

ADDENDUM DESIGN STATEMENT

Change of Use to Upper Floors and Alterations
to create 46 Bedroom Hotel

1-3 York Street, Manchester



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REVISION NOTES*

Below details the updates to the Addendum Design Statement and the page number that corresponds with the revision:

- i. Room visual updated. Pg. 1
- ii. Revision notes added. Pg. 2
- iii. Updated ‘Ceiling within bedrooms...’ bullet point. Pg. 13
- iv. Updated elevations demonstrating ventilation. Pg. 16
- v. Updated bedroom ceiling treatments page. Pg. 17 - 18
- vi. Updated fig. 14 to reflect changes to the plan. Pg. 21
- vii. Updated fig. 16 to reflect changes to the plan. Pg. 24
- viii. Updates to Room 307 & New lift updates. Pg. 30

Revisions that have been made to the scheme are detailed on the submitted drawings and are denoted within this addendum Design and Access Statement with a (*).

0.0 BACKGROUND

This Addendum Statement should be read in conjunction with the updated Design & Access Statement (D&AS) (dated 01/12/2023). These should be read in sequence with the D&AS first, giving an overview of the proposals and philosophy. The D&AS has been updated to ensure no conflict exists with the more recent Addendum Design Statement, however, should a conflict exist/arise, then the Addendum Design Statement takes precedence.

Following a site visit with the Case Office, Mr Anthony Mitchell, on 12/12/2022, a list of further requirements was established as follows:

- As much work as possible is to be reversible, with historic features either being retained on show or boxed in. New partitions etc to be scribed around historic features.
- Agreed it is acceptable to raise the floor level on second floor to enable drainage for the change of use.
- Avoid full boxing in of chimney breasts, if possible (take boxing to height of headboard rather than full height).
- Omit suspended ceilings in corridors – use ‘ceiling trays’ instead to retain the sense of height and volume of spaces.
- Justify, and keep to a minimum possible, the number of new door openings and keep them all to door height (i.e., between ensembles and bedrooms), leaving all cornices intact.
- Retain ventilation grilles in rear (courtyard) windows. Confirm that the number of vents is the minimum needed and that it is not possible to impact one sash as opposed to both sashes.
- Minimise the amount of roof frame to be lost from the old Clerk’s room when the new lift shaft is brought through and, in particular, try and keep the small parts of the ceiling where the glazing still exists.

The application drawings were amended and resubmitted in February 2023. This submission was followed by a further site visit attended by both the Case Office, Mr Anthony Mitchell, and the Conservation Officer, Ms Paula Burbicka. The feedback from that site visit was summarised by our planning consultant in email form and subsequent comments were made to the email. This correspondence is reproduced on the following page with meeting notes in black type and the Conservation Officer comments in **red type**. The key points have been tabulated (see following sections, Table 1) and the response to each point has been set out.

A further submission of updated drawings based on this discussion/advice was submitted in late August/September 2023. Following review of this submission, a meeting was held with the same parties (via Teams) on 18th October 2023. A number of further points were raised by the Conservation Officer, including some repeated points where evidence was provided in the Addendum Design Statement Issue 2 (not reviewed by CO at the time of the call). A list was subsequently issued via email and all points contained within that list have also been tabulated (see following sections, Table 2) and the response to each point has been set out.

The reader should also refer to the revised Heritage Statement that has been submitted in parallel with these updated design statements, along with amended drawings and the submitted Planning Statement.

0.1 EMAIL CORRESPONDENCE

(see also summary Table 1 on following pages)

From: Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Sent: Monday, June 5, 2023 3:18 PM
To: Nick Davey <Nick.Davey@jtspartnership.co.uk>
Cc: Anthony Mitchell <anthony.mitchell@manchester.gov.uk>
Subject: FW: 134737/LO/2022 & 134736/FO/2022- 1-3 YORK STREET MANCHESTER M2 2AW

Dear Nick,
Sorry for the delay in our response on this. Please find our comments in red below. Hope these clarify all matters raised.

Best,
Paula Burbicka (she/her)
Career Graded Planning Officer (Heritage and Urban Design)
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

From: Nick Davey <Nick.Davey@jtspartnership.co.uk>
Sent: 16 May 2023 14:28
To: Anthony Mitchell <anthony.mitchell@manchester.gov.uk>; Paula Burbicka <Paula.Burbicka@manchester.gov.uk>
Subject: RE: 134737/LO/2022 & 134736/FO/2022- 1-3 YORK STREET MANCHESTER M2 2AW

Hi Tony & Paula - Further to our meeting last week, it would be very helpful if you could, as suggested, forward a copy of a Heritage Statement, which we can use as a template, that the Council is happy with. I set out below a brief note of the meeting, summarising the main points that you have requested that we address. Could you let me know if I have missed anything?

Generally

- Service Strategy to be explained – with other options that were considered. There is a concern about impact that the service riser will have upon the borrowed lights. Need to explain why it is not possible to provide central air handling system for rear bedrooms. Need to justify why services cannot run in floor joists (ie, because there is a solid concrete floor).

It has to be clearly demonstrated (i.e. exhaustive option analysis, clear and convincing justification) that the current proposal does deliver the re-use with minimal harm to the listed building.

- Principle of using ceiling rafts in corridors and bedrooms agreed.

This should be across the listed building. Dropped ceilings proposed to 2nd floor should be omitted. An additional cross-section/reflective ceiling plan should show the scope/location of the dropped ceilings to bedrooms. Concerned about the bulkhead width in relation to external windows – see cross-section B-B for example. Dropped ceilings & services should be the very minimum required and evidenced as such (see above).

- General layout and design is agreed (generic details as submitted are acceptable). Council will condition detail drawings showing how this is applied in every space.

The general layout is not agreed in that amendments are required, including to the existing toilets (to reduce harm and preserve more of the historic floorplan & fabric – ideally one toilet should be retained as communal toilets), location of a number of new openings (i.e. avoid removal of borrowed lights and original fabric), removal/relocation of new partitions to chimneybreasts and the subdivision to existing corner room on floors 2-4 (see below). The impact elsewhere needs to be better understood – to that end a sufficiently detailed HS is required.

- Drawings to be updated to show existing openings, new openings and new openings in positions where there were previously openings.
- Borrowed lights – provide commentary around internal window lights not being able to be exposed from both sides of the wall - explore option of using fire rated secondary glazing. Retain borrowed lights wherever possible. If need to alter then retain, reduce in size and re-frame.
- Heritage Statement to be updated to included ‘traffic light’ system that:
 - confirms significance of impacted structures/finishes.
 - categorises harm/benefits
 - described options considered to minimise any harm that is being caused, and
 - provides a justification for any harm caused

Bedrooms generally:

- Where ensuite walls abut chimney breasts and it is not possible to avoid this, a form of shadow gap junction is to be proposed (generic detail to be provided).
- Showers in the area of former communal office toilets to have a frosted secondary glazing rather than blocking up one window internally.
- There is a concern about splitting the existing corner rooms into 2 rooms – floors 2-4 – needs justification.

In the first instance this should be avoided, with these spaces forming one bigger unit – as discussed on site.

Fourth Floor:

- There is a concern about some new openings in existing corridor wall – need to justify each change (eg, previous opening/ mitigate by rearranging access to avoid new opening where possible)
- Move shower room door in 404 to be formed with structural opening.
- Structural openings generally to be door head height to allow for retention of part of wall and corning at high level.
- Raft principle to 4th floor corridor ceiling agreed, however, high level pipes to be moved closer together to be less visible.
- Preference is for raft trays into bedrooms to be widened to full width of services going into rooms, rather than have wrapped water pipes at high level.

More information is required to show services/rafts/dropped ceilings in bedrooms across the listed building.

Third Floor:

- Access into linen store, concern over harm caused to large internal window light.
- Ditto to service riser access – alternative door arrangement may be possible.
- Concern over harm caused to large internal window light at access into room 309 - alternative door arrangement may be possible.

Second Floor:

- Retain legibility (nibs and downstand) of former dividing wall located in area of proposed new reception desk.
- Concern over harm caused to large internal window light at access into room 208
- LPA would prefer to expose wall tiles and internal window lights at second floor, despite raised floor and therefore lower level windows/ partial tiles.

Due to the considerable harm elsewhere (i.e. installation of new lift to rear and services across the building) the reinstatement of the original tiled finishes would be required on this floor on heritage grounds.

All existing tiled finishes should be retained in-situ and repaired/reinstated with new or reclaimed (to match) as required.

The removal of original fabric to provide for repairs elsewhere would not be supported.

- The philosophy for tile repairs/replacements is to be agreed.
- The ceiling raft / corridor services as currently drawn is agreed as acceptable.

First Floor

- As above.

Former clerks hall/lift insertion:

- The constraints and proposed mitigation for the 3 remaining internal glazed sections to be expanded in heritage report.
- The proposal to restore and display removed panel accepted as an appropriate means of mitigation.

More details on the restoration works and the proposed display of the removed panel would be required as part of the LBC. The restored section should be exposed.

Entrance

- Annotated plan to be provided detailing finishes in entrance. Final details to be conditioned.

Annotated cross-section to that end required as part of the LBC, showing the design/appearance of the new panelling, step etc.

Thanks again for your time.
Regards, Nick Davey

0.2 SUMMARY TABLES OF ADVICE / COMMENTS, INCLUDING RESPONSES

TABLE 1: SUMMARY OF EMAIL CONTENT DATED 05/06/2023:			
Item	LPA Request (red text indicates conservation officer further comments)	APP Commentary	Addendum Design Statement Section Ref:
1.0	Service Strategy to be explained – with other options that were considered. There is a concern about impact that the service riser will have upon the borrowed lights. Need to explain why it is not possible to provide central air handling system for rear bedrooms. Need to justify why services cannot run in floor joists (ie, because there is a solid concrete floor).	A full explanation of the drainage strategy is set out in the Design & Access Statement Section 2.14. Drainage must fall vertically through gravity and exit the building horizontally to a fall. The floors are solid concrete construction and therefore drainage must pass out of the building horizontally above the floor. This avoids damage to the ornate ceilings of the original bank below. Full evaluation of the ventilation strategy is set out in the Addendum Design Statement section 1.2 and the Design & Access Statement Section 2.14 The central air handling to the rear bedrooms is not feasible due to limited space in the roof void and no room to cross ducts to route to central ducts. This is now identified on the cross section drawings. The design of the access to the central service riser has been amended to ensure no loss of borrowed light windows. See Addendum Design statement section 1.4	1.2 D&AS 2.14 1.4
1.02	Principle of using ceiling rafts in corridors	Principle agreed – refer to application drawings	1.2
1.03	Principle of using ceiling rafts in bedrooms	Principle agreed – refer to application drawings	1.3
1.04	Dropped ceilings proposed to 2 nd floor should be omitted.	Corridor services – now show new short raft in lobby at 2 nd floor to keep fan lights to adjacent windows clear	1.2
1.05	An additional cross-section/reflective ceiling plan should show the scope/location of the dropped ceilings to bedrooms. Concerned about the bulkhead width in relation to external windows – see cross-section B-B for example. Dropped ceilings & services should be the very minimum required and evidenced as such (see above).	Typical drawing AP21/D shows the scope and detail for the bedroom ceilings, which has been amended to a more minimal raft. Each room shall have a bulkhead at the corridor end of the room to allow service to enter below cornice level and to house at air conditioning unit for each room. A 3-dimensional illustration of a couple of room examples have also been included and added to the Addendum Design Statement section 1.3 The two small areas of bulkheads within bedrooms 201 & 202 that are visible on cross-section B-B only occur in a limited area due to the re-routing of services to allow the initial section of corridor to be fully restored without a ceiling raft in place. This gives precedence to the public experience of the corridor (immediately off reception) over the private experience of those rooms. A detailed account of this proposal is given in section 1.2 of the Addendum Design Statement.	1.3 1.2 Drawing ref: AP21/D
1.06	to the existing toilets (to reduce harm and preserve more of the historic floorplan & fabric) – ideally one toilet should be retained as communal toilets	Existing toilet fittings & partitions are not considered original fabric. Further discussion and mitigation is detailed in Addendum Design Statement section 1.5	1.5
1.07	location of a number of new openings (i.e. avoid removal of borrowed lights and original fabric), The impact elsewhere needs to be better understood – to that end a sufficiently detailed HS is required	Re-design has been proposed to avoid the loss of borrowed light windows – See Addendum Design Statement section 1.4 Refer also to revise Heritage Statement.	1.4

TABLE 1: SUMMARY OF EMAIL CONTENT DATED 05/06/2023:			
Item	LPA Request (red text indicates conservation officer further comments)	APP Commentary	Addendum Design Statement Section Ref:
1.08	the subdivision to existing corner room on floors 2-4 (see below). The impact elsewhere needs to be better understood – to that end a sufficiently detailed HS is required.	This request would result in the loss of 3 bedrooms across the whole conversion with a direct impact on the project viability. Detailed discussion of this is given in the Addendum Design Statement section 1.6, including design mitigation. Refer also to revise Heritage Statement.	1.6
1.09	Drawings to be updated to show existing openings, new openings and new openings in positions where there were previously openings.	This has been clarified generally on the revised layout plans.	Drawing refs: AP02/J; AP03/H; AP04/H
1.10	Borrowed lights – provide commentary around internal window lights not being able to be exposed from both sides of the wall - explore option of using fire rated secondary glazing. Retain borrowed lights wherever possible. If need to alter then retain, reduce in size and re-frame.	Full discussion is contained in the Addendum Design Statement section 1.4	1.4
1.11	Heritage Statement to be updated to included ‘traffic light’ system that: o confirms significance of impacted structures/finishes. o categorises harm/benefits o described options considered to minimise any harm that is being caused, and o provides a justification for any harm caused	Refer to revised Heritage Statement	n/a
1.12	Where ensuite walls abut chimney breasts and it is not possible to avoid this, a form of shadow gap junction is to be proposed (generic detail to be provided).	New drawing AP40 has been provided to show this detail. The detail is also shown on revised floor plan layouts.	Drawing refs: AP40; AP02/J; AP03/H; AP04/H
1.13	Clear and convincing justification required for instances of harm – including harmful new subdivisions. There is a concern about splitting the existing corner rooms into 2 rooms – floors 2-4 – needs justification. In the first instance this should be avoided, with these spaces forming one bigger unit – as discussed on site.	This request would result in the loss of 3 bedrooms across the whole conversion with a direct impact on the project viability. Detailed discussion of this is given in the Addendum Design Statement section 1.6, including design mitigation. Refer also to revise Heritage Statement.	1.6
1.14	Fourth floor: There is a concern about some new openings in existing corridor wall – need to justify each change (eg, previous opening/ mitigate by rearranging access to avoid new opening where possible)	Revised arrangements are shown on drawing AP04/H with commentary in section 1.4 of the Addendum Design Statement	1.4 Drawing refs: AP04/H
1.15	Move shower room door in 404 to be formed with structural opening.	Revised arrangement is shown on drawing AP04/H	Drawing refs: AP04/H
1.16	Structural openings generally to be door head height to allow for retention of part of wall and cornicing at high level.	This comment is incorporated generally to the proposals	n/a
1.17	Raft principle to 4 th floor corridor ceiling agreed, however, high level pipes to be moved closer together to be less visible.	This adjustment has been made.	1.2
1.18	Preference is for raft trays into bedrooms to be widened to full width of services going into rooms, rather than have wrapped water pipes at high level.	Individual trays have been identified on the application drawings as requested.	1.2

TABLE 1: SUMMARY OF EMAIL CONTENT DATED 05/06/2023:			
Item	LPA Request (red text indicates conservation officer further comments)	APP Commentary	Addendum Design Statement Section Ref:
1.19	More information is required to show services/rafts/dropped ceilings in bedrooms across the listed building.	Typical drawing AP21/D shows the scope and detail for the bedroom ceilings, which has been amended to a more minimal raft. Each room shall have a bulkhead at the corridor end of the room to allow service to enter below cornice level and to house air conditioning unit for each room. A 3-dimensional illustration of a couple of room examples have also been included and added to the Addendum Design Statement section 1.3	1.3 Drawing ref: AP21/D
1.20	Third Floor: · Access into linen store, concern over harm caused to large internal window light. · Ditto to service riser access – alternative door arrangement may be possible. · Concern over harm caused to large internal window light at access into room 309 - alternative door arrangement may be possible.	Revised arrangements are shown on drawing AP03/H with commentary in section 1.4 of the Addendum Design Statement	1.4 Drawing refs: AP03/H
1.21	Second floor: Retain legibility (nibs and downstand) of former dividing wall located in area of proposed new reception desk.	A reception area/ concierge desk is formed within the main staircase by an opening between the stair and the former office toilets at second floor level. The opening has been formed so that it 'reads' as an opening within an existing wall. The remaining wall nibs and downstand have been increased in size to reinforce this notion, while retaining visibility from the stair to the reception desk.	1.5 Drawing ref: AP02/J
1.22	Second floor: Concern over harm caused to large internal window light at access into room 208	Revised arrangements are shown on drawing AP02/J with commentary in section 1.4 of the Addendum Design Statement	1.4 Drawing refs: AP02/J
1.23	Second floor: LPA would prefer to expose wall tiles and internal window lights at second floor, despite raised floor and therefore lower level windows/ partial tiles. Due to the considerable harm elsewhere (i.e. installation of new lift to rear and services across the building) the reinstatement of the original tiled finishes would be required on this floor on heritage grounds. All existing tiled finishes should be retained in-situ and repaired/reinstated with new or reclaimed (to match) as required. The removal of original fabric to provide for repairs elsewhere would not be supported	All existing tiles are to remain and be exposed as requested. Where tiles are missing, these shall be patched-in with similar or contrasting tiles as appropriate.	1.4
1.24	The proposal to restore and display removed panel accepted as an appropriate means of mitigation. More details on the restoration works and the proposed display of the removed panel would be required as part of the LBC. The restored section should be exposed.	As detailed in the Design & Access Statement section 1.00, very little remains of the decorative arched ceiling, simply the primary curved timbers to the majority of the area. The Design & Access Statement section 2.15 sets out the rationale behind the positioning of the proposed lift shaft around existing structure. The Addendum Design Statement section 1.7 gives a commentary on the proposals to retain and conserve the 4 remaining remnants of leaded glazed sections. A further detailed drawing has been included (AP41)	1.7 D&AS 1.00 & 2.15 Drawing Ref: AP41
1.25	Entrance: Annotated plan to be provided detailing finishes in entrance. Final details to be conditioned. Annotated cross-section to that end required as part of the LBC, showing the design/appearance of the new panelling, step etc.	This has been provided – see drawings AP50/A and AP51/A	1.8

TABLE 2: SUMMARY OF CONSERVATION OFFICER COMMENTS RECEIVED 18/10/2023:			
Item	LPA Request	APP Commentary	Addendum Design Statement Section Ref:
2.0	<u>York Street Entrance Alterations</u>		
2.01	The existing elevation F and proposed elevation E – to be submitted; missing?	Revised drawings AP50/A and AP51/A have been submitted	1.8 & Drawing refs AP50/A; AP51/A
2.02	Elevation c – photograph of existing, further information on proposed works	Photographs of the existing architrave surround have been included on drawing AP50/A. This detail will be left in place as shown on drawing AP51/A	1.8 & Drawing refs AP50/A; AP51/A
2.03	Confirm the impact of the proposed wall boxing – see proposed ground floor finishes as per drawing no. AP51	The wall is proposed to be boxed-out with studwork and the existing panelling re-fixed, this is to allow the proposed fire alarm panel and disabled call points to be fitted recessed into the wall rather than fitted over the panelling. A 1:10 detail of this proposal has been added to drawing AP51/A.	1.8 & Drawing ref: AP51/A
2.04	Amendments: - Tiled floors – reuse and retain pattern; - Retain panelling to elevation A - Remove wallpaper	Drawing AP51/A has been updated to show the re-use of the existing floor tiles. As stated in the Addendum Design Statement section 1.8, should they be bedded in cement/concrete removal may not be possible, in which case new floor tiles in similar patterning may be used. Drawing AP51/A has been updated to show the panel details on elevation A retained. Drawing AP51/A has been updated to show the existing wallpaper removed, plaster made good and painted.	1.8 & Drawing ref: AP51/A
3.0	<u>Floorplans</u>		
3.01	New linen door on second floor – will any original/historic fabric be removed? Photographs required.	As highlighted on existing drawing AS02/A and proposed plan drawing AP02/J this is a previous opening that has been blocked-up in modern brick and blockwork. A photograph has been added to Addendum Design Statement Section 1.4  	1.4

