

APPENDIX 1 LIST OF APPLICATION PLANS AND DRAWINGS FOR APPROVAL

Site plan
001 rev A

Existing plans
099 rev A
100 REV A
101 REV A
102 REV A
103 REV A
104 REV A

Existing elevations
201 REV B
202 REV B
203 REV B
204 REV B
205 REV A
206 REV A

Demolition plans
099 REV A
100 REV A
101 REV A
102 REV A
103 REV A
104 REV A
201 REV A
202 REV A
203 REV A
204 REV A
205 REV A
206 REV A

Proposed plans
101 REV A
099 REV B
100 REV E
101 REV B
102 REV B
103 REV B
104 REV C
105 REV B
106 REV C
107 REV B
108 REV C

Proposed elevations
001 REV E
002 REV E
003 REV C
004 REV B
005 REV A

006 REV B
100 REV C
001 REV B
002 REV B
003 REV B
004 REV B
005 REV B
006 REV B

Detailed Elevations [Bay studies]

001 REV C
002 REV C
003 REV C
004 REV C
005 REV C
006 REV C
021 REV B
022 REV C
023 REV C

Other application documents

Ecology Assessment, of Ramboll, dated 18/12/2019 (including post submission Memo, ref no M1620006771_1, dated March 2020)

Drainage & SUDs Strategy Report, dated December 2019

Framework Travel Plan, of Icen, dated December 2019

Heritage and Townscape Appraisal, of KMHeritage, dated September 2020

Energy Statement, of Hurley Palmer Flatt, dated December 2019

Health Impact Assessment, of Ramboll, dated December 2019

Historic Environment Assessment, of Mola, dated December 2019

Hotel Needs Assessment, of Michels&Taylor, dated September 2019

Land contamination assessment, of SoilConsultants, dated December 2019

Office Marketing Summary Report, of Strettons, dated October 2019

Noise Assessment, of Sharps Gayler, dated December 2019

Statement of Community Involvement, of Cascade, dated December 2019

Outline Fire Safety Strategy, of IFC Group, dated January 2020

Structural Report, of Terrel, dated September 2020

Sustainability Statement, of Ramboll, dated December 2019

Utilities Searches Report, of Hurley Palmer Flatt, dated December 2019

Daylight and Sunlight Assessment, of Avison Young, dated November 2019

Air Quality Assessment, of Ramboll, dated December 2019

Construction Management Plan, of Regal, dated December 2019

Design and Access Statement REV C, of BuckleyGrayYeoman, dated December 2020

Planning and Retail Impact Assessment, of Montagu Evans, dated December 2019

Transport Statement, of Icenl, dated December 2019

Viability Assessment, of DS2, dated 27 April 2020

Proposed methodology for dismantling and reconstructing Historic Masonry Buildings, of PAYE, dated September 2020

APPENDIX 2.1 SITE CONTEXT PHOTOS



Figure 1 Hackney Road junction with Pelter Street.



Figure 2 Hackney Road junction with Diss Street



Figure 3 DJ Simons Building, Existing Hackney Road Elevation



Figure 4 Existing Strouts Place Building Elevation



Figure 5 Pelter Street: Existing building rear elevation far left and properties at 1-14 Vaughan Estate to the right. In grey and blue, the existing medical centre on Strouts Place junction with Pelter Street



Figure 6 Existing Diss Street building elevation, junction with Pelter Street. 1-14 Vaughan Estate shown to the left

APPENDIX 2.2 CGI IMAGES/ FLOOR PLANS



Figure 7 North facing flank wall, Hackney Road junction with Diss Street



Figure 8 South facing flank wall, Hackney Road junction with Pelter Street (residential block)



Figure 9 Diss Street building elevation viewed from south of Stamp Place



Figure 10 View from Pelter Street, south of the application site



Figure 11 Hotel and Office Entrance, West Elevation



Figure 12 West Elevation (Hackney Road)

