

**OUR**

**CULTURAL**

**HEART**

**HUDDERSFIELD**

**DESIGN & ACCESS  
STATEMENT ADDENDUM**

JANUARY 2024

 **CHAPMAN TAYLOR**

**GILLESPIES**

 **bam**

**PEGASUS  
GROUP**

**Yonder**

# Our Cultural Heart

## Huddersfield, UK

Design & Access Statement Addendum

January 2024

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GROUP

Yonder

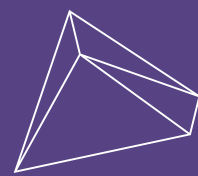
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CHAPMAN TAYLOR

GILLESPIES

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**CHAPMAN TAYLOR**

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# 1 Executive Summary

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# 1 Executive Summary

## 1.1 Purpose of the Document

This Design & Access Statement Addendum supports a S73 application and new Listed Building Consent to vary aspects limited to the Queensgate Market Hall building as part of the consented Our Cultural Heart (formerly known as Kirklees Cultural Heart). The principle current approvals being amended are full Application Reference\_2022/48/93248/W and Listed Building Consent Ref\_ 2022/65/93235/W.

The amendments (identified as phase 1) pertain to the proposed Library, Food hall and adjacent (event square) public realm, as set out upon the proposed plans.

Prepared by Chapman Taylor on behalf of the Applicant, the purpose of the document is to record the development of the design following a technical peer review, including any key design decisions, proposed strategies, design team co-ordination, and stakeholder consultation.

It provides design commentary for the planning amendment application and should be read in conjunction with the following documentation:

- Application Forms
- Planning Statement
- Architects Drawings
- Landscape Architects Drawings
- Environmental Statement Addendum
- Heritage related addendums.

And the following previously submitted information:

- Design and Access Statement (CDT430201-FCB-XX-XX-

RP-A-010050\_P01) prepared by Fielden Clegg Bradley Studios

- Heritage Statement (CDT430201-FCB-XX-XX-RP-A-000001\_V2) prepared by Fielden Clegg Bradley Studios.

## 1.2 Project Background

The Application Site, now known as the ‘Our Cultural Heart’, is located within the core of Huddersfield Town Centre; approximately 350 metres south-east of Huddersfield train station and in close proximity to Huddersfield Town Hall to the west. It is located within the Ring Road (A62 Castlegate / Queensgate / Southgate) and is bound by Queensgate A62 to the south and south-east; by Queen Street to the east; by King Street to the north and by Victoria Lane, Peel Street and Alfred Street to the west.

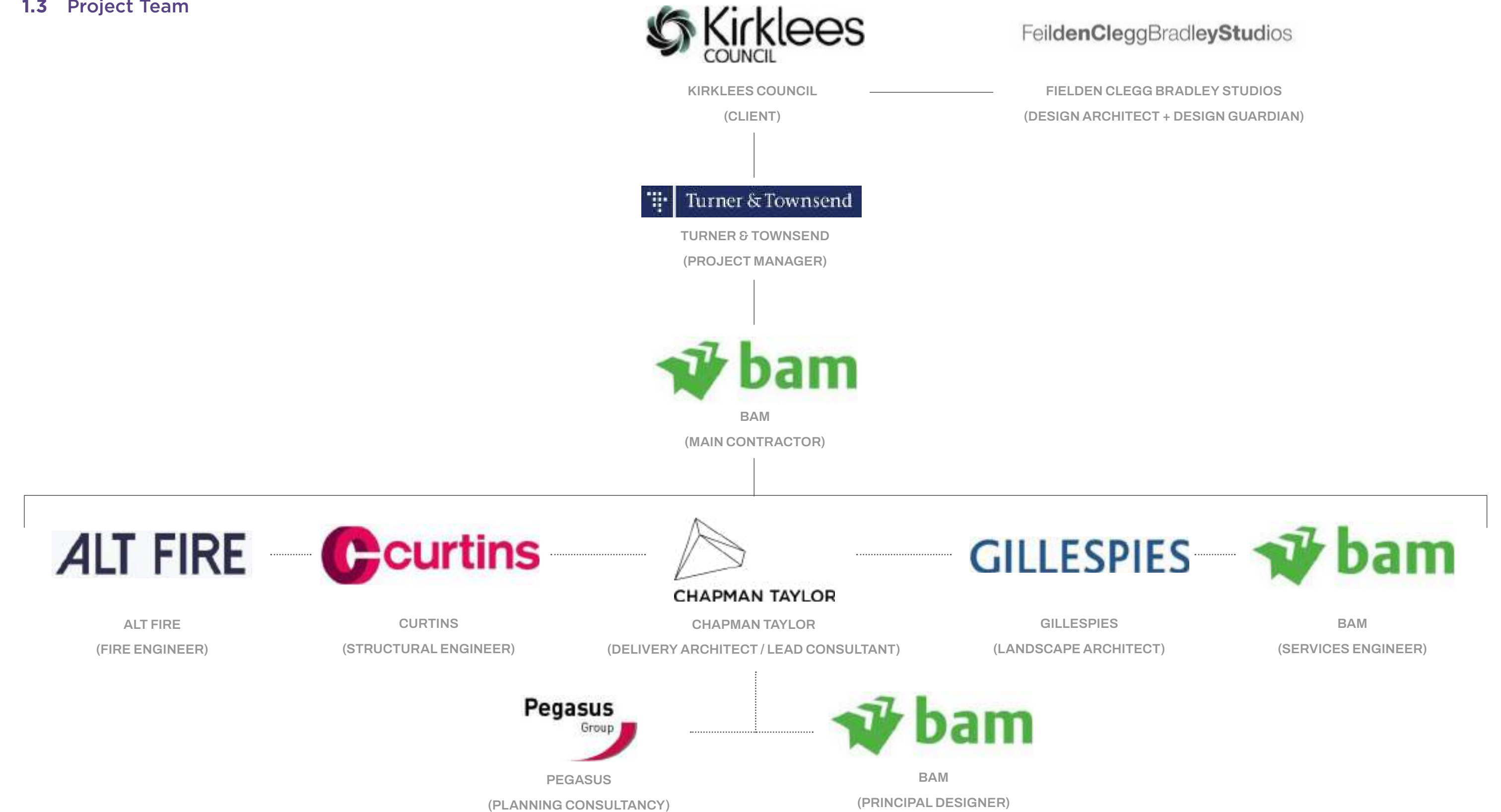
Masterplan proposals for 3.93 hectare site include extensive public realm works and the following built accommodation:

- A new Museum within the existing Library and Art Gallery, including a new build extension, to house collections celebrating the history and culture of town.
- A new Gallery to Queen Street providing purpose-designed spaces to attract emerging and acclaimed artists and touring exhibitions and enhance education and events programmes.
- A new Library that better responds to the local community’s needs and act as a new civic destination.
- A Food Hall set within the existing Queensgate Market offering a vibrant leisure destination and providing much needed evening activity and economy to the area.
- A new Venue housing 2,200 people, supported by a 350 space multi-storey car park, that offers opportunities to draw in events/conferences and supplement the evening activity.

The Masterplan proposals were developed by Fielden Clegg Bradley on behalf of Kirklees Council with Planning and Listed Building Consents approvals granted July 2023.

Chapman Taylor were appointed to undertake the detailed design and delivery stages (RIBA Work Stages 3+ - 6) for Phase 1 of the Masterplan; consisting of the Library, Food Hall and adjacent central square of the public realm works. The Design Team have since undertaken a series of Technical Reviews to review the approved Planning scheme which have resulted in several recommendations and design changes to be presented within this addendum report. Regular Design Reviews with the Client and Fielden Clegg Bradley Studios have been scheduled alongside the development of these design changes to ensure the amended scheme proposals still reflect the original design intent and aspiration.

## 1.3 Project Team





# 2

## 2 Library & Food Hall Design Changes

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## 2 Library & Food Hall Design Changes

### 2.1 Use & Amount

#### 2.1.1 Use

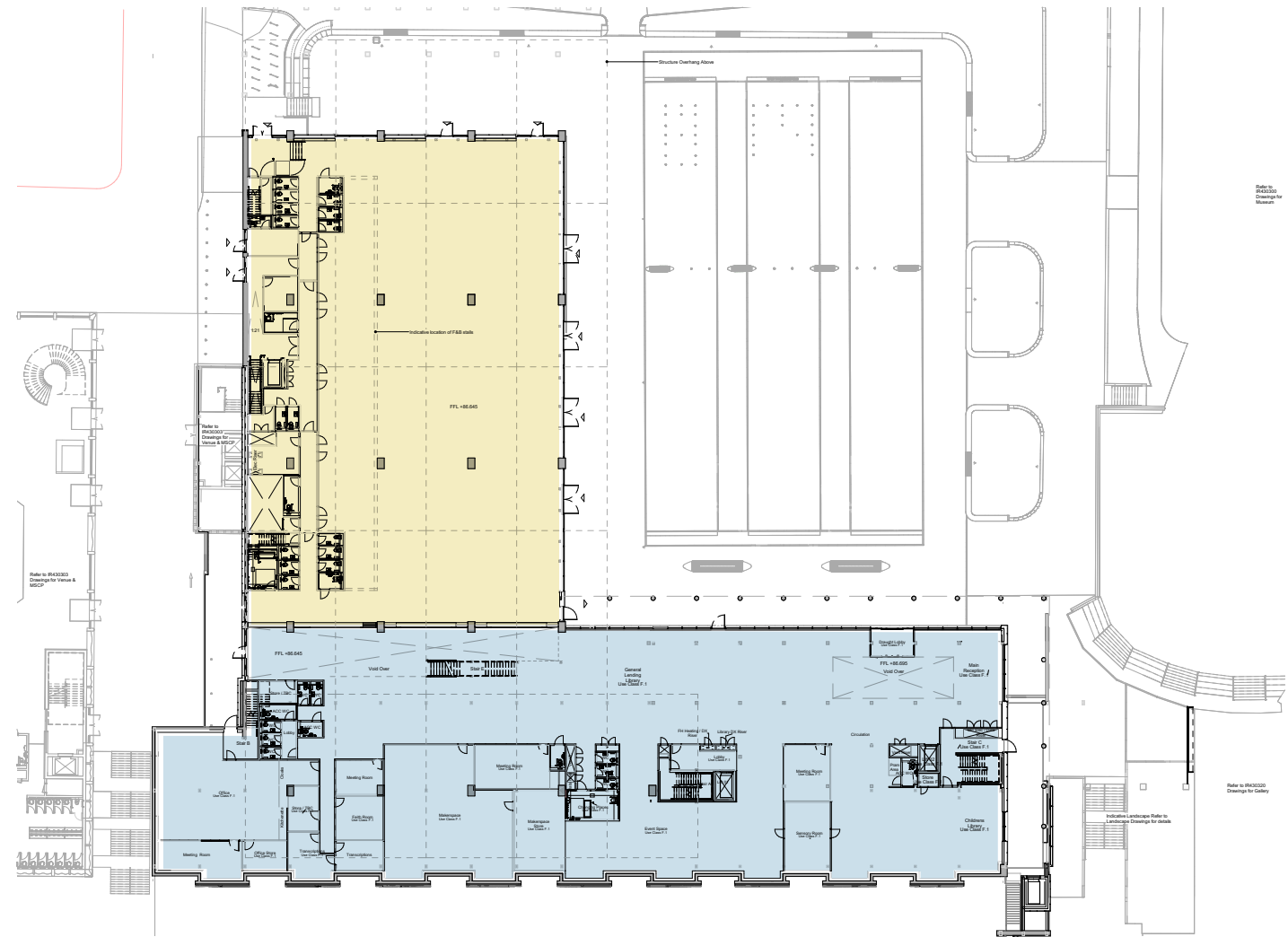
Proposals for the existing purpose-built Grade II listed indoor market hall remain as the approved scheme; with plans for its refurbishment and change of use to an indoor food hall (use class E(b)) and new public library (use class F1(d)), including accommodation for the West Yorkshire Archive Service (WYAS). Both the food hall and library functions will continue to sit below the existing hyperbolic paraboloid concrete roof structure.

Whilst the two uses are no longer proposed to be separated by a fully glazed internal screen; large, glazed apertures are proposed to maintain visual connection between the two spaces.

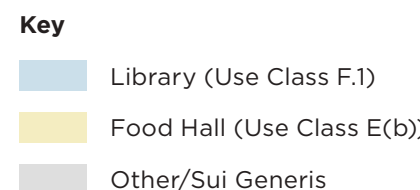
As before, the principles of the refurbishment approach are largely maintained; with elements of the existing market demolished, retained fabric upgraded and supported by some new build extension works. Key differences in the amended scheme are in the scope of retention and new build extension works, with the omission of the Level O2 extension housing the event space (further discussed in Section 2.2.5) and the retention of more existing lower ground fabric. Existing building works are summarised within the Heritage section of this document and outlined in the accompanying Listed Building Consent submission.

