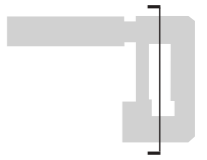


6.5 Retail

Retail

The retail space is organised over six levels from the lower basement to first floor. The atrium space is at the heart of the retail experience.

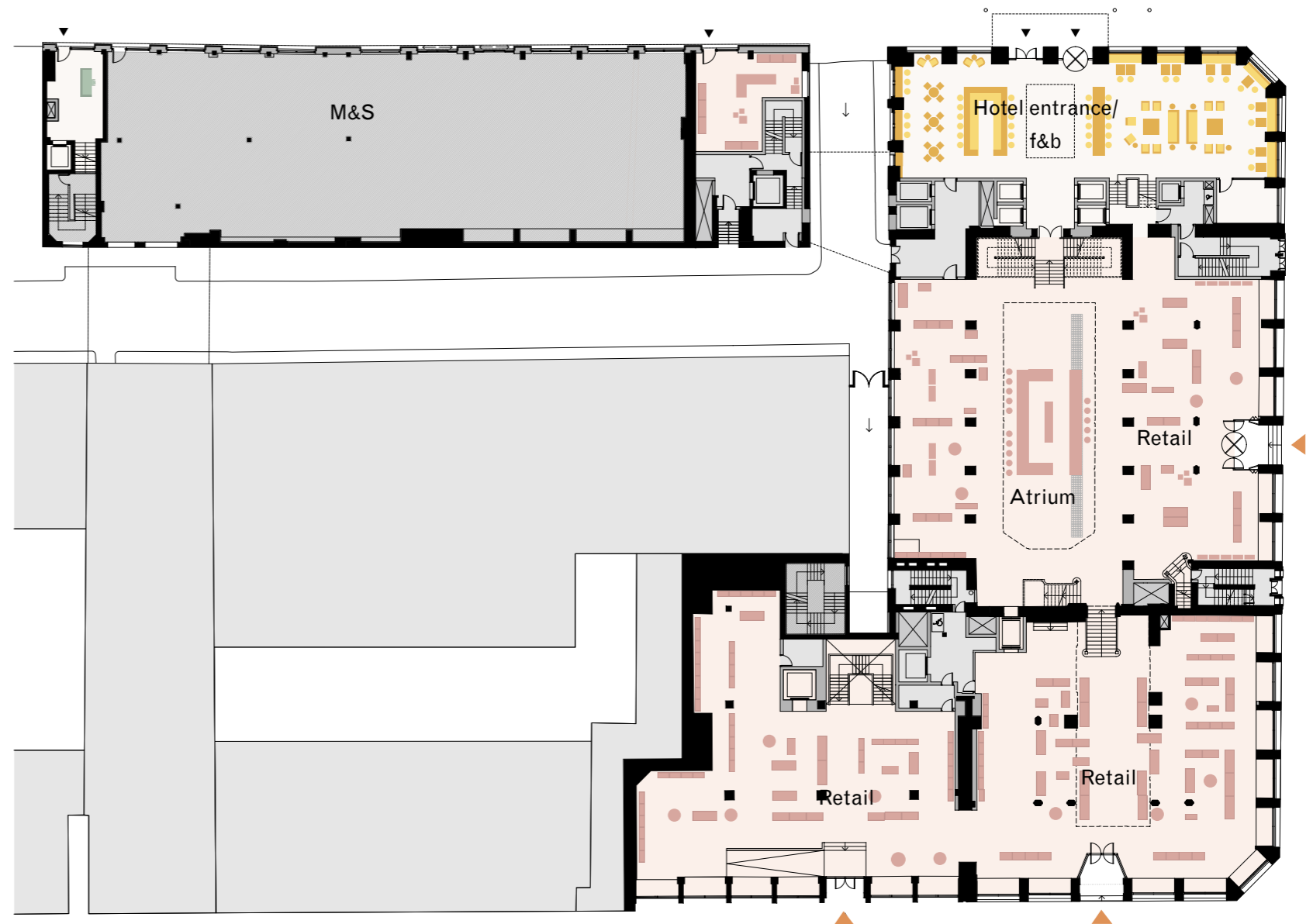
At the ground floor a sequence of double and triple height spaces creates a inviting route from Princes Street to Rose Street



Ground floor organisation

The ground floor consists of the retail space on the South St David Street and Princes street wing and a hotel entrance/ food and beverage offering located in the 1903 north block extension. The central atrium connects retail, food and beverage and hotel functions.

