Winter's Buildings

10th September 2026

Responses to Design Comments received from MCC on 1 September 2026.

1. **Roof level interventions**
   - The drainage from the cut areas of roof associated with the penthouse terrace area is designed to connect to the original rainwater drainage, which will be repaired, re-instated and brought back into use as part of the proposals.
   - The original drainage breaks through the façade at high level and returns inside at first floor level. The contemporary rainwater pipes that are currently routed inside between level 4 and level 1 will be removed.
   - The glass balustrades to the penthouse are designed to have a capping in accordance with BS 6180:2011. The balustrade is external and protect a drop that exceeds 600mm. A continuous capping is designed to help bridge the load temporarily should an individual glass panel fracture or break, to maintain residual barrier integrity.
   - The capping helps to protect the glass edge of safety glass panels from direct impact, chipping, UV breakdown and moisture ingress into the interlayer which can cause delamination and visual 'clouding'. The capping also serves to bond the entire balustrade runs together which helps to reduce panel deflection in high winds.
   - The capping will be an anodized finish with profile minimised to be as small as technically feasible.
   - The sliding door profiles will be dependent on the selected system. Profiles will be specified in a bronze anodised finish. The selected system will likely require triple glazing in order to meet the acoustic performance requirements, and profiles and section sizes will be selected to be sympathetic to the Listed Building. At this stage of the project a system has not been selected, but details can be provided in due course.

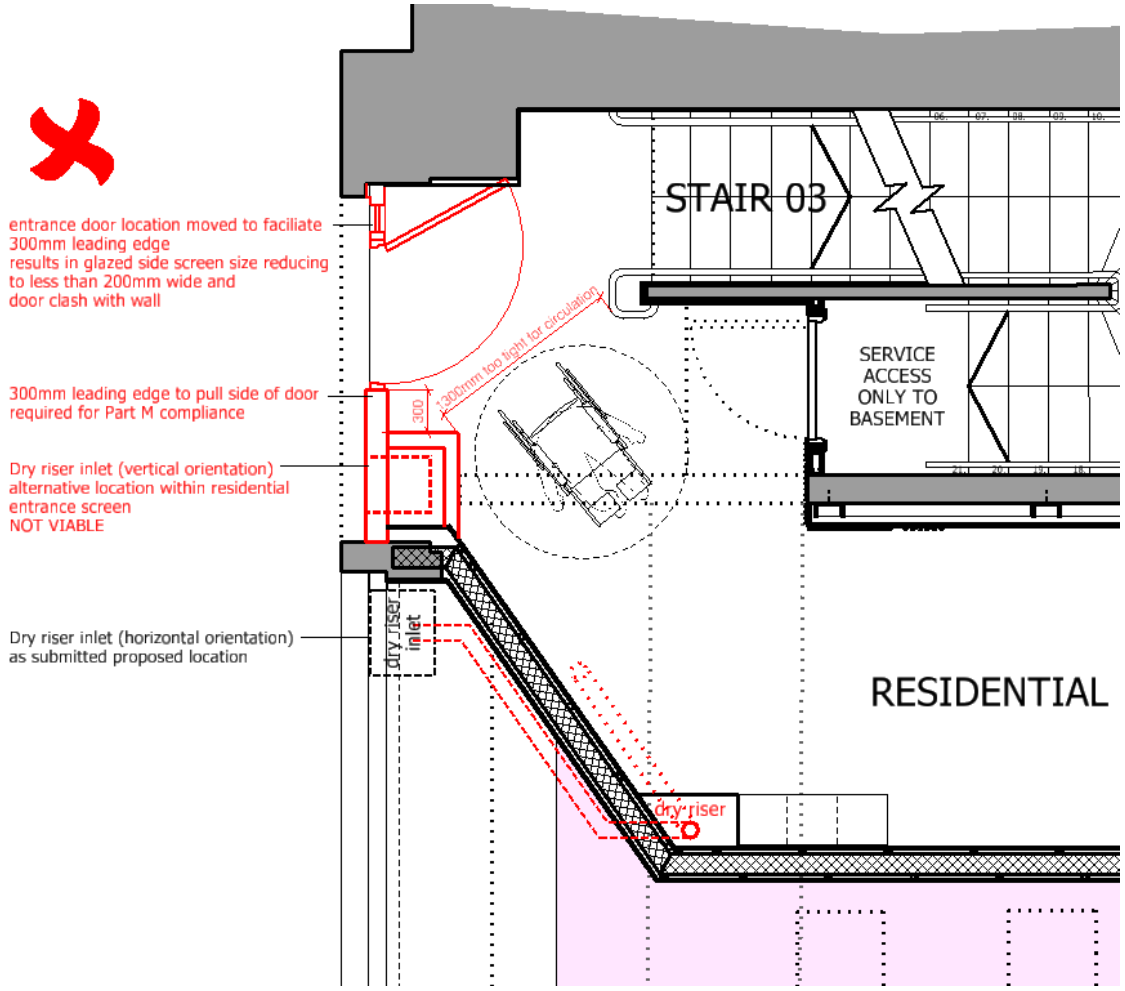
2. **Louvres**
   - Open louvres refers to louvres that have internal ductwork connections to the rear of the louvre panel. Some of the existing louvres are blanked off to the rear and have no vent requirement.
   - Louvres are proposed to the high-level dormers facing St Ann's Churchyard. These are fresh air intake louvres. All louvres to the lightwell are for extract air. This arrangement is necessary due to the extremely poor air quality in the existing lightwell resulting from the existing kitchen extract ducts associated with F&B operations in neighbouring properties.
   - Louvres to the St Ann's Churchyard façade could be faced with decorative perforated metal screens in an anodized finish. However, following a detailed review of the mechanical design, as the decorative perforated metal screens effectively reduce the free vent area of each louvre, an additional dormer window opening would need to be louvred and screened. This is necessary to mitigate the reduction in free area based on louvres to the 2 dormers currently shown and reduce the risk associated with untested louvre/ screen arrangements in relation to air velocities, noise and pressure drops. (Note that the mechanical calculations have been based on an assumed 50% perforated screen on the basis that the detail of the perforated design could be agreed with MCC at a later date).