#### 2.1.2 Amount

The food hall will have a proposed GEA of 2,581 sqm. The library will have a proposed GEA of 5,067 sqm; of which 2,081sqm will be new-build.



Use Plan (Upper Ground Floor)



Approved Use Plan (Fielden Clegg Bradley)

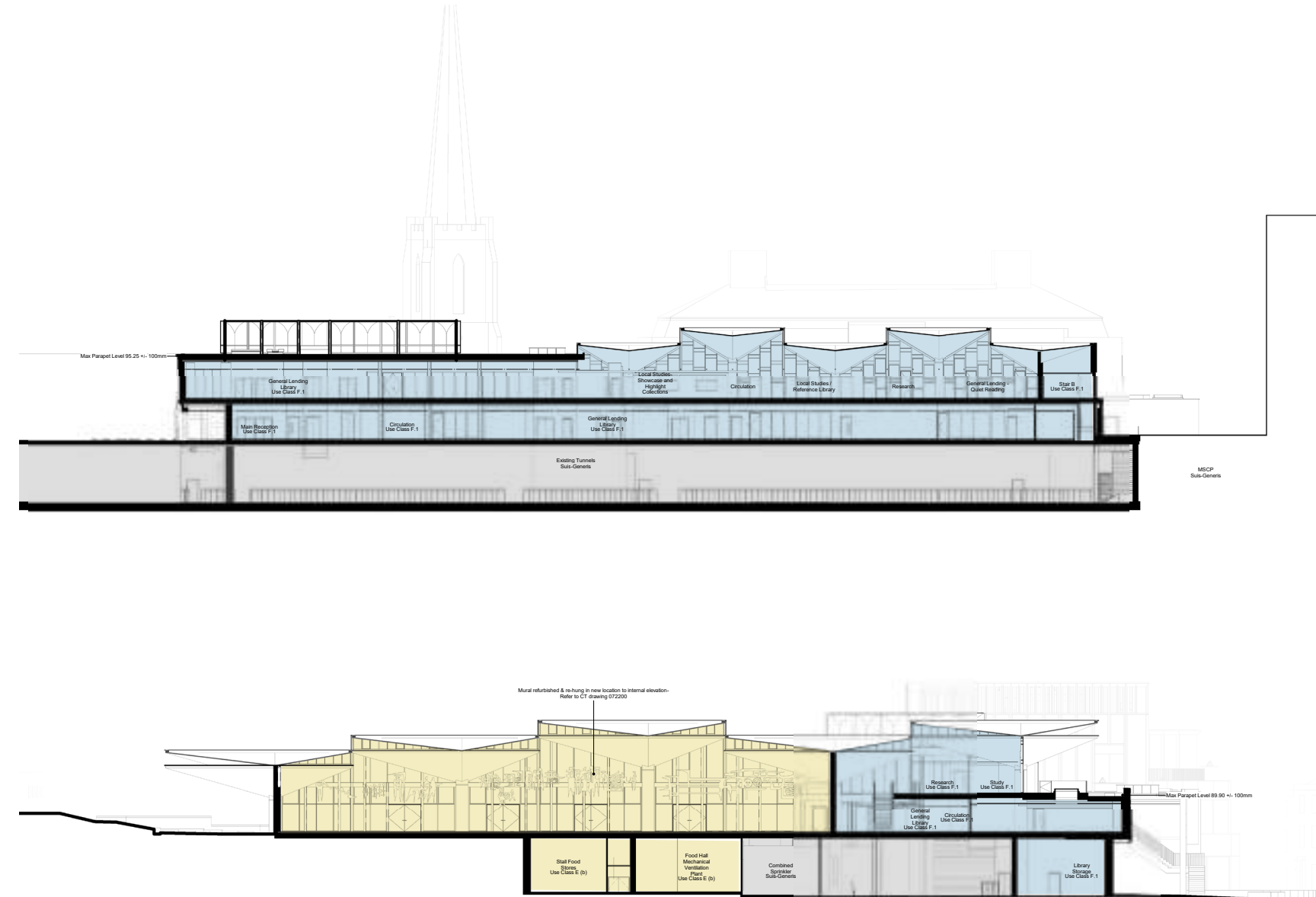
### 2.2 Library Layout

#### 2.2.1 Overview

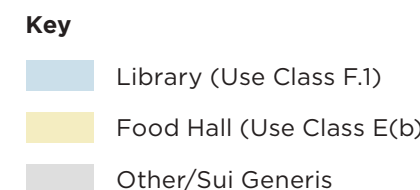
The organisation of the library still generally adheres to the outline principles and aspiration of the planning approved scheme summarised below:

- Reflects the core four service offers – Culture, Health, Digital, and Reading.
- Is a place of ‘sanctuary’ that is valuable and better connected to the community.
- Is welcoming and accessible to all.
- Provides open, modern, flexible spaces that easily flow together with minimal subdivisions to allow future ease of reorganisation or adaptation.
- Provides principal access off the new public square with secondary access from Queensgate.
- Allows service vehicle access from the existing tunnels, also via Queensgate.
- Forms the western edge of the new square.
- Provide passive supervision of the new square via extended opening hours (64 hours a week).

The following section will outline the layout and organisation of the amended planning proposals across each of the floor levels. Whilst key variations from the planning approved scheme will be noted, supporting explanation documenting the reason for the change will be provided alongside a suite of comparison drawings for side-by-side review (Section 6).



Section Diagrams through Library & Food Hall

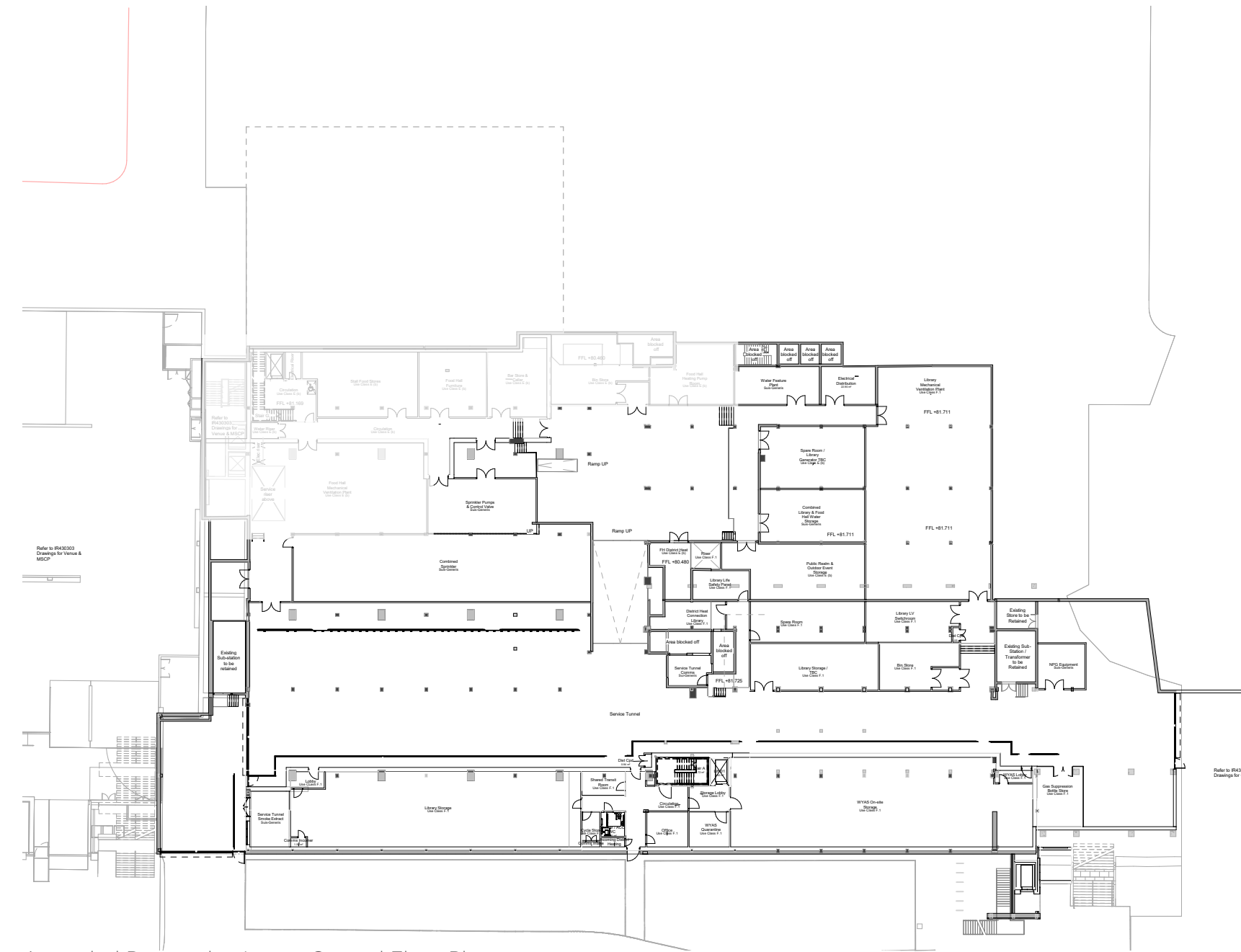


2.2.2 Lower Ground Floor

The existing north-south service vehicle route, servicing the Library, Food Hall and wider masterplan is maintained as part of the amended scheme. The mechanical and electrical plant rooms serving the Library are still accommodated at this level in the same area of the floor plan, however, the amended scheme proposes to retain more of the existing fabric in this location to reduce the extent of invasive demolition works. This has resulted in the rearrangement of the plants spaces to suit the retained eleme

The main change to the Library accommodation at this level comes from the relocation of the public services, including the Makerspace, and staff workspaces. Storage and WYAS storage have been relocated to this level to take advantage of higher floor loading and floor to floor heights, maximising their storage opportunities.

As a result of relocating the storage to this level, the need for an accessible public entrance from Queensgate and requirement to introduce glazing is negated, therefore the number of new openings required in the Queensgate elevation is reduced to one single door to access staff facilities.



Amended Proposals - Lower Ground Floor Plan

**Key**  
— Planning Boundary



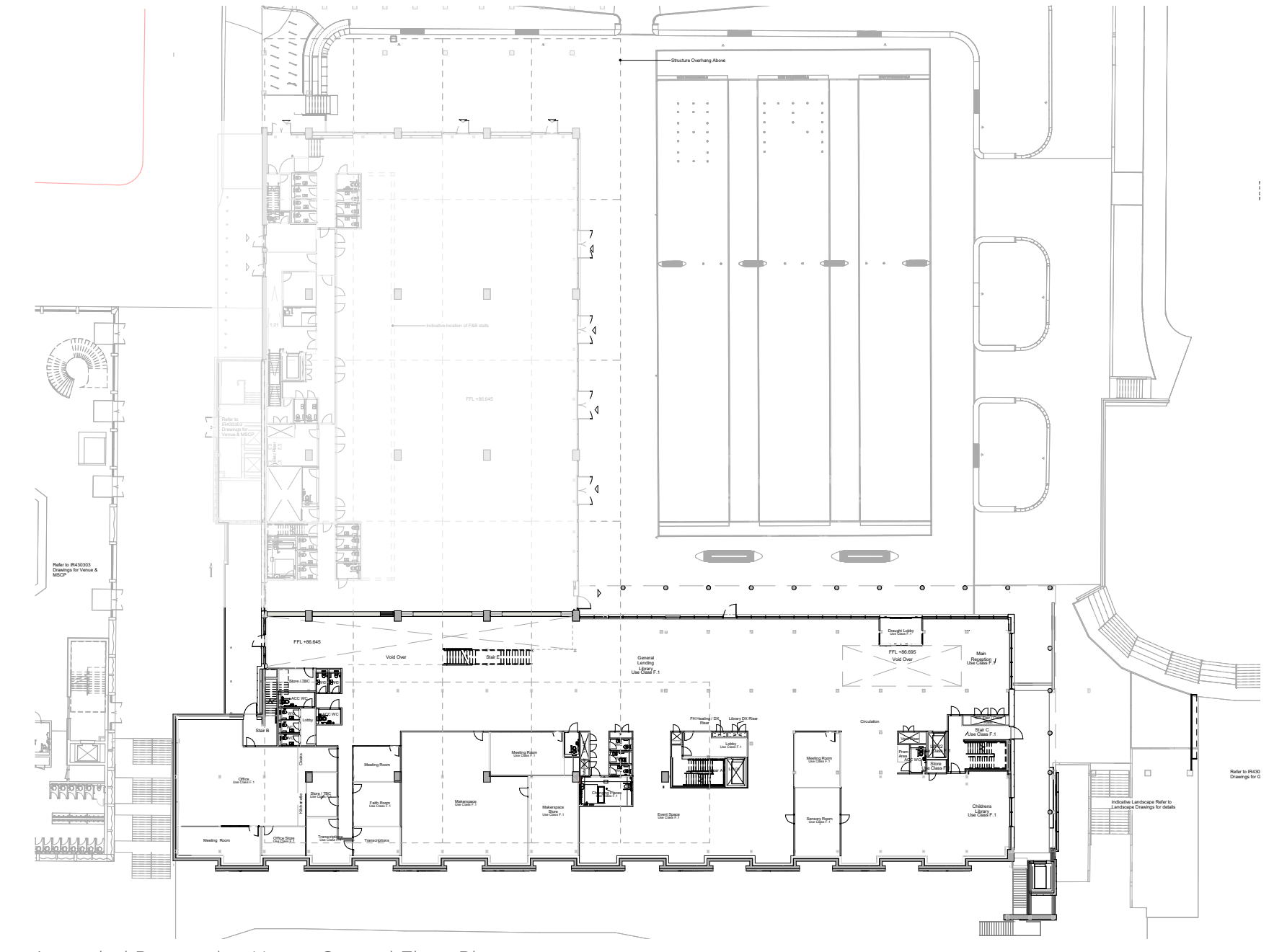
2.2.3 Upper Ground Floor

As per the original approved scheme, the majority of the library's public functions are located at this level, with frontage maintained to the new public square.

