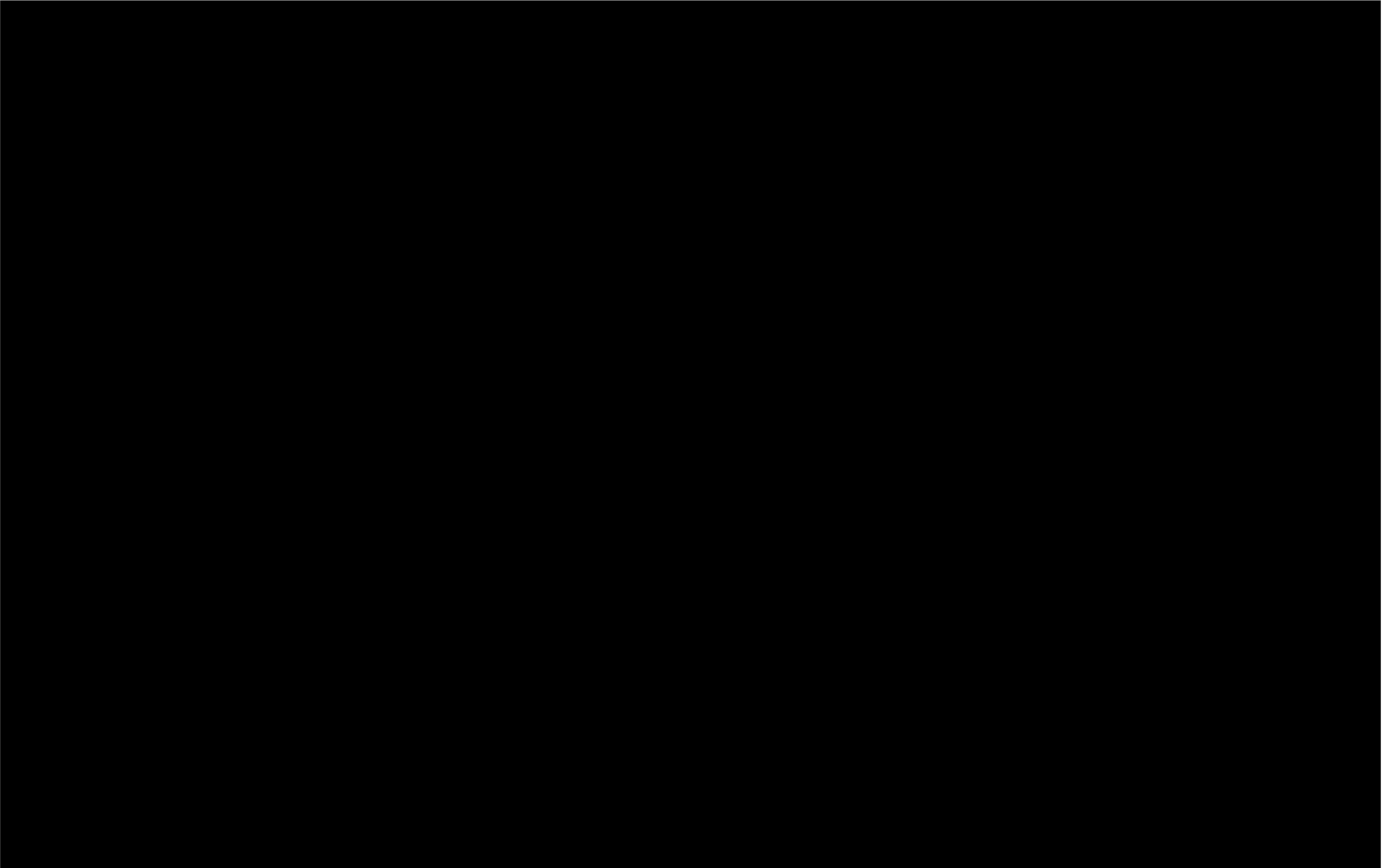




From: Martyn White
Sent: 31 August 2018 11:22
To: Simon Davis
Subject: BR/193/18/L

BR/193/18/L

The application is for Listed Building consent for the refurbishment of two large rooms within the station. This includes the provision of a modern office space with meeting rooms, toilets & kitchen, provision of a mezzanine floor, new heating, ventilation & air conditioning.

The overall concept of the proposal allows for two substantial areas within the station to be put back in to what appears to be a sustainable use. Such a proposal will not only benefit the station, but also increase the vitality of the conservation area as well.

In order to facilitate the new use, it is noted that a mezzanine is proposed to be installed. The provision and location of the mezzanine in the first room allows the main windows to remain 'open' and undisturbed from structures, whilst also allowing for the provision of additional usable floor space. In addition, the use of the mezzanine in its proposed location allows those uses which require a smaller, more intimate place to be located together underneath. This further benefits the existing space in that a large volume remains in one place.

I am unable to provide any comments from a structural point of view (I am not an engineer), but would request that the structure of the mezzanine is such that it is designed so as to minimise the impact that it has on the existing structure. From the information available to me it would appear that there are to be three posts to support the mezzanine, which would help to maintain the open character of the space.

I note that existing doors will be maintained and it is assumed that the existing tiles will be 'protected', and left exposed as part of the proposal, as hinted to as part of the Design, Access and Heritage Statement?

Whilst reference is made to the installation of services and vents etc., there does not appear to be much information regarding this as part of the application. Listed Building Consent will be required for the installation of vents etc. and it would be helpful to see this information as part of this current application.

You may wish to condition issues such as colours and material for fittings by way of condition.