

Planning Statement

Montague Quarter – Adjustment to overall height of development – Rev B

This statement sets out the design evolution and reasoning behind the need to increase the overall height of the proposed development from the approved planning consent.

Note: Drawings and information were submitted as part of a pre-app with various correspondence between parties together with 2no. 'Team' meetings.

The original Planning drawings were developed by Lomax Architects and accompanied by reports and documents produced by other consultants.

Once planning consent was received, Stephen Wilson Partnerships, structural engineers were engaged to undertake a detailed feasibility review of the existing buildings structural elements.

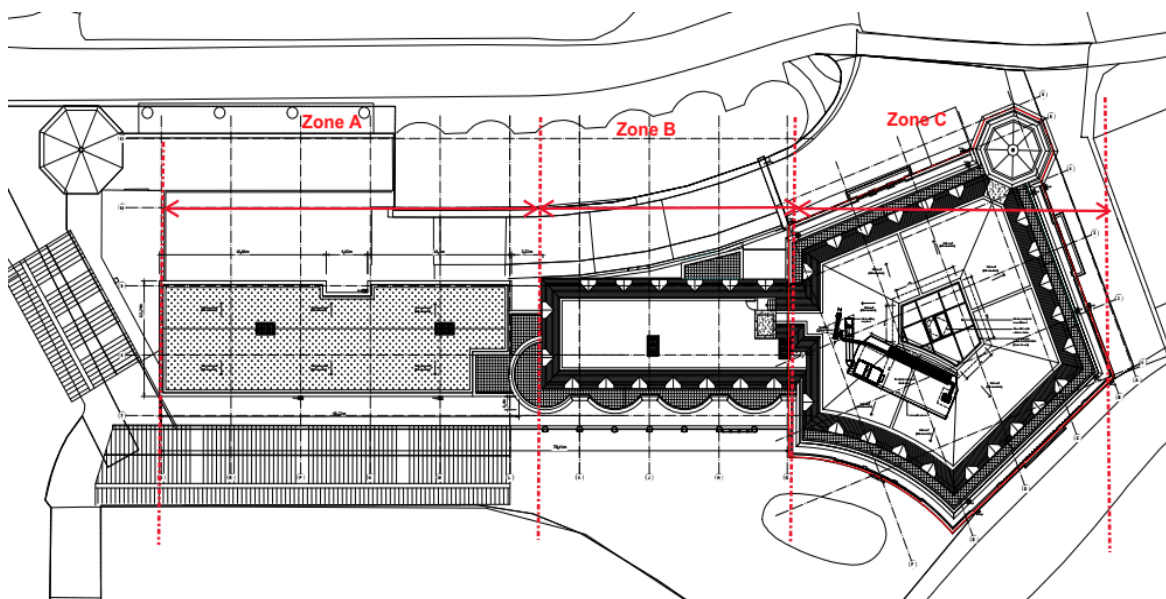
Extensive structural investigations including exposing pile caps, scanning and exposing columns and reporting on the design parameters during the period of construction (1989) to ascertain design tolerances were undertaken.

With the above structural investigations complete it has been determined the existing structure can accommodate the new construction above, but only with load limitations.

Following the above feasibility work the structural engineer carried out calculations regarding the proposed loadings from the structure above and how these loadings would be taken down through the existing structural columns to the piled foundations.

Traditional construction methods would transfer too much loading to the piled foundations. Therefore, to help minimise the overall increase in loads the design team have proposed a steel frame, metsec and brick slips or rendering to the external rather than traditional methods.

The structure can be split basically into 3 no. sections on plan.

