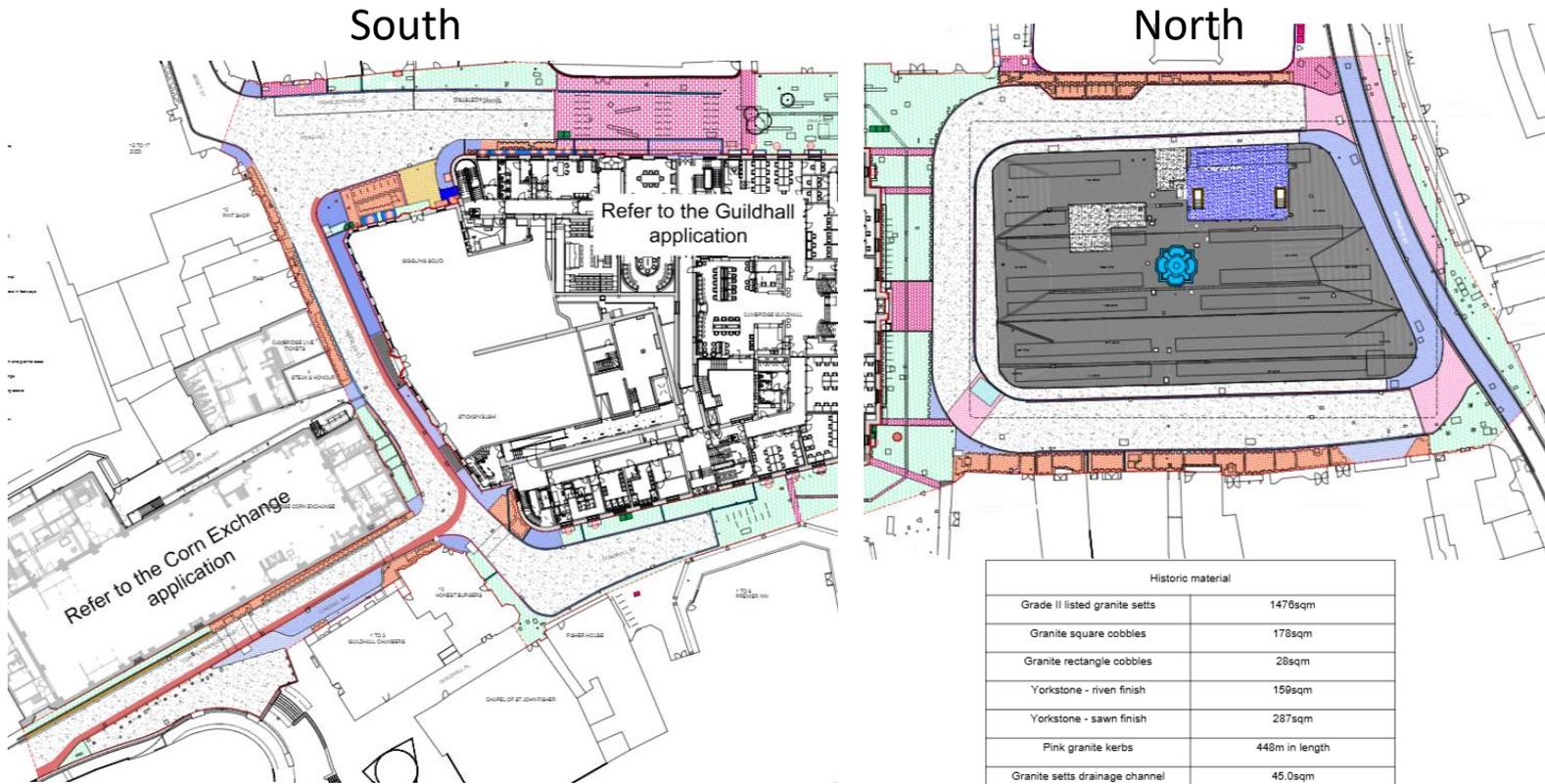


**GREATER CAMBRIDGE**  
SHARED PLANNING

*25/04382/FUL & 25/04383/LBC Market Sq,  
Market Hill, Peas Hill, Wheeler St, Guildhall St,  
Corn Exchange St,*  
**Site Location Plan**



# Existing Surfacing



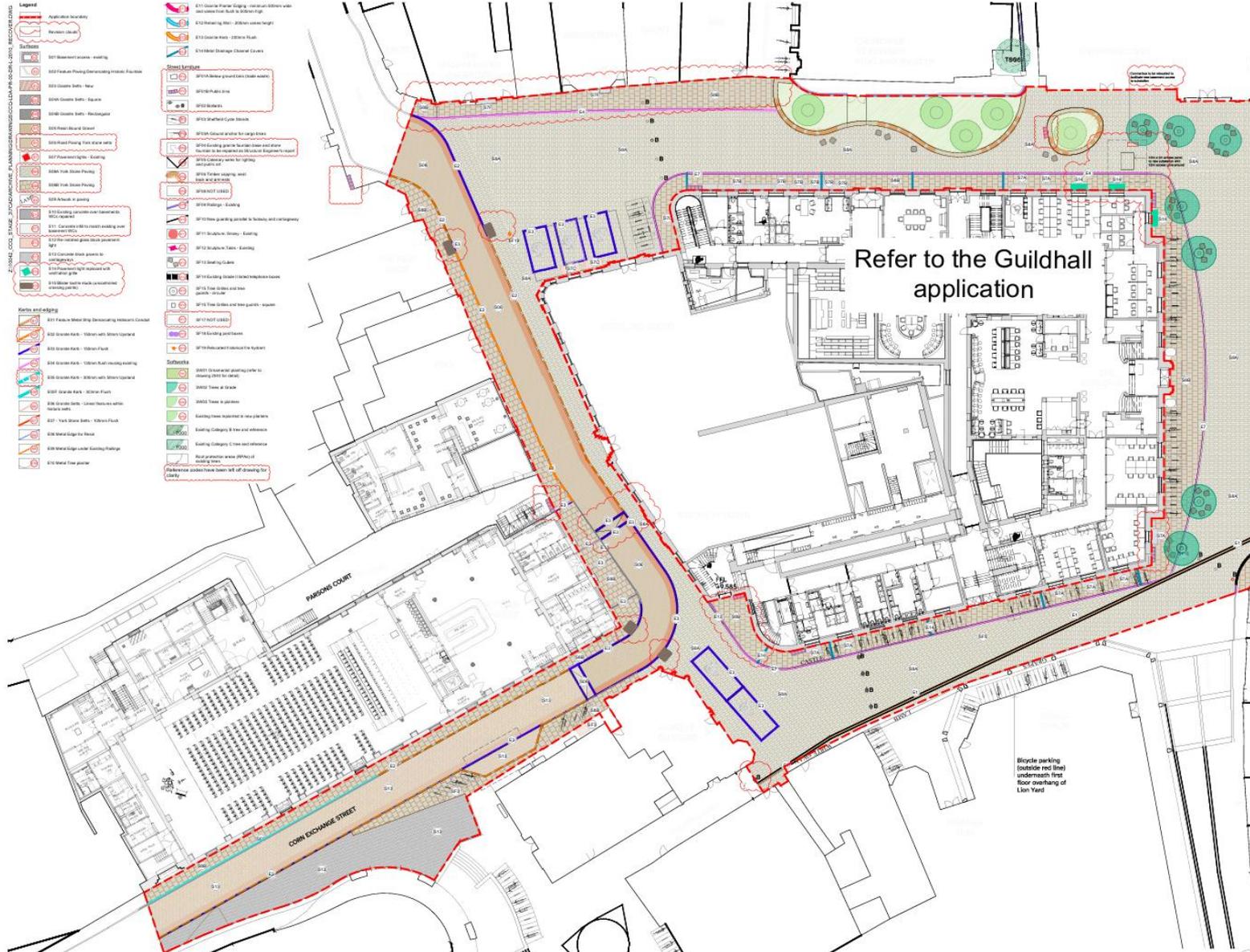
Historic material	
Grade II listed granite setts	1476sqm
Granite square cobbles	178sqm
Granite rectangle cobbles	28sqm
Yorkstone - riven finish	159sqm
Yorkstone - sawn finish	287sqm
Pink granite kerbs	446m in length
Granite setts drainage channel	45.0sqm

- Legend**
- Application boundary
  - Surfaces**
  - Grade II listed granite setts - rectangular profile
  - Grade II listed granite setts - square profile
  - Granite square cobbles
  - Granite rectangle cobbles
  - Yorkstone - riven finish
  - Yorkstone - sawn finish
  - Asphalt
  - Coloured asphalt - cycle lane
  - Concrete pavers (mix of flags and blocks)
  - Concrete flag paving
  - Concrete
  - Concrete block paving - stretcher bond pattern
  - Concrete block paving - herringbone pattern
  - Concrete block paving (mix of silver and red colour)
  - Tarmacadam
  - Pink granite kerbs
  - Granite setts drainage channel
  - Metal drainage channel covers in footways
  - Pavement lights

- Features**
- Snowy Farr sculpture
  - Talos sculpture
  - Grade II listed stone fountain and granite base
  - Grade II listed cast iron railings
  - Low wall with cast-iron railing above

- Historical fire hydrant
- Fire hydrant connection point
- Post boxes
- Telephone boxes
- Bins

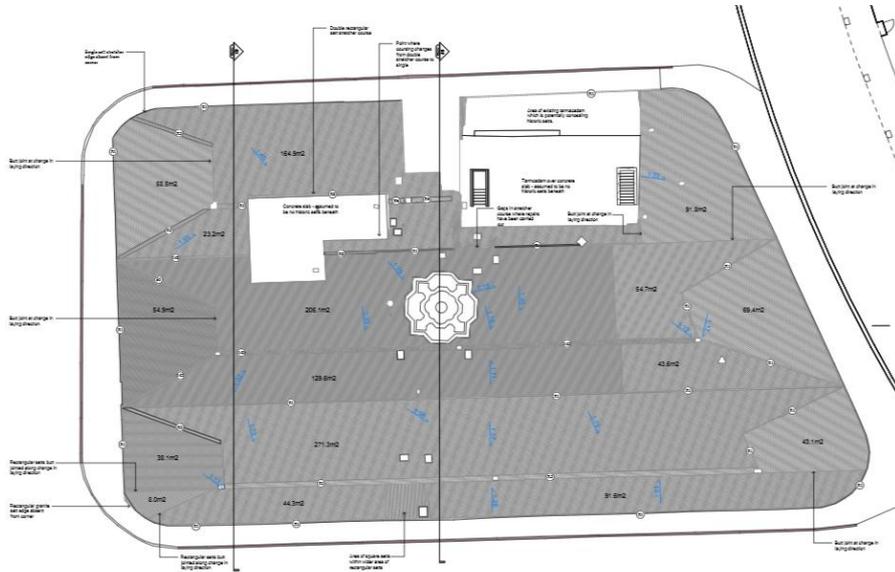
# Proposed Hardwork - South





# Market Square Surfacing

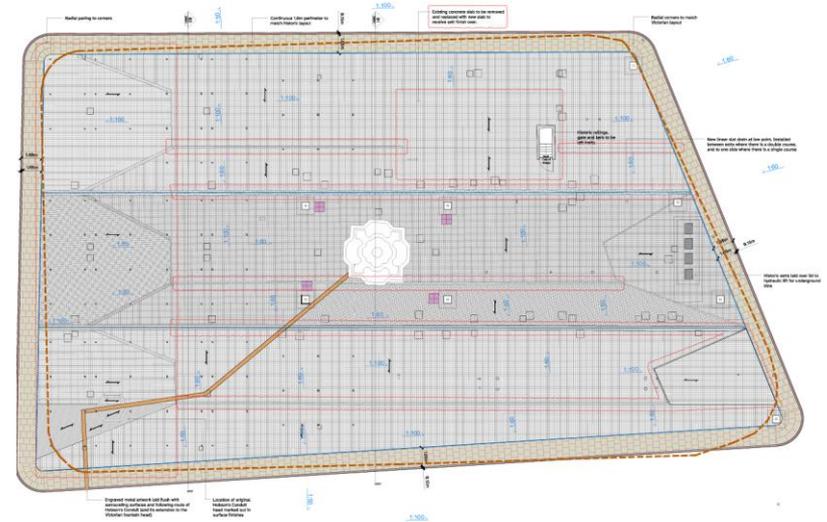
## Existing



Historic material	
Granite square cobbles	423 sqm
Granite rectangle cobbles	1035 sqm
Pink granite kerbs	114m in length

- LEGEND**
- S50: Rectangular granite setts - vary in size, approximately 100mm x 250mm
  - S51: Square granite setts - vary in size, approximately 100mm x 100mm
  - E01: Pink granite kerb - approximately 130mm
  - Granite fountain base
  - (R1) Single rectangular sett stretcher course
  - (R2) Double rectangular sett stretcher course
  - (R3) Triple rectangular sett stretcher course
  - (R4) Quadruple rectangular sett stretcher course
  - (R5) Quintuple rectangular sett stretcher course
  - (S3) Triple square sett stretcher course
  - (M2) Double rectangular and square sett mixed stretcher course
  - (M3) Triple rectangular and square sett mixed stretcher course
  - (M5) Quintuple rectangular and square sett mixed stretcher course
  - Contours at 20mm intervals

## Proposed



Rectangle setts usage on site (Note: The re-use of materials is subject to accessibility requirements and heritage constraints. The final quantity of existing setts to be reused will need to be assessed based on their quality and suitability)

Proposed area of rectangular setts	1273m <sup>2</sup>
Existing rectangle setts within Market Square (to be reused)	1035m <sup>2</sup>
Existing rectangle setts within the site but outside Market Square (to be reused)	28m <sup>2</sup>
Summary	There is a deficit of 210m <sup>2</sup> of rectangular setts which will need to be sourced.

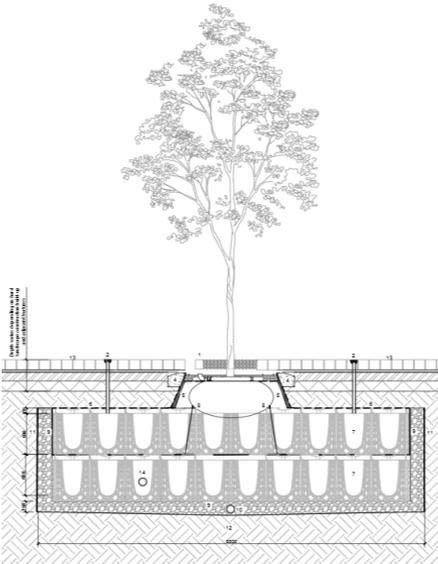
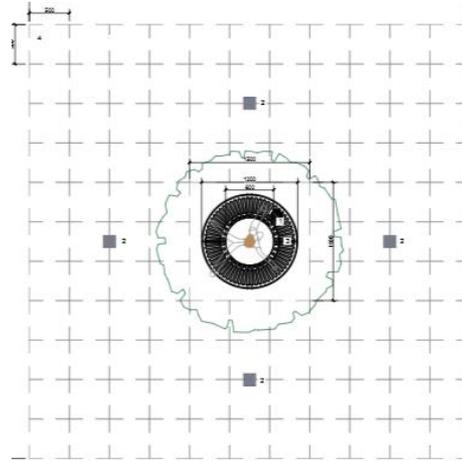
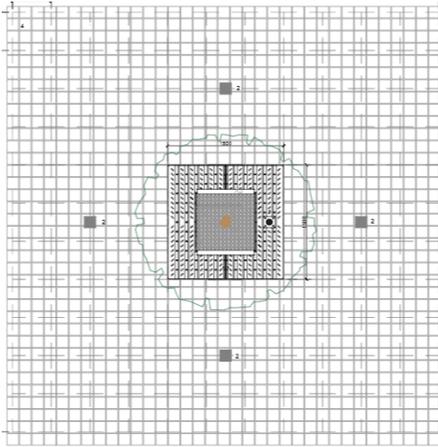
Square setts usage on site (Note: The re-use of materials is subject to accessibility requirements and heritage constraints. The final quantity of existing setts to be reused will need to be assessed based on their quality and suitability)

Proposed area of square setts	633m <sup>2</sup>
Existing square setts within Market Square (to be reused)	399m <sup>2</sup>
Existing square setts within the site but outside Market Square (to be reused)	204m <sup>2</sup>
Summary	There is a deficit of 43m <sup>2</sup> of square setts which will need to be sourced.

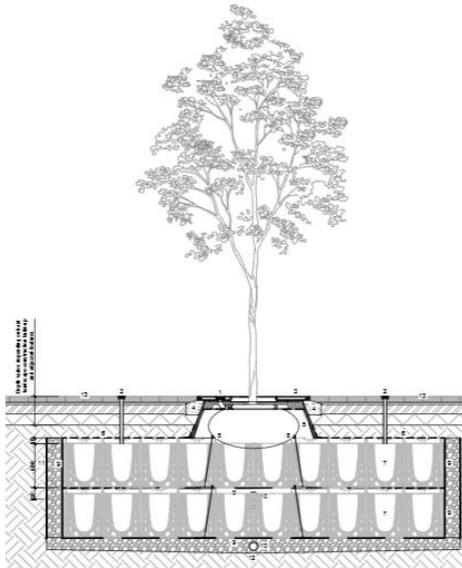
- Adopted highway boundary (data provided by CCC)
- S04A Retaid square setts including existing from the market square and wider civic quarter mixed in with new
- S04B Retaid rectangular setts including existing from the market square and wider civic quarter mixed in with new
- S08 New York stone paving to perimeter
- Proposed slot drain
- Reclaimed pink granite kerb laid flush with surrounding surfacing
- E01 Feature Metal Strip Demarcating Hobson's Conduit
- Tree Grille
- Anchors for temporary market stalls
- Inspection cover (size varies) Indicative locations and sizes. Refer to principles document
- Indicative gradients
- Steps direction (up)
- Laying direction



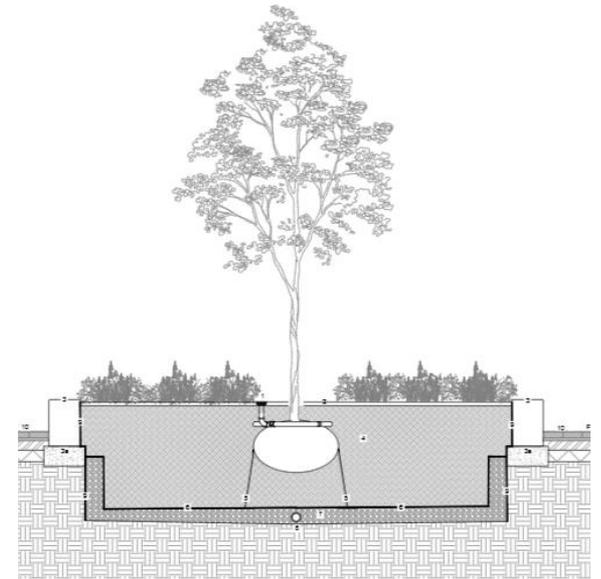
# Tree Pit Details



Historic Setts



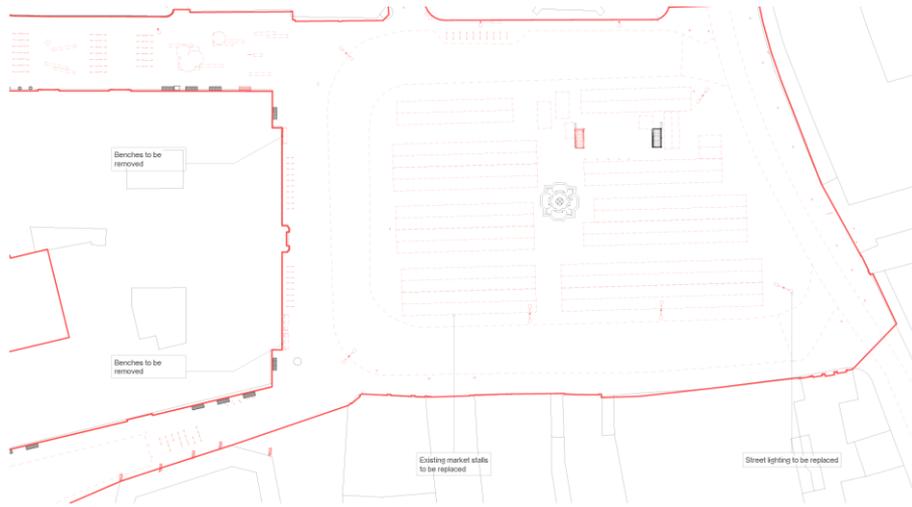
Street Trees



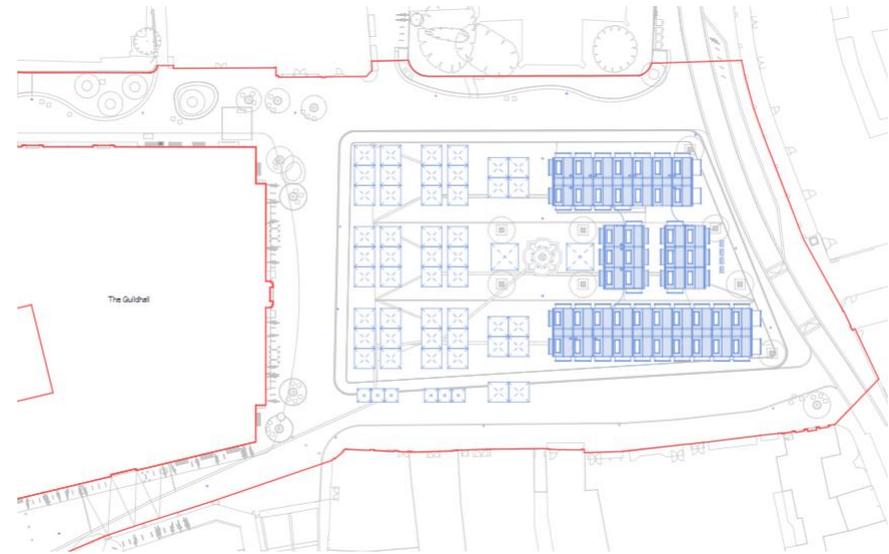
Planter Trees



# Market Sq - Roof Plan



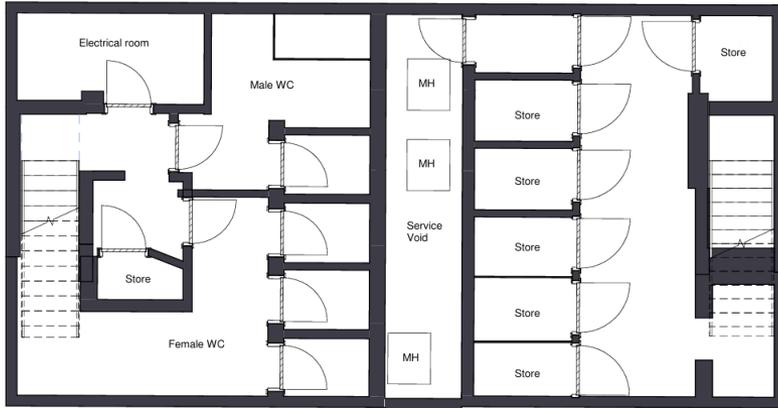
Existing with demolition



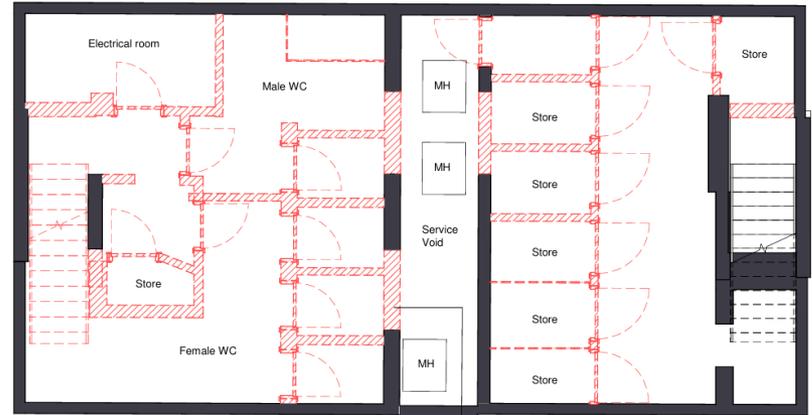
Proposed

- Key:
- Site boundary
  - Security Gate
  - Existing
  - Proposed

# Market Square - Basement



Existing



Existing with demolition

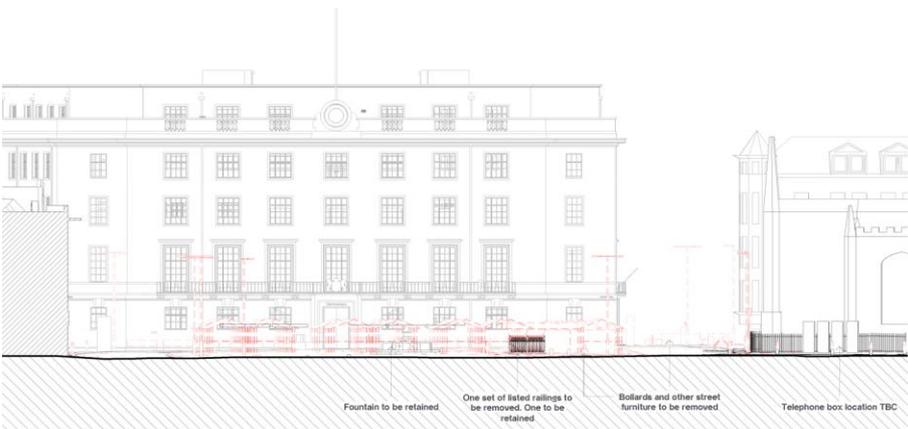


Proposed

Key:

-  Existing
-  Proposed demolition
-  Proposed

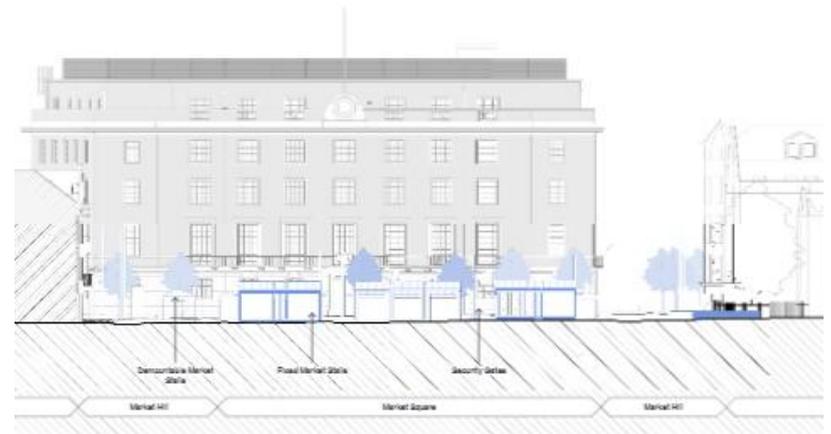
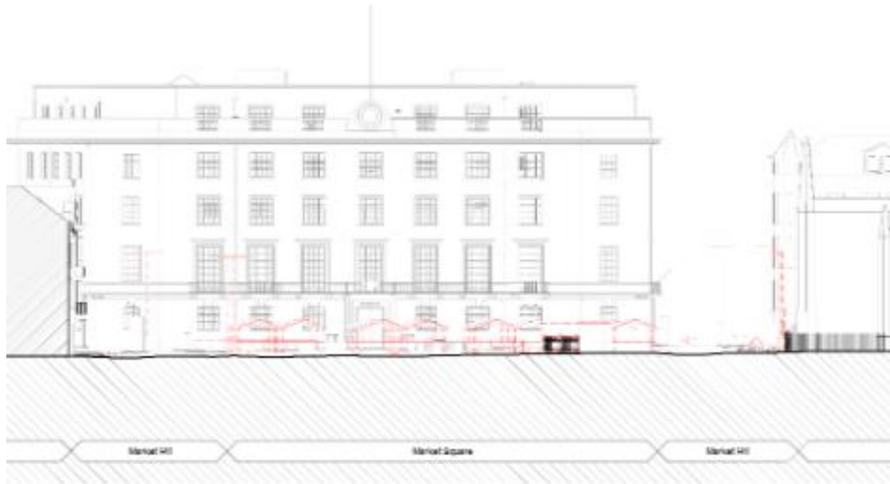
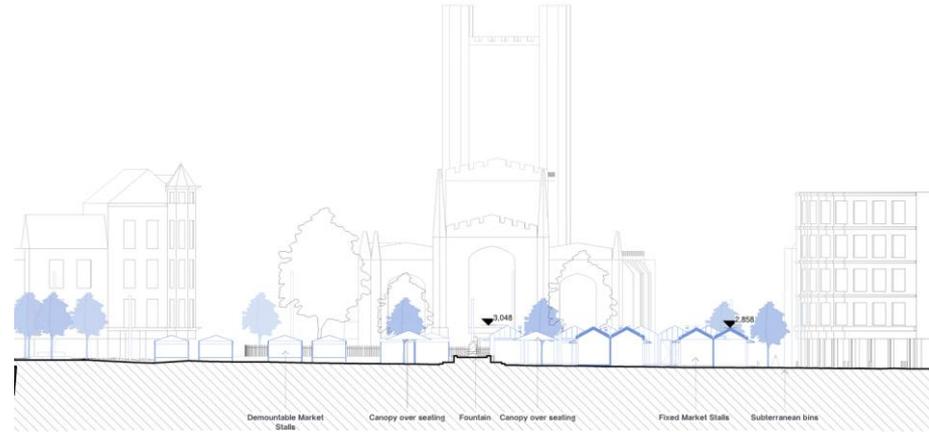
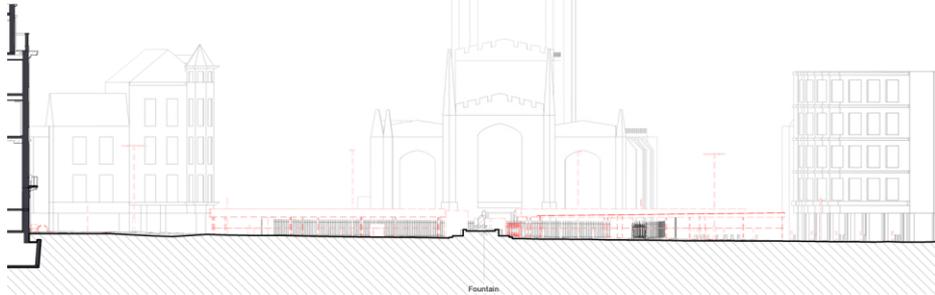
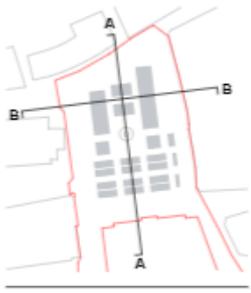
# Market Sq - Elevations



Existing with demolition

Proposed

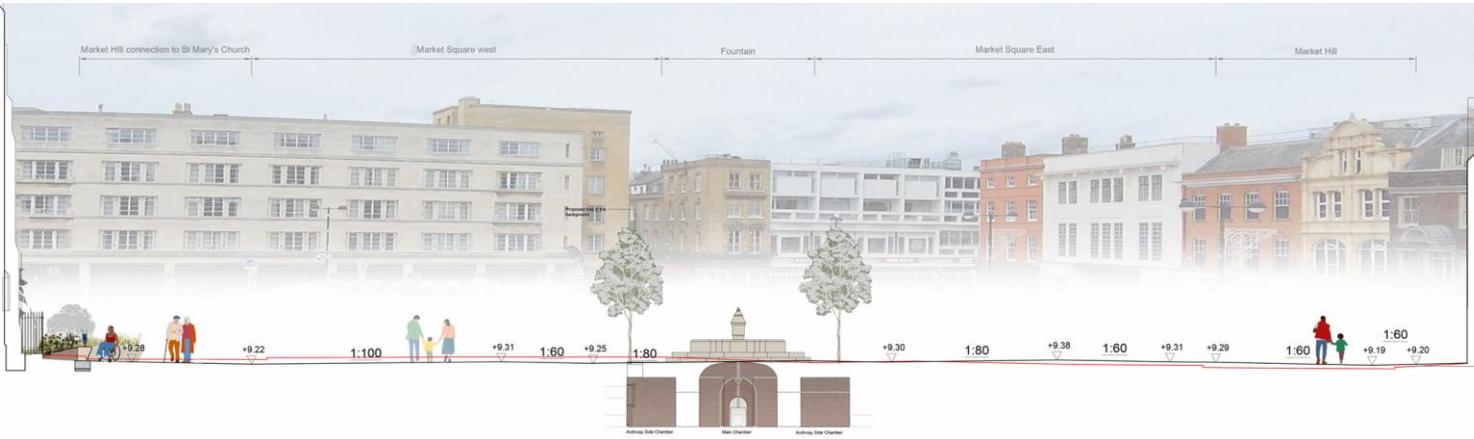
# Market Sq – Sections



Existing with demolition

Proposed

# Market Sq - Proposed Levels



# Illustrative Masterplan Markets

Full Market



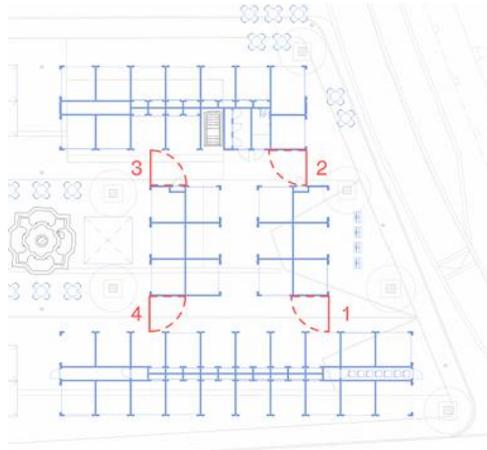
Partial Market



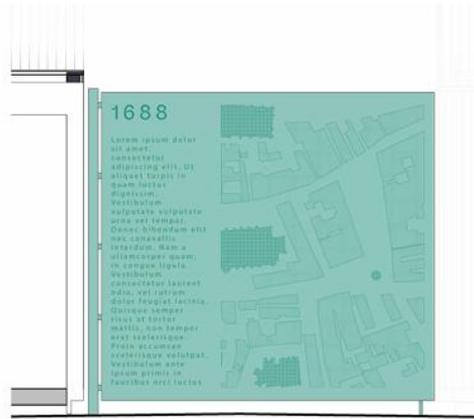




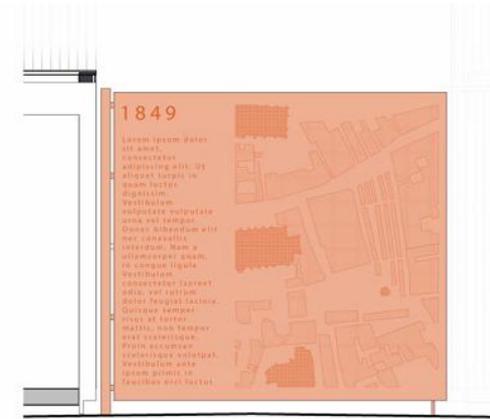
# Security Gates



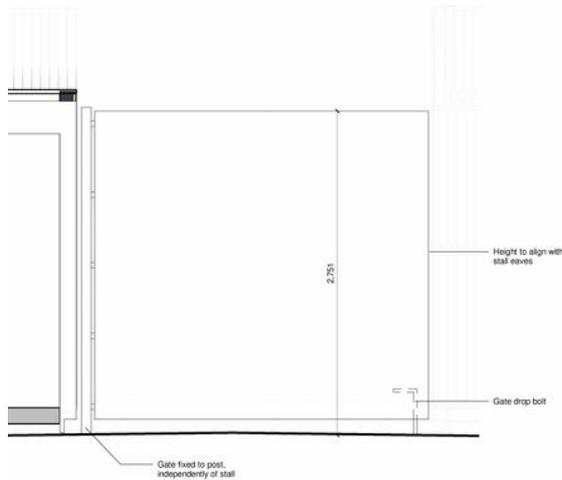
Key Plan  
1:200



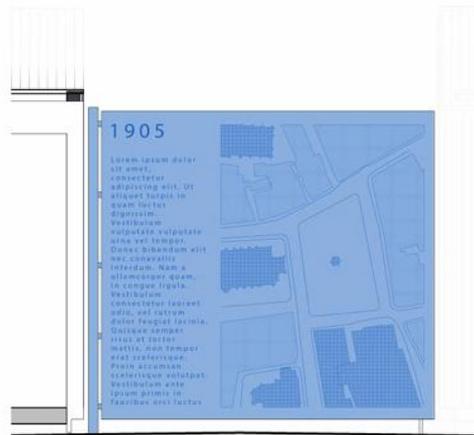
2 Security Gate 1 - Colour Study  
1:20



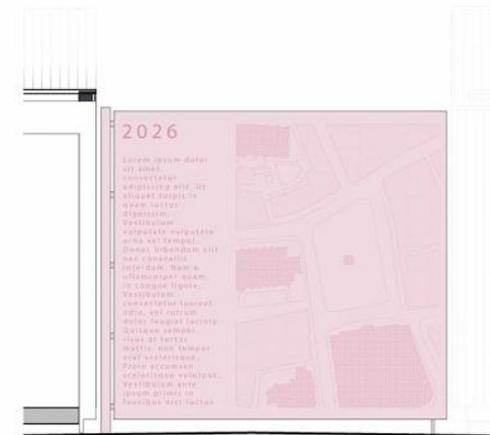
3 Security Gate 2 - Colour Study  
1:20



Security Gate Elevation  
1:20

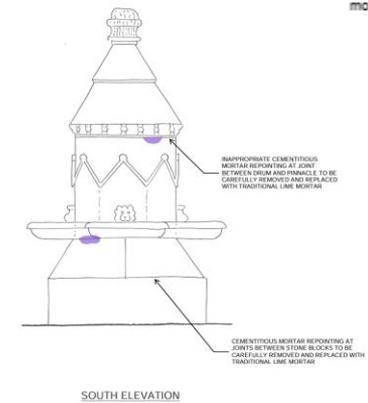
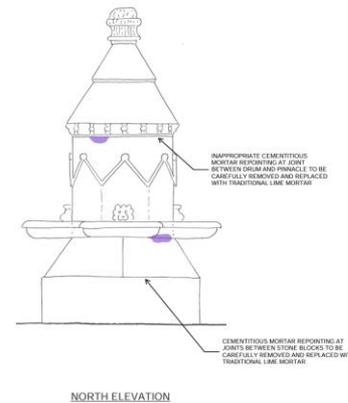
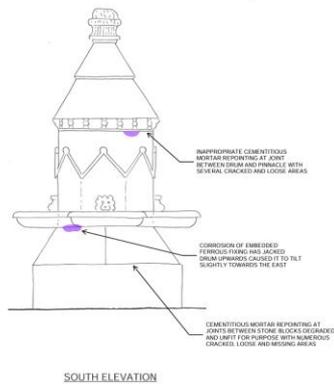
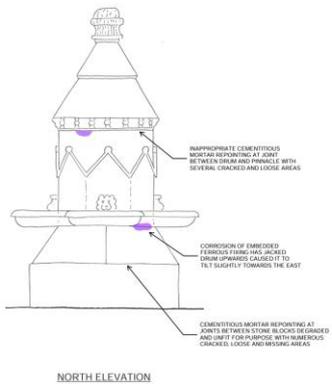
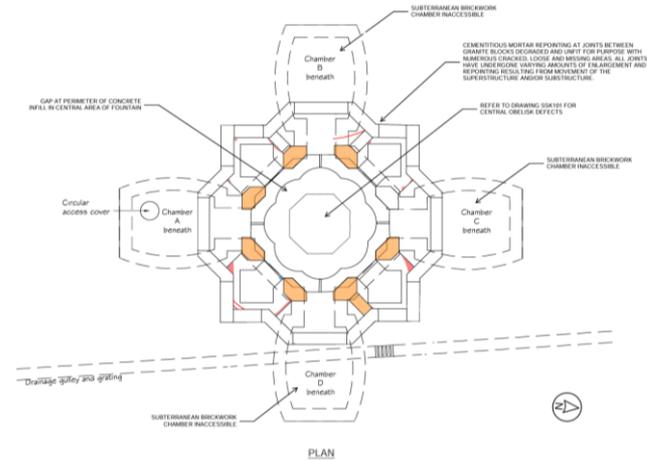
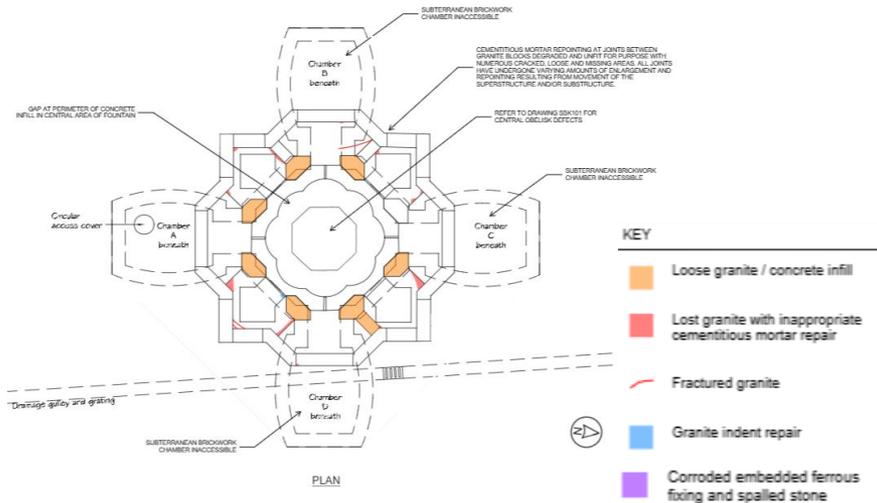