Along Rose Street further opportunities for a small retail outlet will be further explored.



- Retail
- Hotel
- Core

View from the entrance at Princes Street towards the atrium showing the reinstated mezzanine gallery and skylight bringing natural daylight back into the ground floor retail space.



An artists impression of how the space may be arranged,

Ground floor – retail space

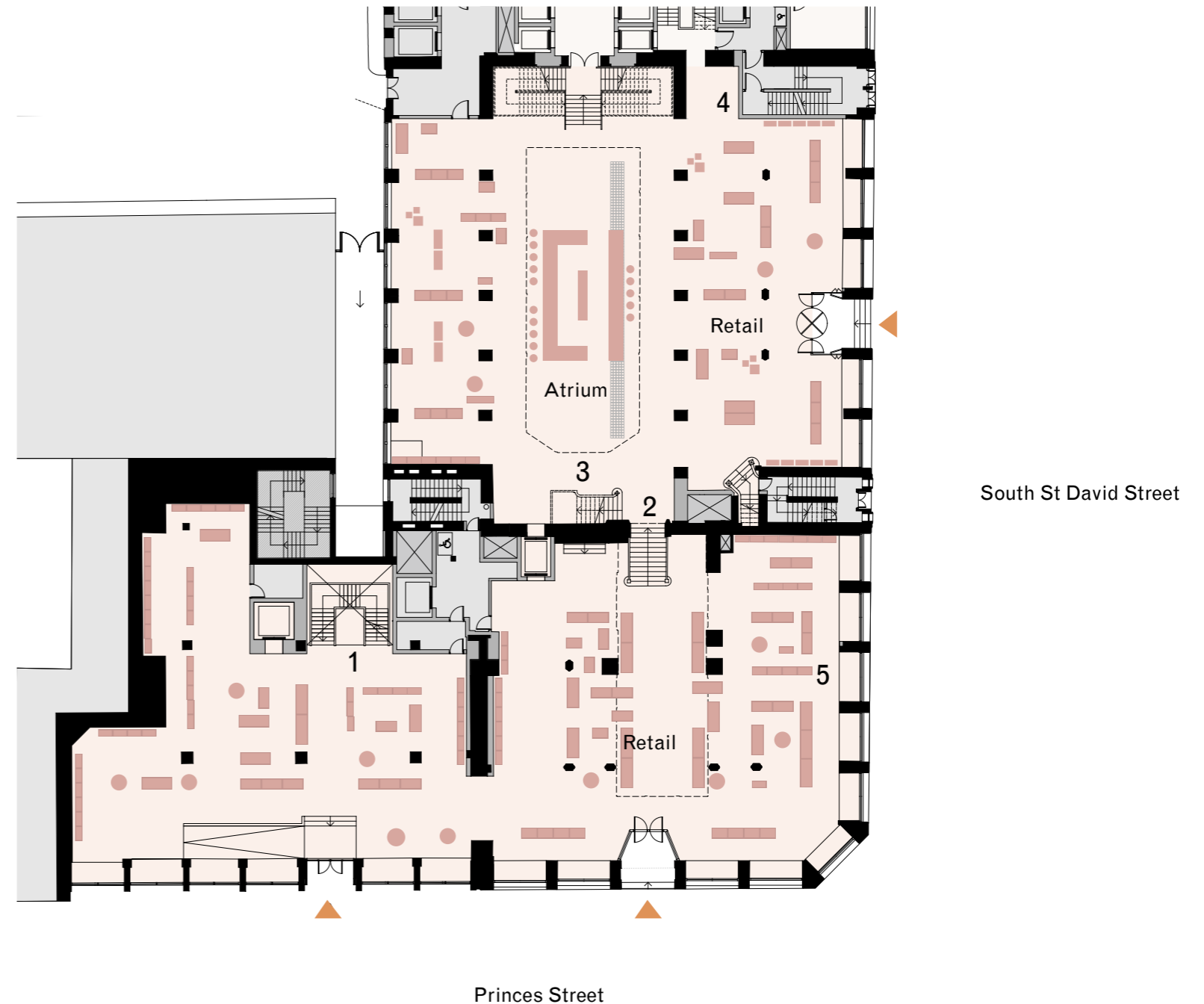
Large retail spaces on the ground floor are accessed directly from Princes Street and South St David Street. Main circulation stairs and lifts are clearly visible from the refurbished entrances.