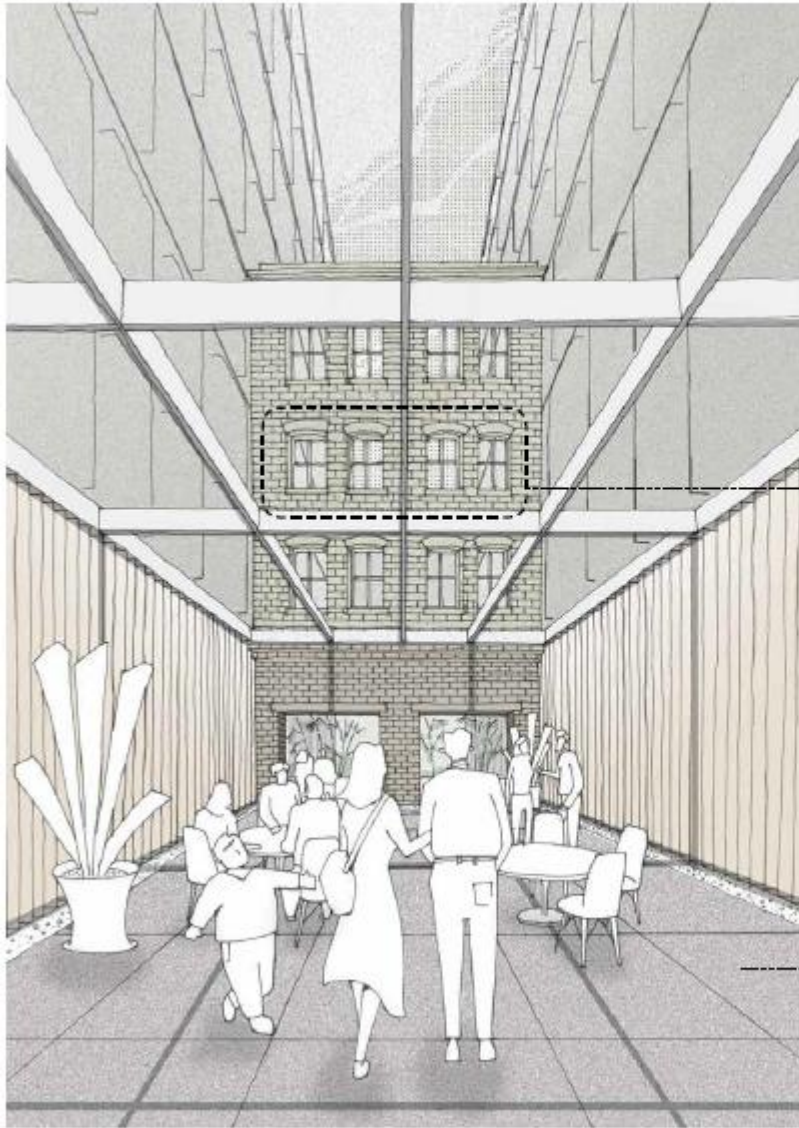


- ① Recessed PPC aluminium framed shopfront windows
- ② Integrated decorative metal louvre panel for ventilation/services
- ③ Tenant signage panel with integrated uplighting
- ④ Enamel finish metal shopfront reveal
- ⑤ Decorative metal stall riser

Figure 13 Retail frontages (Hackney Road)



