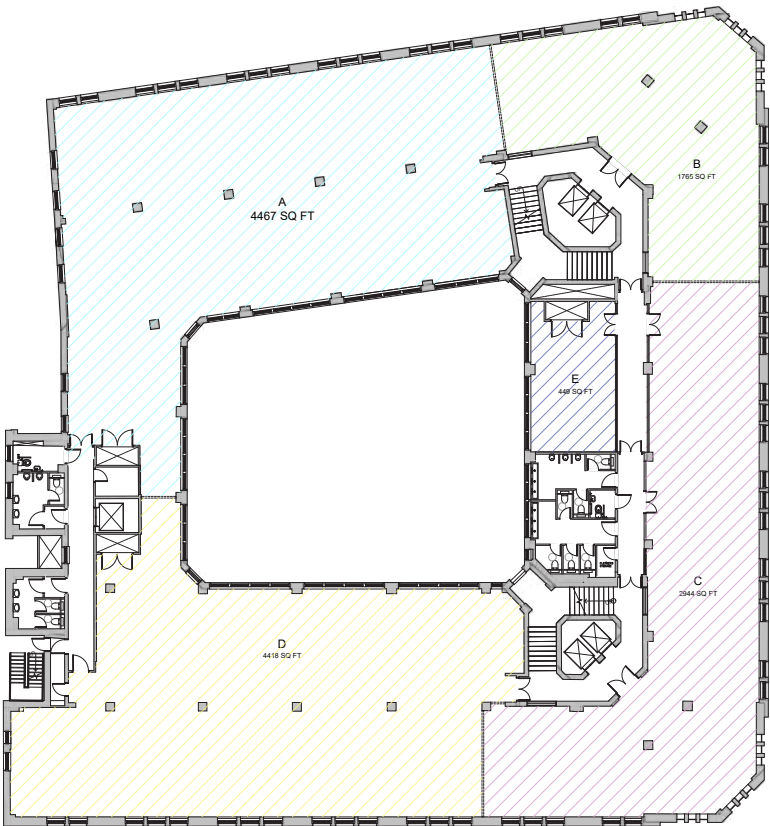
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The applicant wishes to secure permission for works to the third floor as part of this application and further information can be provided on the specifics of this proposal.



RIGHT
Example tenancy splits on a single floor using structural lines

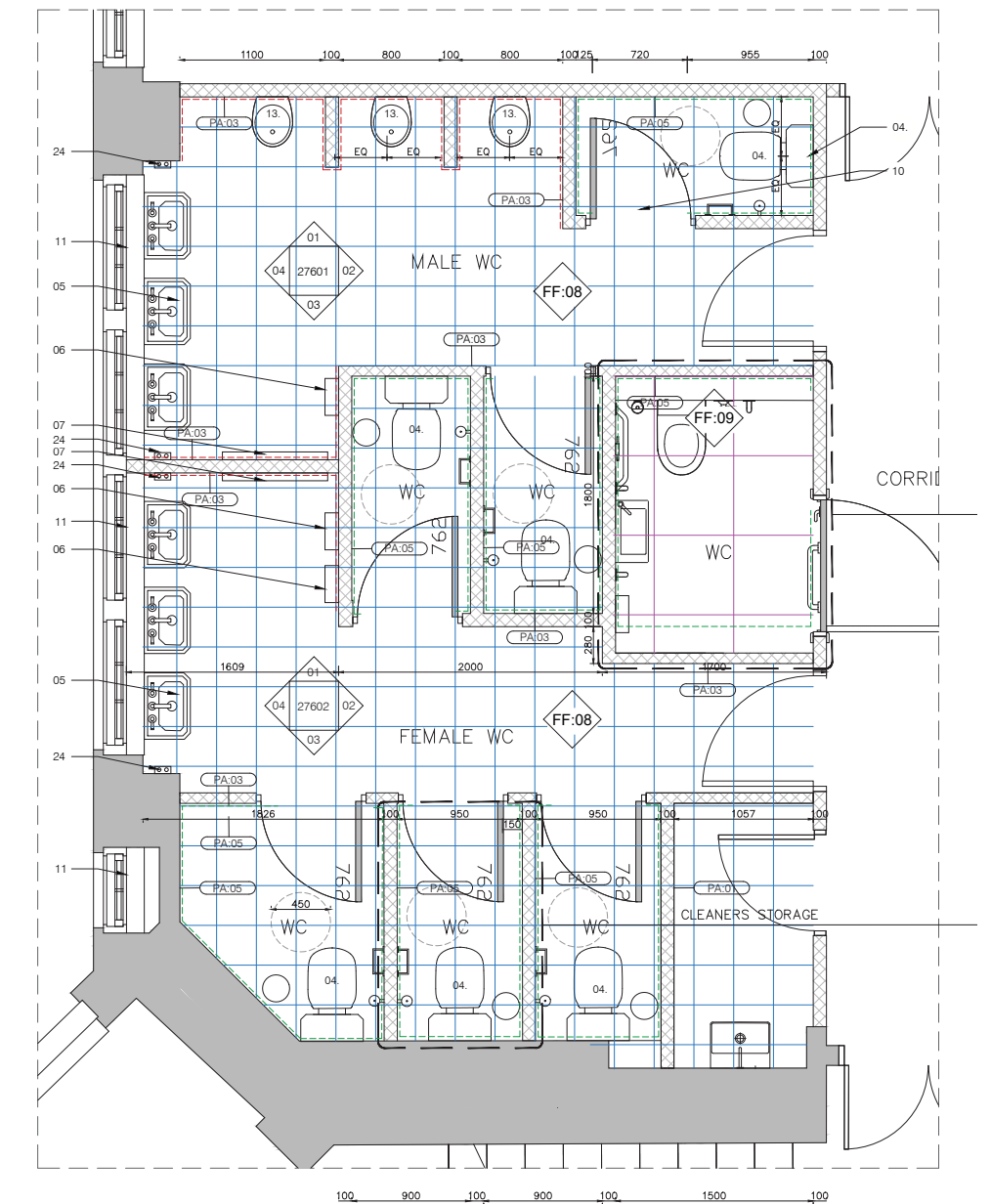
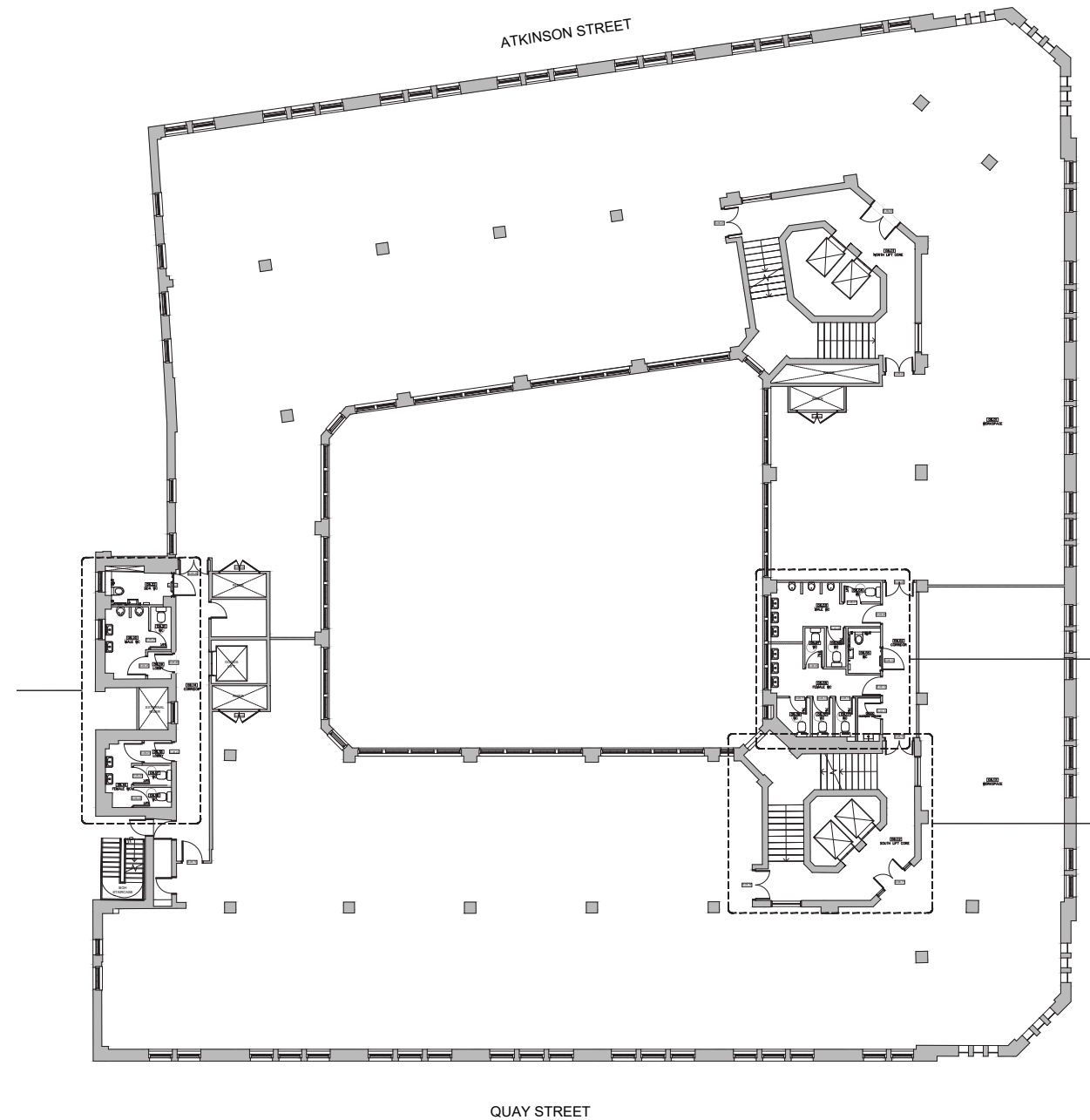
11. SUBDIVISION TO MULLION JUNCTION

MCC COMMENT

Please can you review the position of the subdivisions as some appear to cut through the original mullions of the existing windows and not align with ceiling beams. Shadow gaps, as per the submitted details, are acceptable.

APPLICANT RESPONSE

All partitions on a typical office floor look to use the principle of aligning to ceiling details. The only exception on a typical floor is where it is absolutely necessary within the WC core. There are examples throughout the building where this detail is achieved successfully. Additionally, we believe the window mullions were enhanced in width to allow for subdivision into smaller rooms throughout the building.



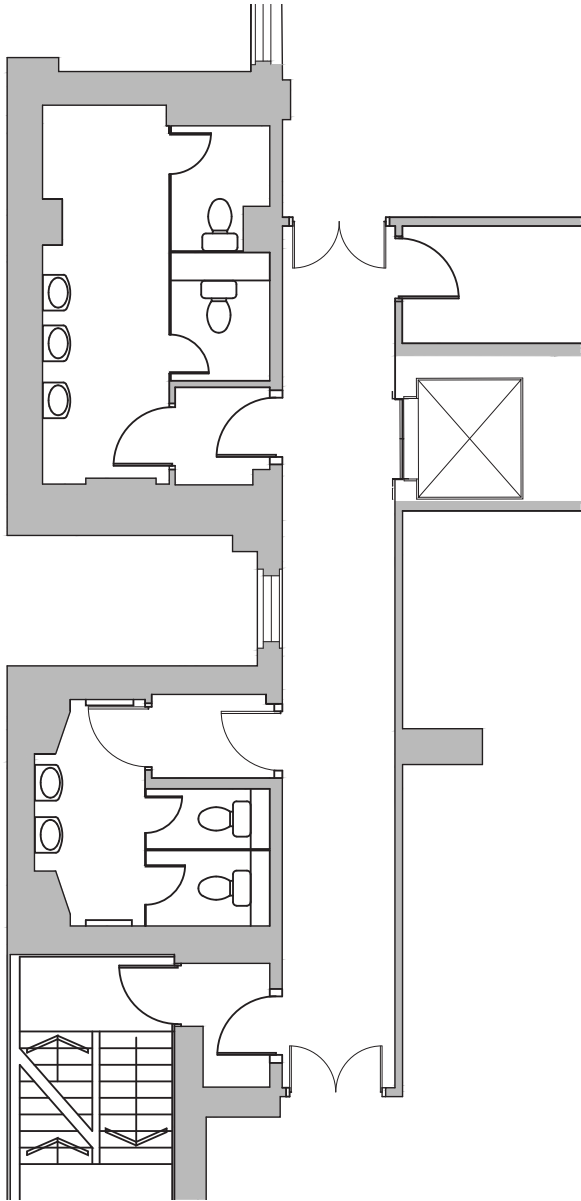
12. WESTERN WC CORE

MCC COMMENT

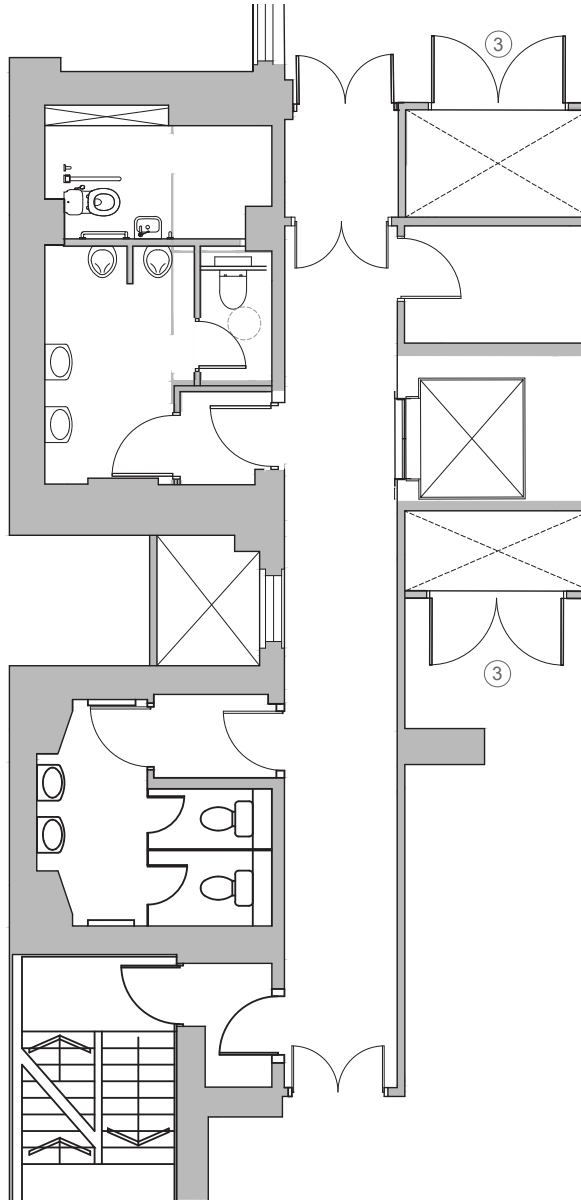
We are going to need further details on the historical significance of the walls to the northern most WC units in the west block on levels 2, 3, 6 and 7. It is not clear if these are modern

APPLICANT RESPONSE

The subdivision wall that has been added on various levels is a modern partition used to create kitchenettes, showers, accessible WCs in the originally larger male WC. Please refer to WC audit document for overall picture of current WC conditions. We are using it to introduce an accessible WC to all levels at both east and west cores to improve amenity within the building.



LEVEL 10 - EXISTING



LEVEL 10 - PROPOSED

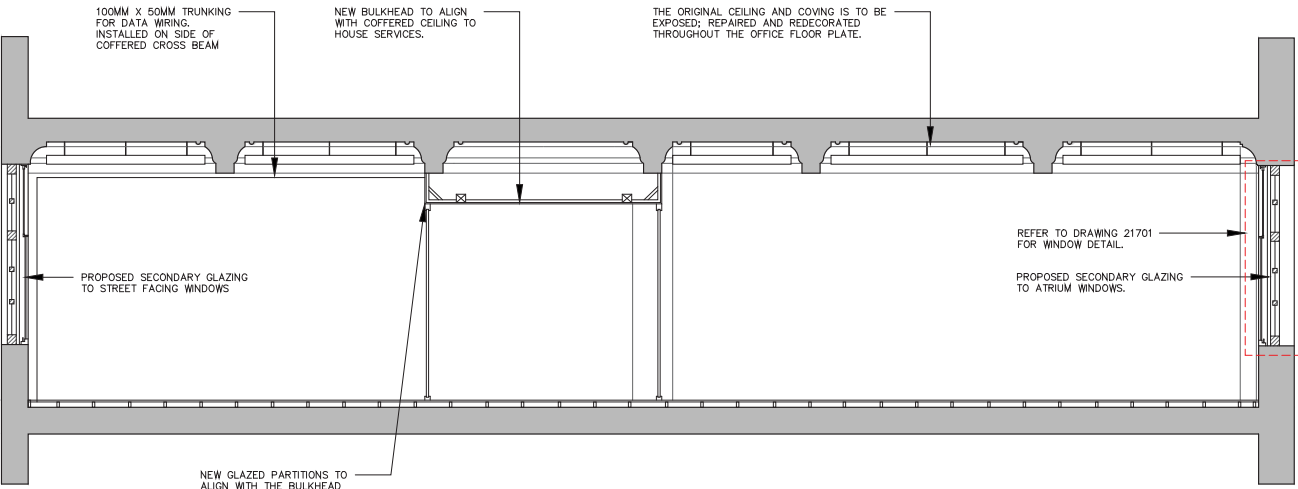
13. GLAZED PARTITIONS

MCC COMMENT

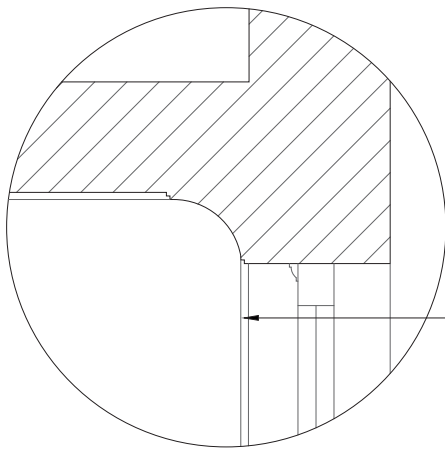
We will also need further details of the glazed wall panels and new internal doors (proposed and existing cross sections) so we can understand the impact on historic fabric.

