

Primark Reading – Description of Planning Amendments

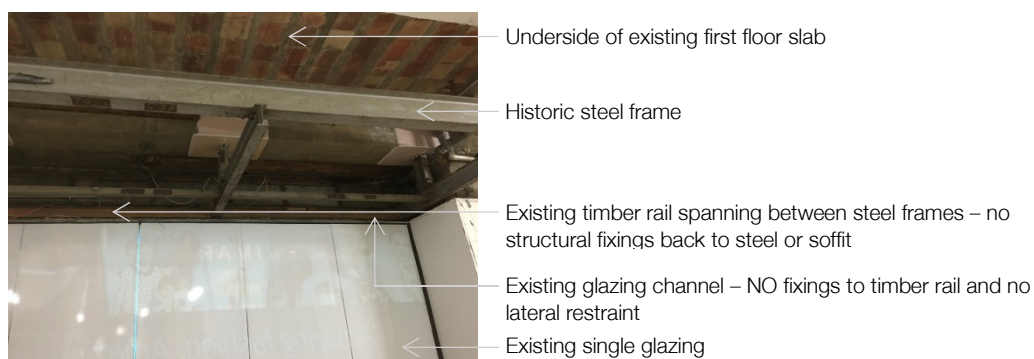
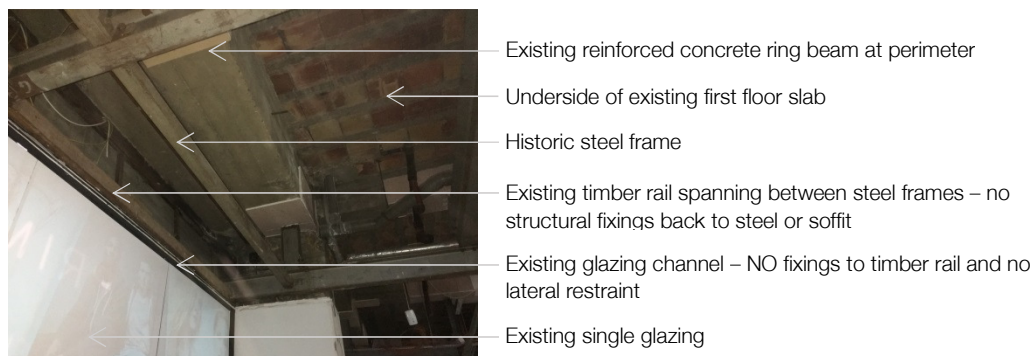
Reason For Change:

Once the existing ground floor retail unit had been vacated and strip out works had commenced, a number of items of original construction were discovered on the ground floor. These discoveries require remedial work which will affect the building envelope. Please find below summary of the on-site discoveries which relate to changes in the planning documentation.

Existing Single Glazing Along Cheapside and Friar Street –

Once the existing suspended ceiling had been stripped out and the existing glazing framing had been exposed, it was apparent that the original installation was incomplete and unsafe. The glazing framing at the head was unrestrained and had no structural fixings back to the soffit to prevent lateral movement. Specialist sub-contractors have reviewed the existing installation and stated that it will not be possible to warrant or safely carry out remedial works to the existing. As such the installation has been deemed unsafe and has now been temporarily supported using timber framework. See below summary of observations of the existing construction.

1. The glazing head channel is intermittently fixed to a horizontal timber frame comprising of 50 x 50mm timber struts at approximately 550mm centres.
2. A horizontal timber ladder frame is fixed back to the underside of the concrete down stand beam.
3. External metal cladding panel is fixed to the external face timber ladder frame.
4. No, breather membrane, sheathing or backing board no sub frame with insulation to support the metal cladding no vapour barrier or EDPM.
5. No flashings dressed into or around the existing columns and structure to prevent ingress of water.
6. Large span glazing panels are not tied back to the upstand and there is no structural, lateral support to the glazing.
7. Large span glazing is supported in a single frame with silicone joints, this is non compliant.
8. Further along Cheapside the glass panels have intermediate structural glass fins but these are supported from timber framework rather than fixed back to the floor slab



Internal photos of existing glazing and soffit following strip out



External photos of existing glazing

Steelwork from historic canopy -

Furthermore, the strip out works uncovered a substantial steel frame along the Cheapside and Friar Street elevations which formed a cantilever structure to support a historic external canopy (1950's). The canopy has since been removed (the projecting, cantilevered steelwork has been crudely 'cut off' behind the fascia panels) but the steel framework internally remains. The remaining frame also needs to be removed as it is redundant and cannot work with the proposed services layout internally. Although this does not impact on the external arrangement, removal of the steel frame will further necessitate the removal and replacement of the existing glazing due to it's proximity to the existing framing.



