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PRE APPLICATION 04 (8TH JUNE 2023)

Following the previous pre app meeting in Februrary 2023, the team aimed to provide additional information and respond to the queries, including :

- **COMMUNITY ENGAGEMENT UPDATES**
- **UPDATED HOTEL LAYOUT**
- **UPDATED ENTRANCE LAYOUT and MANAGEMENT**
- **ACCESSIBLE ROOMS**
- **CIRCADIAN LIGHTING DATA**
- **SUSTAINABILITY STRATEGY & CIRCULAR ECONOMY**
- **STRUCTURAL UPDATES** - SUSTAINABLE REUSE OF THE EXISTING SLAB, COLUMN STRENGTHENING
- **REUSE OF THE EXISTING COLUMNS**
- **VERIFIED VIEWS**
- **M&E** - RESPONSE TO VENTILATION, CONDENSER LOCATION AND COOLING AND HEATING SYSTEM
- **TRANSPORT**

**COMMUNITY ENGAGEMENT UPDATES:**

- The feedback received during the first round of consultation in march-april 2023 was overall positive, although there were some mixed opinions. However, the majority of responses expressed agreement with the emerging proposals, with particularly strong support for the approach to sustainability
- Emerging themes from feedback and discussions with residents included, Construction noise and vibration, maintaining parking and improving the provision of disabled parking on site. Residents wanted further detail about how the works may impact and benefit them
- The team will look to address in future engagement with stakeholders and the public

**UPDATED ENTRANCE LAYOUT AND MANAGEMENT:**

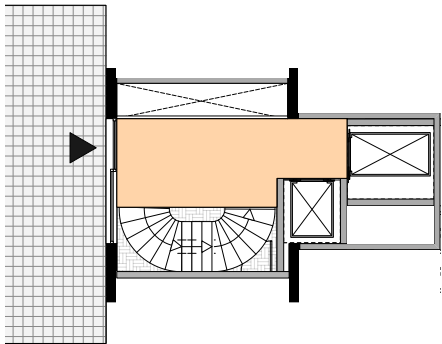
- Because of existing structural constraints the layout has been changed maintaining the initial concept presented during pre app 02
- The new entrance at unit 38a will create a lobby space with 2 scenic lifts and a spiral stair transitioning down to the hotel level. A void with a glazed balustrade at the entrance lobby will create a visual connection with the reception and F&B area
- Management details were provided after the workshop with DOCO, including CCTV systems to monitor the unmanned entrance and existing staircases to be accessible only for evacuation in case of fire



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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UPDATED HOTEL LAYOUT:

- The proposed layout showed an extended demise within the “Waitrose parking area” due to the necessity of plant area/noise impact and circulation

ACCESSIBLE ROOMS:

- 10% of the proposed bedrooms will be wheelchair accessible. These will be located around the reception and F&B area to allow a shorter journey in and out of the hotel. Access to the rooms will be possible through the communal area or with a separate routes from the reception area

CIRCADIAN LIGHTING DATA:

- Axiom provided more details in term of energy efficiency, proving that circadian lighting has the same power consumption as standard LED. Therefore, circadian lighting has no negative impact on the energy efficiency of the development

SUSTAINABILITY STRATEGY & CIRCULAR ECONOMY :