5 Security Gate 3 - Colour Study  
1:20



6 Security Gate 4 - Colour Study  
1:20

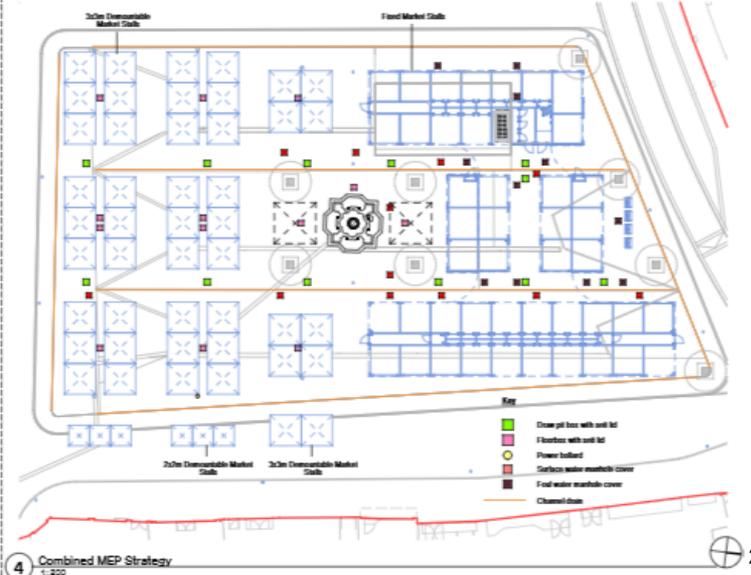
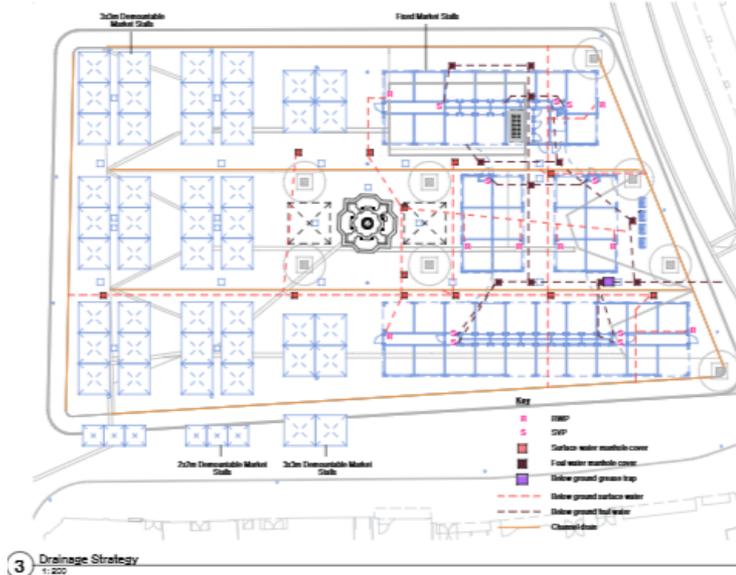
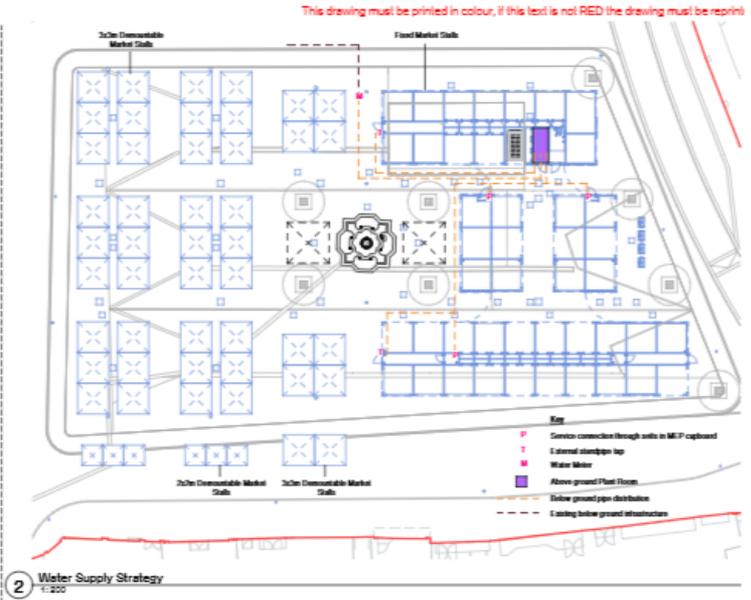
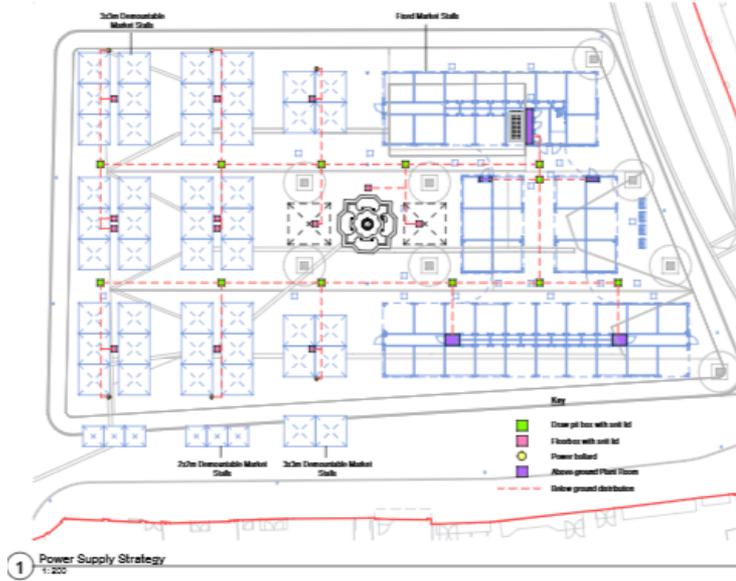
# Fountain



Observed Defects

Proposed Repairs

# Proposed Services



# 25/04382/FUL: Planning Balance

## Approval

### Material considerations

- Significant improvement to the accessibility of the space;
- Reduction of visual clutter within area;
- Removal of concrete slabs on listed surface;
- Creation of a more flexible space
- Additional greenery with limited biodiversity net gain
- Increased surveillance and seating



## Refusal

### Material considerations

- High level of 'less than substantial harm' directly to listed setts;
- Moderate level of 'less than substantial harm' to Conservation Area and setting of listed setts/railings/fountain
- Low level of 'less than substantial harm' to setting of nearby listed buildings;
- Low additional risk to highway safety
- Loss of cycle spaces within red line

Officer Recommendation: On balance **approval** subject to conditions

# 25/04383/LBC: Planning Balance

## Approval

### Material considerations

- Significant improvement to the accessibility of the space;
- Removal of concrete slabs on listed surface;
- Creation of a more flexible space



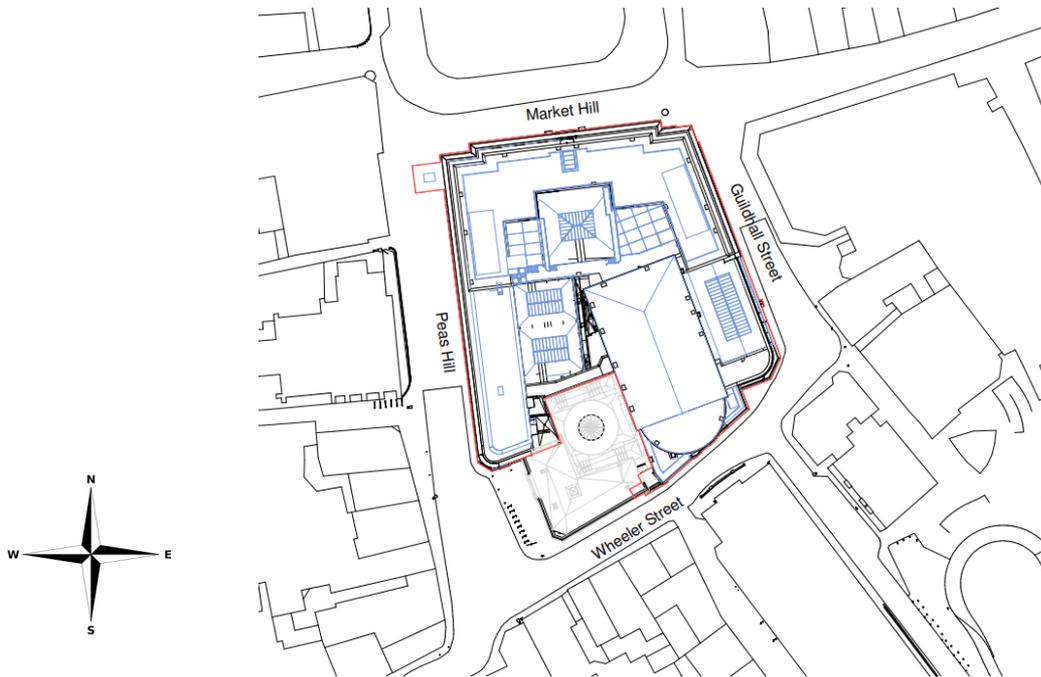
## Refusal

### Material considerations

- High level of 'less than substantial harm' directly to listed setts;
- Low level of 'less than substantial harm' to the listed railings

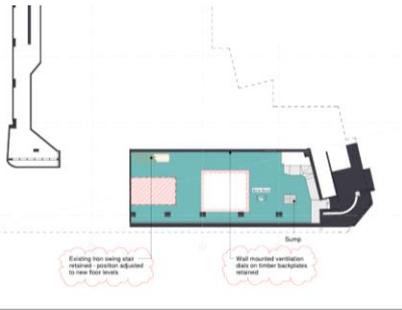
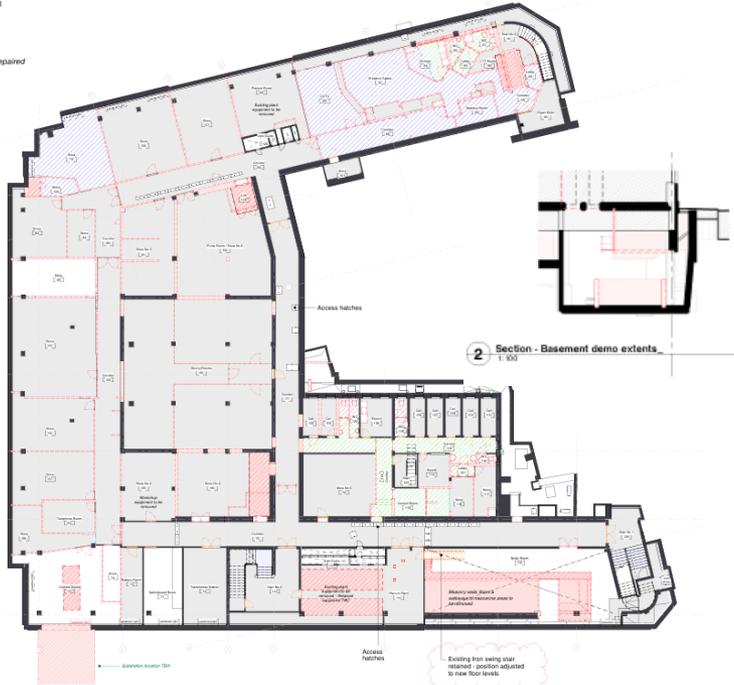
Officer Recommendation: On balance **approval** subject to conditions

*25/04384/FUL & 25/04385/LBC The Guildhall  
And Large Hall, Market Hill, Cambridge*  
**Site Location Plan**



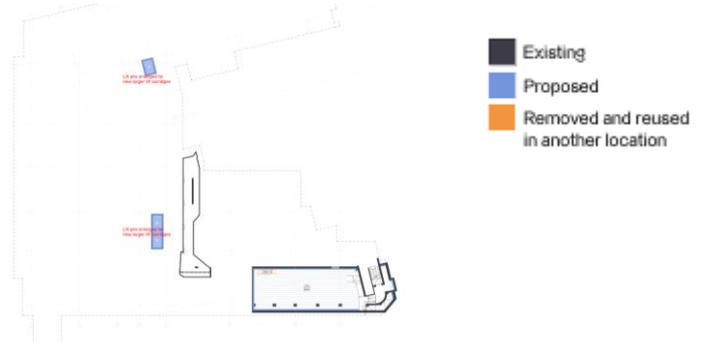
# Basement Floor Plans

may  
or slab  
need  
to  
be repaired



- PEAS HILL
- Key:**
- Existing
  - Proposed demolition
  - Proposed demolition/ alteration to floor slab
  - Proposed removal of existing carpet
  - Proposed removal of existing vinyl
  - Proposed removal of existing terrazzo
  - Proposed removal of existing rubber
  - Proposed removal and reuse of existing stone pavers
  - Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
  - Bison pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

XX Room titles XX refers to those from the 1935 existing plans

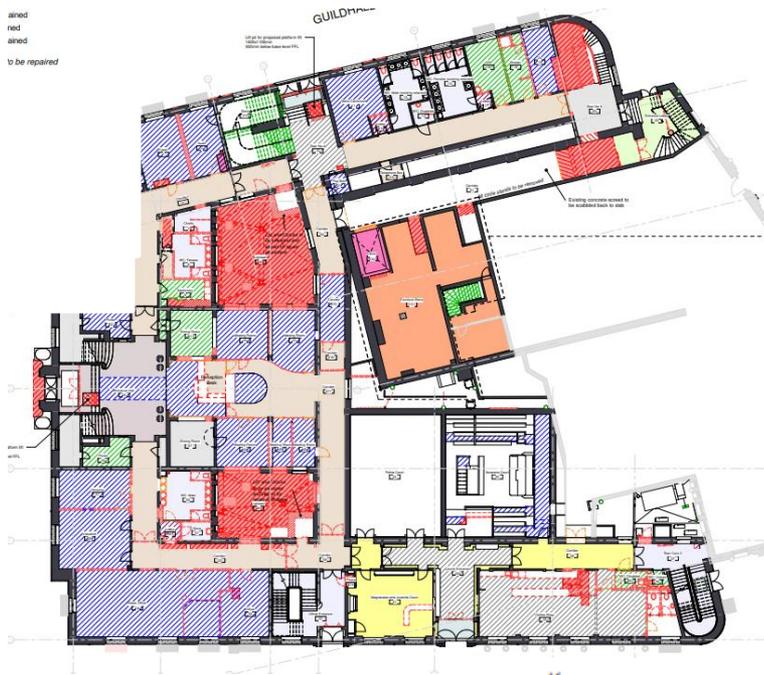


Existing

Proposed

# Ground Floor Plans

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to be repaired

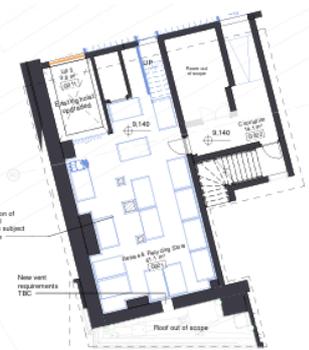


Existing Lower Ground Floor Plan with Proposed Demolitions  
1:100  
1000mm below Level 00

Existing

- Key:**
- Existing
  - Proposed demolition
  - Proposed demolition/ alteration to floor slab
  - Proposed removal of existing carpet
  - Proposed removal of existing vinyl
  - Proposed removal of existing terrazzo
  - Proposed removal of existing rubber
  - Proposed removal and reuse of existing stone pavers
  - Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
  - Elcon pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

XX Room titles XX refers to those from the 1935 existing plans  
YYY



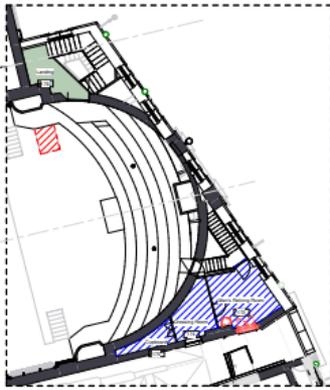
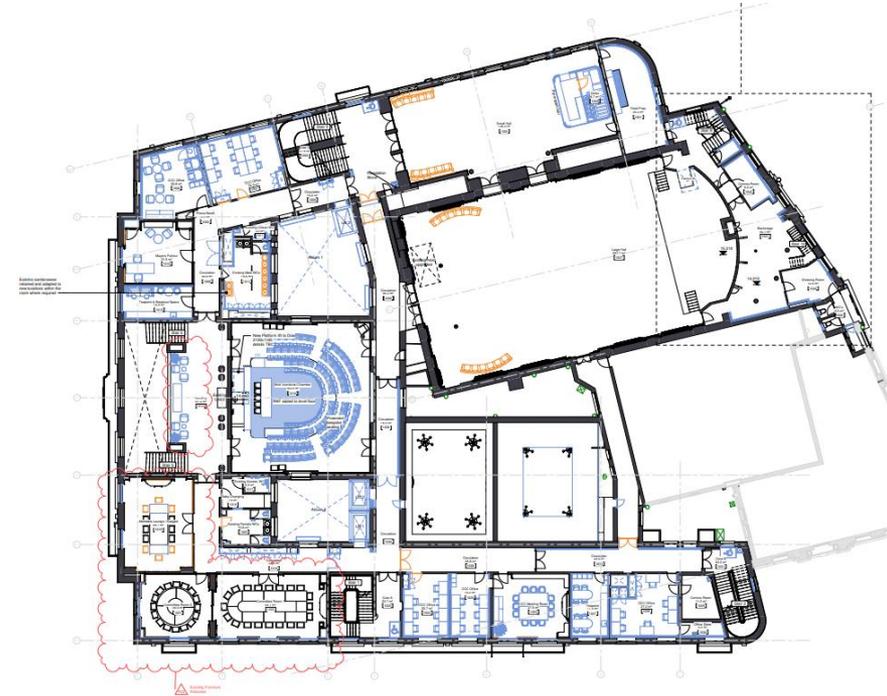
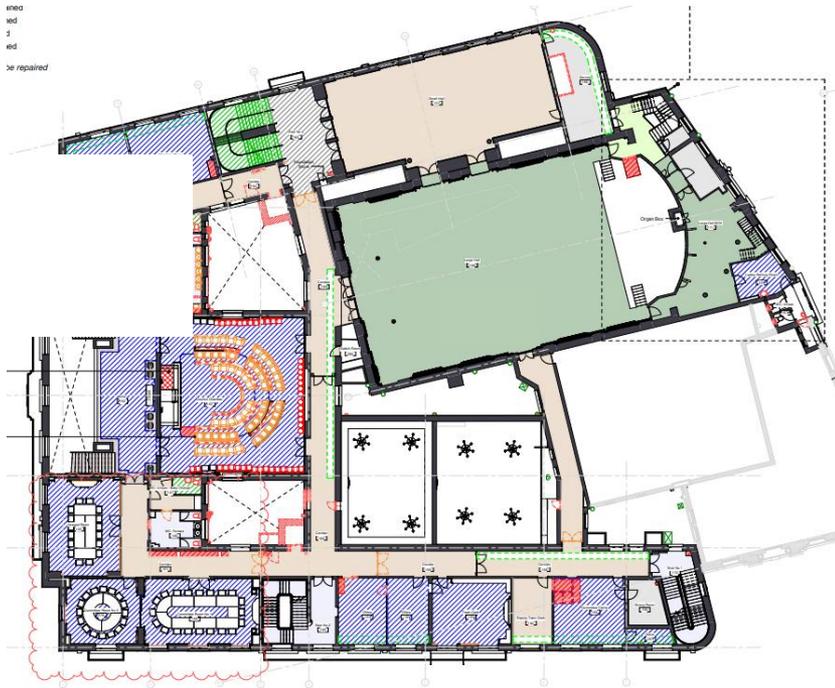
Lower Ground Floor GA Plan  
1:100

Proposed

- Existing
- Proposed
- Removed and reused in another location

# First Floor Plans

enoc  
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be repaired



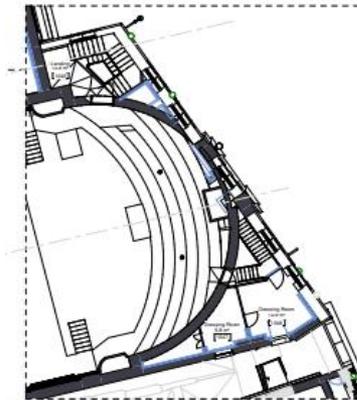
Upper Back Stage\_  
1:100

Existing

## Key

- Existing
- Proposed demolition
- Proposed demolition/ alteration to floor slab
- Proposed removal of existing carpet
- Proposed removal of existing vinyl
- Proposed removal of existing terrazzo
- Proposed removal of existing rubber
- Proposed removal and reuse of existing stone pavers
- Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
- Bison pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

XX Room titles XX refers to those from the 1935 existing plans  
LXXX

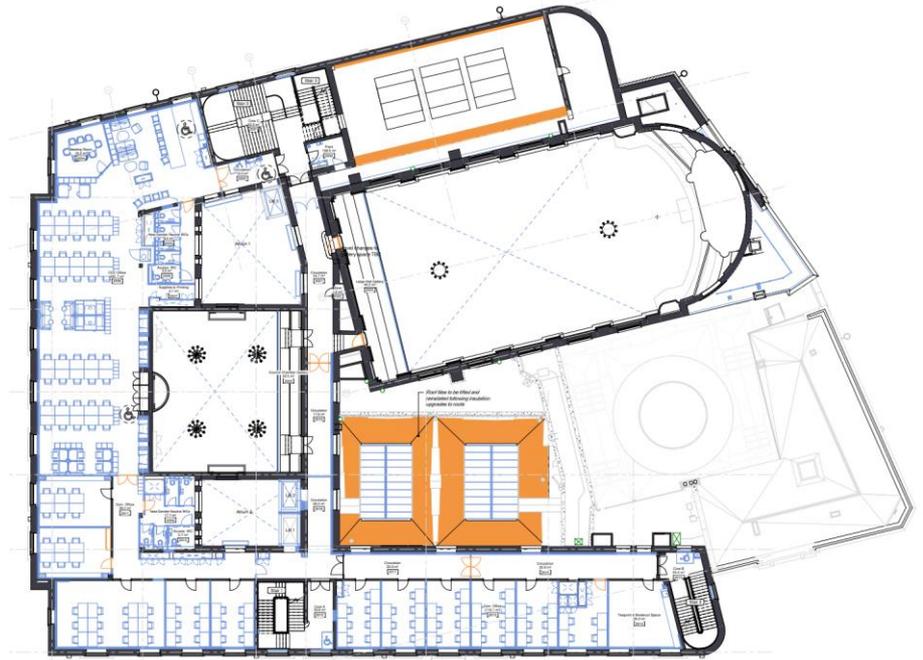
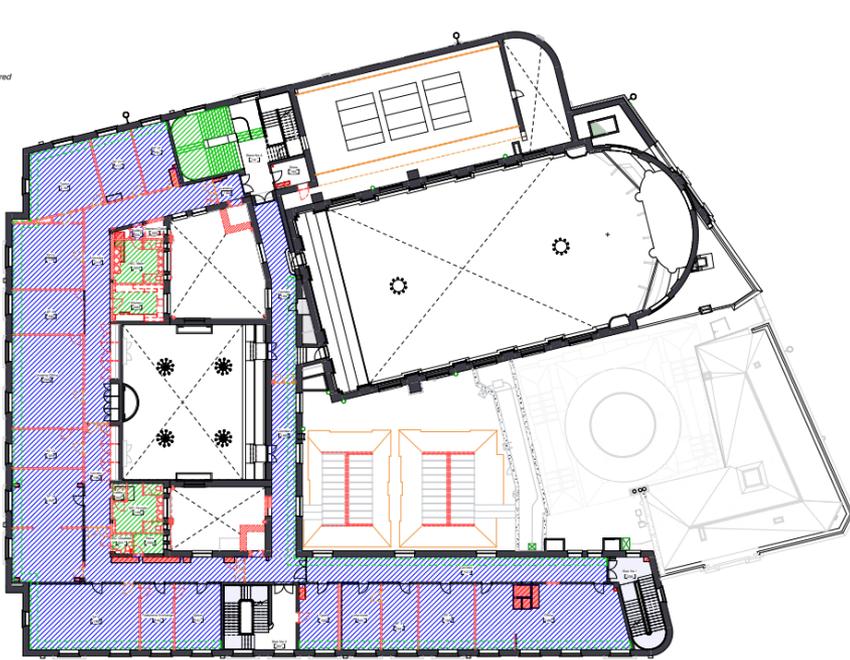


Upper back stage\_  
1:100

Proposed

- Existing
- Proposed
- Removed and reused in another location

# Second Floor Plans



## Key

- Existing
- Proposed demolition
- Proposed demolition/ alteration to floor slab
- Proposed removal of existing carpet
- Proposed removal of existing vinyl
- Proposed removal of existing terrazzo
- Proposed removal of existing rubber
- Proposed removal and reuse of existing stone pavers
- Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
- Bison pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

- Existing
- Proposed
- Removed and reused in another location

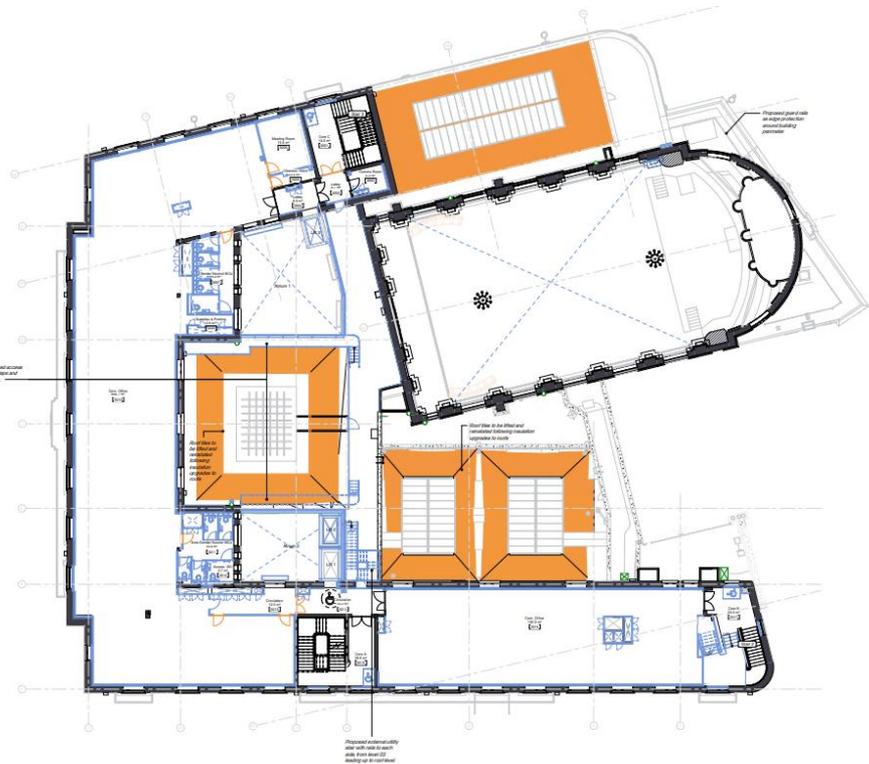
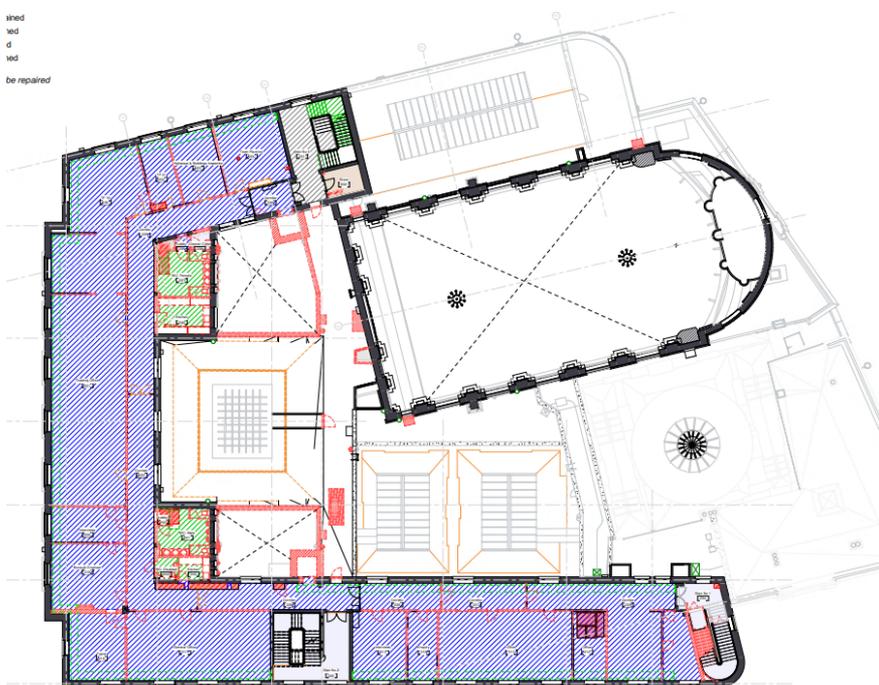
Existing

Proposed

XX Room titles XX refers to those from the 1935 existing plans

# Third Floor Plans

lined  
rod  
d  
rod  
be repaired



- Key:**
- Existing
  - Proposed demolition
  - Proposed demolition/ alteration to floor slab
  - Proposed removal of existing carpet
  - Proposed removal of existing vinyl
  - Proposed removal of existing terrazzo
  - Proposed removal of existing rubber
  - Proposed removal and reuse of existing stone pavers
  - Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
  - Bison pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

- Existing
- Proposed
- Removed and reused in another location

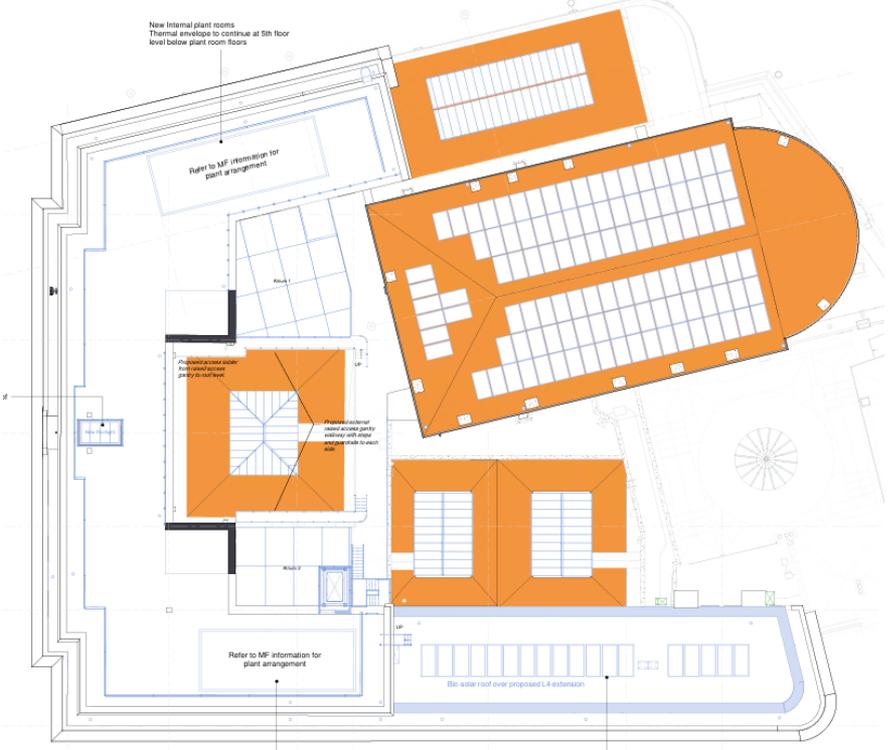
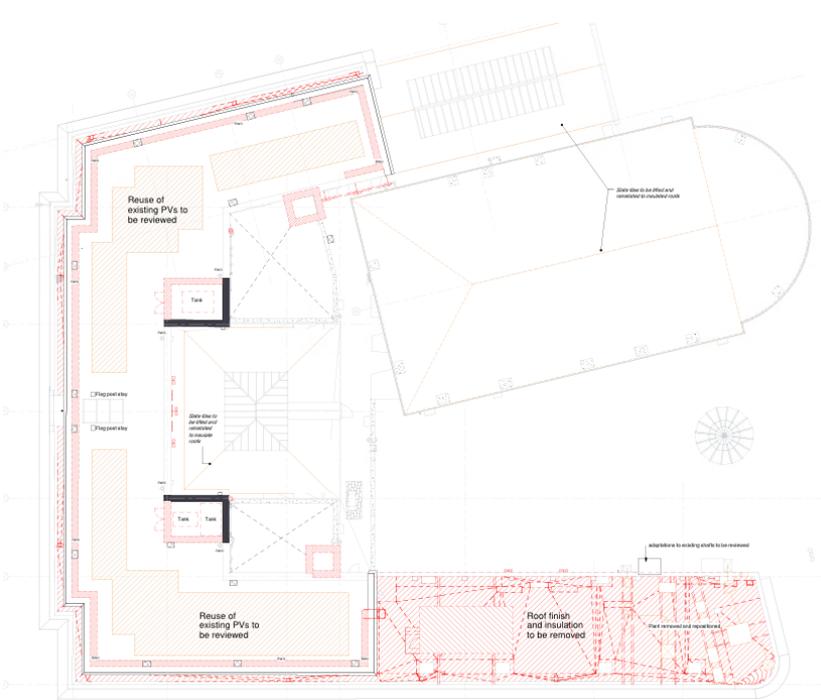
Existing

Proposed

XX Room titles XX refers to those from the 1935 existing plans  
YYY



# Roof Plans



- Key:**
- Existing
  - Proposed demolition
  - Proposed demolition/ alteration to floor slab
  - Proposed removal of existing carpet
  - Proposed removal of existing vinyl
  - Proposed removal of existing terrazzo
  - Proposed removal of existing rubber
  - Proposed removal and reuse of existing stone pavers
  - Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse elsewhere or storage for future reuse
  - Bison pre-cast concrete planks (assumed 280x150mm) removed for thermal and AT upgrades, then re-installed

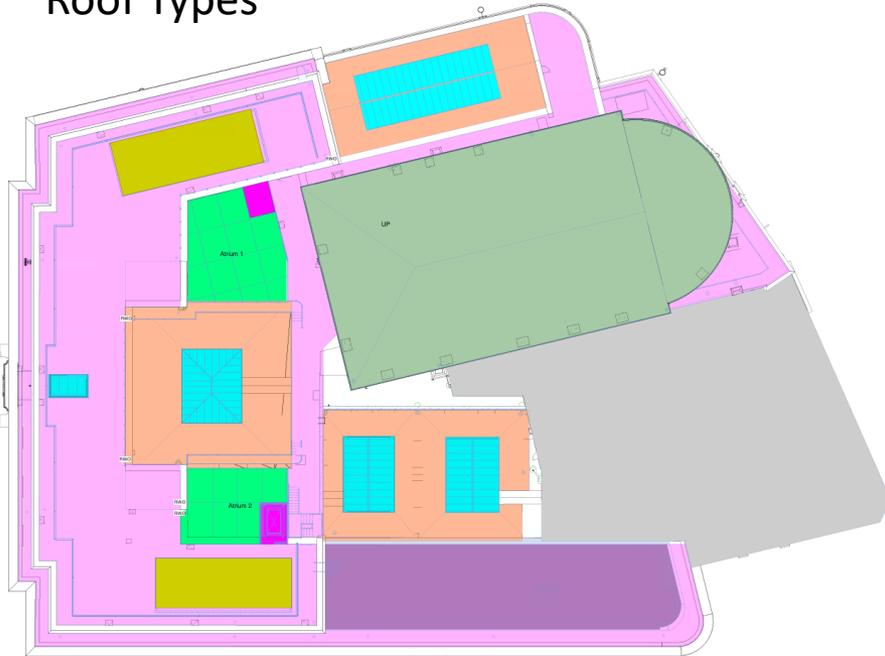
- Existing
- Proposed
- Removed and reused in another location

Existing

Proposed

# Roof Details

## Roof Types



### Roof Type Key

- Existing
- Proposed
- Existing roof slates carefully removed and salvaged for reuse or repair
- Area on drawing out of Scope

### Proposed Roof Type Key

#### Warm Roofs

- Roof Type 1: Bio-Solar Warm Roof System U-value <math><0.15 \text{ W/m}^2\text{K}</math>
- Roof Type 3: Insulated panel system U-value <math><0.15 \text{ W/m}^2\text{K}</math> (TBC)

#### Inverted Roofs

- Roof Type 2: Flat Roof System U-value <math><0.15 \text{ W/m}^2\text{K}</math>

#### Pitched Roofs

- Roof Type 4: Pitched Slate Roof - Insulation in rafter zone with Fragile Heritage Ceiling below U-value <math><0.15 \text{ W/m}^2\text{K}</math>
- Roof Type 5: Pitched Slate Roof & photovoltaic panels - Insulation in ceiling zone with Fragile Heritage Ceiling Below. U-value <math><0.15 \text{ W/m}^2\text{K}</math>

#### Roof Lights

- Roof Type 6: Glass Roof lights U-value <math><0.85 \text{ W/m}^2\text{K}</math> (installed)

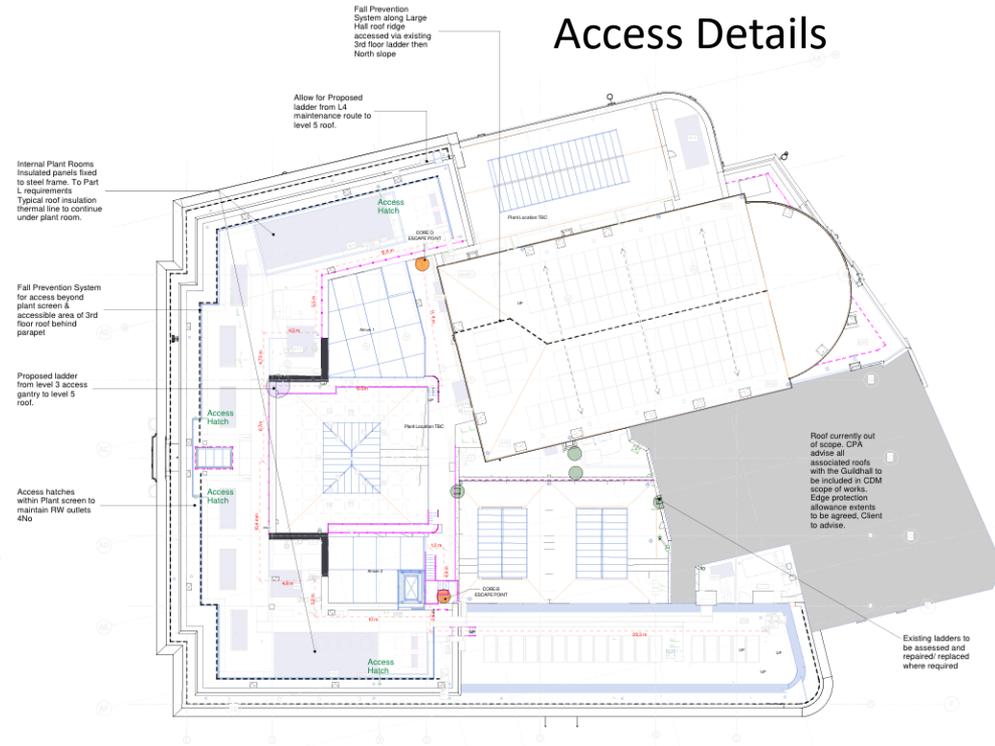
#### Atrium Roofs

- Roof Type 7: Glass Roof U-value <math><1.1 \text{ W/m}^2\text{K}</math> (installed)

#### Lift Roofs

- Roof Type 8: Aluminium Roof TBC

## Access Details



- Existing
- Proposed
- Removed and reused in another location

The roof is provided with 2 means of escape routes; Via proposed ladder onto gantry and into protected lobby, Core B

Via Utility stair leading to roof level 3 and into protected lobby in Core D.