TABLE 2: SUMMARY OF CONSERVATION OFFICER COMMENTS RECEIVED 18/10/2023:			
Item	LPA Request	APP Commentary	Addendum Design Statement Section Ref:
3.02	New entrance to the proposed bedroom 314 will any original/historic fabric be removed? Photographs required.	No historic fabric will be removed other than to form a new doorway. The existing door will be retained in situ, fixed shut, and a stud wall constructed to the inside face to maintain fire and acoustic properties. A note has been added to drawing AP03/H to identify that the existing door is to remain. This Section of corridor does not have any existing wall tiling. Full commentary on why that room is 'handed' as shown and requires a new doorway has now been provided in section 1.4.	1.4
3.03	Chimneybreasts – remove proposed boarding out (other than M&E services) (i.e. toilet to bedroom 201, to bedrooms 204, 205, 207, 305, 306, 304, 314, 401).	Toilet to bedroom 201: this has now been removed and the shower rails configured differently (UA shower room). See AP02/J Bedroom 204: this has been amended to show a shelf section as elsewhere, as part of the furniture rather than a permanent or full-height boxing. See AP02/J and Addendum Design Statement Section 1.3 for typical principle in 3D illustration. Bedroom 205& 207: this has been clarified as a shelf section, not a full height/permanent boxing-in. See AP02/J and Addendum Design Statement Section 1.3 for typical principle in 3D illustration. Bedroom 305: this has been amended to show a shelf section as elsewhere, as part of the furniture rather than a permanent or full-height boxing. See AP03/H and Addendum Design Statement Section 1.3 for typical principle in 3D illustration. Bedroom 306, 304 & 314: this has been clarified as a shelf section, not a full height/permanent boxing-in. See AP03/H and Addendum Design Statement Section 1.3 for typical principle in 3D illustration. Bedroom 401: this has been amended to show a shelf section as elsewhere, as part of the furniture rather than a permanent or full-height boxing. See AP04/H and Addendum Design Statement Section 1.3 for typical principle in 3D illustration.	1.3 Drawing refs: AP02/J; AP03/H; AP04/H
3.04	Remove proposed 'boarding-out' of the wall in the proposed family rooms 206 and 307	The rooms 206 & 307 were originally designed to optimise guest experience, they have now been altered to prioritise retaining the existing volume and cornicing to each room space. Revised drawings AP02/J & AP03/H Also note in mitigation that room 307 includes the removal of non-original partition walls that already subdivided that space.	1.10 Drawing refs: AP02/J; AP03/H

TABLE 2: SUMMARY OF CONSERVATION OFFICER COMMENTS RECEIVED 18/10/2023:			
Item	LPA Request	APP Commentary	Addendum Design Statement Section Ref:
3.05	Retain existing door to room 314	This has been noted as to be retain on revised drawing AP03/H, albeit fixed shut. The need for an alternative door entry to room 314 is expanded on in section 1.4 (see also point 3.02 above)	1.4 Drawing ref: AP03/H
3.06	Reconfigure access to bedrooms (301 and 401) and linen room on third and fourth storeys, to retain borrowed lights and original doors on third floor	At 4th floor (access to room 401 & linen room), there is an existing opening that has been blocked-up in modern brickwork and concrete blocks. This is clearly annotated on existing drawing AS04/A and Proposed drawing AP04/H. A photograph has been added to statement section 1.4:  Access to room 301 & linen store is the only instance in the building of a proposed joinery modification to an existing internal borrowed light window. Full commentary on that decision and detail of mitigation is given in Addendum Design Statement section 1.4	1.4 Drawing refs: AS04/A; AP04/H
3.07	Retain more of the original walls on second floor	A reception area/ concierge desk is formed within the main staircase by an opening between the stair and the former office toilets at second floor level. The opening has been formed so that it 'reads' as an opening within an existing wall. The remaining wall nibs and downstand have been increased in size to reinforce this notion, while retaining visibility from the stair to the reception desk.	1.5 Drawing ref: AP02/J
3.08	Remove proposed subdivision of bedrooms 204-208, 309-306 and 409-405	This request would result in the loss of 3 bedrooms across the whole conversion with a direct impact on the project viability. Detailed discussion of this is given in the Addendum Design Statement section 1.6, including design mitigation.	1.6
3.09	Remove proposed 'dry-lining' to original walls in former toilets on third and fourth floor	This element of 'dry lining' (nib wall) has been omitted in favour of a glass infill to complete the shower enclosure. The lining to the rear of the shower is necessary to conceal supply pipework.	Drawing refs: AP03/H; AP04/H

TABLE 2: SUMMARY OF CONSERVATION OFFICER COMMENTS RECEIVED 18/10/2023:			
Item	LPA Request	APP Commentary	Addendum Design Statement Section Ref:
4.0	<u>Ventilation</u>		
4.01	More information AND/OR amendments Exhaustive option analysis for the ventilation strategy, to show that the proposed option is conservation-led – delivering the necessary ventilation with minimal harm to the Grade II* listed building; please note – discrete vents to brickwork would be preferred to more considerable louvres to windows as proposed [considerable adverse internal and external impact].	Full evaluation of the ventilation strategy is set out in the Addendum Design Statement section 1.2 and the Design & Access Statement Section 2.14	1.2 & D&AS 2.14
5.0	<u>Works to walls</u>		
5.01	More information Scope of works to the main landing/staircase core (strip-out works, restoration or original/historic finishes)	The works identified on drawing AP51/A are indicative of the rest of the stairwell works – to retain all existing wall panelling, strip existing wall paper, make good the plaster finish, and paint. No change is proposed to the existing wall panelling, mirrors or stair handrails. The existing stair will be re-carpeted with nosings in the same manner as exists.	n/a
6.0	<u>Works to ceilings and floors</u>		
6.01	Remove proposed suspended ceilings to corridor on second floor (entrance 'lobby' to corridor)	This 5'lobby' area has been amended to show a 'raft'-type ceiling in detail where services cross the corridor.	Illustrated in section 1.2
6.02	M&E services on 2 nd floor – need to give greater weight to the conservation of the asset through minimal interventions and 'rationalised' routes. Not currently the case - i.e. six new penetrations are proposed to apartment 206. Above ceiling M&E service routes as per drawing no. AP35B do not match proposed service routes as per drawing no. AP20.1A	Since receiving this comment, it has been verbally agreed with the LPA that the M&E drawings provided are to be considered indicative only in terms of exact positions and groupings of pipework. They have been worked out from an M&E technical perspective (i.e. correct numbers and sizes), but they are diagrammatic. In reality, for example, air conditioning pipes shall be paired, water pipes shall have individual holes, but will be grouped, cables shall be grouped with a single penetration. The typical grouping details indicated on APP (architectural) drawings are more typical of the final installation. This aspect of detailed M&E design may be conditioned if felt necessary, but the APP drawings establish the correct principle.	1.2
6.03	M&E services other than on 2 nd floor. The 'typical ceiling services' for floor second and fourth floor (drawings no. 20.1 and 20.3) are informative but not complete.	As above, the M&E drawings as submitted are correct in quantity and sizing, but are drawing indicatively/diagrammatically with single lines. They are to be considered indicative only.	1.2
6.04	Exhaustive option analysis for the drainage strategy on the second floor to show that the proposed option is conservation-led – delivering the required drainage with minimal harm to the Grade II* listed building	A full explanation of the drainage strategy is set out in the Design & Access Statement Section 2.14. Drainage must fall vertically through gravity and exit the building horizontally to a fall. The floors are solid concrete construction and therefore drainage must pass out of the building horizontally above the floor. This avoids damage to the ornate ceilings of the original bank below.	D&AS 2.14

TABLE 2: SUMMARY OF CONSERVATION OFFICER COMMENTS RECEIVED 18/10/2023:			
Item	LPA Request	APP Commentary	Addendum Design Statement Section Ref:
7.0	<u>Windows</u>		
7.01	Scope of demolition to accommodate lift; the removal of original/historic fabric should be minimal required	This has been clarified on the layout drawings. Where possible we have re-used existing openings (window openings), however the shaft connection must line through between floors. We have shown windows in any remaining window opening, either modified existing casements or new to match.	Drawing refs: AP02/J; AP03/H; AP04/H
7.02	Cross-reference proposed secondary glazing window types with proposed plans	Key plans have been added to the secondary glazing drawings to identify the locations of the 'typical' secondary glazing types shown.	Drawing refs: AP22/B; AP23/A; AP24/A; AP25/A; AP26/A
7.03	Retain original window to the linen room on second floor exposed	This has been updated on drawing AP02/J	Drawing ref: AP02/J
7.04	Retain original windows on the in apartment 401 on fourth floor exposed	This has been updated on drawing AP04/H	Drawing ref: AP04/H
7.05	Please confirm a ventilation strategy for original windows to prevent deterioration; original windows should not be sealed shut;	You are correct to highlight this. I have adjusted the text in the Design & Access Statement section 2.17 Where secondary glazing is the preferred solution, then the outer windows should be left without draught-proofing so that there is a degree of ventilation to the airspace between the outer window and the secondary glazing to prevent a build-up of condensation.	D&AS 2.17
8.0	<u>Lift Shaft & Former Clerk's Hall</u>		
8.01	Additional works to improve/restore the appearance and historic fabric in the Former Clerk's Hall, in particular consideration of the ornate domed ceiling	As detailed in the Design & Access Statement section 1.00, very little remains of the decorative arched ceiling, simply the primary curved timbers to the majority of the area. The Design & Access Statement section 2.15 sets out the rationale behind the positioning of the proposed lift shaft around existing structure. The Addendum Design Statement section 1.7 gives a commentary on the proposals to retain and conserve the 4 remaining remnants of leaded glazed sections. A further detailed drawing has been included (AP41)	1.7 D&AS 1.00 & 2.15 Drawing Ref: AP41

1.0 DESIGN PROPOSALS

1.1 GENERAL METHODOLOGY FOR NEW FIXINGS, ALTERATIONS AND INSERTIONS ABUTTING EXISTING BUILDING FABRIC

The design intent shown on revised drawings includes the following key elements:

- Fixings shall be made into masonry walls only and not pass through cornice plaster details or finished joinery – ensuring insertion works are reversible with no detrimental impact on existing features.
- Bedroom walls shall no longer be lined with plasterboard, instead any electrical connections shall be 'chased' into existing masonry walls and the surfaces made good. This enables all existing cornices at ceiling level and all existing skirting boards at floor level to be exposed and repaired/repainted as necessary. The only exception is the corridor walls at second and first floor levels where a raised floor is to be installed and existing skirtings shall no longer be exposed to view.
- Where new openings are to be formed in existing walls, these shall always be at 'door head' height and no existing cornices are to be removed.
- Ceilings within bedrooms have been minimised, new ceilings have been limited to the entrance lobby of the bedrooms to allow for mechanical and electrical services to be installed, leaving the majority of the existing roof exposed; including the corning. *
- Services (air conditioning pipes, hot & cold water and electrical cables) will be required to enter a bedroom ceiling void from the corridor into each bedroom, which still requires a lower section of ceiling within the bedroom to allow pipework to pass through into the room without damaging the cornice above. This section of ceiling will abut existing corning.
- The majority of internal doors throughout the project are re-used and, where noted, have been re-hung if a different opening direction is required. We have added annotation to drawings AP01-04 (plan layouts) to clarify which doors are existing and which are new.
- Where existing doors are acting as fire resistant doors – as a bedroom entrance door or a mid-corridor door – they shall receive enhancement in accordance with The Institute of Fire Engineers Special Interest Group for Heritage Buildings publication 'Guide to the Fire Resistance of Historic Timber Panel Doors'.
- These principles are both set out in this statement and reflected in the revised drawings submitted. If necessary, Planning Conditions, or similar, may be considered to ensure these principles are carried through to all stages of the design and construction process.

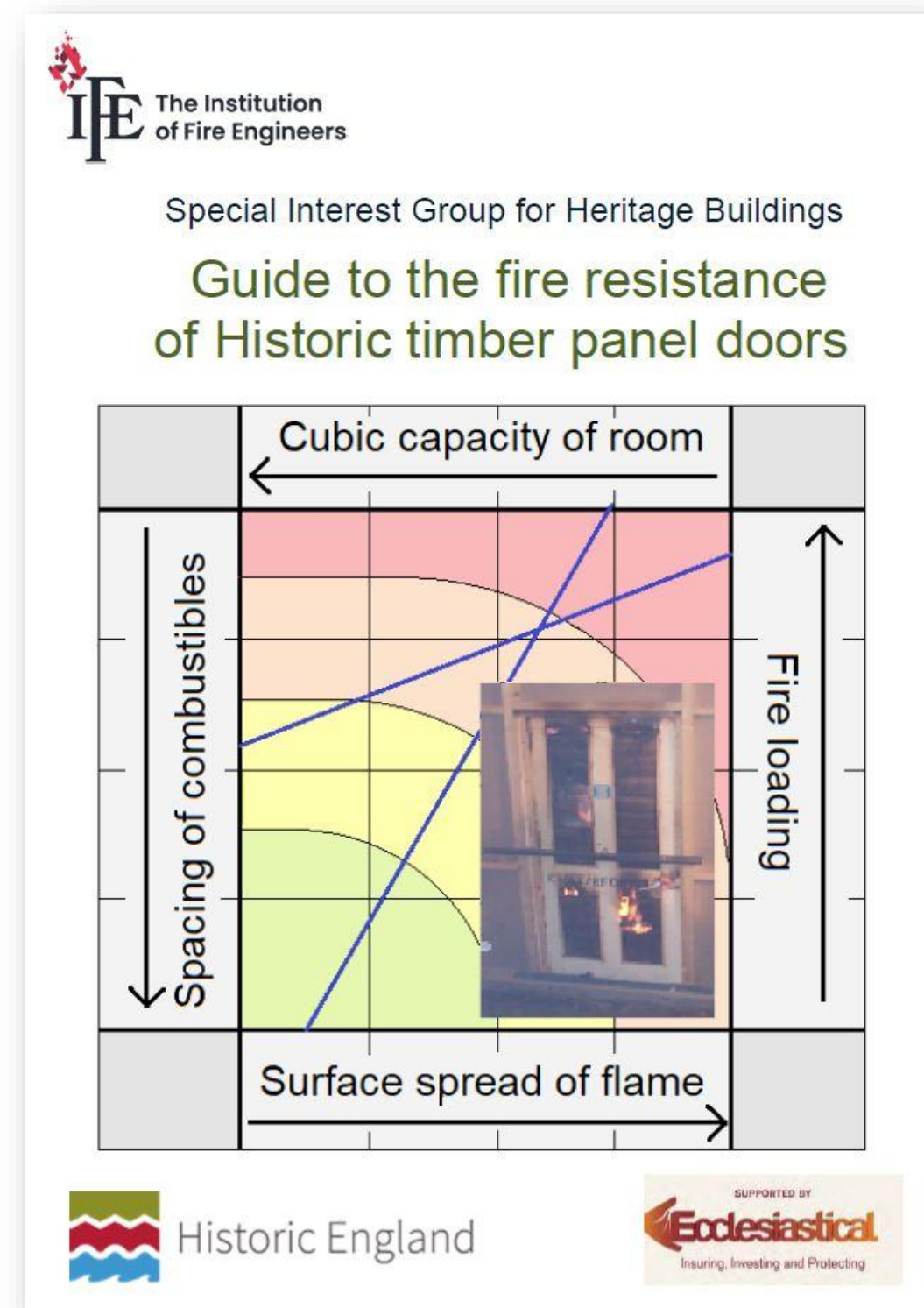


Fig 1: The Institute of Fire Engineers Special Interest Group for Heritage Buildings publication 'Guide to the Fire Resistance of Historic Timber Panel Doors'.

1.2 CORRIDOR CEILING TREATMENT & SERVICES STRATEGY

Following detailed consideration, we have redesigned the services distribution within the corridor ceilings to achieve the requested principle of carrying services on 'rafts' rather than boxing-in the full ceiling zone. The illustrations (opposite) show clearly the difference between the original approach and this revised proposal. The fundamental distribution principles for the whole building have not changed – services are concentrated at second and fourth floor level with vertical feeds through the bedrooms to enable the corridors at third floor level to be fully restored.

The main pipe and cable services shall run in ceiling trays with a decorative raft running through the centre of the corridor . This raft can incorporate LED strip lighting to illuminate the volume of the space. All decorative archways at second floor level can now be exposed and the full volume of the original corridor space can be appreciated. Hot and cold water services will run at high level in the upper open space and will be treated with a white wrap product (illustrated below) to improve the appearance where they may be visible either side of the central raft.