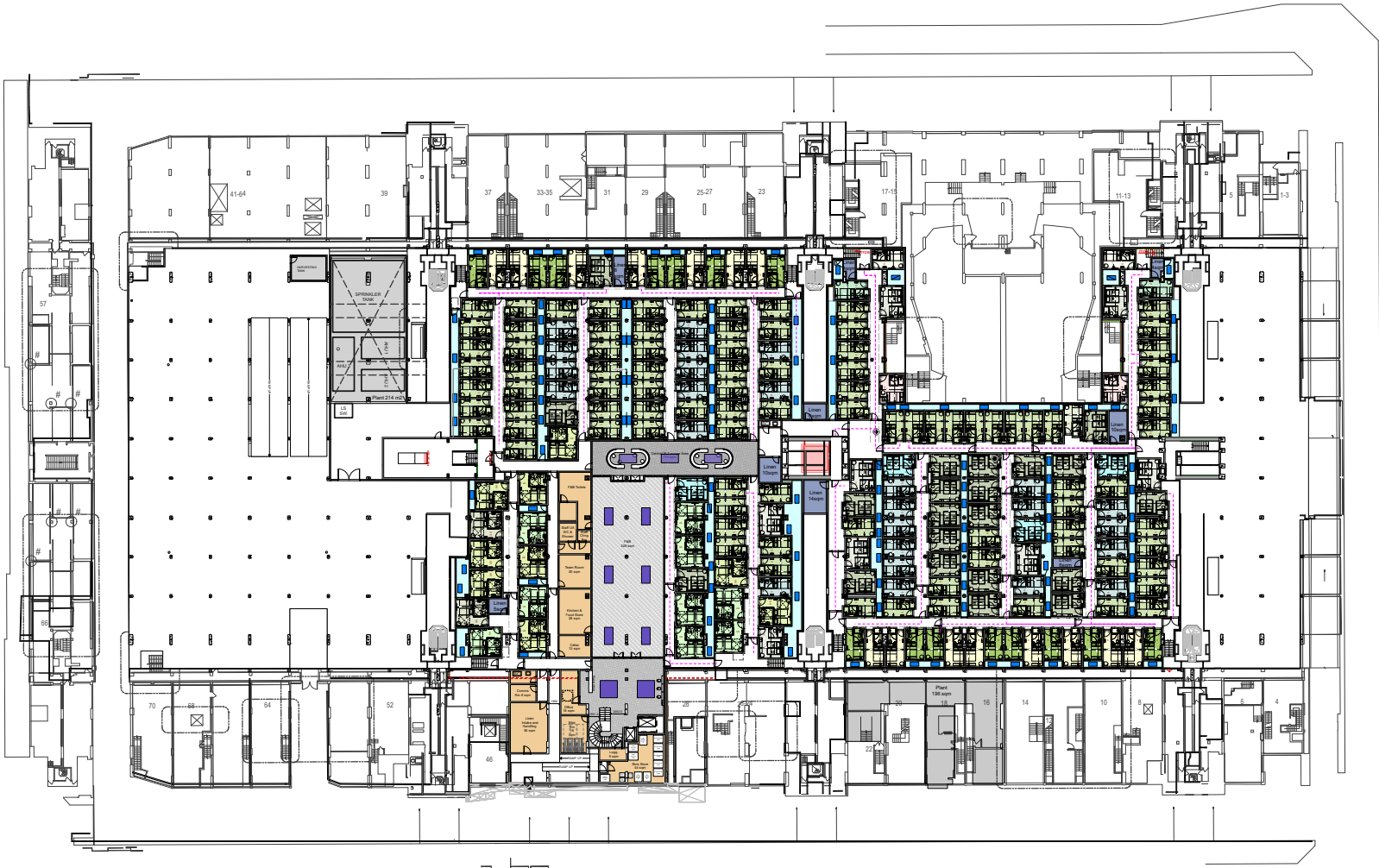
- The team included a grey water harvesting tank in the scheme
- Greengage provided further details on BREEAM rating

REUSE OF EXISTING COLUMNS :

- The team confirmed the approach of exposing the existing columns, where possible in the communal areas as F&B, corridors etc.
- Columns within room will require cladding to achieve acoustic standards

STRUCTURAL UPDATES (Column strengthening) :

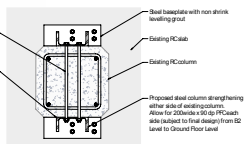
- HTS confirmed that ca. No.75 columns will require strengthening
- HTS presented the typical strengthening detail and location plan
- HTS confirmed that further investigation will be needed to confirm the exact number of columns that need strengthening