The Grand Saloon is seen as a flexibly programmable space for events or more permanent use, e.g. retail or a food and beverage point.

The existing opening between the 1966 extension and the historic building at Princes Street has been increased from 2.4m to 4m clear width – this helps both visual connectivity between the areas as well as improving accessibility.

Detailed proposals:

- 1 new staircase and lifts instead of existing escalators
- 2 restore existing stair to upper ground
- 3 retain existing historic stair to access mezzanine
- 4 remove existing stair to construct fire fighting stair core
- 5 open up all previously closed shopfronts to reinstate natural daylight to retail



- Retail
- Hotel
- Core

The atrium saloon will be restored to its former splendour as a unique public space that is integral to both the department store and the hotel. A new staircase, in the position of the lost original stair, connects all public levels, providing clear orientation.



An artists impression of how the space may be arranged

Entrance from South St David Street looking towards the refurbished atrium retail space.



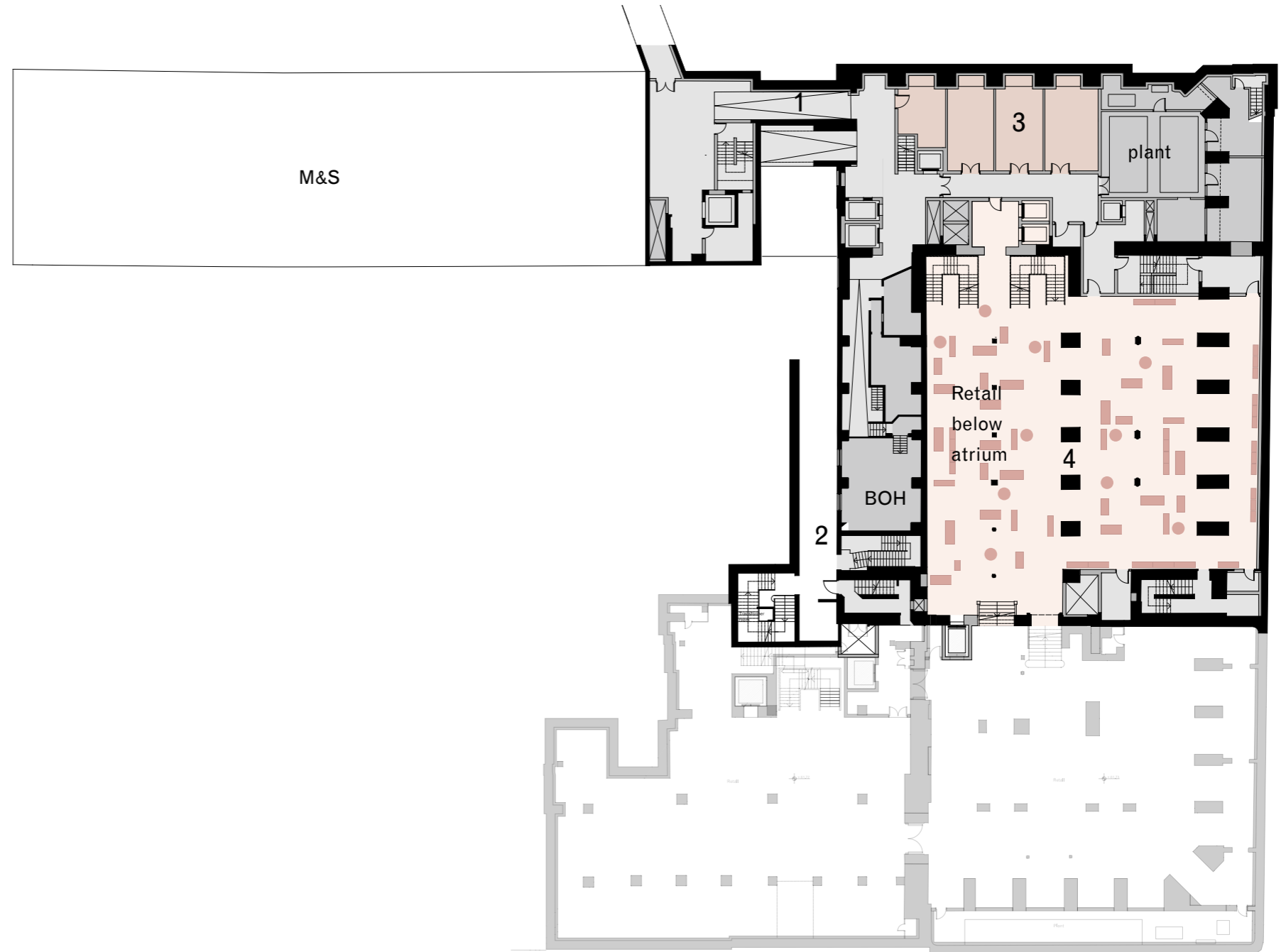
An artists impression of how the space may be arranged

