

07.05

PRE APPLICATION 03 (2ND FEBRUARY 2023)

The third pre-app meeting in February 2023 was mainly focused on providing technical details to answer the several queries raised during the first pre-app and presenting the option for the new entrance at unit 38a with subsequent changes to the layout. The following topics has been discussed during the meeting:

- **NEW ENTRANCE LOCATION**
- **CIRCADIAN LIGHTING**
- **PROPOSED SLAB LOWERING**
- **COLUMNS STRENGTHENING AND CLADDING**
- **ENERGY/SUSTAINABILITY STRATEGY**
- **DRAINAGE**
- **M&E VENTILATION STRATEGY**
- **TRANSPORT**

NEW ENTRANCE LOCATION

The team presented several benefits of the new entrance location :

- Retaining the Boots in its current location;
- Reducing the impact on residents of guests arriving and leaving;
- Improved operational and back of house areas;
- Lobby at Plaza level offering visual connection to the lower hotel and F&B area;
- Hotel reception at the same level as the F&B and accommodation floor

Comments : Planning officer stated the new entrance location was more appropriate.

Officers raised concerns regarding the absence of a 24/7 reception area at ground floor level and suggested a separate meeting with DOCO (Designing Out of Crime Officer) to discuss and clarify security and management procedures/solutions.

CIRCADIAN LIGHTING

- The team confirmed that Lux assessments had been undertaken in respect of the circadian lighting and that the scheme will be able to exceed the minimum Lux requirements. The team confirmed that the circadian lighting will produce very similar results to natural daylight. It is proposed to install multiple skylights within the lightwells to ensure the total spread of light at the site does not reduce below 100 Lux

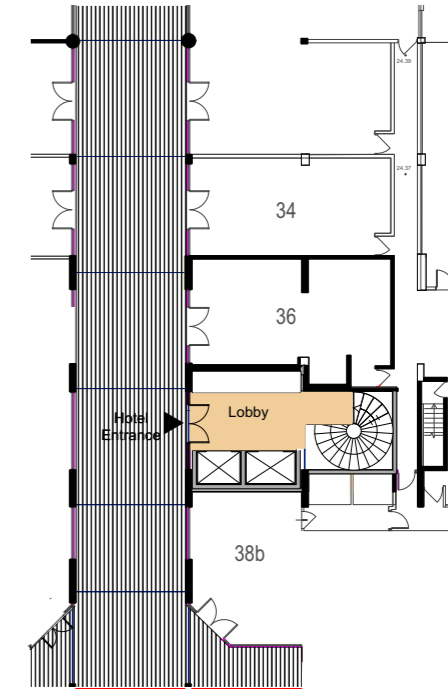
Comments : The officer stated that the circadian lighting looks positive and queried whether the energy intensity of the circadian lighting had been considered in the modelling'



View looking at new proposed entrance at Unit 38a



View looking in F&B area looking towards entrance



PLAZA LEVEL - Entrance at Unit 38a



HOTEL LEVEL - Proposed F&B Area/Reception

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PROPOSED SLAB LOWERING:

- HTS presented the two structural interventions considered in relation to the existing concrete slab. The first option involved the demolition of the existing concrete slab and its replacement with a new, lower slab. The second option was the retention and lowering of the existing concrete slab. This would involve propping the slab from below prior to dividing it into separate panels and lowering them each in turn.
- HTS confirmed that there would be less noise associated with the second option as the slab would not need to be broken up and transported away from the site