The Makerspace and staff offices, previously located at Lower Ground Floor are now proposed to this level; occupying the southern end of the library footprint backing on to Queensgate. To avoid the introduction of windows to these spaces and impact to the existing fabric; additional roof lights are proposed to provide natural light.

Proposed lift positions have been rationalised from three positions to two, with the main public lift now relocated and reorientated to improve visitor access from the main entrance.

The key change to proposals at this level is the treatment of the separating wall between the library and the food hall. A full height, fire rated, glazed screen was proposed in the original approved scheme, however further review presented the following technical issues (outlined in Section 2.3.2) that have lead to the development of a mixed, solid wall approach with windows to maintain visual connectivity.



Amended Proposals - Upper Ground Floor Plan

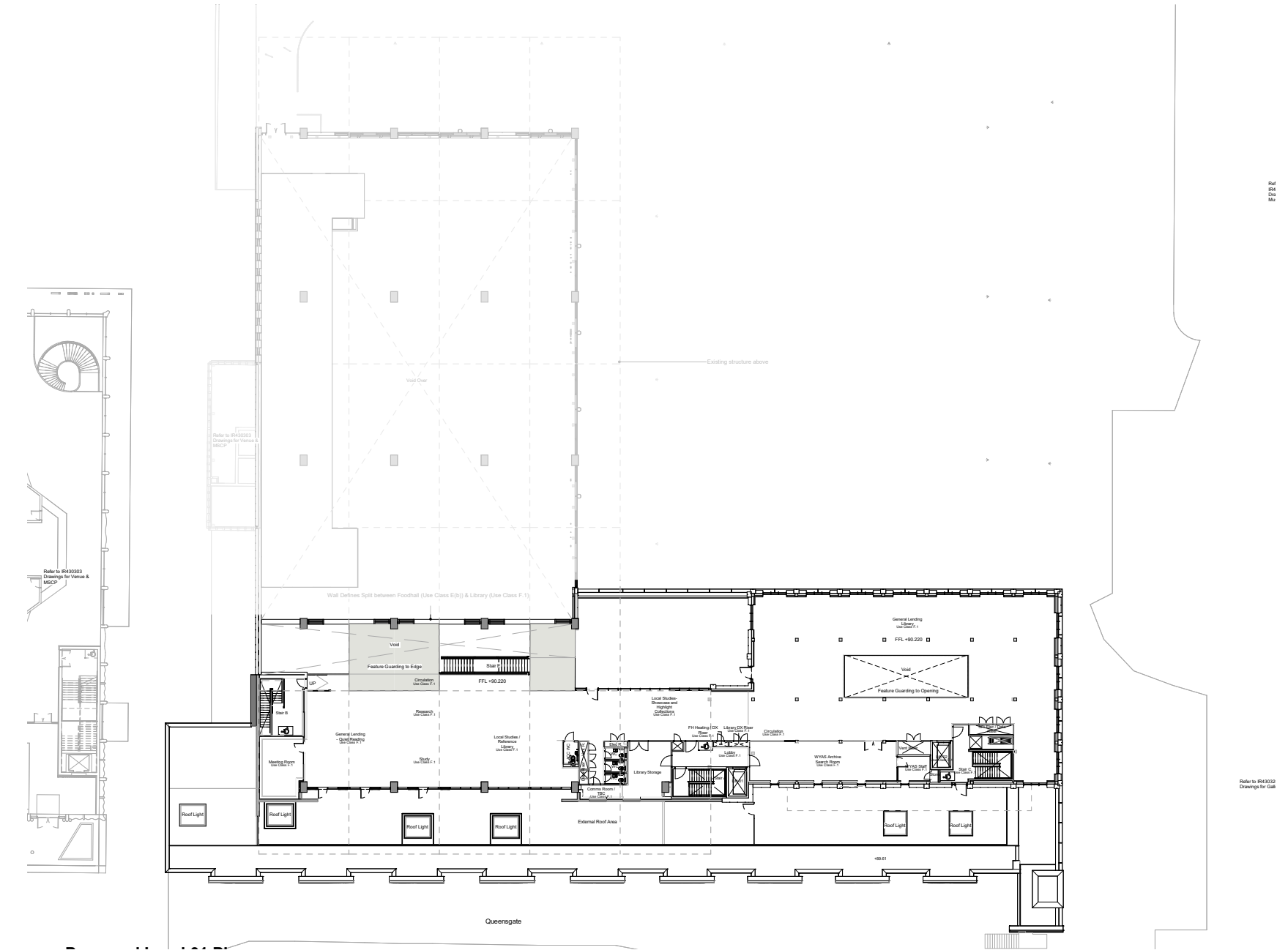
**Key**  
— Planning Boundary



2.2.4 First Floor

In addition to the changes to the lifts and separating wall described on the floor level below, amended proposals at first floor level have revised the approach to the space directly accessible from the main feature staircase at the southern end of the library.

Arrival at the top of the feature stair has been revised from a 'gallery' style circulation with cellular spaces to an open plan arrangement, catering for quiet reading, research, and study areas. The omission of the glazed partitioned spaces (and their associated ceilings) to an open plan approach will allow users to appreciate the height of the space and the character provided by the concrete roof structure, echoing the proposals for the food hall. The cellular spaces accommodating the WYAS Archive Search Room and staff functions have been relocated to the northern section the library, accessible from the main landing library area.



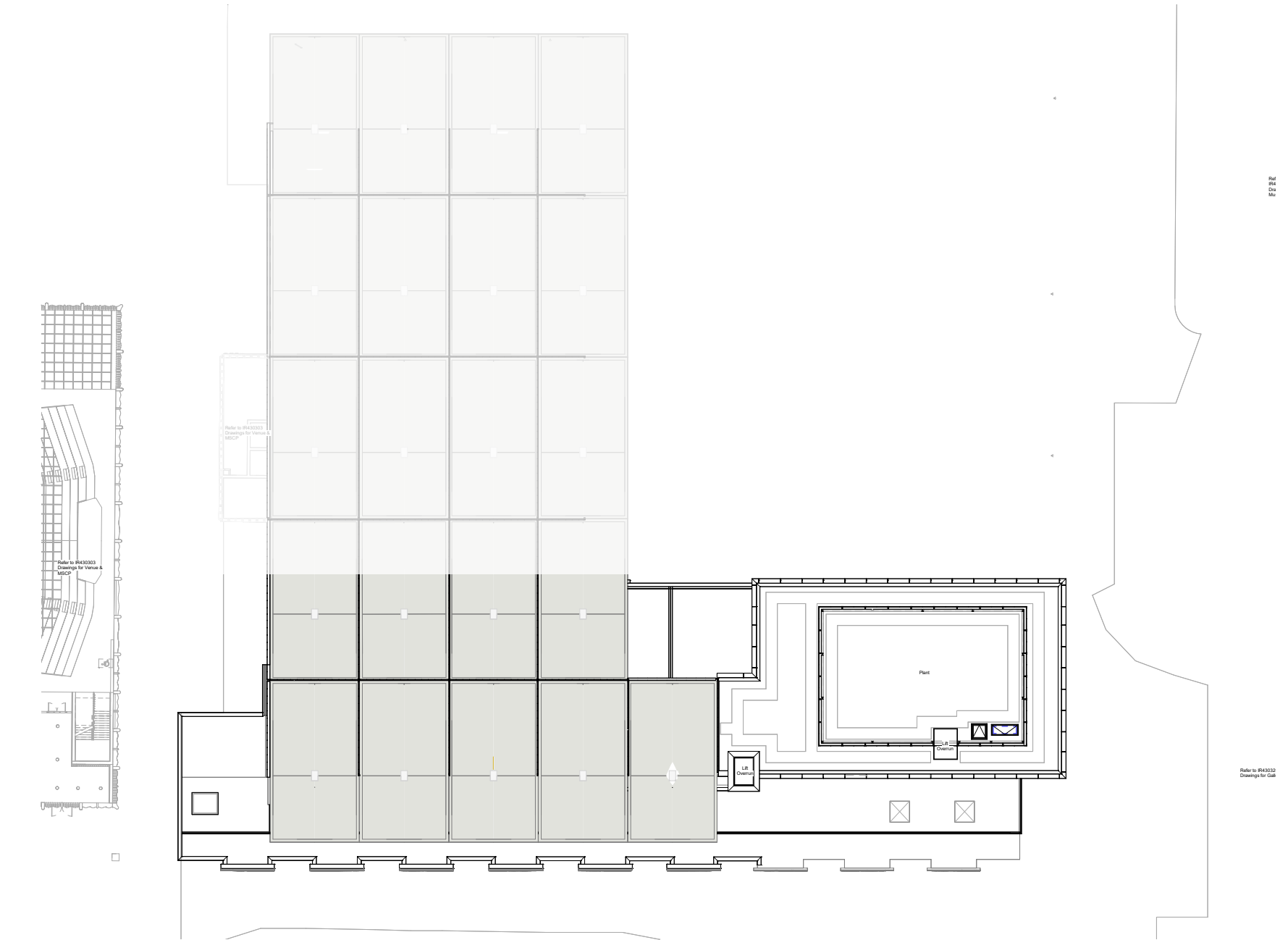
Amended Proposals - First Floor Plan

**Key**  
— Planning Boundary

2.2.5 Second Floor

The main change to the amended proposals at Second Floor is the omission of the events space, alleviating required strengthening works to the existing structure below.

The roof top plant enclosure now sits at this level, occupying a reduced footprint.