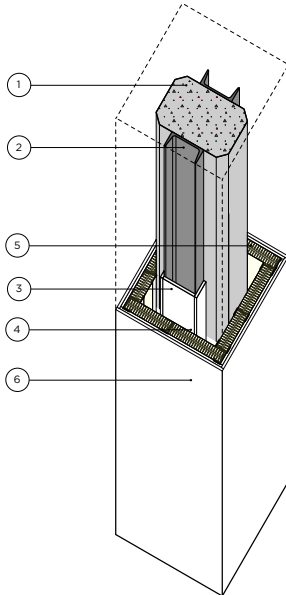
3 Proposed Hotel Level  
Scale: 1:300



75 No. Columns require strengthening.



TYPICAL COLUMN AXO



TYPICAL COLUMN AXO



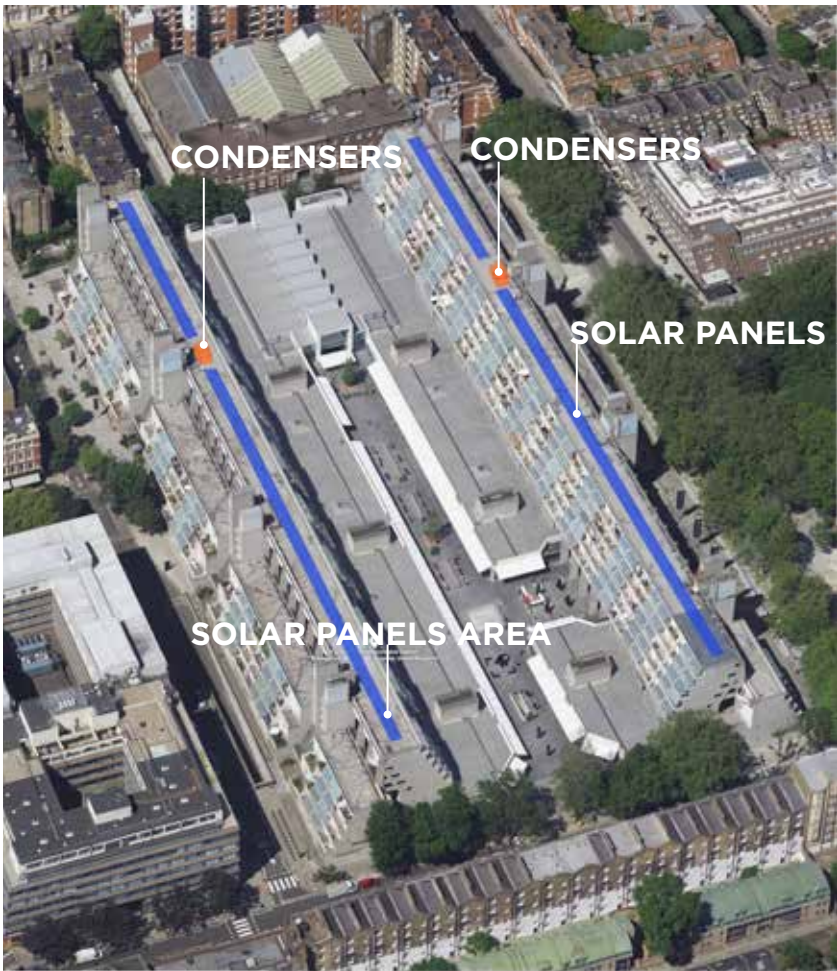
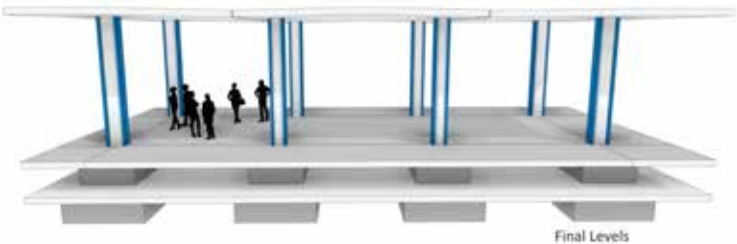
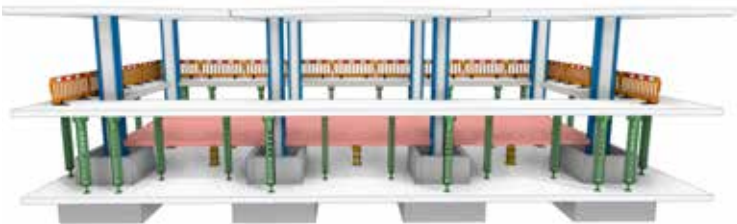
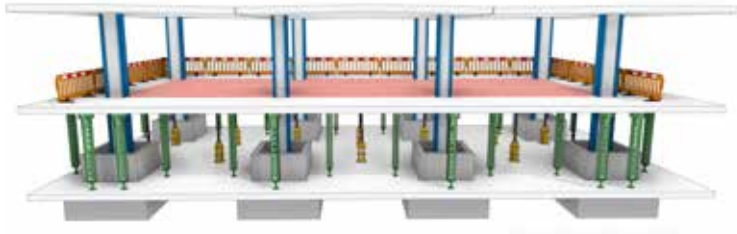
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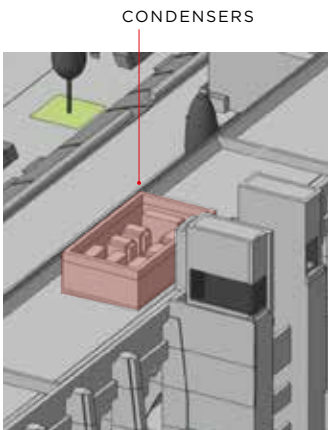
- STRUCTURAL UPDATES (Slab Lowering) :**
- HTS presented the phasing video for the slab lowering process
  - HTS confirmed slab lowering to be viable and preferred option by the team

- M&E RESPONSE TO VENTILATION ,CONDENSERS AND PV PANELS :**
- PSH confirmed the ventilation strategy of reusing the existing shafts for intake and outtake air/smoke
  - Axiom and PSH presented the proposed condensers location and volume that has been tested in the verified views
  - Photo voltaic panels shall be located on the roof to serve the hotel. panels will be hidden behind the parapet and will not be visible from the public realm.
  - PV layout has been maximised covering both top roofs

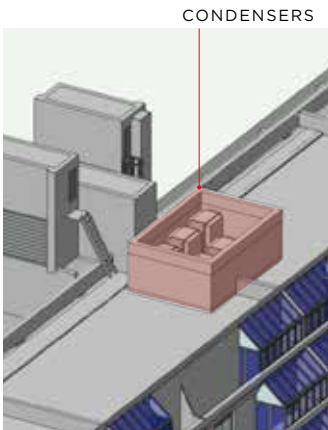
- VERIFIED VIEWS :**
- Purcell presented an accurate visual representation of key views toward the proposed condensers location. The images showed a very low impact on the historic profile of the building



BRUNSWICK CENTRE AERIAL



SOUTH SIDE CONDENSERS -



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- TRANSPORT :
- New Cycle store sized to accommodate 11 spaces. Store to be located next to the reception at lower level, to guarantee vigilance
  - RGP presented the revised parking and circulation layout for the Waitrose car park
  - Over 100 spaces will be retained in the NCP car park area along the two levels