APPLICANT RESPONSE

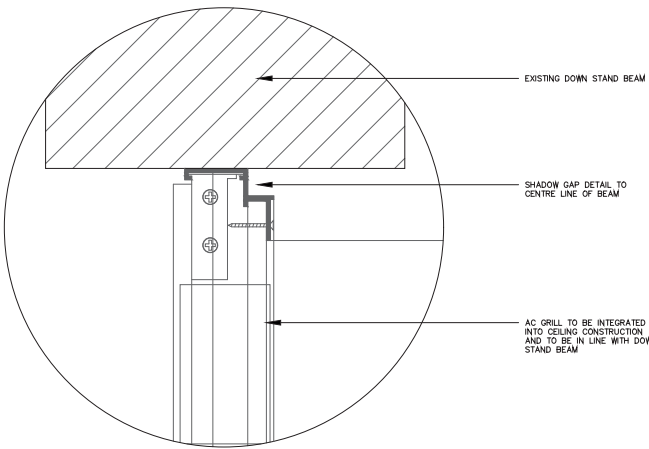
The glazed wall panels are proposed to interface in the same way as other partitions. The central set of glazed panels interface with the bulkhead rather than the ceiling coffer to further ensure a satisfactory condition. Additional drawings are to be supplied of proposed elevations.



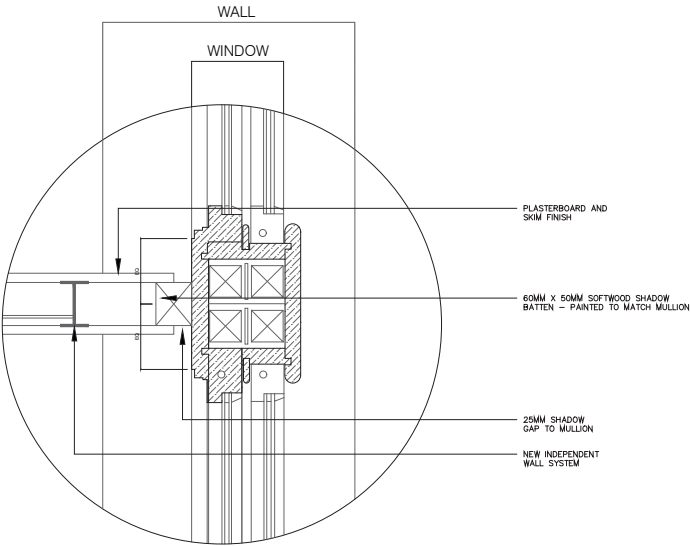
TYPICAL SECTION A-A @ 1:50



DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COIVING



DETAIL 1 - PLASTERBOARD WALL MEETING EXISTING COIVING



DETAIL 1 - PLASTERBOARD WALL MEETING LARGE MULLION (PLAN)

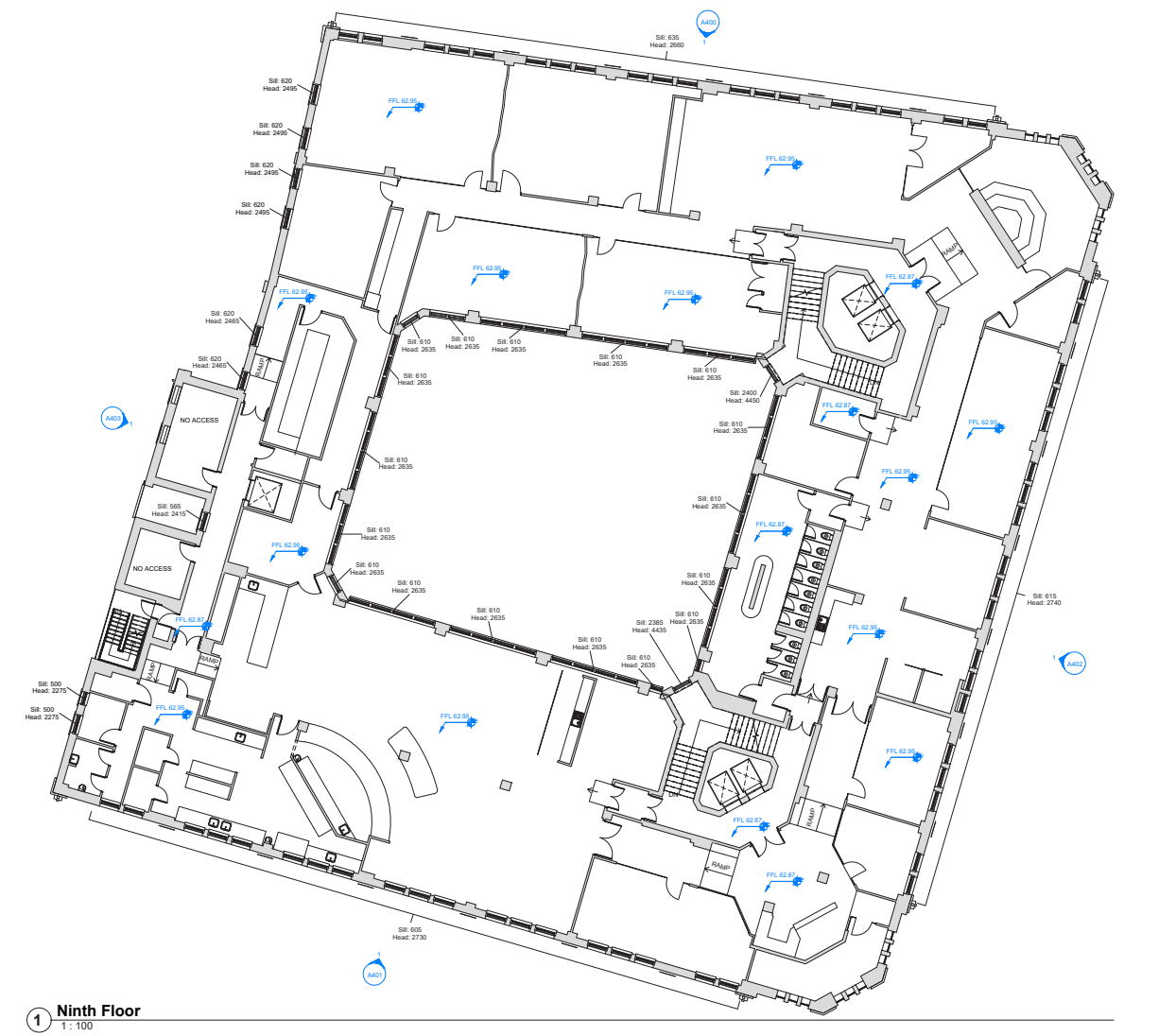
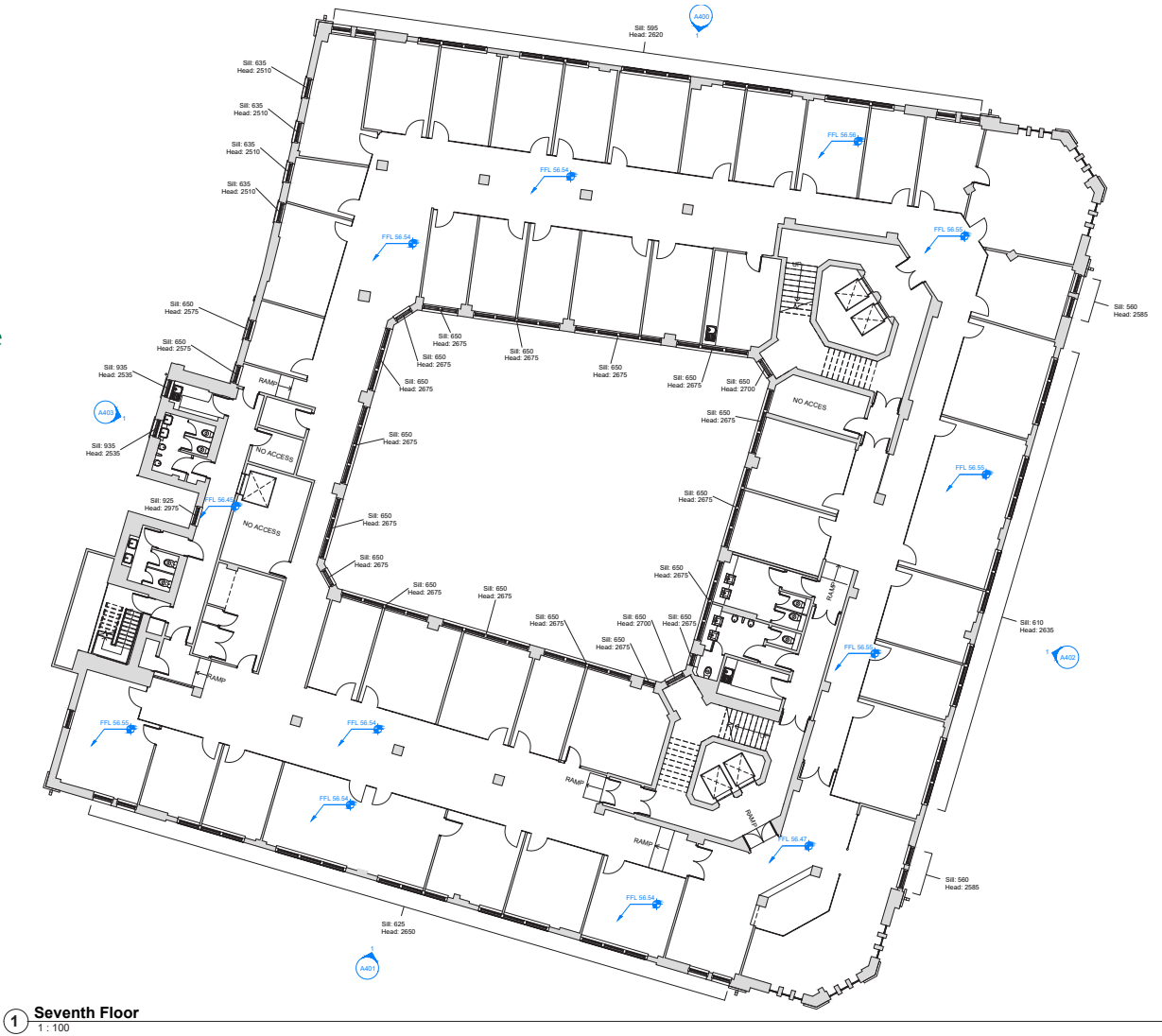
14. LEVEL 7 AND 9

MCC COMMENT

The existing and proposed level 7 and 9 do not appear to be a correct representation of the existing and/or proposed floorplans.

APPLICANT RESPONSE

Would be good to clarify this comment further, as we still don't quite understand the query. Level 7 and 9 are currently very subdivided based on tenant fitout.



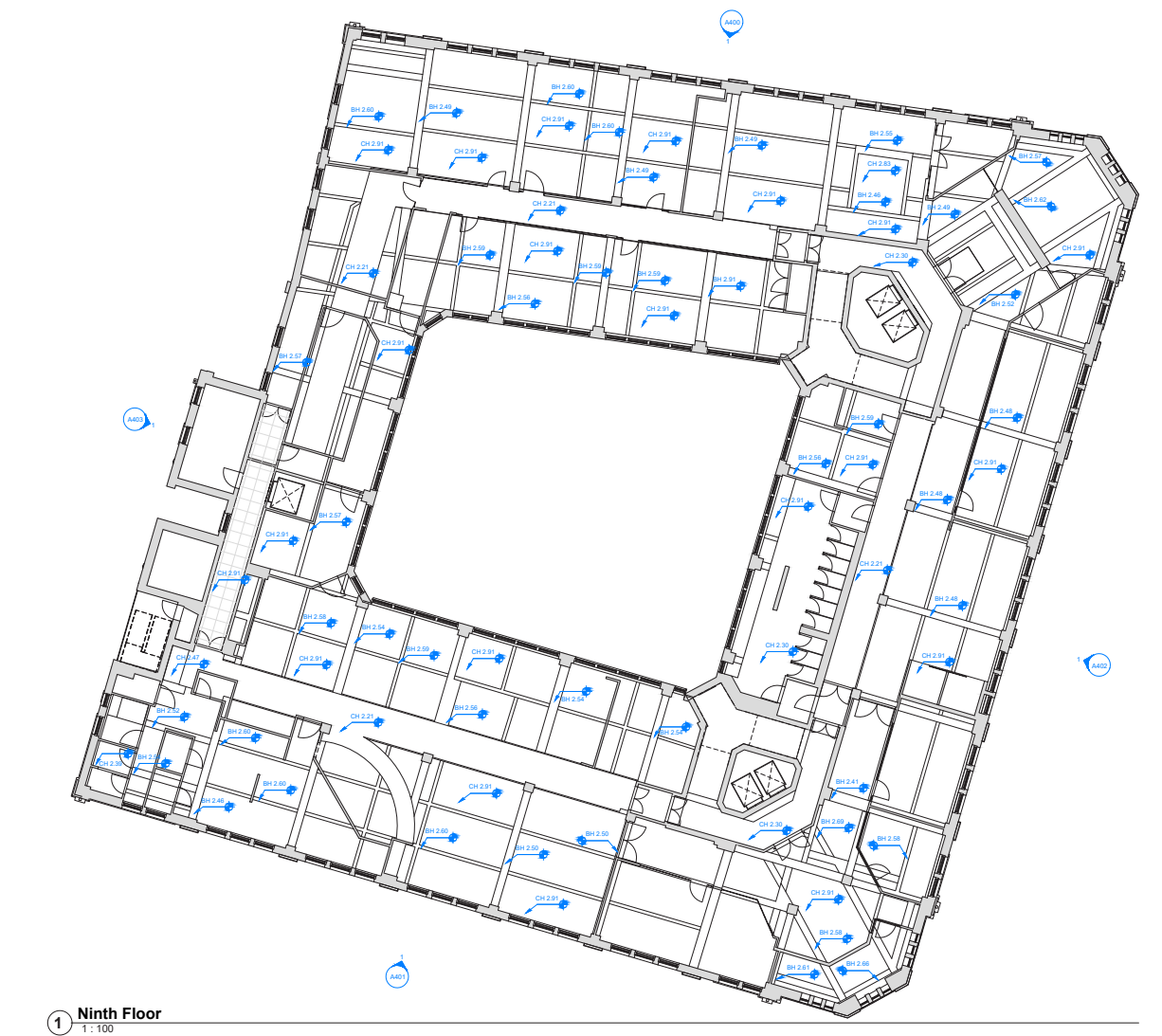
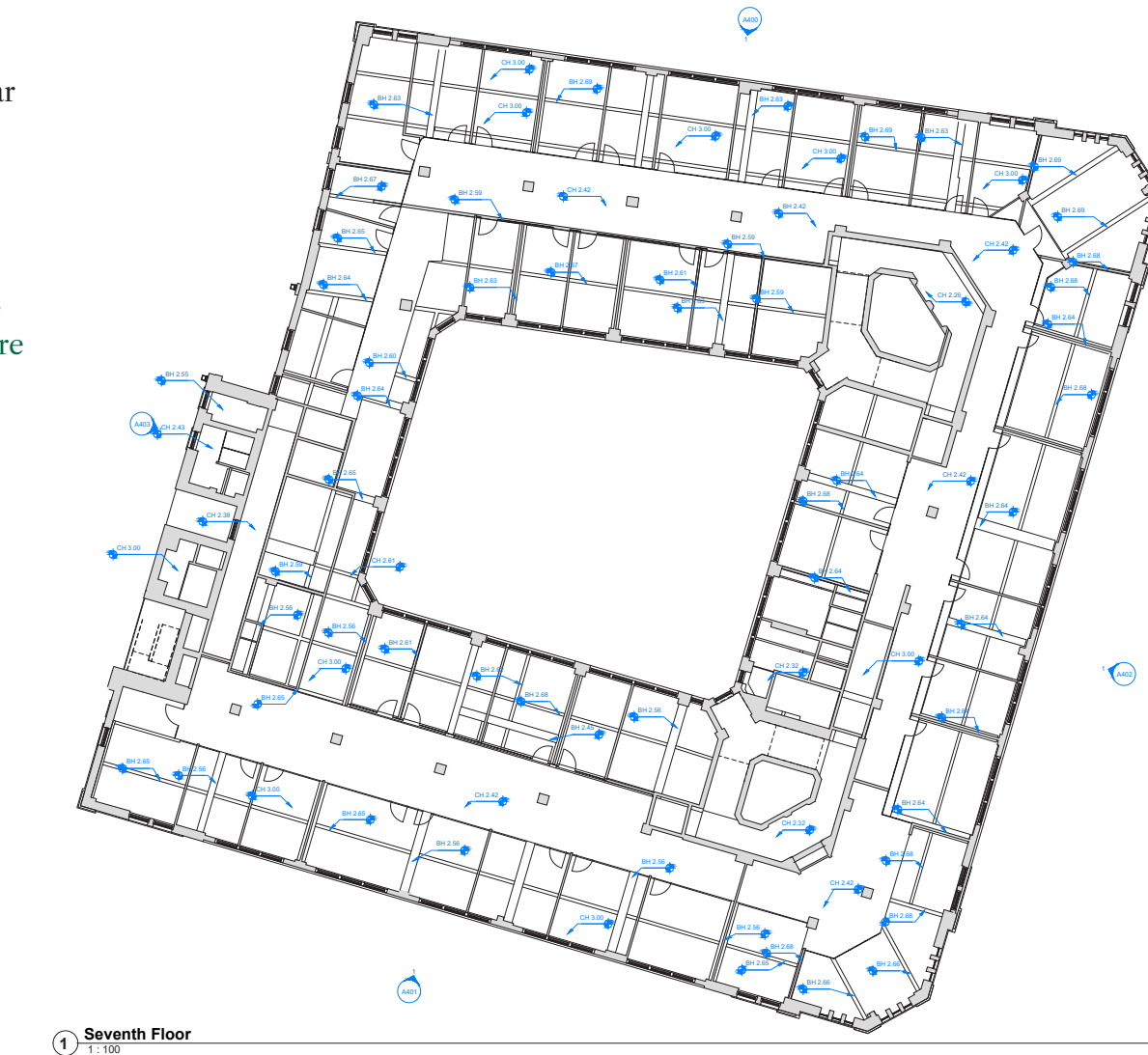
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APPLICANT RESPONSE

Would be good to clarify this comment further, as we still don't quite understand the query. Level 7 and 9 are currently very subdivided based on tenant fitout.