Fig 2: White pipe wrap for exposed water pipework

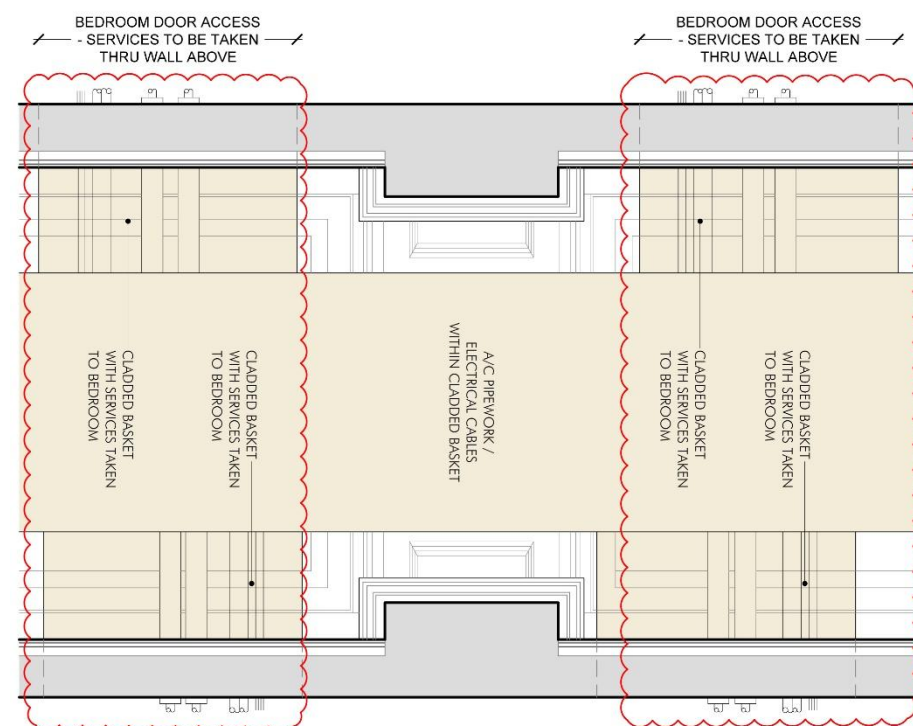


Fig 2: Plan detail of proposed raft (looking upwards)

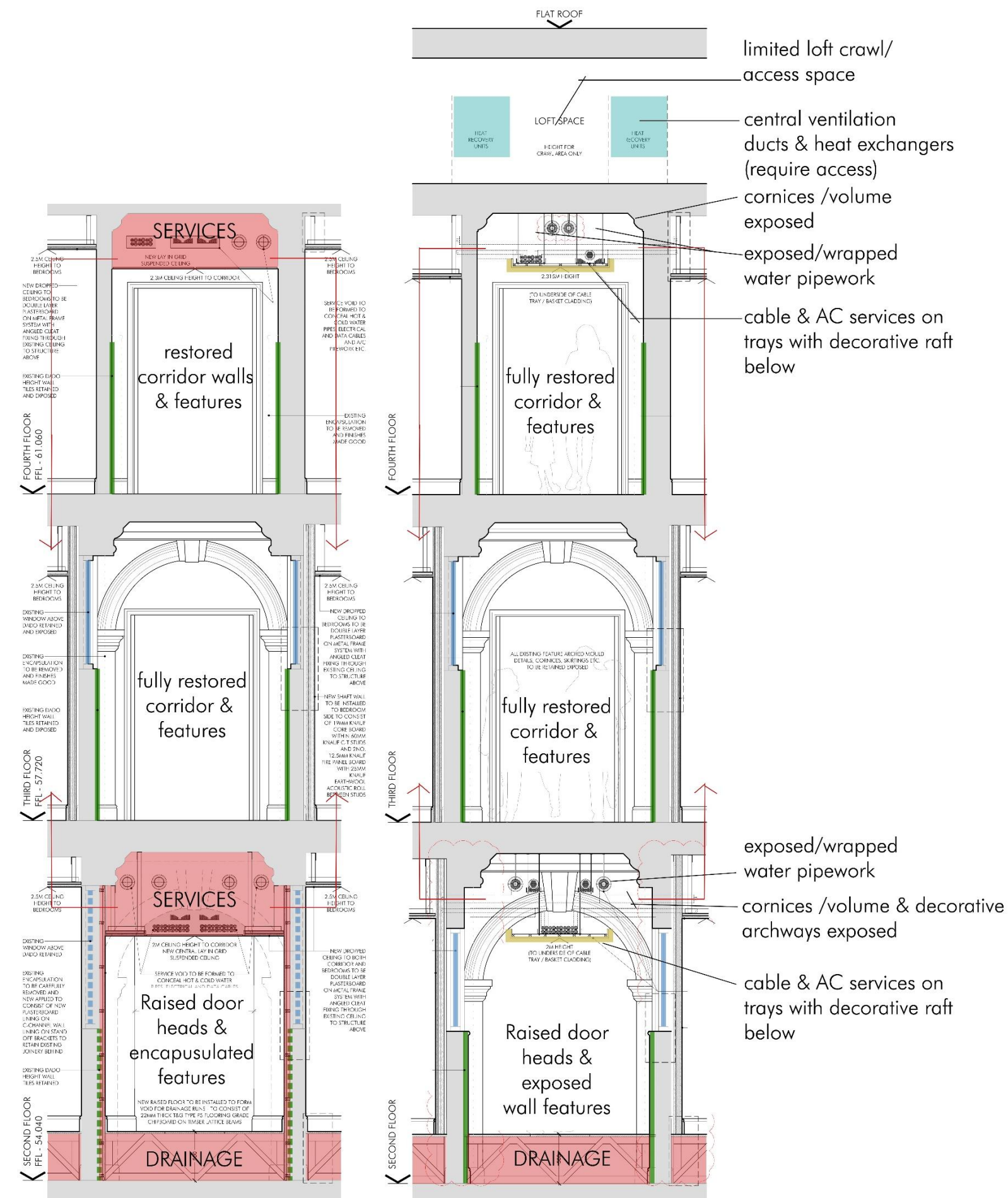


Fig 3: LEFT: previous corridor services strategy; RIGHT: Proposed services strategy introducing corridor ceiling rafts. Void spaces are highlighted in red.

The only exception to this general principle of corridor ceiling services rafts is at second floor, to the initial section of corridor directly accessed from the proposed reception area. This area does not require a raised floor therefore, as in the original application drawings, we are proposing to fully restore that section of corridor, including the tiled walls full height, by routing services through the rooms to either side of it. This results in a larger section of bulkhead ceiling in those few side rooms, however there is a clear benefit to the user experience of the building by allowing that section of corridor to be restored. The restored section of the corridor is more 'on show' to the general public, being both a general access corridor and immediately adjacent to, and visible from, the reception area.

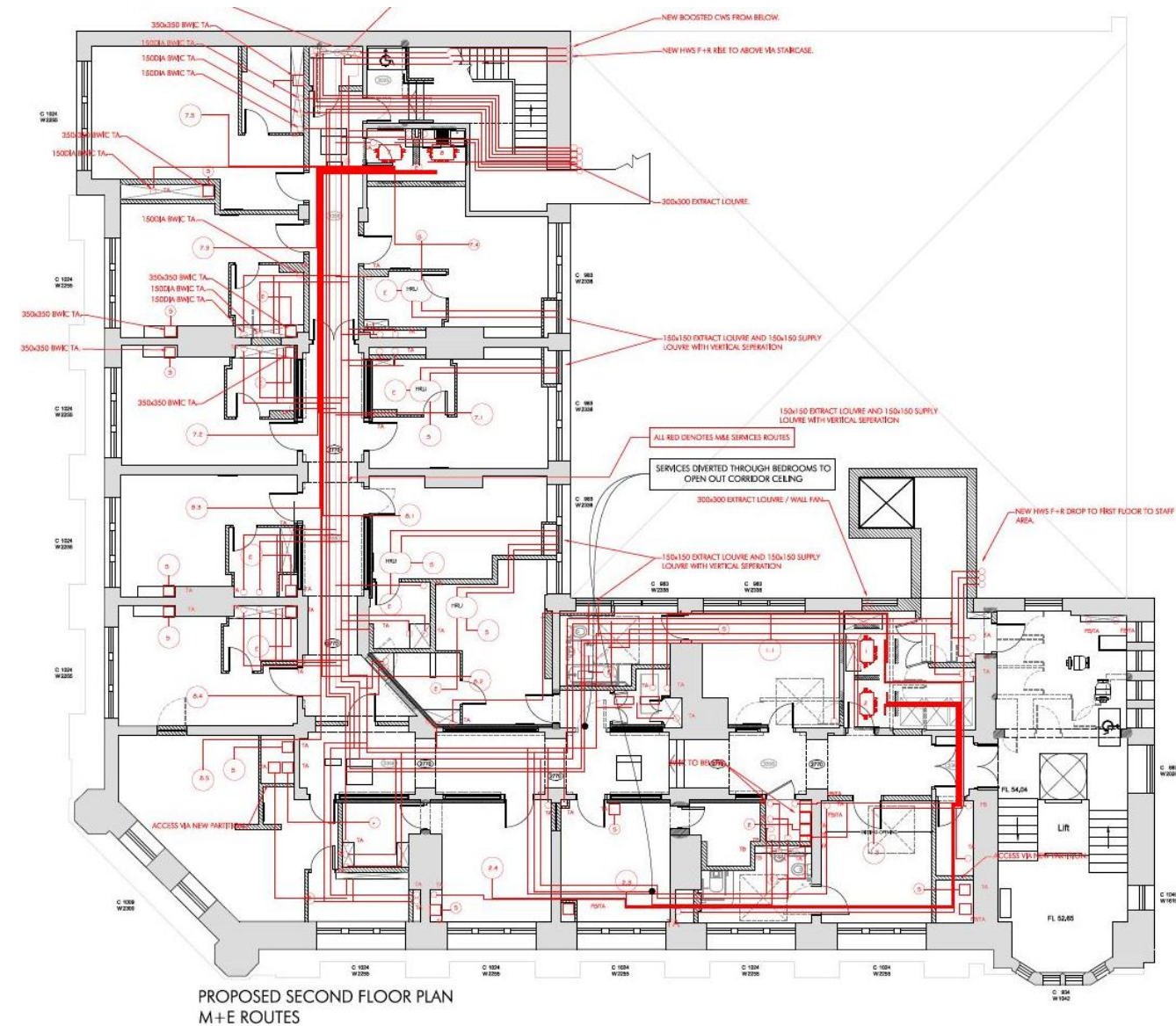


Fig 4: Plan extract showing M&E services (in red) diverted around section of corridor.

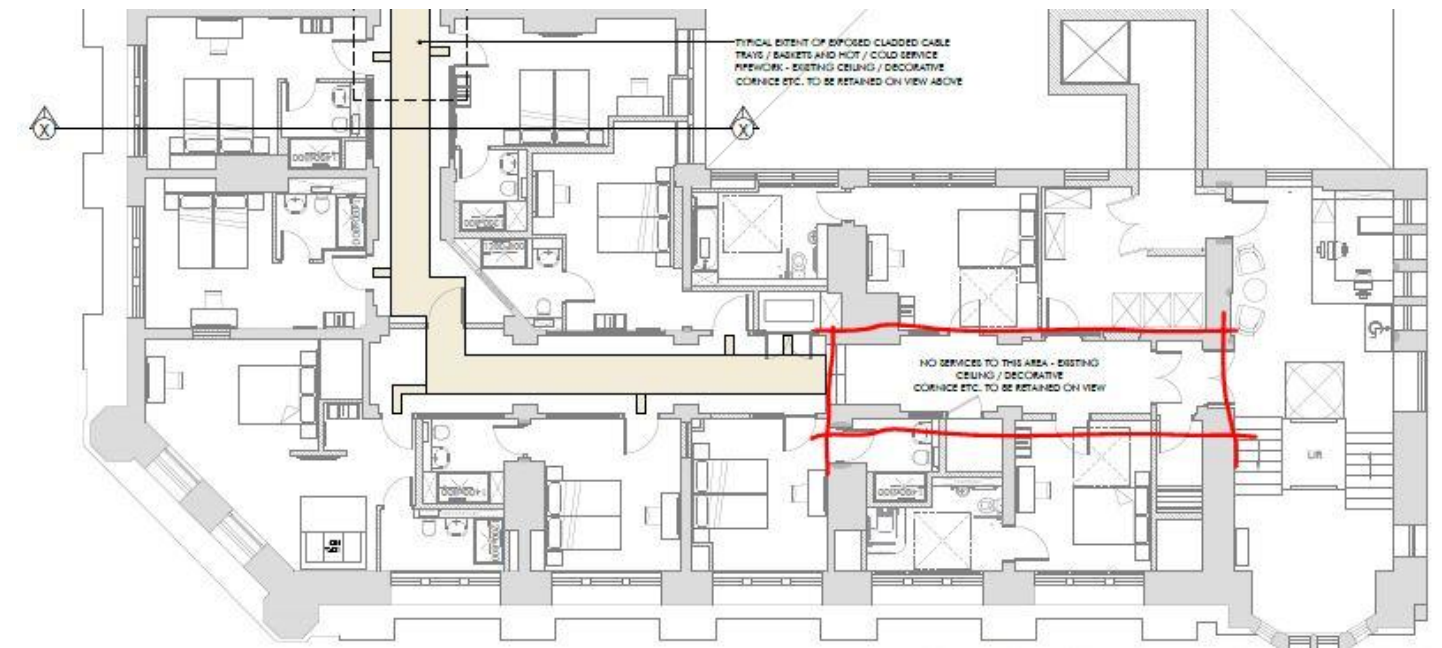


Fig 5: Location of fully exposed existing corridor ceiling with no raft – located directly off the proposed reception.

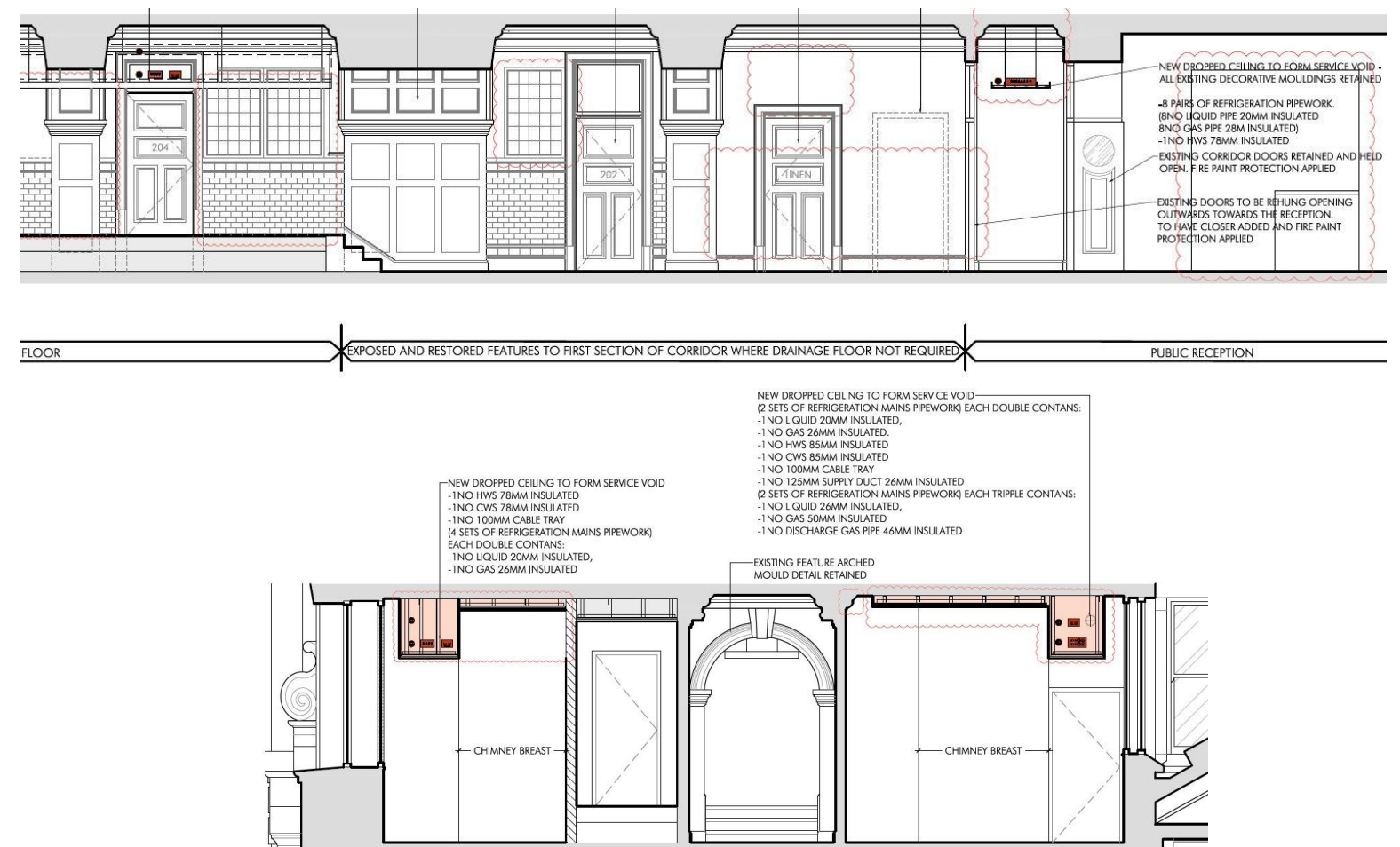


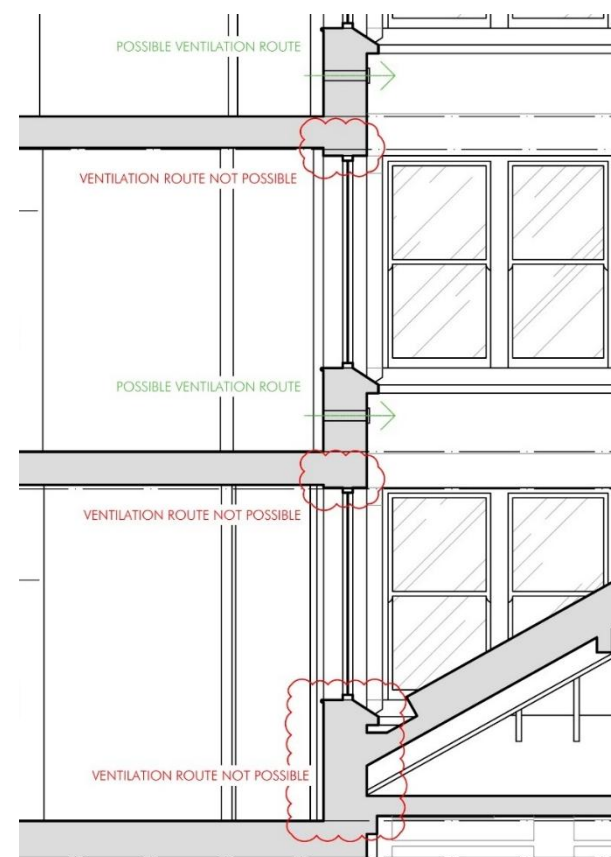
Fig 6: Internal elevations and cross section showing area at second floor with no raised floor or raft to ceiling.

VENTILATION TO REAR-FACING BEDROOMS

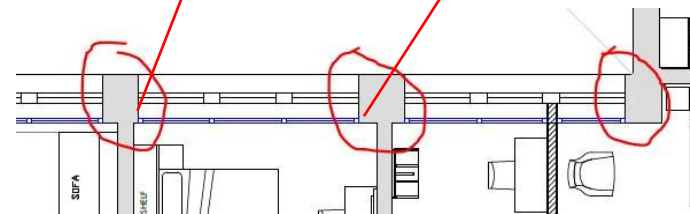
Following the first site meeting with the planning Case Officer, it was established that the preferred method of ventilation to the rear bed/shower rooms to 2nd and 3rd floors is to take individual vents through windowpanes in order that this change is readily reversible. Each room requires an input and extract air vent which must be spaced apart by at least 1 metre to avoid undesirable re-circulation of exhaust air. The upper floor can be directly vented through the roof space. There is limited roof void space to accommodate a central ventilation system for these rooms – preference has been given to providing a central extraction system to the front façade where it is not possible to provide direct façade ventilation without a detrimental visual impact.

In order to achieve the required ventilation within the windowpanes with minimal visual impact to the rear, we are proposing to re-glaze the existing sashes with an opaque grey ceramic spandrel glass, with individual cut-outs for single air vents. As before, the affected windows are entirely obscured from view at street level by the courtyard pyramid roof, and mostly obscured by the pyramid roof when viewed from the adjacent office buildings. Using a glazed-in method, the existing sash windows can be retained or refurbished and the impact on the building fabric is limited and easily reversible.

Although the above opinion on the reversible and inobtrusive nature of this proposal was supported by the Planning Case Officer, further Conservation Officer comments have suggested openings drilled through brickwork would be preferable, and that we should show in detail why this is not possible. This is illustrated in the D&AS section 2.14 (page 13) – part reproduced below – demonstrating that there is insufficient depth at window head to 2nd & 3rd floors and a clash with roof structure at second floor cill level. The photograph to the right, also taken at second floor, and highlighted plan extract shows there is generally insufficient width of masonry at the window jambs to accommodate a core drill hole (about 125mm diameter would be needed, while leaving masonry surrounding it to maintain structural stability).



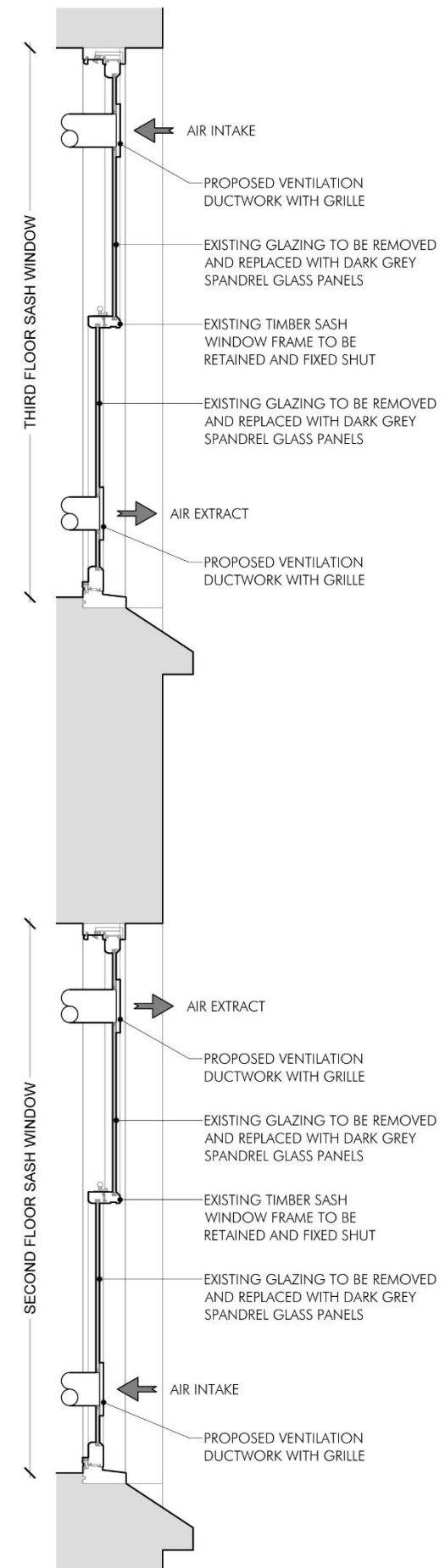
INTERNAL VIEW OF SECOND FLOOR PROPOSED BEDROOM



PROPOSED SIDE ELEVATION - MILK STREET
(BEHIND PYRAMID ROOF) - 1:100



Fig 7: LEFT: Extracts from D&AS Section 2.14; ABOVE extract from rear elevations drawing; RIGHT detailed section through sash windows. *



1.3 BEDROOM CEILING TREATMENTS *

The proposed building sections have been updated to show in greater detail the extent and impact of dropped ceilings in bedrooms. The existing floors are solid concrete construction, so there is no floor void to distribute services into the space. To better highlight the existing room volumes, the previously proposed ceiling raft in the main part of the bedroom has been omitted. Instead, the design will enhance the original cornicing with LED picture rails, providing uplighting to celebrate these historic features.

