



CCN
LANCASTER

Application number 12
Mitchell's Headquarters Offices

Addendum to Design & Access Statement

centros

Final issue
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Addendum to Application 12 Design and Access Statement

A number of adjustments to the design of this proposed office building have been made over the past few months, since its submission in May 2007. These have been necessary due to the continuing development of the design for the masterplan outline application (Application No.1) relating to the Canal Corridor North Site (CCN Site) resulting from our ongoing consultation with the Council, Conservation and Planning teams and Stakeholders.

The changes relate to three key issues which are summarised below and set out in this addendum document which should be read in conjunction with the original design and access statement submitted last year.

Due to the minor nature of these adjustments (fig.1) and given that the relationship of the building in terms of its frontage to Moor Lane is not affected, it is agreed with Officers Lancaster City Council that it is appropriate to consider these revisions as minor amendments to the existing application.

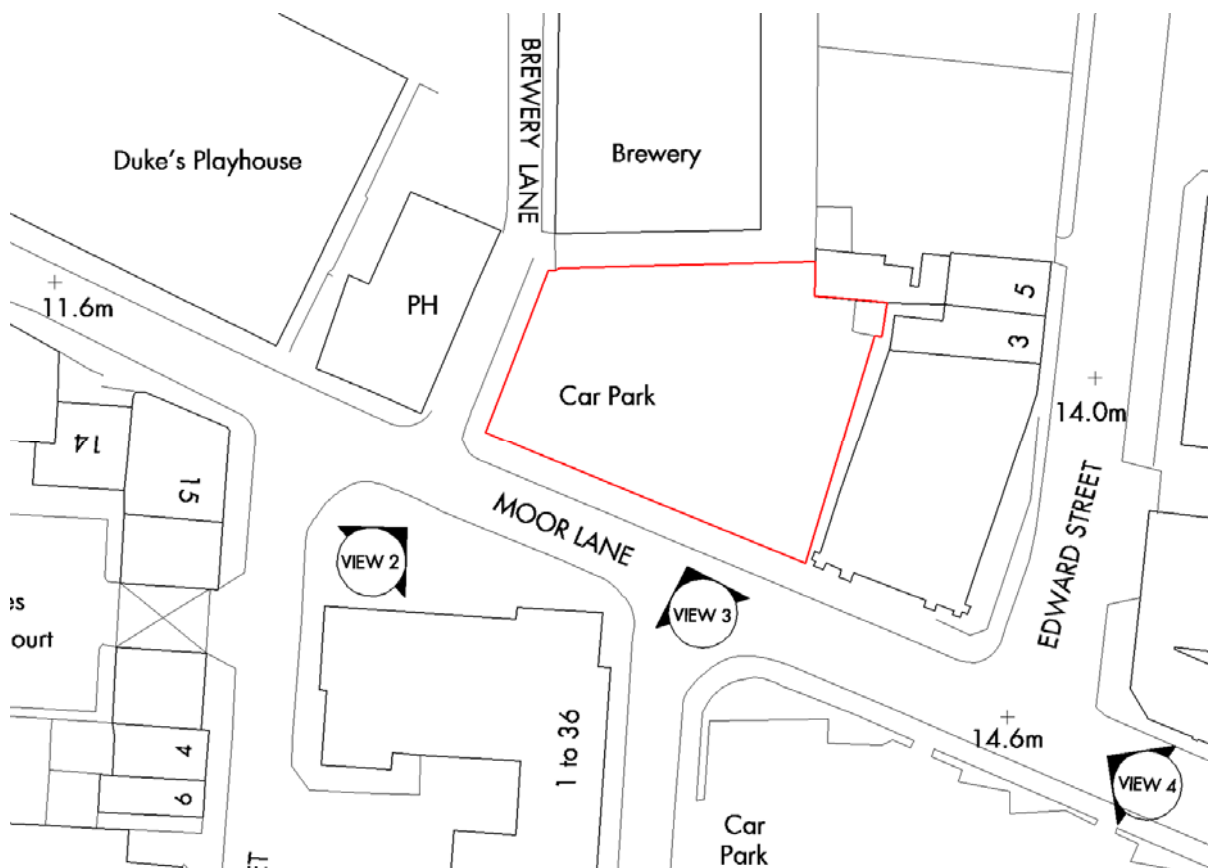


Figure 1 Existing site plan showing revised redline boundary

Changes to the red line boundary.