Escape Routes (horizontal distances measured)

Proposed Ladder

Escape point

Existing ladders to be assessed for retention/removal

Proposed Edge Protection - Balustrade

Proposed Edge Protection - Fall Prevention System

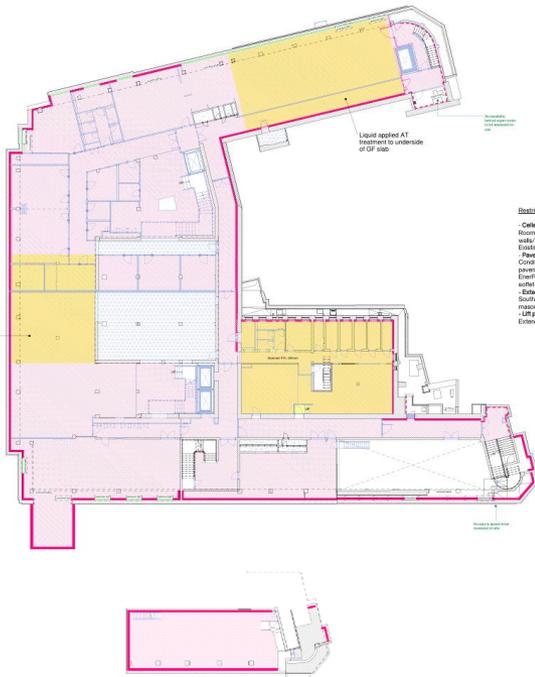
The building will be defined as office with the following limits to travel distance on the roof in accordance with Table 2 of Approved Document B, 2010, pg34.

Maximum travel distance in one direction: 60m  
Maximum travel distance in more than one direction: 100m

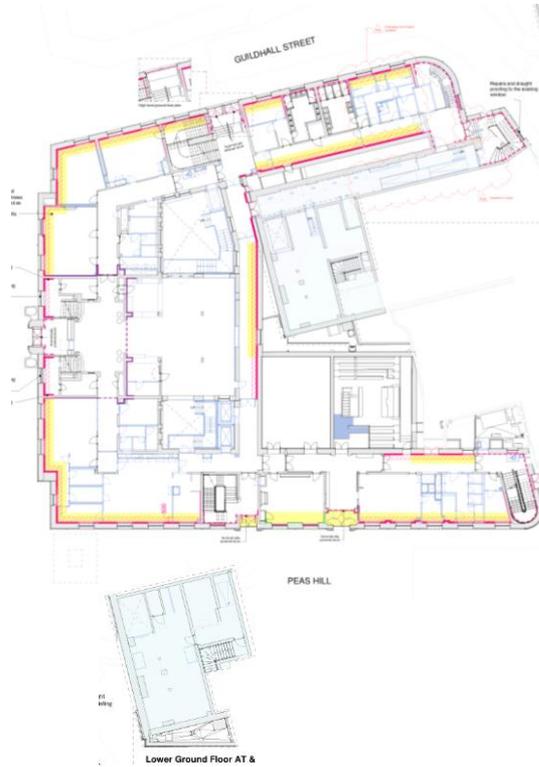
Existing ladders to be assessed and repaired/replaced where required

Roof currently out of scope. CFA advise all associated roofs with the Guildhall to be included in CDM scope of works. Edge protection allowance extends to be agreed. Client to advise.

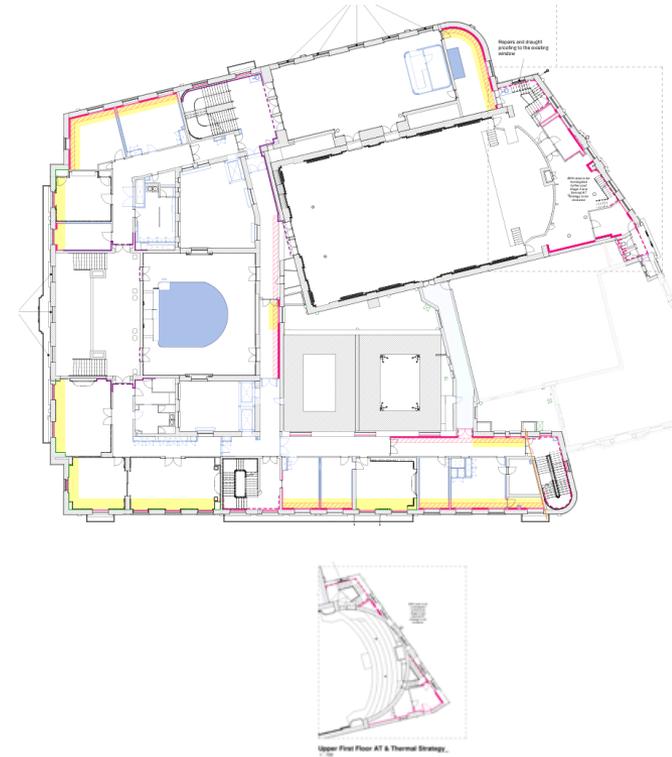
# Thermal Plans



Basement



Ground



First

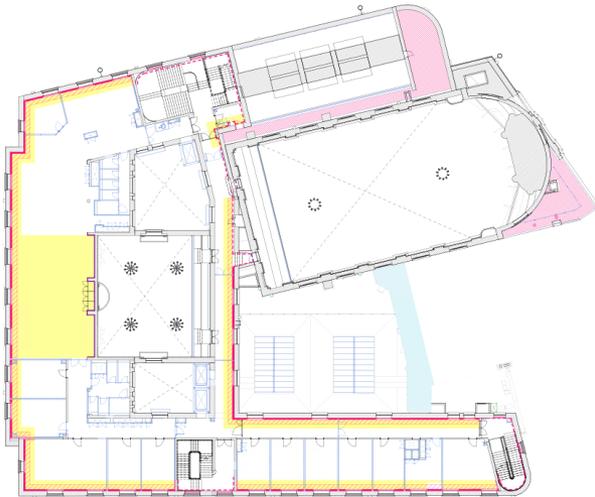
## Key

- Thermal Lining
- Thermal Lining - without service void
- Thermal Lining - without service void or lining
- Woodfibre insulation and sheet AT membrane (proposed behind existing wall panels in Heritage spaces. Exclusions TBC)
- Aerogel and sheet AT membrane

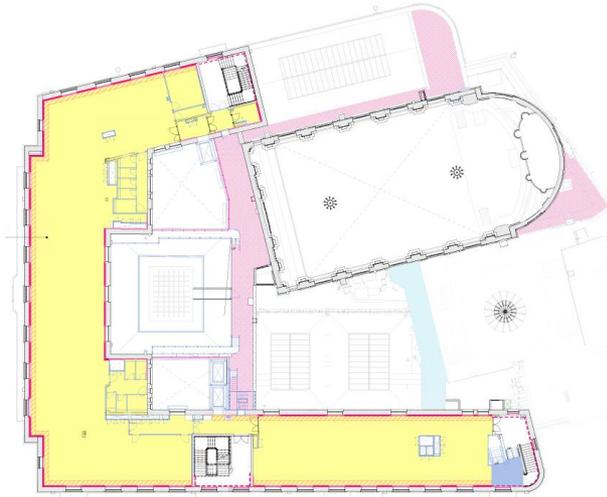
- Doors, windows and new walls that form part of the thermal / air tightness envelope
- Floor slab insulation lining
- Floor slab insulation (underside and upperside of concrete ceiling) Access typically from above (localised floor plank removal)
- External slab insulation
- Liquid applied air tightness treatment to slab soffit

- Air Tightness Line (where separate from thermal line)
- Liquid applied air tightness barrier for air tightness testing
- Temporary boarding for the air tightness testing (e.g. OSB / ply)
- Areas that are outside of the thermal envelope

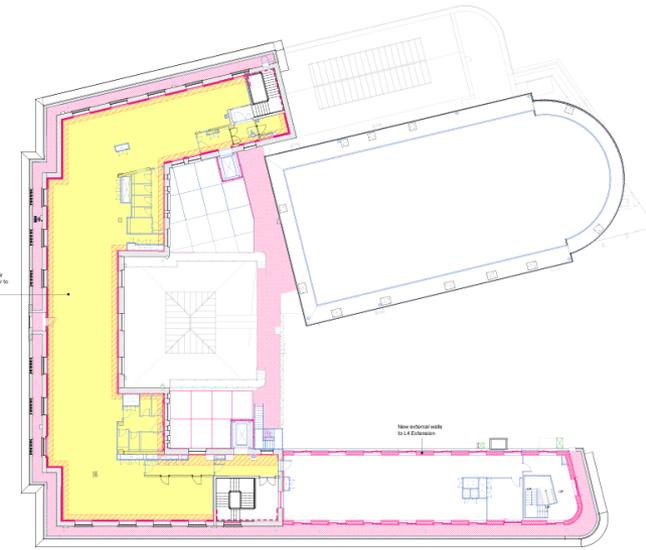
# Thermal Plans



Second



Third



Fourth

## Key

- Thermal Lining
- Thermal Lining - without service void
- Thermal Lining - without service void or lining
- Woodfibre insulation and sheet AT membrane (proposed behind existing wall panels in Heritage spaces. Exclusions TBC)
- Aerogel and sheet AT membrane

Doors, windows and new walls that form part of the thermal / air tightness envelope

Floor slab insulation lining

Floor slab insulation (underside and upperside of concrete ceiling) Access typically from above (localised floor plank removal)

External slab insulation

Liquid applied air tightness treatment to slab soffit

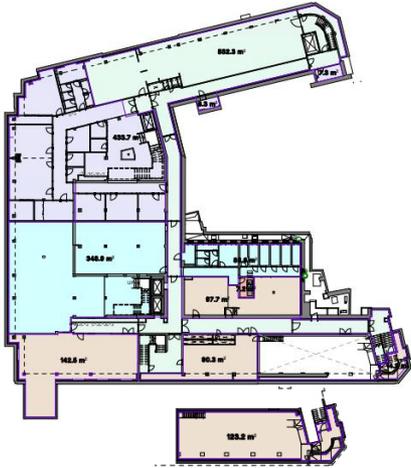
Air Tightness Line (where separate from thermal line)

Liquid applied air tightness barrier for air tightness testing

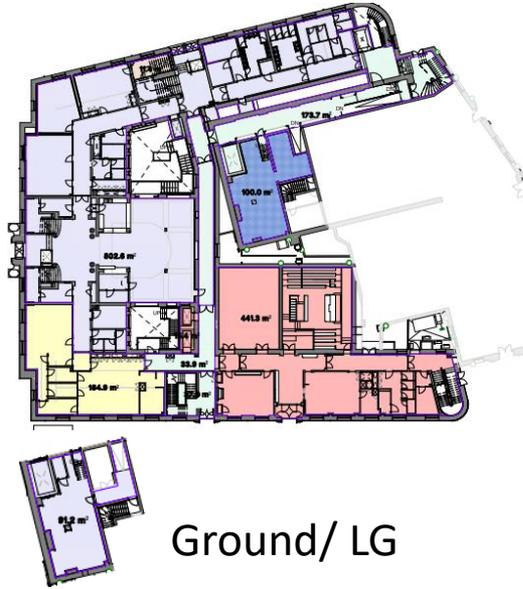
Temporary boarding for the air tightness testing (e.g. OSB / ply)

Areas that are outside of the thermal envelope

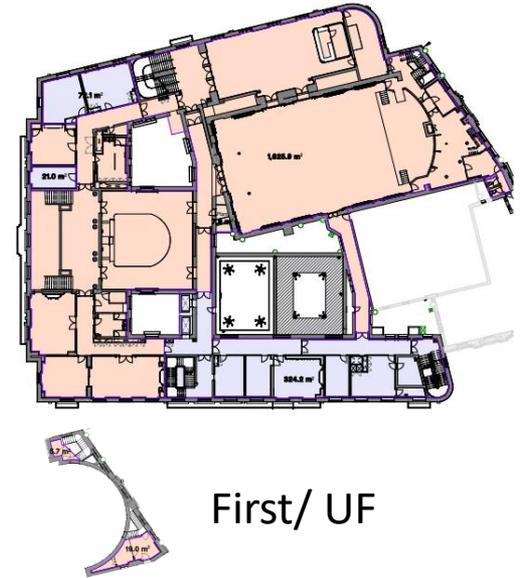
# Floor Plans GIA



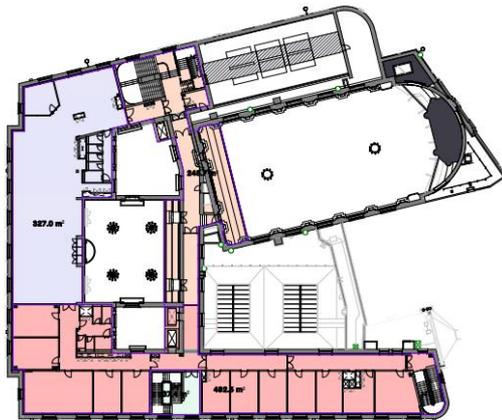
Basement 1&2



Ground/ LG



First/ UF



Second



Third



Fourth

**Area Type Key**

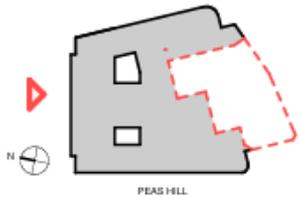
- CCC Office
- Commercial Office
- Wellness Space
- CSC
- Democratic
- Shared Used - CCC & Commercial
- Plant

# Market Hill (Front) Elevations

## Existing & Demolition Elevation

### Key:

- Existing
- Proposed demolition
- Proposed demolition/  
alteration to floor slab
- Existing building element forming  
part of the historic fabric to be  
carefully removed and salvaged for  
reuse or storage for future reuse



## Proposed Elevation

- Existing
- Proposed
- Removed and reused  
in another location

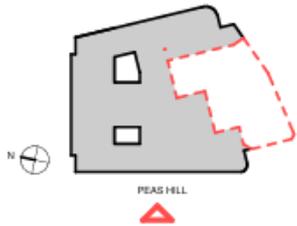


# Peas Hill (Side) Elevations

## Existing & Demolition Elevation

### Key:

-  Existing
-  Proposed demolition
-  Proposed demolition/alteration to floor slab
-  Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse or storage for future reuse



## Proposed Elevation

-  Existing
-  Proposed
-  Removed and reused in another location

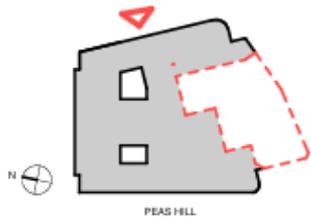


# Guildhall Street (Side) Elevations

## Existing & Demolition Elevation

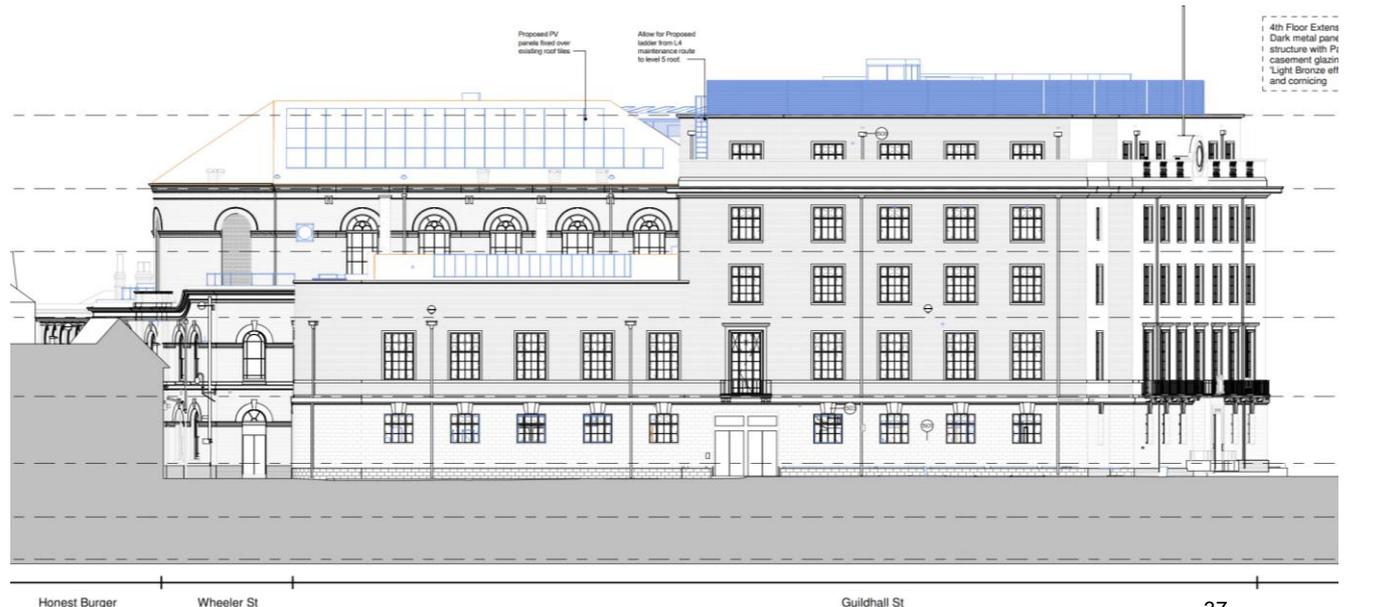
### Key:

- Existing
- Proposed demolition
- Proposed demolition/  
alteration to floor slab
- Existing building element forming  
part of the historic fabric to be  
carefully removed and salvaged for  
reuse or storage for future reuse



## Proposed Elevation

- Existing
- Proposed
- Removed and reused  
in another location

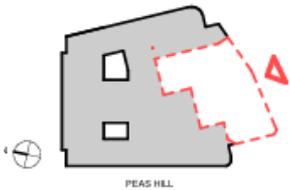
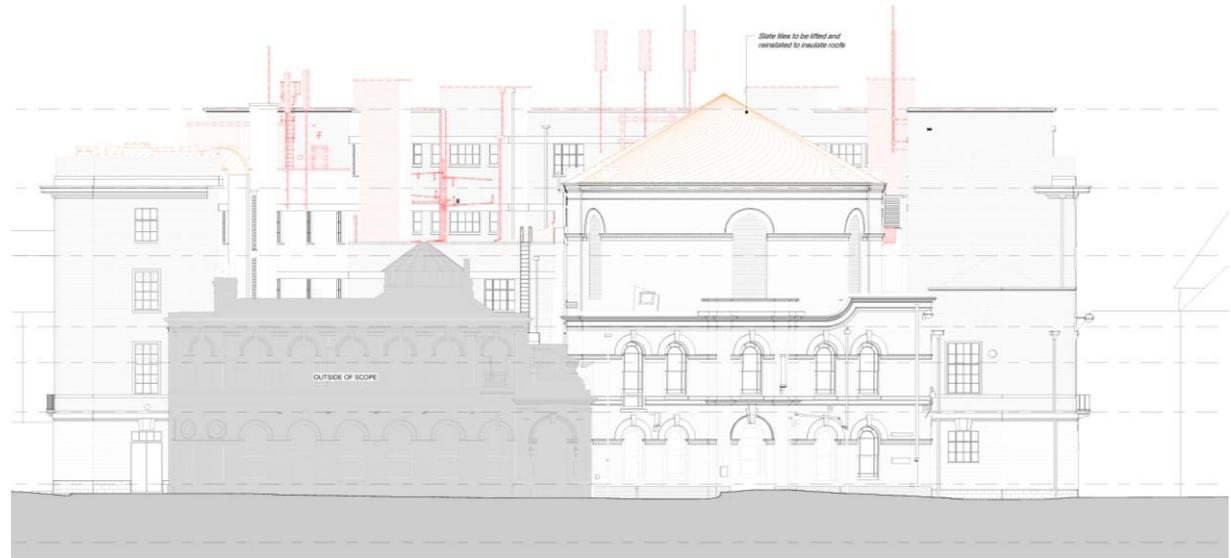


# Wheeler Street (Rear) Elevations

## Existing & Demolition Elevation

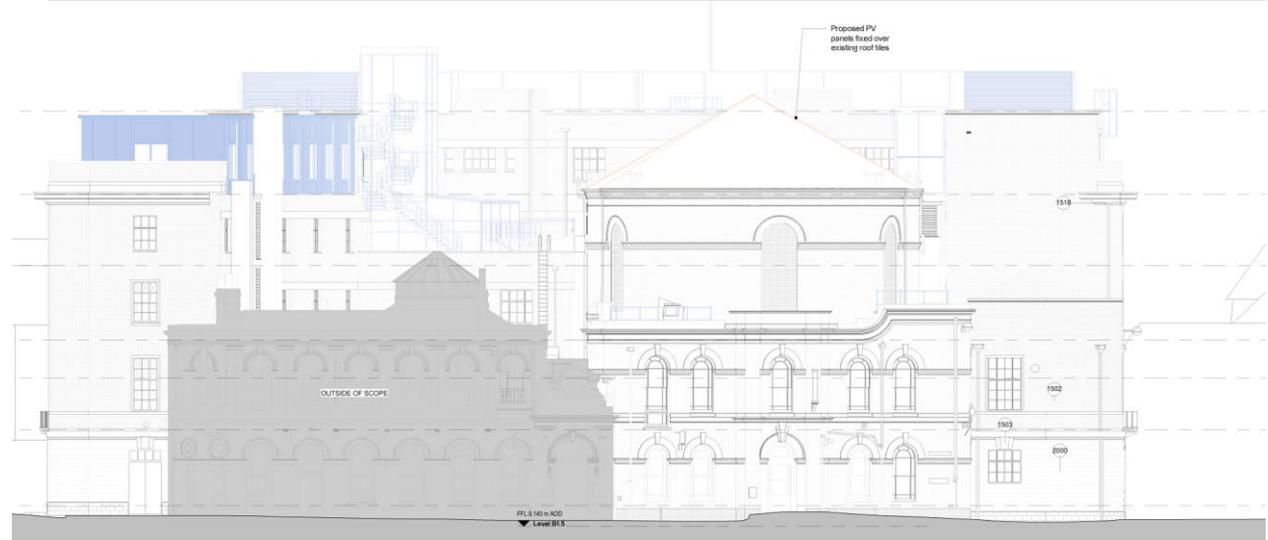
### Key:

- Existing
- Proposed demolition
- Proposed demolition/alteration to floor slab
- Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse or storage for future reuse



## Proposed Elevation

- Existing
- Proposed
- Removed and reused in another location

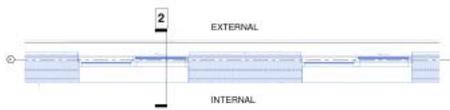




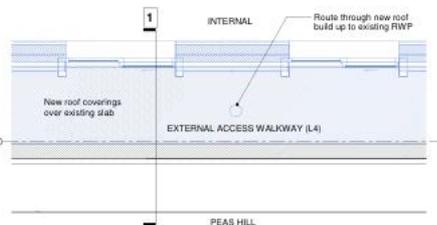
# Fourth Floor Extension



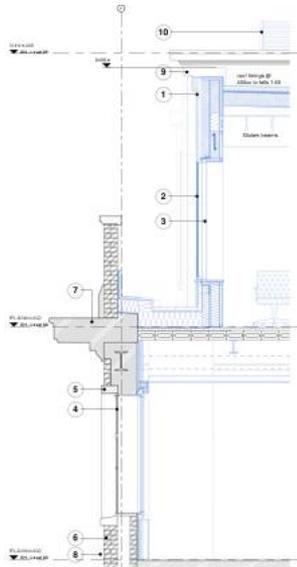
Bay Study Elevation - 4th Floor Extension  
1:20



Bay Study Plan - Fourth Floor Extension Rear Facade  
1:20



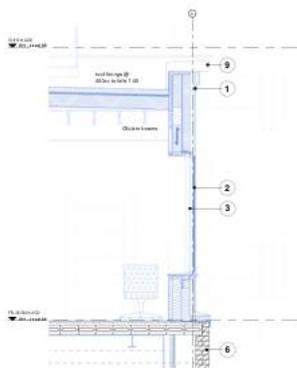
Bay Study Plan - Fourth Floor Extension Front Facade  
1:20



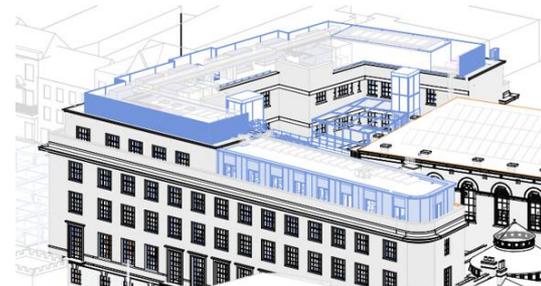
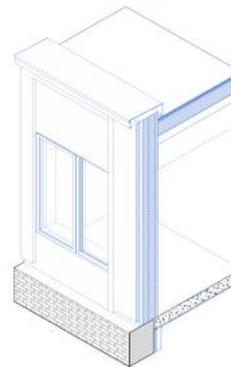
1 Bay Study Section - Front Elevation  
1:20



Bay Study 3D View - Front Elevation



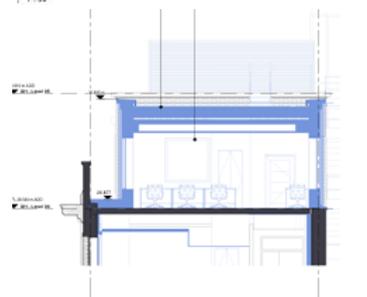
2 Bay Study Section - Rear Elevation  
1:20



Aerial View - 4th Floor Extension

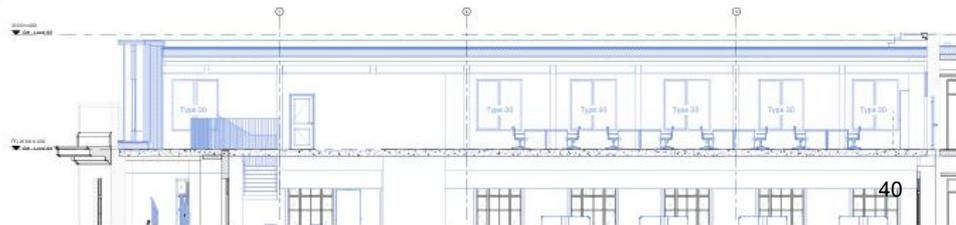


L4 Section B  
1:50



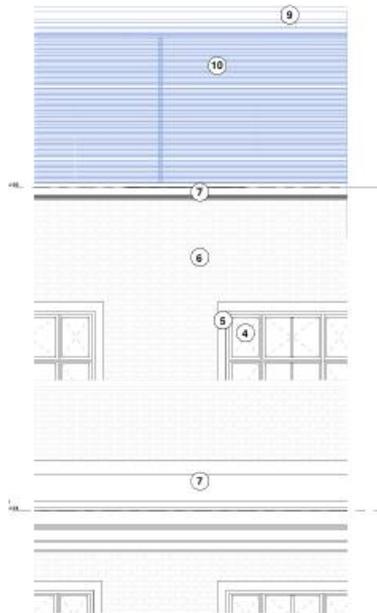
C L4 Section C  
1:50

- Existing
- Proposed
- Removed and reused in another location

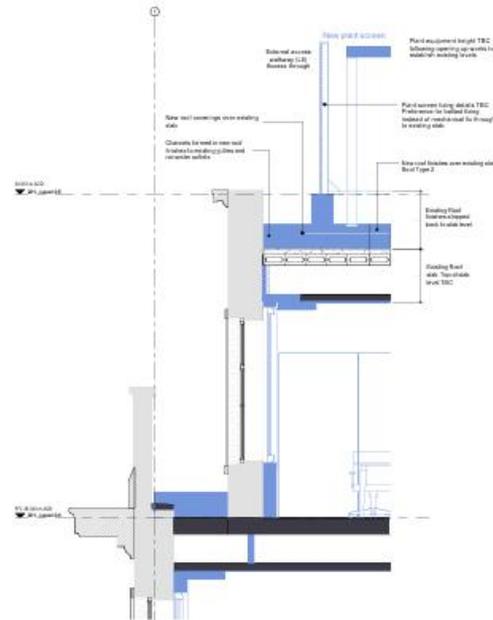


A L4 Section A  
1:50

# Rooftop Plant Screen - Bay Study



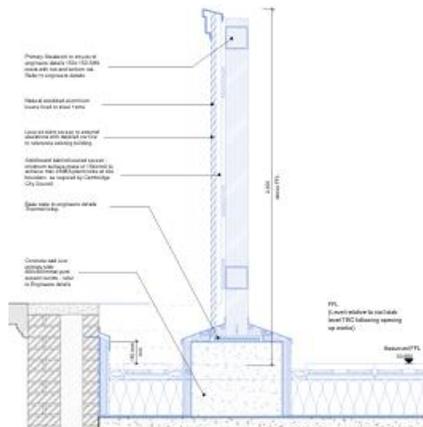
Bay Study Elevation - Plant Screen  
1:20



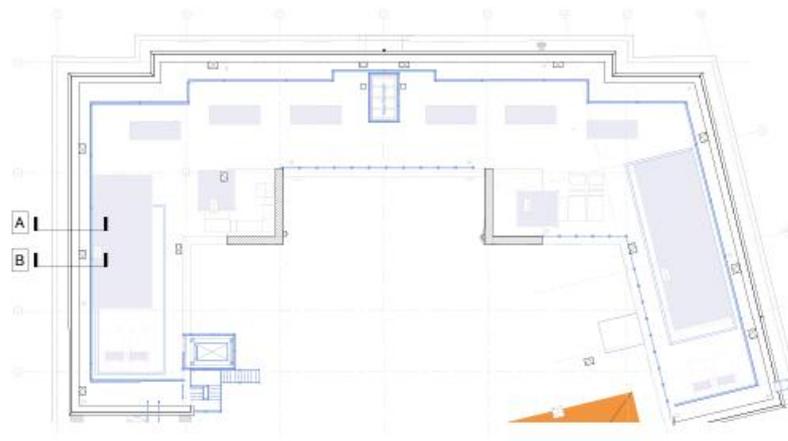
A Bay Study Section - Plant Screen  
1:20

## Materials Key

- 1 'Light Bronze effect' metal cladding panel
- 2 Bronze effect frame to proposed glazing
- 3 Proposed triple glazing - to meet EnerPHit criteria
- 4 Existing bronze framed single glazing
- 5 Existing stone framing surround
- 6 Existing brickwork
- 7 Existing stonework
- 8 Existing bronze metalwork
- 9 'Light Bronze effect' anodised cornicing
- 10 'Light Bronze effect' anodised louvre screen



B Bay Study Detail Section - Plant Screen



Bay Study Roof Plan - Proposed Plant Footprint

- Existing
- Proposed
- Removed and reused in another location

# Existing Atria Elevations with Demolition

## Atrium 1



### Key:

- Existing
- Proposed demolition
- Proposed demolition/alteration to floor slab

- Existing building element forming part of the historic fabric to be carefully removed and salvaged for reuse or storage for future reuse



## Atrium 2



# Atria Proposed Elevations

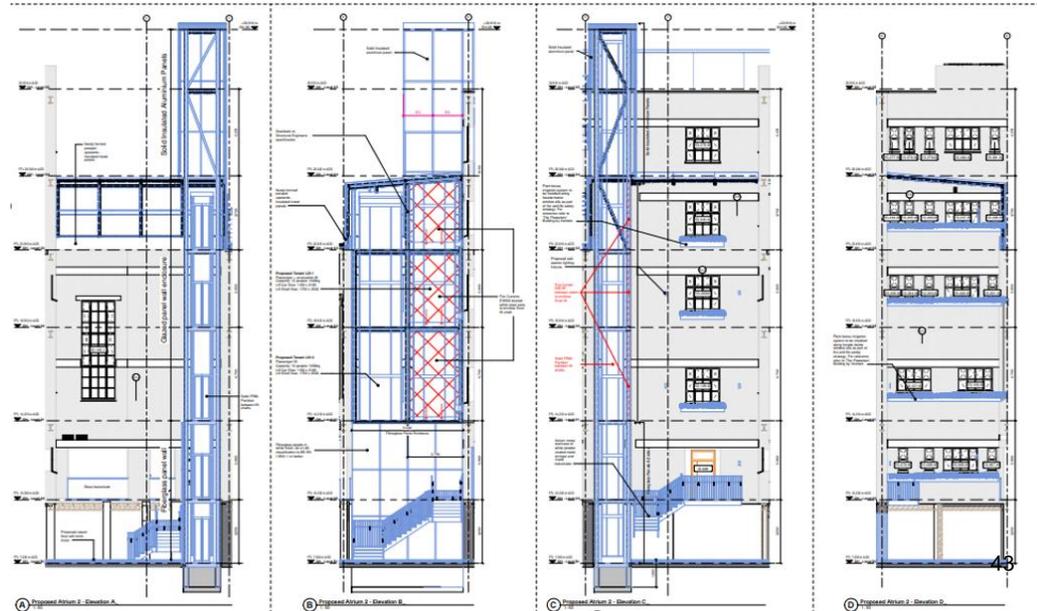
## Atrium 1



- Existing
- Proposed
- Removed and reused in another location

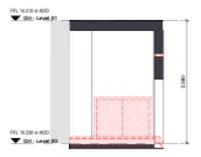
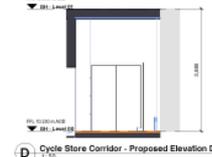
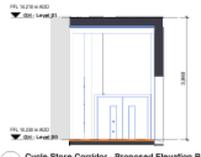
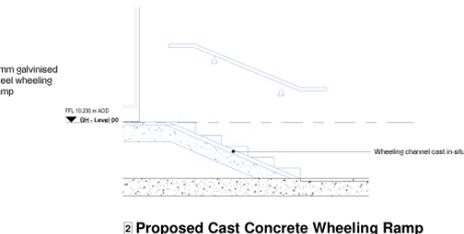
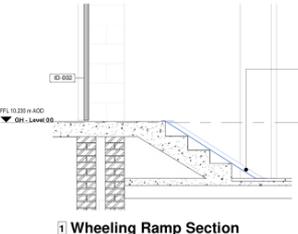
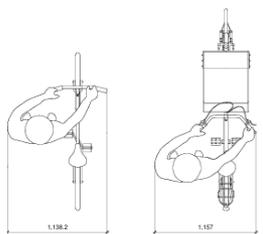
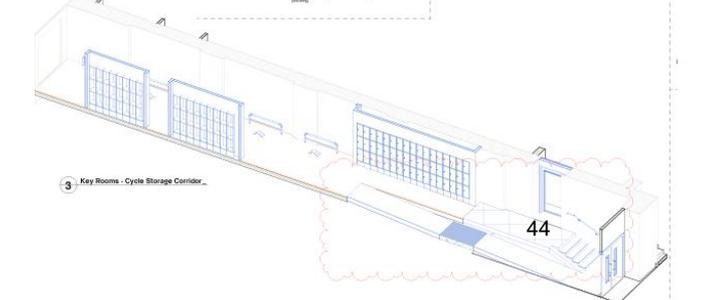
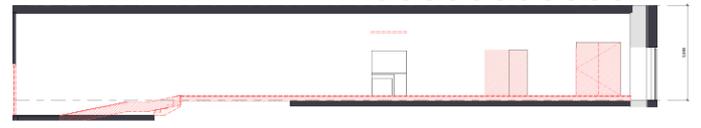
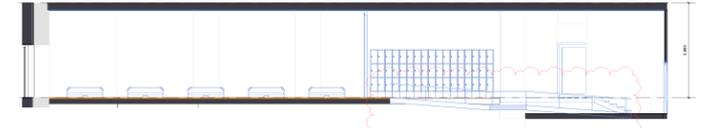
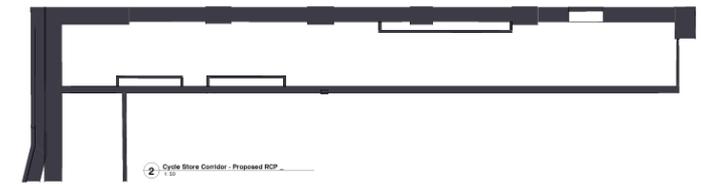
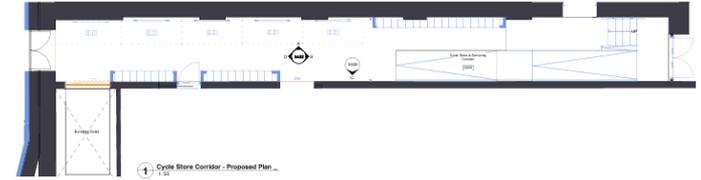
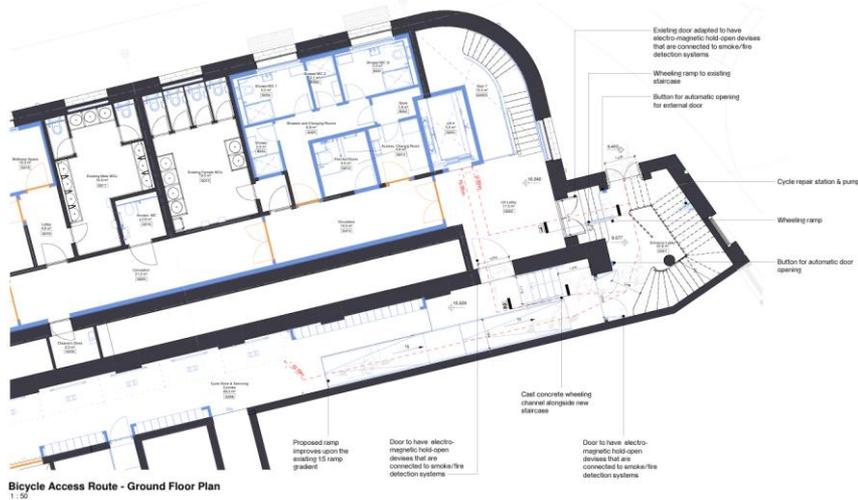