Basement 1

The basement retail spaces – spread over two levels along Princes Street and below the atrium – are easily reached via stairs and lifts. The main spaces retain retail functions, while the north block houses much needed retail back of house areas and plant equipment.

Detailed proposals:

- 1 retain existing tunnel connections to Rose Street building instead of new tunnel
- 2 retain existing escape route to South Lane
- 3 additional retail back of house created through mezzanine
- 4 restore original glazed brickwork columns



- Retail
- Core
- Retail BOH
- BOH

Basement 2

The lower basement retail spaces are reached via two new sets of lifts as well as the existing stair from the upper basement and a new stair in the 1966 Princes Street building. This area has a very generous floor to ceiling height, therefore plant and back of house space is kept to a minimum.

The lower basement level is the arrival point for goods entering the building via the existing tunnel system under Rose Street. The existing ramp and back of house spaces along the western part of the historic building are to be retained and rationalised without major structural interventions. Ongoing measured surveys will be required to confirm the spatial fit of MEP equipment and the ventilation requirements via openings to lane.

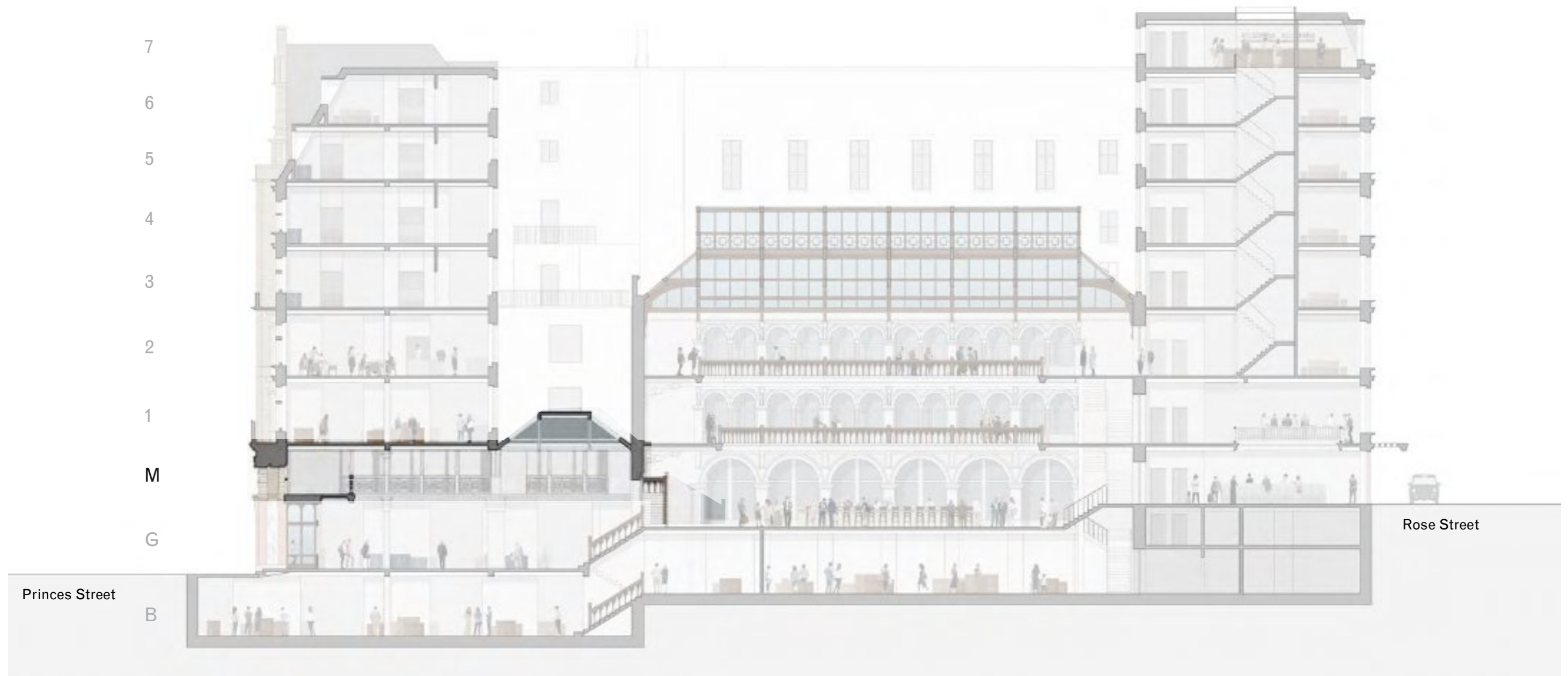
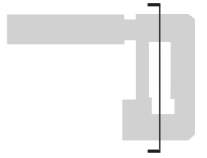
Detailed proposals:

- 1 sub-basement with limited usable height
- 2 fresh water storage tank
- 3 main retail cargo lift
- 4 pedestrian lift connects all retail and f&b floors



- Retail
- Core
- Retail BOH
- BOH

Mezzanine



View of the former tea room located on the mezzanine level above the Princes Street entrance, photograph taken ca. 1895. This double height void has subsequently been infilled. It is the proposal to reinstate this space (see section 10 interiors for further detail).