Figure 14 Proposed office reception



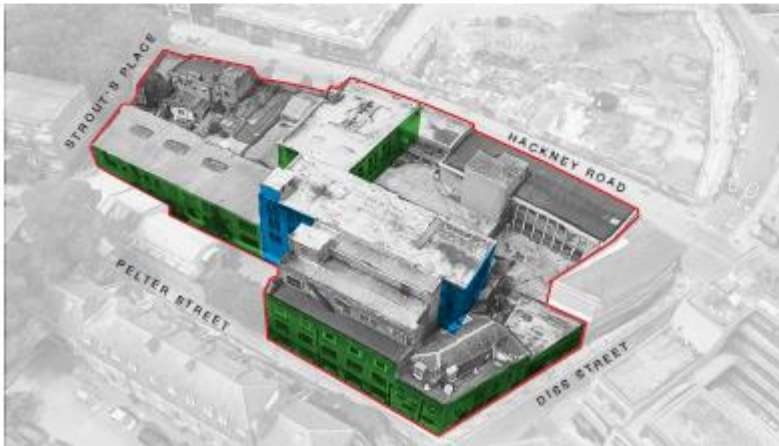
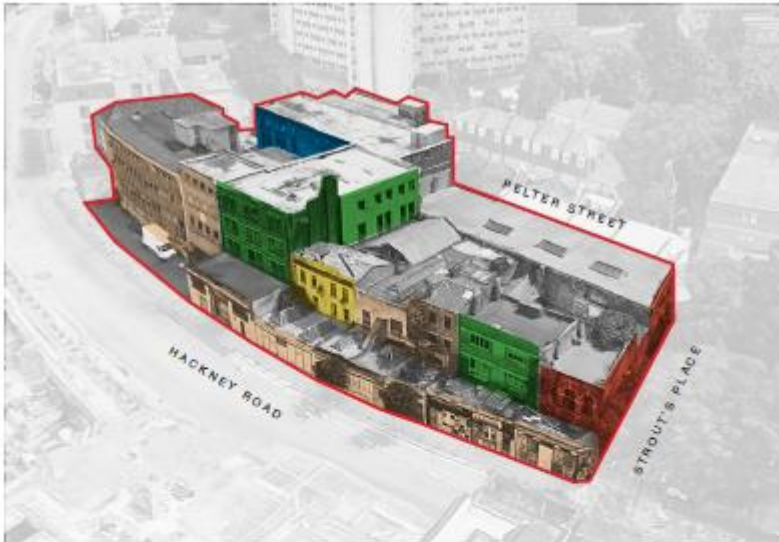
Existing brick facade and windows



Existing Cabinet Works timber flooring re-purposed



Figure 15 Hotel Lounge, preserving the retained brick facade visible through a new glazed roof



- Facade to be retained in place with minor amendments, repairs and support.
- Retain existing facades in place with significant amendments to facilitate structural stability/support and to accommodate new functions behind.
- Fabric to be taken down and rebuilt with significant amendments to facilitate structural stability/support and to accommodate new functions behind.
- Fabric to be taken down and rebuilt with minor amendments to facilitate structural stability/support and to accommodate new functions behind.
- Projecting ground floor shop fronts and site buildings to be demolished.

Figure 16 Facade retention strategy



Figure 17 Hackney Road proposed building elevation (front elevation)



Figure 18 Proposed Pelter Street Elevation (rear elevation)



Figure 19 Proposed Diss Street Elevation



Figure 20 Proposed Strout's Place Building Elevation (residential block)

