



First Floor General Arrangement Plan with Proposed New Guest Lifts highlighted in red
(red outline denotes extent of Planning Application)



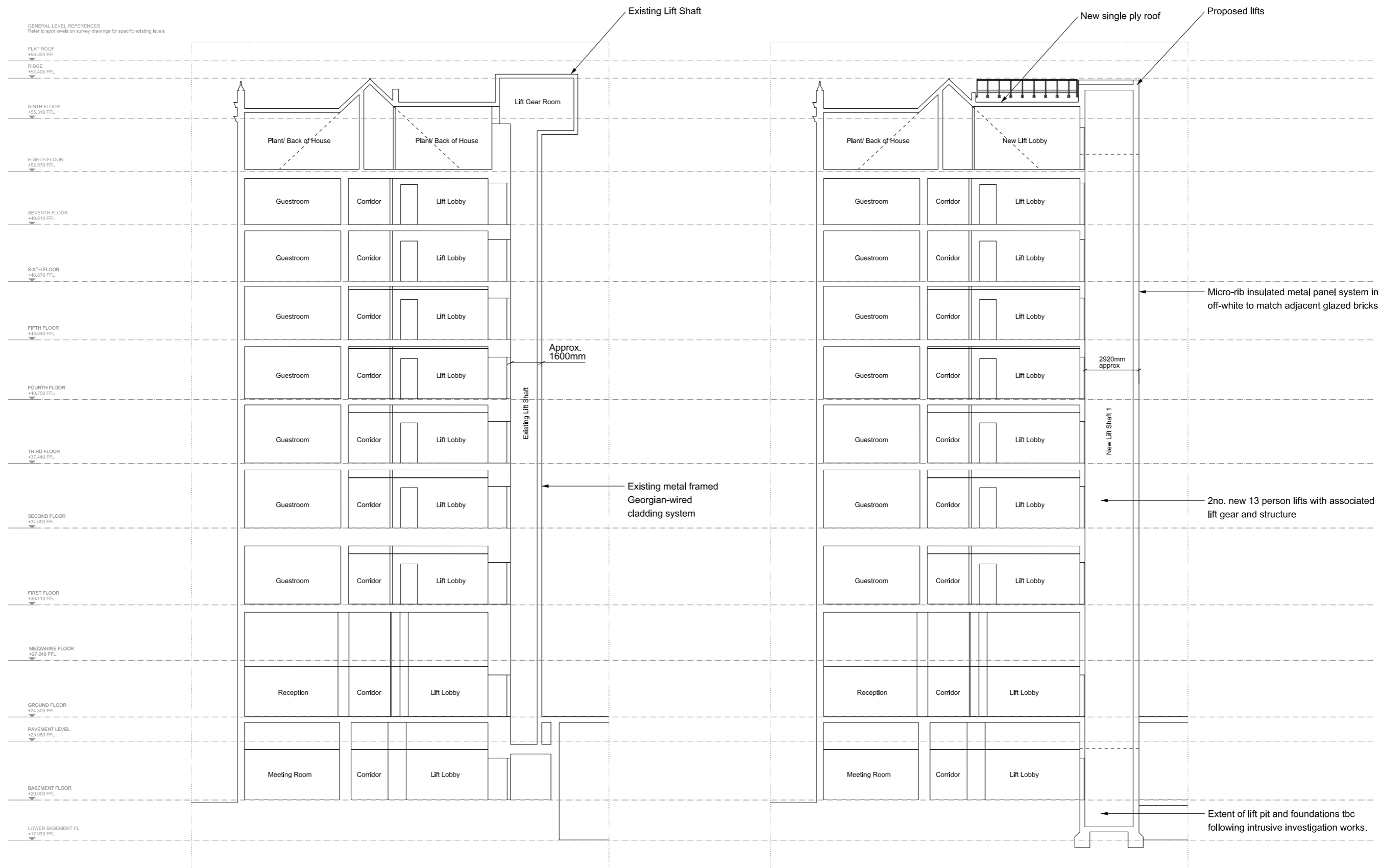
Typical Floor General Arrangement Plan with Proposed New Guest Lifts highlighted in red
(red outline denotes extent of Planning Application)

4.4 Proposal for new Guest Lifts (previous Listed Building Consent ref. 2015/1344/L and Planning Permission ref. 2015/1031/P)

The new proposal is for the removal of 1 no. existing guest lift and shaft and the installation of 2 no. new 13 person lifts in its place. These lifts will sit within a new external lift shaft within the lightwell. A new structural steel frame is proposed with an insulated metal cladding system. The proposed finish is ribbed off-white to match the adjacent existing glazed bricks.

The existing smaller lifts within the original lift cores are retained with larger 13 person lift cars.