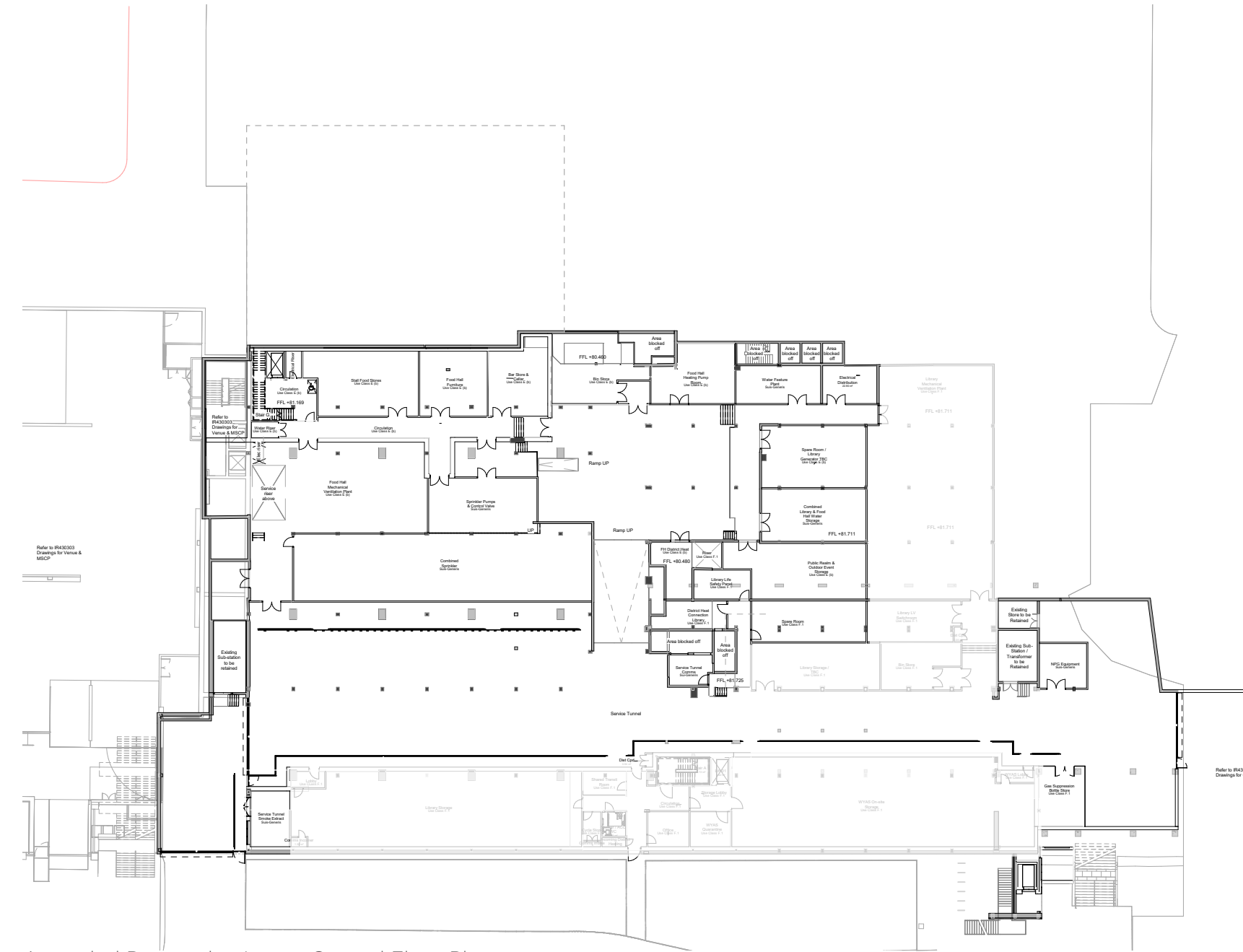
Amended Proposals - Second Floor Plan

**Key**  
— Planning Boundary

### 2.3 Food Hall Layout

#### 2.3.1 Lower Ground Floor

Although the configuration has been adjusted to retain more of the existing fabric, the Food Hall accommodation at this level remains largely as the approved scheme, housing storage, M&E plant and refuse areas, accessible via a new service lift and stair.



Amended Proposals - Lower Ground Floor Plan

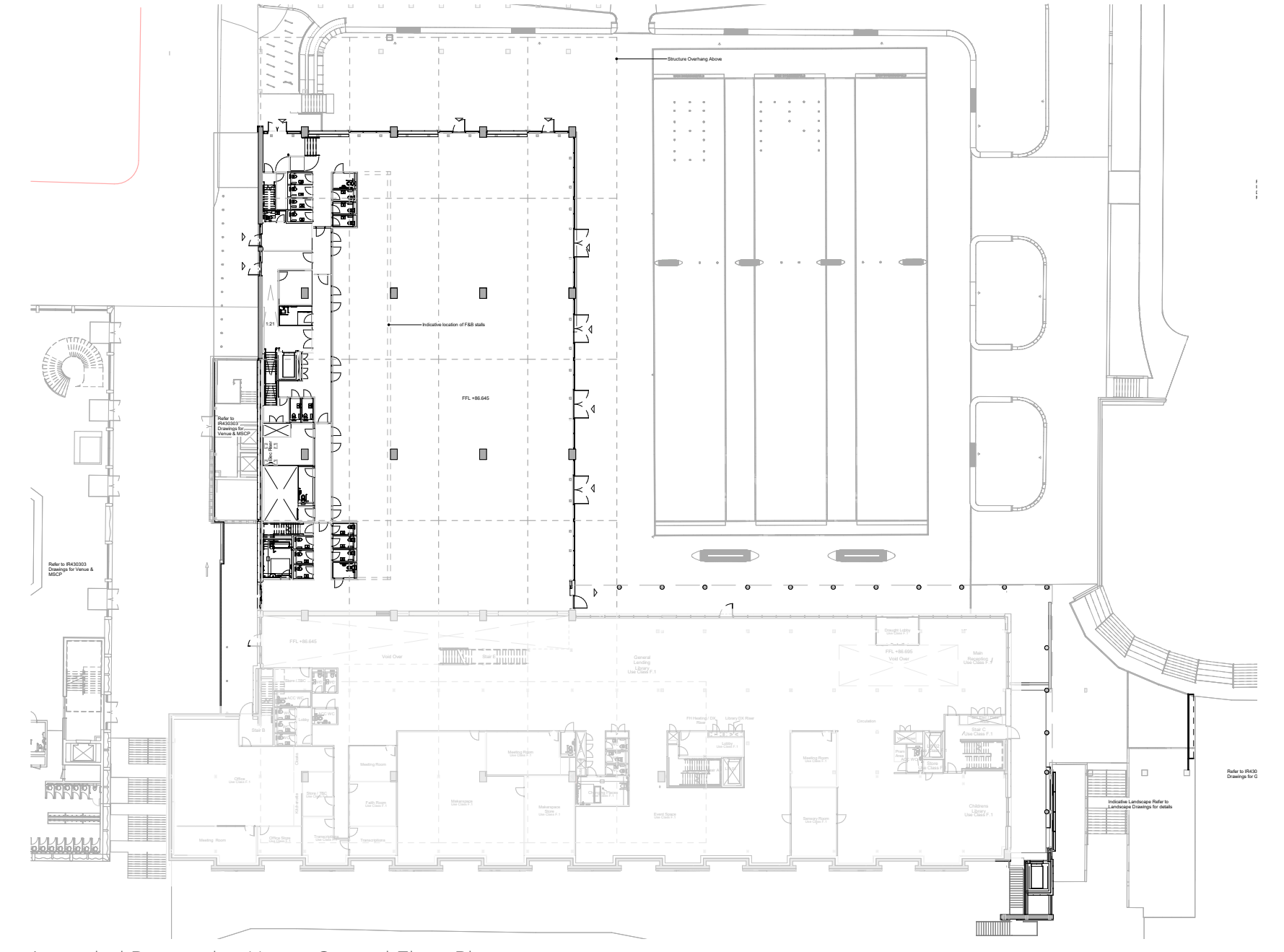
**Key**  
— Planning Boundary

#### 2.3.2 Upper Ground Floor

The proposed layout of the Food Hall remains largely the same as the approved scheme and is summarised as follows:

- Large open space taking advantage of the asymmetric concrete roof structure.
- Public functions all remain at this level.
- Provision of a single-storey bank of accommodation to the south housing back-of-house support for the independent food stalls and public WCs.
- Spatial allocation for management suite
- Access provision from both the north and west elevations.

Continuous glazing to the north elevation maintains design intent for a strong visual connection with the new public square, however some solid sections have been introduced to the western elevation to improve environmental comfort. The balance and materiality of these solid elements will be discussed later in this addendum.



Amended Proposals - Upper Ground Floor Plan

**Key**  
— Planning Boundary

**Separating Wall - Food Hall & Library**

The deviation from a fully glazed separating wall approach between the Food Hall and the Library was noted earlier in this document. A full height, fire rated, glazed screen was proposed in the original approved scheme, however further review presented the following technical issues:

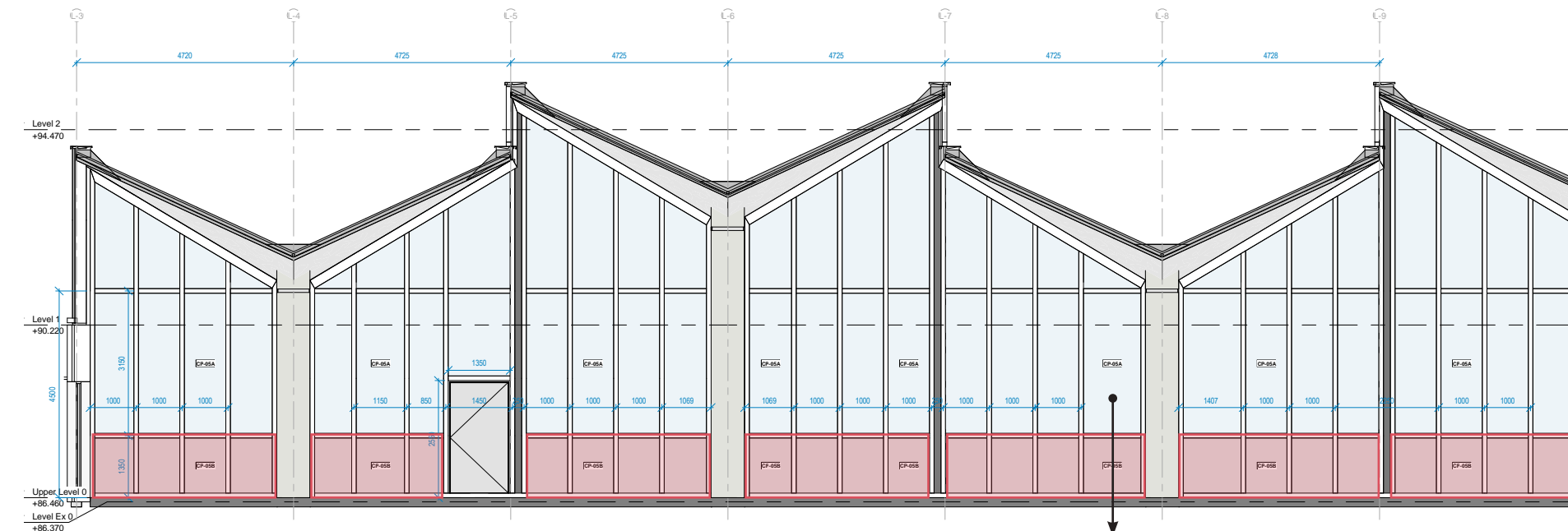
- Limited suppliers of fire rated curtain wall systems to provide the fully glazed approach.
- Lack of fire test certification for junction detail where curtain wall system abuts the concrete soffits.

To alleviate these technical issues, the amended proposals include for solid fire rated construction with fire rated window systems integrated to achieve the desired visual connectivity between the spaces. A pair of vertical windows is proposed to either side of the existing columns to frame views of the existing roof structure and emphasize the height of the space. These pairs of windows to be introduced across the width of the separating wall to capture multiple aspects. The introduction of a fire rated window approach provides a number of available solutions and avoids fire test certification issues by removing the direct interface detail with the existing concrete soffit.

In response to the vertical nature of the space, and its external glazing fenestration, the window form and approach of the panelling of the separating wall aim to enhance the verticality.

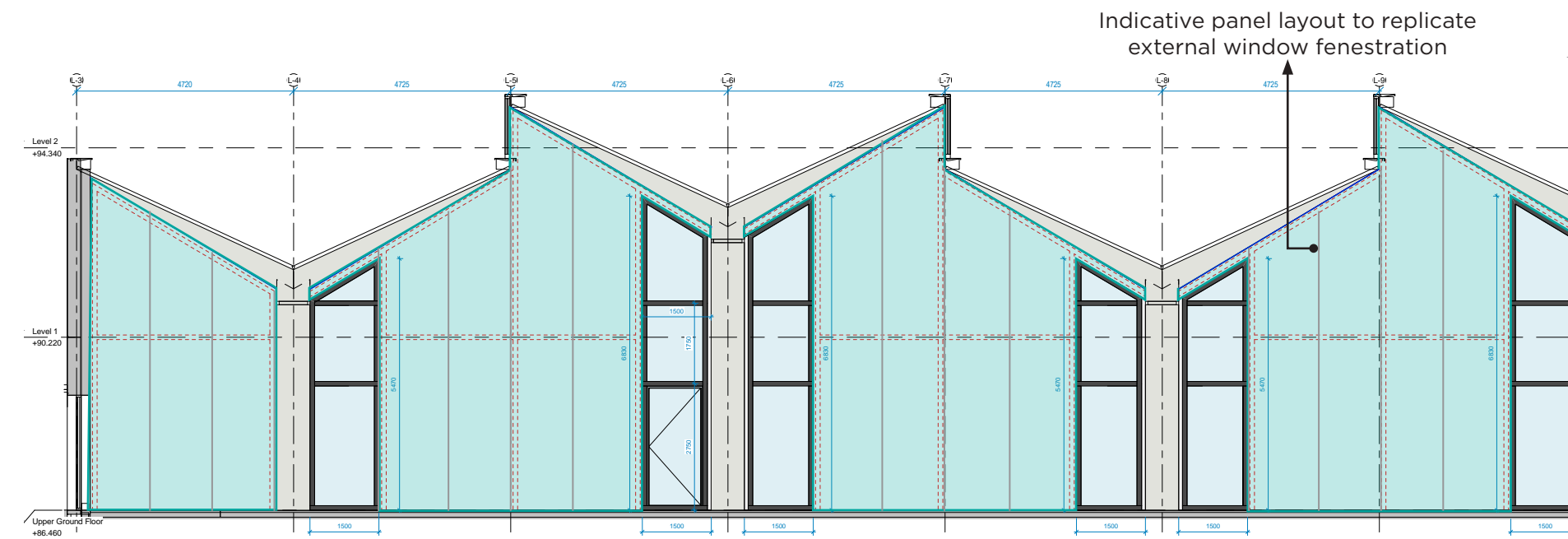
Following discussions with the Conservation Officer (refer Section 3.3) the width of the fire rated windows was increased to improve views from the Library into the Food Hall.