15. SECONDARY GLAZING COLOUR

MCC COMMENT

The colour of the paintwork for the secondary glazing should be informed by a paint analysis.

APPLICANT RESPONSE

Happy for this to be conditioned if necessary, but looking at archive photos it suggests the windows have always been white.



16. CEILING TYPES

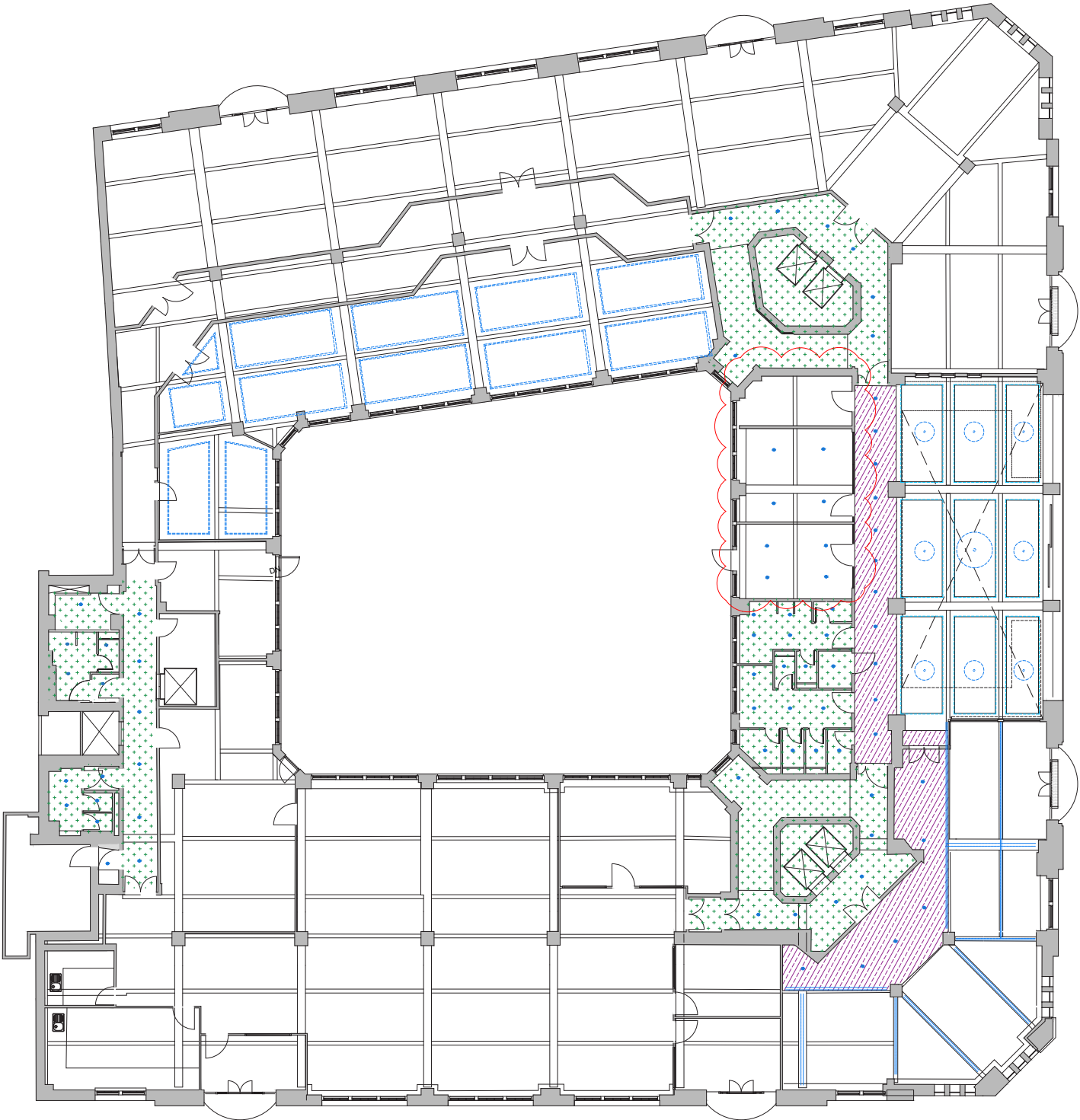
MCC COMMENT

We need to review the most recent ceiling plans.
The previous information did not show the areas of the existing suspended ceilings across the interior of Sunlight House and therefore it has not been possible to review whether the proposed changes would be better or worse than the current situation.

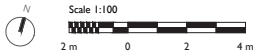
APPLICANT RESPONSE

We believe this has now been responded to - all comments noted on the additional information required and areas that were mislabeled.

All have been agreed with aside from necessity of maintaining dropped ceiling in WC core.

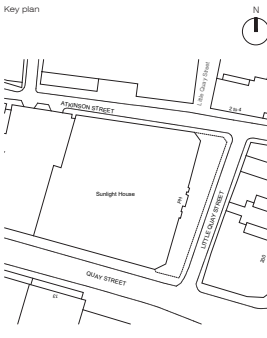


LEVEL 01



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- Drawing key
- Existing exposed coffers. Make good and redecorate
 - Dropped plasterboard bulkhead
 - Plasterboard soffit
 - Under Coffer suspended track light
 - Coffer suspended light
 - Downlight
 - Recessed linear light
 - Lighting to bulkhead and plasterboard soffit is indicative only. Locations and fittings to be developed
 - Feature pendants

Rev	Date	Description	Drawn	Checked
Rev0	30/03/2023	Planning	JW	LS
Rev1	03/02/2023	Planning	JW	LS

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KINRISE (SUNLIGHT) LTD

Project
SUNLIGHT HOUSE

Drawing Title
Proposed Reflected Ceiling Plan - Level 01

Job number	Sheet Size	Scale @ A1	Scale @ A3
126	A1	1:100	1:200

Issue status
PLANNING

Drawing number
SLH-ANO-P0-01-DR-A-05201 P1

16. CEILING TYPES

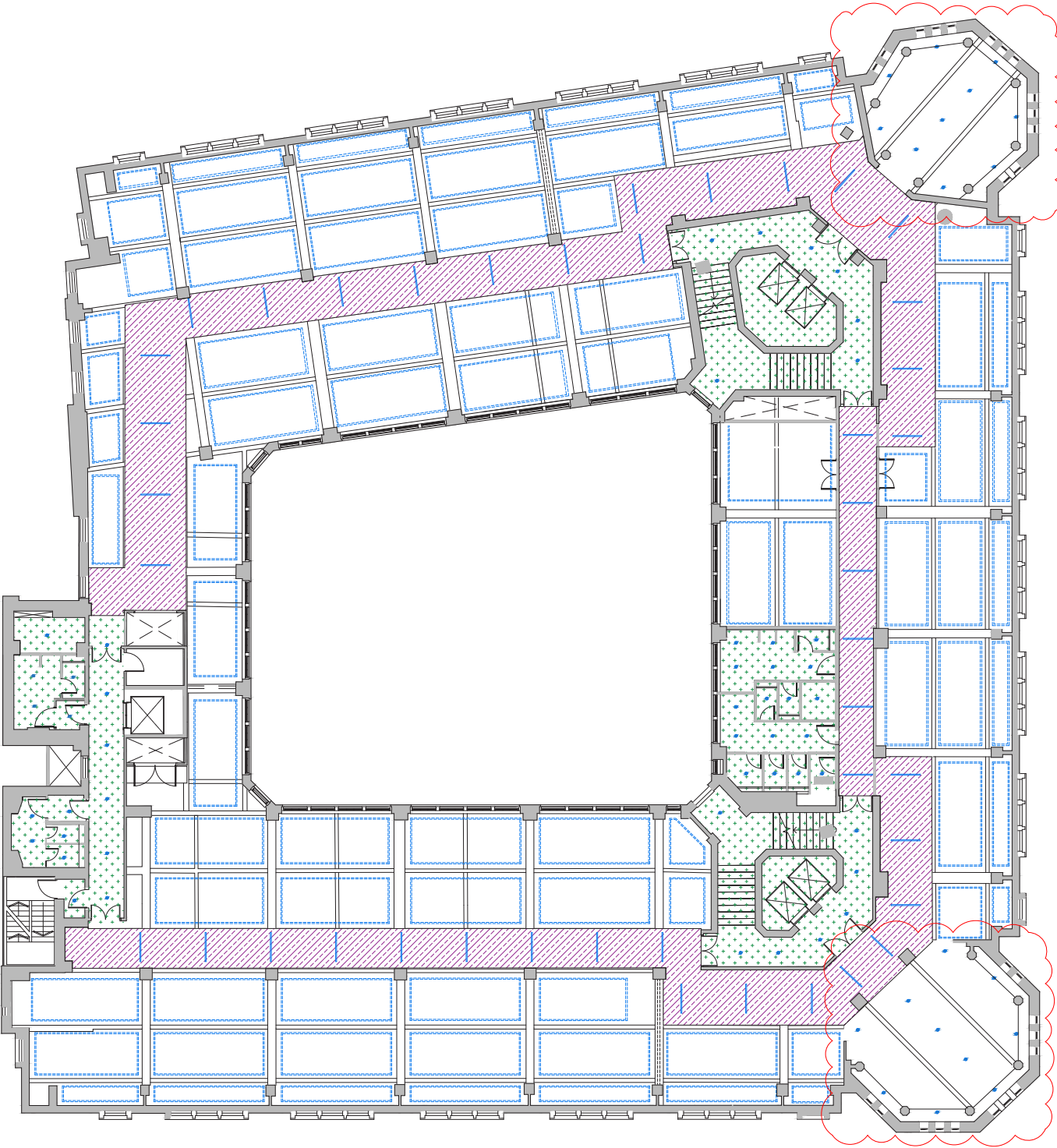
MCC COMMENT

We need to review the most recent ceiling plans. The previous information did not show the areas of the existing suspended ceilings across the interior of Sunlight House and therefore it has not been possible to review whether the proposed changes would be better or worse than the current situation.

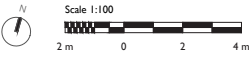
APPLICANT RESPONSE

We believe this has now been responded to - all comments noted on the additional information required and areas that were mislabeled.

All have been agreed with aside from necessity of maintaining dropped ceiling in WC core.



LEVEL 10

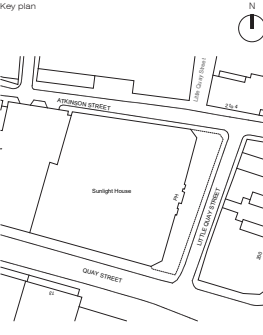


A1 sheet size

A

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- Drawing key
- Existing exposed coffers. Make good and redecorate
 - Dropped plasterboard bulkhead
 - Plasterboard soffit
 - Coffer suspended light
 - Downlight
 - Recessed linear light
- Lighting to bulkhead and plasterboard soffit is indicative only. Locations and fittings to be developed

Rev	Date	Description	Drawn	Checked
R01	03/02/2023	Planning	JW	LS
R02	04/02/2023	Planning	JW	LS

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Project
SUNLIGHT HOUSE

Drawing Title
Proposed Reflected Ceiling Plan - Level 10

Job number	Sheet Size	Scale @ A1	Scale @ A3
126	A1	1:100	1:200

Issue status
PLANNING

Drawing number
SLH-ANO-P0-10-DR-A-05210 P1

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16. CEILING TYPES

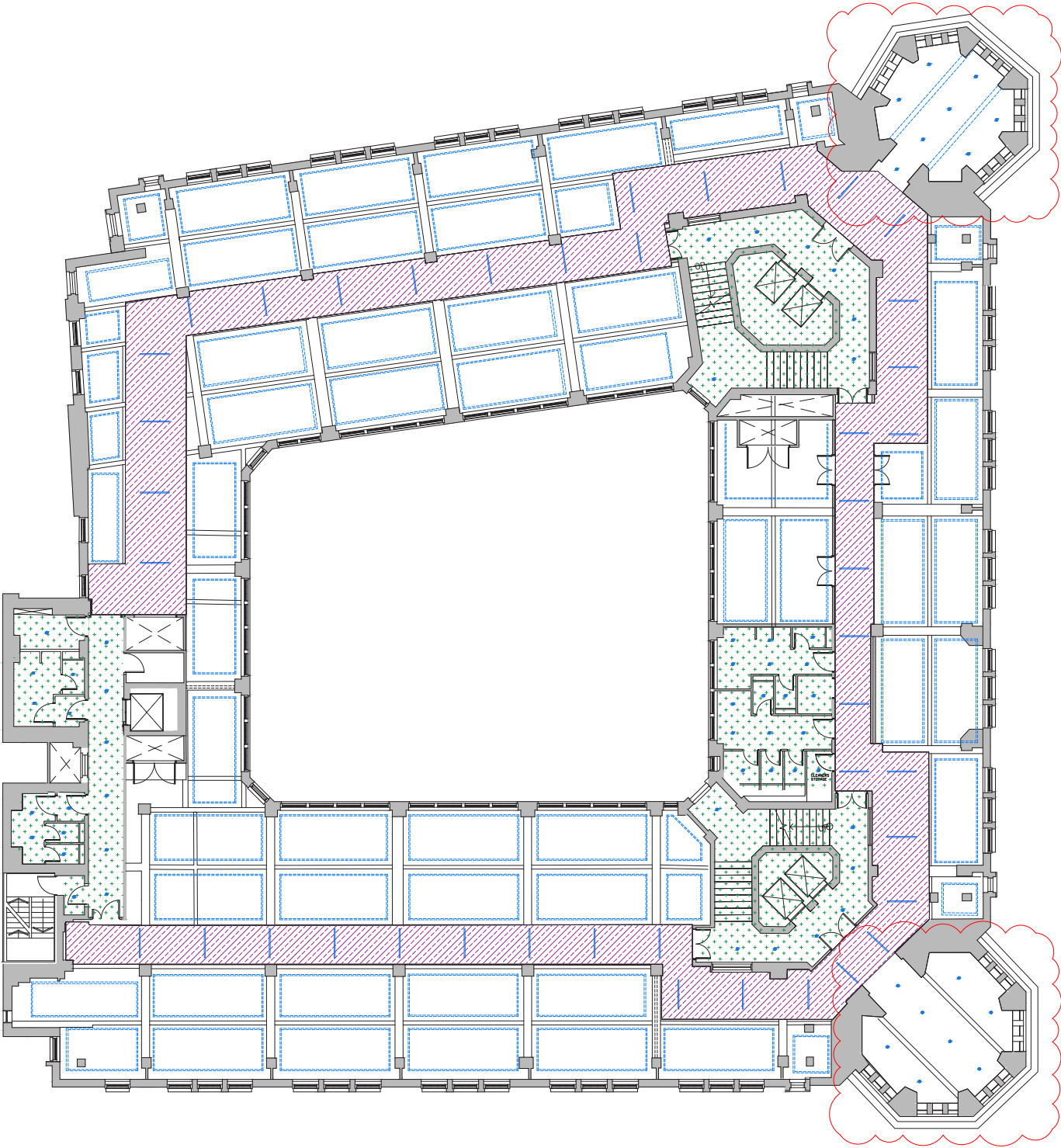
MCC COMMENT

We need to review the most recent ceiling plans. The previous information did not show the areas of the existing suspended ceilings across the interior of Sunlight House and therefore it has not been possible to review whether the proposed changes would be better or worse than the current situation.

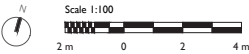
APPLICANT RESPONSE

We believe this has now been responded to - all comments noted on the additional information required and areas that were mislabeled.

All have been agreed with aside from necessity of maintaining dropped ceiling in WC core.