## Atrium 2



# Bicycle Access Corridor - Ground Floor

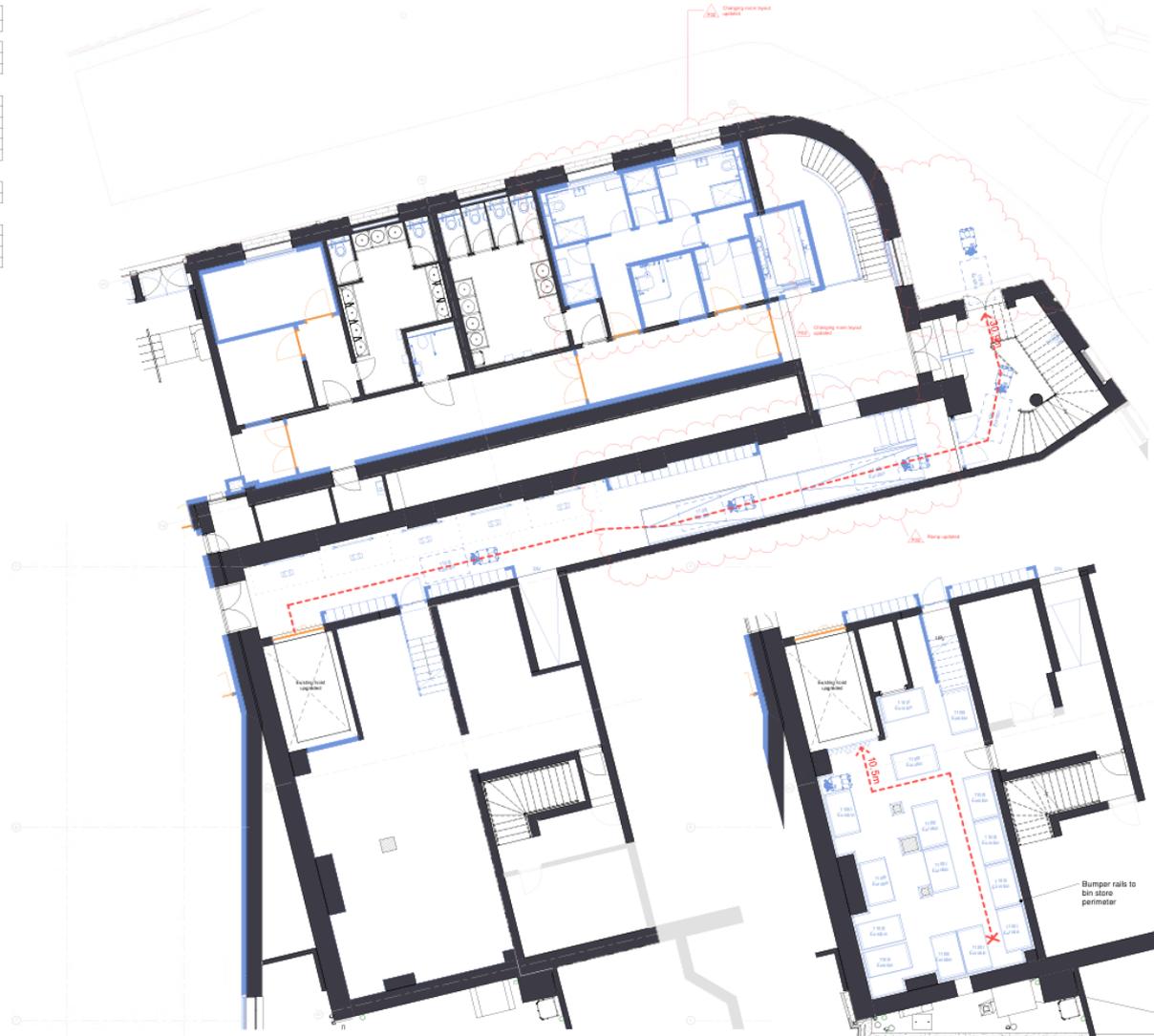
- Existing
- Proposed
- Removed and reused in another location



# Proposed Waste and Recycling Storage Provision Schedule

Refuse Schedule		
Bin Type	Bin Provision	Collection Rate
1100L Eurobin	CCC Office	Twice Weekly Collection
1100L Eurobin	CCC Office	Twice Weekly Collection
1100L Eurobin	CCC Office	Twice Weekly Collection
CCC Office: 3		
1100L Eurobin	Commercial Office	Twice Weekly Collection
1100L Eurobin	Commercial Office	Twice Weekly Collection
1100L Eurobin	Commercial Office	Twice Weekly Collection
1100L Eurobin	Commercial Office	Twice Weekly Collection
1100L Eurobin	Commercial Office	Twice Weekly Collection
1100L Eurobin	Commercial Office	Twice Weekly Collection
Commercial Office: 6		
1100L Eurobin	Heart Space & Small/Large Halls	Twice Weekly Collection
1100L Eurobin	Heart Space & Small/Large Halls	Twice Weekly Collection
Heart Space & Small/Large Halls: 2		
1100L Eurobin	Restaurants	Daily Collection
1100L Eurobin	Restaurants	Daily Collection
1100L Eurobin	Restaurants	Daily Collection
1100L Eurobin	Restaurants	Daily Collection
Restaurants: 4		
Grand total: 15		

- Existing
- Proposed
- Removed and reused in another location

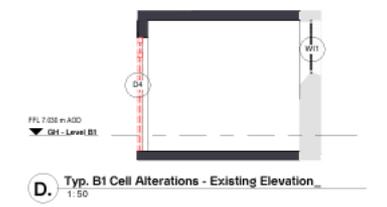
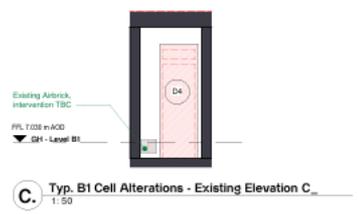
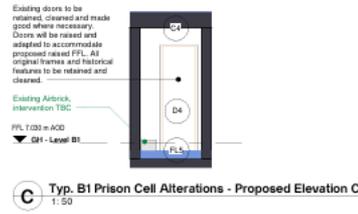
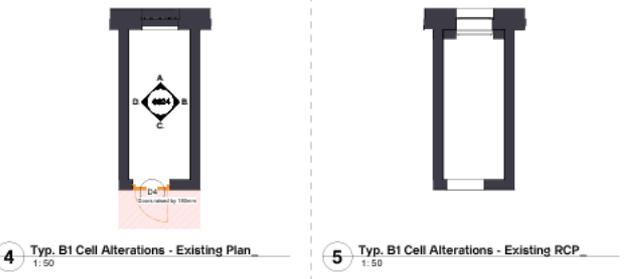
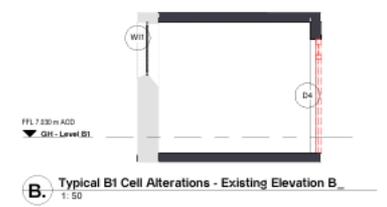
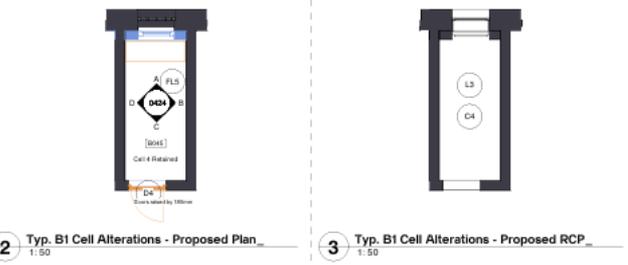
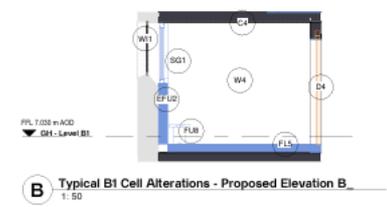
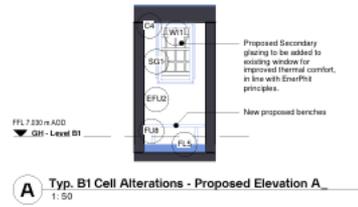
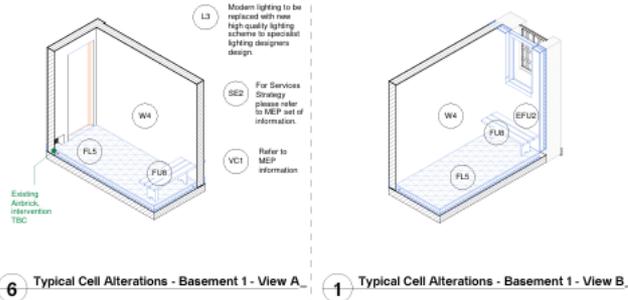


Ground Floor Plan Refuse Strategy\_

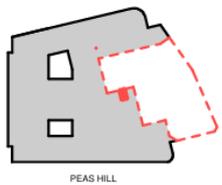
Lower Ground Floor Plan Refuse Strategy\_

# LBC Plans Only

# Basement- Typical Cell Plans

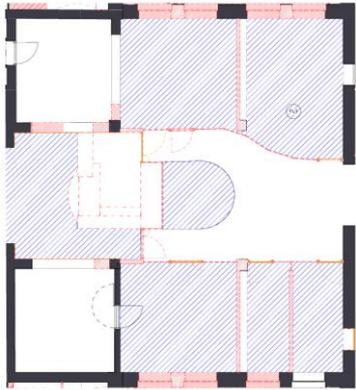


- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location

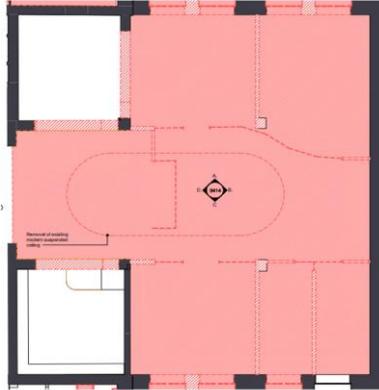


# Ground Floor - Heart Space

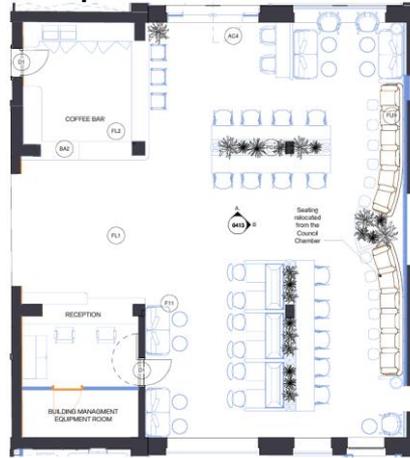
Existing Floor Plan



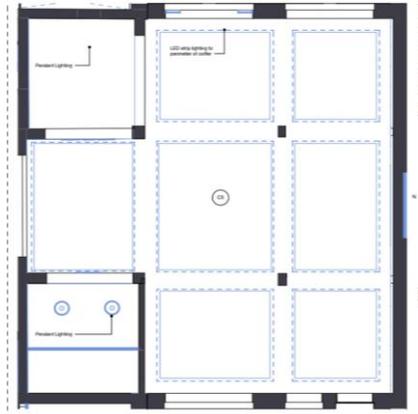
Existing RCP



Proposed Floor Plan



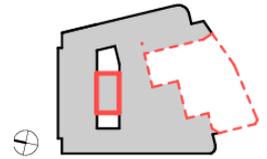
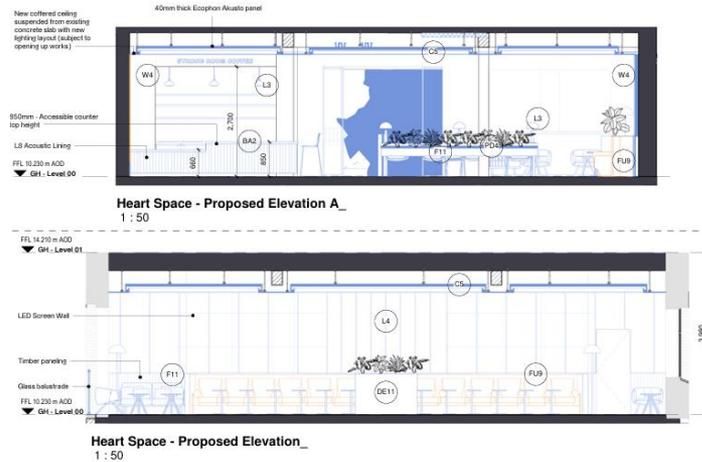
Proposed RCP



## Existing Elevations



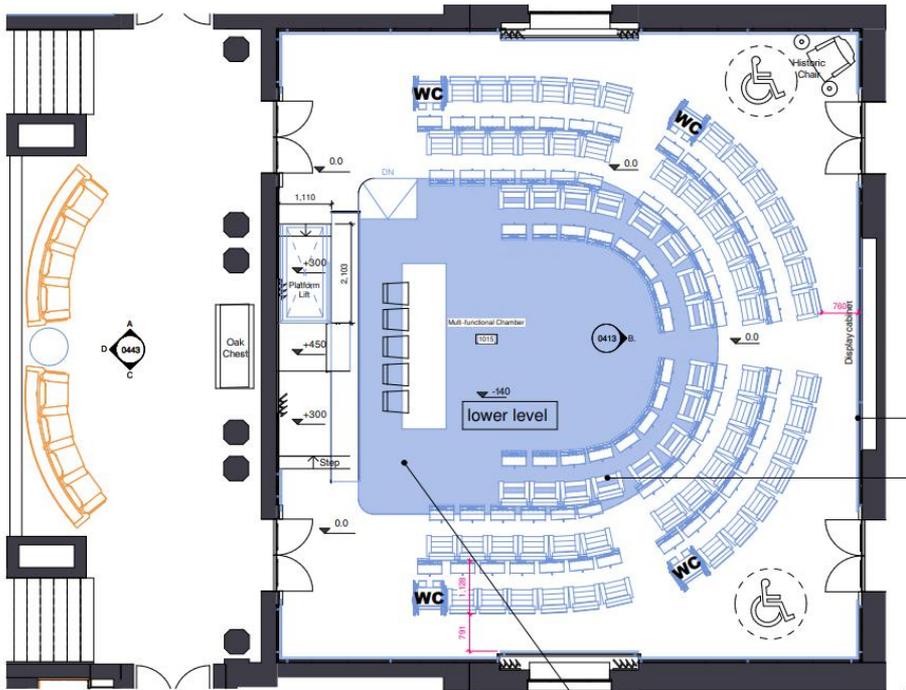
## Proposed Elevations



- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location

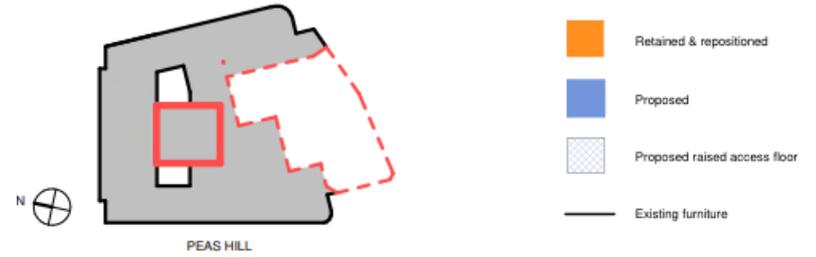


# First floor - Council Chamber

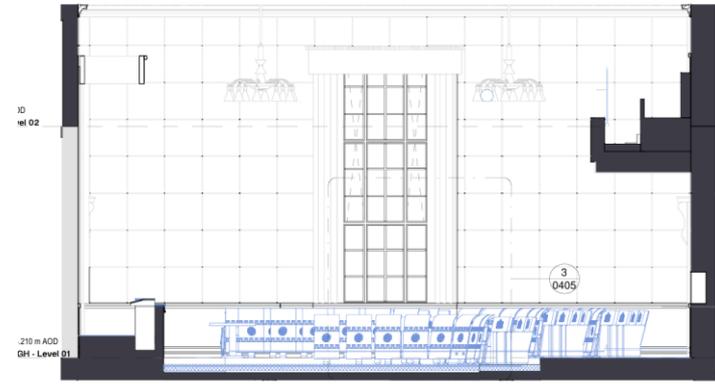


1 Council Chamber - Proposed Option 6 - Plan First Floor. 1:50

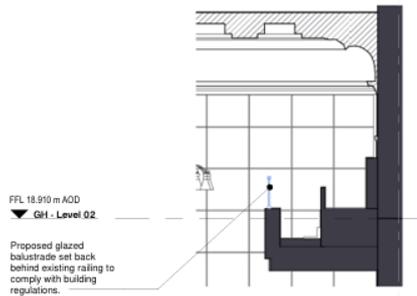
Blue hatched area of floor will be height adjustable to create the option for a tiered arrangement and maintaining the flexibility of



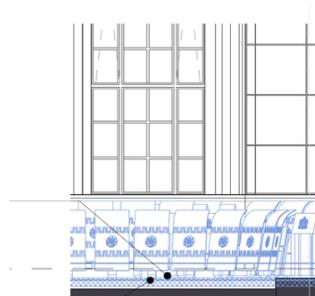
- Retained & repositioned
- Proposed
- Proposed raised access floor
- Existing furniture



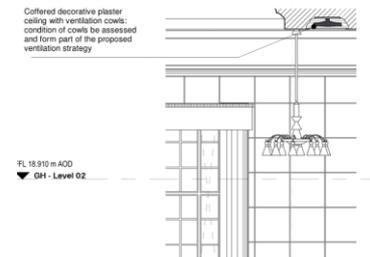
Proposed Council Chamber - First Floor - Improved AV Provision



4 Proposed Council Chamber - Public Viewing Gallery 1:50

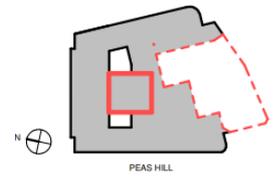


2 Proposed Council Chamber - Lower adaptations.

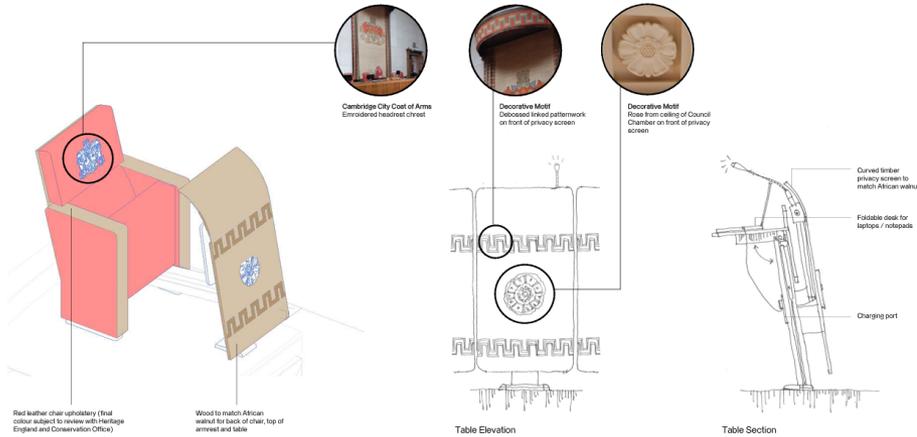


5 Proposed Council Chamber - Ventilation & Wall Panelling.

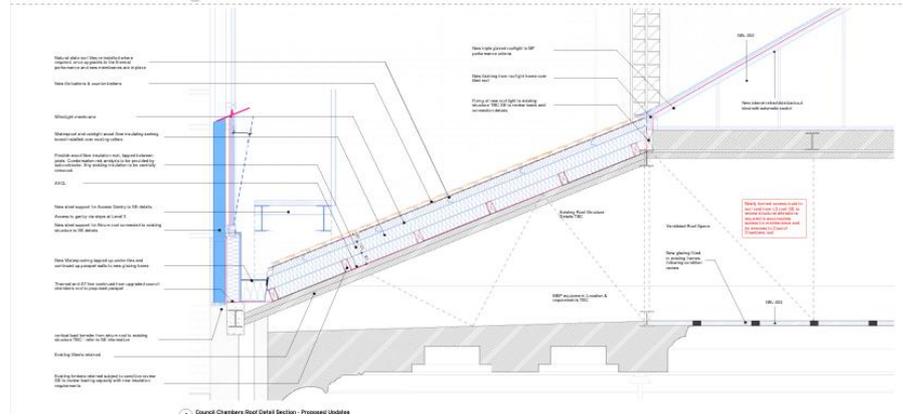
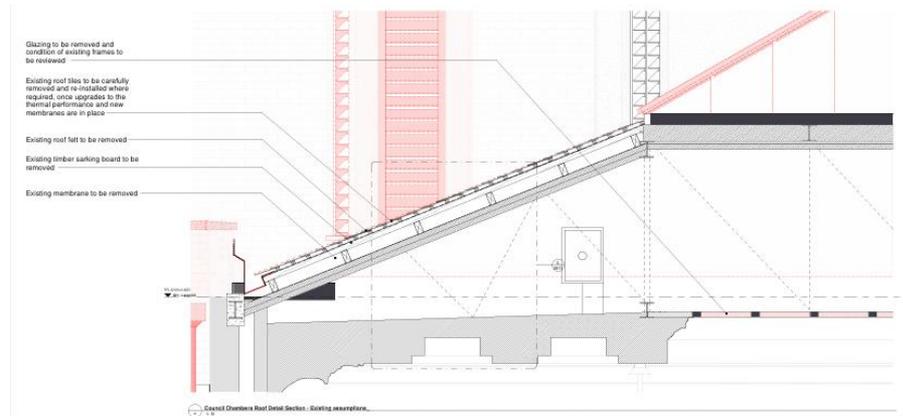
# First floor - Council Chamber



## Seating



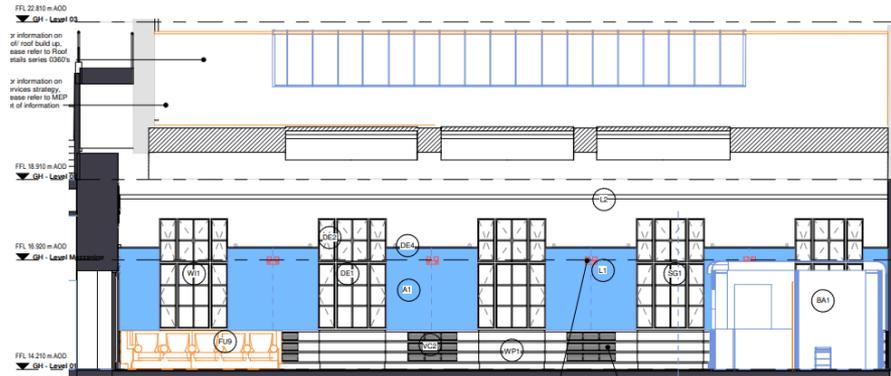
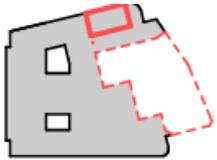
## Roof



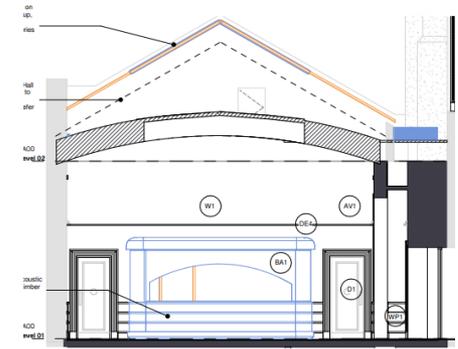
- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location



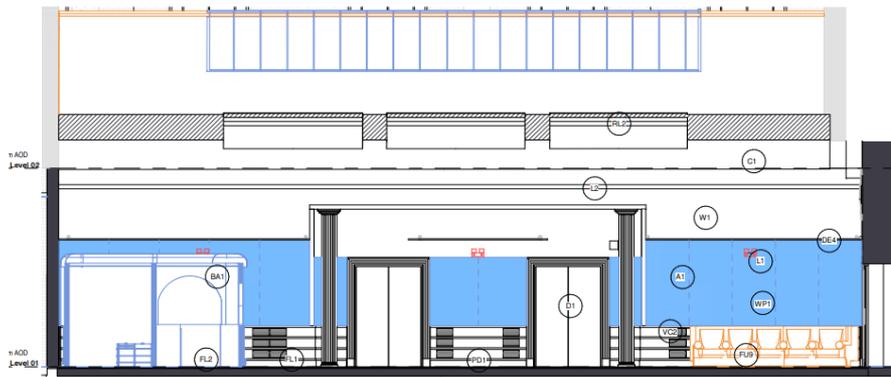
# First Floor - Small Hall



**A** Key Room - Small Hall - Elevation A - First Floor  
T.1.20



**B** Key Room - Small Hall - Elevation B - First Floor

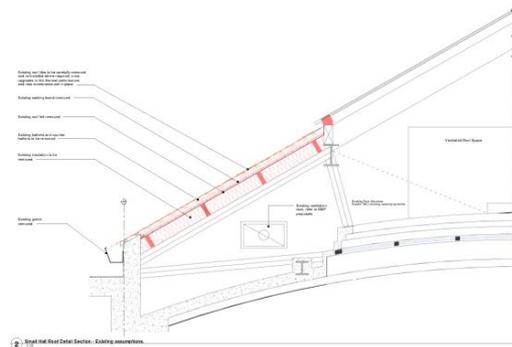


**C** Key Room - Small Hall - Elevation C - First Floor

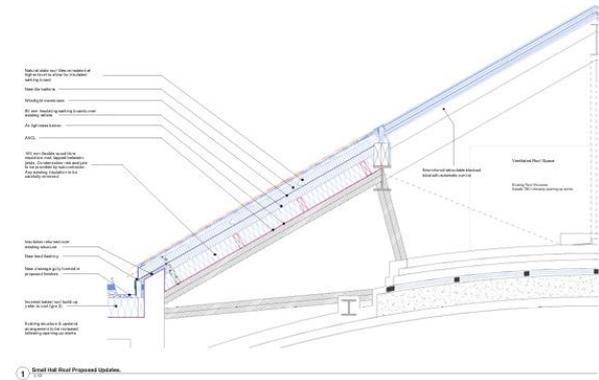


**D** Key Room - Small Hall - Elevation D - First Floor  
T.1.21

- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location

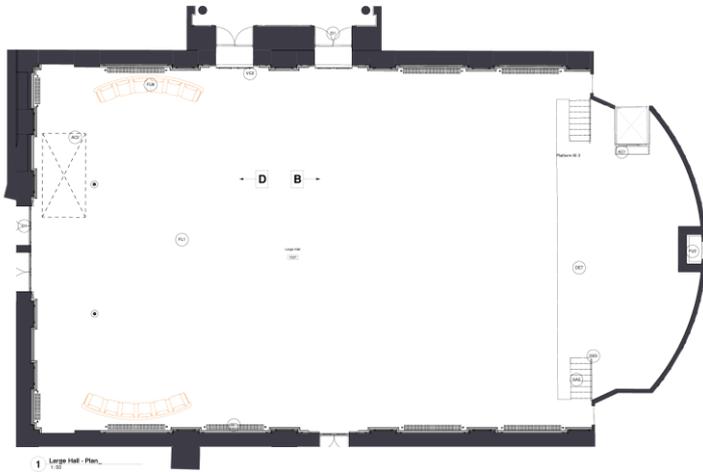


**2** Small Hall Roof Detail Section - Existing construction.

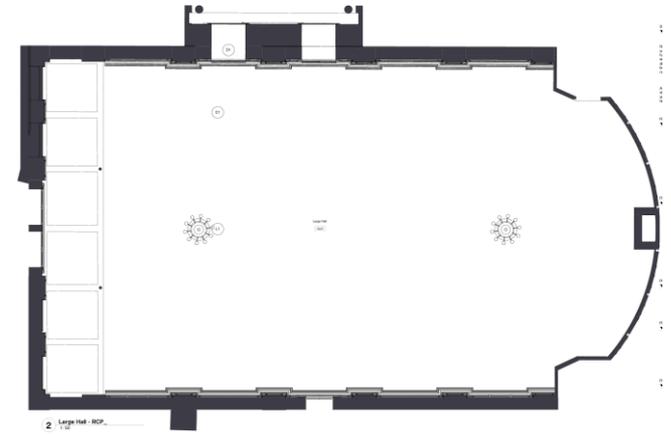


**1** Small Hall Roof Proposed Construction.

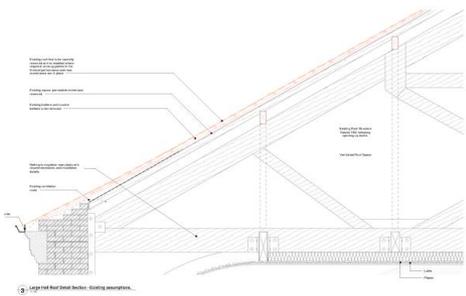
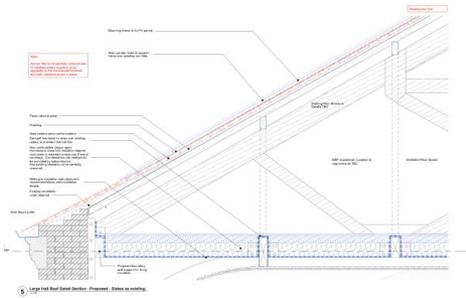
# First Floor – Large Hall



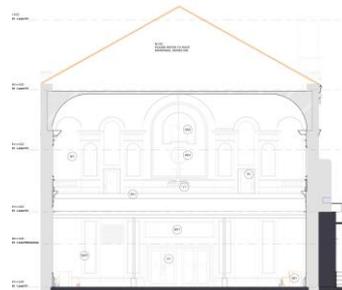
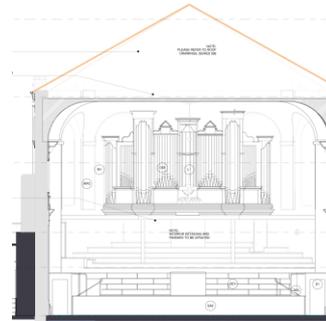
Proposed Floor Plan



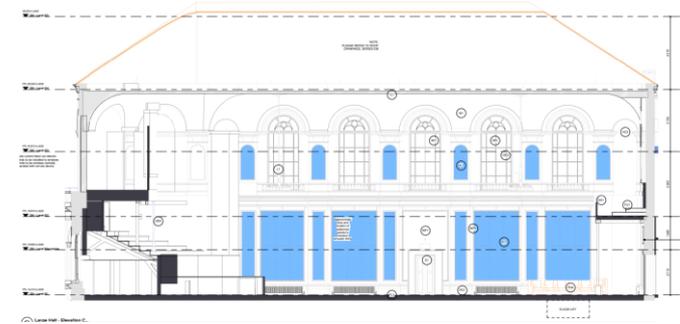
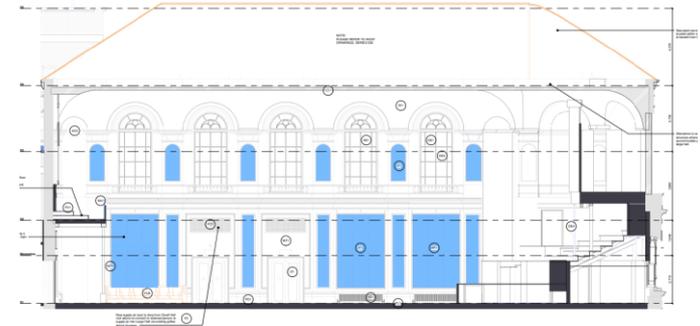
Proposed RCP



Existing and Proposed Roof

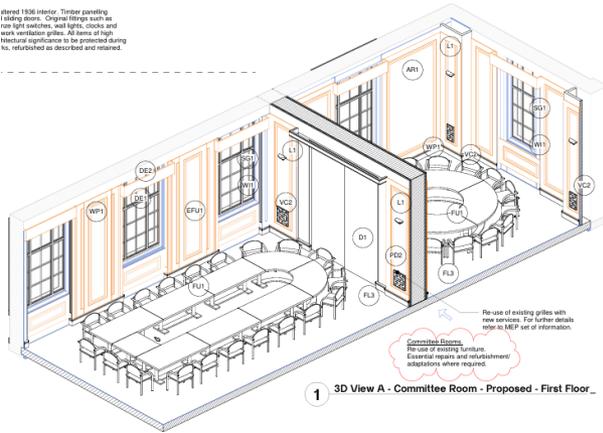


Proposed Elevations

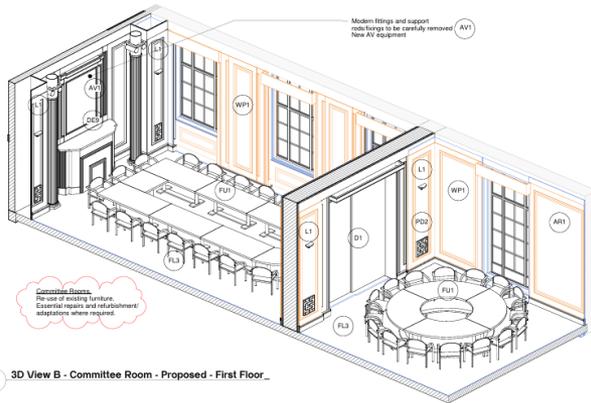


# First Floor – Committee Rooms

Harvest 1800 Interior. Timber panelling including doors. Original fittings such as wall light fixtures, wall light clocks and work ventilation grilles. All items of high historical significance to be preserved using fix, refurbished as described and retained.