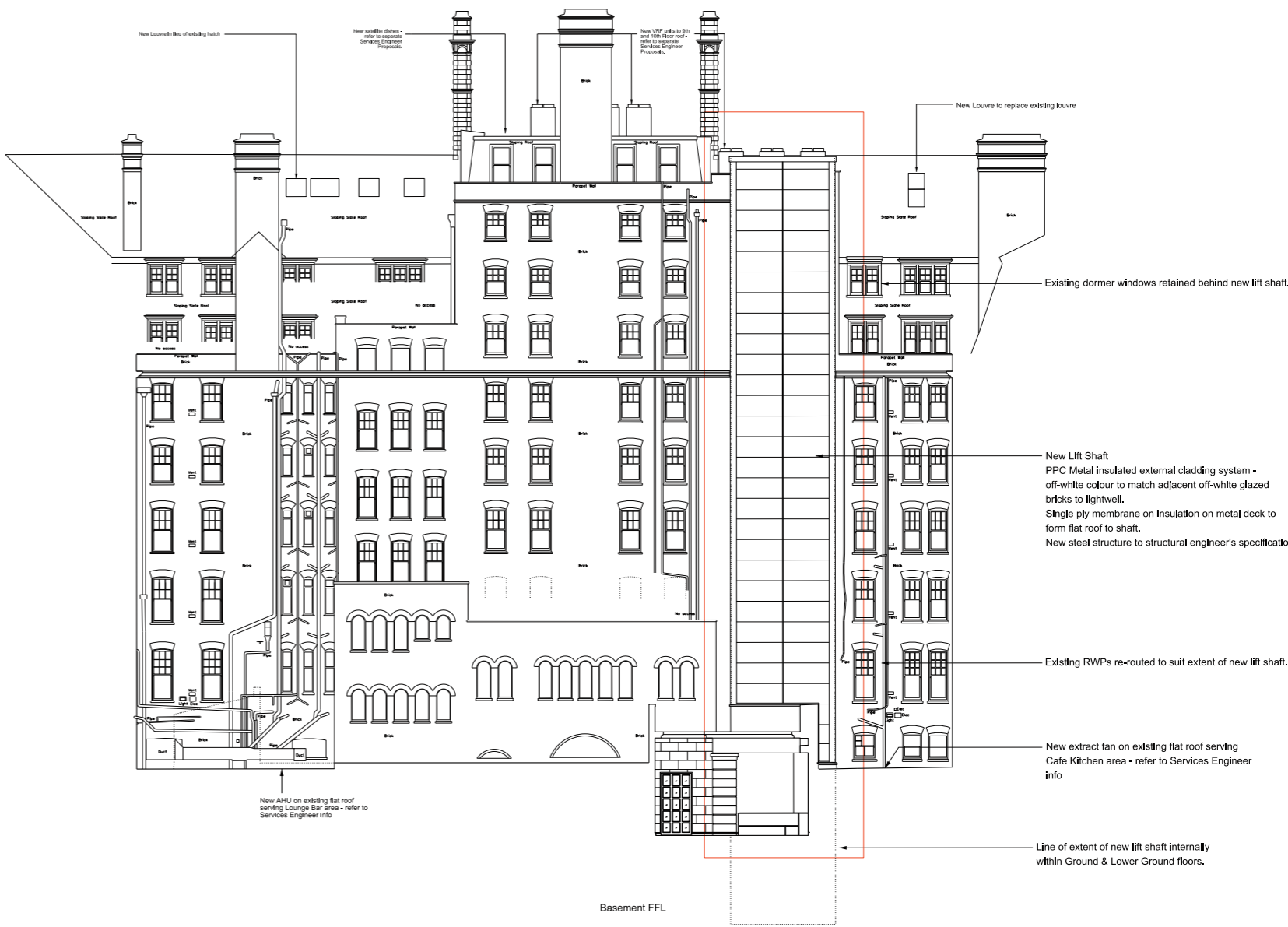
3 no. lifts will extend from ground floor to seventh floor and 1 no. lift will extend from lower ground to eighth floor. This will provide accessible access to lower ground and eighth which is not currently possible. 1 no. lift will also be provided with a battery back-up for use as an accessible means of escape.



Existing and Proposed Sections through External Lift Shaft



Existing Courtyard Elevation



Proposed Courtyard Elevation

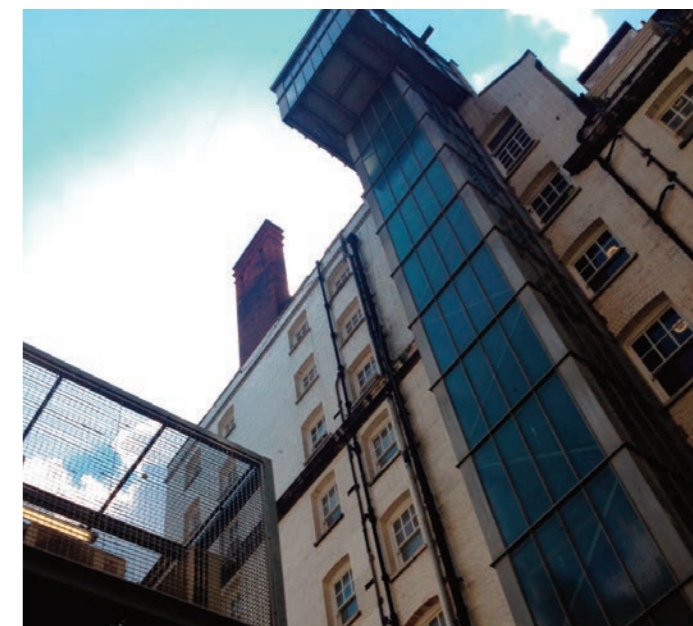


Proposed Lift Shaft - Concept Visual

4.4.1 External Appearance

The existing courtyard has already undergone a series of interventions over the years with a cage structure supported off the external walls housing mechanical plant, extract ducts and various other services, including the existing guest lift core. This lift structure is constructed of metal framed Georgian wired glass with an overhanging motor room at roof level. It is currently considered unsightly and disconnected to the overall rationale of the building.

Whilst the footprint of the new lifts is increased by approx. 10sqm, the proposal does seek to rationalise the massing and simplify the design. It is therefore proposed to use a large unit cladding system in a colour to match the adjacent off-white glazed bricks and with minimal horizontal joints.



Existing Lift Shaft