LEVEL 11

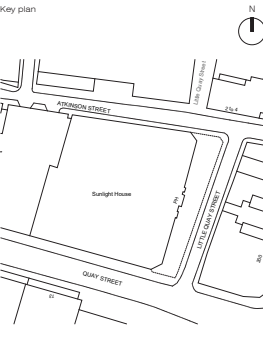


A1 sheet size

A

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- Drawing key
- Existing exposed coffers. Make good and redecorate
 - Dropped plasterboard bulkhead
 - Plasterboard soffit
 - Coffer suspended light
 - Downlight
 - Recessed linear light
- Lighting to bulkhead and plasterboard soffit is indicative only. Locations and fittings to be developed

Rev	Date	Description	Drawn	Checked
R01	03/02/2023	Planning	JW	LS
R02	04/02/2023	Planning	JW	LS

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Project
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Drawing Title
Proposed Reflected Ceiling Plan - Level 11

Job number	Sheet Size	Scale @ A1	Scale @ A3
126	A1	1:100	1:200

Issue status
PLANNING

Drawing number
SLH-ANO-P0-11-DR-A-05211 P1

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16. CEILING TYPES

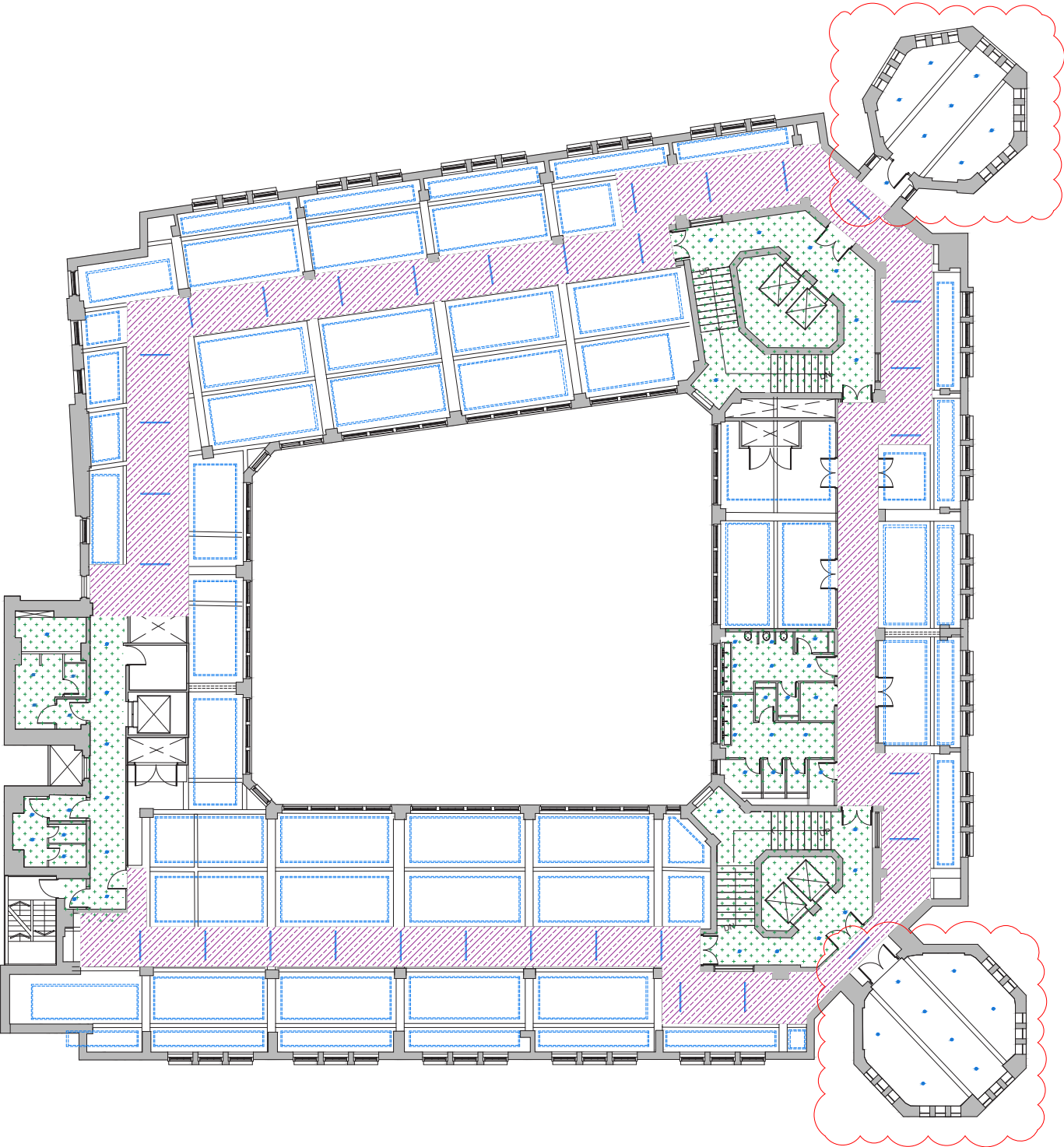
MCC COMMENT

We need to review the most recent ceiling plans. The previous information did not show the areas of the existing suspended ceilings across the interior of Sunlight House and therefore it has not been possible to review whether the proposed changes would be better or worse than the current situation.

APPLICANT RESPONSE

We believe this has now been responded to - all comments noted on the additional information required and areas that were mislabeled.

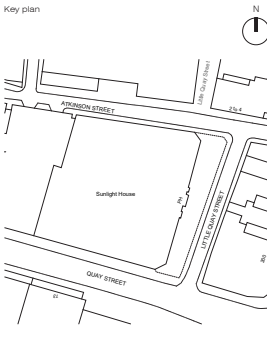
All have been agreed with aside from necessity of maintaining dropped ceiling in WC core.



LEVEL 12

ANOMLY

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- Drawing key
- Existing exposed coffers. Make good and redecorate
 - Dropped plasterboard bulkhead
 - Plasterboard soffit
 - Coffer suspended light
 - Downlight
 - Recessed linear light
- Lighting to bulkhead and plasterboard soffit is indicative only. Locations and fittings to be developed

Rev	Date	Description	Drawn	Checked
R02	30/03/2023	Planning	JW	LS
R01	03/02/2023	Planning	JW	LS

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Project
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Drawing Title
Proposed Reflected Ceiling Plan - Level 12

Job number	Sheet Size	Scale @ A1	Scale @ A3
126	A1	1:100	1:200

Issue status
PLANNING

Drawing number
SLH-ANO-P0-12-DR-A-05212 P1

16. CEILING TYPES

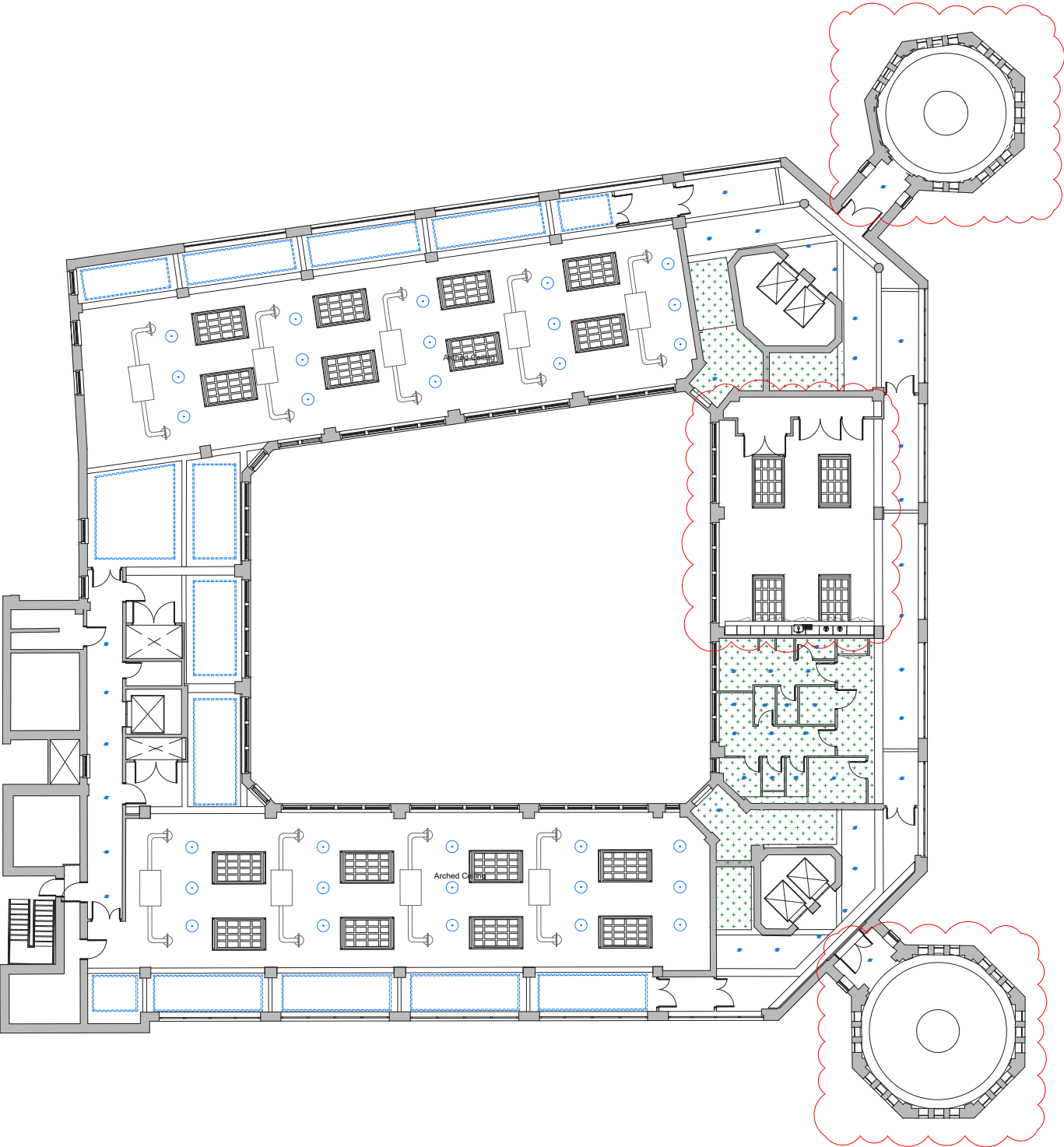
MCC COMMENT

We need to review the most recent ceiling plans. The previous information did not show the areas of the existing suspended ceilings across the interior of Sunlight House and therefore it has not been possible to review whether the proposed changes would be better or worse than the current situation.

APPLICANT RESPONSE

We believe this has now been responded to - all comments noted on the additional information required and areas that were mislabeled.

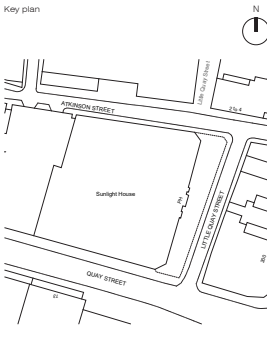
All have been agreed with aside from necessity of maintaining dropped ceiling in WC core.



LEVEL 13

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- Drawing key
- Existing exposed coffers. Make good and redecorate
 - Dropped plasterboard bulkhead
 - Plasterboard soffit
 - Coffer suspended light
 - Downlight
 - Recessed linear light
 - Lighting to bulkhead and plasterboard soffit is indicative only. Locations and fittings to be developed
 - Pendants

Rev	Date	Description	Drawn	Checked
R02	30/03/2023	Planning	JW	LS
R01	03/02/2023	Planning	JW	LS

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Drawing Title
Proposed Reflected Ceiling Plan - Level 13

Job number	Sheet Size	Scale @ A1	Scale @ A3
126	A1	1:100	1:200

Issue status
PLANNING

Drawing number
SLH-ANO-P0-13-DR-A-05213 P1

17. CEILING TYPES

MCC COMMENT

The M&E plans, however, indicates that the services and bulkhead would increase thereby not reducing the visual impact of the M&E. Plaster board dropped ceilings are evident (level 1) including to the offices above the reception. There also appears to be a plasterboard soffit to the reception and the corner rooms on the upper levels. There is also the opportunity to remove the bulkhead in the existing toilets throughout the building - where the suspended ceiling conflicts with original windows.

APPLICANT RESPONSE

As previous comment.

Within the reception we are utilising a bulkhead to conceal services to avoid significant dropped ceilings across the entire space.

We have discussed the toilets on site and the inclusion of a dropped ceiling is a better solution here given the number of extracts and pipework drops throughout this area.

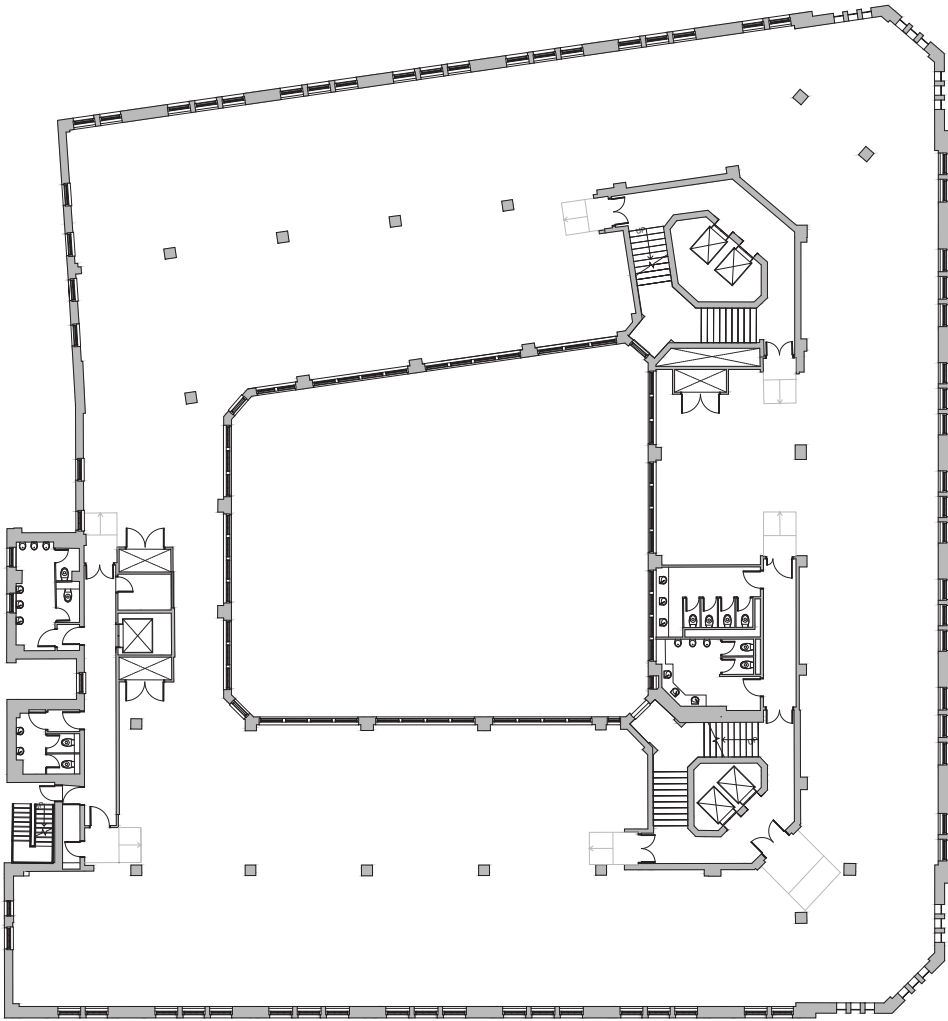
18. SERVICE RISERS

MCC COMMENT

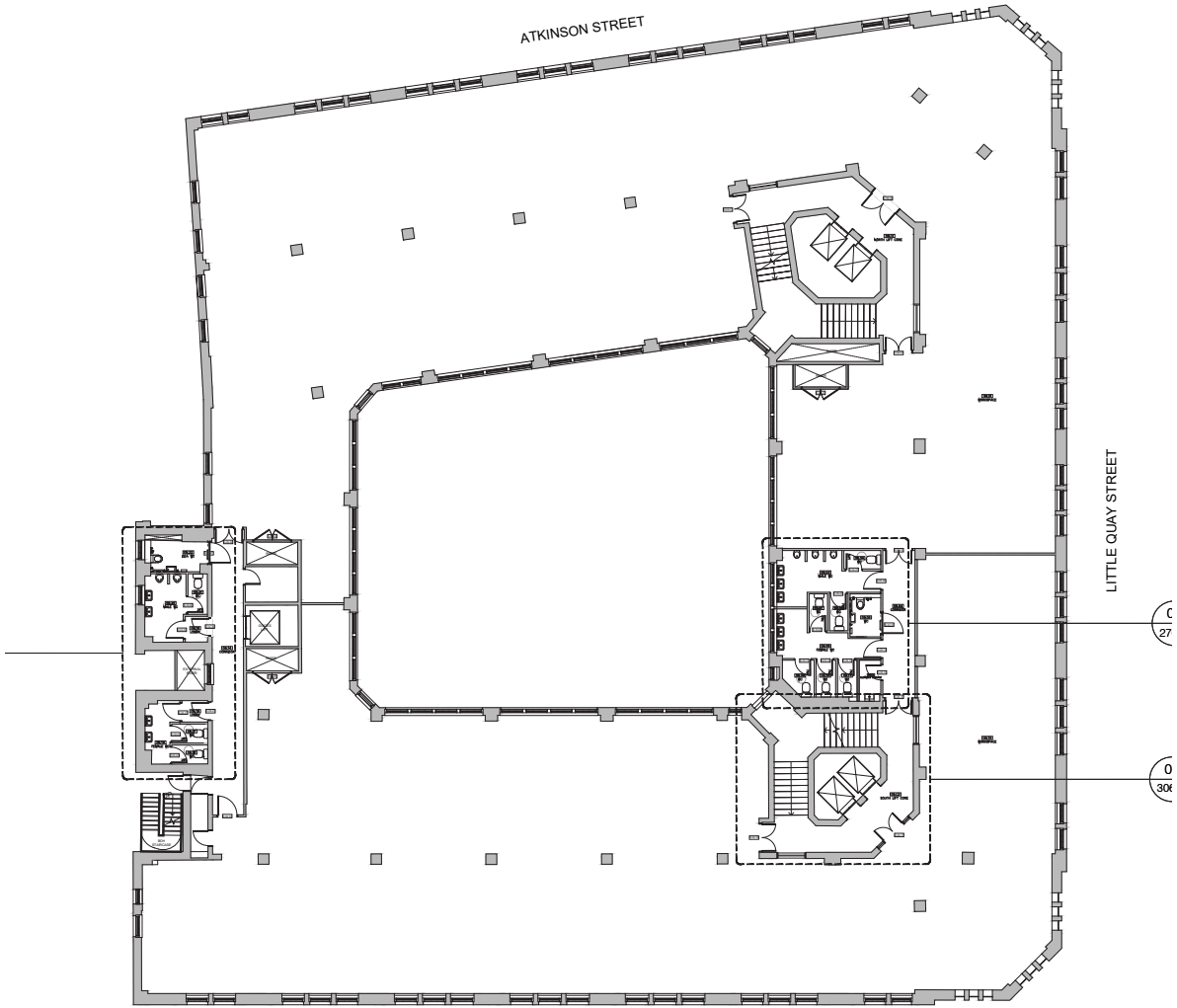
The service risers across the interior and the proposed works to the areas where existing service risers are to be removed needs to be better understood. Relevant cross sections, work specifications and photographs of the affected areas should be submitted. .