- Key**
- Opaque Glazing Elements
  - Solid Cladding System



Original Approved Scheme - Internal Screen Elevation

Original Scheme comprised of mostly clear glazed panels



Proposed Amended Scheme - Internal Screen Elevation



Food Hall Interior - View Towards Library

**2.4 Accessibility**

Whilst the aforementioned design changes have altered the number and position of stairs, lifts and facilities, the amended proposals have strived to maintain the ambitions of the original approved scheme in respect to improving accessibility and inclusivity in the new Library and the Food Hall.

**Library**

All library floors continue to be easily accessible by lift and stair and circulation widths are generous to accommodate a wide range of users.

Multiples accessible WCs are provided and are spread across the floorplate to allow for shorter travel distances. Changing place facilities are maintained.

- Key**
- Fully Accessible Lift
  - Goods Lift
  - Changing Place
  - Accessible WC
  - ➔ Level Access
  - ➔ Public Access
  - ➔ Service/Staff Access

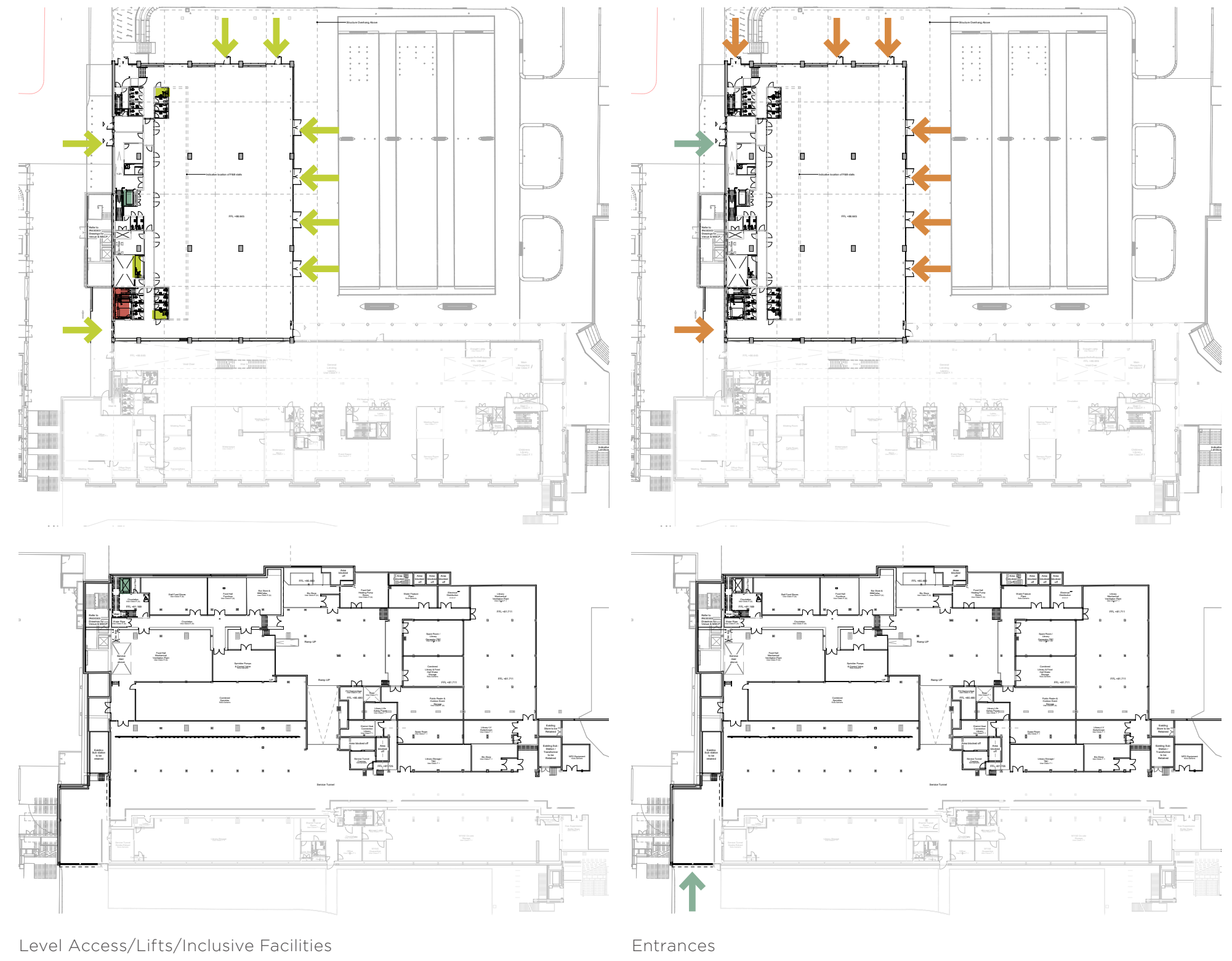


**Food Hall**

Level access to the food hall is increased to 6no double doors across to the north and west elevations fronting the new public realm. The internal platform lift and ramp arrangements addressing level changes to the southern elevation entrances proposed in the approved scheme are maintained.

Whilst there are now different floor levels within the amended proposals at Lower Ground level, a ramp is proposed to negotiate the level change to ease other trolleying of goods via the lower ground floor circulation corridor.

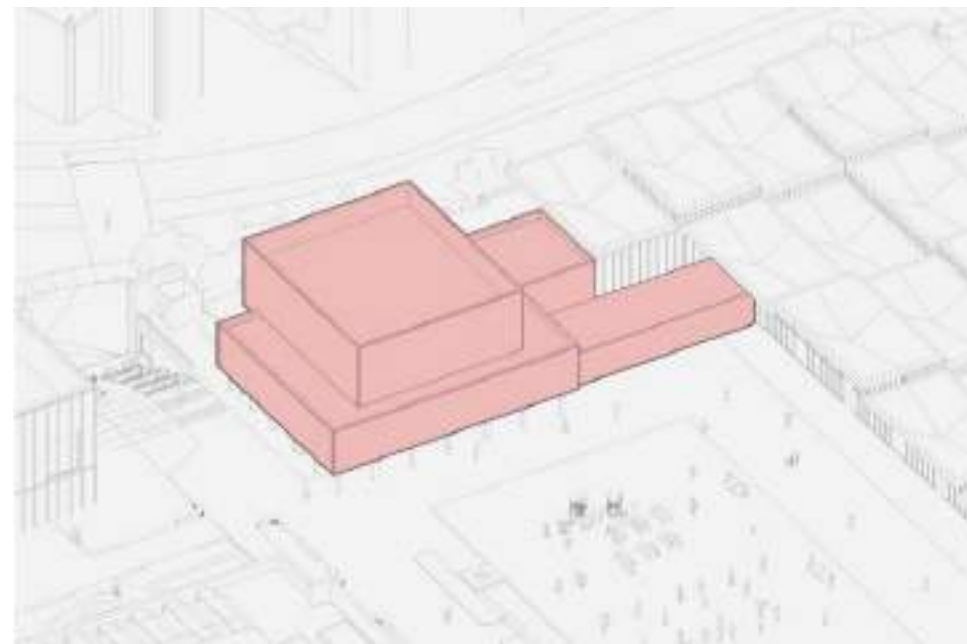
- Key**
- Fully Accessible Lift
  - Goods Lift
  - Changing Place
  - Accessible WC
  - ➔ Level Access
  - ➔ Public Access
  - ➔ Service/Staff Access



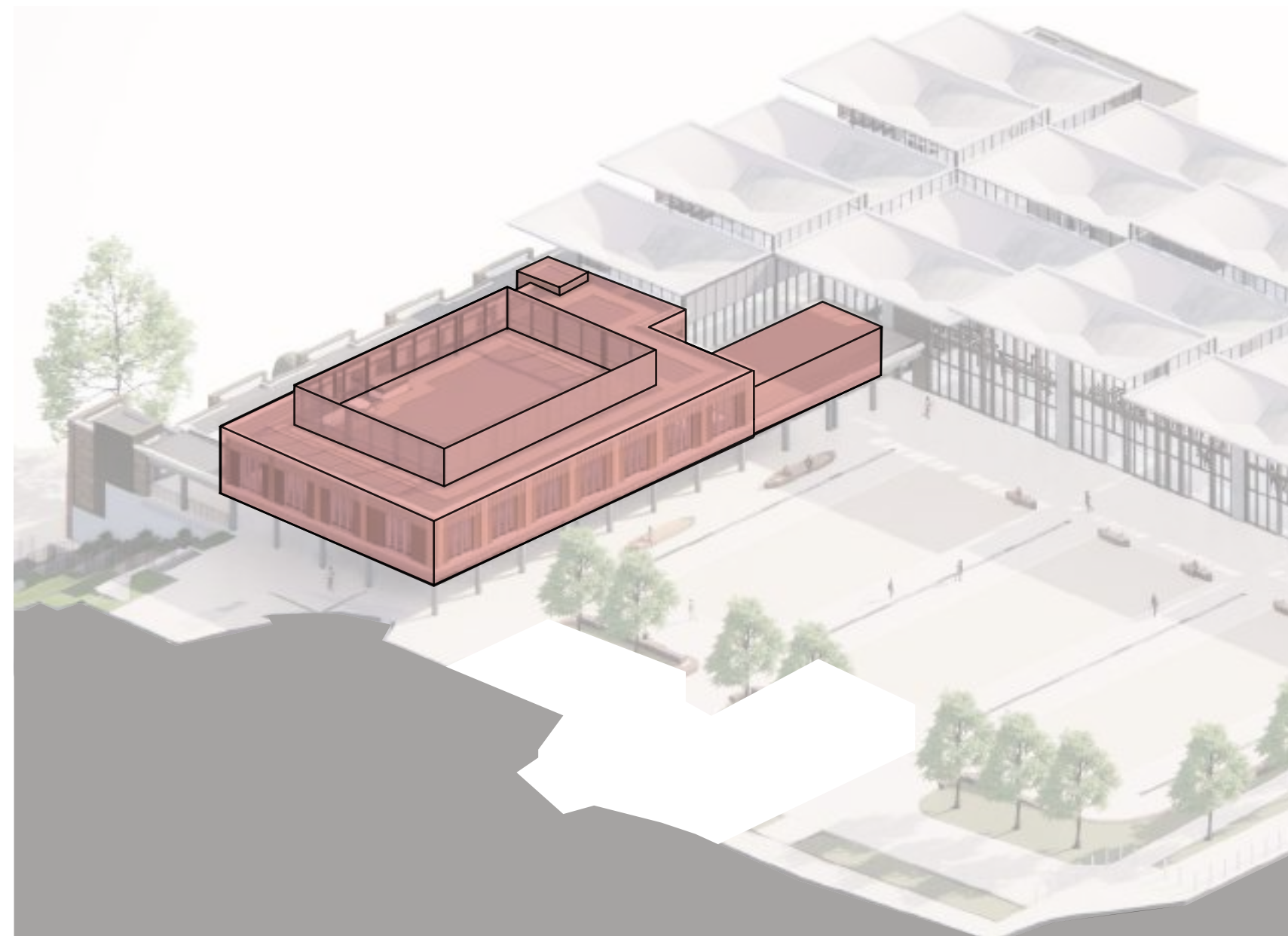
## 2.5 Scale, Massing & Form

The sole alteration of the scale and massing of the building is to the Library element, which is now accommodated over three floors due to the omission of the event space at Second Floor.

Whilst the footprint and height of the roof-top element has been reduced, the overall massing has been considered in order to maintain some vertically to relate to the concrete shells of the Food Hall, and in anticipation of for the future Gallery phase, through the height of the plant screening.