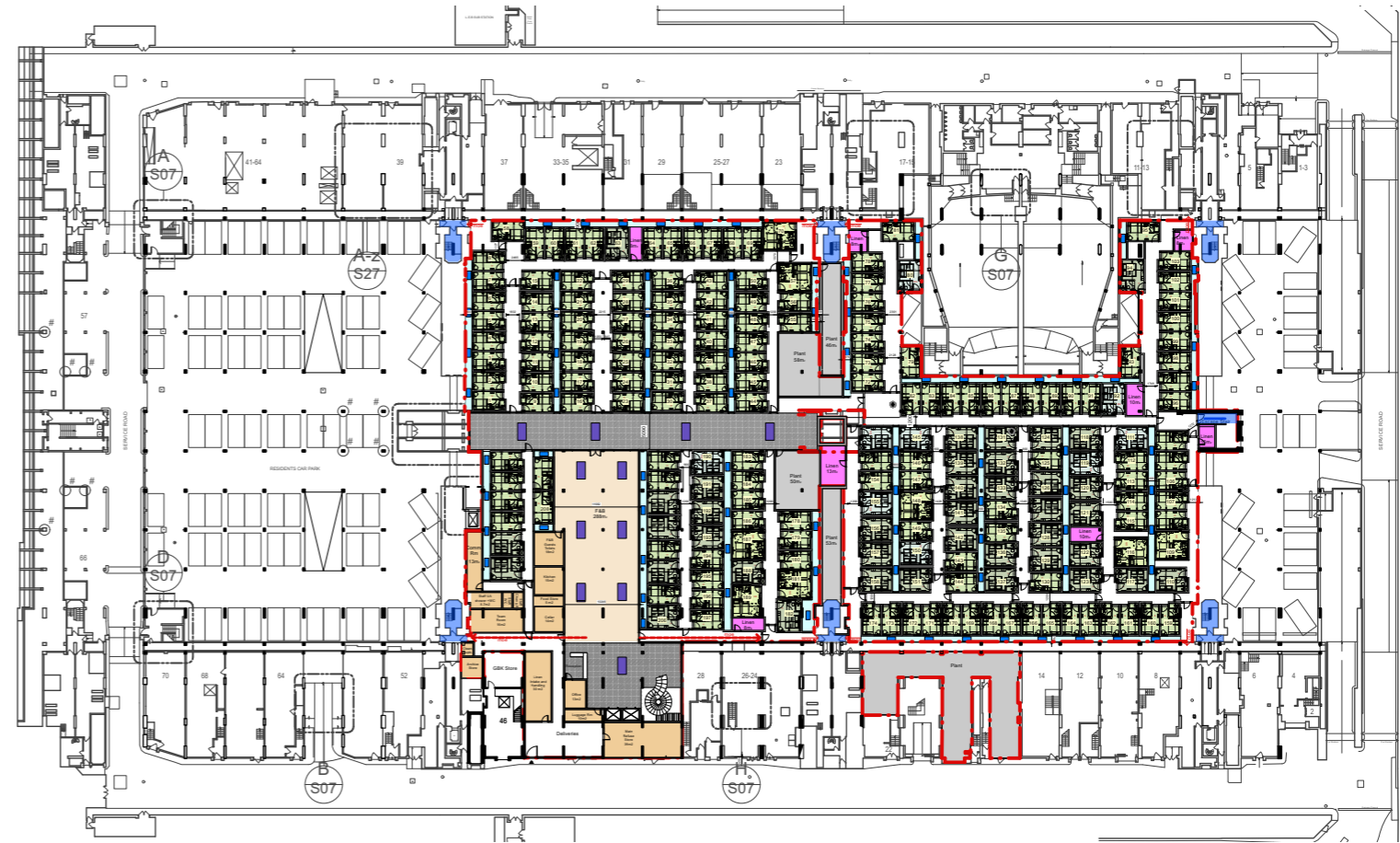
Comments : Officers showed interest in the proposed slab lowering and asked the applicant to develop the option and provide more details on methodology and feasibility

COLUMNS STRENGTHENING AND CLADDING:

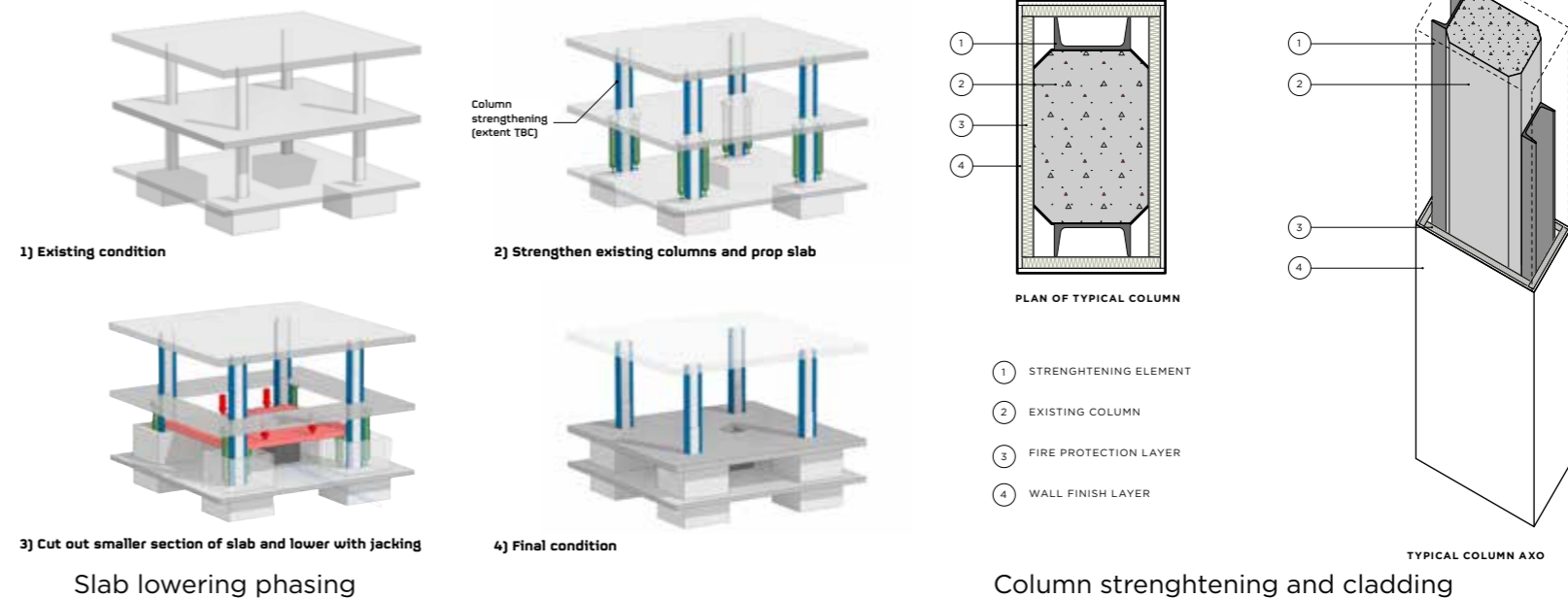
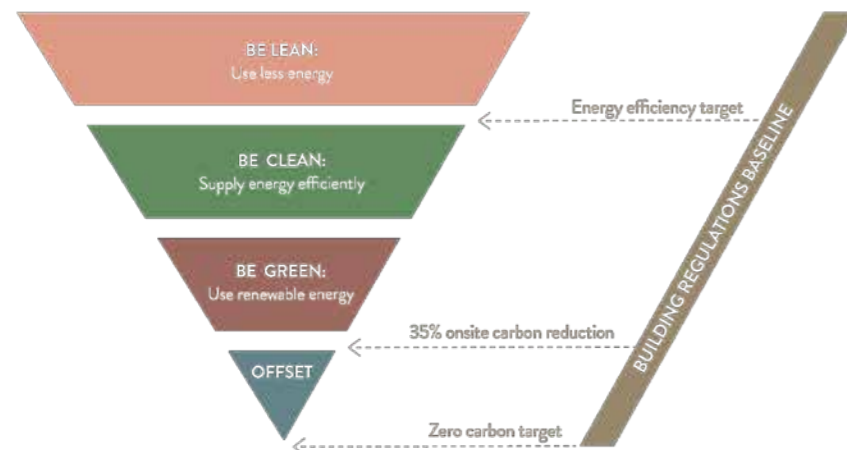
- HTS will be undertaking investigations to understand which of the columns would require extra strengthening to support the works
- Axiom and HTS stated that in certain locations such as the lobby and F&B the existing concrete columns may remain exposed in line with the expressed modernist style of the Brunswick Centre but that they would be clad within the rooms

ENERGY/SUSTAINABILITY STRATEGY:

- The team are targeting BREEAM Excellent and are exploring options to achieve BREEAM Outstanding where possible. The scheme meets circular economy principles through the reuse of the existing space and the retention of as much existing fabric as possible. No excavation waste would be generated as there is no requirement to dig a new basement
- Greengage stated that the heat demand for the hotel is expected to be low by virtue of its lack of windows



Hotel Plan - Pre application 02



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DRAINAGE:

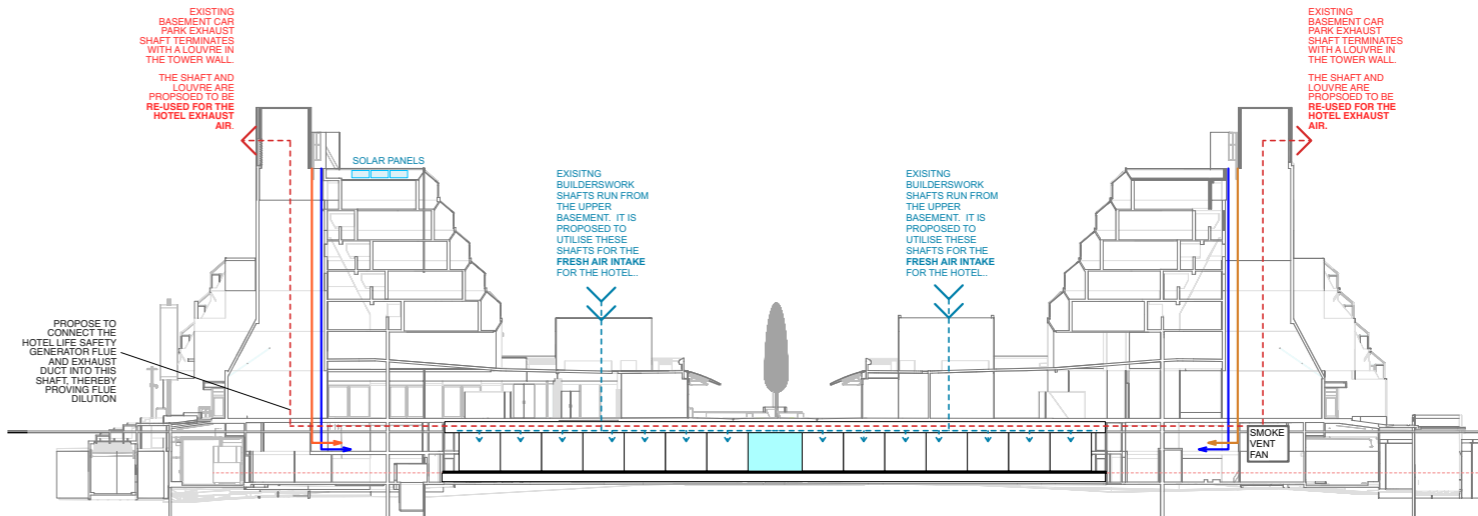
- HTS confirmed that the current drainage strategy comprises pumped drainage at the existing B2 level with everything else discharging at high level basement level under gravity (including rainwater)

Comments : The officer stated that rainwater and greywater harvesting are typically expected for hotels as they have a high-water use and that a feasibility assessment would be required with alternatives explored.

M&E VENTILATION STRATEGY:

- PSH stated that the scheme is seeking to utilise the existing ventilation shafts which distribute to ventilation plant rooms in the basement
- Condensers for heating, cooling and hot water generation are proposed at roof level, in addition to PV panels
- The team were looking to locate the condensers on the roof next to existing structures so as to minimise additional massing

Comments : The officer suggested that it would be useful to agree the required townscape views with the Council in which to test the additional plant equipment and potential acoustic screening.



MARCHMONT ST AERIAL VIEW

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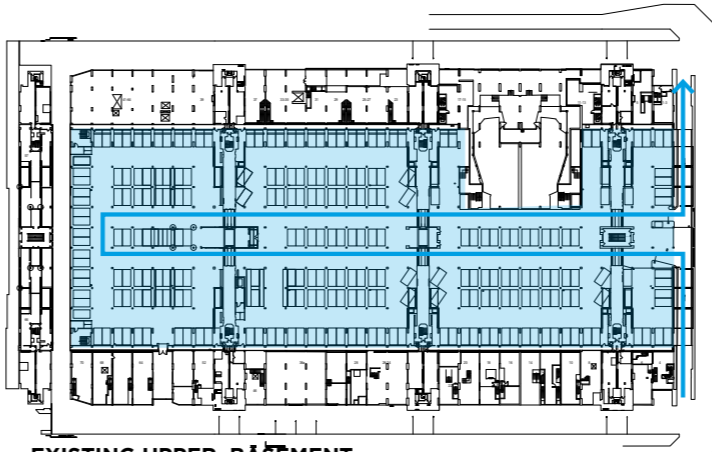
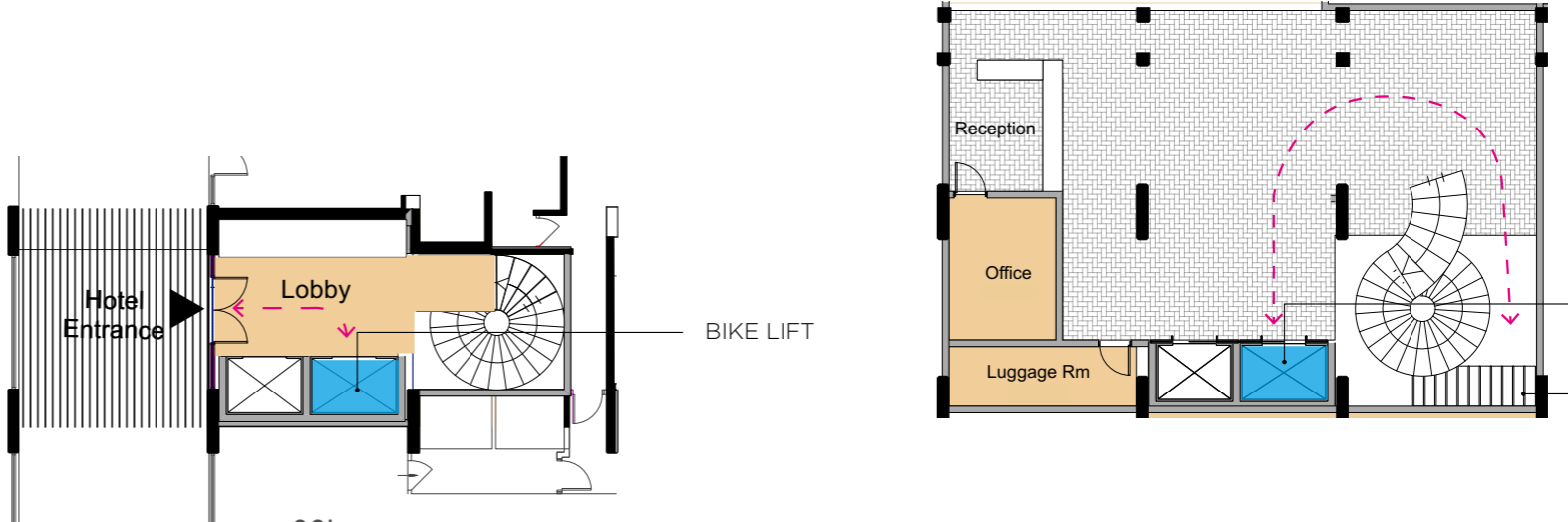
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TRANSPORT:

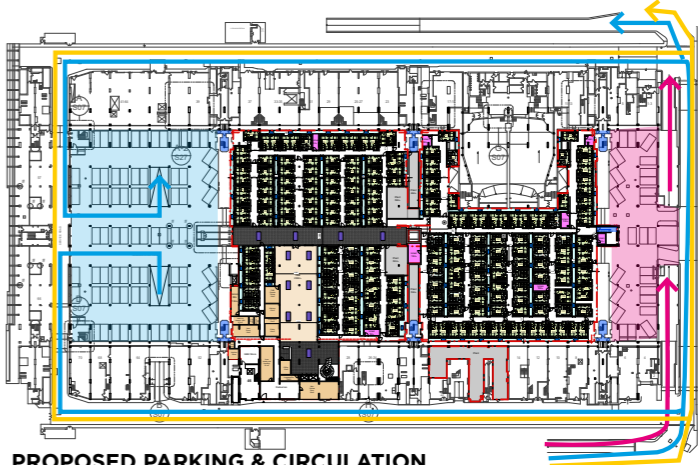
the team presented the following points on transport to officers:

- The team was seeking to accommodate cycle parking at the entrance of the plaza level beneath the spiral staircase
- Reduction in 157 car parking spaces from the NCP car park. The Waitrose parking would be provided within the northern area of the car park and creation of two ramps would be necessary to allow circulation on the two levels
- Approx. 45 spaces for residents will be retained at the southern part of the car park with no alteration of the existing ramps
- The project would utilise the existing servicing route for all deliveries to the hotel
- RGP confirmed that there are a number of disabled bays on the street nearby that could be used for this purpose

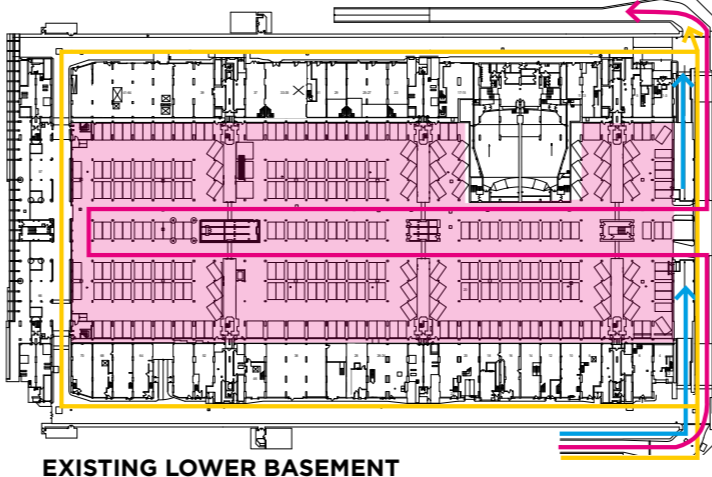
Comments : officers were generally accepting of approach on transport. Concerns were raised regarding the location of the cycle racks under the spiral stair.



EXISTING UPPER BASEMENT



PROPOSED PARKING & CIRCULATION



EXISTING LOWER BASEMENT

- RESIDENTS PARKING
- WAITROSE PARKING
- SERVICE CIRCULATION
- WAITROSE CIRCULATION
- RESIDENTS CIRCULATION