APPLICANT RESPONSE

Generally speaking the riser strategy looks to maintain and utilise existing risers where possible. In the areas where we are amending existing we would look to make good in a similar way to that was approved on level 8 previously.



LEVEL 08 - EXISTING



LEVEL 08 - PROPOSED

19. MEP ROUTING

MCC COMMENT

Further details of how the M&E would be routed and expressed in the internal spaces of the building needs to be submitted.

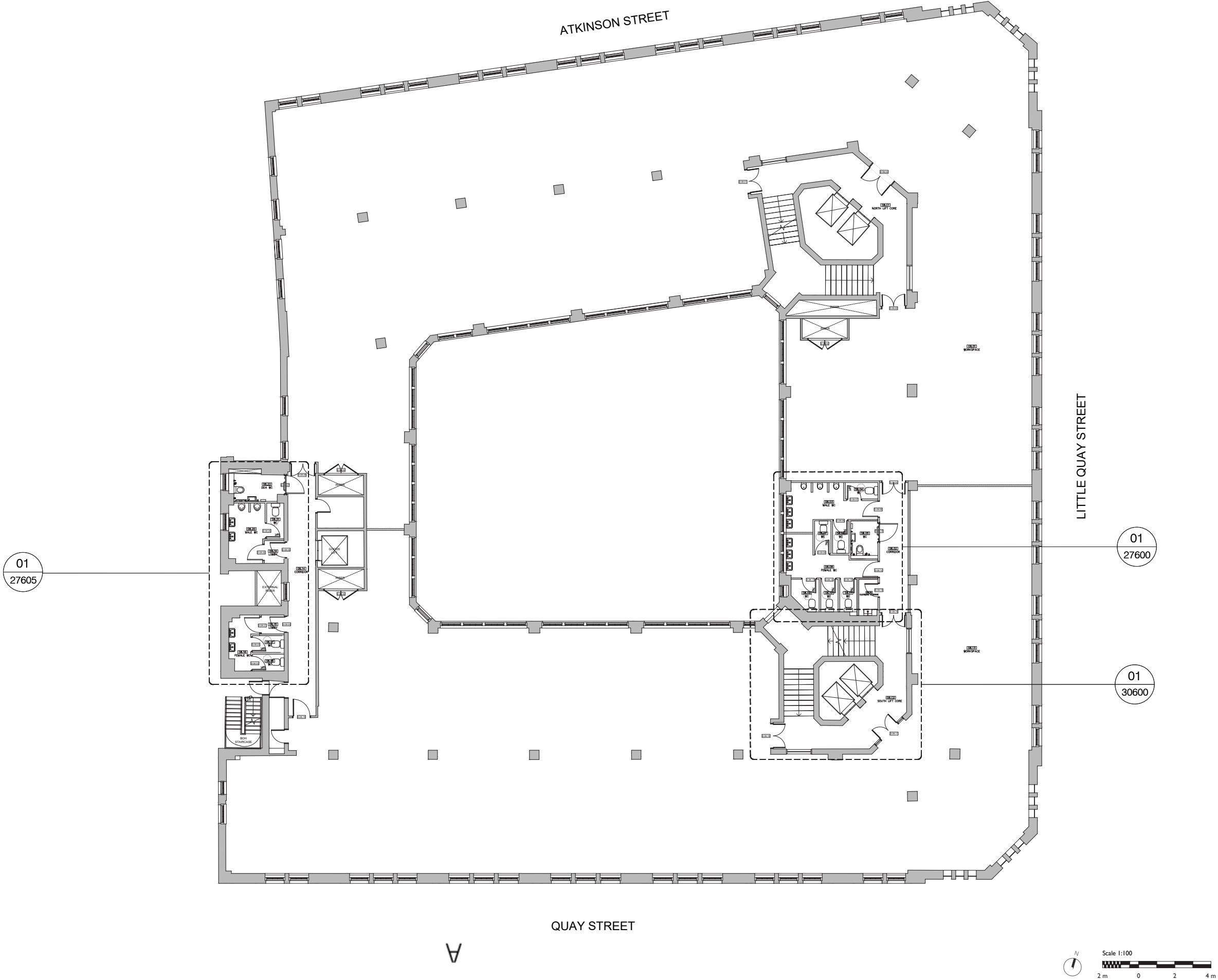
APPLICANT RESPONSE

We have carefully considered the minimal amount of routing around the office space to celebrate the existing features. We are confining all significant circulation to the central bulkhead with FCU and pipework contained within the bulkehad itself. Where there are no raised access floors we are transferring power and data through trays aligned with the coffer details to perimeter trunking around the floorplate. We have sense checked this with Cat-B layouts to ensure this works in both conditions. Where raised access floor already exists on site the transfer of MEP is less of a concern.

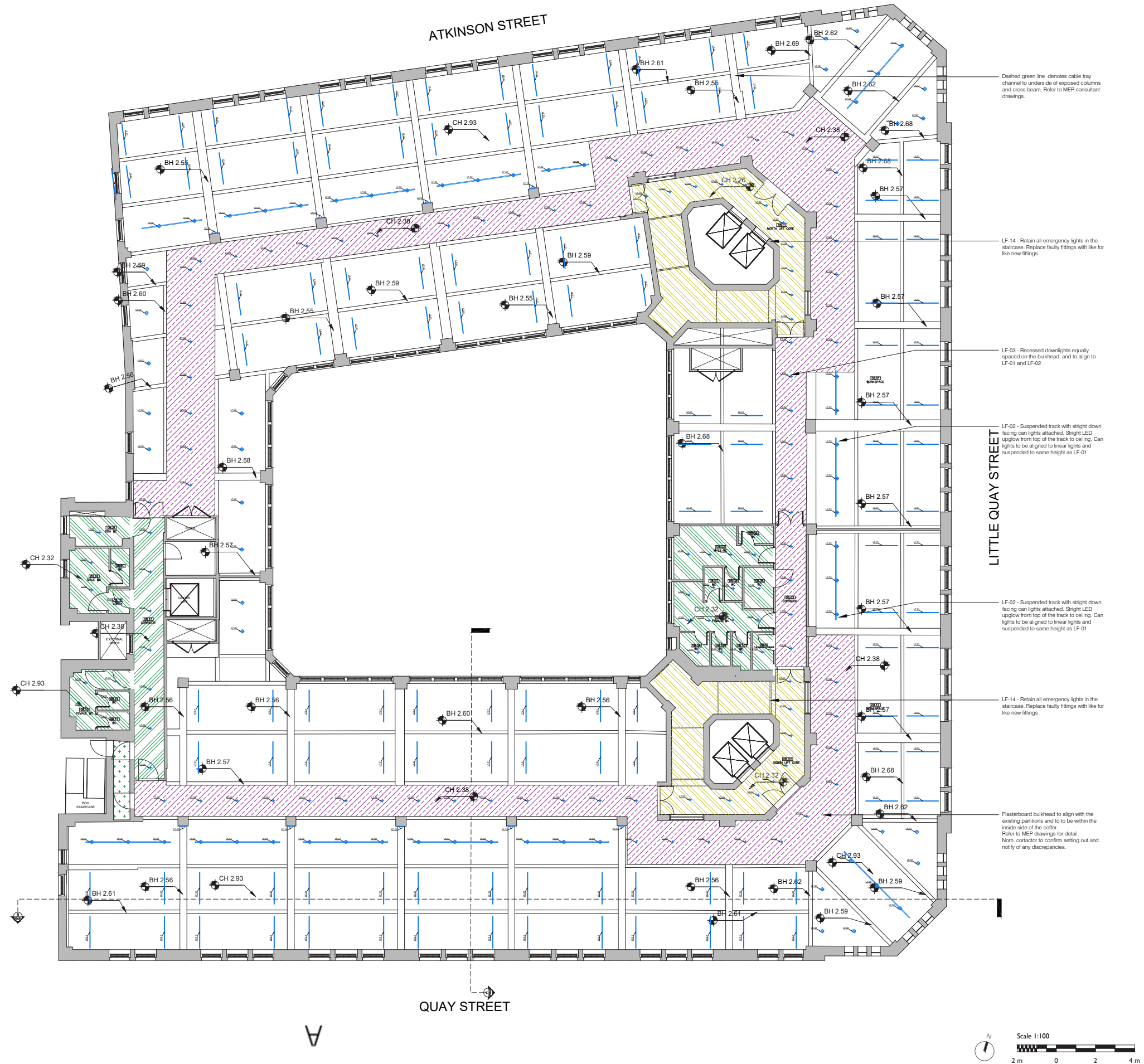




TYPICAL OFFICE GA



TYPICAL OFFICE RCP



20. REPAIRS TO WINDOWS

MCC COMMENT

Repairs to the windows can be agreed by way of condition.

APPLICANT RESPONSE

Noted.

21. RECEPTION PARTITION

MCC COMMENT

The introduction of the new partition to separate the cafe from the circulation area would detract from the stone archway and affect the openness of the space. The partition appears to cut crudely across the existing ceiling features. Can we look at this on our site visit?

APPLICANT RESPONSE

The rear partition is introduced for two primary reasons:

- 1. It acts in place of the fire curtains within the reception space to divide the staircase exit and the proposed cafe unit
- 2. As a secure line between the two demises.

Our proposal looks to celebrate the stone archway by opening up the currently exit only door to the corner of Quay and Little Quay Streets which allows for the stone detailing to be appreciated 'head on.'

Furthermore the partition is proposed to be of high architectural quality to ensure a positive visual contribution to the overall space.

The indicative visual facing demonstrates how this would become a powerful part of this arrival. (note CGI is indicative only and any fitout of this area would be subject to separate application and/or part of upcoming wider ground floor application)



21. RECEPTION PARTITION

MCC COMMENT

The introduction of the new partition to separate the cafe from the circulation area would detract from the stone archway and affect the openness of the space. The partition appears to cut crudely across the existing ceiling features. Can we look at this on our site visit?

APPLICANT RESPONSE

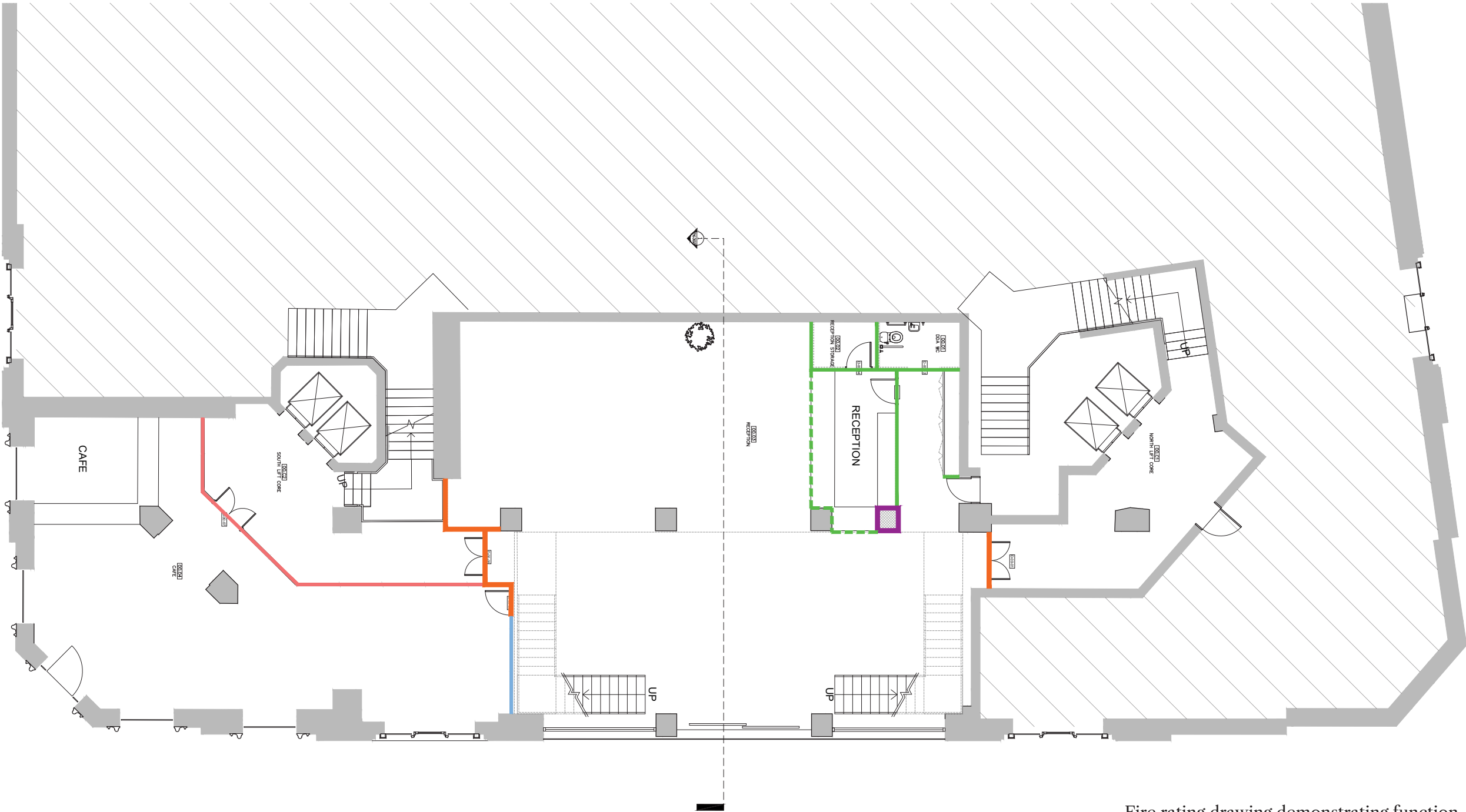
The rear partition is introduced for two primary reasons:

- 1. It acts in place of the fire curtains within the reception space to divide the staircase exit and the proposed cafe unit
- 2. As a secure line between the two demises.

Our proposal looks to celebrate the stone archway by opening up the currently exit only door to the corner of Quay and Little Quay Streets which allows for the stone detailing to be appreciated 'head on.'

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The indicative visual facing demonstrates how this would become a powerful part of this arrival. (note CGI is indicative only and any fitout of this area would be subject to separate application and/or part of upcoming wider ground floor application)



Fire rating drawing demonstrating function of wall and pocket doors in similar way to the north-eastern corner of the building.

22. FIRST FLOOR PARTITION + LAYOUT

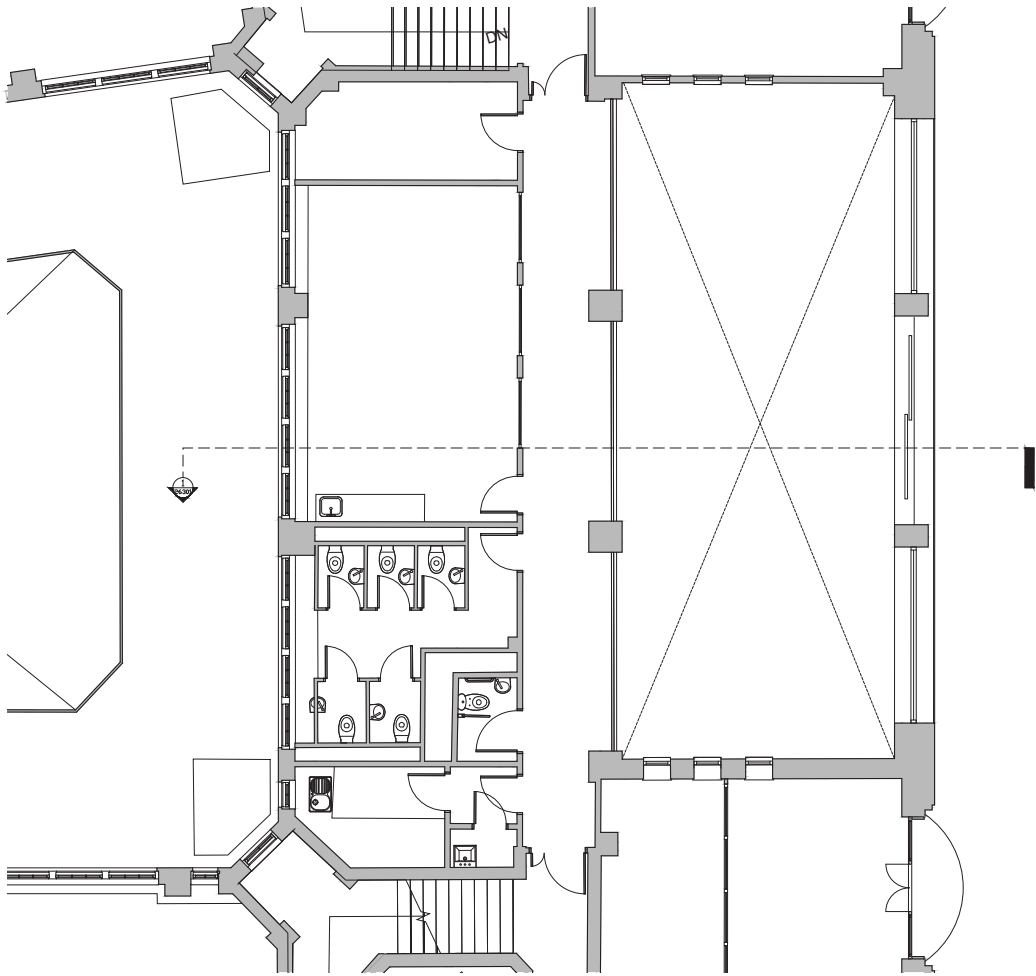
MCC COMMENT

The proposed floorplan of the section of mezzanine above the grand entrance would fail to remove the incongruous modern subdivision of the original window frame. It would add another partition to the existing window frame. This needs to be reviewed again including whether the existing mullion subdivision should be removed with new partitions accommodated to the existing pillars. The kitchen unit in the proposed corridor should be relocated to allow a better appreciation of the entrance into the lightwell.