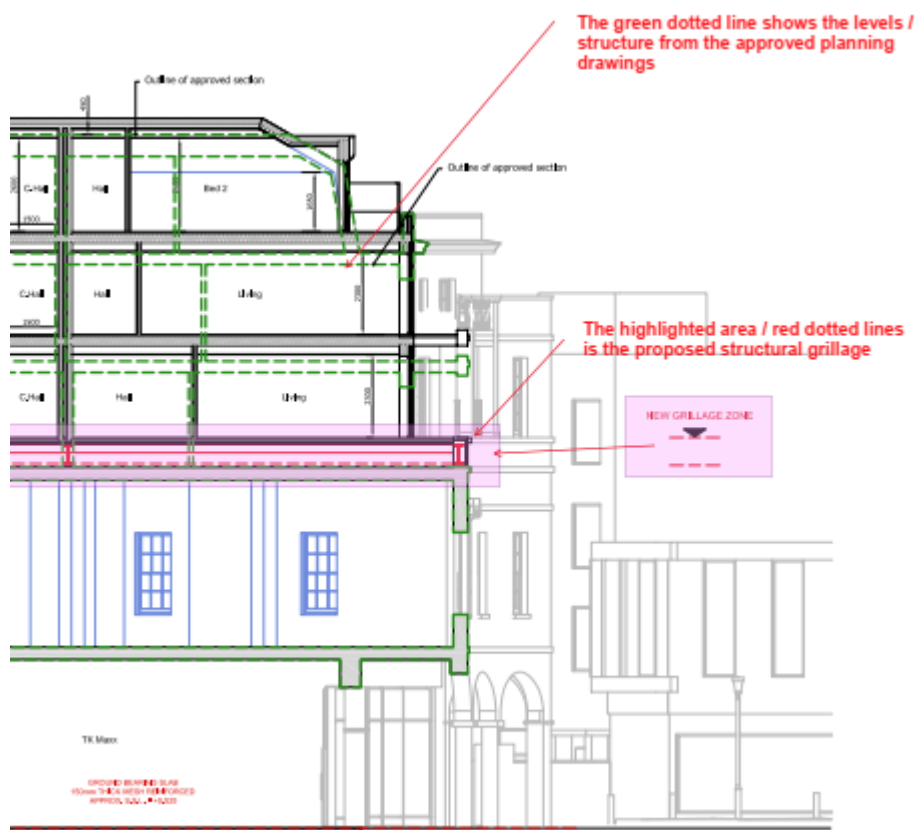


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- Zone A will only have an additional 1 level above existing structure and poses no issues with the existing structure.
- Zone B and C will have 3 additional floors and therefore substantially increase loadings onto the existing structure.

To overcome the issue of the loadings in Zones B & C a steel grillage will need to be installed (Zone B at 1st floor and Zone C at 2nd floor). The depth of the steel grillage will need to be 865mm to be able to spread the load onto existing columns. The grillage will allow the vertical loadings to transfer from the new structure above through the grillage directly to the top of the existing structural columns. Unfortunately, it is impossible for the new structure to line through with the existing structure below, hence the need for the structural grillage.



The above section through the proposed building shows the line of the structural grillage at 2nd floor level (Zone C) above TK Maxx. The green dotted line shows the levels / structure from the approved planning drawings.

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Rather than just increase Zone B and C roof lines by 865mm, we have looked at how we can adjust the floor to ceiling heights to accommodate the height increase. However, we needed to respect the elevational treatment / proportions of the approved drawings, i.e. keep the difference in height of the 1st floor and the configuration of the window heights etc (1st floor 2.7m floor to ceiling, mid floors 2.3m and top floors 2.6m due to the sloped ceilings).

Any further reduction to the floor to ceiling heights would have a detrimental impact on the external appearance of the building, so we have balanced the needs between overall height and the impact on the appearance.

By making the internal adjustments above, we have been able to reduce the overall height impact to a minimum, with Zone B increasing by 505mm and Zone C by 446mm see blow.



Note: The Sun / Daylight Report produced by GIA and formed part of the original consent used roof datum levels above these shown on the original elevation drawings. Zone B amended roof level is within the figure quoted and Zone C amended roof level only 260mm higher.

As requested under the pre-app discussions, the 1st floor windows have been positioned as low as possible to minimise the brickwork band between the bottom of the window cills and the shop fronts on the ground floor, however this is dictated by the requirement for the steel grillage and the resulting internal finished floor levels.