Where services (electrics, water and air conditioning pipework) enter the room adjacent to the corridor, an area of dropped ceiling will need to be provided low enough to allow these services to penetrate and pass through the wall below cornice level. This lower dropped ceiling will be a minimum of 350mm deep, low enough to also conceal a built-in air conditioning cassette unit.

Hot and cold-water services and ventilation ductwork will need to be concealed in this lower ceiling that will also extend over the ensuite shower room where ventilation grilles will terminate.

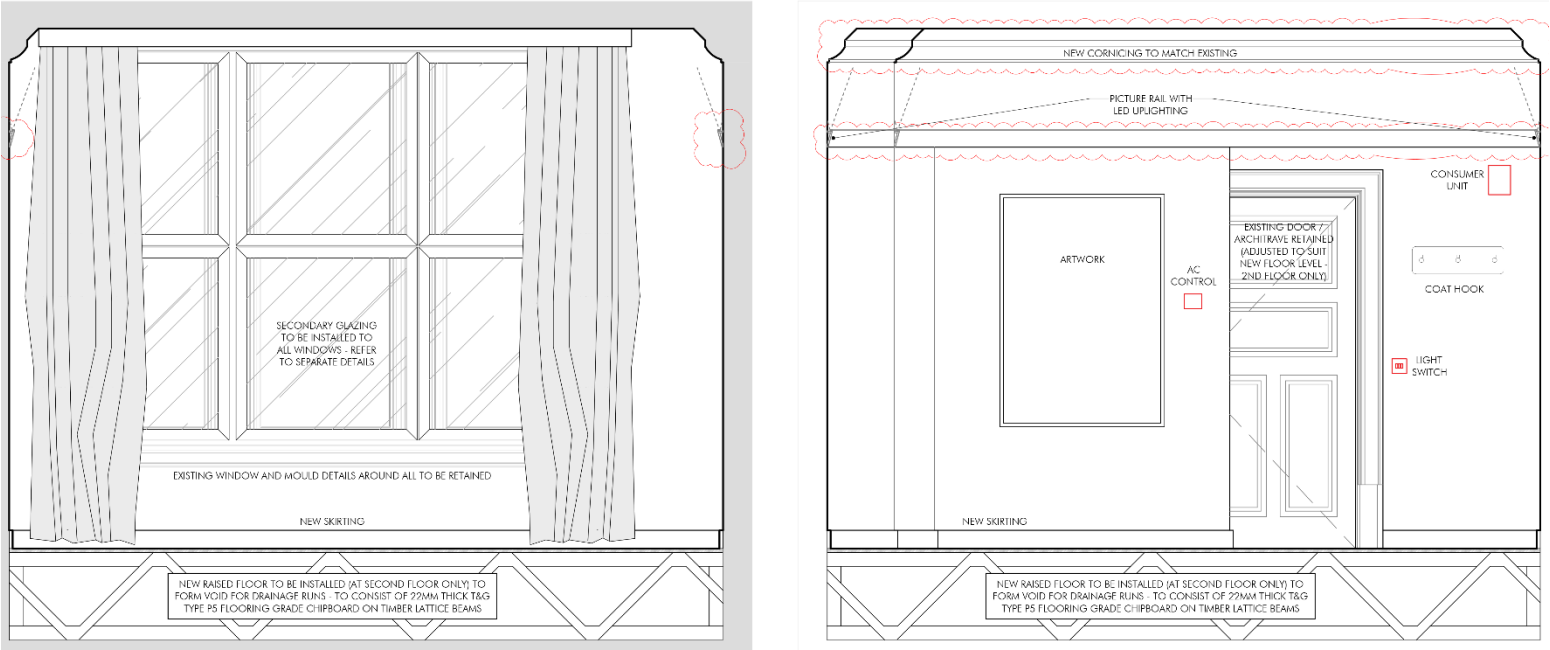


Fig 9: Extract from bedroom detail drawing at second floor level showing extent of ceiling raft in main bedroom area.



Fig 8: Extract from sectional drawing showing ceiling rafts to bedroom area.

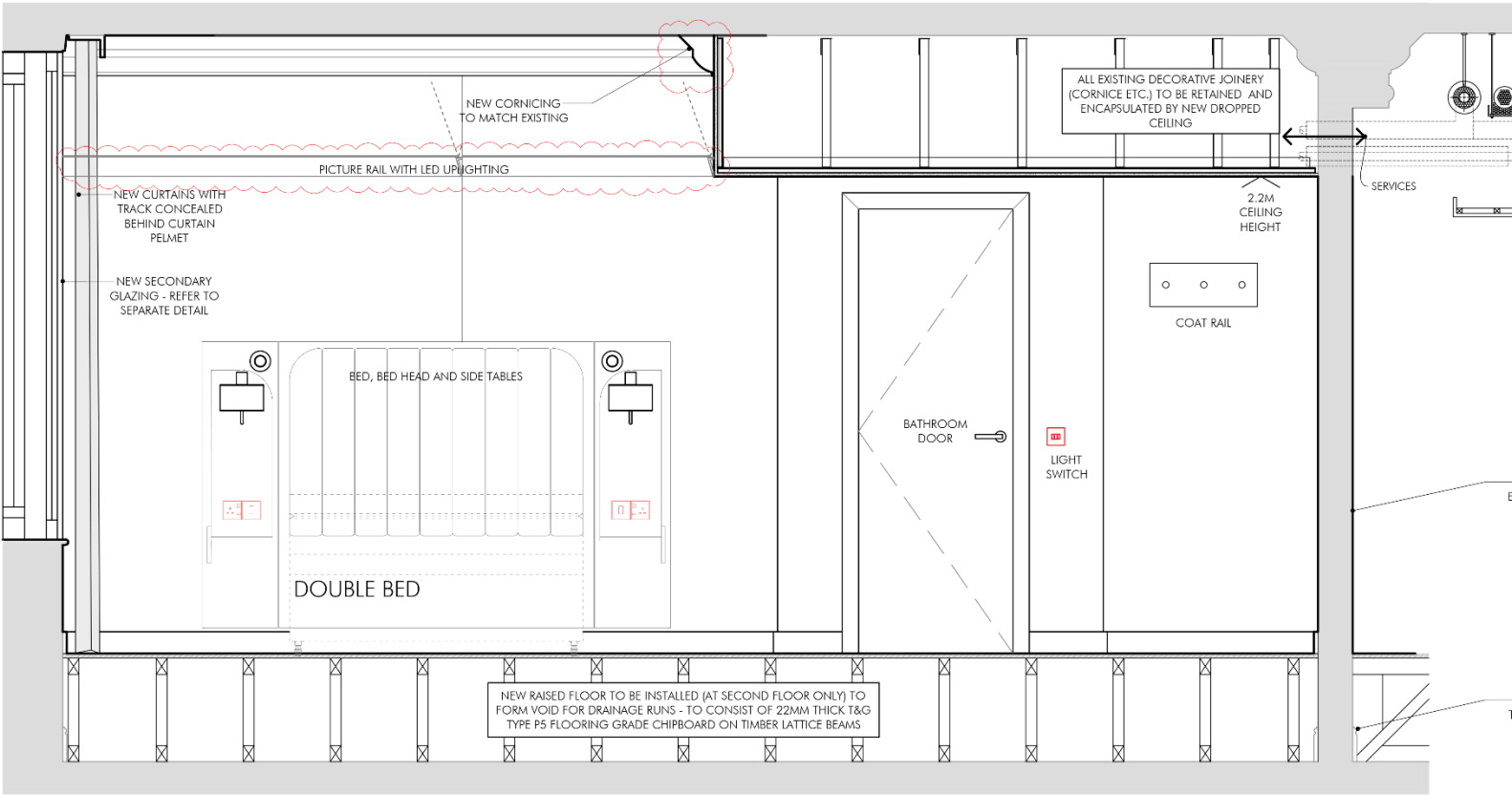


Fig 10: Extract from bedroom detail drawing at second floor level showing space for pipe and cable services in bedroom lobby area with depth to allow for installation of air conditioning cassette.

Fig 10.1: Typical Bedroom Visual *

The typical bedroom visuals show how the existing room volume is celebrated as part of the bedroom layout. Delicate uplighting is incorporated in the picture rail that runs around the perimeter of the bedroom, further highlighting the original features.

As previously agreed, the chimney breast remains visible in the room space.

The downstand ceiling at the room entrance shall be the minimum required to house pipework and air conditioning.

The necessary en-suite bathrooms will read as a distinct new volume in the space, with a vertical shadow gap detail to signify the continuation of the cornice behind.



1.4 LAYOUT: IMPACT OF PROPOSALS ON CORIDOR WALL TILES & INTERNAL GLAZING

Further investigation on site has taken place to confirm the presence of glazed wall tiles and 'borrowed light' internal windows to the second floor corridor. As requested by the Conservation Officer, the tiles shall also be exposed at second floor even where abutted by the raised drainage floor. All existing tiles shall remain in place and any missing tiles or those requiring significant repair shall be reinstated with new contrasting tiles or reclaimed tiles to match the existing.

A design review of all instances of harm to borrowed lights has been conducted and each instance of redesign has been highlighted and annotated on the revised proposed floor plans.

An example of redesign to retain the borrowed light windows is given opposite, where the entrance to a linen trolley store has been relocated to allow the internal window to be exposed on the corridor side.

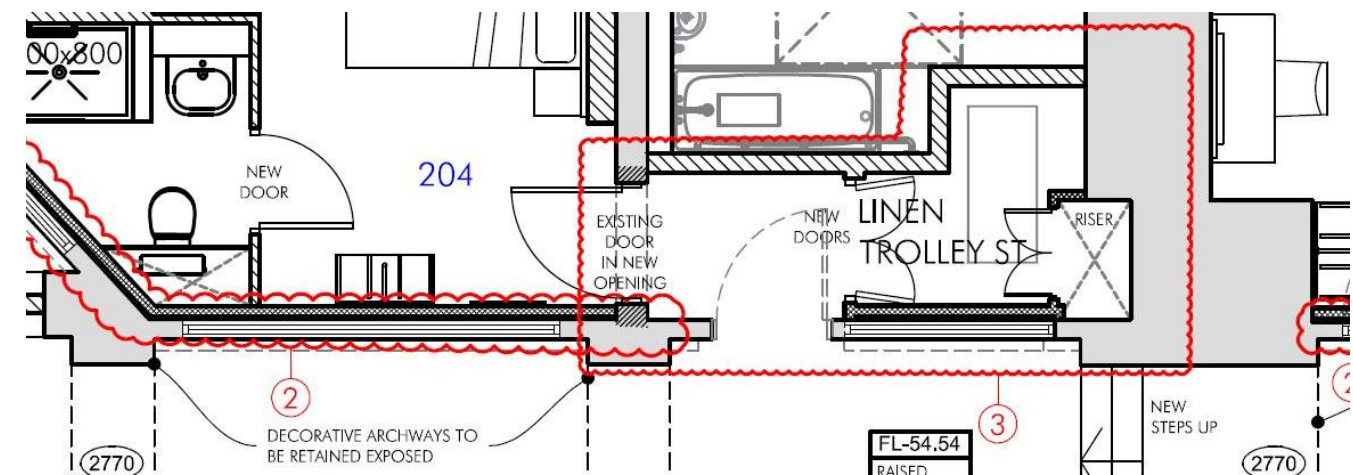
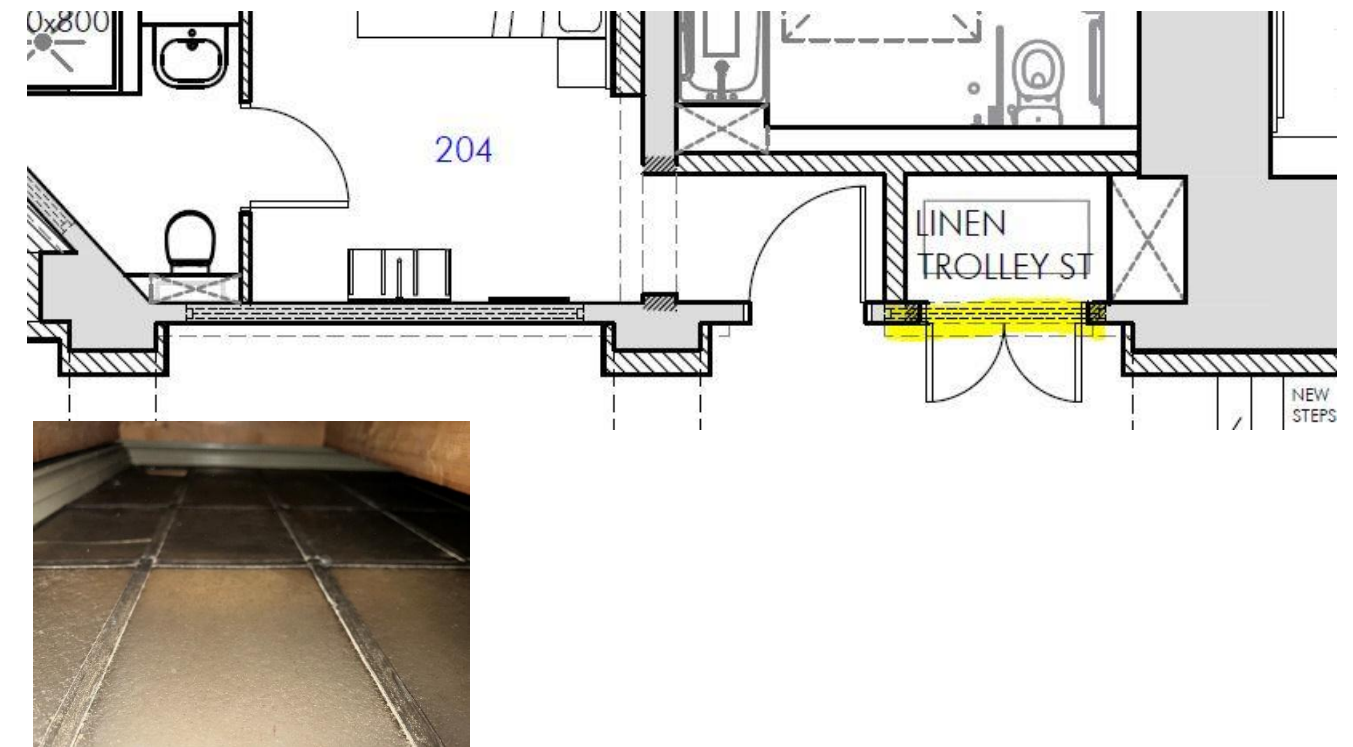


Fig 11: Top: Previous proposal to provide linen trolley store with removal of 'borrowed light' window at second floor level.

Inset: photograph confirming presence of glazed leaded borrowed light window

Bottom: Revised re-design to alter access to linen trolley store to allow for retention of the borrowed light window, to be exposed on the corridor side.

Hotel corridor walls are intended to act as a 30-minute fire resisting compartment to create a 'protected corridor' for escape in the event of fire. They also require acoustic properties, to prevent disturbance to sleeping hotel guests from movements and noise in the shared corridor. There is also a need to provide privacy, and the perception of privacy, to hotel guests. For these reasons, it is necessary to provide a continuous fire and acoustic barrier between bedrooms and corridor. We have proposed to expose the 'borrowed light' windows from the corridor side (and visible to the majority of visitors), by installing a 'shaft wall' construction to the bedroom side of the wall that will achieve both the fire and acoustic properties necessary, while allowing the original leaded glazed panes, that have no fire or acoustic benefit, to be fully restored and on show to the public.

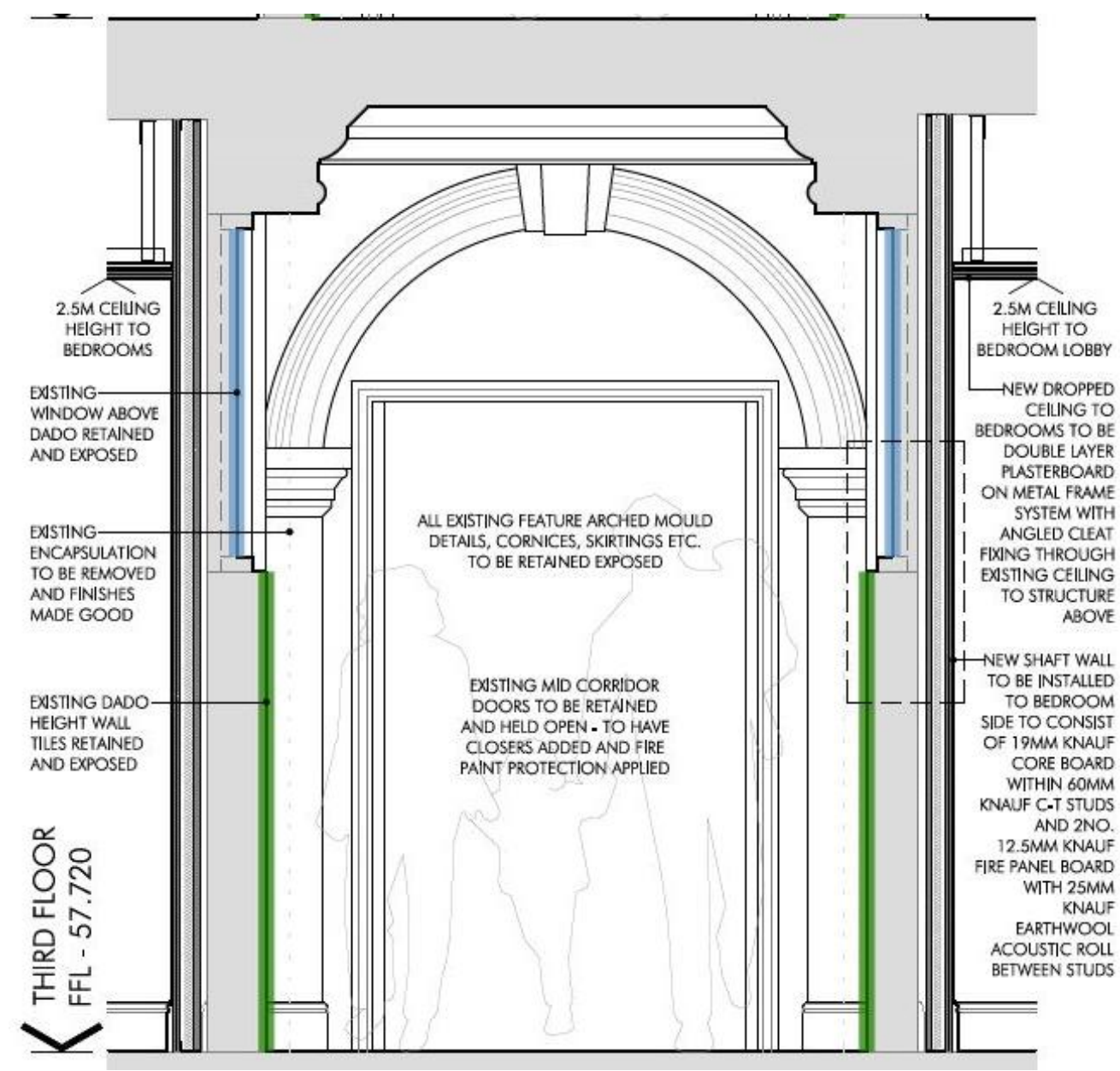


Fig 12: Section showing arrangement of borrowed lights in corridor wall and 'shaft wall' to the bedroom side.