Proposals:

In order to replace the existing glazing it will be necessary to:

- Construct an external hoarding along both the Friar Street and Cheapside elevations. See hoarding proposal below
- Demolish the existing glazing and strip out all associated framing redundant framework and connections to structure
- Strip out the internal steel frame (as described above)
- Strip out historic timber framing internally and prepare opening
- Install new double glazed framework – mullions to span from structural blockwork upstand to the underside of the reinforced concrete downstand above. The proposed system is Raico Therm+ 56 Curtain Wall System. Framing to receive powdercoated finish to match existing frame.
- Install carrier tray at high level between mullions for fixing of new insulation and weatherproofing
- Install new powdercoated, insulated stall riser cladding and cill below the new glazing. Finish to match existing frame
- New glazing to comprise x1 pane of toughened, glass and x1 pane of toughened, laminated, glass. Whole unit to achieve 1.8w/Km² to comply with Building Regulations
- Installation carried out during normal working hours and by way of our Hiab Lorry to lift the glazing into place
- Glazing samples will be offered for LA approval prior to manufacture

Updated Planning Drawings:

Ground Floor GA - MS 200

- Updated notation to the proposed ground floor general arrangement plan indicating the location of new double glazed infills – Layout updated to show new framed double glazing (with mullions typically every 1500mm) to be installed within individual existing openings along both the Cheapside elevation and the Friar Street elevation of the building.

Proposed Street Elevations – Friar Street Elevations 1 and 2 – MS 750

- Updated notation to the proposed Friar Street elevation indicating the location of new double glazed infills – Layout updated to show new framed double glazing (with mullions typically every 1500mm) to be installed within individual existing openings along the Friar Street elevation of the building.

Proposed Street Elevations – Cheapside Elevations 3a and 3b – MS 751

- Updated notation to the proposed Cheapside elevation indicating the location of new double glazed infills – Layout updated to show new framed double glazing (with mullions typically every 1500mm) to be installed within individual existing openings along the Cheapside elevation of the building.

Ground Floor Glazing – Typical Window Bay – MS 630

- New detail drawing showing 1:20 detailed elevation, vertical section and sectional plan through a typical section of new glazing within an existing opening on the Cheapside elevation of the building.

Ground Floor Glazing – Head Detail – MS 631

- New detail drawing showing 1:5 detailed section through the head of the new glazing showing indicative interface with the existing installation.

Ground Floor Glazing – Cill Detail – MS 632

- New detail drawing showing 1:5 detailed section through the cill of the new glazing showing indicative interface with the existing installation.

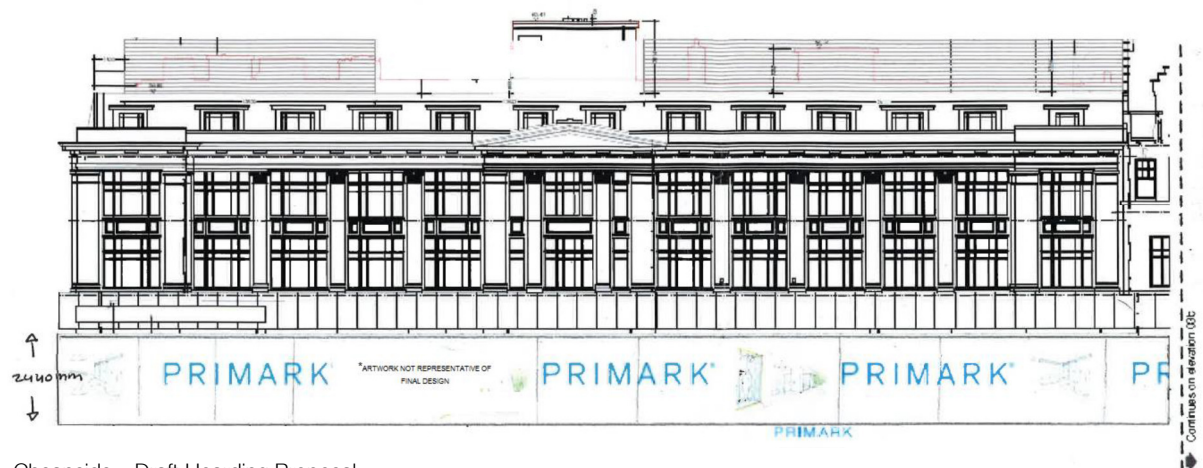
Hoarding Proposal

The proposal requires the construction of a fully enclosed hoarding extending 1000mm beyond the building line. The hoarding would be constructed in early February 2017 for a duration of 22 weeks – final dates are to be agreed. The hoarding will set out to provide a minimum 1200mm clear width on the remaining pavement, increasing to 1400mm in places. Draft proposals have been produced by the contractor. All graphics / signage are indicative only. The hoarding would be installed to a height of 2440mm above pavement level. Further information below:

- Bulkhead lights to be fixed to the top of the hoarding at 3000mm centres
- Access door to open inward
- No street signage to be affected and no street furniture obstructed
- Hoarding artwork to be confirmed – indicative only
- No fire exits will be affected by the proposals



Friar Street – Draft Hoarding Proposal



Cheapside – Draft Hoarding Proposal