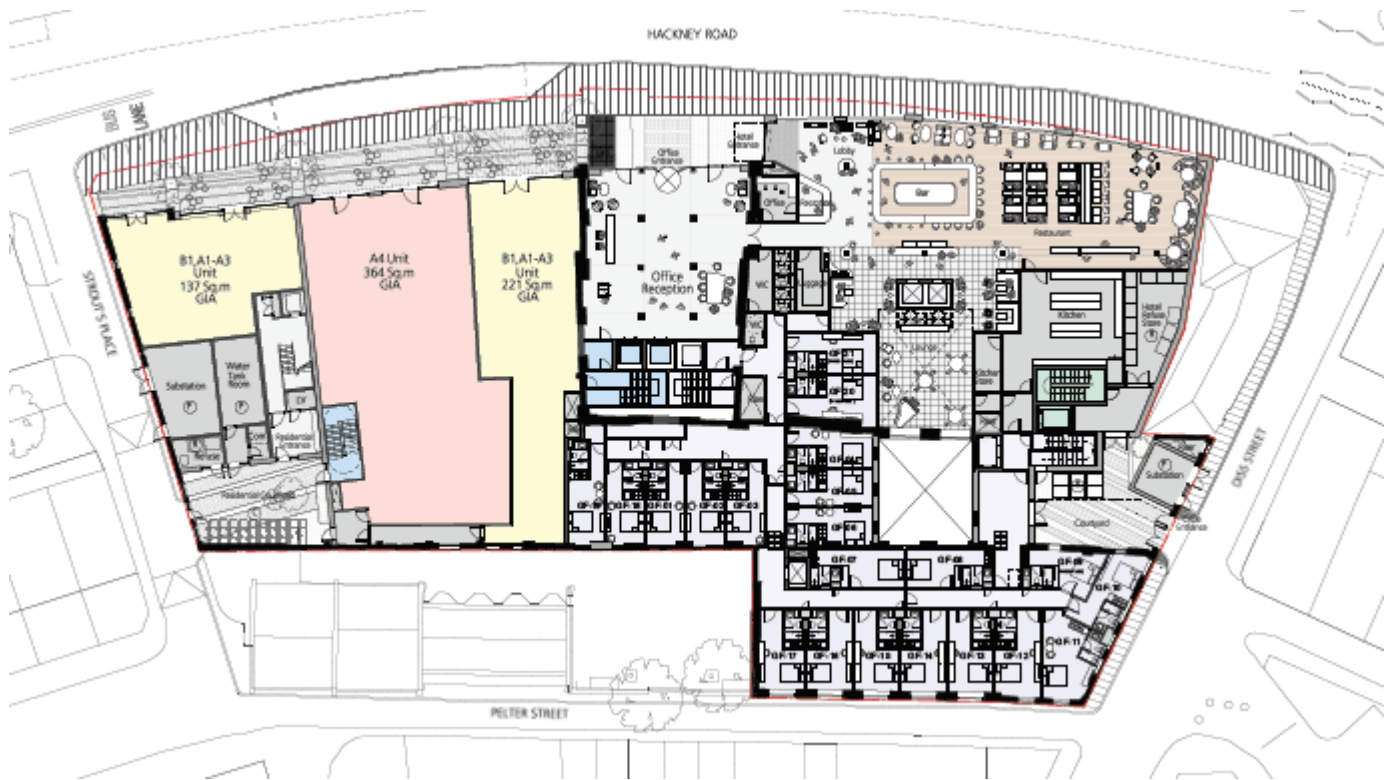


Figure 21 Proposed Ground Floor Plan

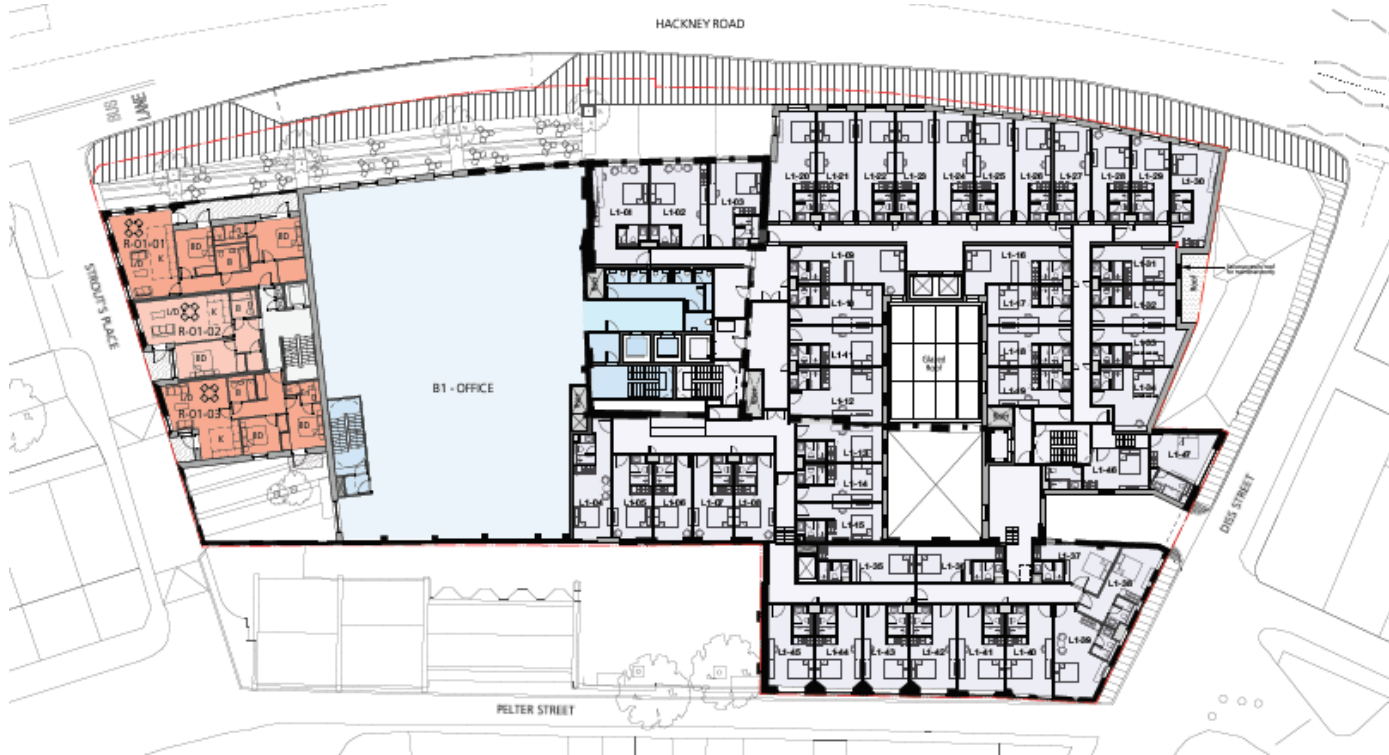


Figure 22 Proposed 2nd floor plan

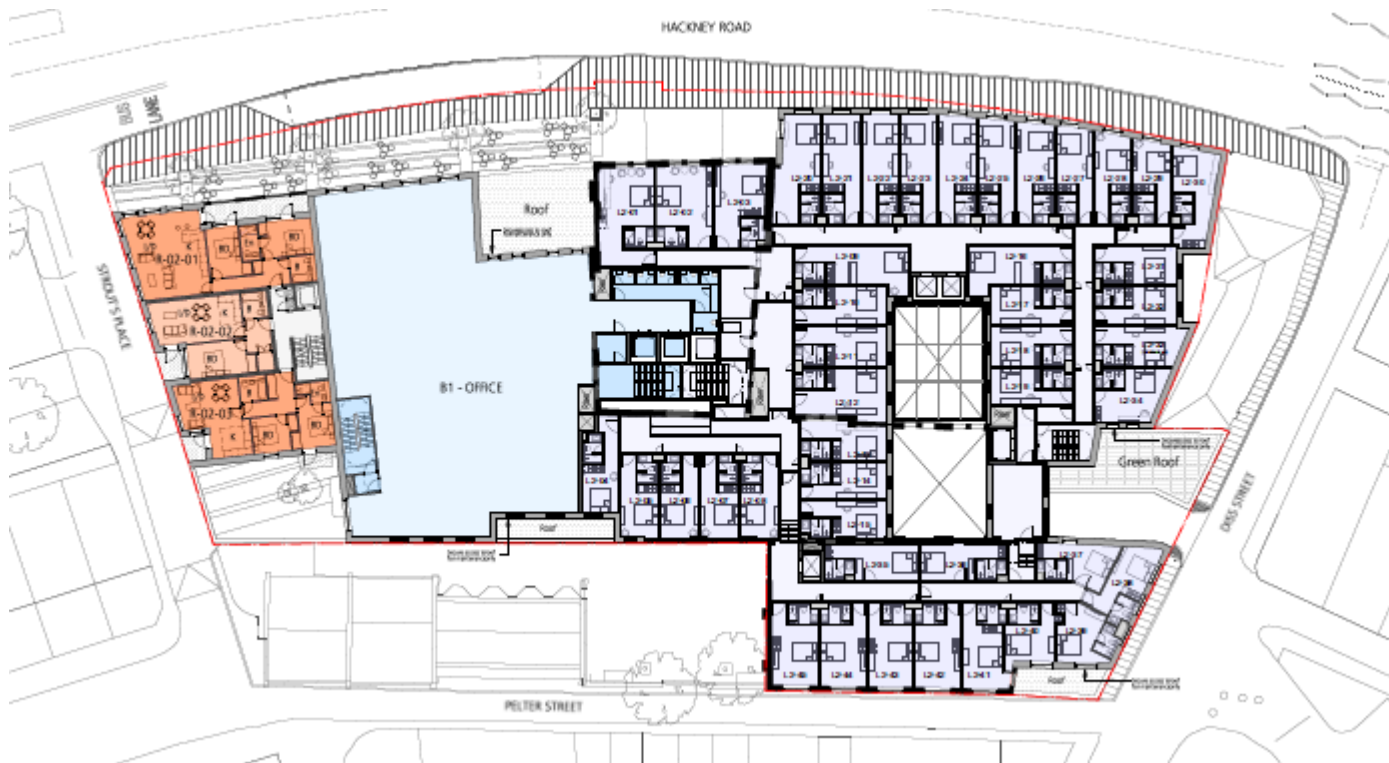


Figure 23 Proposed 3rd floor plan