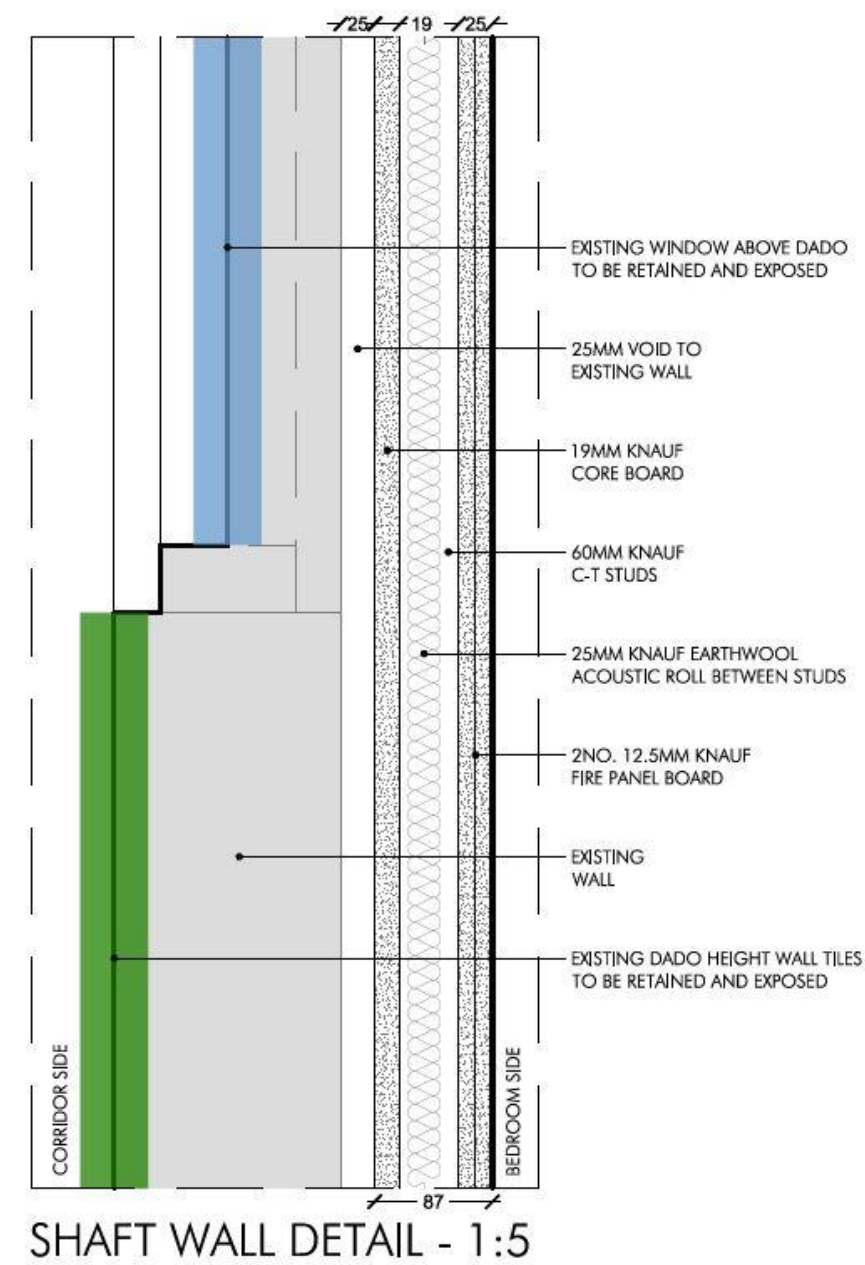


Fig 13: Drawing extract detailing the build-up of the 'shaft wall' detail.

The design changes outlined on the previous two pages have allowed the retention and exposure of 'borrowed light' windows in all areas of the building, with only one exception. The drawing extracts, pictured below, show: (left) the proposal to access room 301 and the adjacent linen room, borrowing some space from the linen store to accommodate a bedroom wardrobe, freeing-up space in room 301; and (right) an alternative re-design to avoid a reduction in the borrowed light window hidden in the corridor wall.

We have highlighted in red the resulting reduced space around bedroom furniture, and we do not consider this to be a viable arrangement, being too tight to comfortably operate as a hotel room. Also, the resulting staggered access into/out of the linen store would make the existing corridor doorway liable to significant damage from the wheeling in and out of laden linen trolleys.

In mitigation, there are the following factors:

- this is the only instance of a reduction to a 'borrowed light' window in the whole building.
- the borrowed light windows are currently fully encased and not exposed to view. Although this will result in a reduction to the feature, the altered feature shall be retained, repaired, and exposed to view.
- It is likely that this window feature is divided into 3 main panes. It is highly likely that the reduction in size will involve the adaptation of the joinery frame only and the retention of two whole leaded panel exposed from the corridor side.

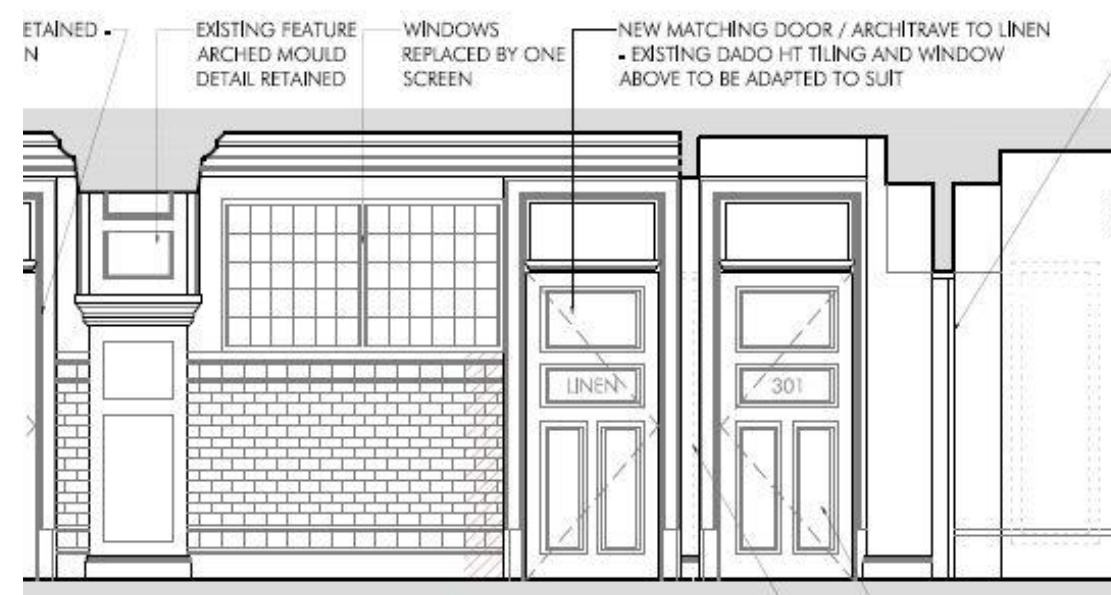
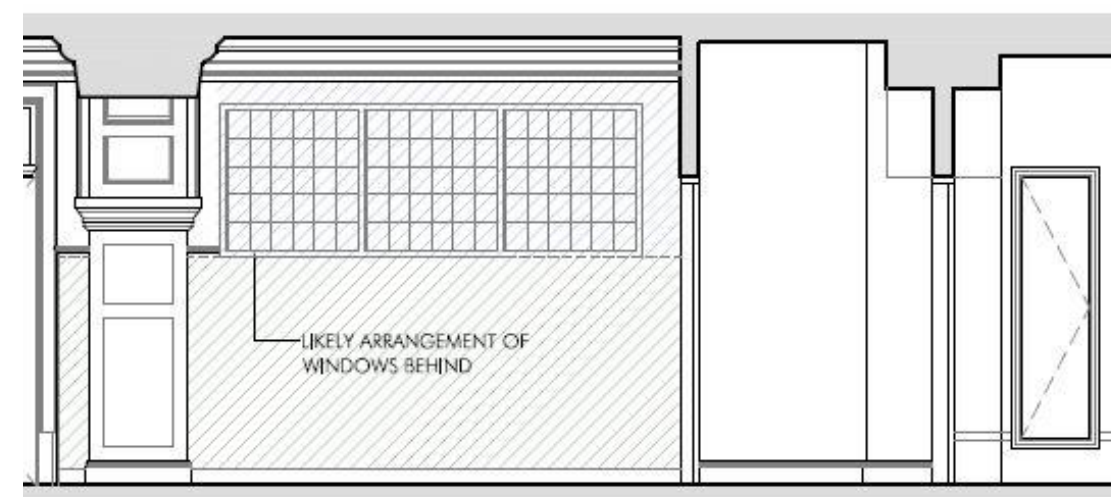


Fig 15: Extract from internal elevations showing (top) likely existing arrangement and (below) proposed arrangement.

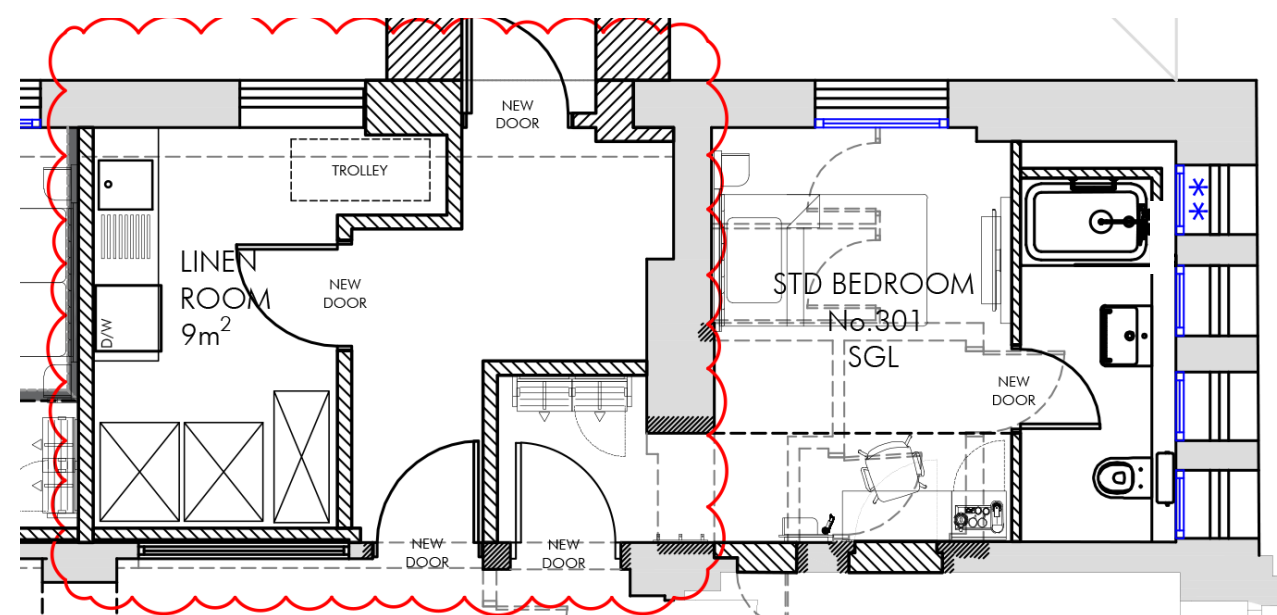
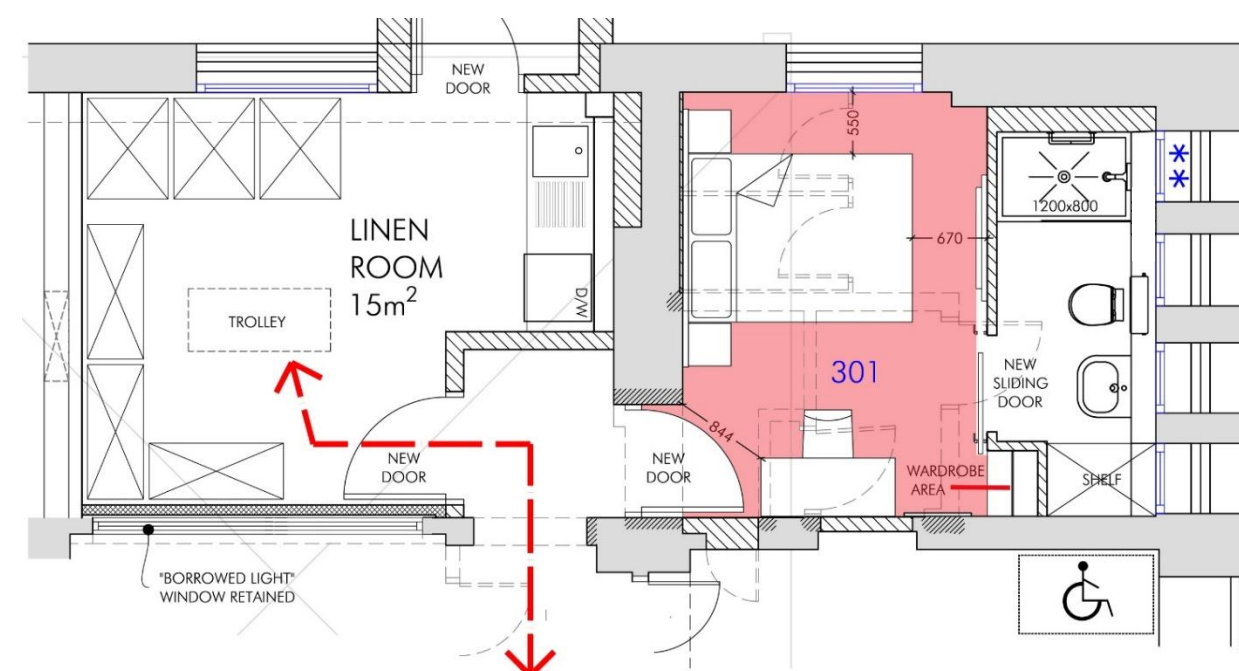


Fig 14: Left: Proposal for room 301 layout. Right: attempt to redesign room 301 to retain corridor borrowed light, highlighting reduced space to room 301. *



Further photographic evidence has been requested to show the lack of harm caused by new openings at 2nd floor (new linen store doorway) and to 4th floor (room 401 & linen store doorways). This is provided below:

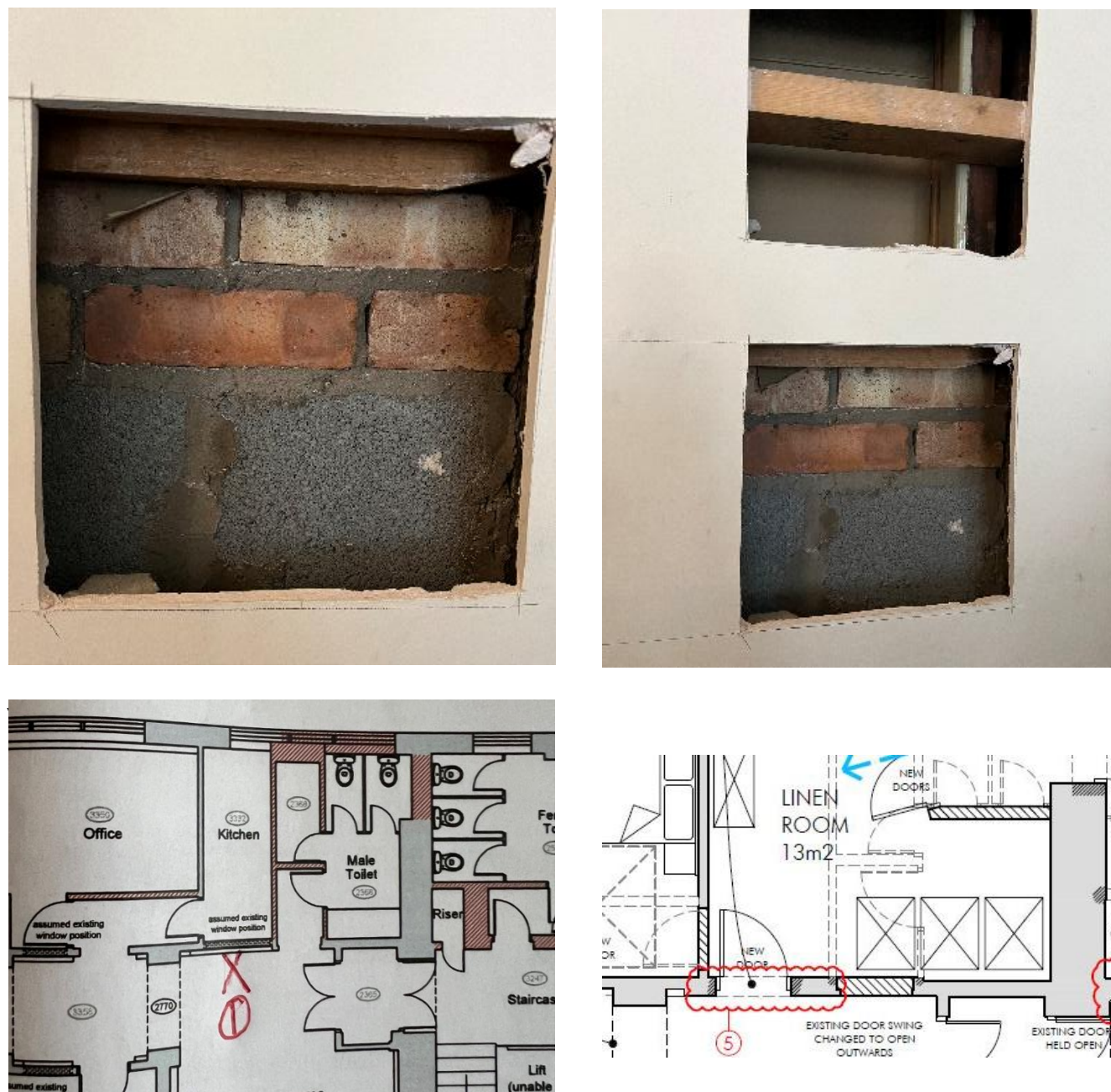


Fig 15.1: Photographs showing modern brick and blockwork infill where a previous opening has been filled-in to location of proposed doors to 2nd floor linen store (proposed plan extract on the right).

