

## Peel, Karen

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**From:** Planning Department  
**Subject:** FW: FUL/2019/0906 - 20 Tower Street, Coventry

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**From:** Mike Ramus [<mailto:mike@ramus-architects.co.uk>]  
**Sent:** 30 May 2019 12:12  
**To:** D'Onofrio, Liam <Liam.D'Onofrio@coventry.gov.uk>  
**Cc:** 'David Ramus (Michael Ramus Architects (Coventry))' <[dave@ramus-architects.co.uk](mailto:dave@ramus-architects.co.uk)>  
**Subject:** RE: FUL/2019/0906 - 20 Tower Street, Coventry

Hi Liam,

Thanks for your email. I am responding to your emails as Dave is out today.

I tried you earlier and left a message and will try again this afternoon as I think we are misunderstanding the intent of the proposals.

The two main external stairs are not required as means of escape in the proposals, so are being 'hidden' as they are an eyesore. We are instructed to not remove them as under the lease they may have to be reinstated at the end of term. They will all remain as with the 3 brick piers but covered in for security and prevent unsocial use which presently occurs around this building. The stairs are part of the footprint that exists.

The aim was where possible to over clad the poor brickwork, and hide the stairs but the City (as head leaseholder) will not allow the car park side to be over clad, so has to be retained as existing on that facade. This was due to current car spaces being up to the brickwork I believe.

The cladding 'skin' will also hide the bin areas and prevent these areas to be used for rough sleeping as occurs now around this building. These areas will therefore be secure, and not allow bins to be seen externally. The total area is well below 40 sq metres even including the existing brick stair piers. The point we were trying to make is that I am sure the LPA does not wish us to leave the stairs exposed in their present condition, and I understand you reference to design but our client could choose to leave the brickwork as it is which is not a benefit to the City, our client or the customers of the future venue.

I cannot see the need to change the description if this delays the application or any re consultations are needed. Regarding the corporate image this venue is the first for this brand before going to other University locations, so there is no example to use except the concept is taken from Shunde Place (old Allied building in Corporation St) with more appropriate colours to the use of e gaming and Karaoke at this location in Tower St.

I will obtain samples although I cannot get them before the 6<sup>th</sup> so you may need to condition?

I look forward to approval next week, but will try and call you after lunch. I hope this explains more.

Kind Regards, Mike

M P Ramus Dip. Arch (Leics) Architect

For and on behalf of :  
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Informative:

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**From:** D'Onofrio, Liam <Liam.D'Onofrio@coventry.gov.uk>  
**Sent:** 30 May 2019 11:08  
**To:** Dave Ramus <dave@ramus-architects.co.uk>  
**Cc:** mike ramus <mike@ramus-architects.co.uk>  
**Subject:** RE: FUL/2019/0906 - 20 Tower Street, Coventry

Dear Dave,

I have now had the opportunity to speak to my Team Leader. Contrary to the proposal description provided, as the cladding is being built out from the wall and creating new floor space to hold bins this will carry a different fee if exceeding 40sq.m (£462 for more than 40sq.m but no more than 75sq.m). Can you clarify the floor space being created and whether the stairwell to the east elevation and three supporting brick piers is being removed entirely? Although an open area we would not consider this space to be temporary in planning terms.

The description will also need to be updated, I would suggest simplifying it to read: 'Elevation cladding on three sides to Tower Street and Silver Street' removing reference to . Are you happy with this change?

The existing building is in a poor state and I think it's a really positive to see the building being enhanced and the LPA is of course supportive of new investment into the City. Nevertheless we need to ensure that a high quality design is provided for the cladding going into the future and not accept anything on the basis that it is better than what is currently there. I have been asked if you can provide material samples of the cladding upfront? Also are there any photos available of other venues in the corporate colours?

I look forward to your response.