- Our aesthetic preference would be to retain 2no. louvred dormers as originally submitted to minimise alterations to the existing building. However. if MCC's preference is to have decorative screened louvres we would be happy to amend the submitted drawings on the basis that the decorative screen louvres would be in 3no. locations as illustrated below.



3. **Dry Riser**
   - The proposed dry riser inlet is located on the stallriser adjacent to the residential entrance. The riser is required to be a 2-inlet type.
   - We have tested relocation of the riser within the glazed screen and door arrangement associated with the residential entrance. However, due to the position of existing structural walls and staircase within this area it is not feasible to move the dry riser and achieve the required dimensions for accessibility in accordance with Approved Document M.

     Please refer to diagram below:



4. **Dressing Areas**
   - The glazing to the dressing areas will remain as clear glazing. Any privacy measures will be dealt with internally by way of decorative curtains, voiles or blinds.

5. **Entrance details**
   - Finish to the entrance screen will be updated to bronze anodised aluminium in lieu of a metallic PPC finish.

- Panelling will be indicated to the entrance screen door on the drawing to coordinate with the CGI.
- St Ann's Churchyard doors – the doors are to remain as existing. They will relate solely to the retail demise and are outside the scope of this application.

6. Secondary Glazing

- 200mm void between the original glazing and secondary glazing is required to futureproof for potential noise impact from adjacent properties and use of outdoor spaces. Please refer to the recently submitted amended Noise Impact Assessment by Hann Tucker.
- Detailed sections and system details will be subject to specialist sub-contractor input. Refer to design intent drawing already submitted. We note that the selected sub-contractor will be required to undertake site surveys/ measurements to establish secondary glazing details to individual windows types.
- The roof structure and roof dormers are entirely non-original, so no historic fabric remains in relation to the original dormers.
- Historic photos indicate that glazing to the dormers was arranged as 2 panes vertically orientated and the proposals replicate this arrangement.
- The proposals allow for new aluminium triple glazed windows to all retained low-level dormers. The high-level dormers are to be retained as existing.
- The windows will be redecorated to match the existing colour. The exact colour reference will be determined by sampling.
- An allowance has been made for replacement of the curved glass to the second floor corner window with curved glass double glazed units.

7. Smoke Vent

- The smoke vent needs to meet the performance requirements of the Fire Strategy Report. There are no proprietary AOV's on the market that have the appearance of a heritage rooflight design, and it is not feasible to convert a heritage roof light to an AOV as the arrangement would not be warrantied or tested to BS EN 12101-2:2017 *Smoke and heat control systems - Natural smoke and heat exhaust ventilators*.
- The proposed AOV will be a proprietary automatic opening glazed roof window, set within the pitch of the existing roof. The location of the AOV has been selected such that it is not generally visible within the surrounding context.

8. Scaffolding

- More detail will be provided in due in course. To be dealt with by Condition.

9. Repair Work

- Minor localised repairs are allowed for as follows:
    - Minor repairs to stonework, brickwork & chimneys
    - Removal of foliage, repointing localised areas of brickwork and stonework
    - Repairs to roof and chimneys
- The erection of scaffolding will facilitate better inspection. More detail will be provided in due in course. To be dealt with by Condition.

- Rainwater goods:
  Please refer to the Rainwater Pipe Inspection Report (dated 1.7.26) which confirms that due to the deteriorated and damaged condition of existing rainwater goods, full replacement is required.
- The initial proposal was to replace all rainwater goods with cast iron replacements which would be designed to match those historic / original goods which have survived, and some material samples have already been sourced. Upon review and assessment of these, we now wish to install cast aluminium replicas, due primarily to the weight of the cast iron. The benefits of utilising cast aluminium on the exterior rather than cast iron are as follows:
    - It is a lighter material and resists corrosion. It is typically 60-70% lighter than cast iron.
    - More longevity as cast aluminium doesn't require maintenance thereby helping to future proof the building.
    - Less fixings due to the reduced weight so will have less of a direct impact on historic building fabric.
    - The visual difference between cast aluminium and cast iron is minimal / indistinguishable.
- The additional fixings cast iron replacements would require would result in additional brackets which visually would not reflect the historic arrangements, thereby having a negative visual impact upon the building and its setting.
- With regards to the existing cast iron brackets, where these can be salvaged, repaired, and would be structurally capable of supporting the replacement rainwater goods, these will be retained and reinstated. The reduced weight requirements of the cast aluminium replacement pipework increases the potential re-use of historic fixings.
- We will amend the relevant plans to note cast aluminium rather than cast iron replacement watergoods, and issue this shortly.