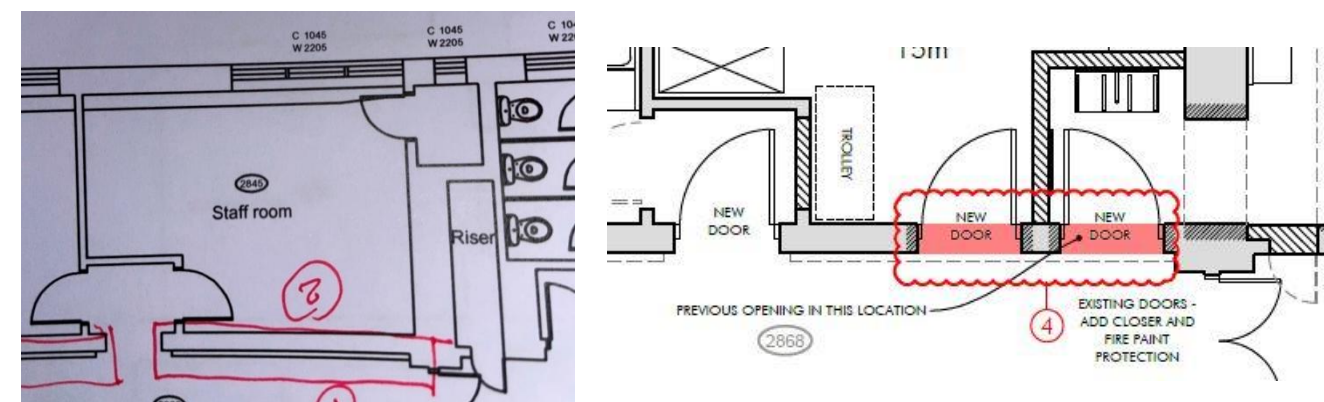
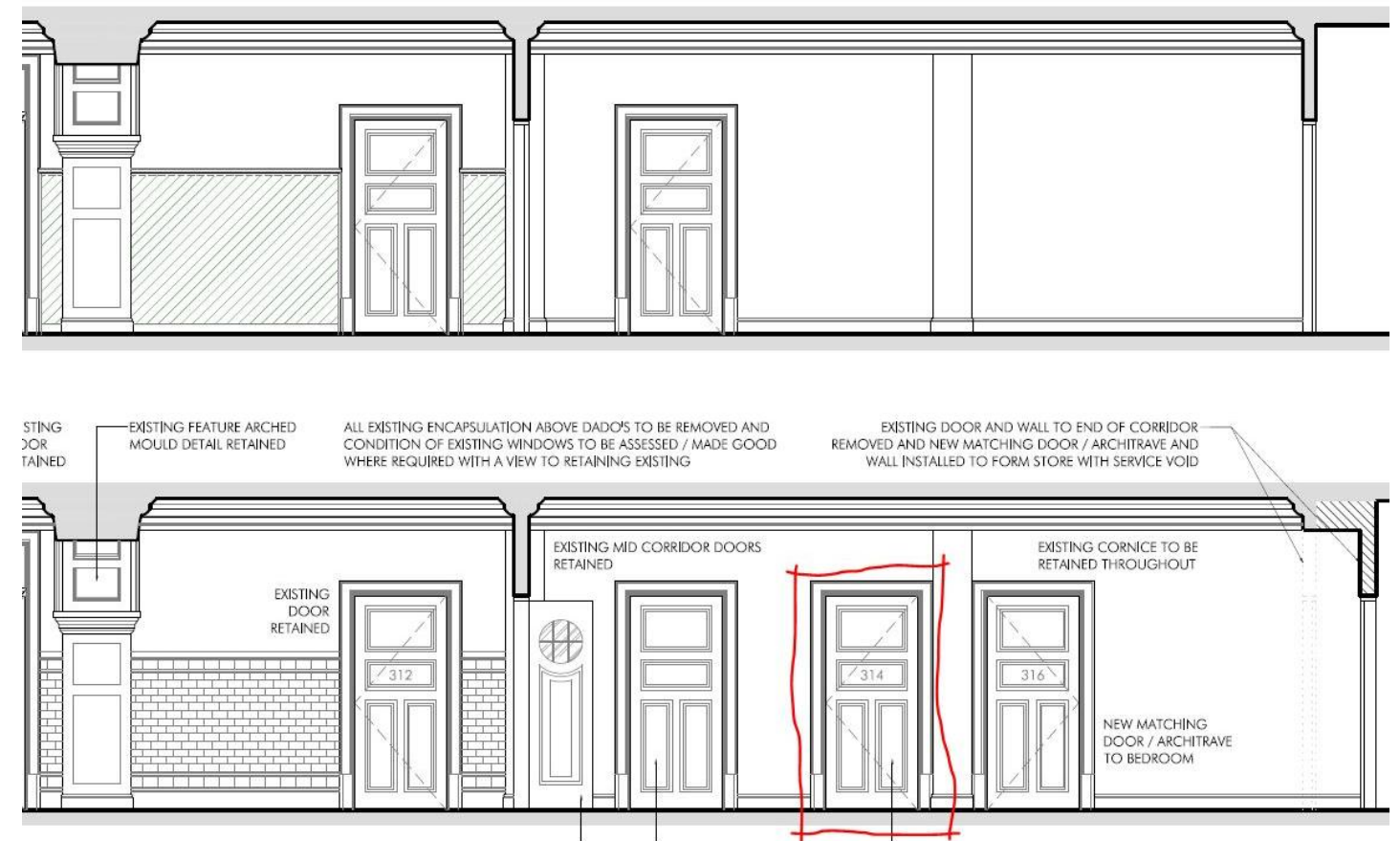


Fig 15.2: Photograph showing modern brick infill where a previous opening has been filled-in to location of proposed doors to 4th floor linen store/bedroom 401 (proposed plan extract on the right).

Architectural drawings for three rooms (412, 314, 212) showing floor plans, elevations, and sections. Room 412 includes a 'NEW DOOR' and 'EXIST. ADD 1 PAIR'. Room 314 includes a 'NEW DOOR' and 'DOOR TO BE RETAINED AND FIXED SHUT'. Room 212 includes a 'NEW DOOR' and 'EXISTING DOOR REHUNG'. The drawings show various fixtures like sinks, toilets, and shelves, along with dimensions and material callouts like SVP 11, SVP 12, and IC.

From the floor plans it is evident that the rooms above and below 314 have the same 'hand' of layout. This determines the bathroom position and the bedroom layout. The bathrooms require vertical drainage services, and also central ventilation extraction is routed to the bathroom side. If the handing was switched on 3rd floor, boxing in would be required within the rooms for these vertical services, plus additional vertical services for the new bathroom position would be required and similarly require boxing-in on 2nd floor. Weighing up the resultant harm, we have selected a design of least harm to the existing building fabric. The door to 314 is to remain in place, shut and boarded on the bathroom side, thus no original fabric is removed. In the corridor outside room 314, there is no wall tiling that would be damaged by the insertion of a new door. As can be seen on the illustration below, a new matching door for room 314 (and also for room 316) will be inserted into the existing wall with no damage or removal of tiling features.



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1.5 LAYOUT: FORMER OFFICE COMMUNAL TOILETS *

The space that formed the original communal office toilets is proposed to linen room at second floor and bedrooms on all other floors. At each floor level this necessitates some form of alteration to the existing plan layout. In mitigation, the following measures have been incorporated:

- On the second floor, it was previously proposed that the wall be partially removed. We are now proposing that this wall be retained in full, with the existing doors removed and infilled to form a guest/staff WC and linen room.
- Where showers abut one of the existing window openings, these have been amended to reinstate the fourth window opening (which will have frosted secondary glazing applied) so that the group of four windows in that space remain legible.
- As requested, boxing around the shower has been reduced, the boxing to the rear of the shower must remain for vertical services to the shower – wastewater, H&C water and ventilation.

The conservation office has suggested that at least one of the existing toilet cubicles shall remain. These cubicles and surrounding wall tiling date from at least the 1980s refurbishment and are made of modern materials with a plywood backing to the wall tiling visible in places. Neither the wall finishes, partitions nor the sanitaryware found in these spaces are original and therefore do not warrant retention. The change of use to the building necessitates the re-purposing of these areas, therefore with the above mitigation in place, we believe sufficient work has been proposed to make legible the original character of the space.

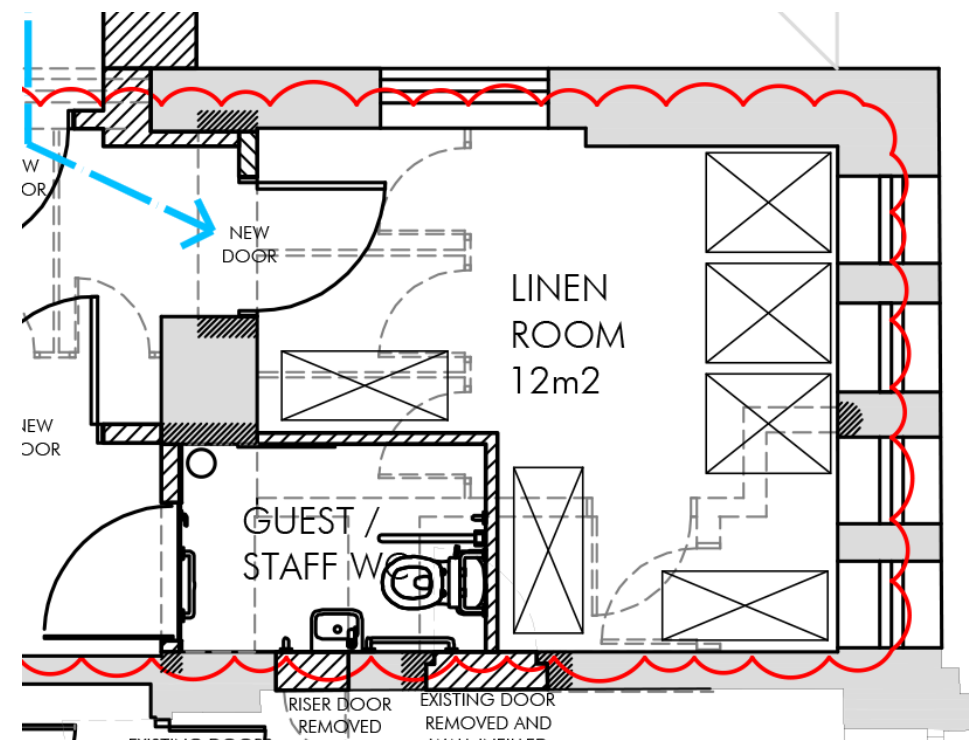


Fig 16: Linen room formed in the area of former communal office toilets. Legibility of the group of four windows to the side wall retained. *

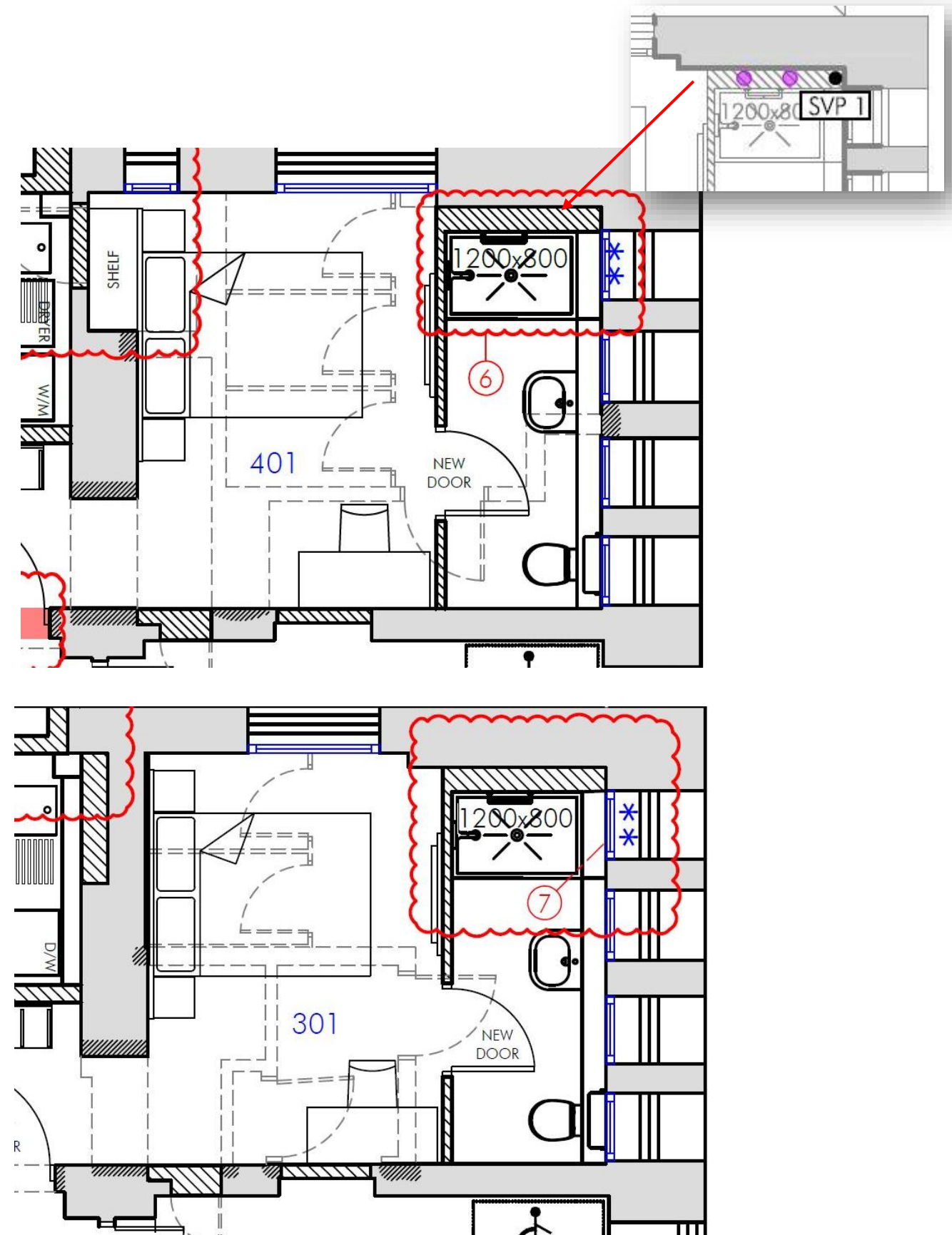


Fig 17: Upper floor bedrooms inserted into former communal office toilets area, retaining the legibility of the group of four windows to the side wall (inset: vertical services to riser boxing behind shower)

1.6 LAYOUT: CORNER BEDROOM SUBDIVISION

The Conservation Officer has expressed concern over the subdivision of a corner office space at second, third and fourth floors. Currently the scheme provides 46 hotel bedrooms. If this space were to form a large single bedroom, this would result in a reduction to 43 bedrooms. This would have a negative impact on the scheme viability and would directly affect the return on investment for the applicant. Further information on the economic viability can be found in the accompanying Planning Statement.

In mitigation the following factors should be considered:

- All bedrooms throughout the building necessitate a level of subdivision to insert an ensuite shower room into each room. In that context, some level of subdivision of original internal volumes will be necessary to bring the building into continued use.
- The existing timber sash windows include a wide mullion, giving a suitably wide surface to enable the subdivision of the windows between the two spaces.
- The subdivision is not legible externally and the lower two floors are hidden externally behind the courtyard pyramid roof and cannot be seen at close proximity from outside.
- Existing radiators and wall mounted boxings concealing pipework and cabling shall be removed (see inset photo)

- The layout has been reconsidered to ensure that no new door openings into the spaces are required and they can function as two separate rooms without the need to form any new doorways in the existing fabric.
- The layout has been reconsidered to also ensure that any 'borrowed light' windows can be retained completely intact, and an internal lining added so they can remain restored and on view from the public hotel corridors.



Fig 19: Typical window showing wide mullion sections between sash casements, and radiator & services boxings to be removed.

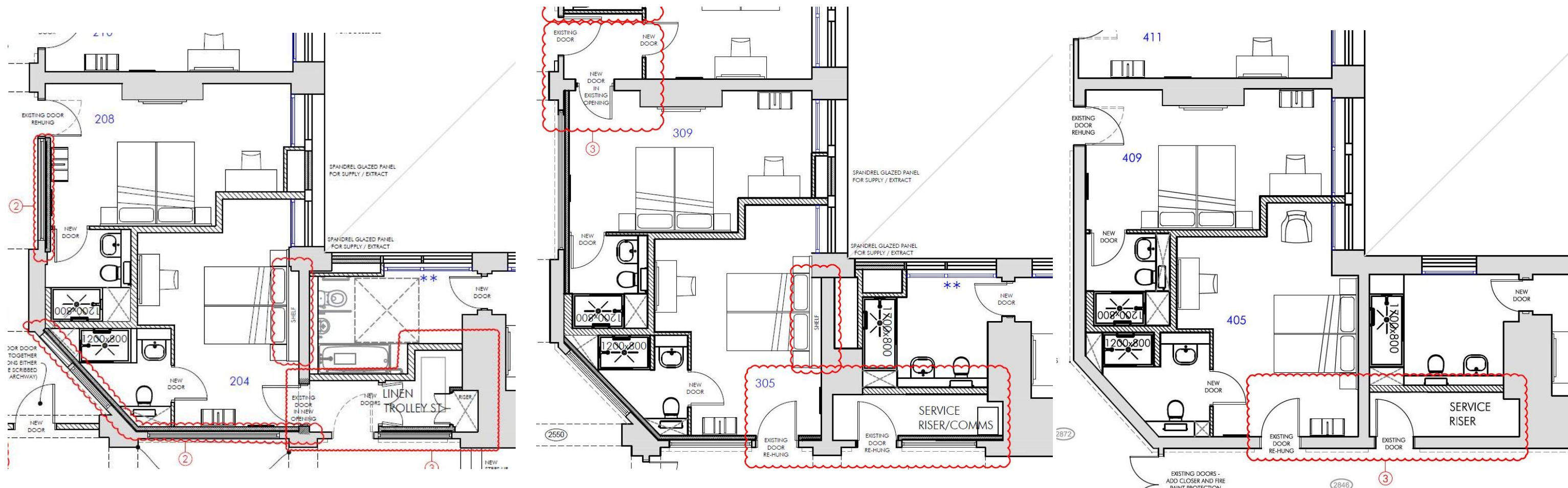


Fig 18: Floor plan layouts of internal corner bedrooms at 2nd, 3rd & 4th Floors.

1.7 FORMER CLERKS' HALL CEILING

During consented alterations in the 1980s, the glazing to the former Clerks' Hall was stripped-out and a new plasterboard ceiling suspended from the primary roof structure above it. Some limited areas of glazing remain at the edge of the ceiling, however these are also punctured by metal strap hangers supporting the plasterboard ceiling below.

When inserting the necessary service lift for hotel use, its location is governed by the existing roof structure – a combination of steel and timber roof construction. The necessary location of the new lift is shown in purple on the illustration opposite. This location conflicts with the remaining small areas of glazing. Therefore we propose to retain two of the panes insitu, to be protected during construction; and we propose to carefully remove the other two panels for specialist conservation repairs and cleaning. The two restored panels shall be displayed in the public areas of the hotel – for example in the main stairwell on a landing between ground floor and reception – along with some information/interpretation. The panels can be back-lit as a wall feature or mounted in the ceiling – the final detail for this installation can be agreed by Planning Condition if required.

In addition, we have submitted a drawing AP41 'Proposed Glazed Light Relocation Detail'. Although final details would be welcome as a planning condition, this detail has been prepared to demonstrate that the stairwell mid-half landing ceiling are of sufficient size to enable a reconstruction of a single glazed panel, clamped in a new timer frame and top-lit as a feature. This may be in conjunction with an information/interpretation panel to relate the feature to the history and origin of this almost entirely eradicated piece of the banking clerks' hall and its history.