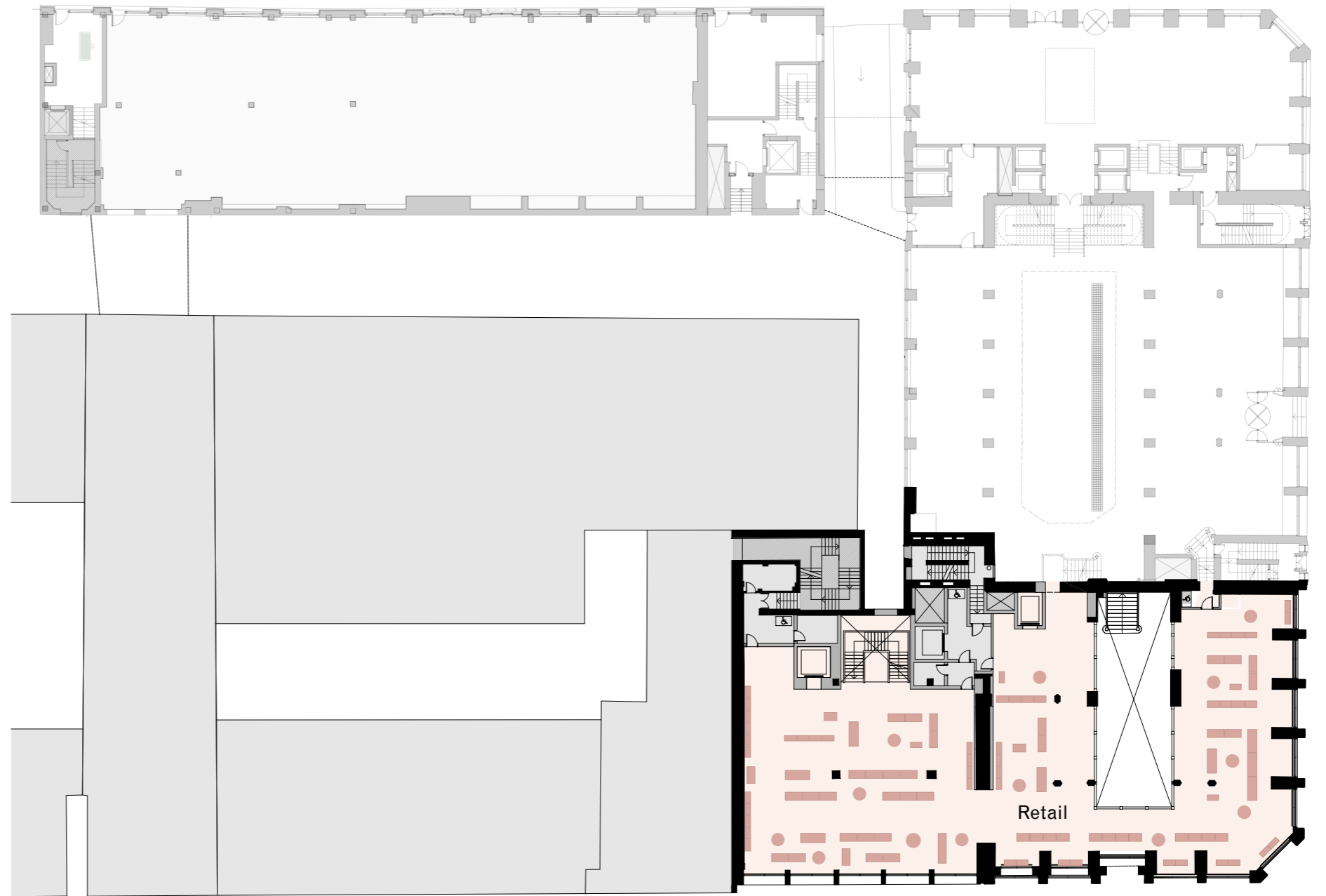
Site inspections confirm that none of the previous fabric for the balustrade construction has survived. It is therefore proposed that the assembly will take cues from the historic precedent, but will be a modern design.

The plasterwork in ceilings it is believed to be in good condition and will be restored. The original cornicing around the void and roof light might be found under some retail fit outs, which would allowed a reconstruction of the historic features. Further investigations are required after the floor infill is removed.



Jenners mezzanine tea room interior 1895
© Courtesy of HES (Bedford Lemere and Company Collection)

There is a level difference of ~450mm between the 1960's Princes Street extension and the 1895 building. This is being mitigated via a ramp and staircase to ensure the whole building is fully accessible for those in wheelchairs or with pushchairs.



■ Retail
■ Core

First floor

The retail experience on the first floor is largely arranged around the central atrium, but the reconstructed lightwell over the mezzanine tearoom will introduce further daylight into the depth of the floorplan and benefit the customer experience.

Detailed setting-out of the new fire fighting core in the north-east corner of the historic building indicates the existing historic staircase connecting the first to the second floor can be kept and is a positive contribution to the heritage and conservation strategy.

Since the first floor in the Rose Street building cannot be connected to the historic building with a front of house bridge, this space is proposed as the main hotel support facility. In addition offices for the retail function will be accommodated here, in easy reach of the main retail spaces.