Planning Consented Scheme - 3D Axonometric



Amended Proposal - 3D Axonometric

## 2.6 Appearance

### 2.6.1 Library

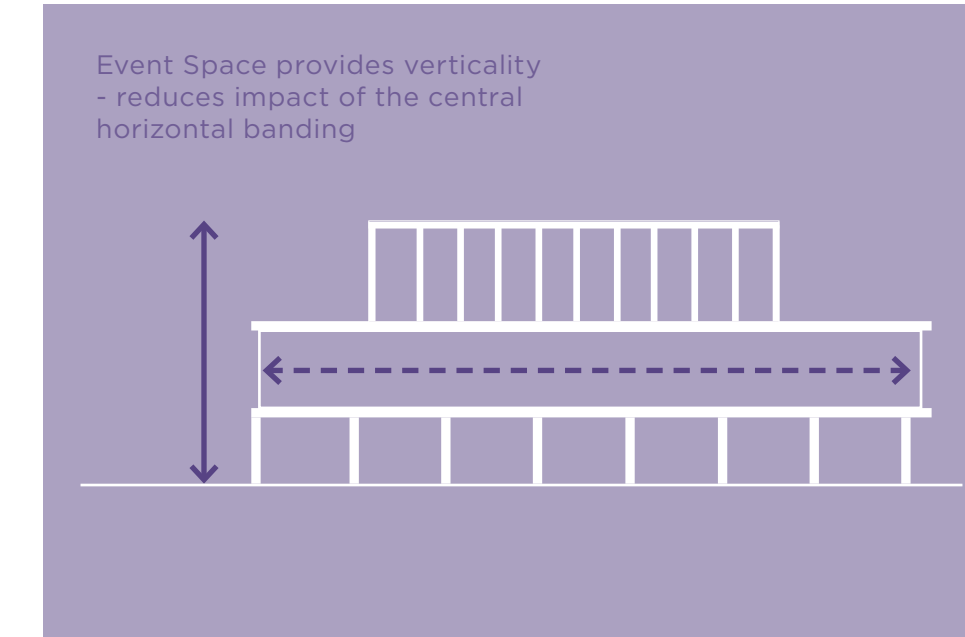
#### Elevational Hierarchy

Following the omission of the Level 02 Event Space, the proposed elevational treatment needed to be addressed to reestablish the design principles established in the original approved scheme.

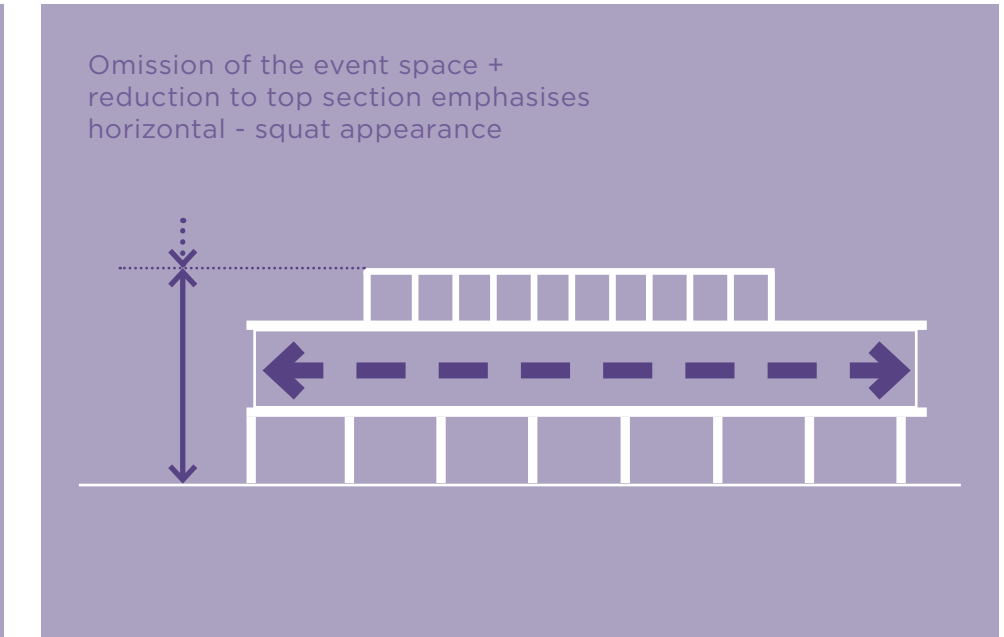
The original approved scheme lessened the horizontal impact of the central banding at Level 01 through the primary structure treatment of the event space.

The omission of the event space and decrease in height overall left the Library with a more horizontal appearance, so the Design Team sought to reintroduce verticality via breaking up the horizontal banded appearance of Level 01.

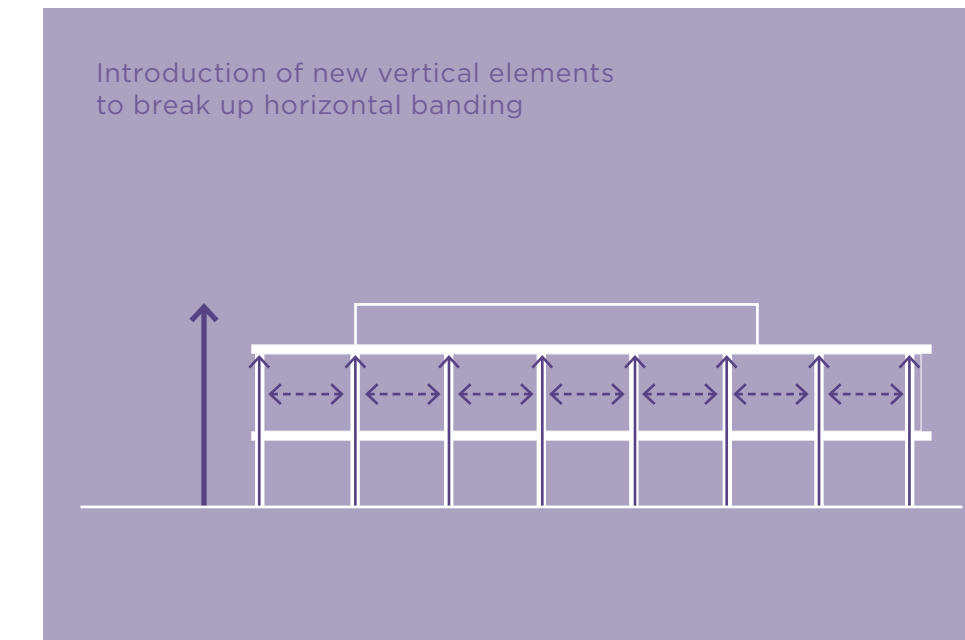
Whilst the main horizontal bands remain, piers have been introduced to reflect the rhythm of the colonnade columns below to enhance verticality. These are supported by the slim, rectangular proportions of the facade panels.



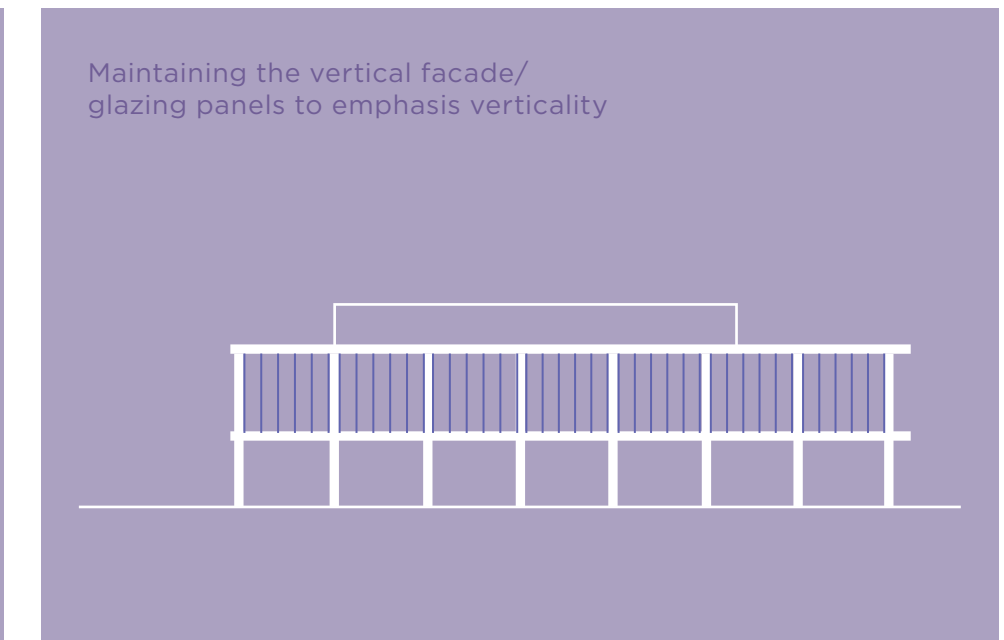
01 Original Approved Scheme Elevation Hierarchy



02 Original Approved Scheme - Event Space Omitted



03 Re-approaching the Elevational Hierarchy



04 Amended Proposal Elevation Hierarchy

**Masterplan Character Themes**

The introduction of the piers to the elevation also seeks to reinforce the masterplan character themes narrative presented by Fielden Clegg Bradley in their original design, with the piers suggesting a checked arrangement.

The scalloped 'pelmet'/banding to Level O1 remains, albeit tighter to suit to the proportions of the revised bay arrangement.

The terraced approach to the upper floor, reflected the form of the concrete roof structures has been maintained and reimagined. In the amended proposals this is to be replicated through the plant screen perforations at roof level.

Consented Scheme  
Masterplan Character Themes



Consented Scheme Design



Amended Scheme - Development Visual

**Materiality**

The adjacent imagery provides a comparison of the material palette for the Library. As demonstrated, the amended scheme seeks to maintain the materiality of the original scheme, but supplement it with additional, complementary materials to support the revised elevation design.

In respect to the Library material palette, metal cladding panels have been introduced, both to the main external facades to frame the glazed elements, and to the plant screening at Level O2. These are currently proposed as PPC aluminium paneling and perforated paneling respectively.

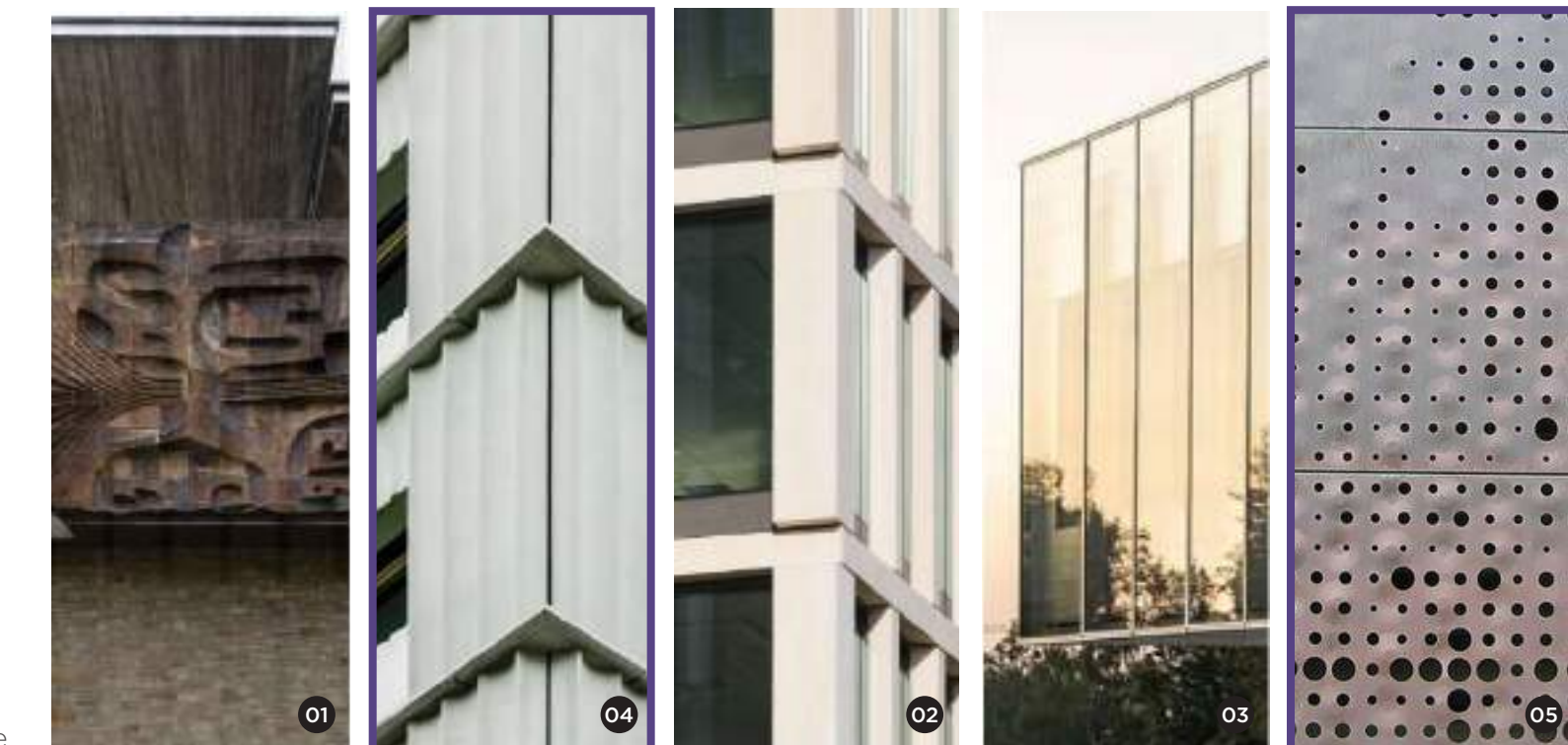
Consented Scheme Palette



**Key**

- 01 Existing concrete / ceramic frieze / stonework
- 02 GRC
- 03 Curtain wall glazing (Light grey frame)
- 04 Pressed aluminium panel (PPC matte finish)
- 05 Perforated metal panel plant screen

Amended Scheme Palette



New Material

New Material

2.6.2 Food Hall

**Fenestration**

One of the main changes to the Food Hall elevations is the width of the curtain wall glazing panels and how they relate to the upper level clerestory glazing.