The amended red line responds to alterations to the block to the rear of the building which are being brought forward under Application 1 to ensure that there is sufficient space to service in that rear yard area.

Reduced maximum height parameters

This outline application, to which this addendum relates, seeks planning permission for the access and layout of the building with scale, appearance and landscaping to be addressed as reserved matters. However, the section drawings submitted in support of the application indicate the potential height of the building. As part of our ongoing discussions with the Council since submission of the application, it has been agreed that the height of the building will be reduced and this is reflected on the amended drawings submitted.

This height reduction reflects the considerations of the Lancaster conservation team, specifically in relation to the existing context of adjacent buildings. This reduction from +29m (fig. 2) over datum to +26m (fig. 3) affords sufficient flexibility to provide a two storey development with a pitched roof or a three storey building with a flat or low pitched roof.

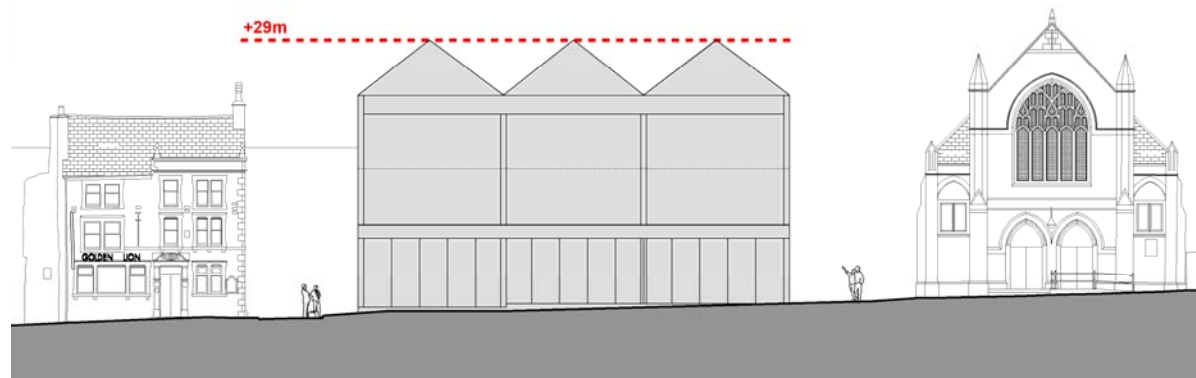


Figure 2 Previous proposed building height at +29m



Figure 3 Current revised building height at +26m

While the buildings in the immediate area environs range between 2 and 3 storeys generally, the introduction of a pitched roof may effectively raise this height to 4 storeys. It has been generally agreed with the council representatives therefore that the overall height be reduced so that both scale and proportion of any proposed building relates closely to the adjacent properties and the parameters identified in Application No. 1

To this end the parameters of this proposal are to anticipate either a 2 storey building with scope for a pitched roof or a 3 storey building with a flat or shallow pitched roof.

The height of the proposed building will be the subject of detailed consideration and submission of details to the Council for approval as part of a reserved matters application. Flexibility over the number of floors to be provided will obviously affect the quantum of space that can be delivered but will not compromise the principal objective of this application which is to create high quality office space.

Relocation of Edward St link to CCN Masterplan site

The amendments to this application reflect the changes in the evolving masterplan (Application No.1) and one key alteration is the location of Edward Street, in relation to this office scheme.