Kind regards, Liam

**Liam D'Onofrio**  
**Senior Planning Officer – East Area Team**  
Coventry City Council  
Place Directorate  
Development Management

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Phone: 024 7683 2057/2058 or email: [buildingcontrol@coventry.gov.uk](mailto:buildingcontrol@coventry.gov.uk)

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**From:** Dave Ramus [<mailto:dave@ramus-architects.co.uk>]  
**Sent:** 29 May 2019 16:03  
**To:** D'Onofrio, Liam <Liam.D'Onofrio@coventry.gov.uk>  
**Cc:** mike ramus <[mike@ramus-architects.co.uk](mailto:mike@ramus-architects.co.uk)>  
**Subject:** RE: FUL/2019/0906 - 20 Tower Street, Coventry

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Dear Liam,

Thank you for your email on the above, I will try and respond to each point as raised in your email below.

1. The area of cladding you refer to on your picture below was designed to cover the stair and give access to the bin stores from the internal kitchen, rather than have staff take the rubbish out the main entrance and round externally to the bin store. The external doors opening from the bin store to Silver Street would be used for "collection days" only. The cladding is to be a design to form a "temporary" enclosure to provide a screen in which to cover the unsightly areas, provide a tidy bin store area and also to avoid any areas that could potentially collect rubbish build up over time. It is not intended to extend the footprint of the building by this space and there is no roof to this area
2. I attach an A4 abstract of the ground floor plan with a red dashed line indicating the line of the proposed cladding.
3. I also attach an A4 typical cladding detail that shows the relation between the cladding and the existing brickwork to the Car part elevation.
4. In terms of the gaps in the stairwell area, the above detail will also serve as a return to the 4 sides of the opening, forming a window cill, head and jambs, but with no actual window.
5. Please clarify which stairs as I am unsure where the door you refer to are ?
6. With regards to the design of the cladding, we are using our clients corporate colours and design to reflect their brand and image. This is something which they and ourselves feel very strongly about and we do not feel there would be a need to change this. We would suggest that this design is of course not only a betterment to the existing brickwork and eyesore stairs which not only serves our clients purpose and image, but also provides the City with a more desirable building. After all it could be left as it is!

I trust this is all ok.

With kind regards,

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**From:** Info <[info@ramus-architects.co.uk](mailto:info@ramus-architects.co.uk)>  
**Sent:** Tuesday, May 28, 2019 5:06 PM  
**To:** 'David Ramus (Michael Ramus Architects (Coventry))' <[dave@ramus-architects.co.uk](mailto:dave@ramus-architects.co.uk)>  
**Subject:** FW: FUL/2019/0906 - 20 Tower Street, Coventry

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**From:** D'Onofrio, Liam <Liam.D'Onofrio@coventry.gov.uk>  
**Sent:** 28 May 2019 16:27  
**To:** Info <[info@ramus-architects.co.uk](mailto:info@ramus-architects.co.uk)>  
**Subject:** FUL/2019/0906 - 20 Tower Street, Coventry

Dear Mike,

I hope that you are well. I'm currently looking at the planning application and advert consent for 20 Tower Street. The planning scheme has been validated and advertised on the basis that it is a proposal for elevational cladding over existing brickwork. I think it's fair enough if the cladding runs straight over the three brick pillars to the escape staircase on the Silver Street elevation (Photo below), as this will create a neater solution. If the open space behind is utilised for bin storage so be it. However the cladding should then return to follow the building elevation. Spanning any steps in the brick work is fine, but physically extending the footprint of the building must be avoided.



I would be grateful for floor plans to clearly show where the cladding will run onto the building/staircases. A detail on the edging/finish at the point between the cladding and the brick western elevation would also be useful, although this can be conditioned if necessary. I will also need clarification on the finish to the gaps left in the south elevation stairwell. These need to avoid looking like missing panels. Also do access doors need to be positioned at the bottom of the stairs, nothing is shown on plan.

I'm awaiting an Urban Design response on the cladding, I wonder if banding of varied widths to add a vertical emphasis is preferable to the checker board pattern proposed. I'll aim to clarify this point asap.

We will need a pre-commencement condition to agree material samples, as a high quality solution will be essential.

I would be very grateful for your response on the above.

Kind regards, Liam  
**Liam D'Onofrio**  
**Senior Planning Officer – East Area Team**  
Coventry City Council  
Place Directorate  
Development Management

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