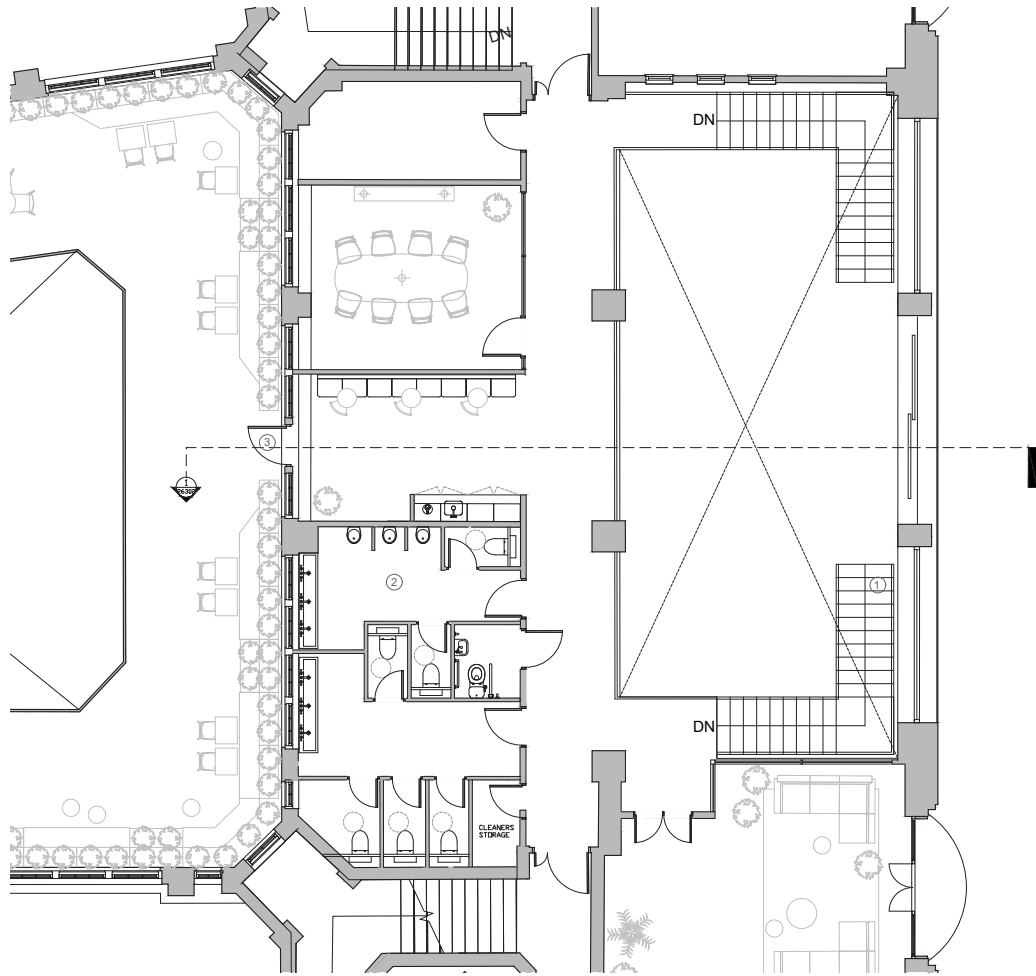
APPLICANT RESPONSE

We are limited somewhat by the existing back of house room extents which is serving in-situ tenants throughout the works.

While we have introduced a partition to form the meeting room, we feel this is balanced with the positive contribution of introducing the access door to the external space. We have also placed the partition here as it will be perceived as a central door internally with a window either side - given the sash sets are 4 windows currently (please see images overleaf)



LEVEL 01 - EXISTING



LEVEL 01 - PROPOSED

22. FIRST FLOOR PARTITION + LAYOUT



22. FIRST FLOOR PARTITION + LAYOUT



22. FIRST FLOOR PARTITION + LAYOUT



22. FIRST FLOOR PARTITION + LAYOUT



22. FIRST FLOOR PARTITION + LAYOUT



23. LEVEL 13 SUBDIVISION

MCC COMMENT

Can you provide further commentary for this works including justification for subdivision at the lower levels due to a need to create smaller unit when this floor provides smaller floor plates because of the wall to the corridor.

APPLICANT RESPONSE

Additional leasing agent commentary has been provided on the feedback regarding the floor lettability. The main issue stemming from a U shaped floorspace internally with no subdivisions not requiring an external corridor, with the narrow space difficult to use or envision using.

Following further discussion with Officers and the client team it is now proposed that the corridor wall remains in-situ.

The key steps we are proposing:

- opening up the historic shelving to the corridor by removing the plasterboard covering
- seeking permission to re-introduce dividing walls to create smaller units along historic lines (aligned with structure - see overleaf)



LEVEL 13 - WITH THE WALL AND CORRIDOR
REMAINING IN SITU

23. LEVEL 13 SUBDIVISION

MCC COMMENT

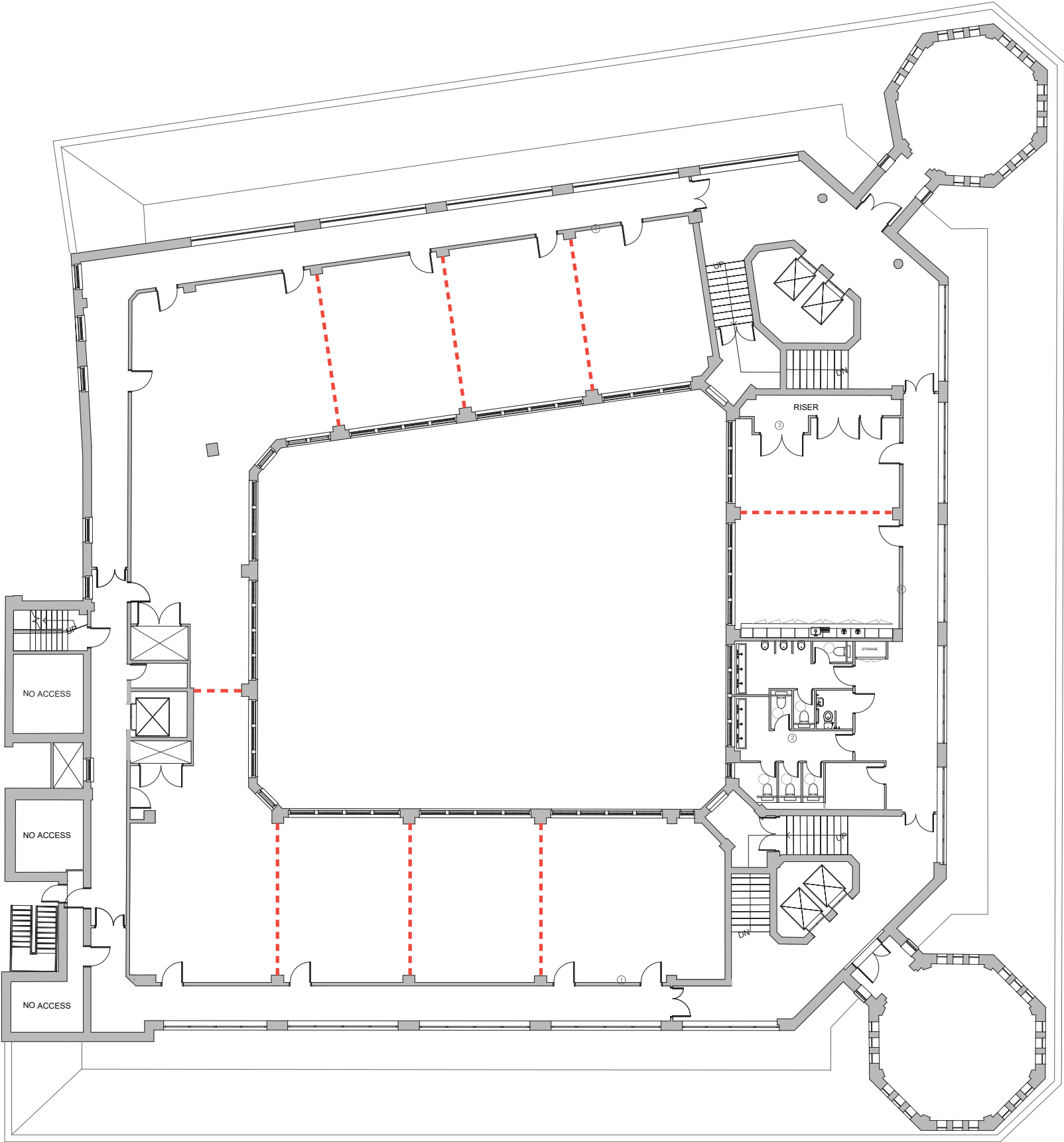
Can you provide further commentary for this works including justification for subdivision at the lower levels due to a need to create smaller unit when this floor provides smaller floor plates because of the wall to the corridor.

APPLICANT RESPONSE

Additional leasing agent commentary has been provided on the feedback regarding the floor lettability. The main issue stemming from a U shaped floorspace internally with no subdivisions not requiring an external corridor, with the narrow space difficult to use or envision using.

Example tenancy splits on a single floor using structural lines only. (dashed red lines)

Floor would be split into no more than 7 key tenancies with small meeting room/shared space/kitchen between main cores and rotunda meeting rooms.



A

23. LEVEL 13 SUBDIVISION

MCC COMMENT

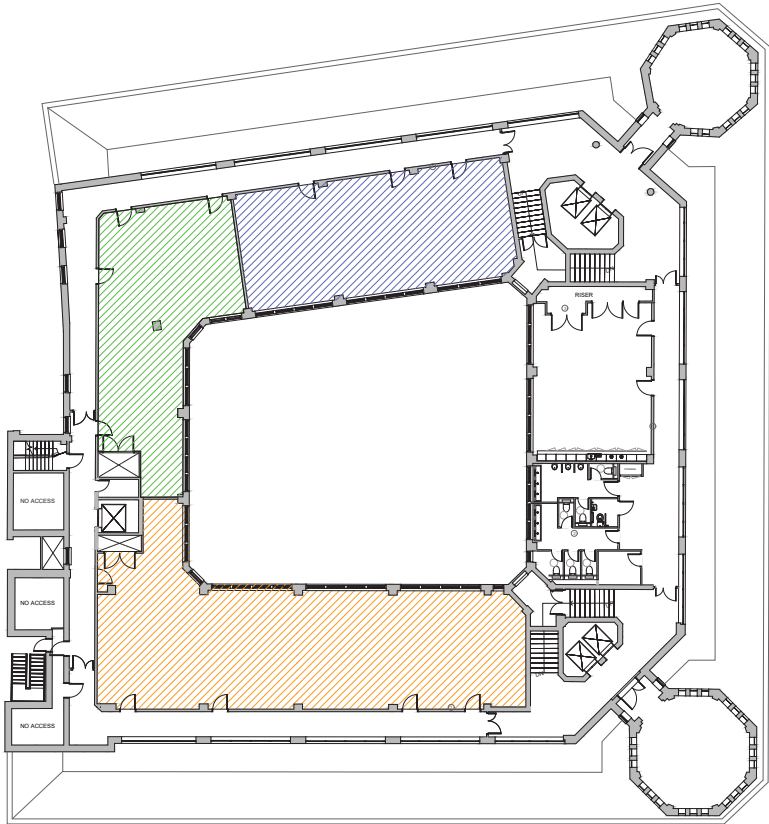
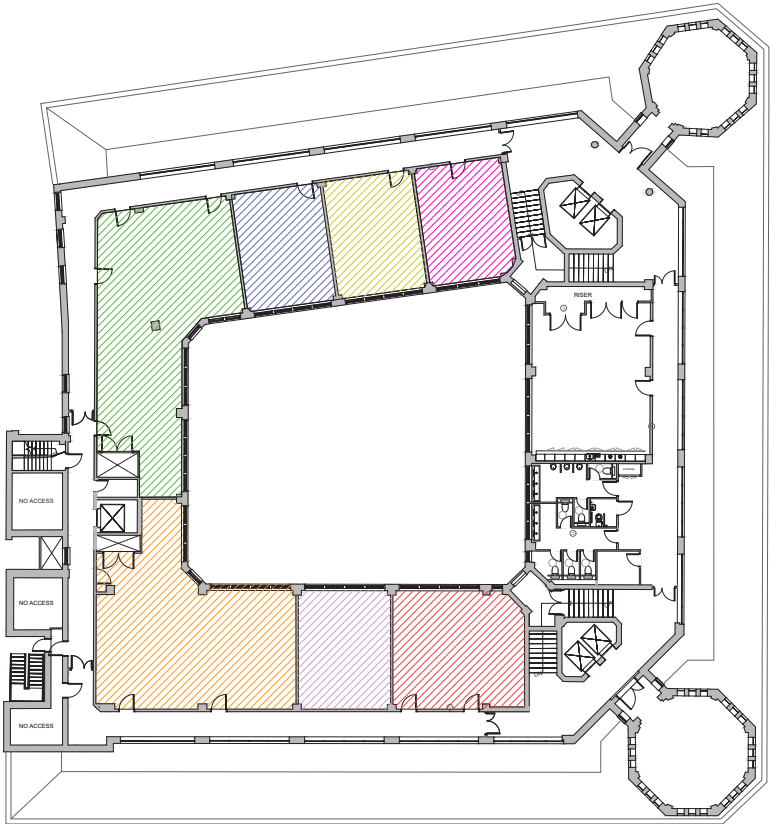
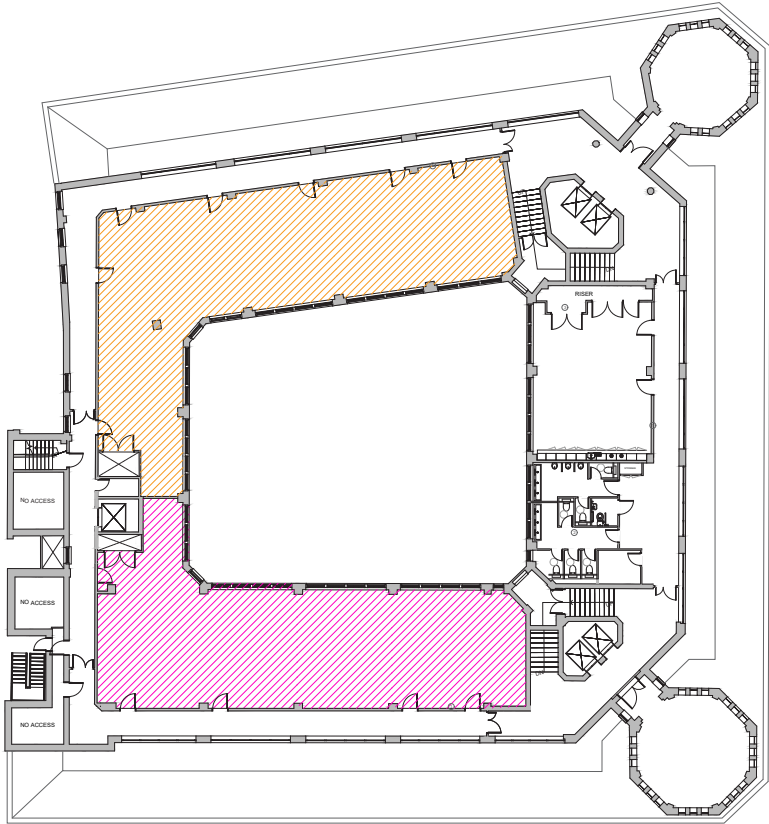
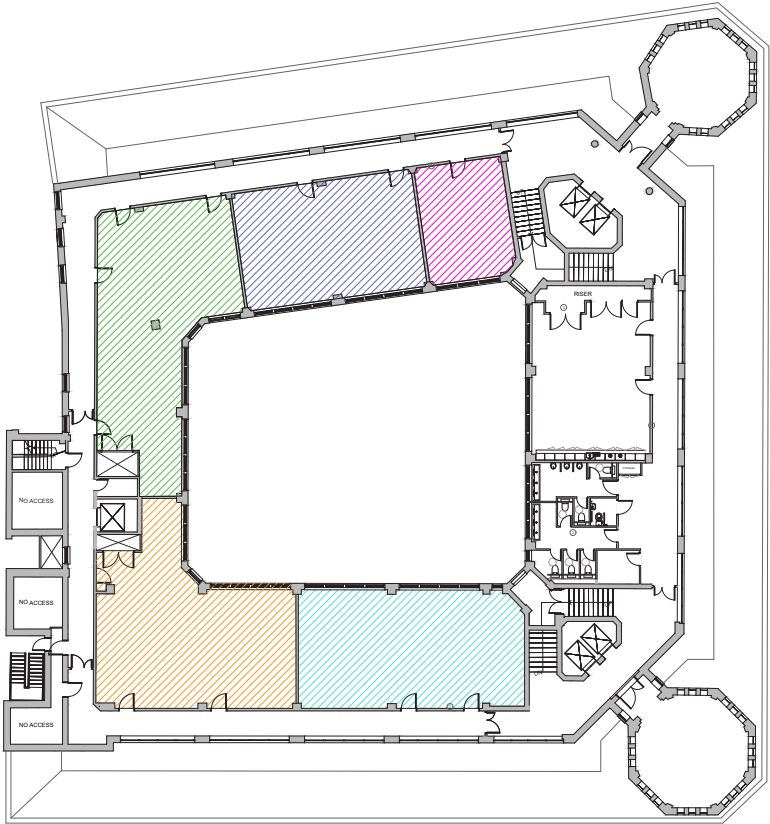
Can you provide further commentary for this works including justification for subdivision at the lower levels due to a need to create smaller unit when this floor provides smaller floor plates because of the wall to the corridor.