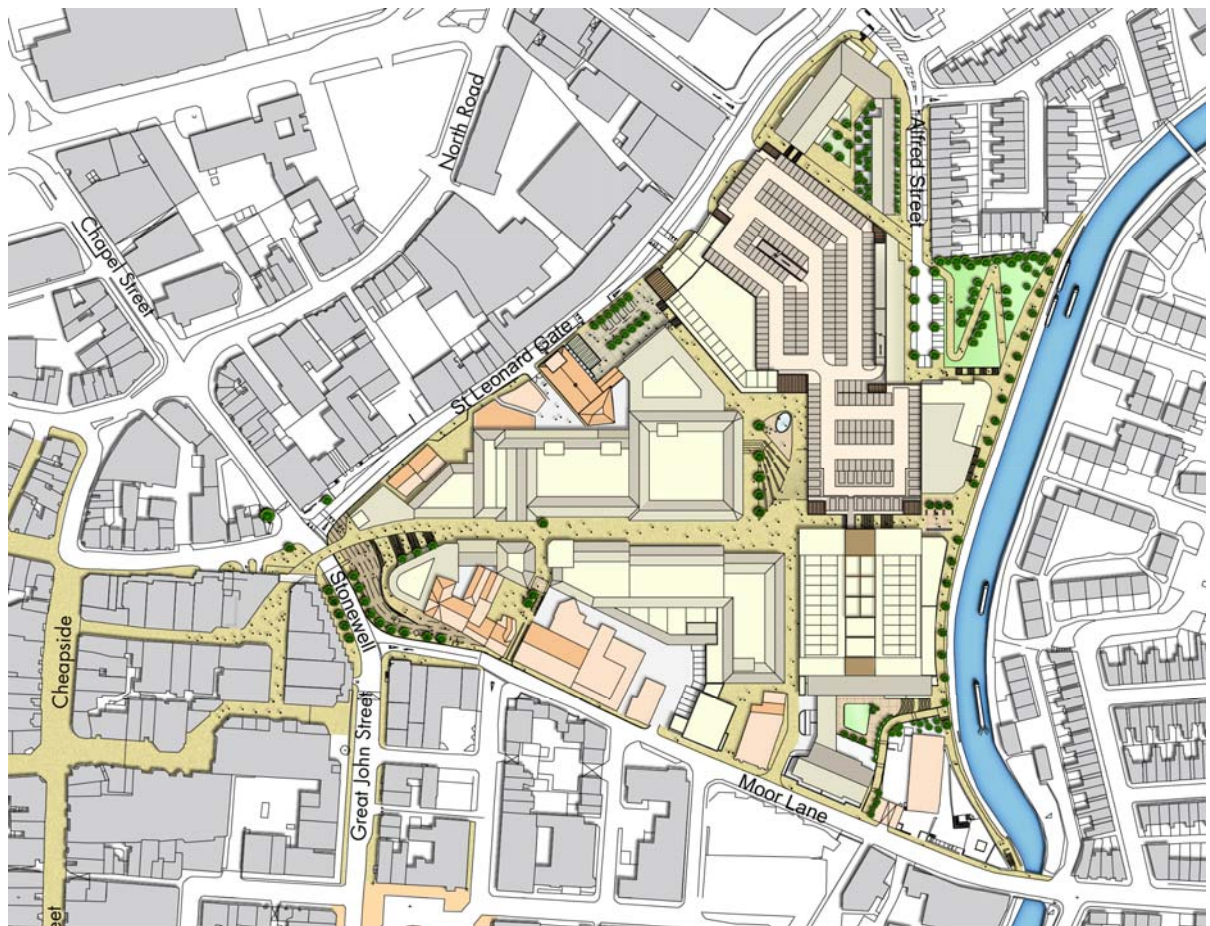


Figure 4 Revised CCN Illustrative Masterplan

As part of the previous submission, Edward Street was to be relocated to lie in between the existing Youth Theatre and the building proposed by this application. The revised Application 1 proposals result in Edward Street remaining in its current location to the east of the Youth Theatre.

While this does not physically affect the scheme proposals it does alter the setting and context of the

proposed building. For example, under the previous Application 1 scheme, this building would have marked one of the pedestrian entrances into the CCN Site from Moor Lane as in this context could be considered to be a 'gateway' building. As revised, the building no longer performs this role and instead will sit between the existing youth theatre to the east and public house to the west. This contextual alteration will be reflected as part of the consideration of the appearance of the building which will be addressed as part of a reserved matters application in due course.

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