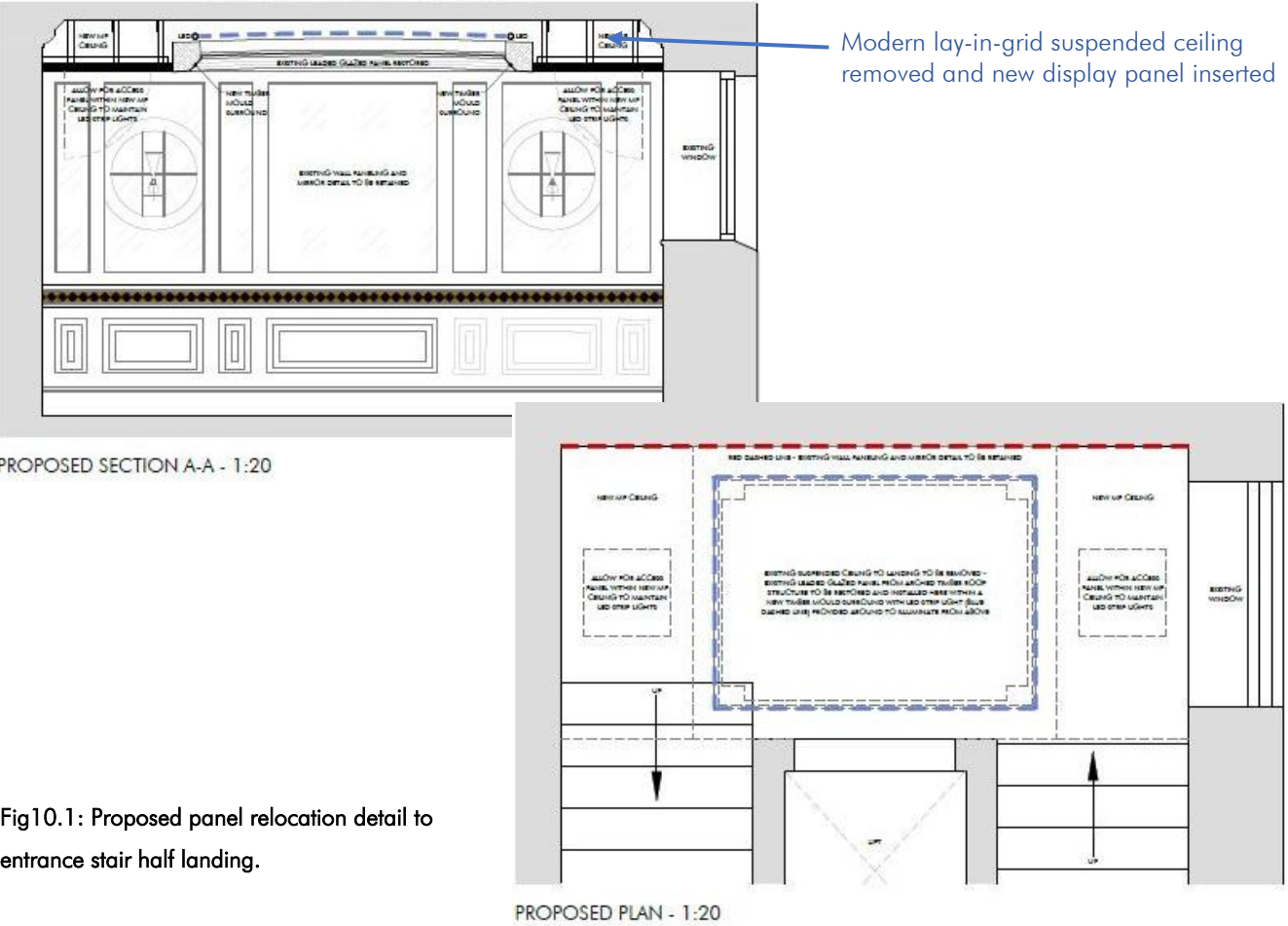


Fig10.1: Proposed panel relocation detail to entrance stair half landing.



Fig 9: LEFT The only record photograph of the former clerk's hall, from The Builder's Journal 1907; RIGHT photograph taken looking across the current ceiling void showing only the timber primary ceiling structure still in place.

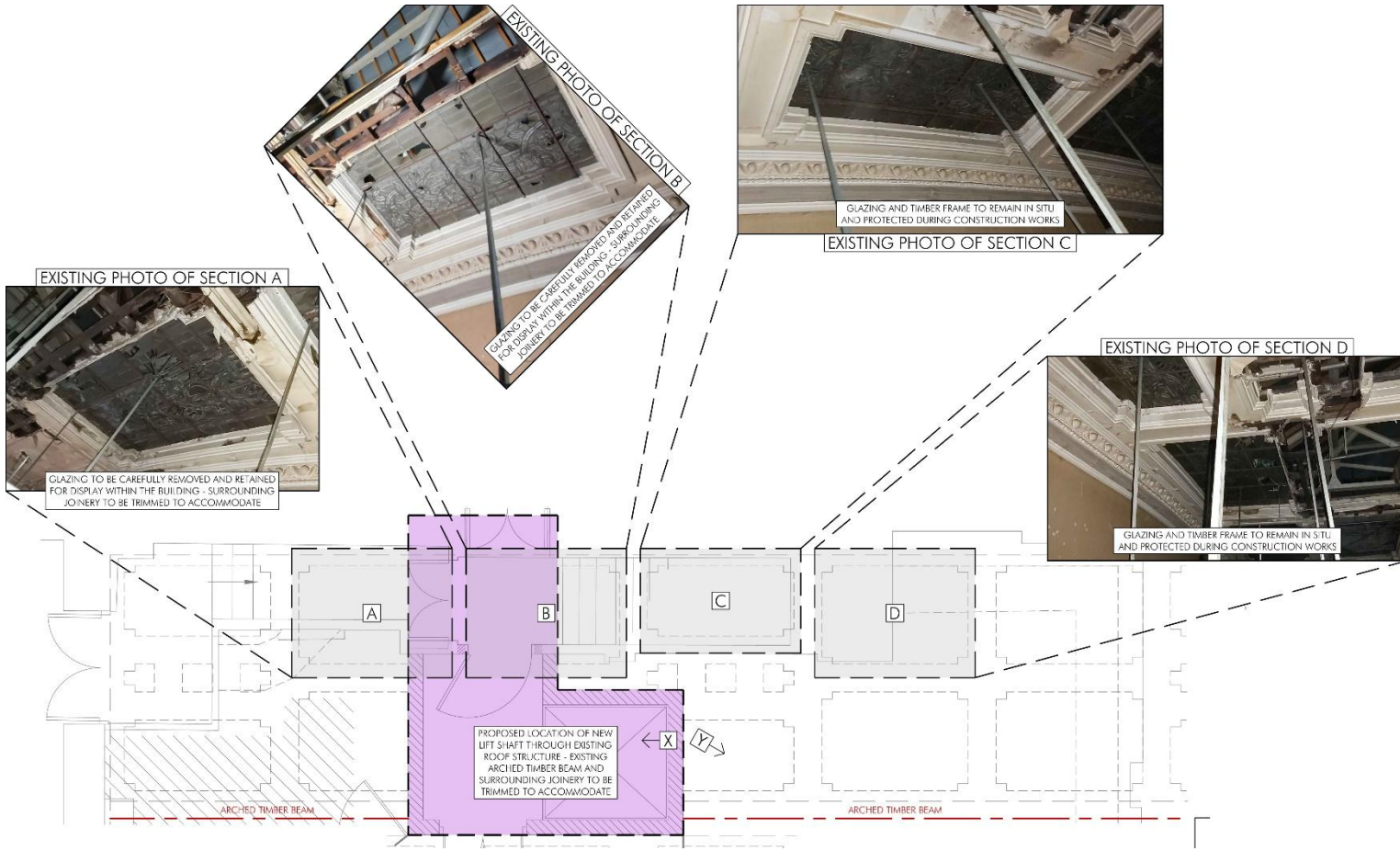


Fig 10.2: the proposed lift location (purple) in relation to remaining section of ceiling glazing (part reflected ceiling plan)

1.8 ENTRANCE LOBBY ALTERATIONS: DETAIL CONSIDERATION

Further details for the treatment of the entrance lobby, following the lowering of the structural floor for level access, has been provided on drawings AP.51 (internal) & AP.32 (external). Externally, plinth stonework shall be made good, the existing doors re-used and fitted with power assisted automation, and a new fan light added above it. Rather than fixing to the building, door activation and voice communication for nighttime use will be provided on free-standing stainless steel posts located within the recess of the external portico.

Internally, where the floor is to be structurally lowered, stair panelling and lobby panelling above dado height (including the decorative dado inlay) shall be retained and protected during the works. 1:10 scale details of the proposed new lower-level panelling have been provided on drawing AP.51. the existing modern wallpaper above dado level to the perimeter walls and around the lift shaft shall be removed and the plaster finish made good and painted.

The floor tiles, if bedded in a lime- or sand-based compound, shall be removed and cleaned for re-use. As the building dates from 1902 and incorporates a structural concrete floor, it is possible that the existing ceramic floor tiles will be bedded in a cement-based screed, making it impossible to take up the existing floor tiles for re-use. If this is the case, they shall be replaced with new Victorian-style fired matt ceramic mosaic and band tiles in a similar patterning/rationale to the existing flooring.



Fig 10: External elevations, showing existing doors relocated with fanlight above, and door controls/voice communication points provided on freestanding external stainless steel posts

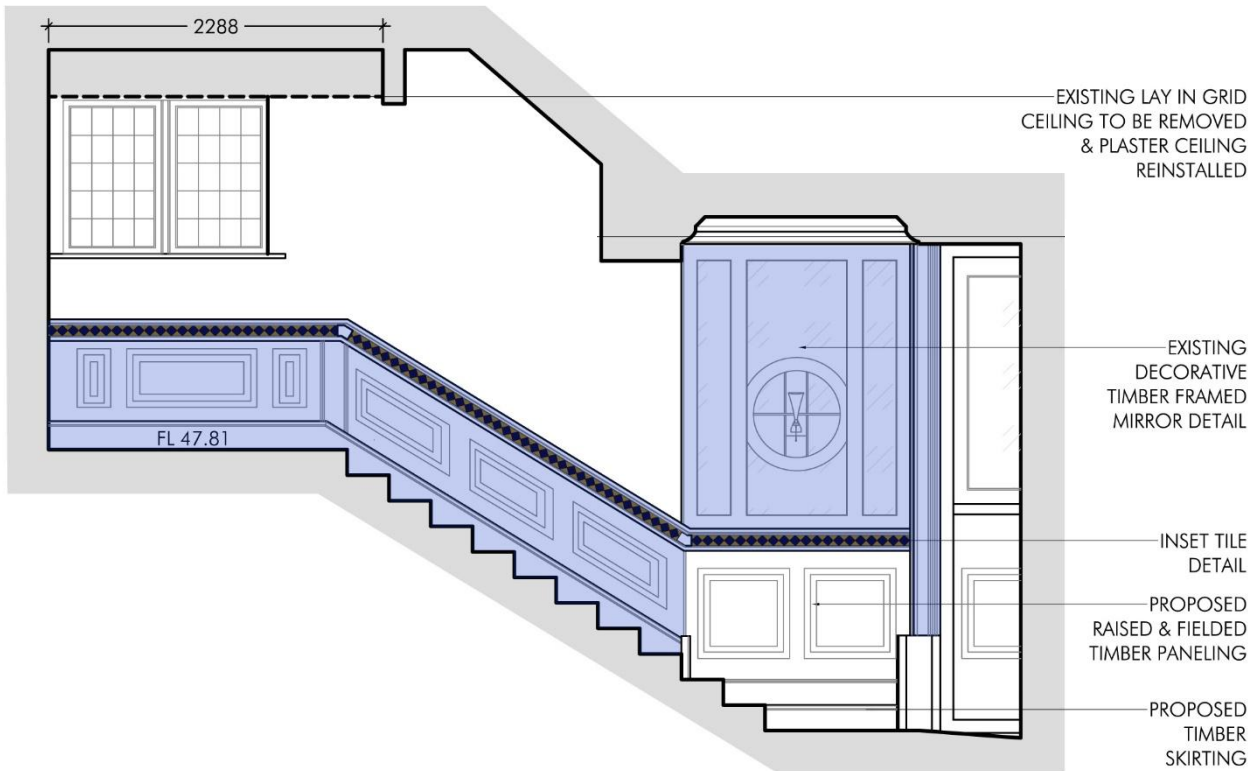


Fig 10: Part section detail with retained existing panelling highlighted in blue

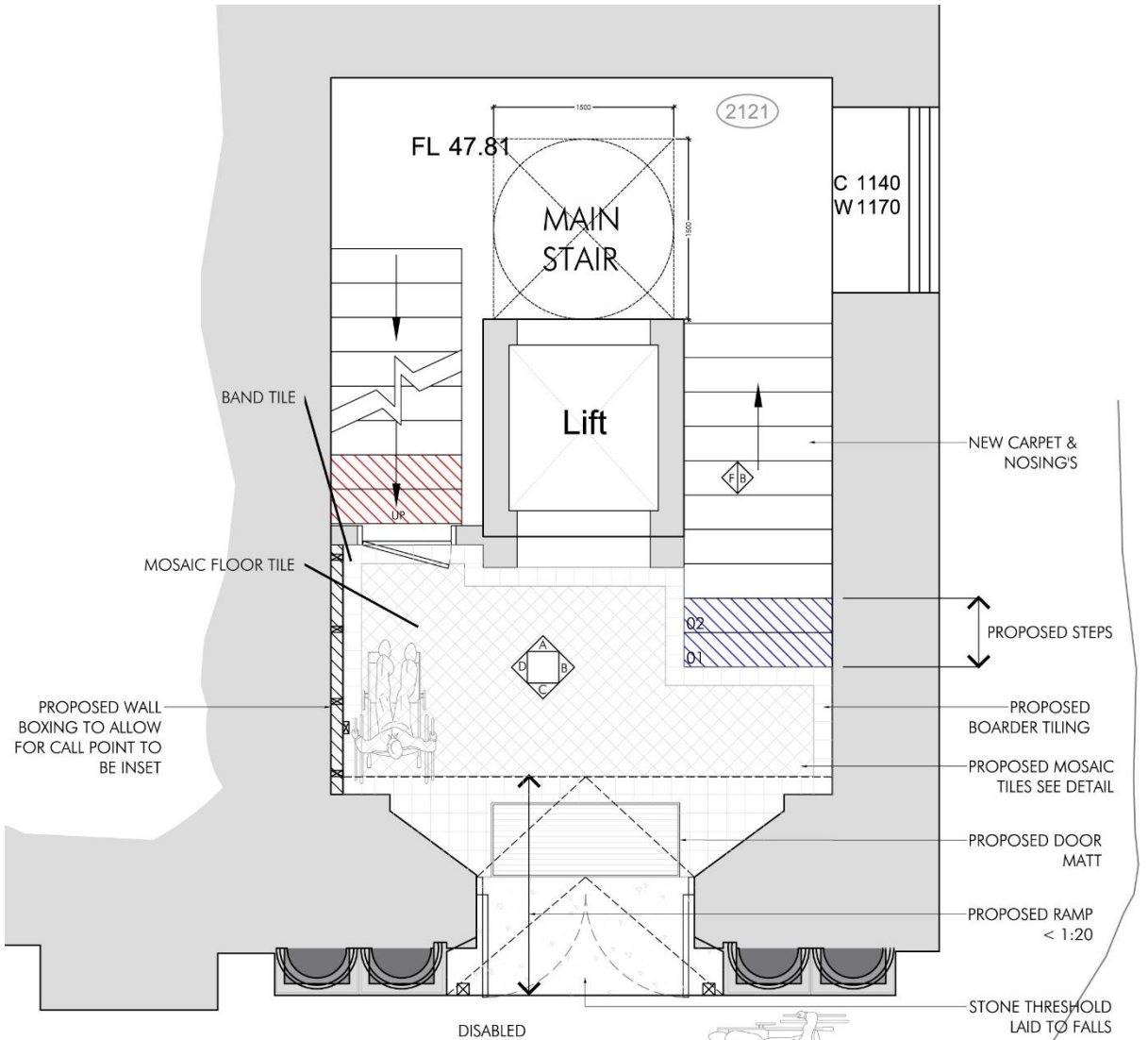


Fig 10: Plan extract identifying proposed floor finishes details

1.9 PROPOSED EXTERNAL LIFT SHAFT TREATMENT

Although not formally noted, on separate site visits both the Conservation Officer and Planning Officer noted that the proposed timber cladding to the new lift shaft would be better suited to a material with longer lifespan than the timber cladding illustrated. Therefore, we have amended this to be clad in a seamed zinc cladding in a very dark grey/black finish. This material is both sympathetic to the listed building and also contrasts - making clear the new intervention.

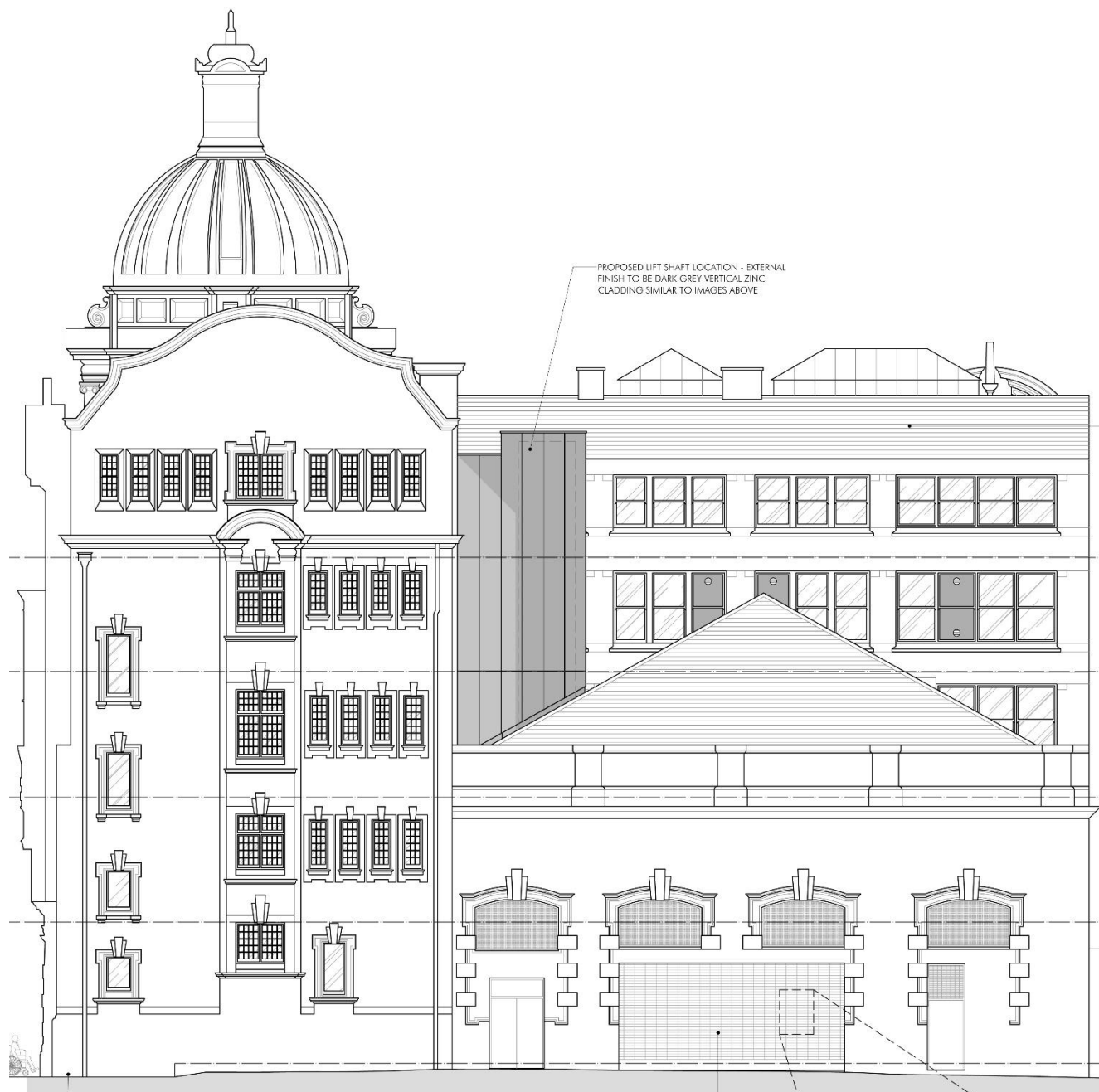


Fig 11: Rear building elevation (from Milk Street), showing side of proposed new service lift.



Fig 12: Images showing typical dark finish coated zinc cladding.

1.10 REVISED PROPOSALS TO CORNER BEDROOMS 206 & 307 *

Rooms 206 & 307 are large 'family' rooms formed in a larger corner volume. The Conservation Officer has requested that we "Remove the proposed 'boarding-out' of the wall in the proposed family rooms 206 and 307". Here we compare the previous proposal with the new, to show we have prioritised the heritage preference to retain as much original uninterrupted volume of the spaces as possible. In room 307 a previous subdivision partition wall has been removed to recreate this volume.