APPLICANT RESPONSE

Additional leasing agent commentary has been provided on the feedback regarding the floor lettability. The main issue stemming from a U shaped floorspace internally with no subdivisions not requiring an external corridor, with the narrow space difficult to use or envision using.

Example tenancy splits on a single floor using structural lines only. (dashed red lines)

Floor would be split into no more than 7 key tenancies with small meeting room/shared space/kitchen between main cores and rotunda meeting rooms.



24. LEVEL 13 PLANT ROOM RETURN TO OFFICE

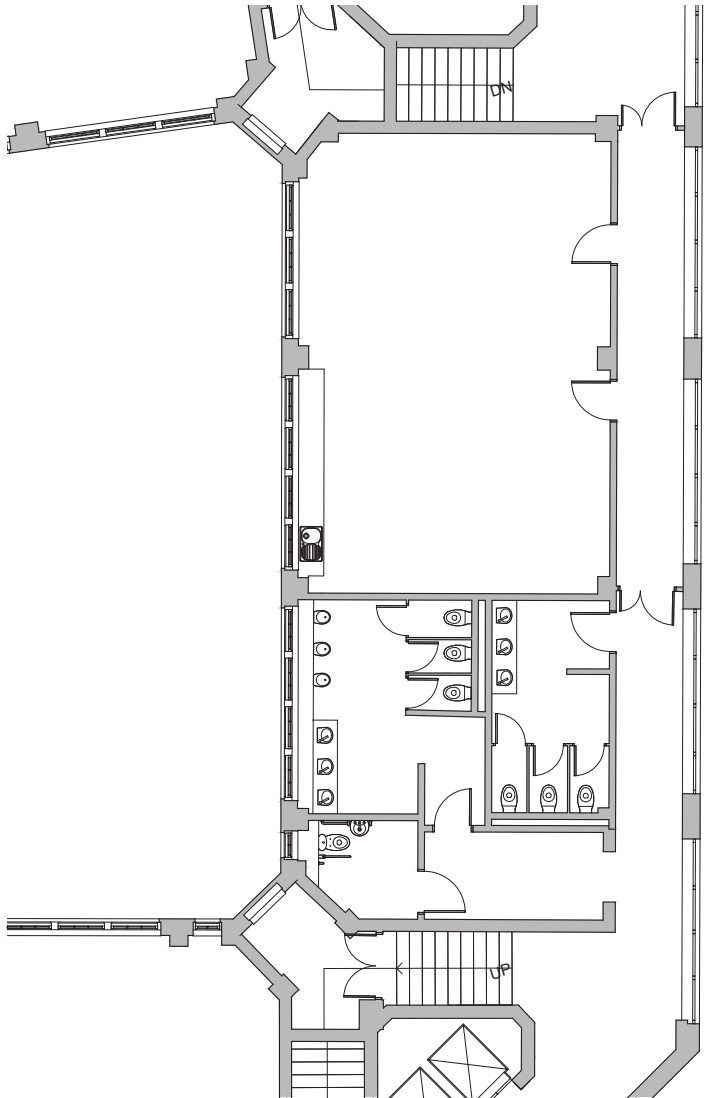
MCC COMMENT

The works to the plant and maintenance room appear to show new partitions that would cut across the window frames. A plasterboard soffit is also proposed which would block the impressive barrel vaulted ceilings and the skylight. The proposal needs to be amended in this regard. Further needs to the scope of the repair in this area needs to be provided to help justify the works. No details for instance have been provided with regards to unblocking covered rooflights and they are not shown on the reflected ceiling plans. Will the original cupboards in this area be reinstated?

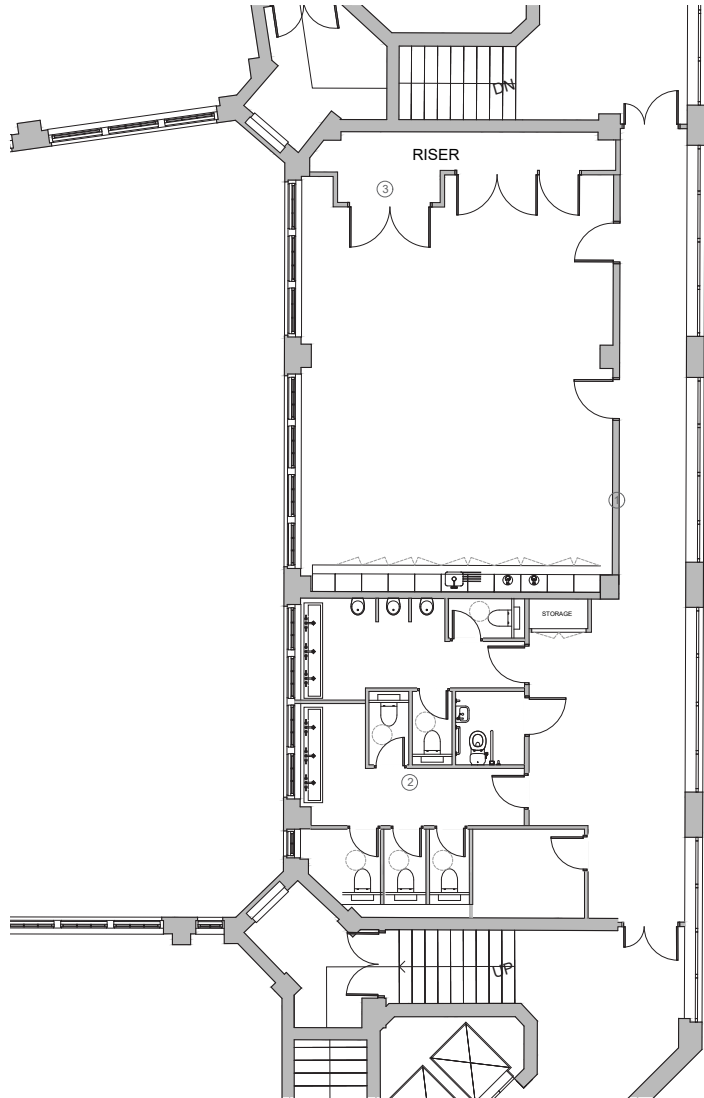
APPLICANT RESPONSE

We have now corrected our incorrectly labelled drawing and amended the drawings to pull the riser back from the window.

The windows are actually just dirty - we will need to consult with a specialist about the best way to clean these given limited access. We would welcome these works being conditioned if necessary.



LEVEL 13 - EXISTING



LEVEL 13 - PROPOSED

25. LEVEL 14 PLANT ROOM

MCC COMMENT

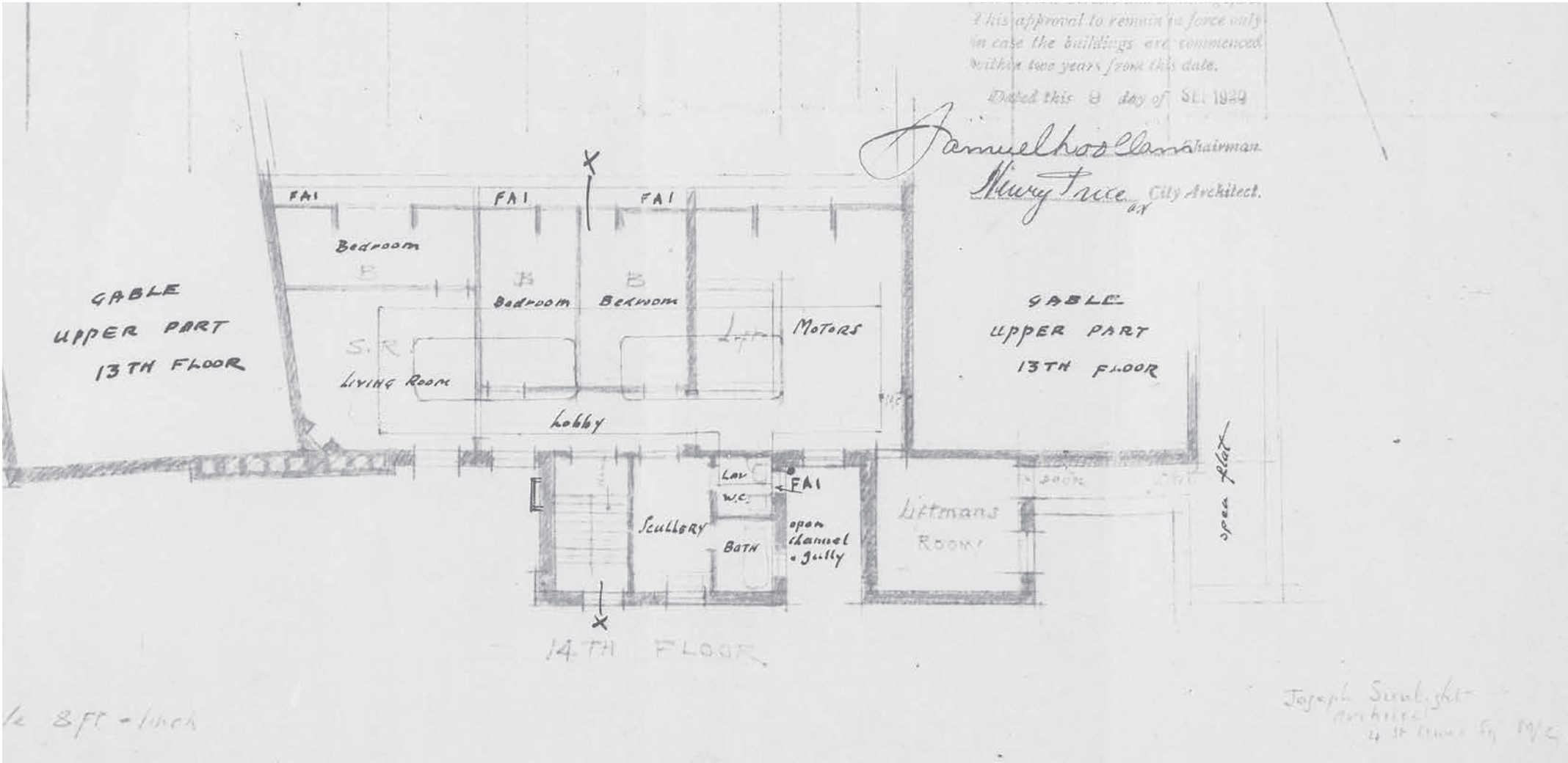
There is a dispute about the extent of original features in this space with elements of original floorplan, cornicing, window surrounds, parquet floor and white glazed tiles all evident in this space. Indeed, the photograph show the parquet floor largely intact. It is accepted that most of the partitions are modern but reflect the original subdivision. To that end the removal of the partitions would cause a degree of harm. Did you undertake a options analysis to look at alternative locations of the plant before deciding of this area? We would like to explore with you whether more of the original layout could be retained including partitions and repair and reinstatement of features such as the floor, ceilings, stairs, metal work and handrails.

APPLICANT RESPONSE

The challenge we face in this area is the balance between access, maintenance and heritage. We discussed on site that this area was weighed up against the level 13 space as potential on site plant space, with this area deemed more appropriate due to its condition, inaccessibility and already housing significant lift and heating plant in the area.

We have assessed against original drawings and it appears that the partitions have at some point been amended (this is backed up by the downstand beam in the photo and RCP survey)

We could explore leaving the flooring in-situ - where possible but there will need to be a making good due to safety concerns. Regarding the partitions it would be helpful to understand whether a small downstand remaining would suffice given the large scale of equipment required in here and potential maintenance issues.



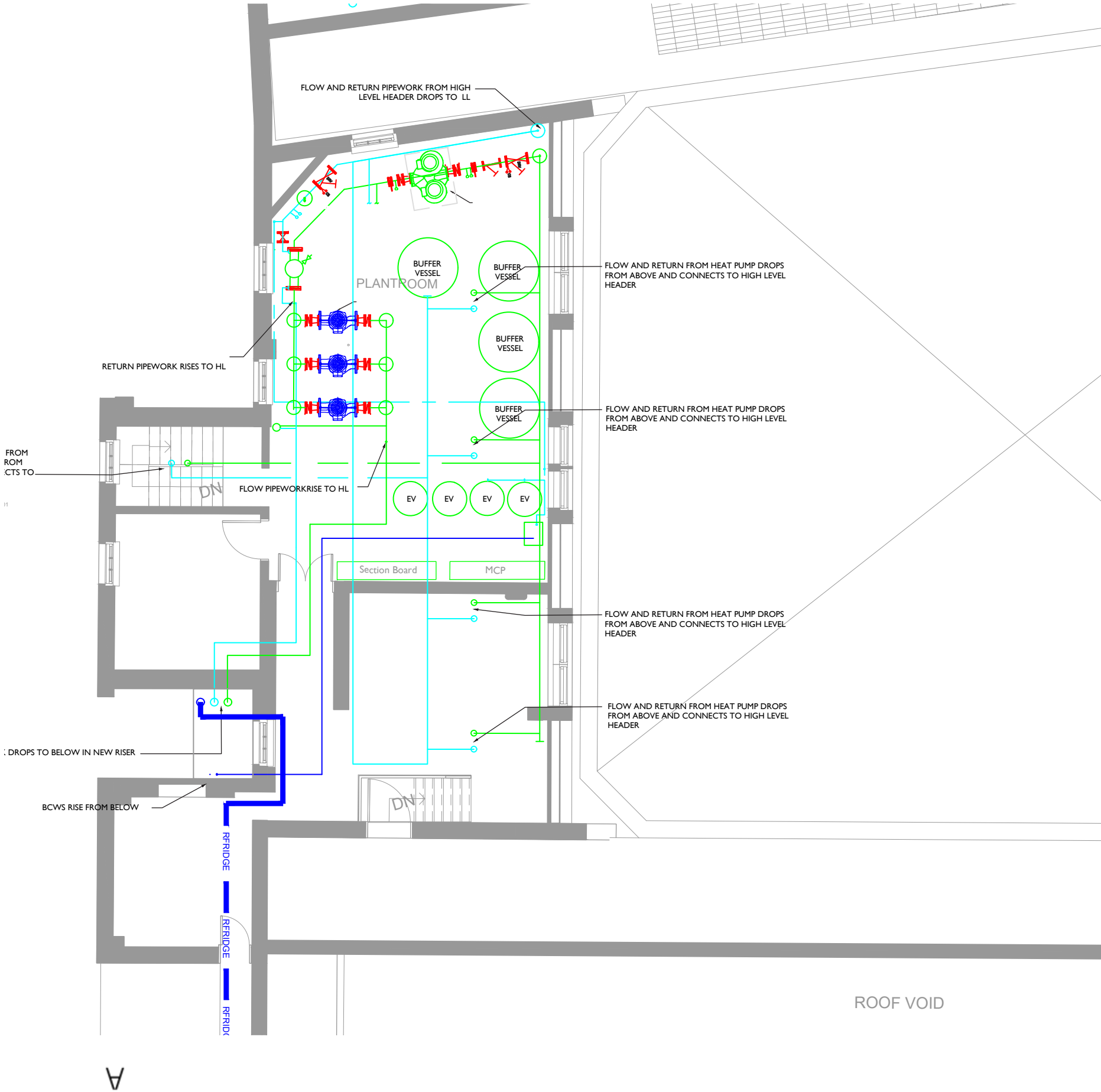
25. LEVEL 14 PLANT ROOM

MCC COMMENT

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APPLICANT RESPONSE

In this diagram, the scale and size of proposed equipment is visible. Maintaining the small doorways and non original wall presents a problem for installation and maintenance of this kit.