The hotel staff entry is proposed via the western core on Rose Street. This is shown in more detail in section 8 technical coordination.



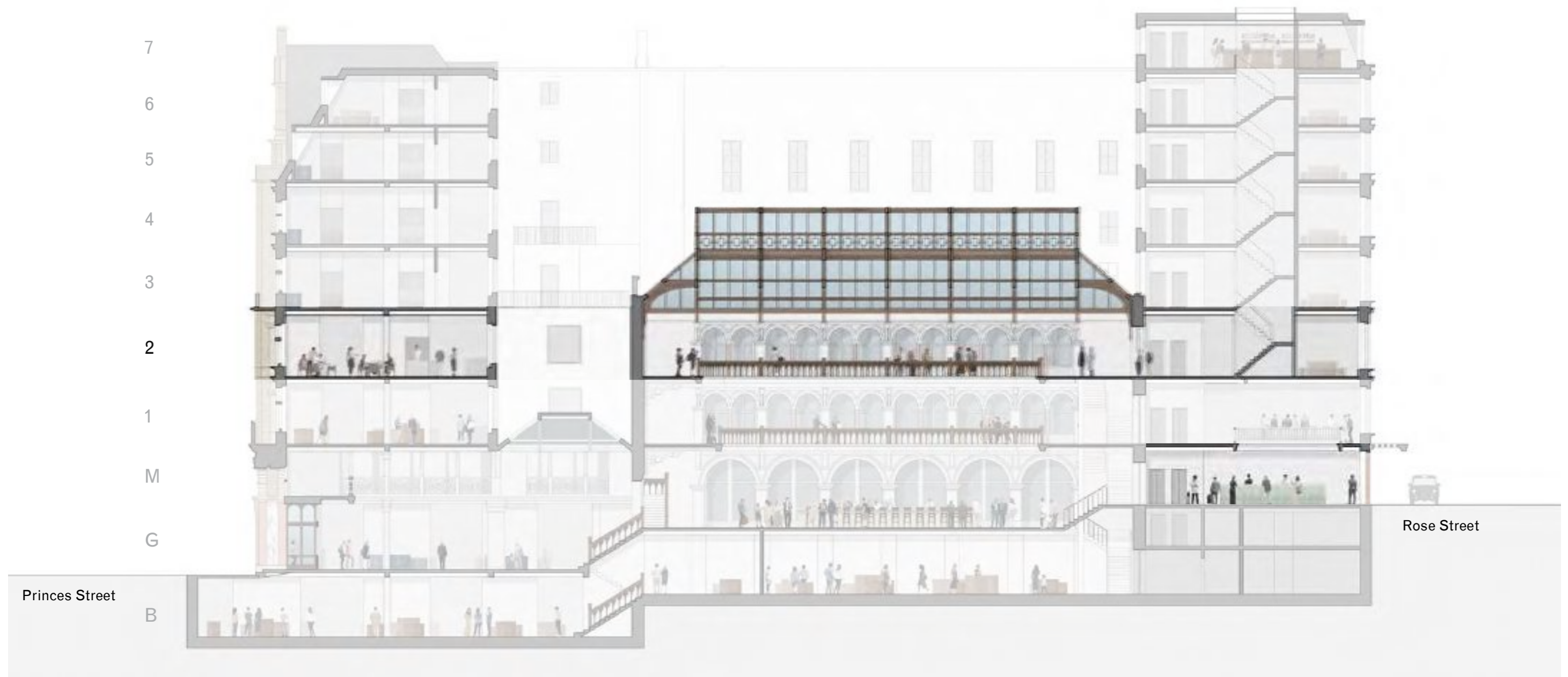
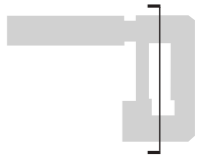
- Retail
- Hotel
- Core
- Retail BOH
- Hotel BOH
- BOH

At the heart of the building, and the most significant space within the Jenners building, is the central top-lit atrium.