The previous designs were 'hotel'-focused – e.g., having a TV directly facing the beds and no more than a further bed-length away from the bedhead for ease of viewing. Instead, we have now taken a heritage-led approach to restore the room volume and compromise on the room amenity.

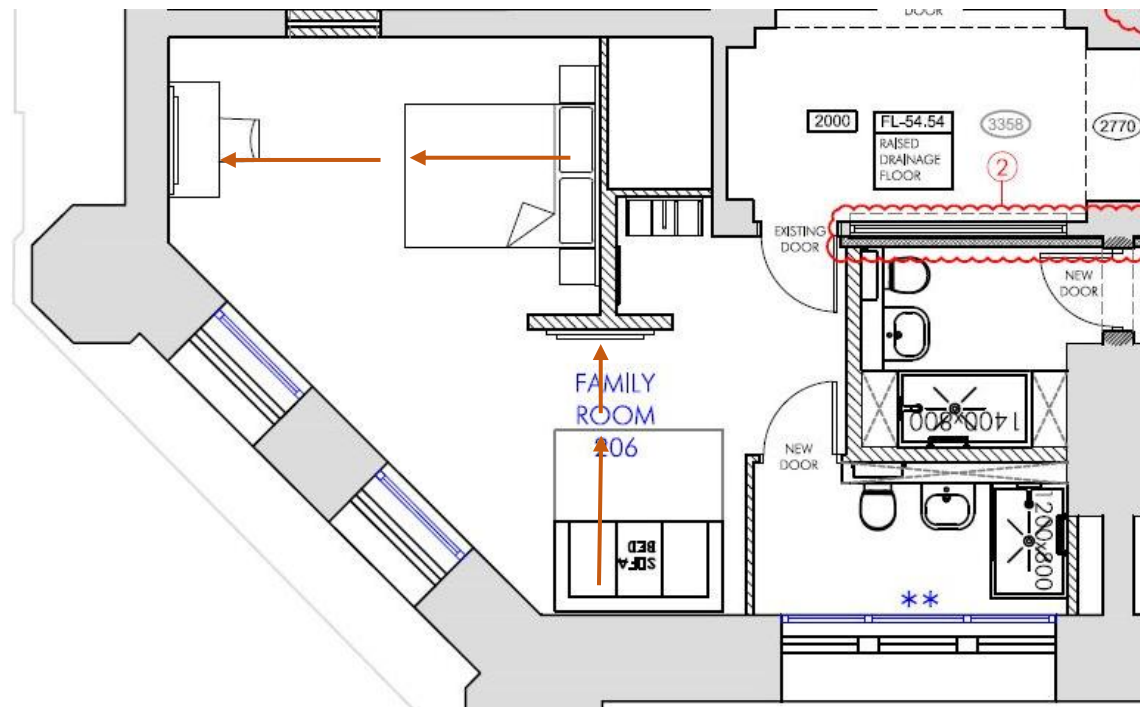


Fig 13: Room 206 – PREVIOUS HOTEL-LED APPROACH

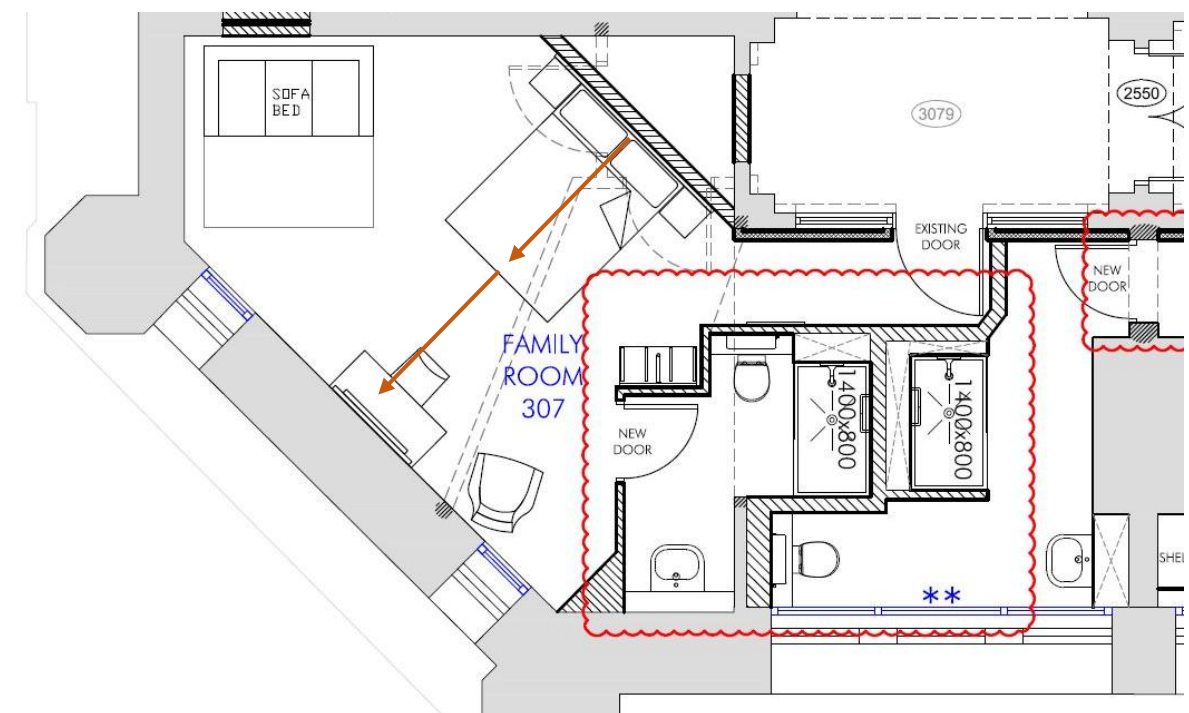


Fig 15: Room 307 – PREVIOUS HOTEL-LED APPROACH

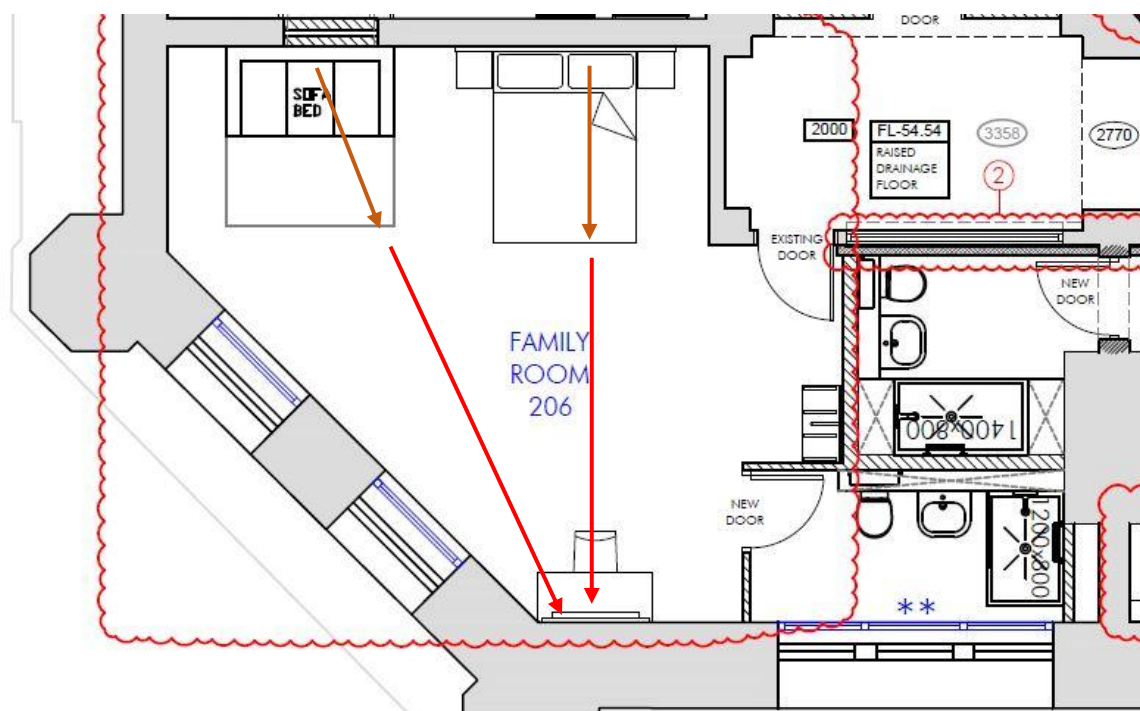


Fig 14: Room 206 – PROPOSED CONSERVATION-LED APPROACH

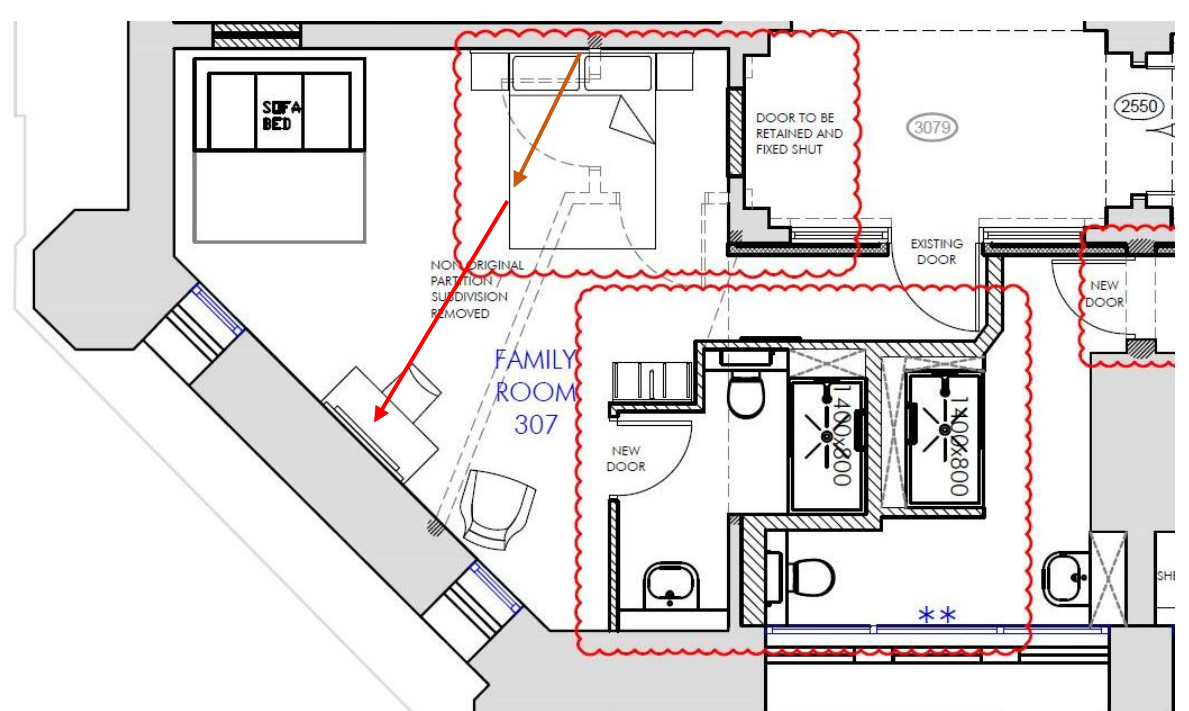


Fig 16: Room 307 – PROPOSED CONSERVATION-LED APPROACH

A small section of new wall has been added to Room 307 to provide an area for a TV to be displayed. We believe that this small section of new partition doesn't detract from the original room volume.

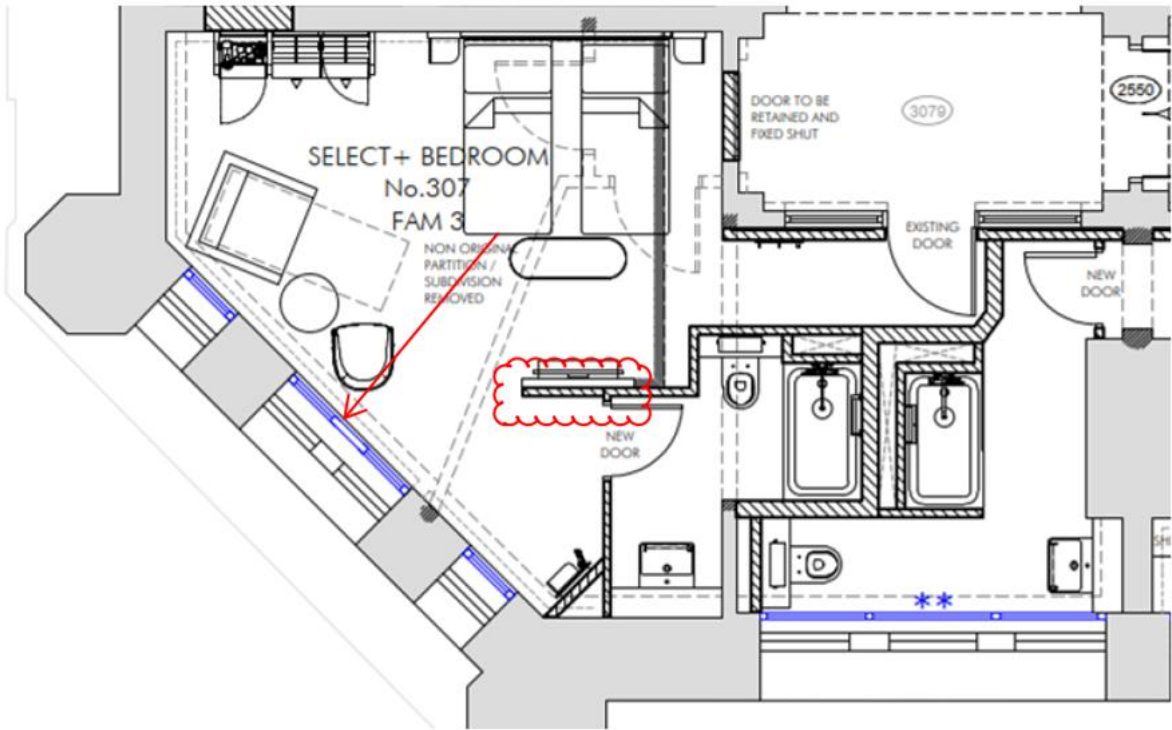


Fig 17: Room 307 – UPDATED PROPOSED CONSERVATION-LED APPROACH

1.11 New Lift Access Arrangements *

In accordance with the approved planning application, the service lift is intended to provide an additional means of access for guests using larger wheelchairs or those requiring carer assistance (refer to page 11 of the Design and Access Statement). The proposal has been updated to demonstrate a guest-friendly, fully accessible route from the existing double doors on Milk Street to the new lift, while retaining the existing escape route from Browns Restaurant. Access to the lift will be controlled via an electronic locking system, with a call point located within the main lobby to enable guests to contact reception staff and request assistance when using the lift.

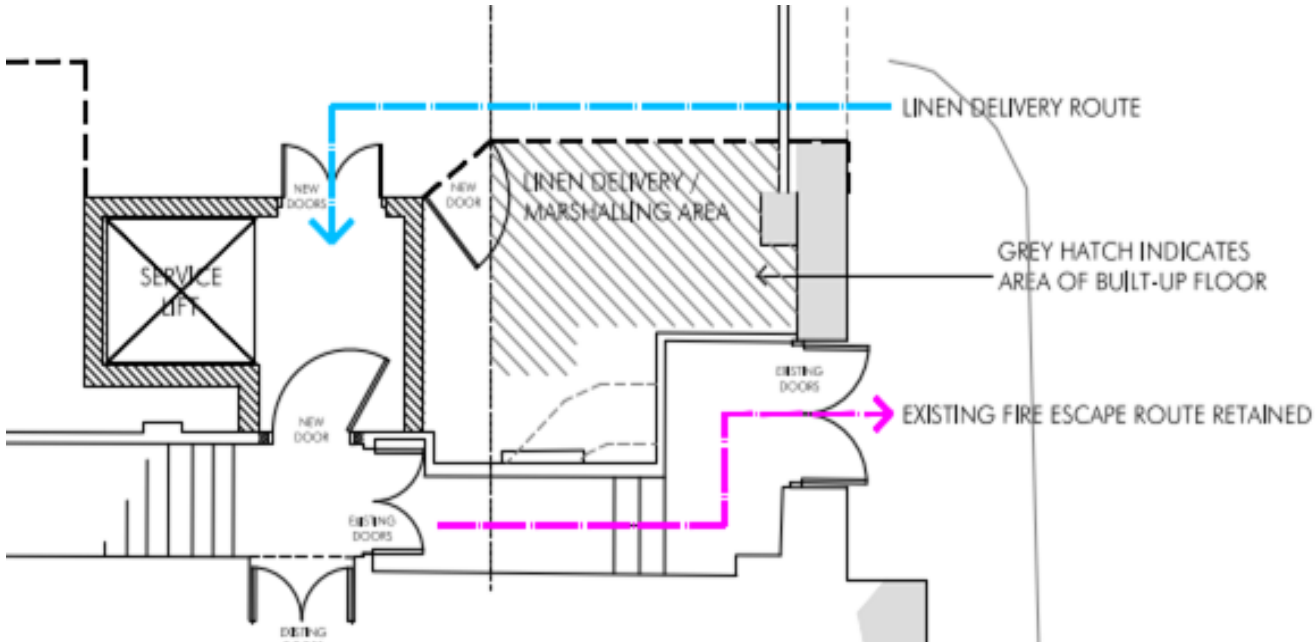


Fig 18: Planning Approved Service Lift Layout

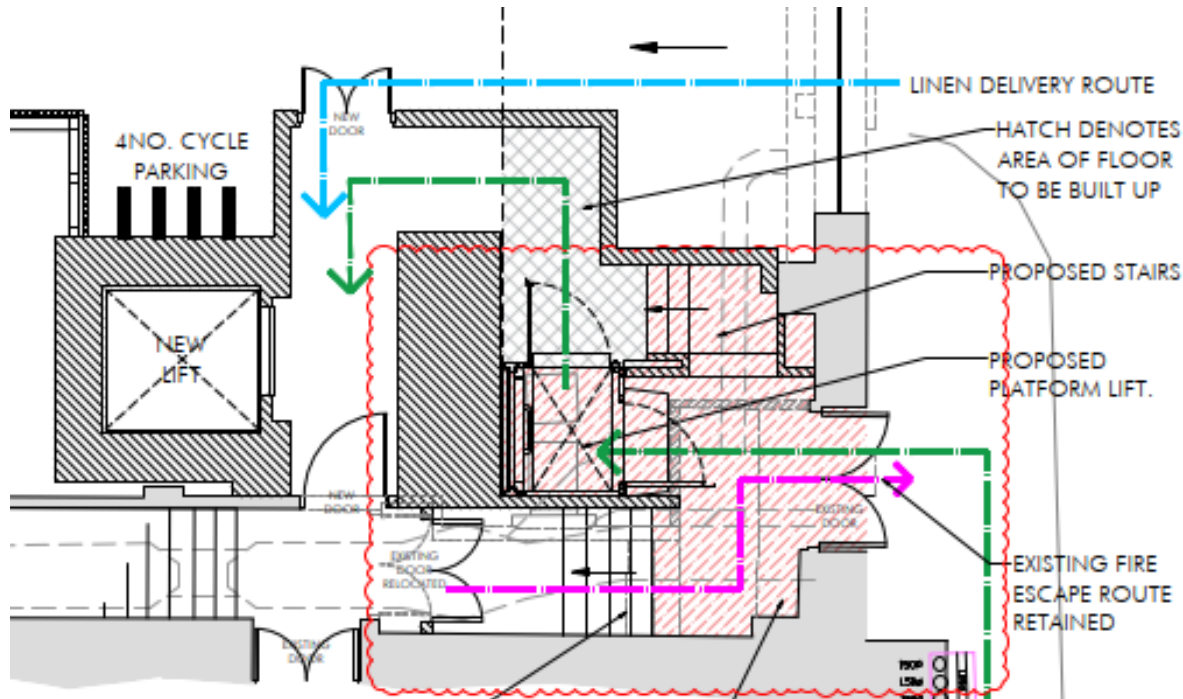


Fig 19: Updated Service Lift Layout