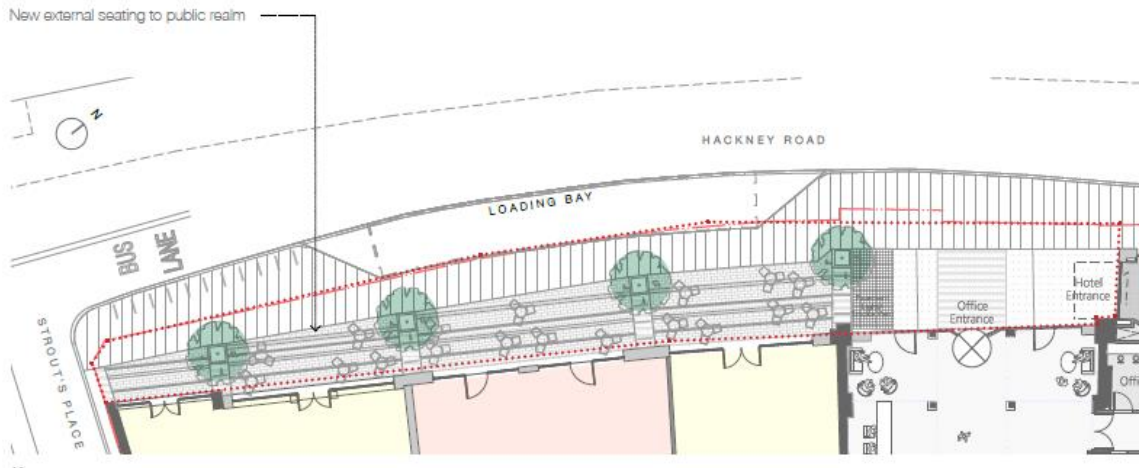
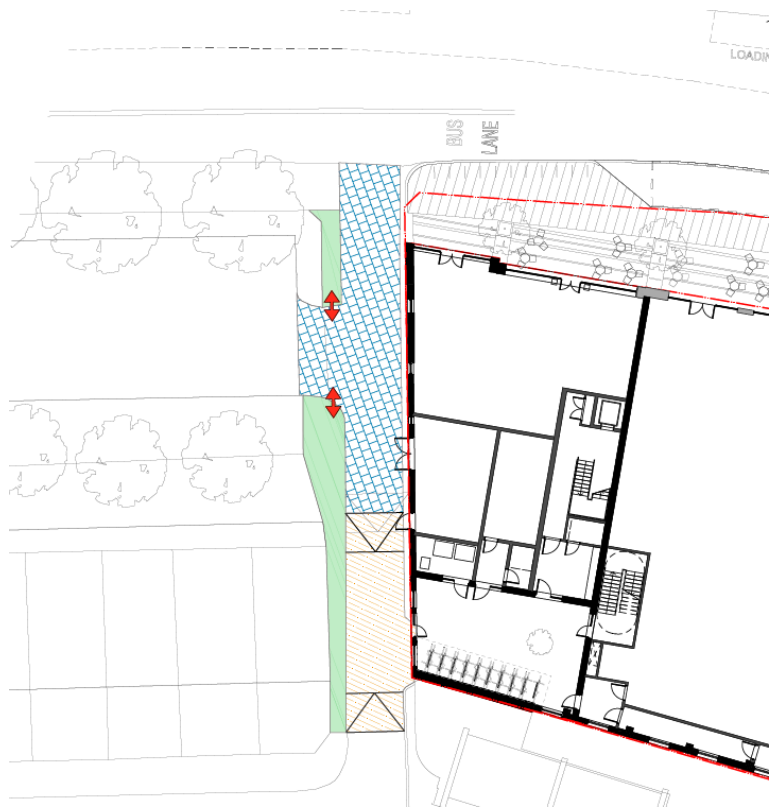


Figure 24 Public improvement works, Hackney Road



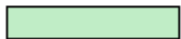
Road surface to be leveled and reinstated with existing pallet



Provision of dropped kerb and tactile paving



Provision of raised table at pedestrian/cycle entrance



Street furniture to be relocated where possible to improve pedestrian comfort

Figure 25 Highways improvement works, Strouts Place

APPENDIX 3 EQUALITY IMPACT ASSESSMENT