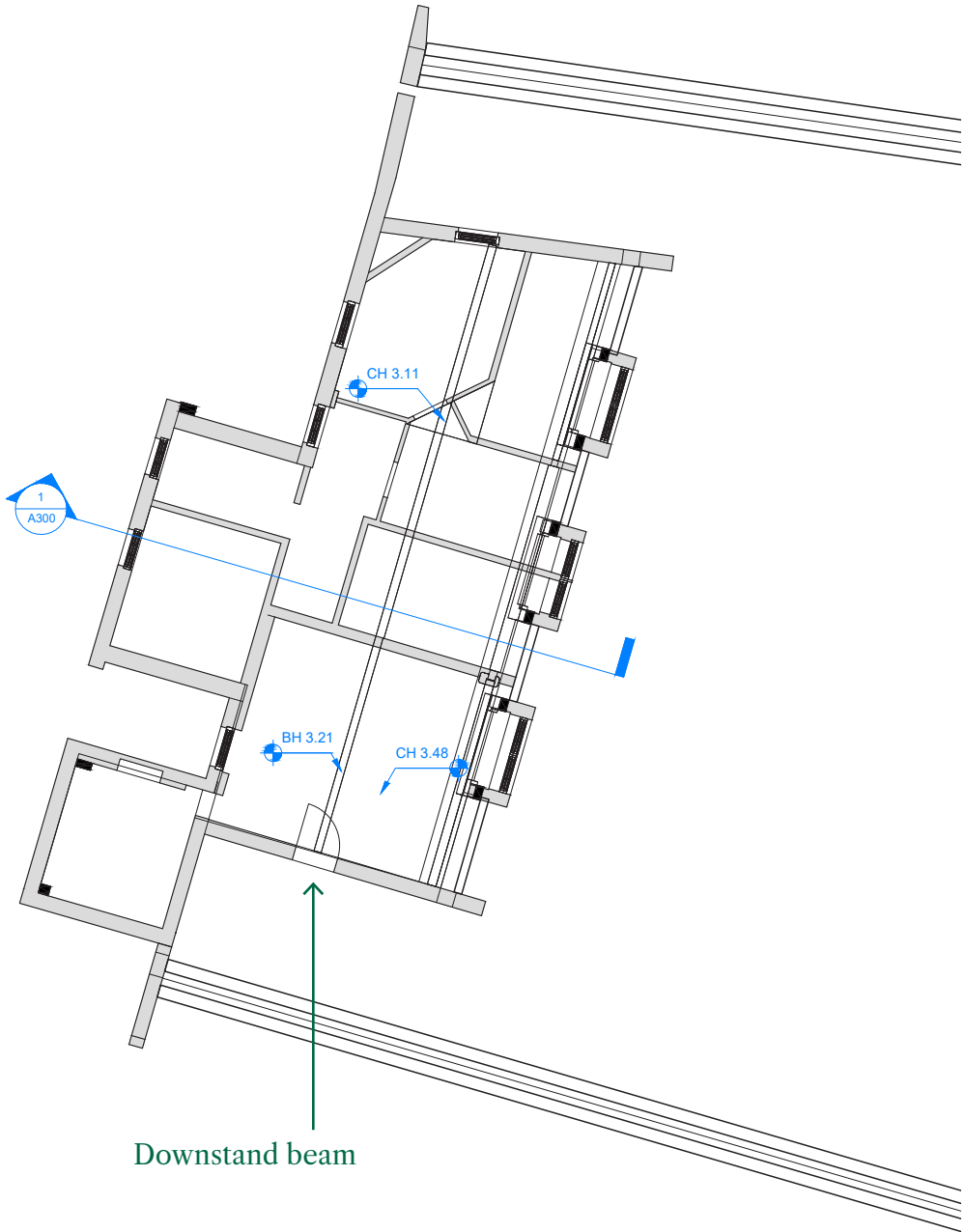
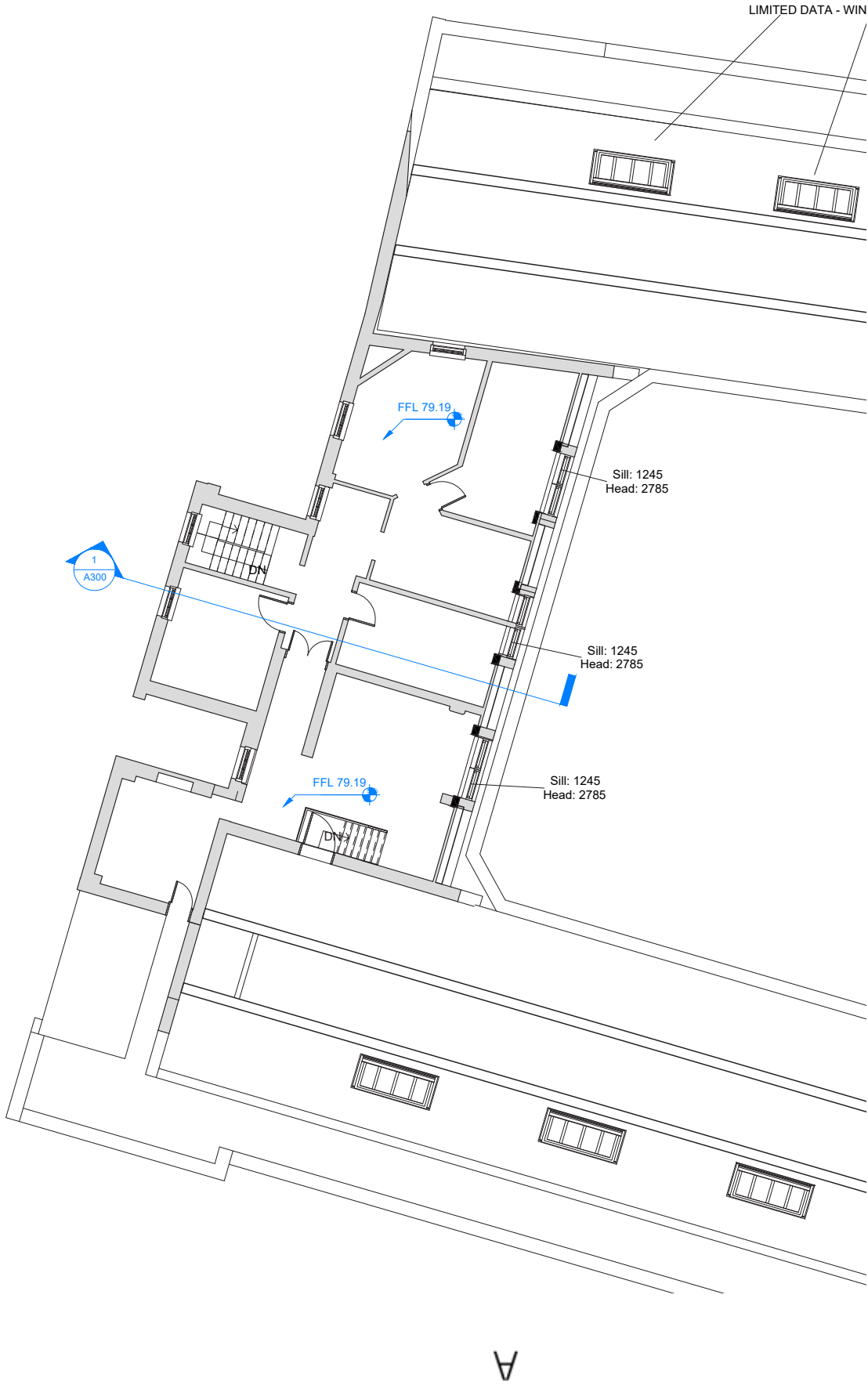
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APPLICANT RESPONSE

Note on the facing RCP survey the misalignment between the downstand beam and the wall layout.



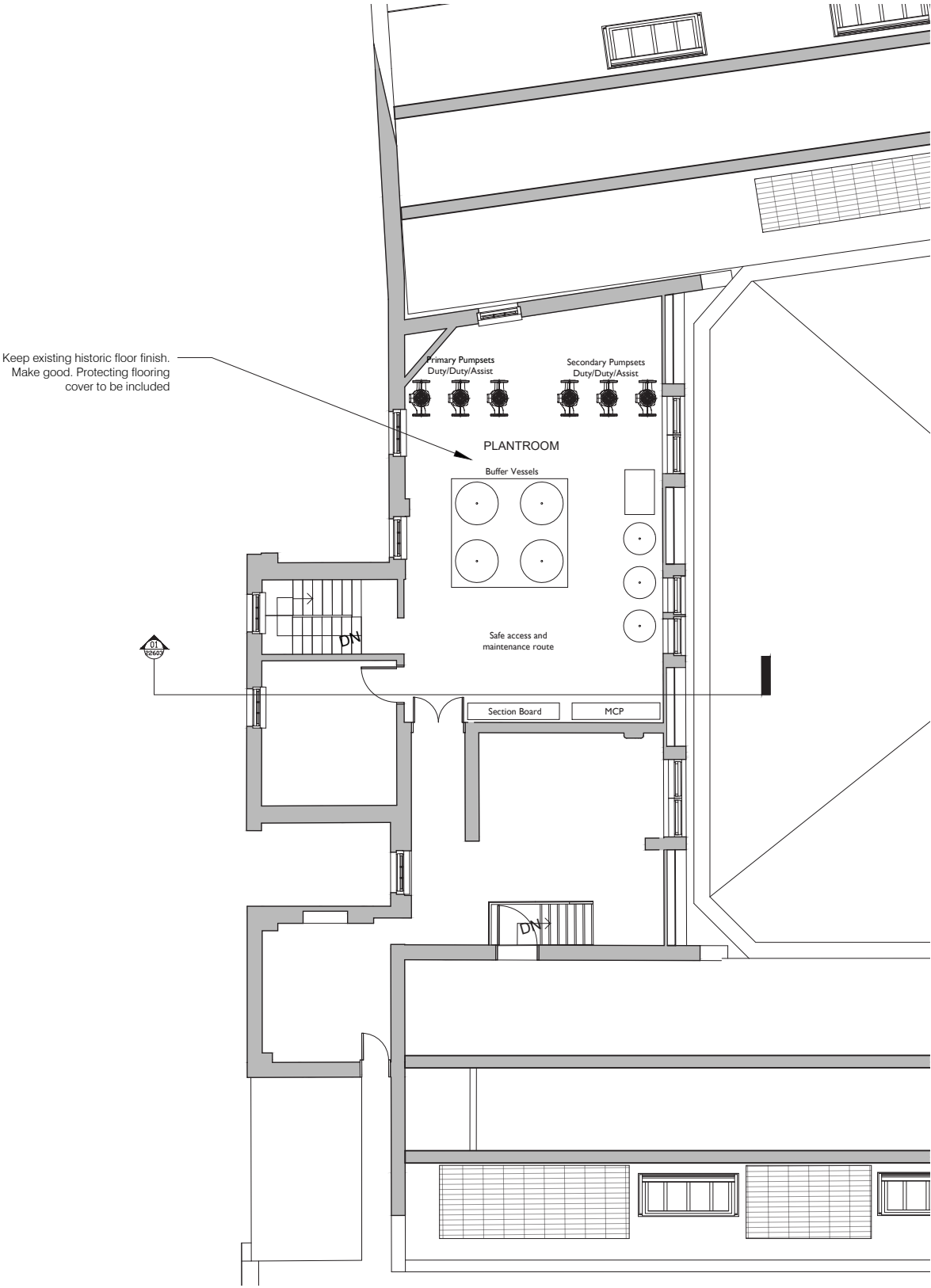
25. LEVEL 14 PLANT ROOM

MCC COMMENT

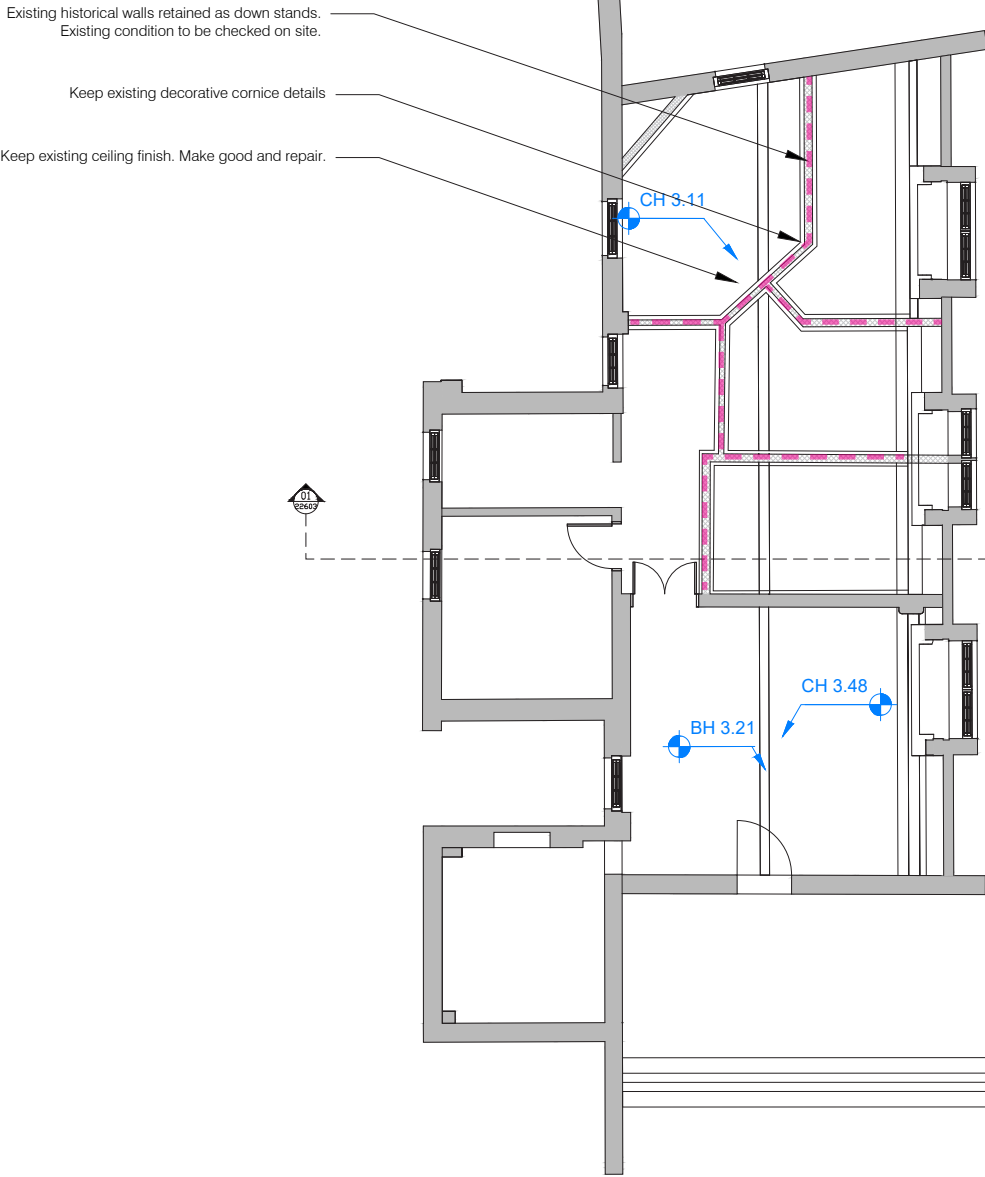
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APPLICANT RESPONSE

Original partitions (in dashed pink line) will be retained as downstands. Original ceiling will be repaired. Protective flooring cover will be included over existing heritage floor finish.



PROPOSED PLAN

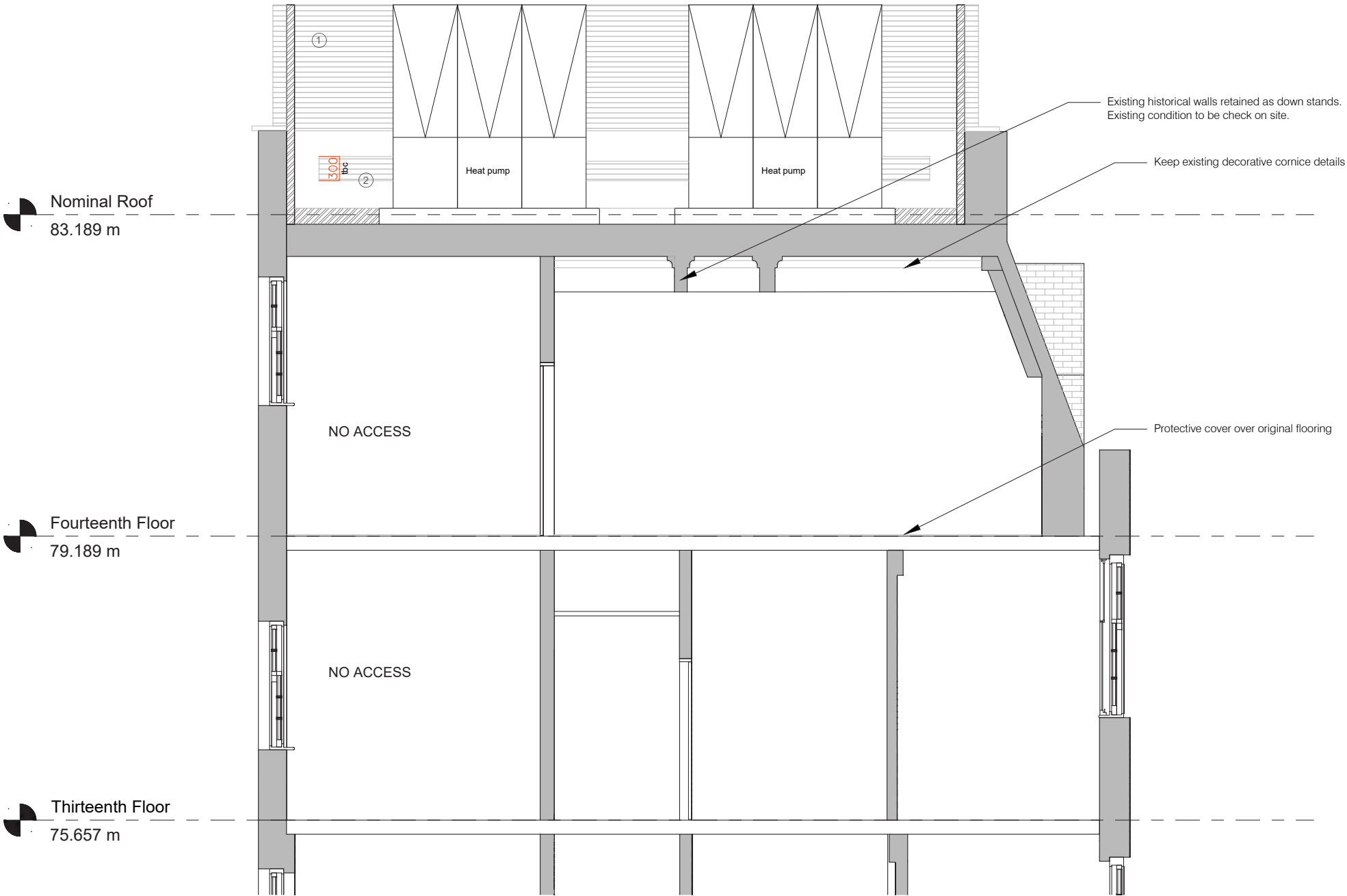


PROPOSED RCP

25. LEVEL 14 PLANT ROOM

APPLICANT RESPONSE

Note - proposal is to create downstand nibs in wall current locations and maintain coffered ceiling to acknowledge their location.



ANOMALY

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