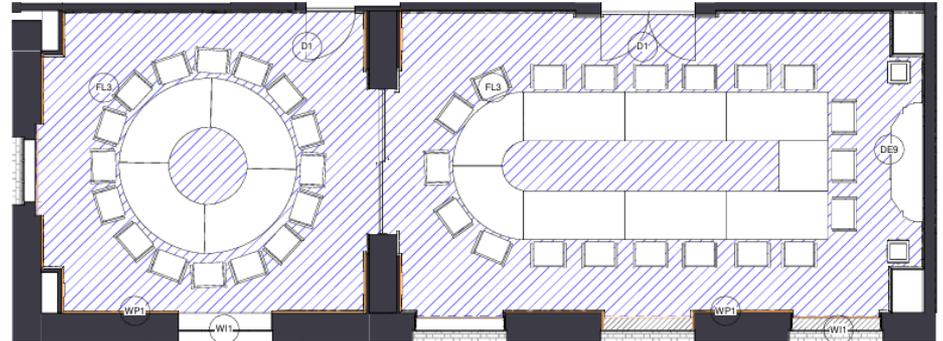
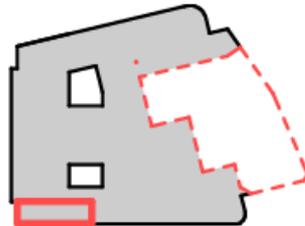


1 3D View A - Committee Room - Proposed - First Floor

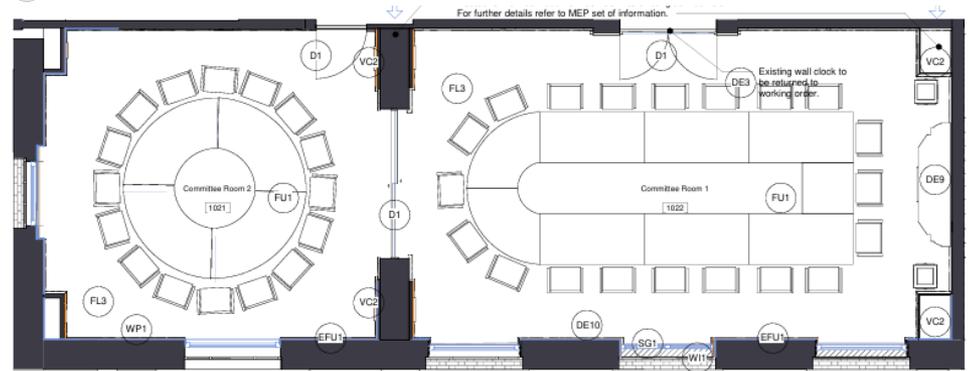


4 3D View B - Committee Room - Proposed - First Floor

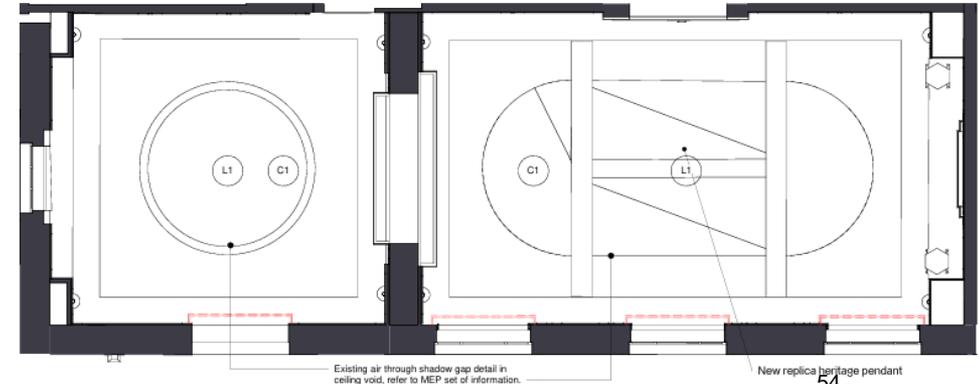
- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location



3 Key Rooms - Committee Room 1 - Existing Plan - First Floor  
1:50



2 Key Rooms - Committee Room - Proposed Plan First Floor  
1:50

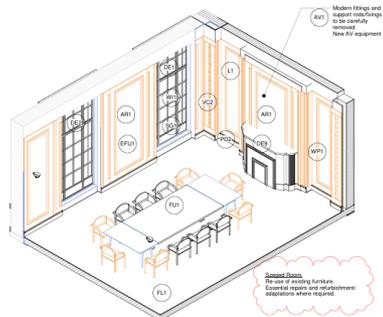


5 Key Rooms - Committee Rooms - Proposed RCP - First Floor  
1:50

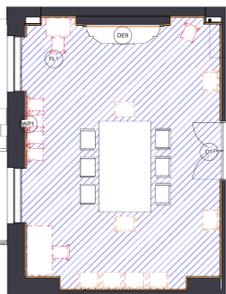
# First Floor Rooms

- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location

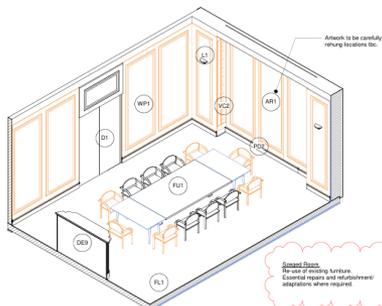
## Szegeid Room



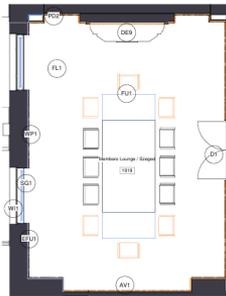
View A - Szegeid Room - Proposed - First Floor



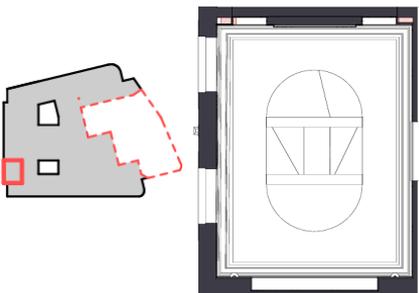
3 Key Rooms - Szegeid Room - Existing Plan First Floor  
1:50



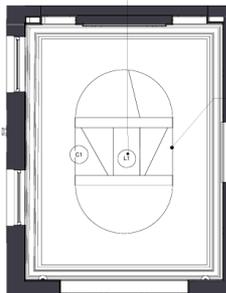
3D View B - Szegeid Room - Proposed - First Floor



1 Key Rooms - Szegeid Room - Proposed Plan First Floor  
1:50

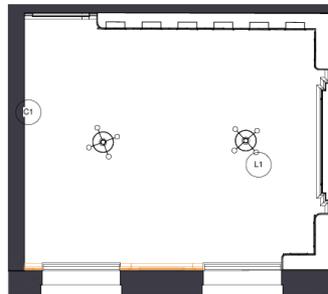


4 Key Rooms - Szegeid Room - Existing RCPs - First Floor  
1:50

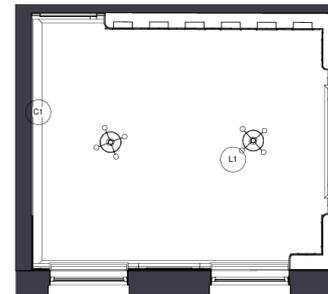


2 Key Rooms - Szegeid Room - Proposed RCPs - First Floor  
1:50

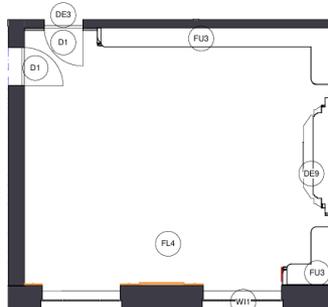
## CEO Office



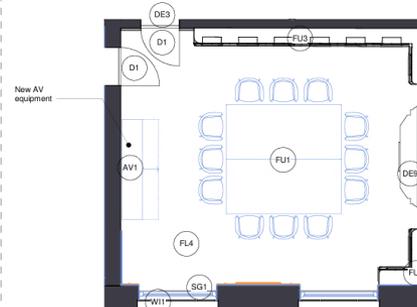
4 Chief Executives Office - Existing RCP  
1:50



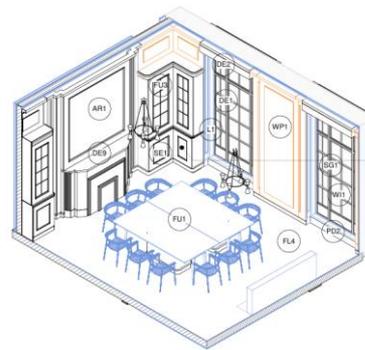
5 Chief Executives Office - Proposed RCP  
1:50



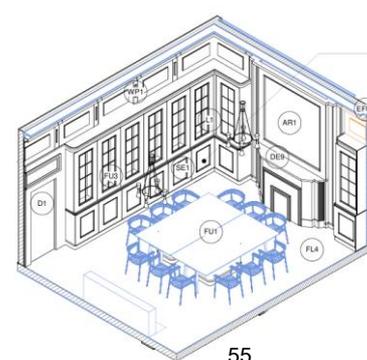
3 Chief Executives Office - Existing Plan  
1:50



1 Chief Executives Office - Proposed Plan  
1:50



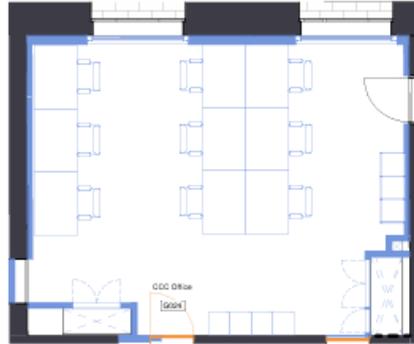
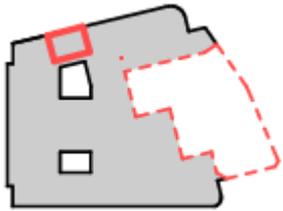
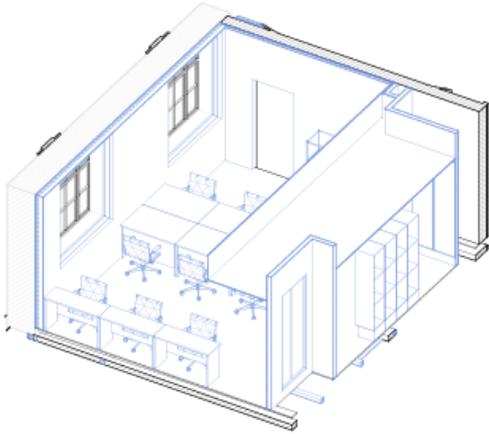
3D View A - Chief Executives Office - Proposed - First Floor



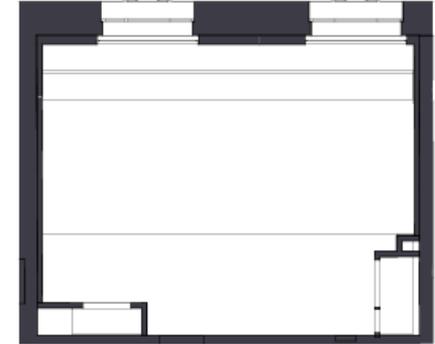
3D View B - Chief Executives Office - Proposed - First Floor

# Typical Office Room Plan

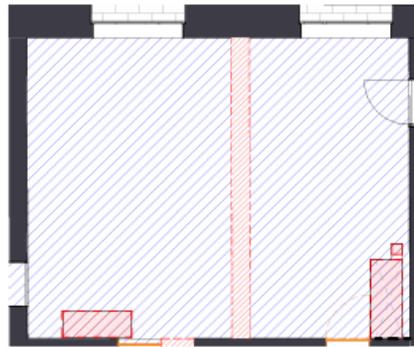
- Existing
- Proposed
- Removed and reused in another location



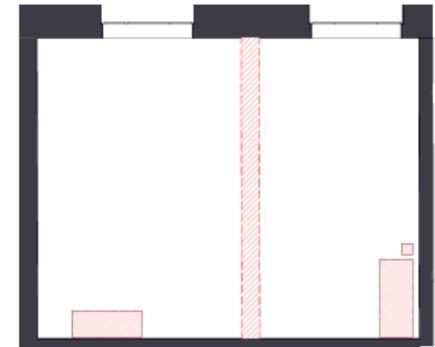
2 Key Rooms - Typical Meeting Room GF - Plan  
1:50



4 Key Rooms - Typical Meeting Room GF - RCP  
1:50



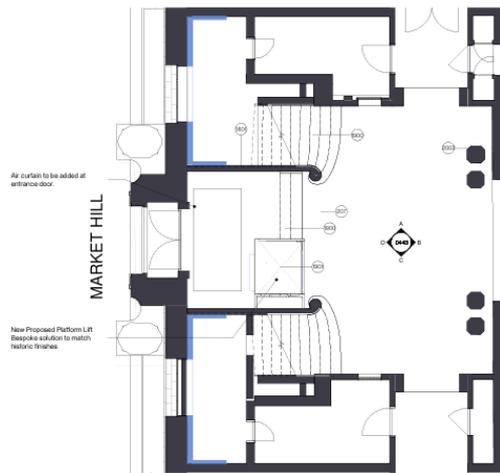
3 Key Rooms - Typical Meeting Room GF - Existing Plan  
1:50



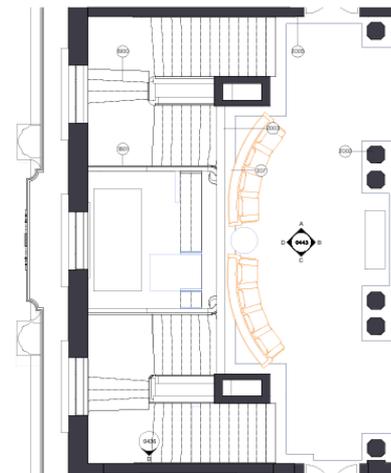
5 Key Rooms - Typical Meeting Room GF - Existing RCP  
1:50

1 3D

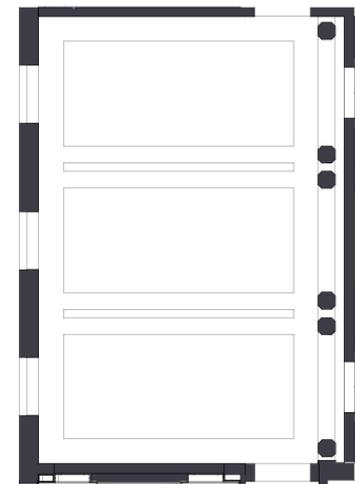
# Market Hill Entrance



1 Market Hill Entrance - Stair 5 - Proposed Typical Plan (GF)

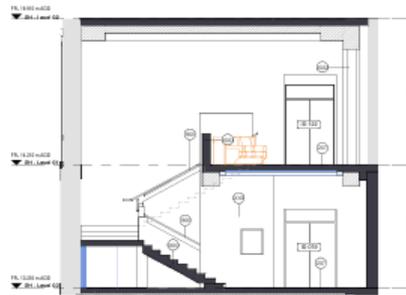


2 Market Hill Entrance - Stair 5 - Proposed Typical Plan (1st)

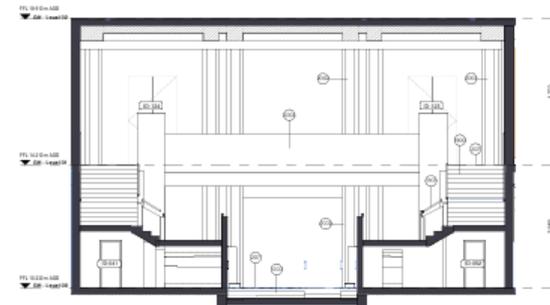


3 Market Hill Entrance - Stair 7 - Proposed RCP (1st)

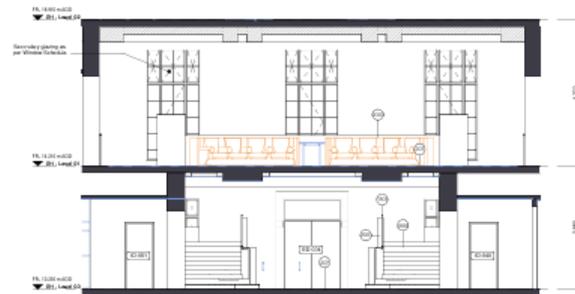
- Existing
- Existing Demolished
- Proposed
- Removed and reused in another location



A Market Hill Entrance - Stair 5 & Platform Lift 7 - Proposed Elevation A



B Market Hill - Stair 5 & Platform Lift 7 - Proposed Elevation B



# Core A and Peas Hill Entrance

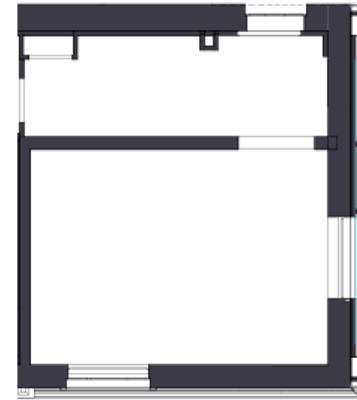
- Existing
- Proposed
- Removed and reused in another location



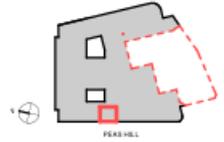
1 Core A - Peas Hill Stair - Proposed Plan  
1:50



3 Core A - Peas Hill Stair - Proposed Typical Plan (2nd)  
1:50

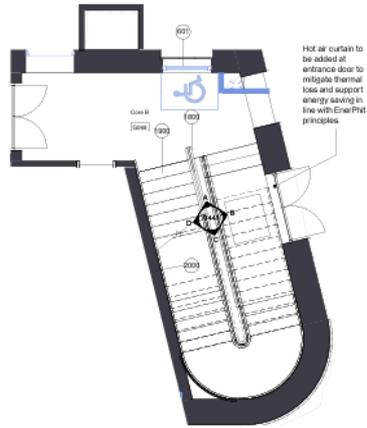


2 Core A - Peas Hill Stair - Proposed RCP 4th Level  
1:50

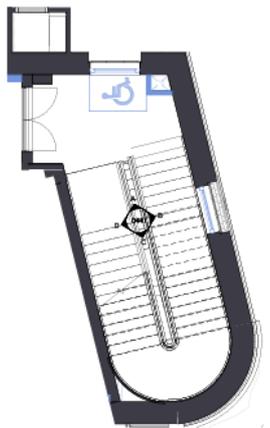


Core A - Peas Hill Stair - Proposed Elevation F

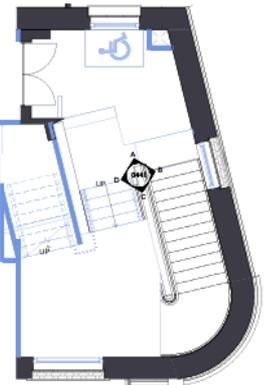
# Core B, Bene't Street Entrance



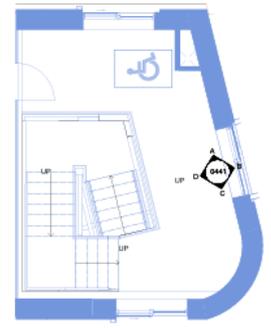
1 Core B - Stair - Proposed Plan (GF)  
1:50



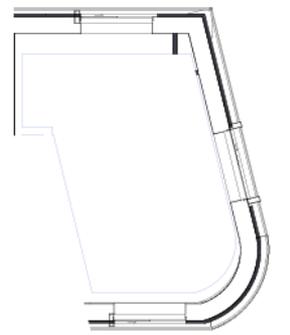
3 Core B - Stair - Proposed Typical Plan (2nd)  
1:50



5 Core B - Stair - Proposed Typical Plan (3rd)  
1:50

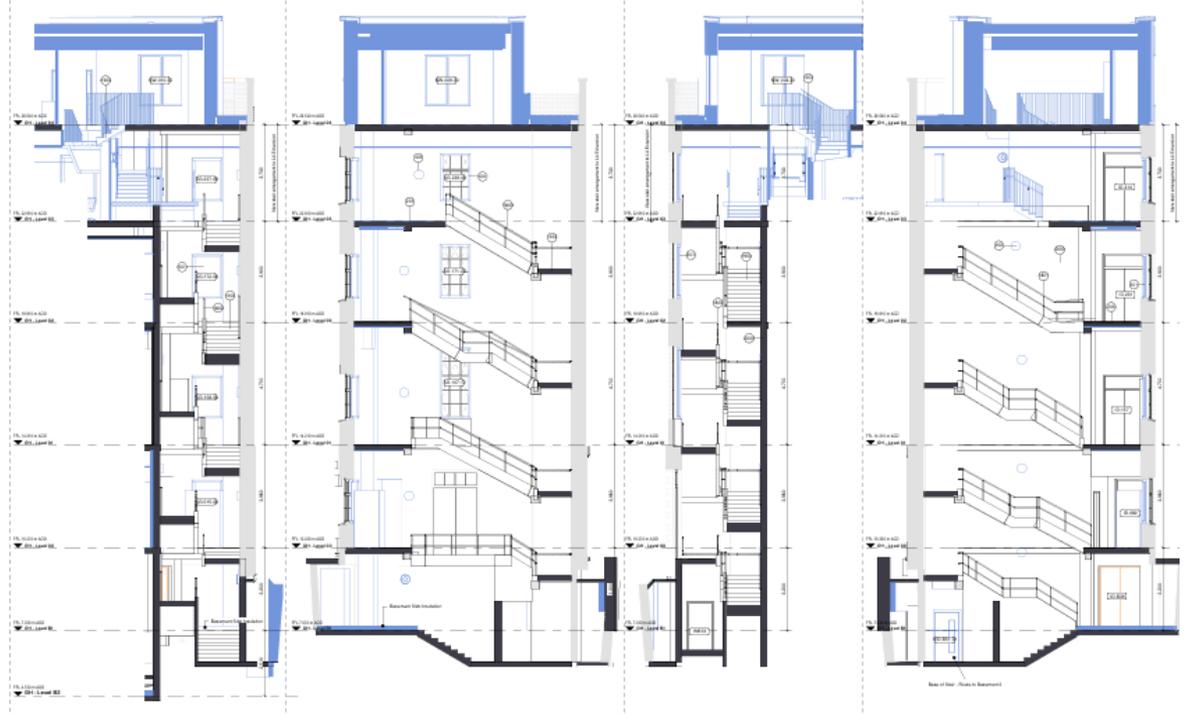


4 Core B - Stair - Proposed Typical Plan (4th)  
1:50



2 Core B - Stair - Proposed RCP 4th Level  
1:50

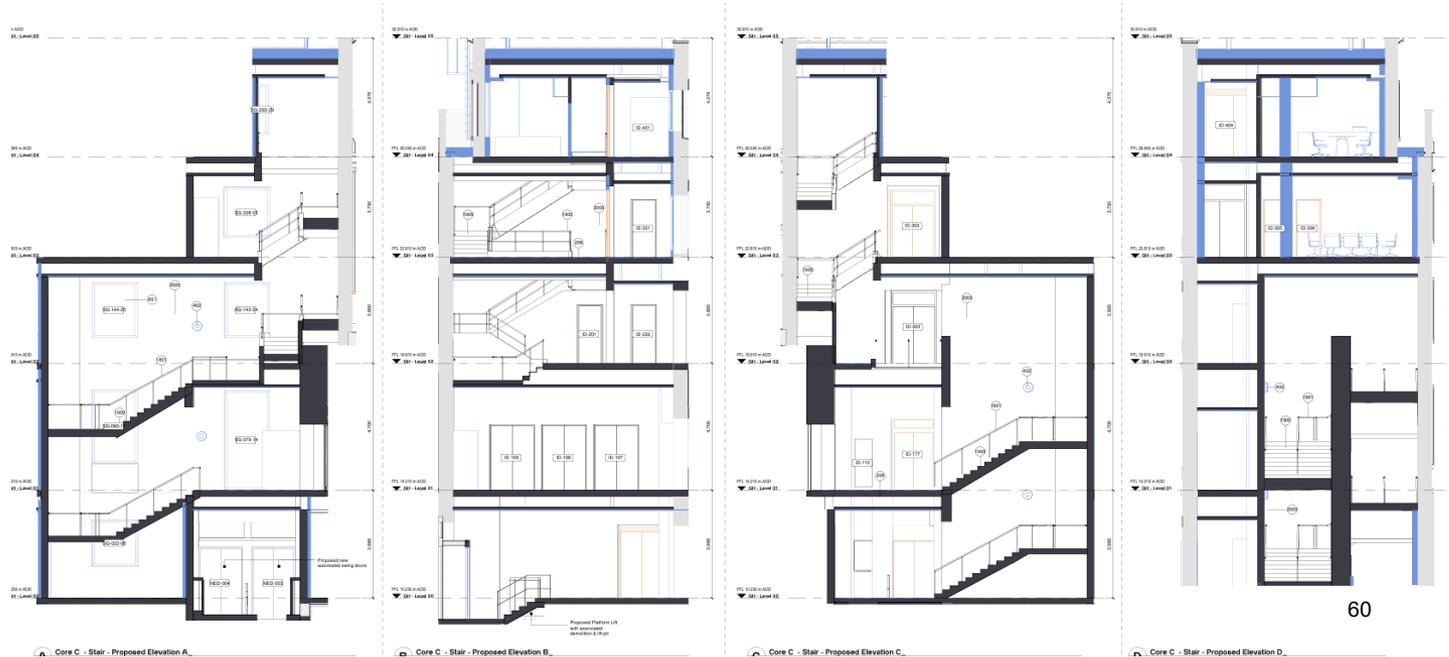
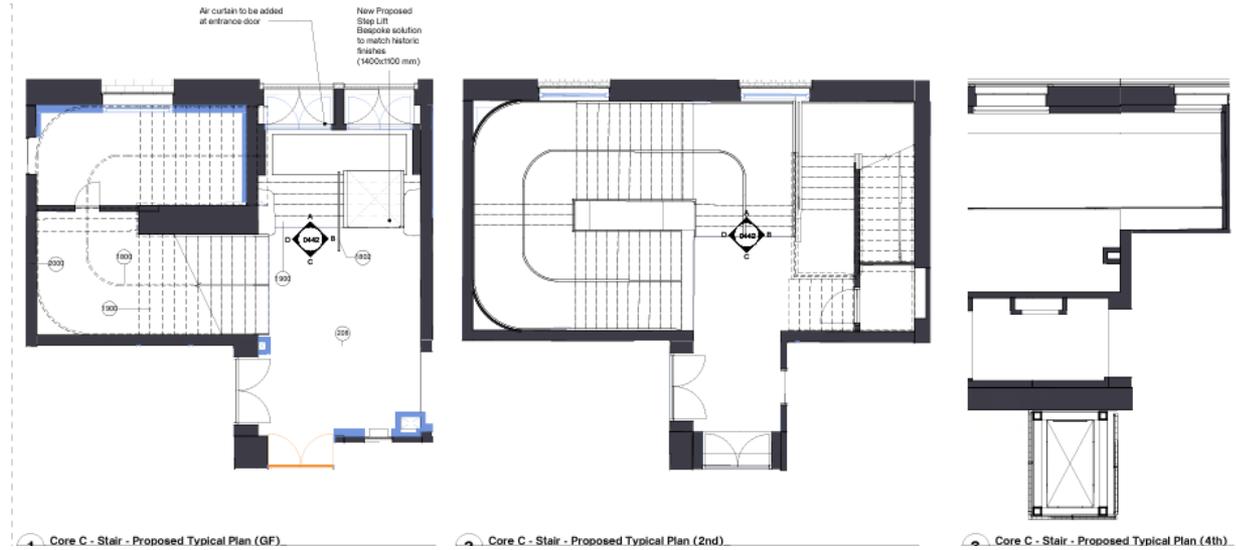
Existing  
 Proposed  
 Removed and reused in another location



A Core B - Stair - Proposed Elevation A, B Core B - Stair - Proposed Elevation B, C Core B - Stair - Proposed Elevation C, D Core B - Stair - Proposed Elevation D

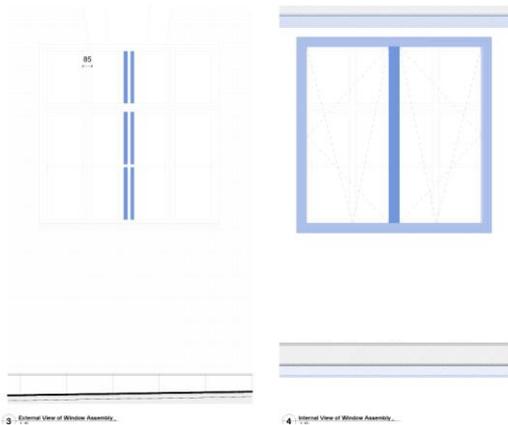
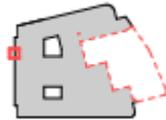
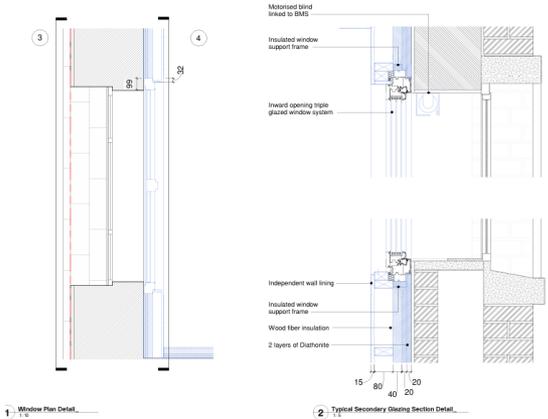
# Core C, Guildhall Street Entrance

- Existing
- Proposed
- Removed and reused in another location



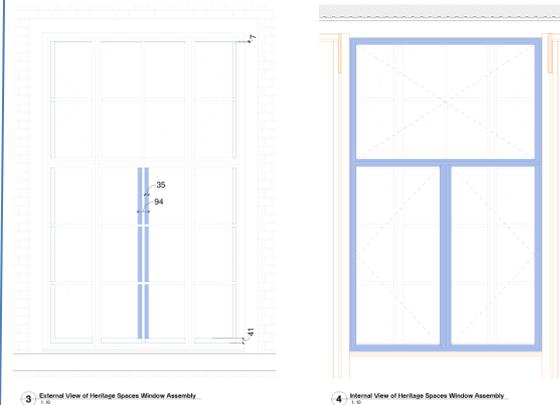
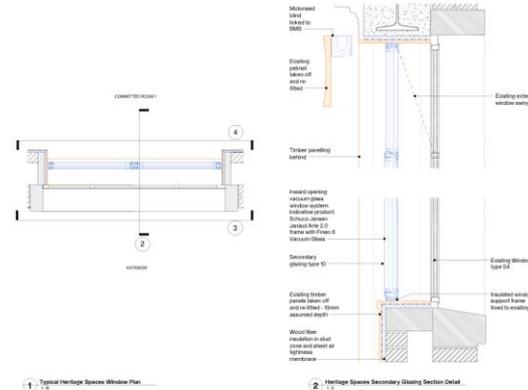
# Secondary Glazing – Typical

## Typical



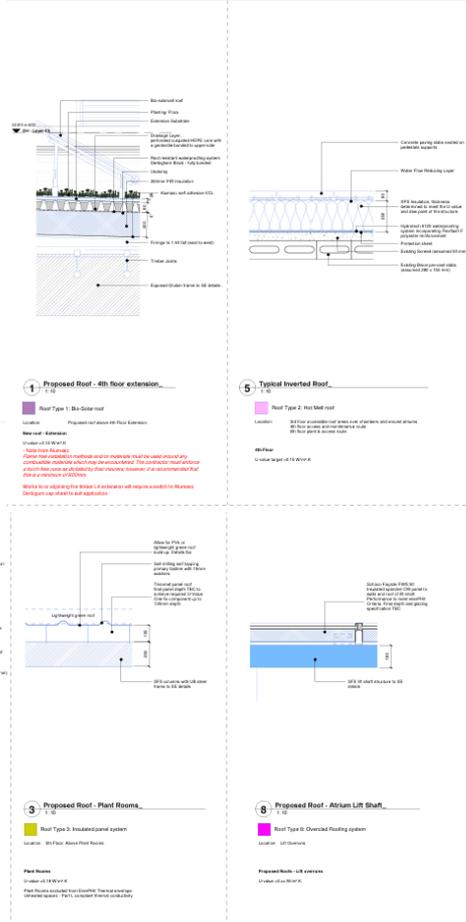
- Existing
- Proposed
- Removed and reused in another location

## Historic

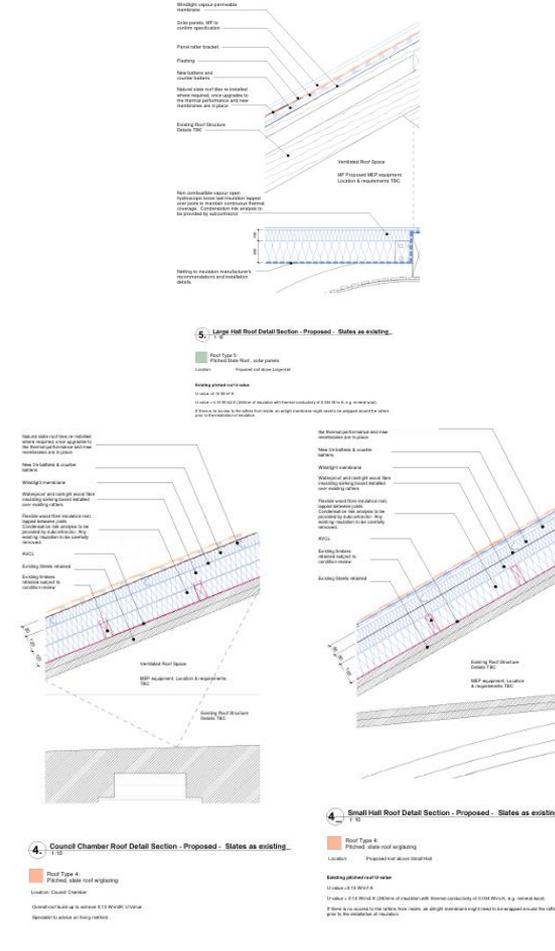


# Roof Build Ups

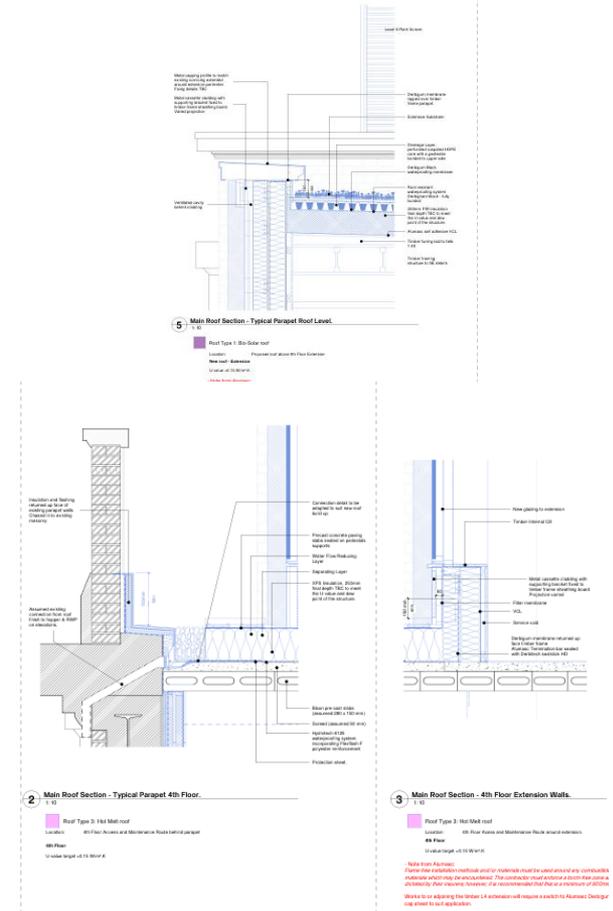
## Warm Roofs



## Pitched Roofs



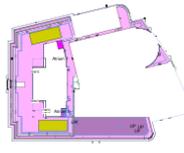
## Flat Roofs



### Roof Type Key



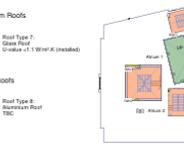
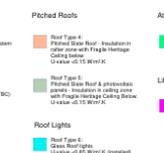
### Proposed Roof Type Key



### Roof Type Key



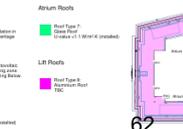
### Proposed Roof Type Key



### Roof Type Key



### Proposed Roof Type Key



# Proposed External Doors

**Key:**

- Existing
- Proposed
- Proposed demolition

**NED001** Proposed Basement Lightwell Door\_ 1:20

**NED002** Proposed Wheeler Street Entrance Door\_ 1:20

**NED003** Proposed Core C Secondary Entrance Doors\_ 1:20  
**NED004**

**NED005** Proposed Core A Secondary Entrance Door\_ 1:20

**NED006** Proposed Peas Hill Secondary Entrance Door\_ 1:20

Proposed Bennet Street/Peas Hill Corner Door\_ 1:20

**NED008** Proposed Ground Floor Lightwell Door\_ 1:20

**NED010** Proposed Level 1 Large Hall BOH Door\_ 1:20

**NED010** Large Hall BOH Door\_ 1:20

**NED011** Proposed Second Floor Roof Access Door\_ 1:20

**NED012** Proposed Third Floor Roof Access Door\_ 1:20

**NED-013** Proposed Third Floor Roof Access Door 11\_ 1:20

**NED013** Proposed Council Chamber Roof Access Door\_ 1:20

# 25/04384/FUL: Planning Balance

## Approval

Material considerations

- 65% reduction in energy use;
- 55% reduction in water use
- Improved accessibility
- Additional cycle parking;



## Refusal

Material considerations

- Low level of 'less than substantial harm to the Listed Building and Conservation Area

Officer Recommendation: **Approval** subject to condition

# 25/04385/LBC: Planning Balance

## Approval

Material considerations

- 65% reduction in energy use;
- 55% reduction in water use;
- Allow building to continue with established, historic, local government use;
- Improved accessibility;
- Additional cycle parking;



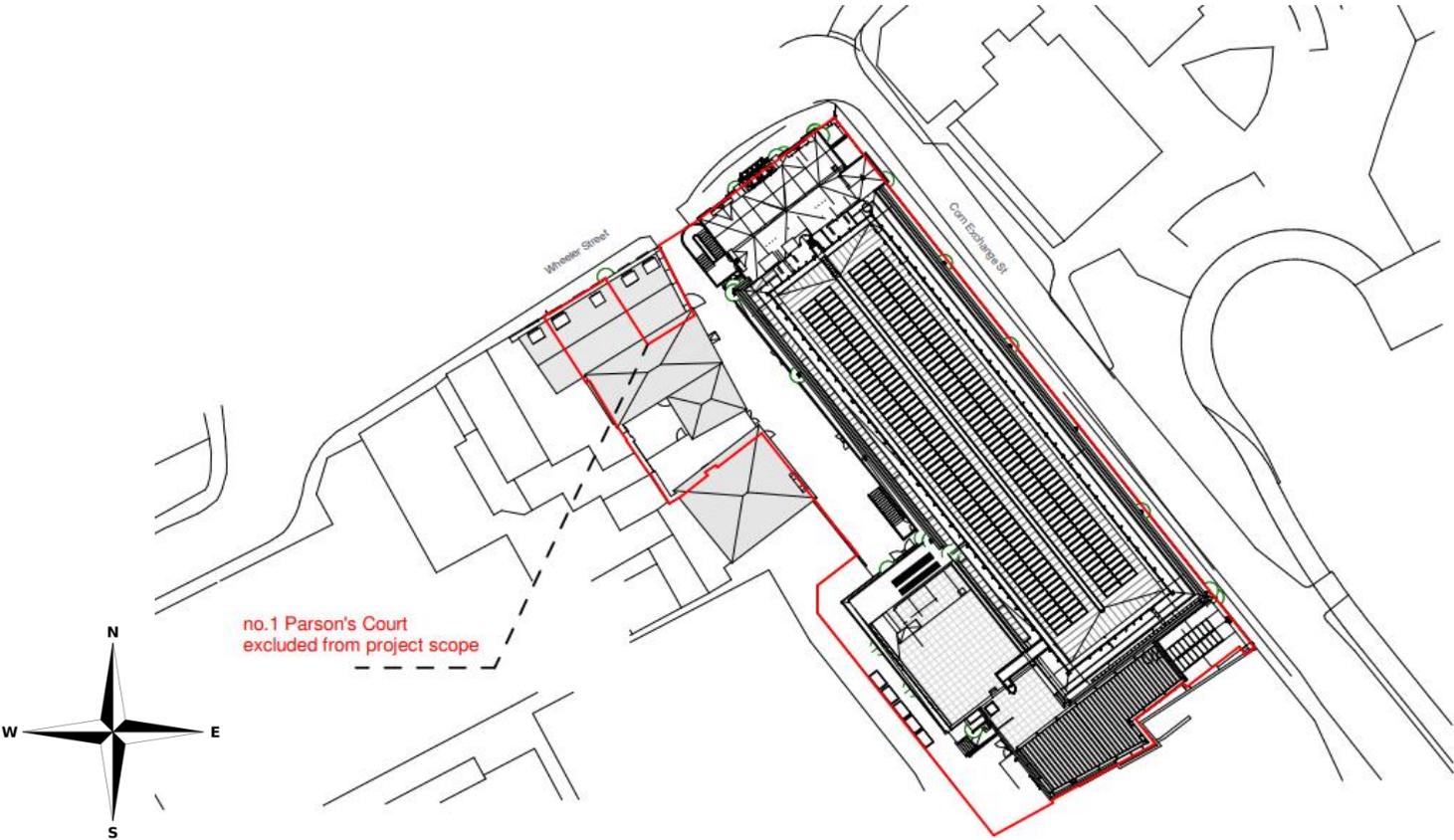
## Refusal

Material considerations

- Moderate level of 'less than substantial harm to the Listed Building

Officer Recommendation: **Approval** subject to condition

# 25/04386/FUL Corn Exchange, 2 Wheeler Street and 3 & 3a Parsons Court Site Location Plan

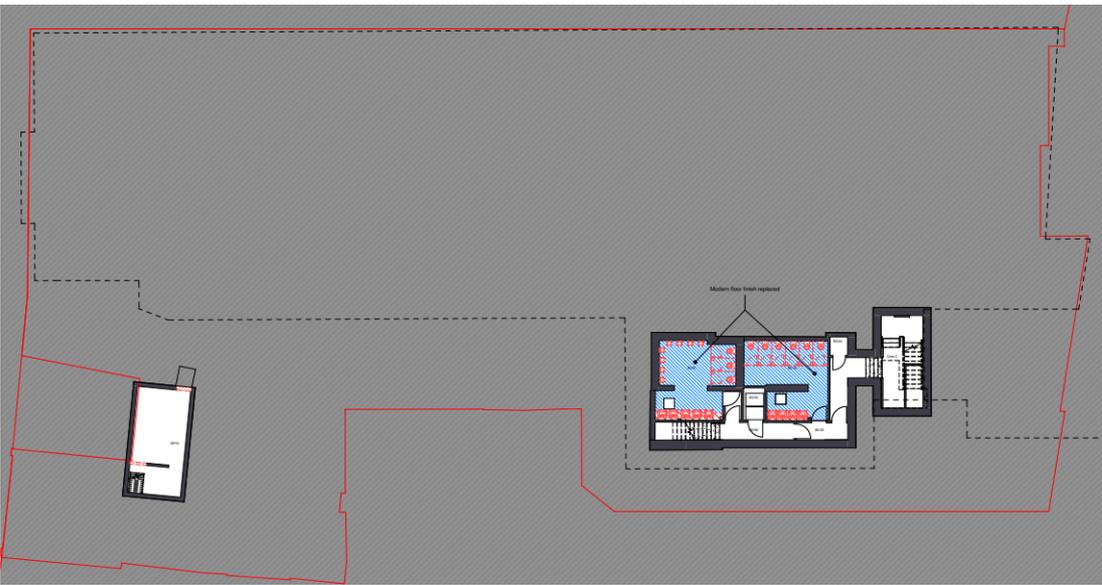


# Basement Floor Plans

## Existing & Demolition Floor Plan

Wall Type Key:

-  Existing
-  Demolition
-  Existing floor finish removed
-  Red Line Boundary



## Proposed Floor Plan

Wall Type Key:

-  Existing
-  Proposed



# Ground Floor Plans

## Existing & Demolition Floor Plan

### Wall Type Key:

-  Existing
-  Demolition
-  Existing floor finish removed
-  Red Line Boundary



## Proposed Floor Plan

### Wall Type Key:

-  Existing
-  Proposed

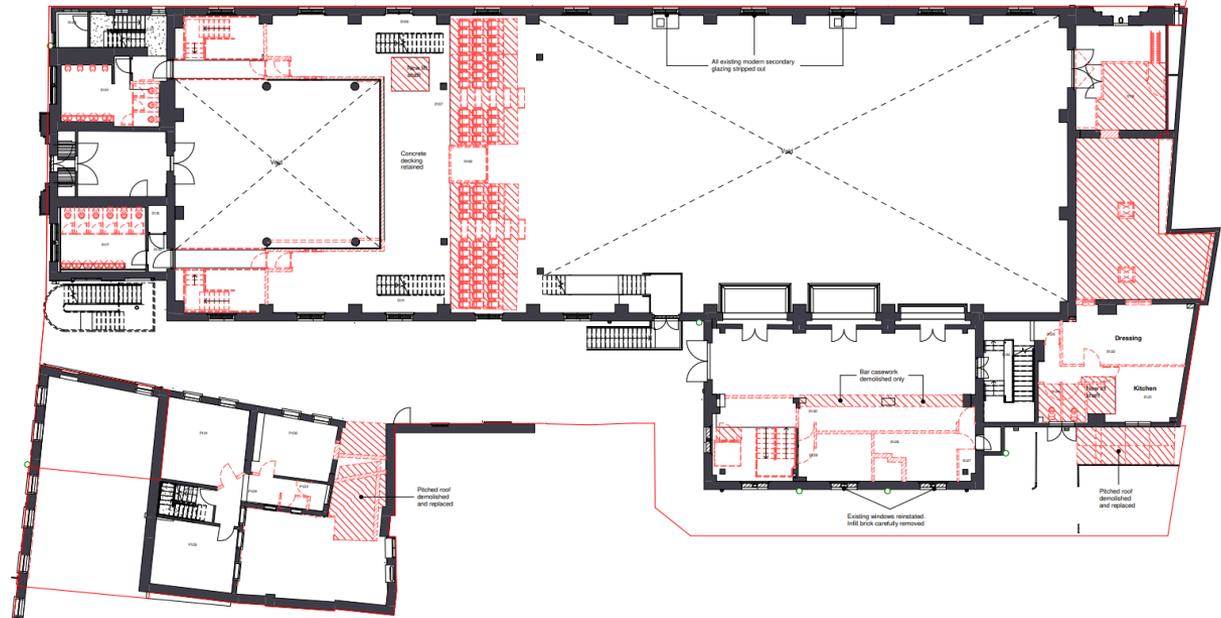


# First Floor Plans

## Existing & Demolition Floor Plan

### Wall Type Key:

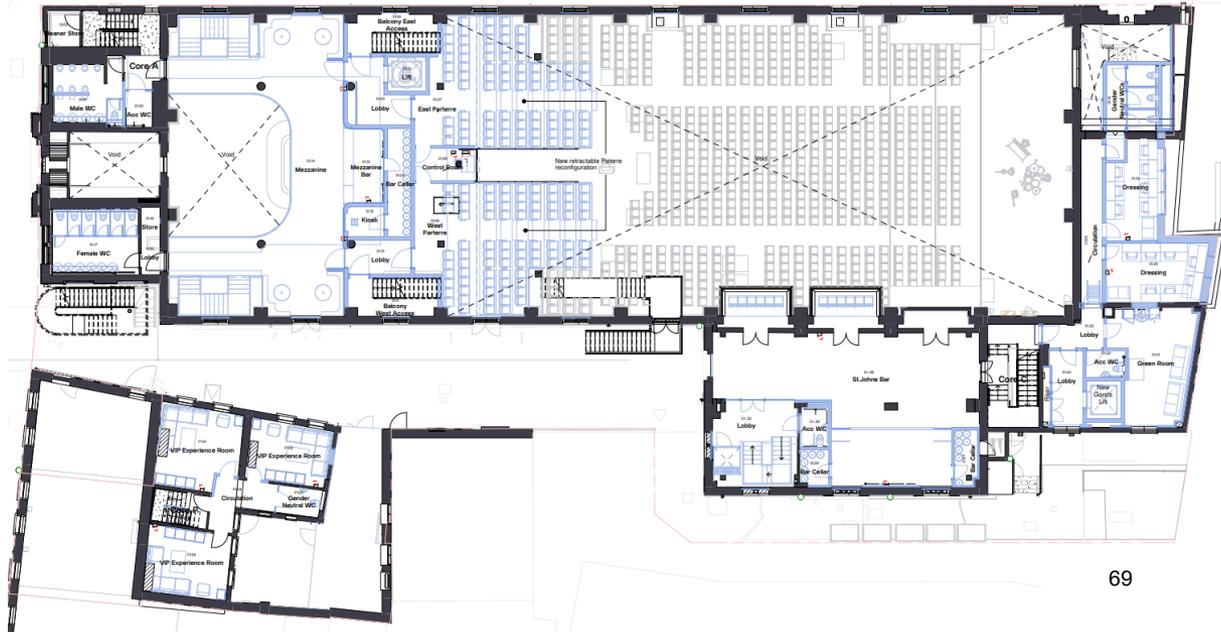
-  Existing
-  Demolition
-  Existing floor finish removed
-  Red Line Boundary



## Proposed Floor Plan

### Wall Type Key:

-  Existing
-  Proposed

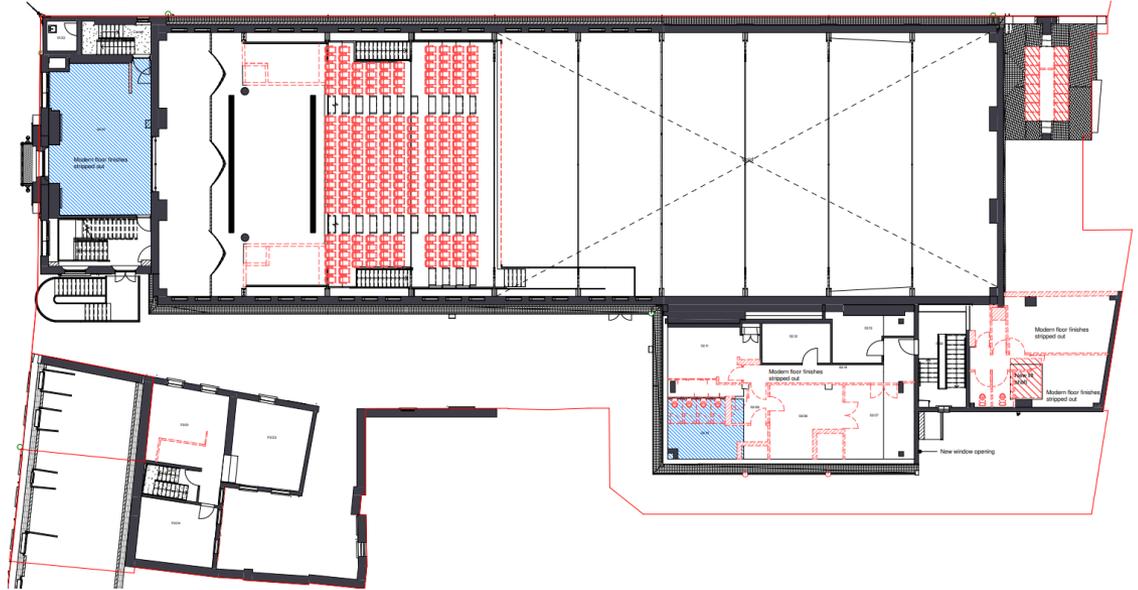


# Second Floor Plan

## Existing & Demolition Floor Plan

Wall Type Key:

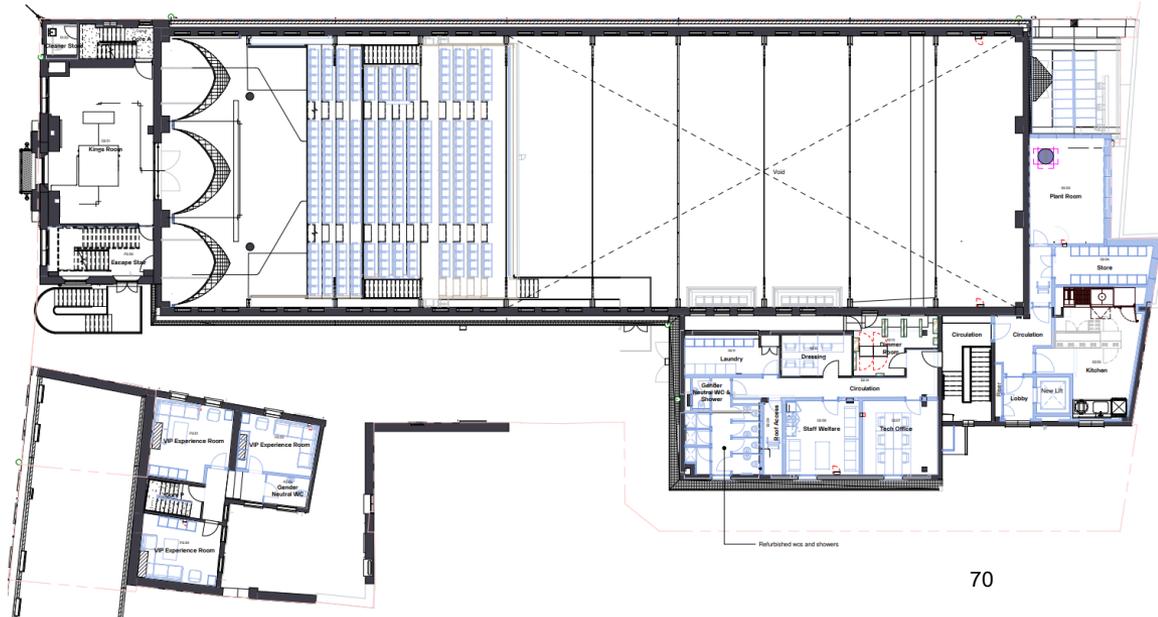
-  Existing
-  Demolition
-  Existing floor finish removed
-  Red Line Boundary



## Proposed Floor Plan

Wall Type Key:

-  Existing
-  Proposed

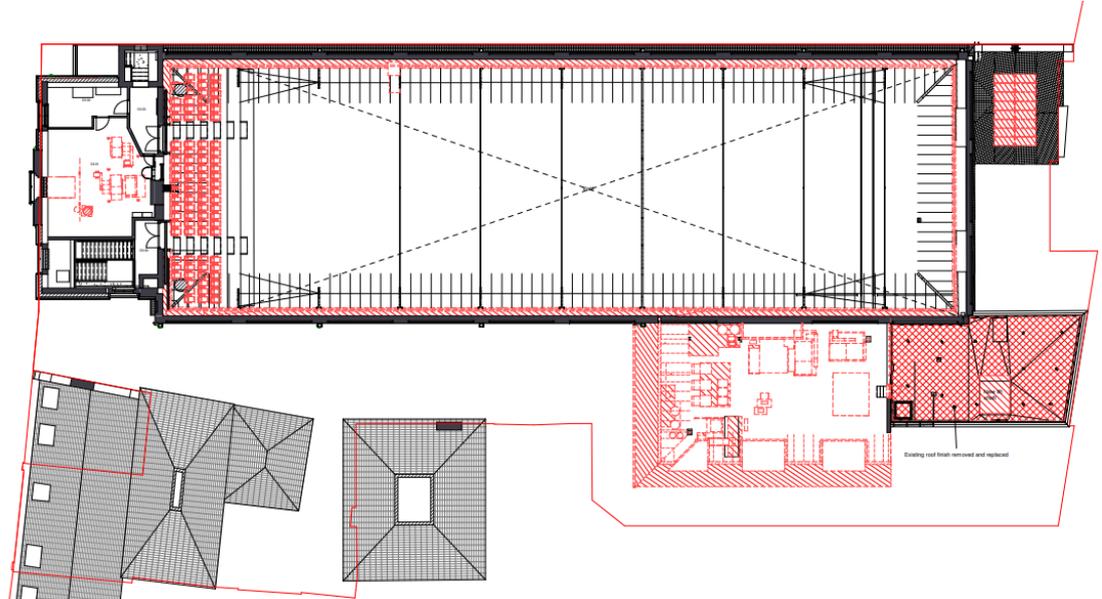


# Third Floor Plan

## Existing & Demolition Floor Plan

### Wall Type Key:

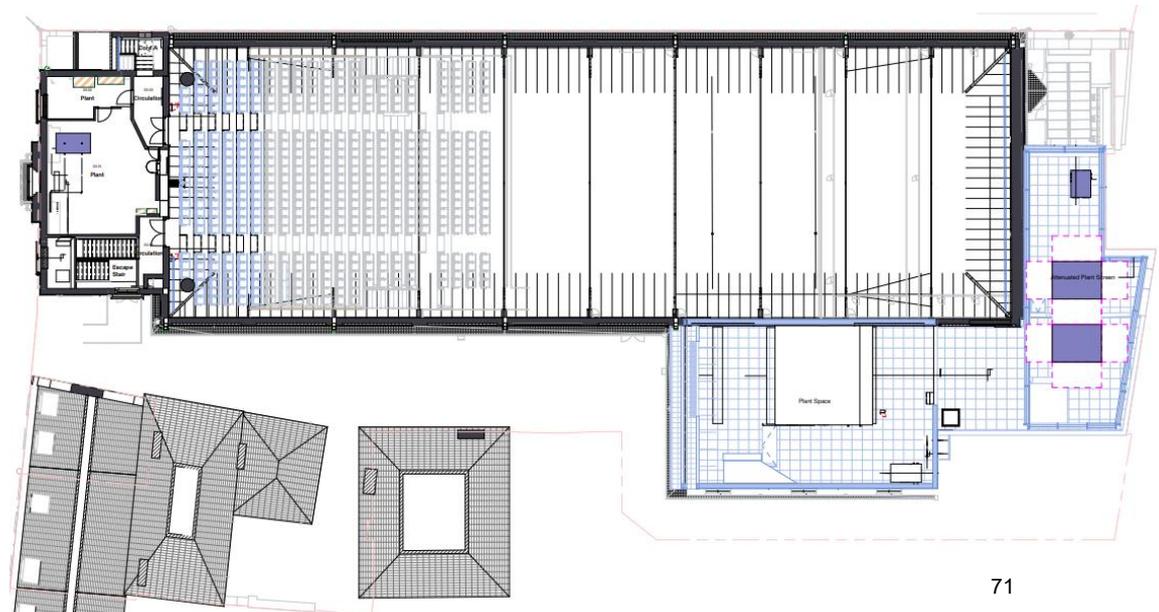
- Existing
- Demolition
- Existing floor finish removed
- Red Line Boundary



## Proposed Floor Plan

### Wall Type Key:

- Existing
- Proposed

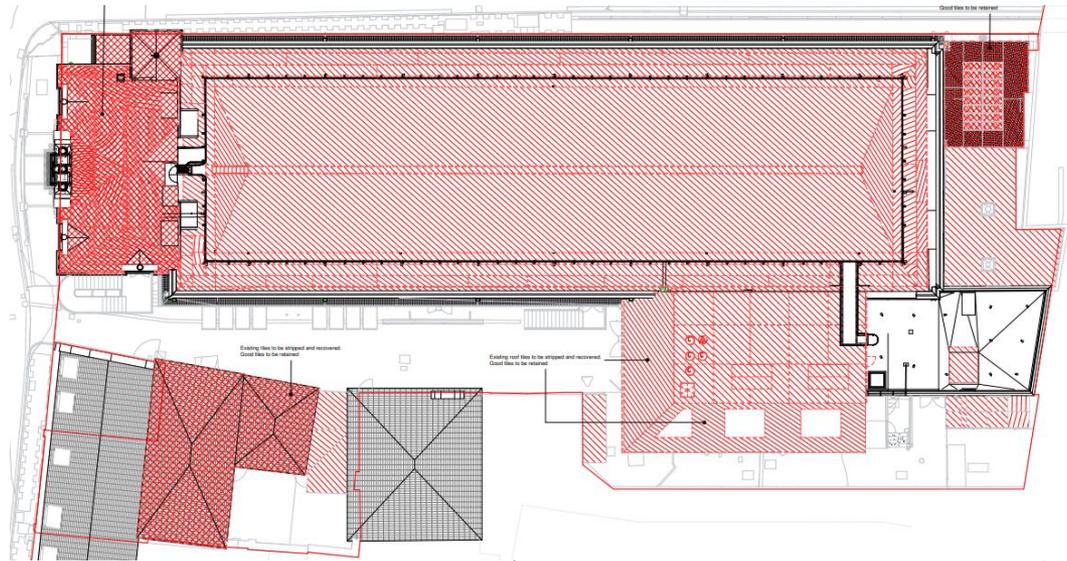


# Roof Plans

## Existing & Demolition Roof Plan

### Wall Type Key:

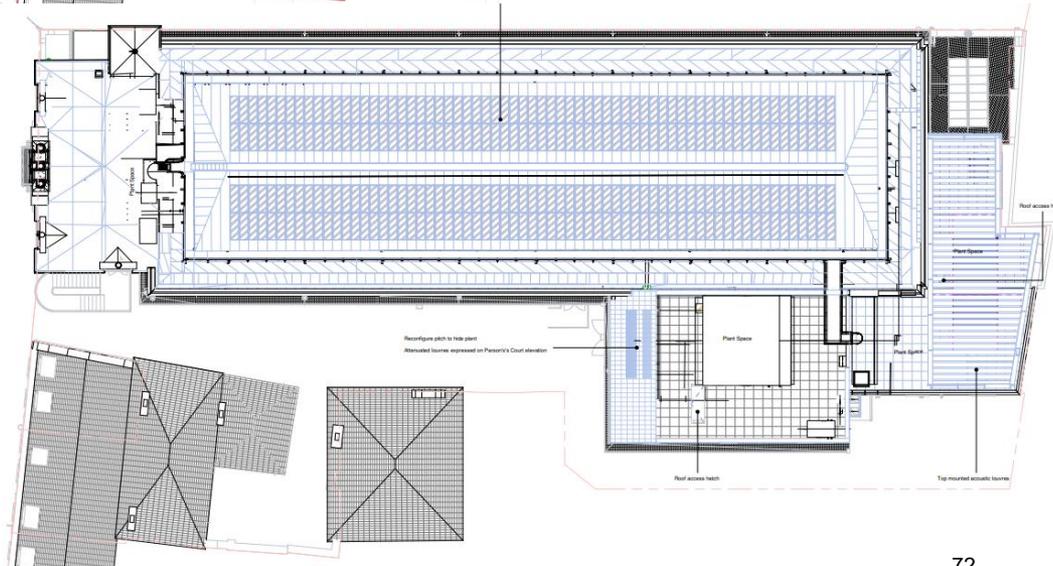
- Existing
- Demolition
- Existing floor finish removed
- Red Line Boundary



## Proposed Roof Plan

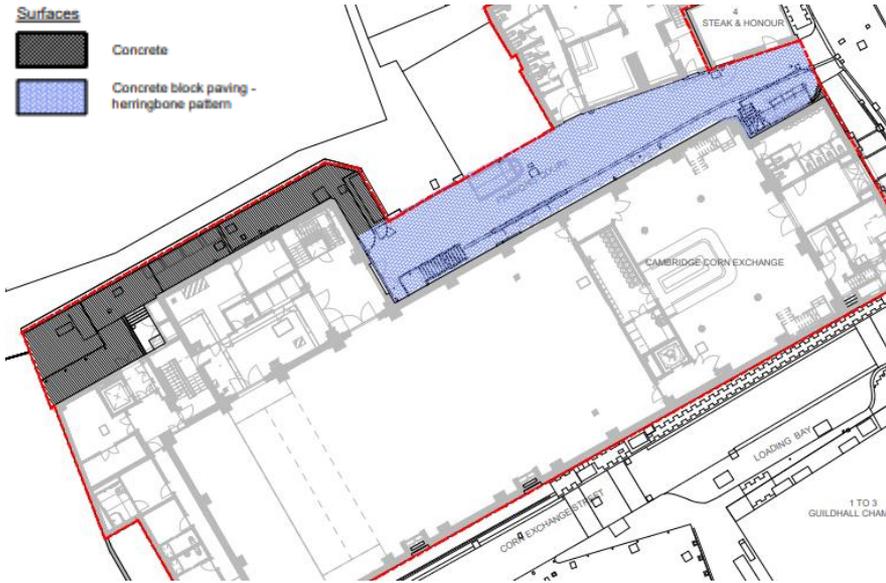
### Wall Type Key:

- Existing
- Proposed



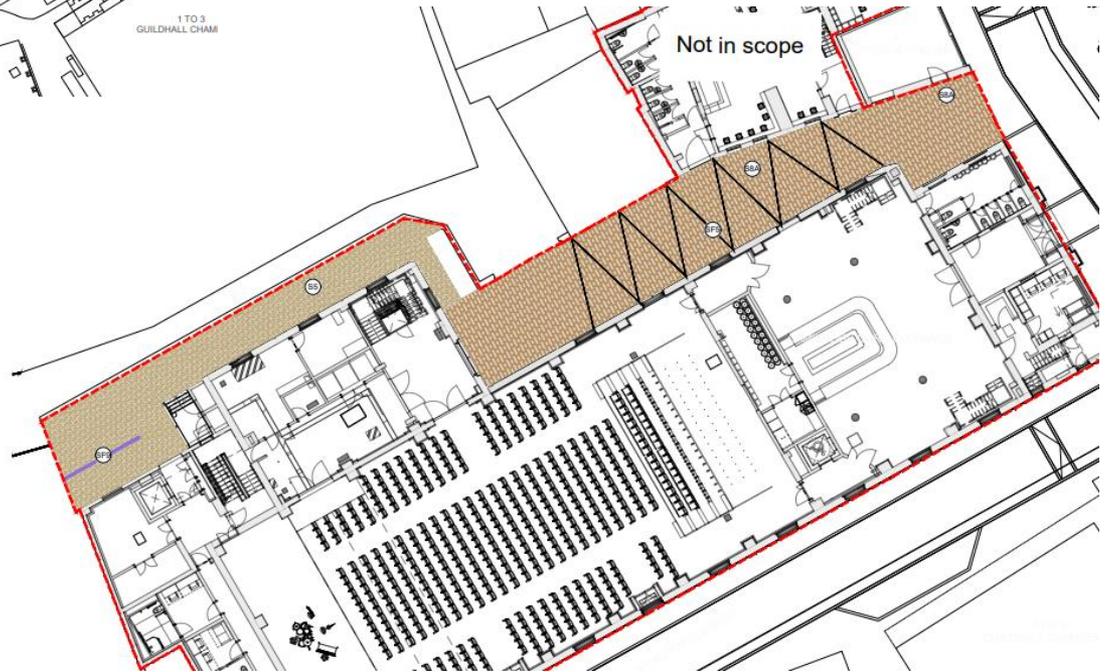
# Parsons Court Plans

- Legend**
-  Application boundary
- Surfaces**
-  Concrete
  -  Concrete block paving - herringbone pattern



Existing

- Legend**
-  Application boundary
- Surfaces**
-  S05 Resin Bound Gravel
  -  S08A York Stone Paving
- Street furniture**
-  SF05 Catenary wires for lighting and public art
  -  SF09 Railings - Existing

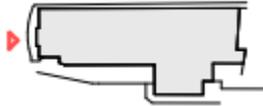


# Wheeler Street Elevations

## Existing & Demolition Elevation

**Wall Type Key:**

-  Existing
-  Demolition
-  Roof finish demolished



## Proposed Elevation

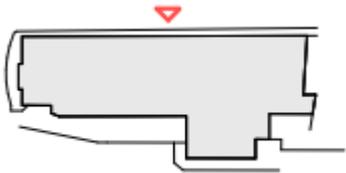
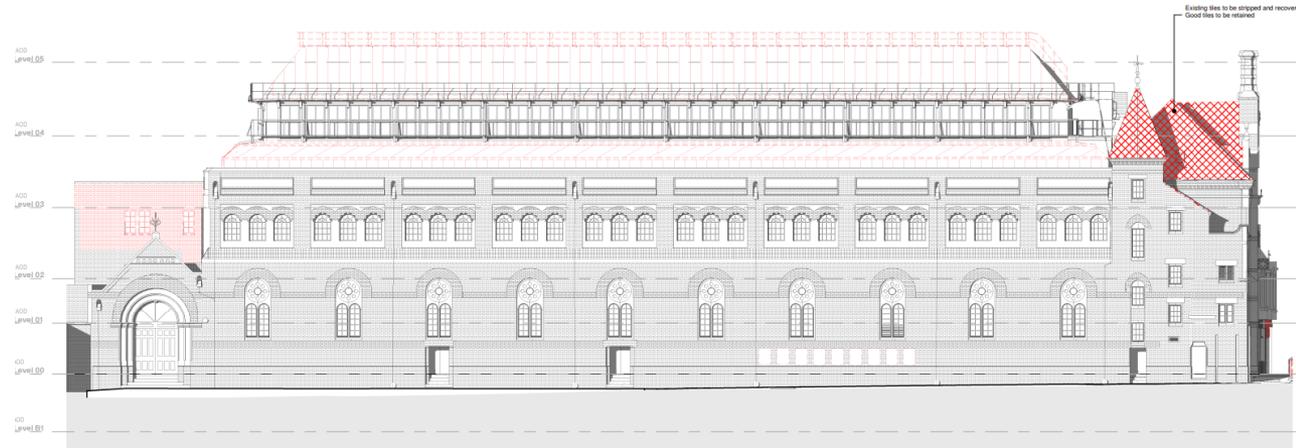


# Corn Exchange Street Elevation

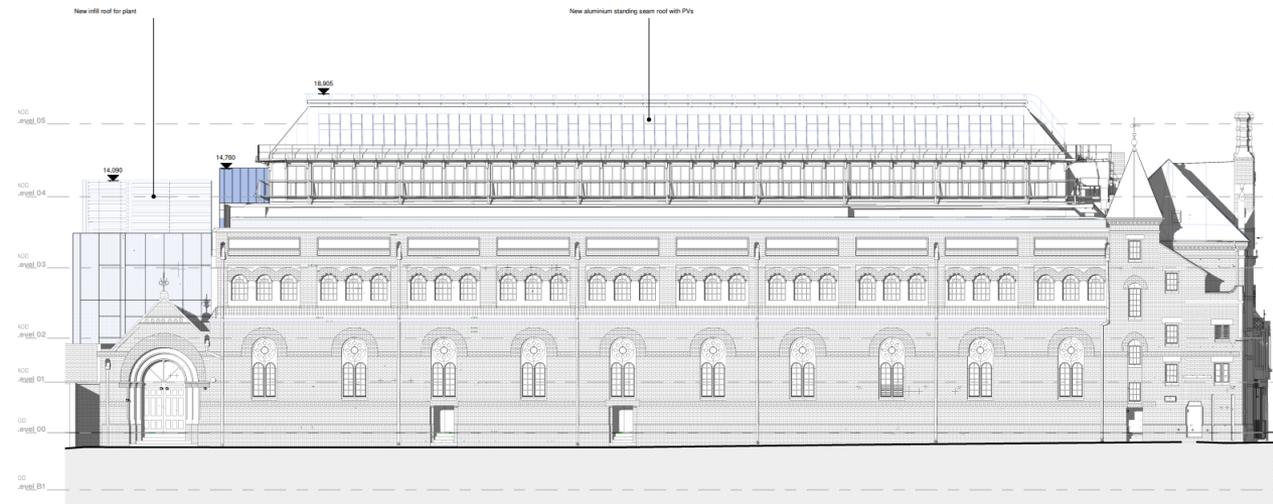
## Existing & Demolition Elevation

### Wall Type Key:

-  Existing
-  Demolition
-  Roof finish demolished



## Proposed Elevation

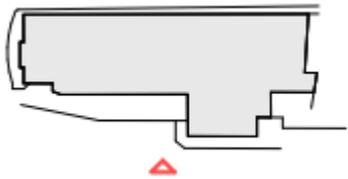
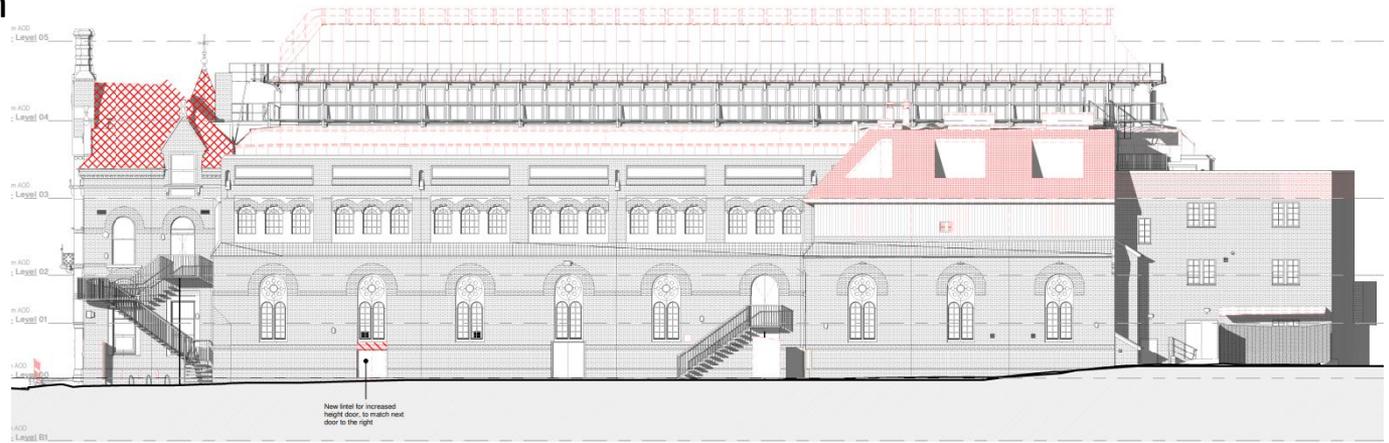


# Parsons Court Elevations – Corn Exchange

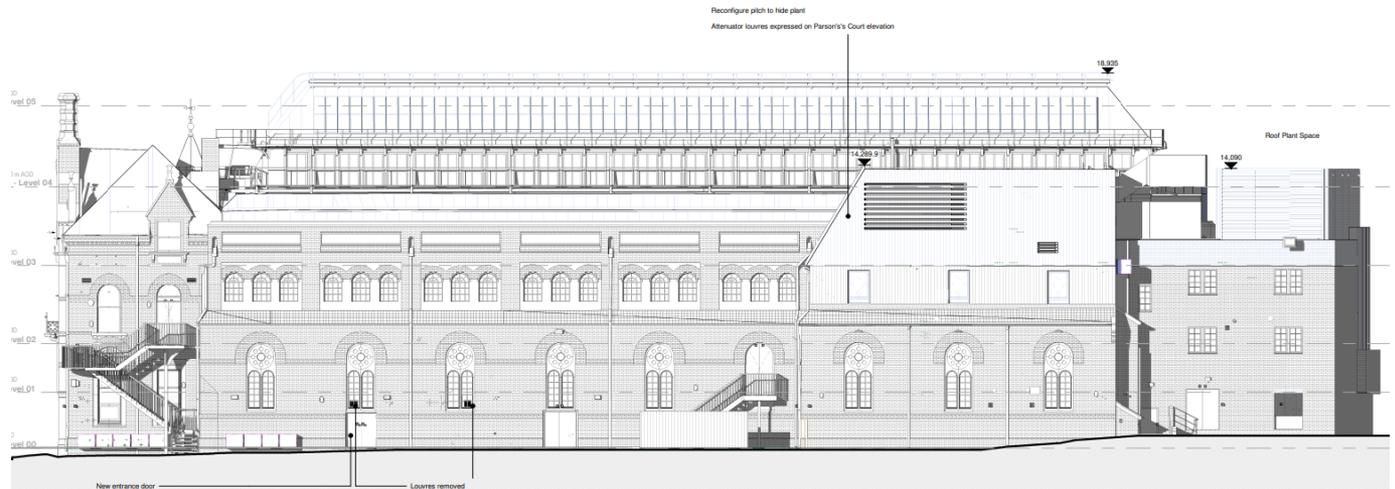
## Existing & Demolition Elevation

### Wall Type Key:

- Existing
- Demolition
- Roof finish demolished



## Proposed Elevation

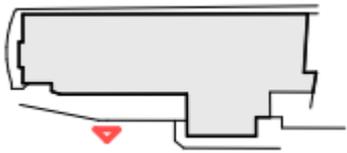


# Parson Court Elevations - 2 Wheeler St/ 3 Parsons Ct

## Existing & Demolition Elevation

### Wall Type Key:

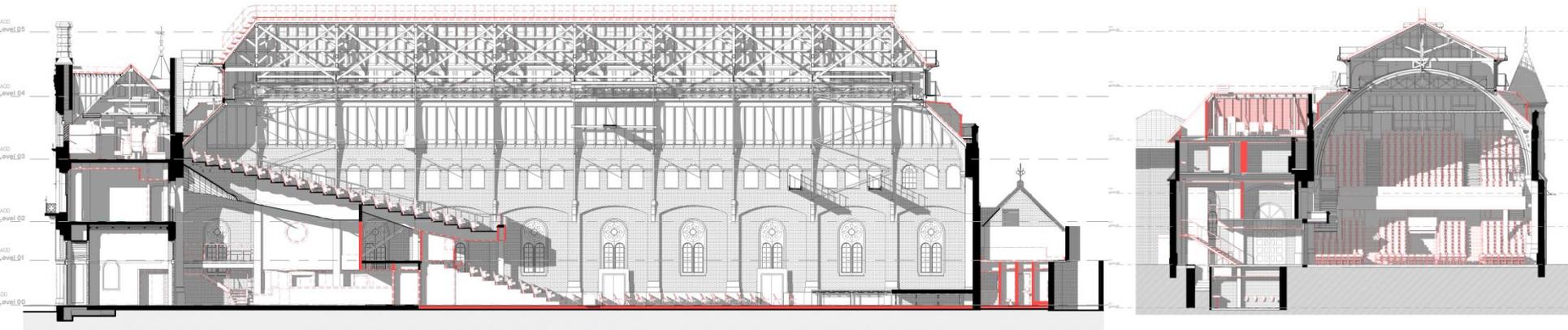
- Existing
- Demolition
- Roof finish demolished



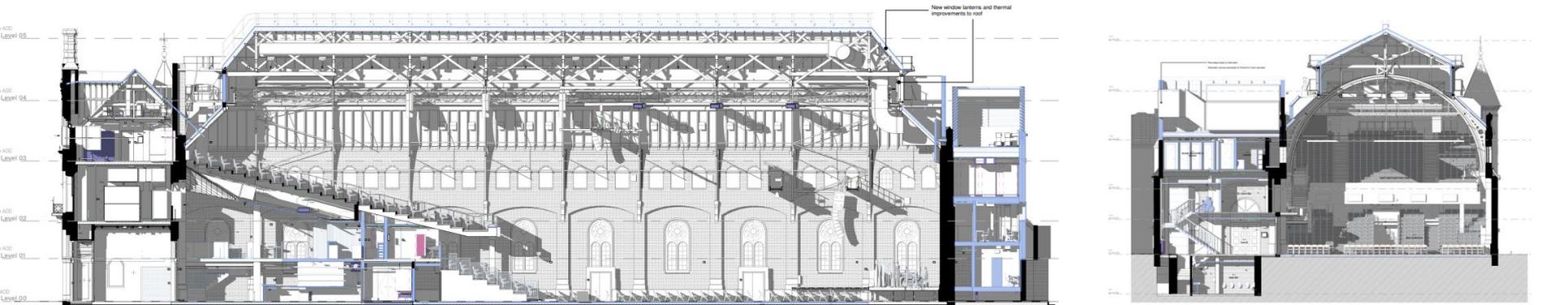
## Proposed Elevation



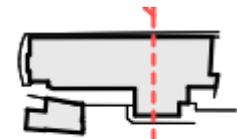
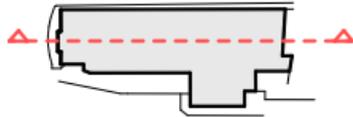
# Corn Exchange Sections



Existing



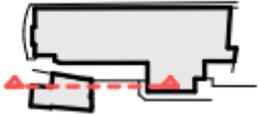
Proposed



Wall Type Key:



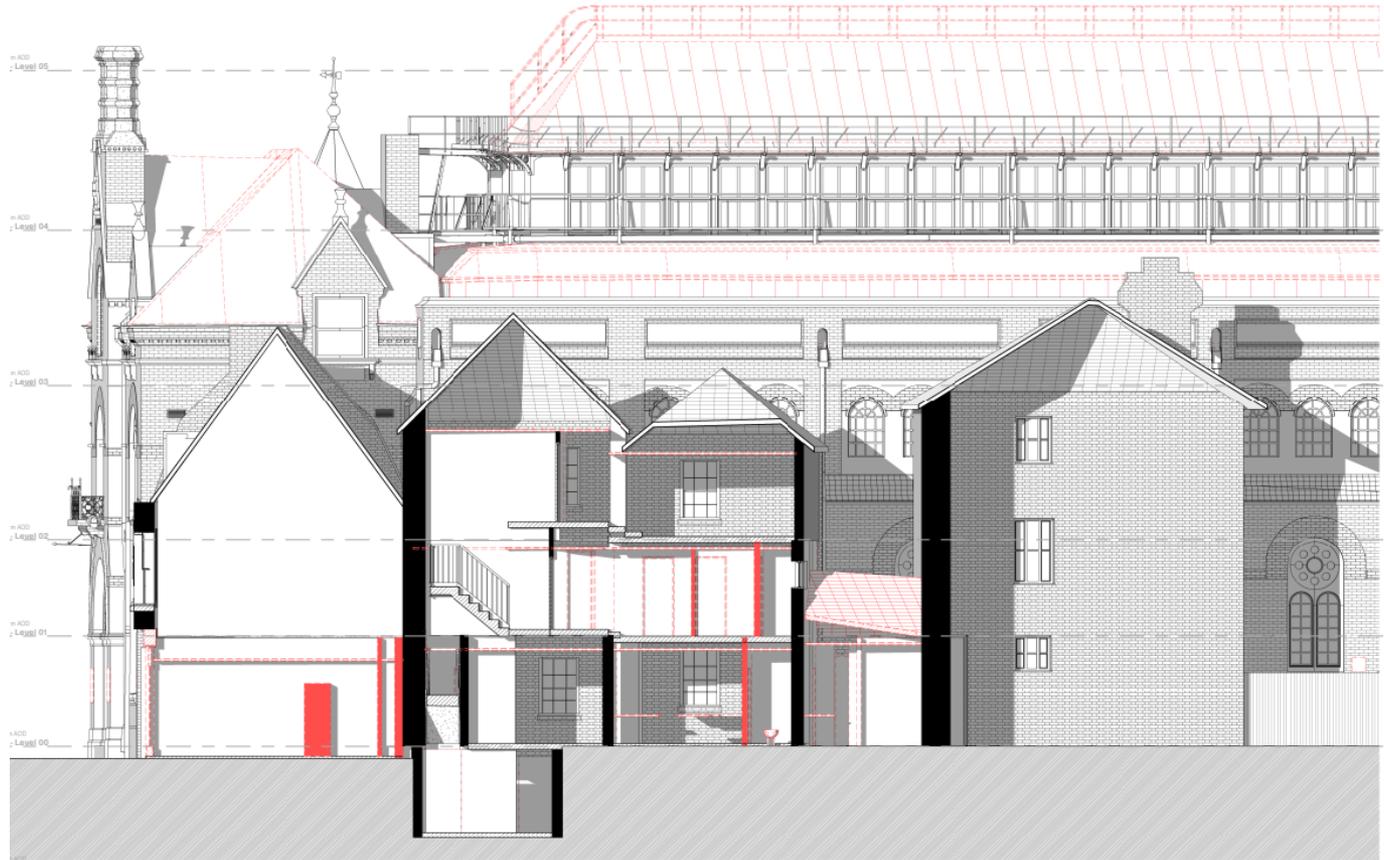
# Parsons Court Sections



Existing Section

**Wall Type Key:**

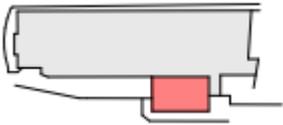
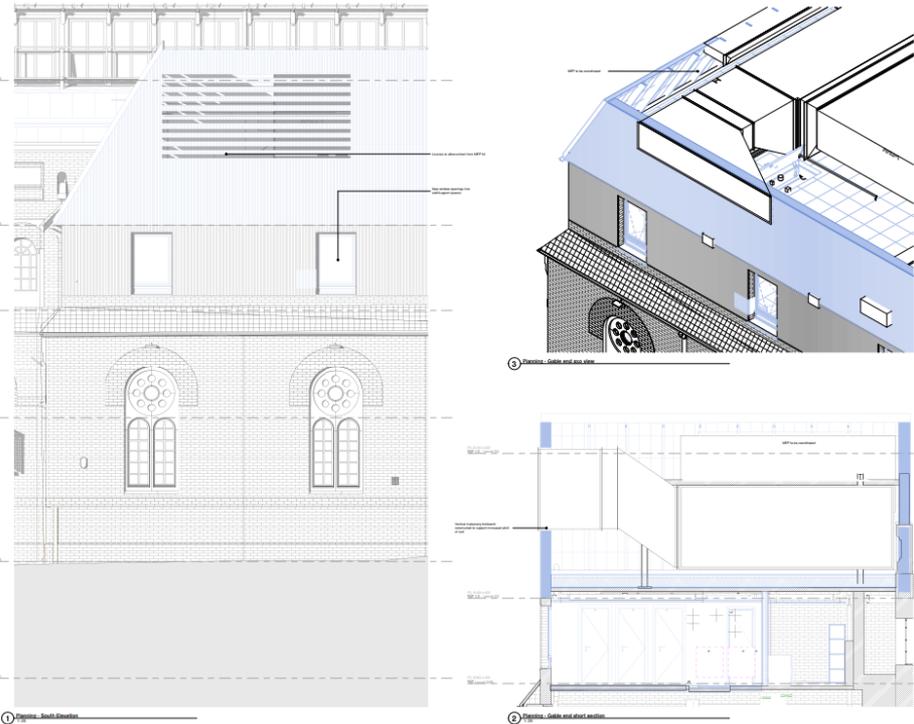
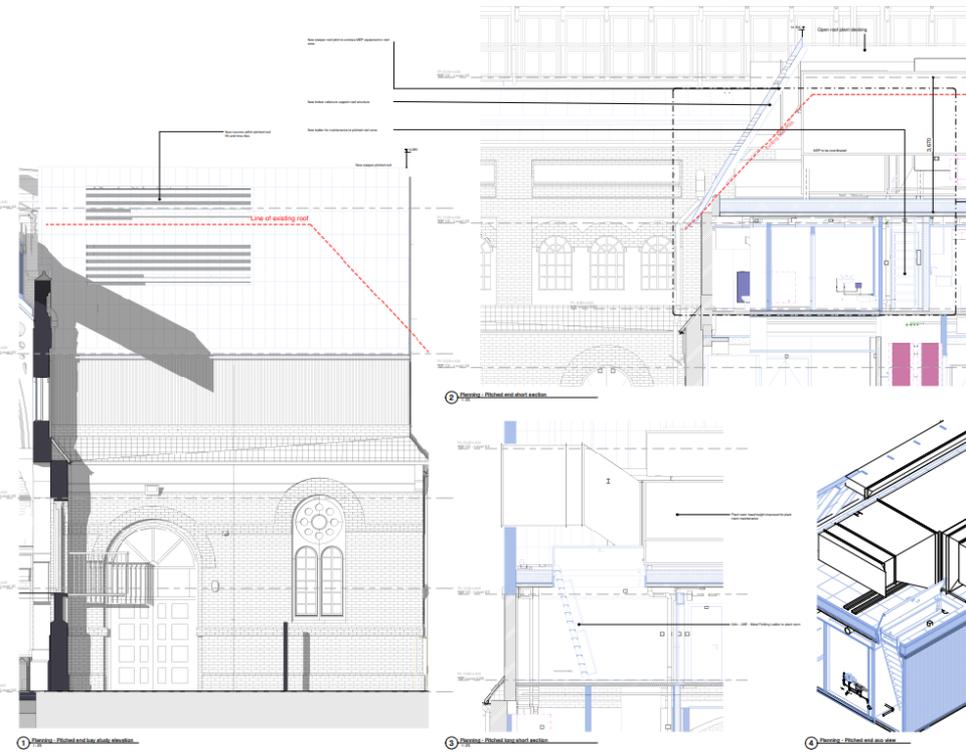
- Existing
- Demolition
- Roof finish demolished



# CE – Parsons Court Roof Studies

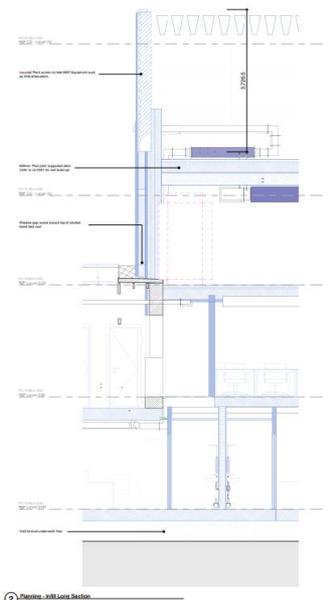
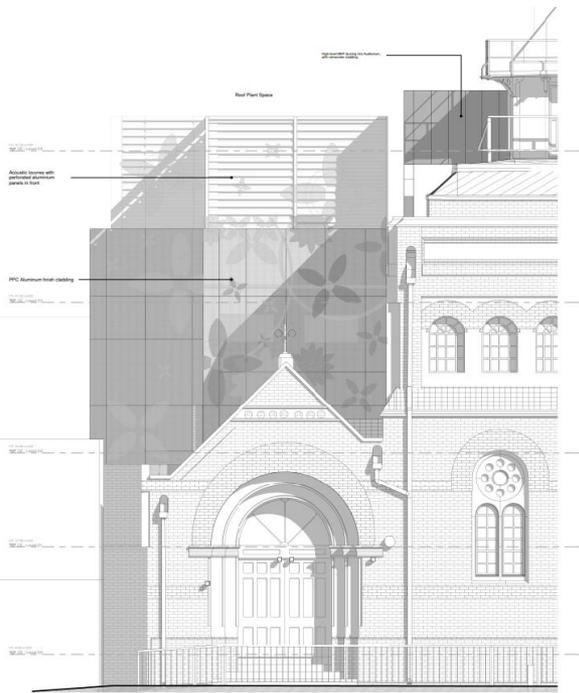
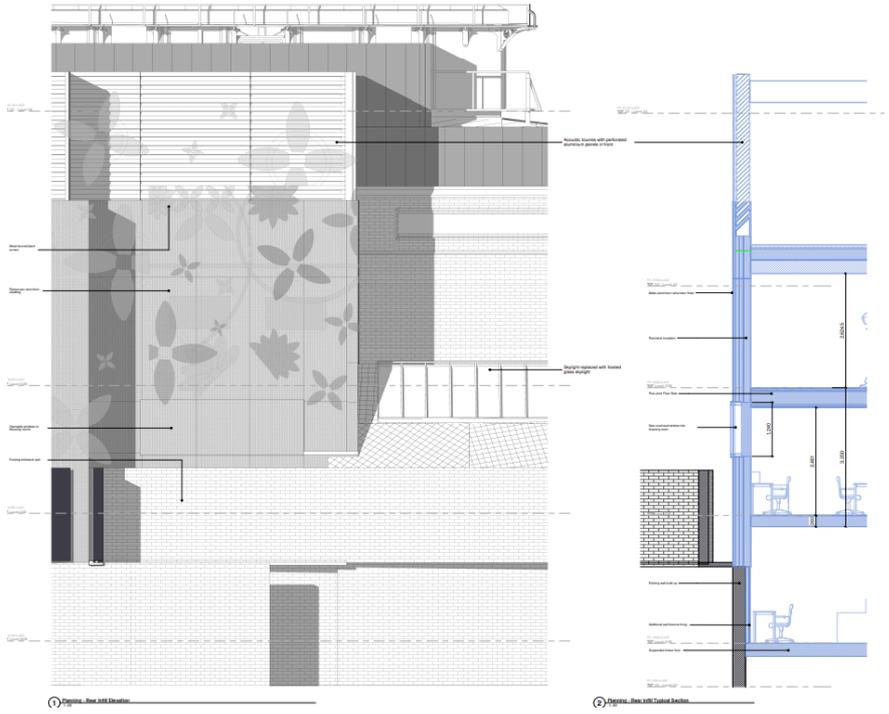
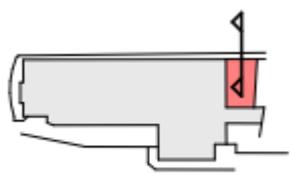
## Pitched Roof (Front)

## Gable End Roof (Side)



# CE – Rear Infill Bay Studies

Rear



Side

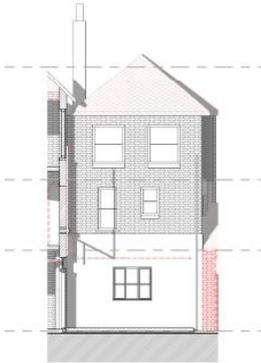
# Internal Parsons Court Extension



sfyard South Elevation



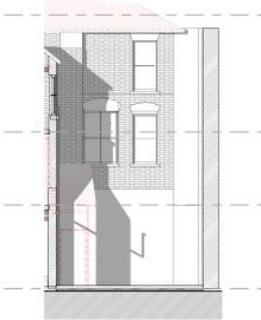
rd South Elevation



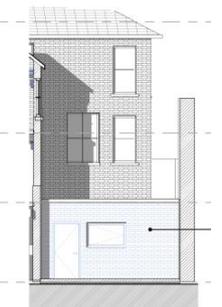
sfyard West Elevation



rd West Elevation



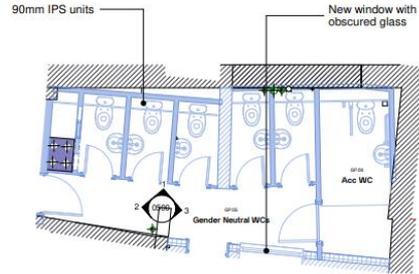
- Existing Courtyard North Elevation



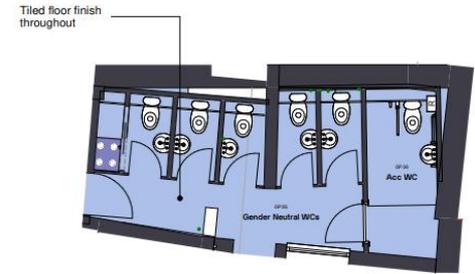
Proposed Courtyard North Elevation

Existing Elevations

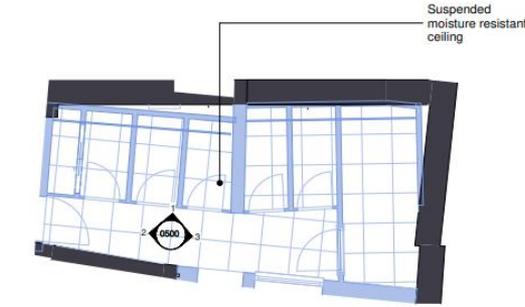
Proposed Elevations



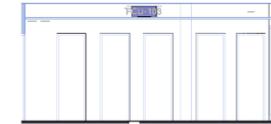
4 Planning - Ground Floor Parson's Court WC Provision  
1:50



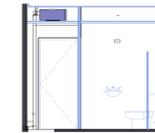
5 Planning - Ground Floor Parson's Court WC Provision - Floor Finishes  
1:50



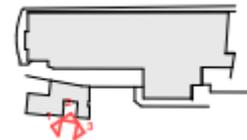
6 Planning - Ground Floor Parson's Court WC Provision - RCP  
1:50



1 Planning - Ground Floor Parson's Court WC Provision - Elevation 1  
1:50



2 Planning - Ground Floor Parson's Court WC Provision - Elevation 2  
1:50

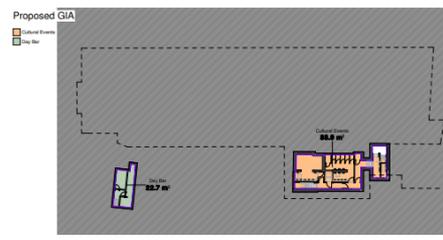
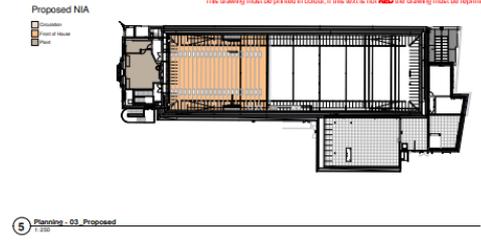
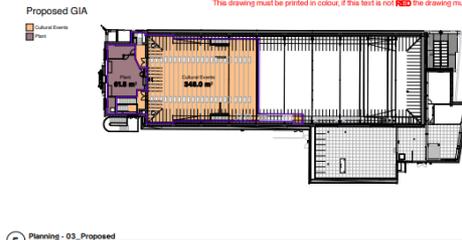


3 Planning - Ground Floor Parson's Court WC Provision - Elevation 3  
1:50

# Proposed Schedules

## Proposed GIA

## Proposed NIA



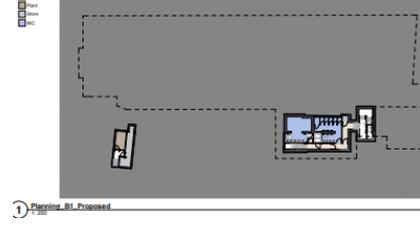
**Com Exchange GIA Proposed**

Area	Name
B1	89.8 m² Cultural Events
O0	1,226.1 m² Cultural Events
O1	588.8 m² Cultural Events
O2	327.5 m² Cultural Events
O3	348.1 m² Cultural Events
	61.3 m² Plant
	2,870.4 m²

**No3 Parson's Court GIA Proposed**

Area	Name
B1	82.8 m² Day Bar
O1	148.8 m² Day Bar
O2	73.1 m² Members
	315.6 m²

Notes on Area Measurement:  
 These areas have been prepared for our client, Cambridge City Council, and are approximate only and have been measured from a finished floor level. All areas are based on the finished floor level and are not intended to be used for planning purposes. All areas are based on the finished floor level and are not intended to be used for planning purposes. All areas are based on the finished floor level and are not intended to be used for planning purposes.



**Com Exchange NIA Proposed**

Area	Usage
B1	18.0 m² Circulation
O0	1.9 m² Plant
O1	42.2 m² WC
O2	130.1 m² Back of House
O3	179.9 m² Bar
O4	57.4 m² Front of House
O5	14.7 m² Plant
O6	7.4 m² WC
O7	22.4 m² WC
O8	85.5 m² Back of House
O9	185.1 m² Bar
O10	18.0 m² Circulation
O11	52.3 m² Front of House
O12	1.9 m² Plant
O13	11.9 m² WC

**Com Exchange NIA Proposed**

Area	Usage
O0	116.7 m² Back of House
O1	24.8 m² Circulation
O2	52.3 m² Front of House
O3	1.9 m² Plant
O4	25.7 m² WC
O5	25.1 m² WC
O6	52.3 m² Front of House
O7	2,216.3 m² Plant
O8	7.4 m² WC
O9	61.1 m² Front of House
O10	4.3 m² WC
O11	264.2 m² WC

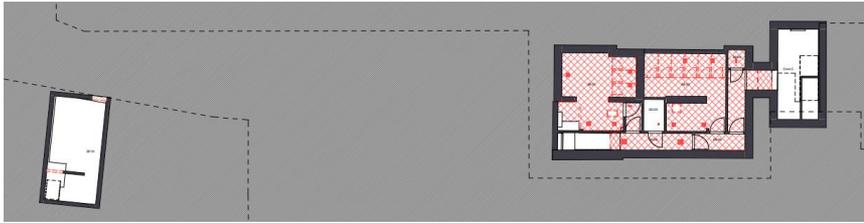
**No3 Parson's Court NIA Proposed**

Area	Usage
B1	8.5 m² Plant
O0	30.8 m² Bar
O1	35.5 m² WC
O2	9.5 m² Circulation
O3	57.7 m² Front of House
O4	6.8 m² WC
O5	7.4 m² WC
O6	61.1 m² Front of House
O7	4.3 m² WC
O8	264.2 m² WC

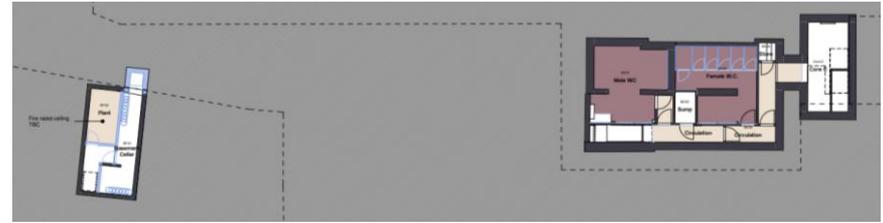
Notes on Area Measurement:  
 These areas have been prepared for our client, Cambridge City Council, and are approximate only and have been measured from a finished floor level. All areas are based on the finished floor level and are not intended to be used for planning purposes. All areas are based on the finished floor level and are not intended to be used for planning purposes. All areas are based on the finished floor level and are not intended to be used for planning purposes.

# LBC Plans Only

# RCPs – Basement/Ground/First



Existing & Demolition Basement

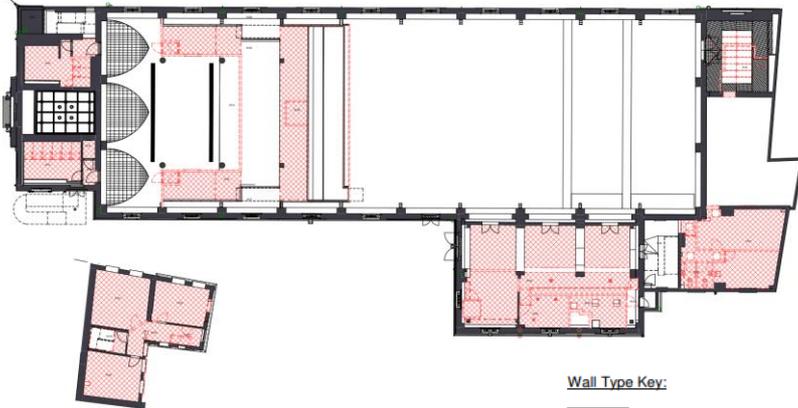


Proposed Basement



Existing & Demolition Ground

Proposed Ground



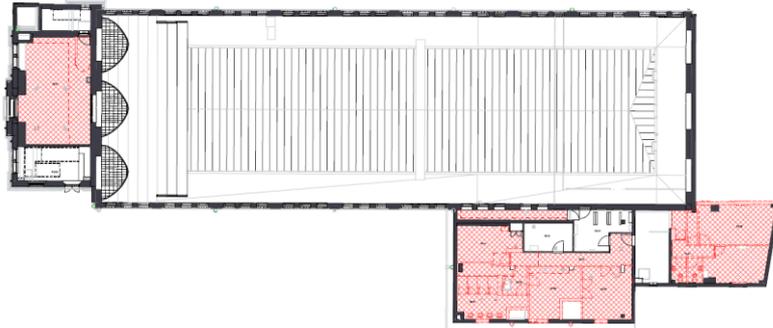
**Wall Type Key:**  
 Existing  
 Proposed ceiling demolition

Suspended plasterboard ceiling  
 Suspended acoustic ceiling  
 Suspended moisture resistant ceiling  
 Suspended hygienic ceiling

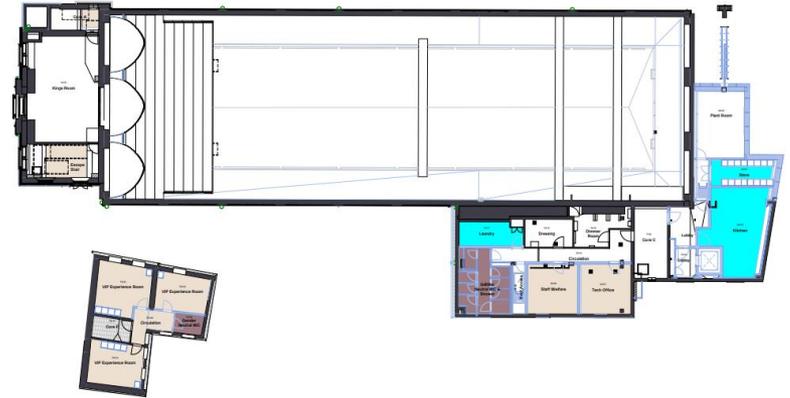
Existing & Demolition First

Proposed First

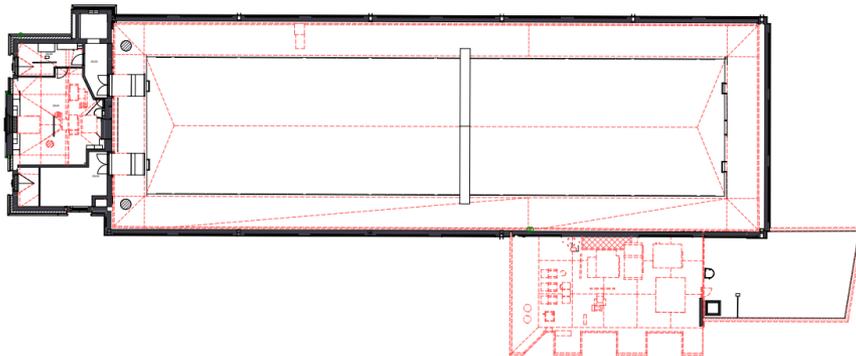
# RCPs – Second/Third



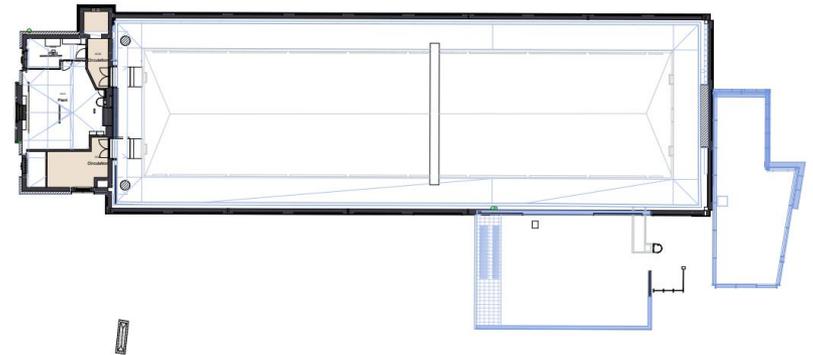
Existing & Demolition Second



Proposed Second



Existing & Demolition Third



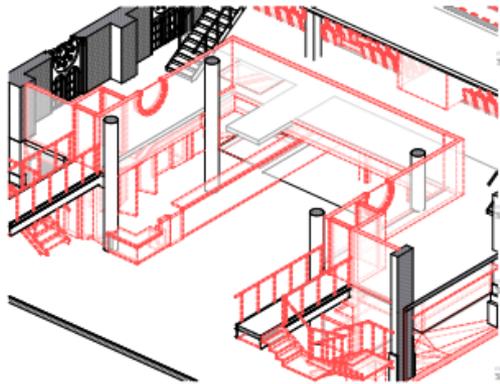
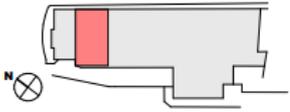
Proposed Third

**Wall Type Key:**

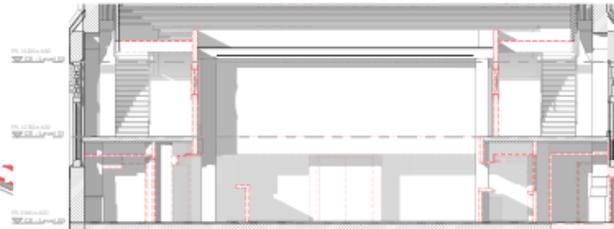
- Existing
- Proposed ceiling demolition

- Suspended plasterboard ceiling
- Suspended acoustic ceiling
- Suspended moisture resistant ceiling
- Suspended hygienic ceiling

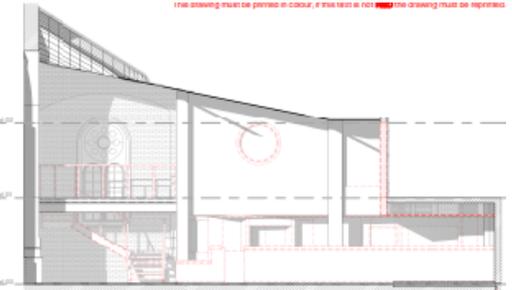
# CE – Existing GF Bar and Foyer



1 Planning - Key Rooms - FGH - Existing GF Bar & Foyer Ass.



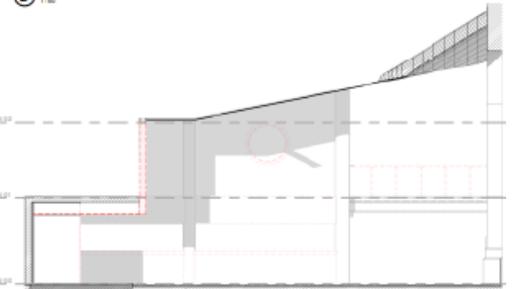
B Planning - Bar & Foyer Existing Elevation B



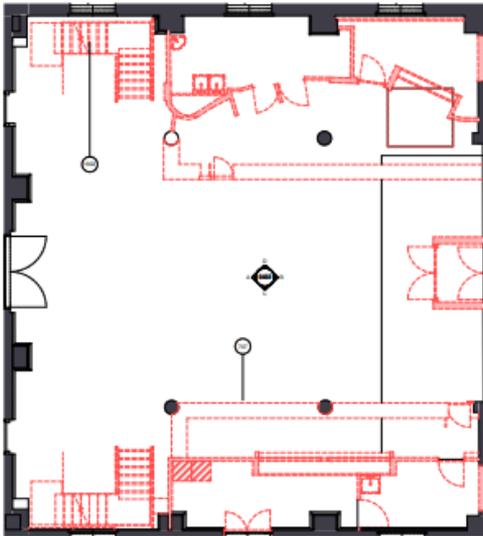
D Planning - Bar & Foyer Existing Elevation D



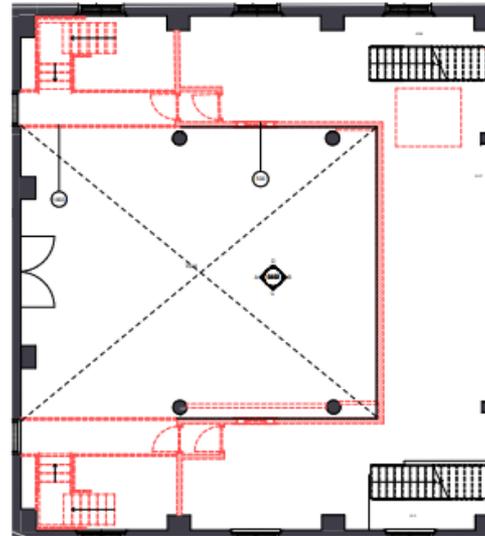
A Planning - Bar & Foyer Existing Elevation A



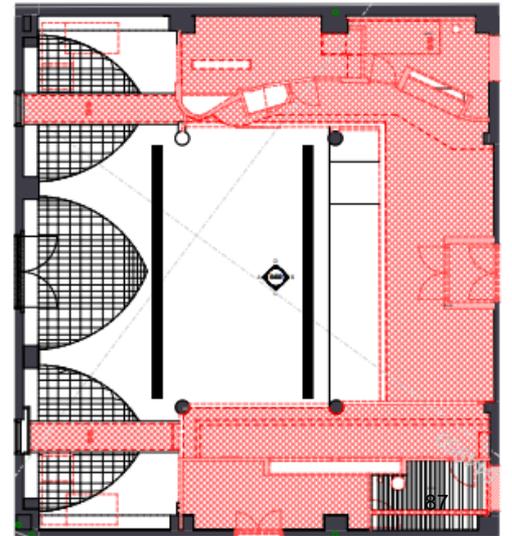
C Planning - Bar & Foyer Existing Elevation C



2 Planning - Key Rooms - FGH - Existing GF Bar & Foyer Plan



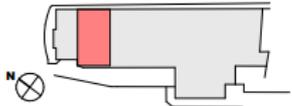
4 Planning - Key Rooms - FGH - Existing GF Bar & Foyer Plan



5 Planning - Key Rooms - FGH - GF Bar & Foyer Ass. - Existing RCP

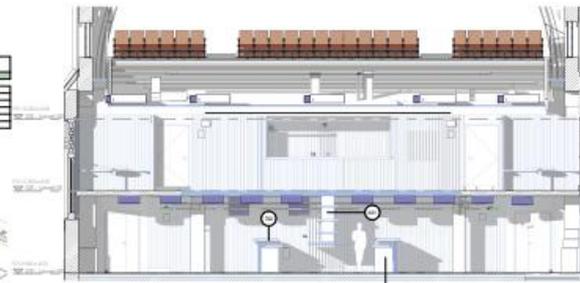
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# CE – Proposed GF Bar and Foyer

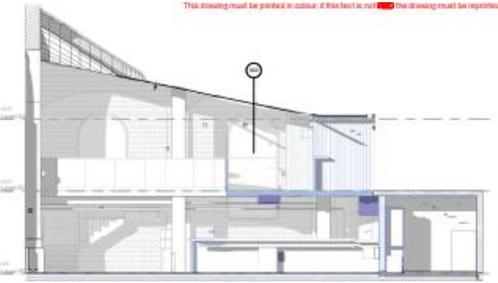


GF - Floor Comments

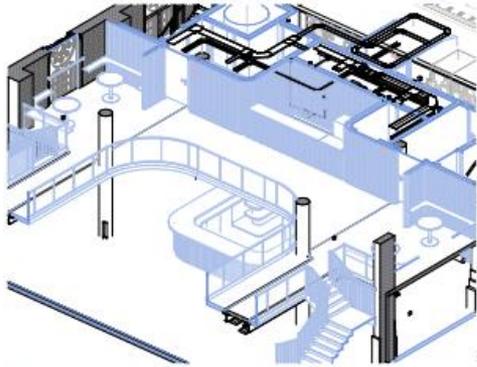
1. Proposed Bar & Foyer Area
2. Proposed Bar & Foyer Area
3. Proposed Bar & Foyer Area
4. Proposed Bar & Foyer Area
5. Proposed Bar & Foyer Area
6. Proposed Bar & Foyer Area
7. Proposed Bar & Foyer Area
8. Proposed Bar & Foyer Area
9. Proposed Bar & Foyer Area
10. Proposed Bar & Foyer Area
11. Proposed Bar & Foyer Area
12. Proposed Bar & Foyer Area
13. Proposed Bar & Foyer Area
14. Proposed Bar & Foyer Area
15. Proposed Bar & Foyer Area
16. Proposed Bar & Foyer Area
17. Proposed Bar & Foyer Area
18. Proposed Bar & Foyer Area
19. Proposed Bar & Foyer Area
20. Proposed Bar & Foyer Area
21. Proposed Bar & Foyer Area
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26. Proposed Bar & Foyer Area
27. Proposed Bar & Foyer Area
28. Proposed Bar & Foyer Area
29. Proposed Bar & Foyer Area
30. Proposed Bar & Foyer Area
31. Proposed Bar & Foyer Area
32. Proposed Bar & Foyer Area
33. Proposed Bar & Foyer Area
34. Proposed Bar & Foyer Area
35. Proposed Bar & Foyer Area
36. Proposed Bar & Foyer Area
37. Proposed Bar & Foyer Area
38. Proposed Bar & Foyer Area
39. Proposed Bar & Foyer Area
40. Proposed Bar & Foyer Area
41. Proposed Bar & Foyer Area
42. Proposed Bar & Foyer Area
43. Proposed Bar & Foyer Area
44. Proposed Bar & Foyer Area
45. Proposed Bar & Foyer Area
46. Proposed Bar & Foyer Area
47. Proposed Bar & Foyer Area
48. Proposed Bar & Foyer Area
49. Proposed Bar & Foyer Area
50. Proposed Bar & Foyer Area



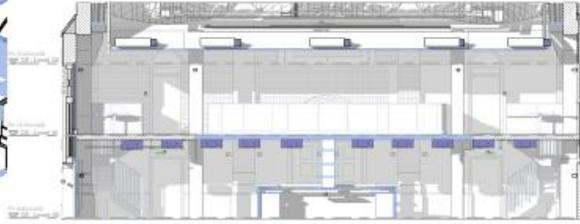
B) Diagram - Bar & Foyer Proposed Elevation B



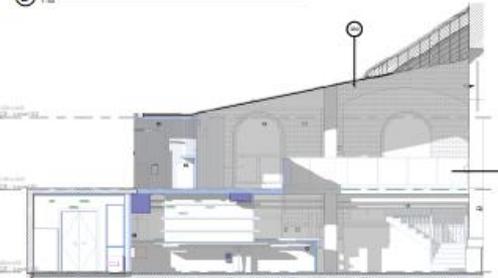
D) Diagram - Bar & Foyer Proposed Elevation D



1) Diagram - Key Rooms - FOM - Proposed GF Bar & Foyer Area



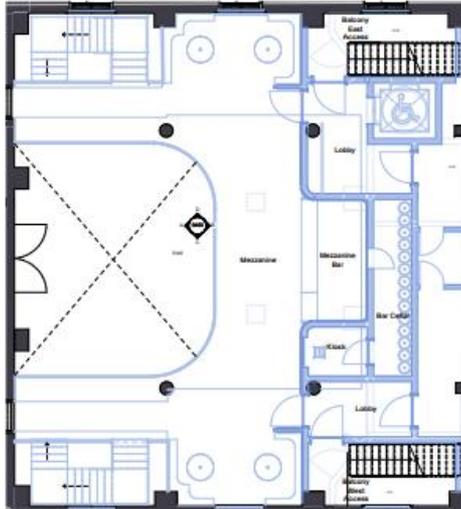
A) Diagram - Bar & Foyer Proposed Elevation A



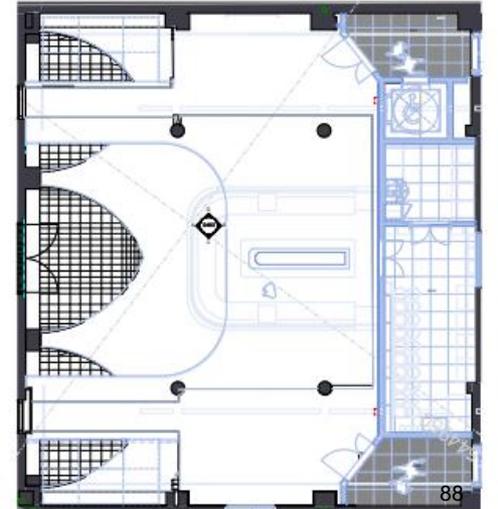
C) Diagram - Bar & Foyer Proposed Elevation C