Comparison studies were undertaken between the existing widths and the original approved scheme in the development of the revised widths. These studies and the proposed amendments were one of the key topics discussed with the Conservation Officer (refer Section 3.3).

The Project Team wanted to re-establish more of the continuity seen in the existing elevation when considering the glazing widths. Conscious of the increased thickness of modern curtain wall system against the original framing and that close centres could leave a 'chunky' appearance, early development lead to widening the clerestory glazing to match the lower level panel widths.

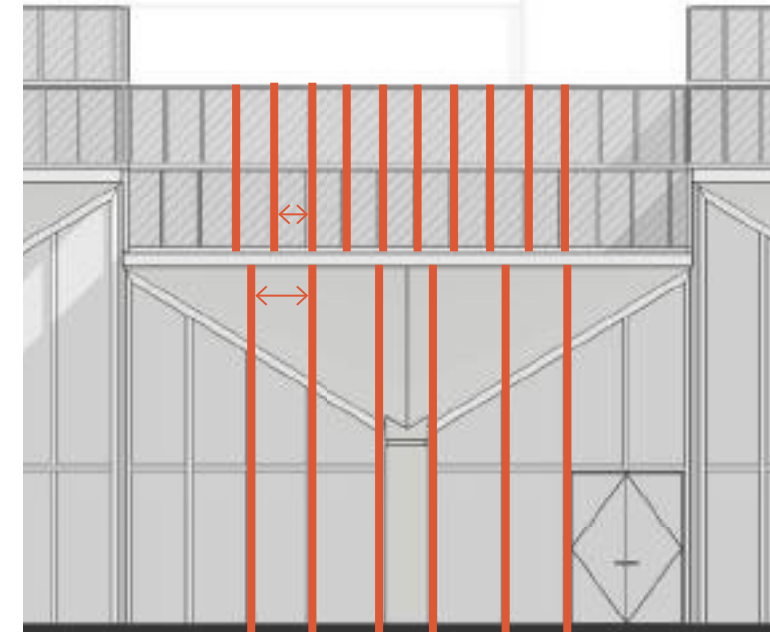
Following further consultation with the Conservation Officer, and to address concerns on square appearance of the clerestory glazing, the proposals were further developed to marginally increase the clerestory to retain rectangular/vertical proportions. Continuity is provided to the lower section by aligning alternate mullions.

**Key**

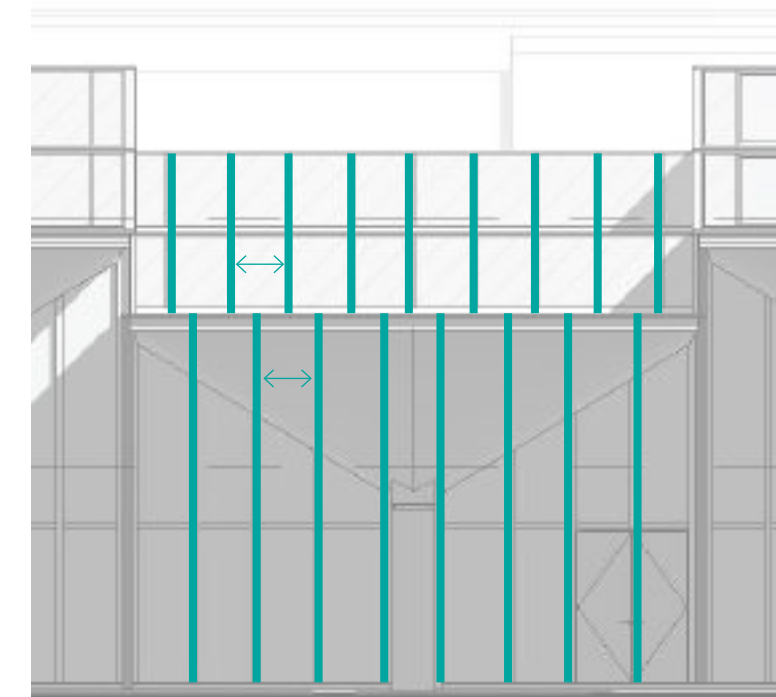
- Existing Alignment
- Approved Scheme Alignment
- Design Development Alignment
- Proposed Amended Alignment



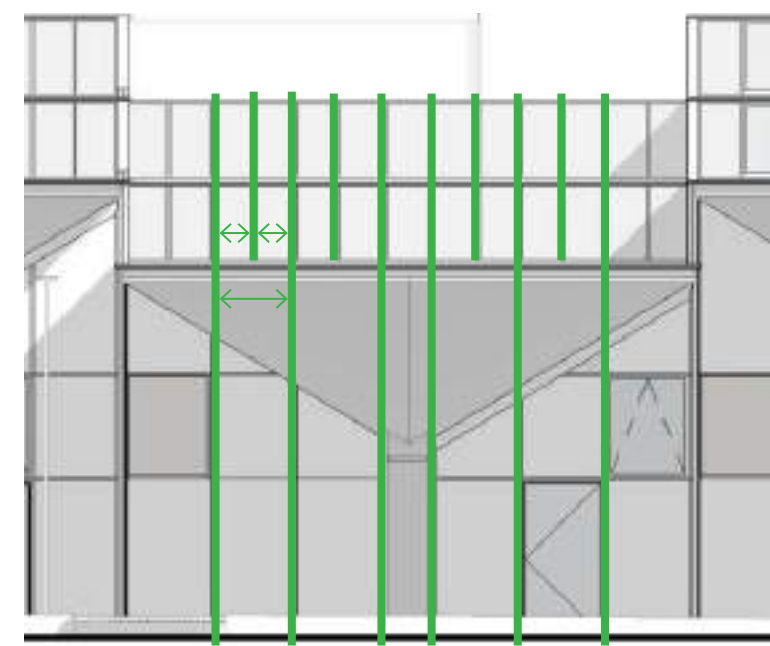
West Elevation Bay - Existing/Survey



West Elevation Bay - Consented Scheme



West Elevation Bay - Development Design



West Elevation Bay - Proposed Amended Design

**Solid Cladding Introduction**

The main alteration to the west elevation comes via the introduction of bays of solid cladding, to improve the thermal performance of the external envelope and reduce dependence on the MEP services.

The placement of the solid elements across the elevation is regularised to alternate bays. The look and feel of the external panel system is to be reflective metal to appear closer to the adjacent glazed bays. Sizes to the metal panels themselves are proposed to replicate the glazing modules for consistency.

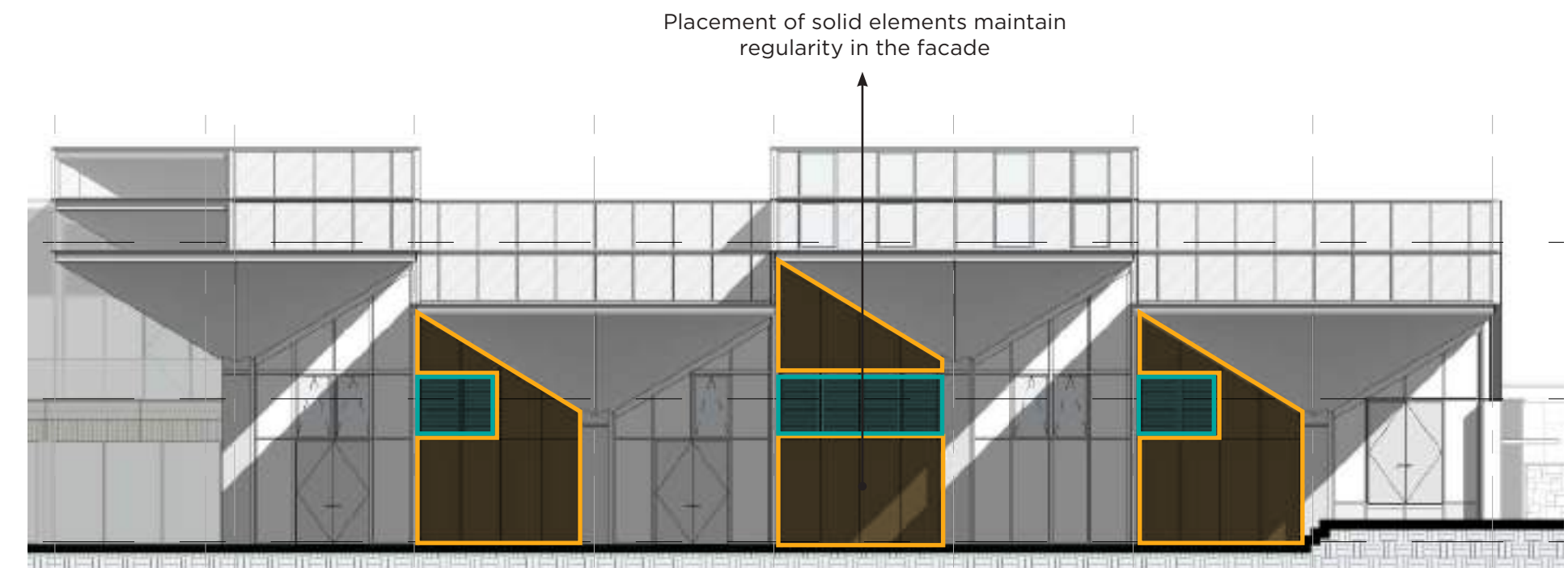
The North elevation remains fully glazed to maintain active frontage to / connection with the new square.

