

06.07.2023

178 / The Tramperry / Non-Material Amendment Summary

This is a short summary of the non-material amendment submitted on 14.06.23.
(Ref no. HGY/2023/1567)

For completeness, the drawings issued to date include:

178-0100 - Existing Site Location Plan
178-0600 - Existing Ground Floor Plan
178-0601 - Existing First Floor
178-1100 - Existing Sections AA, BB, FF
178-1110 - Existing Sections EE
178-1203 - Existing Elevations
178-1650 - Existing RCP

178-3300 - Proposed Location & Site Plan
178-3600 - Proposed Ground Floor Plan
178-3601 - Proposed First Floor Plan
178-3650 - Proposed RCP
178-3910 - Ceiling Types
178-4100 - Proposed Sections BB, FF
178-4110 - Proposed Sections EE
178-4250 - Proposed Internal Elevations
178-4405 - Proposed Letter Signage
178-4420 - External HVAC + Condenser Location

STS0638-M01D
STS0638-M02A

These drawings comprehensively illustrate the following changes.

1. A rationalisation and reduction of MEP service provisions.
The proposed ducted air supply and extract is now limited to the new seminar room at the ground floor level. This removes the need for air handling plant previously set within the car park area. A reduction of internal ducting and penetrations along the spine corridor. Seminar ductworks now exits the building via an existing rooflight above the creche R/0/32 and condenser pipework via R/0/34. See drawing 178-3601 RevK, STS0638-M01D and STS0638-M02A.
2. This reduction and rationalisation of MEP services does introduce the need for a key clamp safety corral around the adopted rooflight above the existing Creche. As infrequent maintenance and filter changes will be required in this location. However, we believe this is acceptable due to its discrete location. See drawing 178-4420 RevB, STS0638-M01D and STS0638-M02A.

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1/2

3. The project scope edged in red now includes R/0/03 which is to become the new members lounge for The Trampery tenant. This space is currently a workspace. Otherwise functional layouts remain unchanged. See drawing 178-3600 RevW. The design principles of this space follow that of community café to the north of the main entrance and as previously approved. There is also an existing suspended ceiling which will remain in situ preventing the need to compromise the historic fabric of the building.
4. Due to budgeting and the need for comprehensive fire certification we intend to replace the glazed double doors DG 08 with painted timber double doors with vision panels. See drawing 178-3600 RevW and 178-4250 RevD. This will more closely match the existing escape door leading on to the corridor from the café area adjacent to the proposed café counter DG 16.
5. Reflected ceiling plan – lighting revision are proposed. Generally, fixings into the existing ceilings have been reduced. To minimise the risk of potential damage and or the need for patressing. Small pendant lights above seating areas are now supported of a gantry fixed back to the seating itself. Reading lights within the large street windows are now affixed to the desk. Trunking and distribution where possible now proposed above the floor and through the furniture bases where possible with minimal fishing through the existing floor itself but where necessary to prevent trip hazards or unsightly wall-mounted conduits. See drawing 178-3650 RevM / 178-4100 RevK / 178-4110 RevJ / 178-4250 RevD.
6. The Trampery, have updated their font which will be used for the signage above the door to the main entrance. This is illustrated on drawing 178-4405 RevF. Note that the font and text above the Café entrance remains indicative only. The totem adjacent to the main entrance and previously approved has now been omitted from the scheme.
7. Generally, there have been adaptations to fixed and loose furniture but we do not consider this to be a planning matter.

End