2) Diagram - Key Rooms - FOM - Proposed GF Bar & Foyer Plan

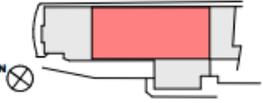


4) Diagram - Key Rooms - FOM - Proposed ME Bar & Foyer Plan



3) Diagram - Key Rooms - FOM - GF Bar & Foyer Area - Proposed RCP

# CE – Auditorium

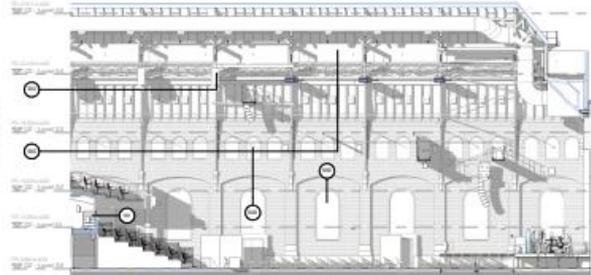
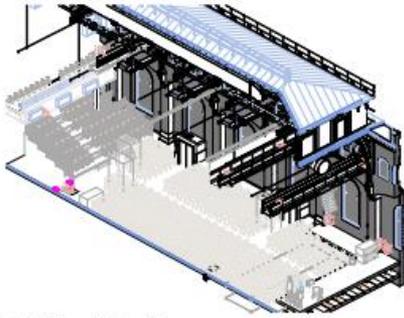


RCP - Auditorium Summary	
0220 - Proposed Floor Finishes	
0230 - Proposed Ceiling Finishes	
0340 - External Glazing	

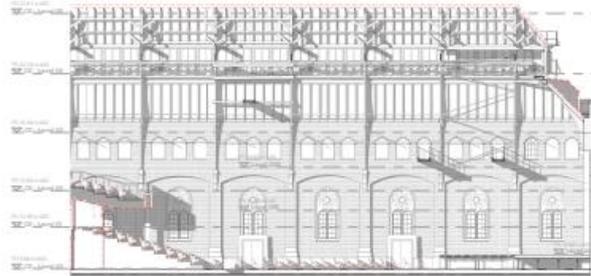
**Proposed Works:**

- Demolition
- Existing
- Proposed

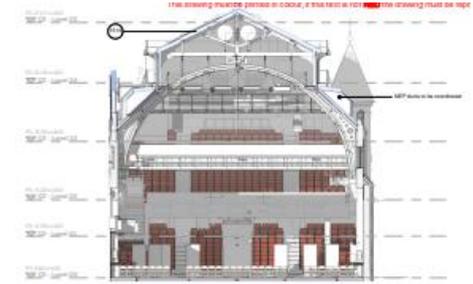
For information on:  
 Floors/ floor build ups, please refer to series: 0220 - Proposed Floor Finishes  
 Ceiling/ceiling build ups, please refer to series: 0230 - Proposed Ceiling Finishes  
 Windows/ Proposed & Existing, please refer to series: 0340 - External Glazing



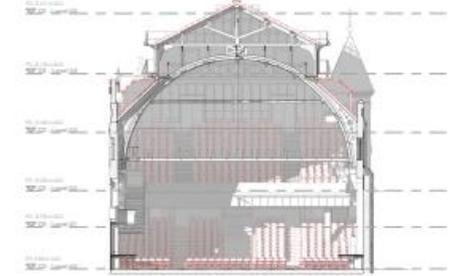
A. Planning - Proposed Auditorium Elevation A



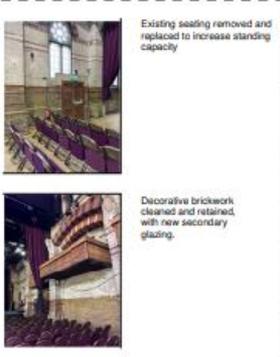
B. Planning - Existing Auditorium Elevation A



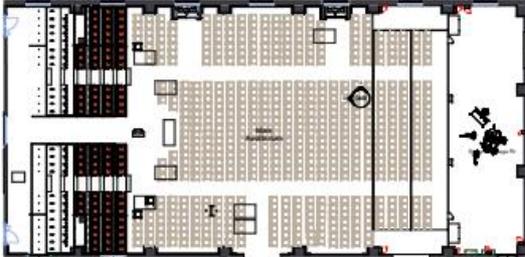
B. Planning - Proposed Auditorium Elevation B



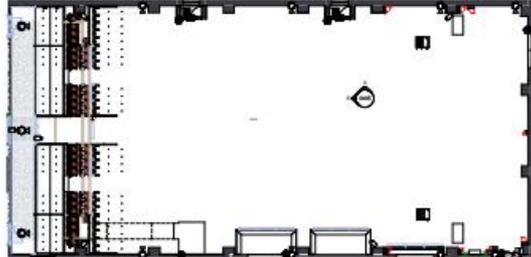
B. Planning - Existing Auditorium Elevation B



7. Planning - FDH - Proposed Auditorium 3D Axo



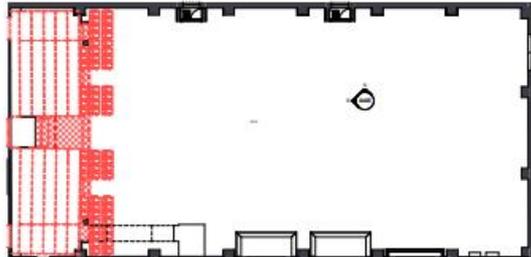
1. Planning - Key Rooms - FDH - Existing Auditorium GF Plan



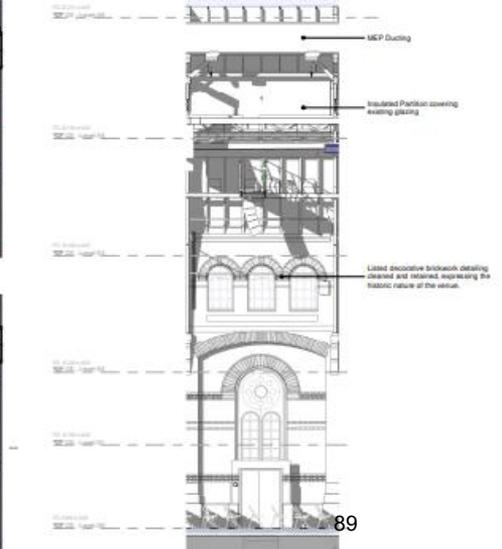
2. Planning - Key Rooms - FDH - Proposed Auditorium GF Plan



1. Planning - Key Rooms - FDH - Existing Auditorium GF Plan



2. Planning - Key Rooms - FDH - Proposed Auditorium GF Plan



8. Planning - Listed Building Section

# CE – Entrances

## Entrance A

**1** Planning - Key Rooms - FCH - Entrance A Area

Existing wall removed and replaced with new

**2** Planning - Key Rooms - FCH - Entrance A - Existing Plan

**3** Planning - Key Rooms - FCH - Entrance A - Proposed Plan

New infill exposed brick wall to match existing with patterned brickwork bands replicated.

Overall impression of Entrance A remains the same, with additional wall, same fixtures and fittings retained.

**C** Planning - Entrance Elevation C

**D** Planning - Entrance Elevation D

**A** Planning - Entrance Elevation A

**B** Planning - Entrance Elevation B

See note below for brickwork banding and pattern

**4** Planning - Key Rooms - FCH - Entrance A - Existing RCP

**5** Planning - Key Rooms - FCH - Entrance A - Proposed RCP

## Entrance B

**6** Planning - Key Rooms - FCH - Entrance B Area

**1** Planning - Key Rooms - FCH - Existing Entrance B Plan

**2** Planning - Key Rooms - FCH - Proposed Exit

**3** Planning - Key Rooms - FCH - Entrance B - Existing RCP

**4** Planning - Key Rooms - FCH - Entrance B - Proposed RCP

**C** Planning - Entrance B Proposed Elevation C

**D** Planning - Entrance B Proposed Elevation D

**C** Planning - Entrance B Existing Elevation C

**D** Planning - Entrance B Existing Elevation D

**A** Planning - Entrance B Proposed Elevation A

**B** Planning - Entrance B Proposed Elevation B

**A** Planning - Entrance B Existing Elevation A

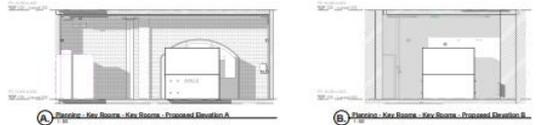
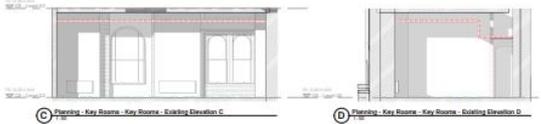
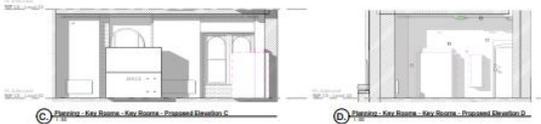
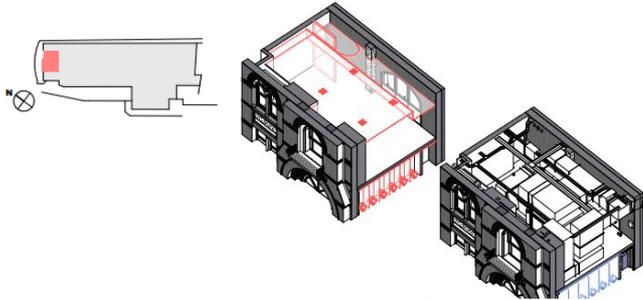
**B** Planning - Entrance B Existing Elevation B

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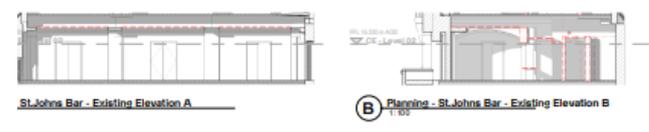
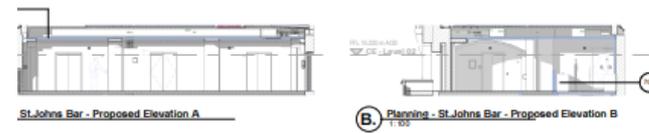
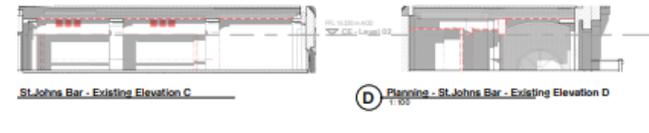
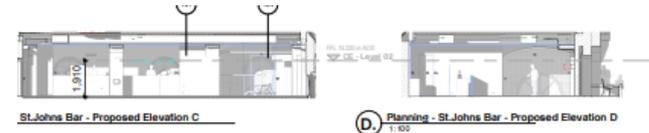
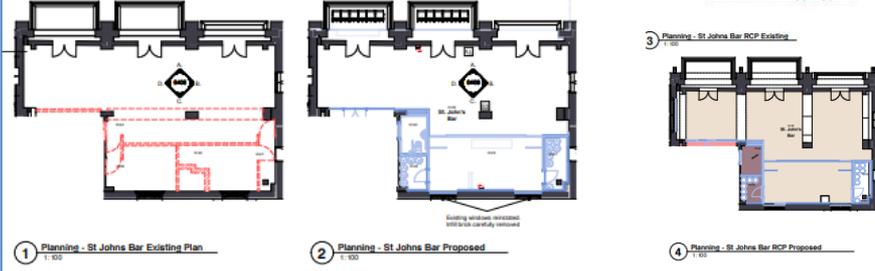
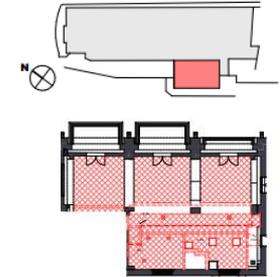
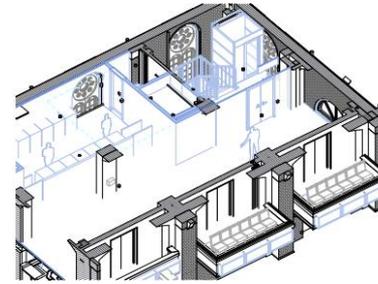
90

# CE – Key Rooms

## Kings Room (1<sup>st</sup> Floor)

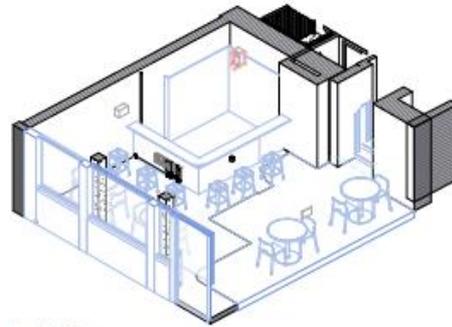
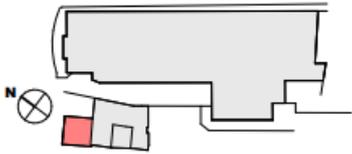


## St Johns Bar (1<sup>st</sup> Floor)

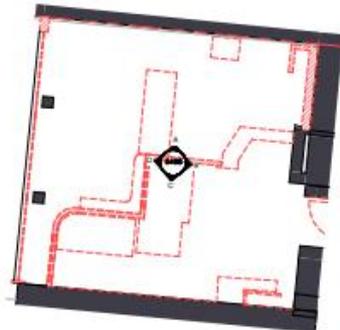


# Wheeler St/ Parsons Court Front Bar

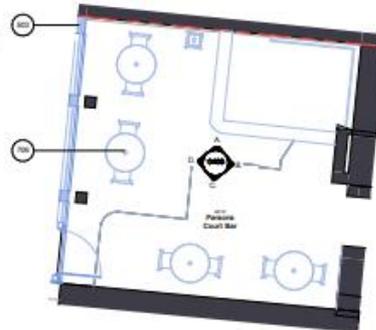
FCH - Parsons Court Front Bar Comments	
Key Notes	Keyplan Text
01	Existing floor level, structure, site, structural and drainage
02	Existing walls, structure and accessories, existing services
03	Area reserved already for parking
04	Area reserved for wheelchair accessible car control
05	Area for tables and chairs space



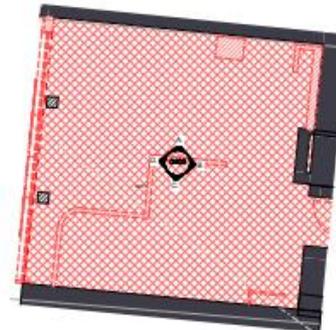
5 Planning - Parsons Court Front Bar Axo



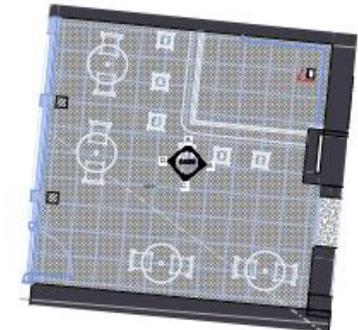
1 Planning - Key Rooms - P.Court Front Bar - Existing Plan 1:50



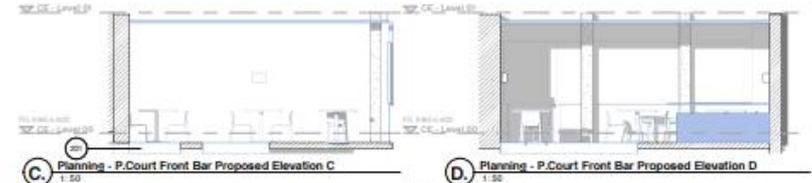
2 Planning - Key Rooms - P.Court Front Bar - Proposed Plan 1:50



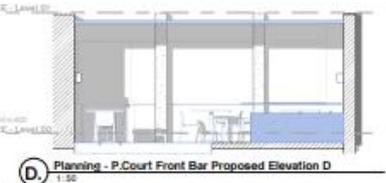
3 Planning - Key Rooms - P.Court Front Bar - Existing RCP 1:50



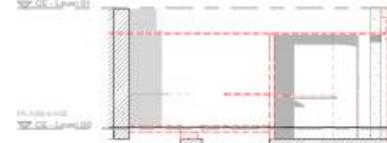
4 Planning - Key Rooms - P.Court Front Bar - Proposed RCP 1:50



C Planning - P.Court Front Bar Proposed Elevation C 1:50



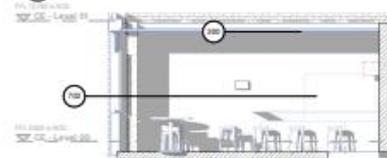
D Planning - P.Court Front Bar Proposed Elevation D 1:50



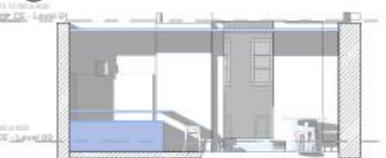
C Planning - P.Court Front Bar Existing Elevation C 1:50



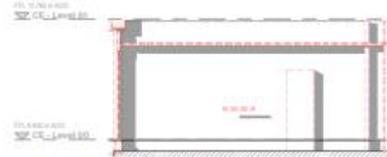
D Planning - P.Court Front Bar Existing Elevation D 1:50



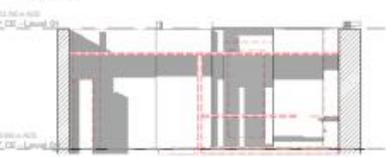
A Planning - P.Court Front Bar Proposed Elevation A 1:50



B Planning - P.Court Front Bar Proposed Elevation B 1:50



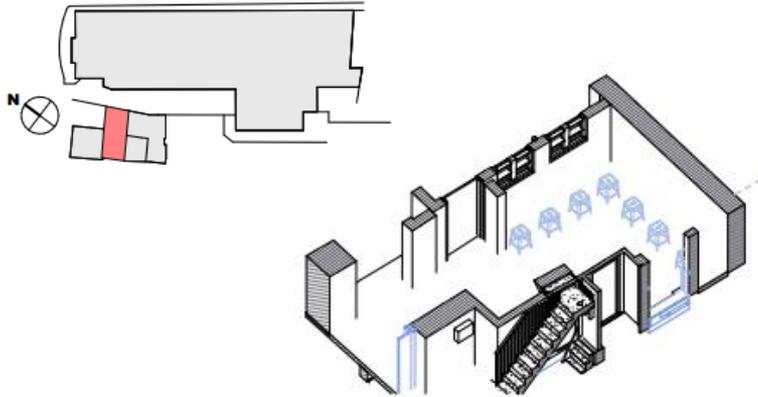
A Planning - P.Court Front Bar Existing Elevation A 1:50



B Planning - P.Court Front Bar Existing Elevation B 1:50

# Wheeler St/ Parsons Court Middle Bar

RCP - Parsons Court Middle Bar Contents	
Key Value	Keyable Text
001	existing ceiling replaced with structurally loaded ceiling
002	from the tables and chairs space

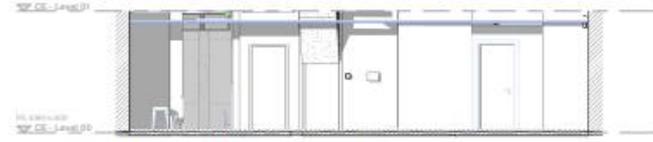


5 Planning - Parsons Court Middle Bar Ayo

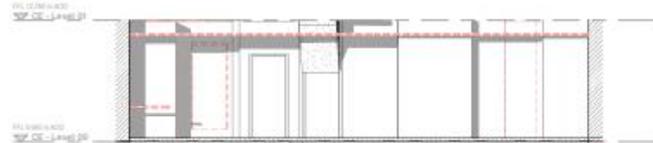


1 Planning - Key Rooms - P.Court Middle Bar - Existing Plan 1:50

2 Planning - Key Rooms - P.Court Middle Bar - Proposed Plan 1:50



C Planning - P.Court Middle Bar Proposed Elevation C 1:50



C Planning - P.Court Middle Bar Existing Elevation C 1:50



A Planning - P.Court Middle Bar Proposed Elevation A 1:50

B Planning - P.Court Middle Bar Proposed Elevation B 1:50



A Planning - P.Court Middle Bar Existing Elevation A 1:50

B Planning - P.Court Middle Bar Existing Elevation B 1:50



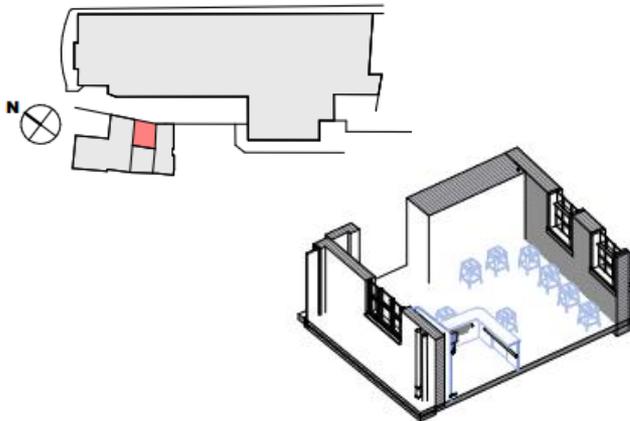
3 Planning - Key Rooms - P.Court Middle Bar - Existing RCP 1:50



4 Planning - Key Rooms - P.Court Middle Bar - Proposed RCP 1:50

# Wheeler St/ Parsons Court Back Bar

PDM - Parsons Court Back Bar Comments	
Key Value	Revised Text
	Existing ceiling repaired with acoustically treated ceiling



C Planning - P.Court Back Bar Proposed Elevation C  
1:50

D Planning - P.Court Back Bar Proposed Elevation D  
1:50



C Planning - P.Court Back Bar Existing Elevation C  
1:50

D Planning - P.Court Back Bar Existing Elevation D  
1:50



A Planning - P.Court Back Bar Proposed Elevation A  
1:50

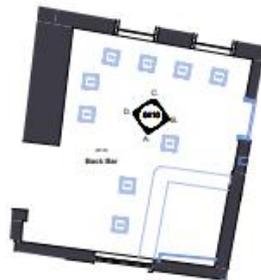
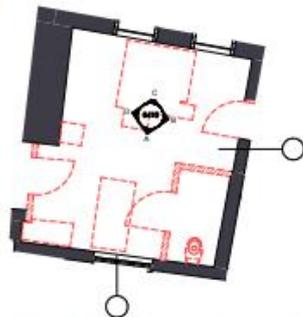
B Planning - P.Court Back Bar Proposed Elevation B  
1:50



A Planning - P.Court Back Bar Existing Elevation A  
1:50

B Planning - P.Court Back Bar Existing Elevation B  
1:50

5 Planning - P.Court Back Bar Axo



1 Planning - Key Rooms - P.Court Back Bar - Existing Plan  
1:50

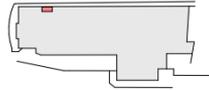
2 Planning - Key Rooms - P.Court Back Bar - Proposed Plan  
1:50

3 Planning - Key Rooms - P.Court Back Bar - Existing RCP  
1:50

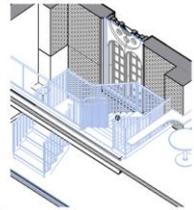
4 Planning - Key Rooms - P.Court Back Bar - Proposed RCP  
1:50

# CE – Proposed Stairs

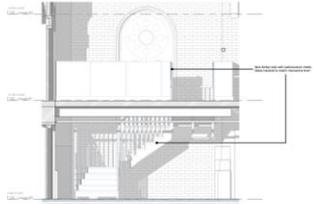
## Foyer Stairs



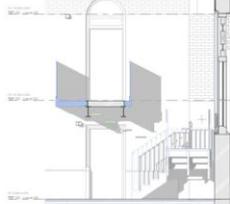
1) Proposed - Foyer Stair Plan



2) Proposed - Foyer Stair Section

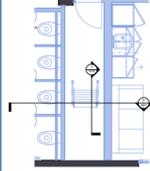
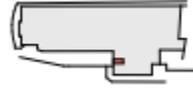


3) Proposed - Foyer Stair Section

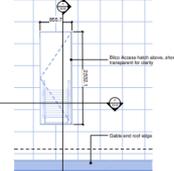


4) Proposed - Foyer Stair Section

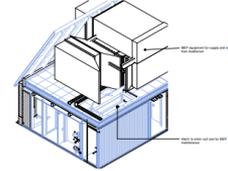
## BOH L2B Stairs



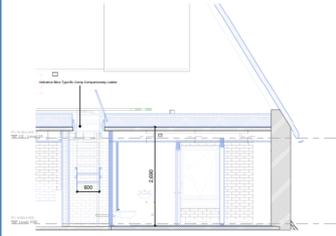
1) Proposed - Proposed BOH L2B Stair Plan



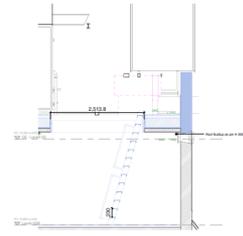
2) Proposed - Proposed BOH L2B Access Hatch Plan



3) Proposed - Proposed BOH L2B Stair Plan

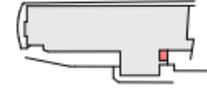


4) Proposed - Proposed BOH L2B Long Section

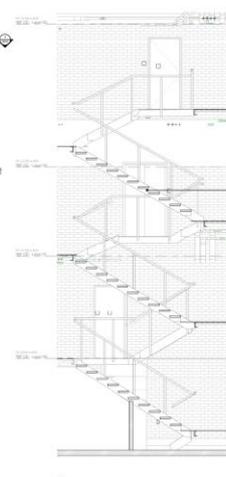


5) Proposed - Proposed BOH L2B Short Section

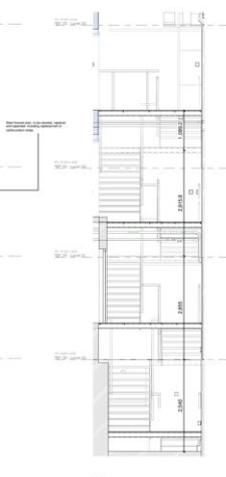
## BOH Stairs



1) Proposed - BOH Stair Plan

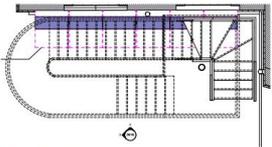
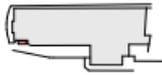


2) Proposed - BOH Long Section

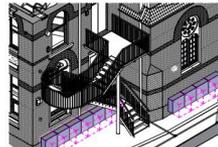


3) Proposed - BOH Short Section

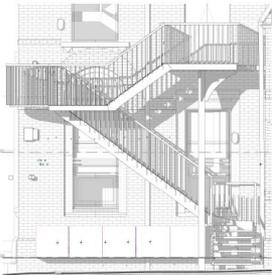
## FOH External Stairs



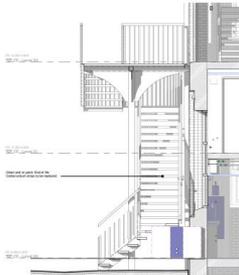
1) Proposed - Existing External Stair Plan



2) Proposed - FOH External Stair Area

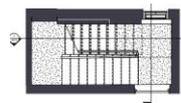
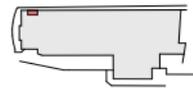


3) Proposed - Existing External Stair Elevation 1

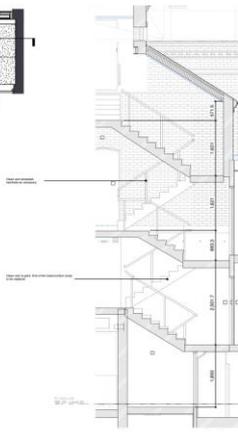


4) Proposed - Existing External Stair Elevation 2

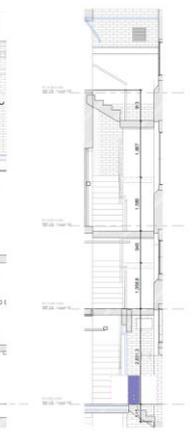
## North Escape Stairs



1) Proposed - Existing North Escape Stair Plan

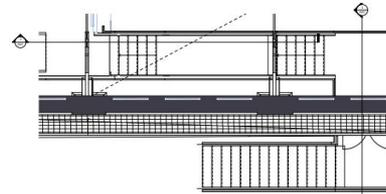


2) Proposed - Existing North Escape Stair Long Section

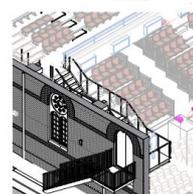


3) Proposed - Existing North Escape Stair Short Section

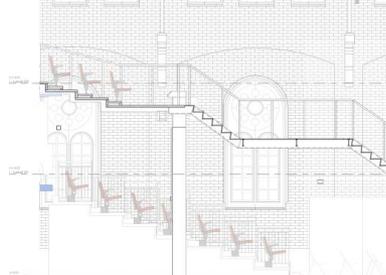
## South Escape Stairs



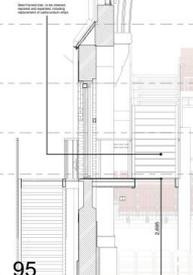
1) Proposed - Existing South Escape Stair Plan



2) Proposed - Existing South Escape Stair Area



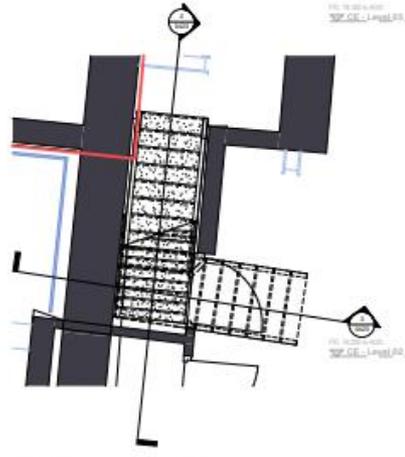
3) Proposed - Existing South Escape Stair Long Section



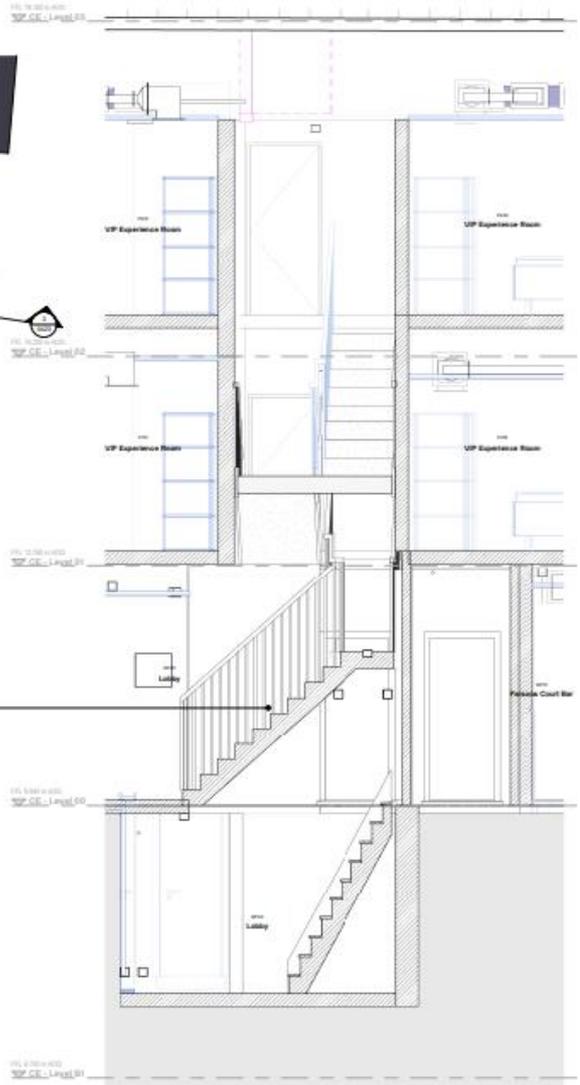
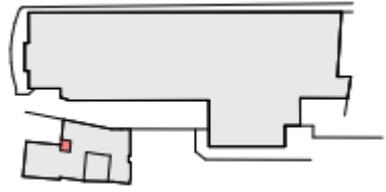
4) Proposed - Existing South Escape Stair Short Section

# Wheeler St/ Parsons Ct Stairway

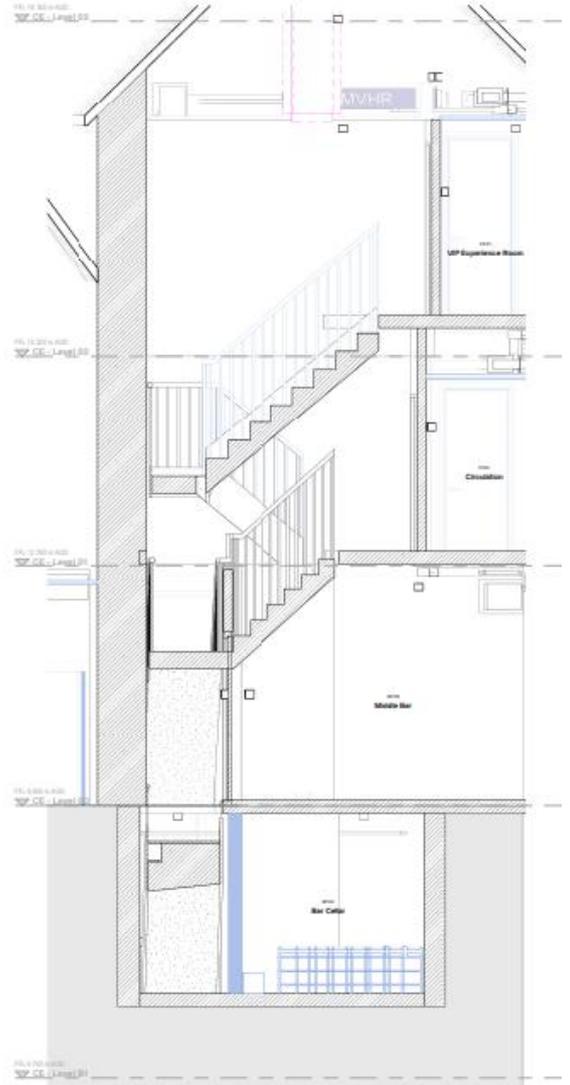
This drawing must be printed in colour, if this text is not **RED** the drawing must be reprinted



1 Planning - Parson's Court Stair Plan  
1:25



2 Planning - Parson's Court Stair Long Section  
1:25



3 Planning - Parson's Court Stair Short Section  
1:25

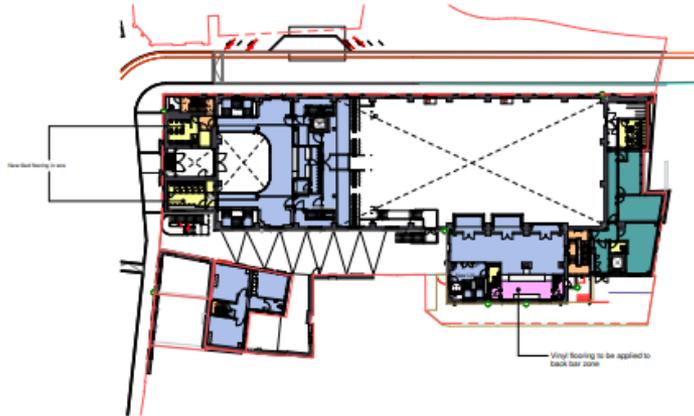


# Proposed Floor Finishes

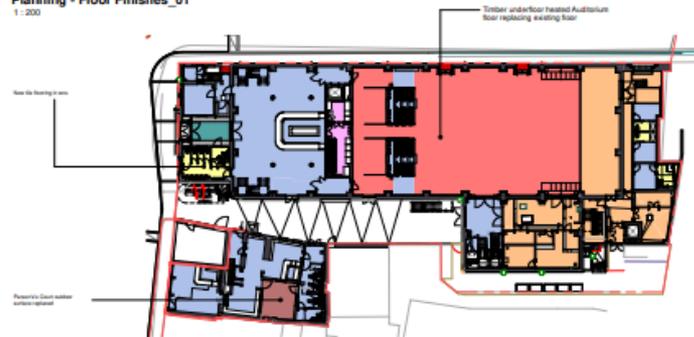
## Floor Finishes Key:

- New Vinyl Flooring
- New Timber Flooring
- New Back Bar Flooring
- New Epoxy Flooring
- New Tiled floor finish
- Paving slabs replaced
- New carpet
- Retained Timber Floor
- Concrete Pavers
- Red Line Boundary

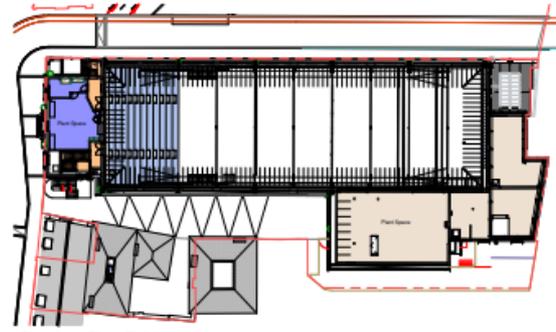
Allow for 75% of timber boarding retained, the rest replaced



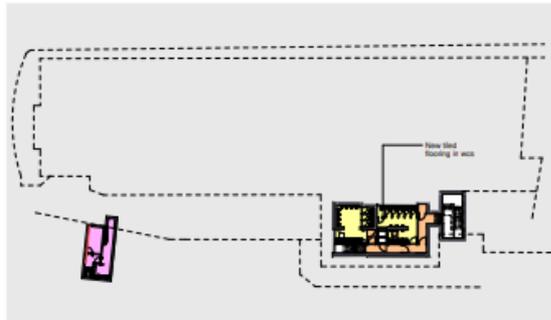
Planning - Floor Finishes\_01  
1:200



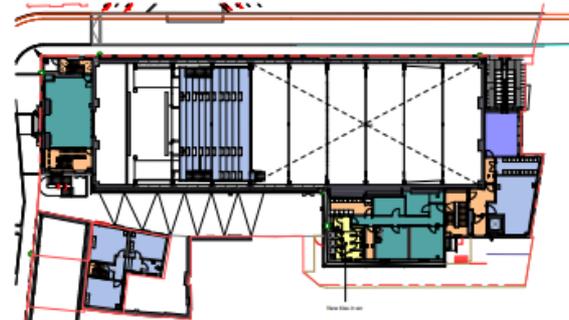
Planning - Floor Finishes\_00  
1:200



Planning - Floor Finishes\_03  
1:200



Planning - Floor Finishes\_B1  
1:200



Planning - Floor Finishes\_02  
1:200

# 25/04386/FUL Planning Balance

## Approval

Material considerations

- 61-71% reduction in energy use;
- Minor uplift in standing capacity;
- Additional step free door



## Refusal

Material considerations

- Low level of 'less than substantial harm to the Listed Buildings and Conservation Area

Officer Recommendation: **Approval** subject to conditions

# 25/04387/LBC Planning Balance

## Approval

Material considerations

- 61-71% reduction in energy use;
- Minor uplift in standing capacity;
- Improved accessibility;
- Secure long terms use as a concert venue.



## Refusal

Material considerations

- Low level of 'less than substantial harm to the Listed Buildings

Officer Recommendation: **Approval** subject to conditions