**Key**

- Solid Aluminium Rainscreen Cladding
- Decorative Metal Louvres



Development View - North & West Elevations

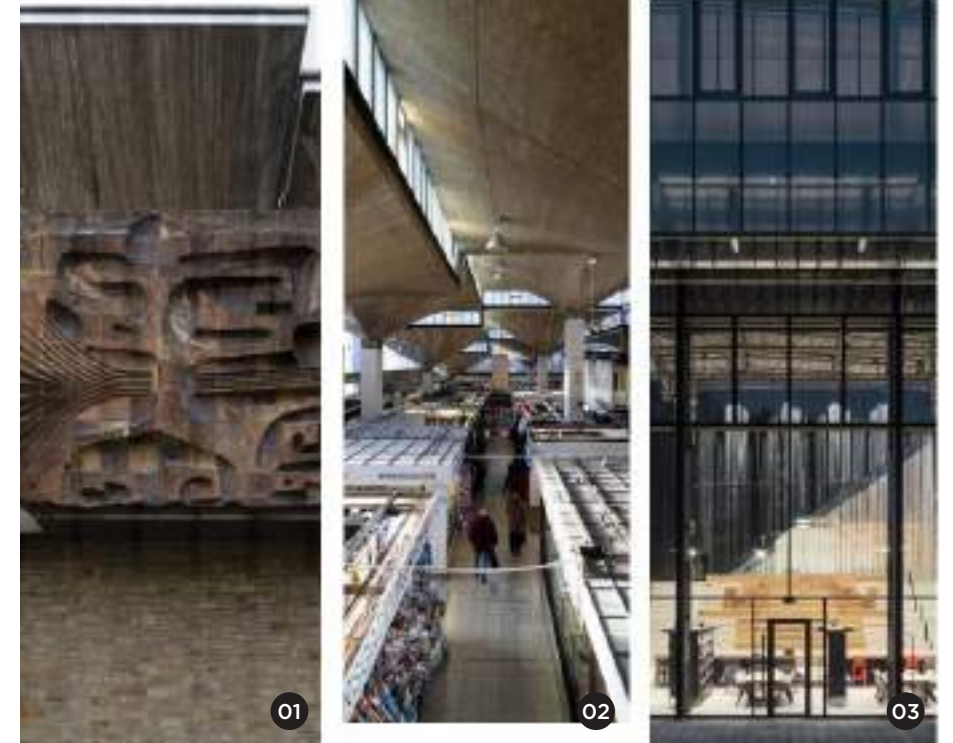


Proposed Amended West Elevation

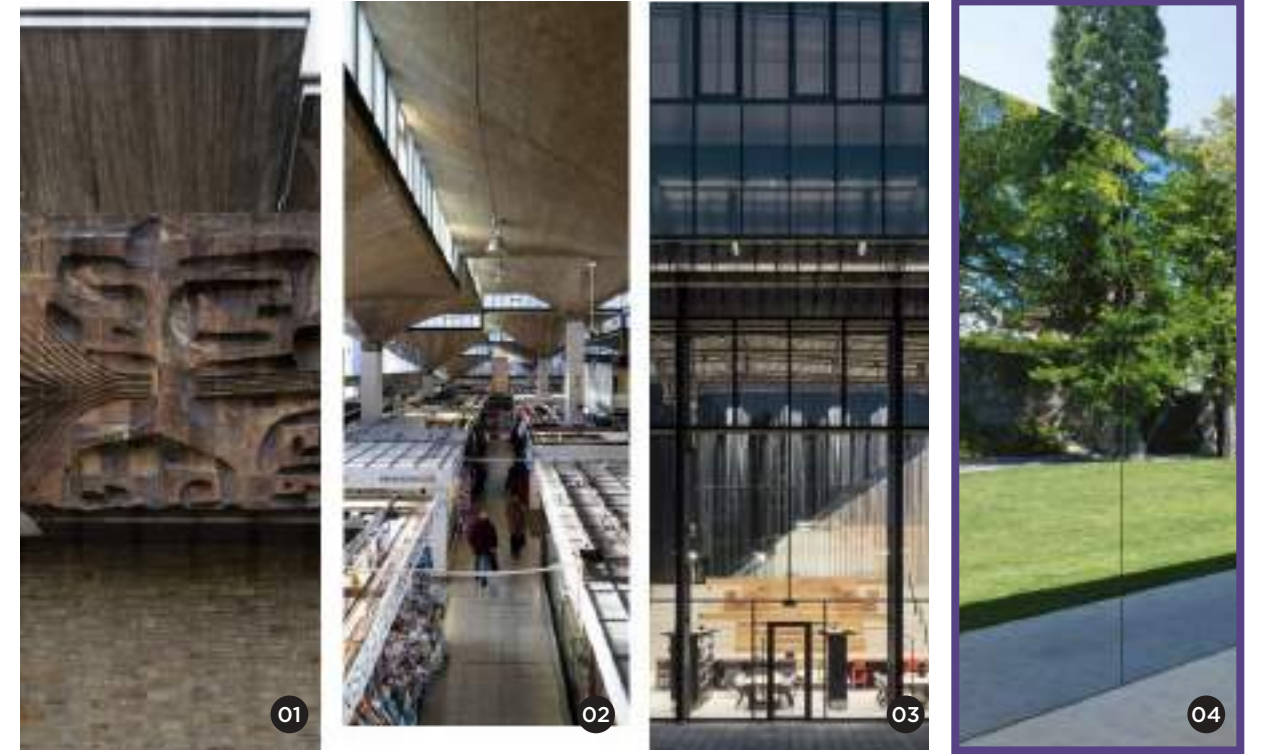
**Materiality**

The adjacent imagery provides a comparison of the material palette for the Library. As demonstrated, the amended scheme seeks to maintain the materiality of the original scheme, but supplement it with additional, complementary materials to support the revised elevation design.

In respect of the Food Hall, the new material introduced is the reflective metal paneling, allowing the west elevation to maintain a continuous reflective surface despite the introduction of the solid facade elements.



Consented Scheme Palette



Amended Scheme Palette

**Key**

- 01 Existing concrete / ceramic frieze / stonework
- 02 Existing concrete structure
- 03 Curtain wall glazing (Dark grey frame)
- 04 Polished/reflective finish cladding

New Material

2.6.3 Visualisations





#### 2.6.4 Queensgate Approach

Following a review and further investigation of the existing structure, some amendments have been proposed to the Library corner to Queensgate.

The external lift has been relocated to avoid an existing foundation therefore the team have reviewed its relationship to the existing elements. The lift cladding applied to the overrun now continues down the face of the west elevation, to delineate between the heritage and newly proposed elements. The panel material and finish is to match that proposed for the typical facade bays discussed earlier.

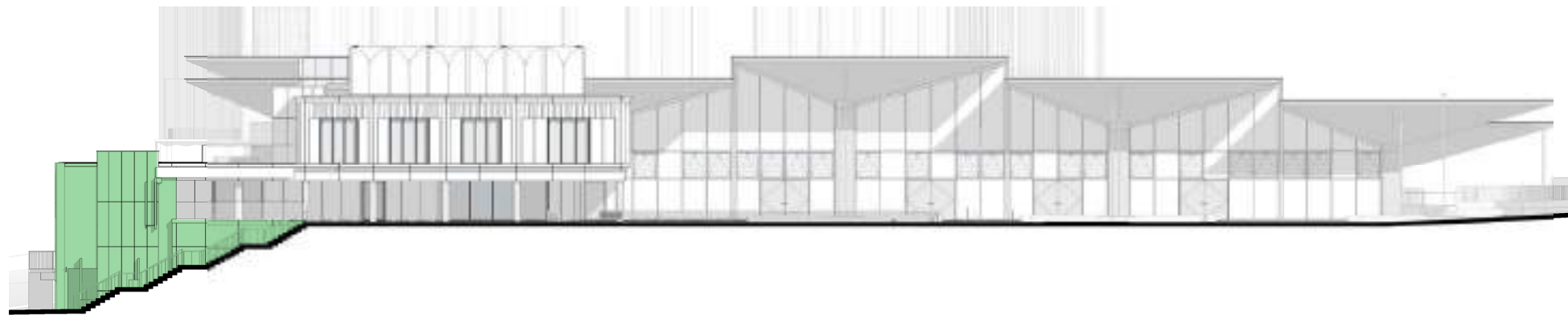
The other alteration to proposals on this corner is to the treatment of the facade abutting the stepped landscaping. Rainscreen cladding has been introduced here to allow the retention of an existing concrete beam, avoiding intrusive work to the structure.



Consented Scheme View



Amended Scheme View



Proposed West Elevation



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## 3 Heritage

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## 3 Heritage

### 3.1 Significance Review

Please refer to the Heritage updates provided by Pegasus Group that form part of these applications.

### 3.2 Stakeholder Consultation

#### 3.2.1 Consultation Strategy

Throughout the development of the amended proposals, the team have undertaken regular review sessions with the Client (Kirklees Council) and the original scheme architects (Fielden Clegg Bradley) to ensure parties were comfortable that the revised design remained faithful to the approved scheme.

Alongside this, the team have considered the sensitivity of the design changes and have consulted with the Kirklees Council Conservation Officer (CO) prior to the submission of the application. The following heritage stakeholders have been approached, however no meetings have taken place:

- Historic England (HE) *Meeting TBC*
- The Twentieth Century Society (C20) *Meeting TBC*

#### 3.2.2 Summary of Engagement

Summary of meetings is included as follows:

13.11.2023 CO - Comparison Study Review

01.12.2023 CO - Response to Comments from Comparison Study (13.11.23)

#### 3.2.3 Discussion Themes & Feedback

This section aims to summarise the information presented by the Project Team at each of the stakeholder consultation meetings, the resulting feedback, and how this feedback was addressed.

#### 13.11.2023 - Meeting with Conservation Officer - Comparison Study Review

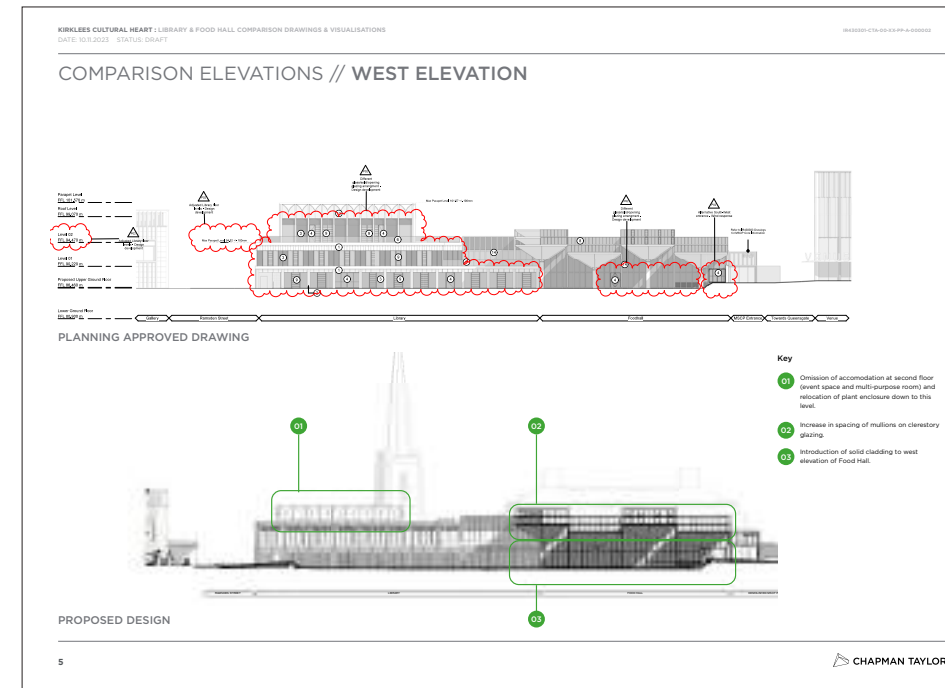
Materials Presented (images adjacent):

- Comparison GA Drawings (Plans, Sections and Elevations) summarising key differences between the original approved scheme and amended proposals.
- Comparison visualisations (Queensgate view, Library view (West Elevation), Food Hall view (North Elevation), Wider Public Square view).

*Note: Site visit was undertaken by the Conservation Officer following the meeting to review the presentation pack in situ.*

Feedback:

On the whole, the proposed amendments put forward in the were received positively and were supported. However, a few concerns were raised following the Conservation Officer's subsequent site visit to review proposals



Sample slides from 13.11.23 Meeting

#### Item 01: Clerestory windows

Amendment:

Increase the spacing of mullions on the clerestory glazing by around 300mm to regularise this across the building - more consistent internally with very little impact externally.

Response:

*"I don't feel that there is any justification for this as the existing pane sizes are faithful to the original. When viewed from inside the building the pattern of these windows with their vertical emphasis and the perspective through the hall is interesting. Instead of changing the existing windows to replicate the new interventions, I would suggest that the new windows are designed to complement the existing."*

Action: Chapman Taylor to investigate this further.

#### Item 02: Library/Food Hall Separating Screen

Amendment:

Instead of full height glazing between the library and market hall, a solid wall (1hr fire screen) is proposed with narrow vertical windows.

Response:

*"The current view across the inside of the market hall from the first-floor offices is panoramic and shows off the impressive architecture of the shell structures from an interesting viewpoint which the public haven't previously been able to appreciate."*

*Installing a solid screen with limited narrow glazing will almost completely lose this impressive view, particularly as the library is separated from the narrow windows by a stairwell and atrium. This needs further investigation, and I would suggest that extensive fire rated glazing is retained in this area to maintain the view of the food hall. As a compromise could the glazing extend across the central bay (with careful detailing and expansion joints at high level) where the view would be appreciated from the top of the stairs, with solid screens and narrow windows in the side bays?"*

Action: Chapman Taylor to investigate this further.

#### 01.12.2023 - Meeting with Conservation Officer - Review of Responses to Comments

Materials Presented (images overleaf):

- Bay Comparison Study of the clerestory glazing (Existing, Approved Design and Amended Proposals).
- Comparison visualisations for the Library/Food Hall separating wall - current proposed vertical arrangement and horizontal approach akin to the existing glazing.

The meeting focus was to explain the design of these elements in detail, but more importantly the technical reasons for changing these two areas away from the planning consent.

Discussion Summary / Feedback:

Whilst the Conservation Officer appreciated the reasons and understood the need to achieve a technically deliverable scheme, some further design options were requested to be explored:

#### Clerestory Glazing

Amended proposals to match the clerestory glazing centres with the lower level glazing centres at 1025mm for both, however the proportions of the clerestory glazing is now more square in shape (1025mm wide by approx. 1200mm high). The main reasons for the increasing the clerestory centres were;

- Glazing system will be "chunkier" than the existing due to double glazed units, and current thermal / airtightness requirements.
- Blast requirements for the system and its fixings back to structure need to be more robust.
- Restraint at the head and base required, whereas the existing glazing is just fixed at the head. Centres increased to limit penetrations into the listed structure.
- Wider centres will also reduce the visual impact of the "chunkier" system.
- Principle of clerestory and low level glazing centres aligning is maintained.