An artists impression of how the space may be arranged

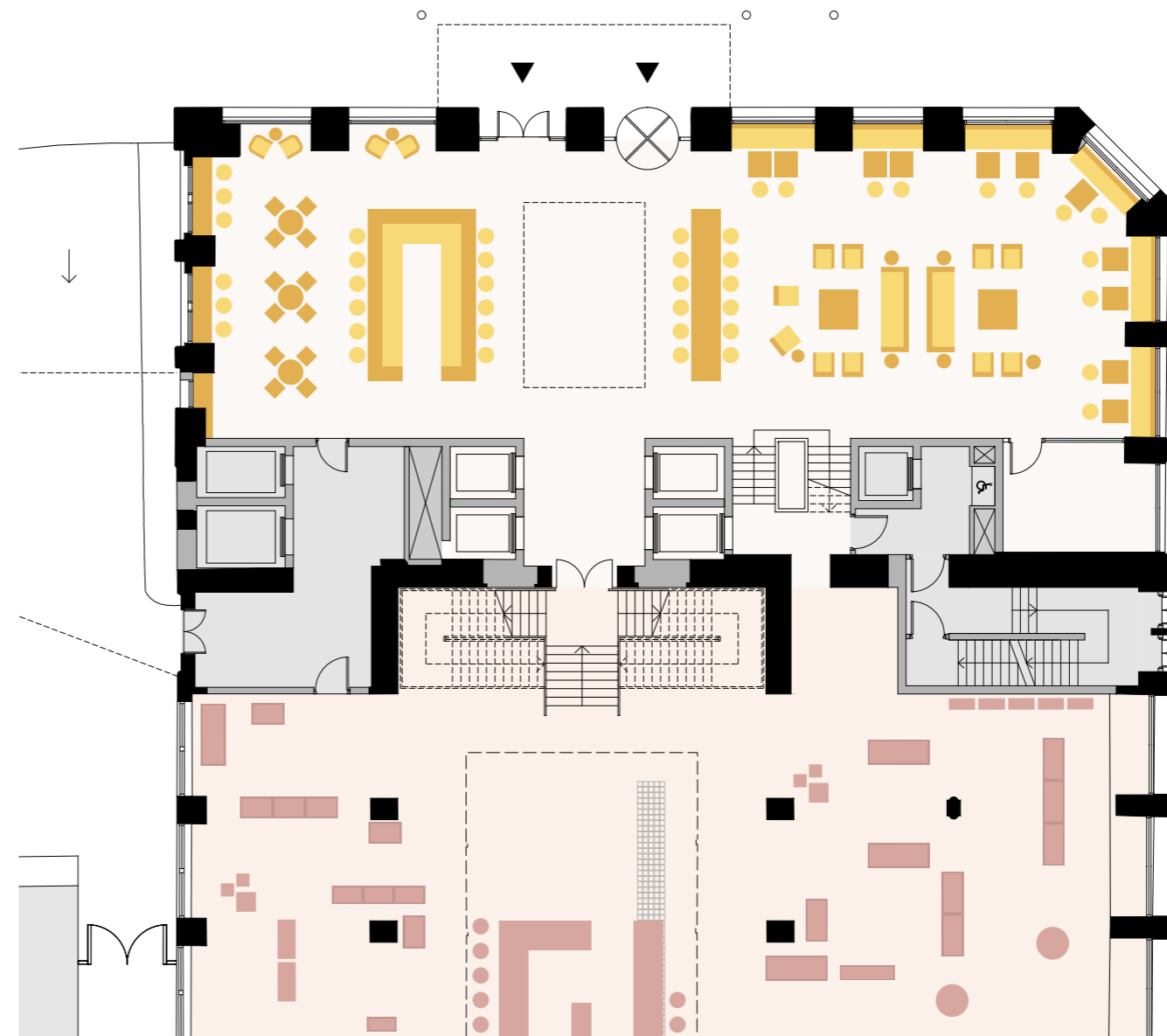
6.6 Food and beverage



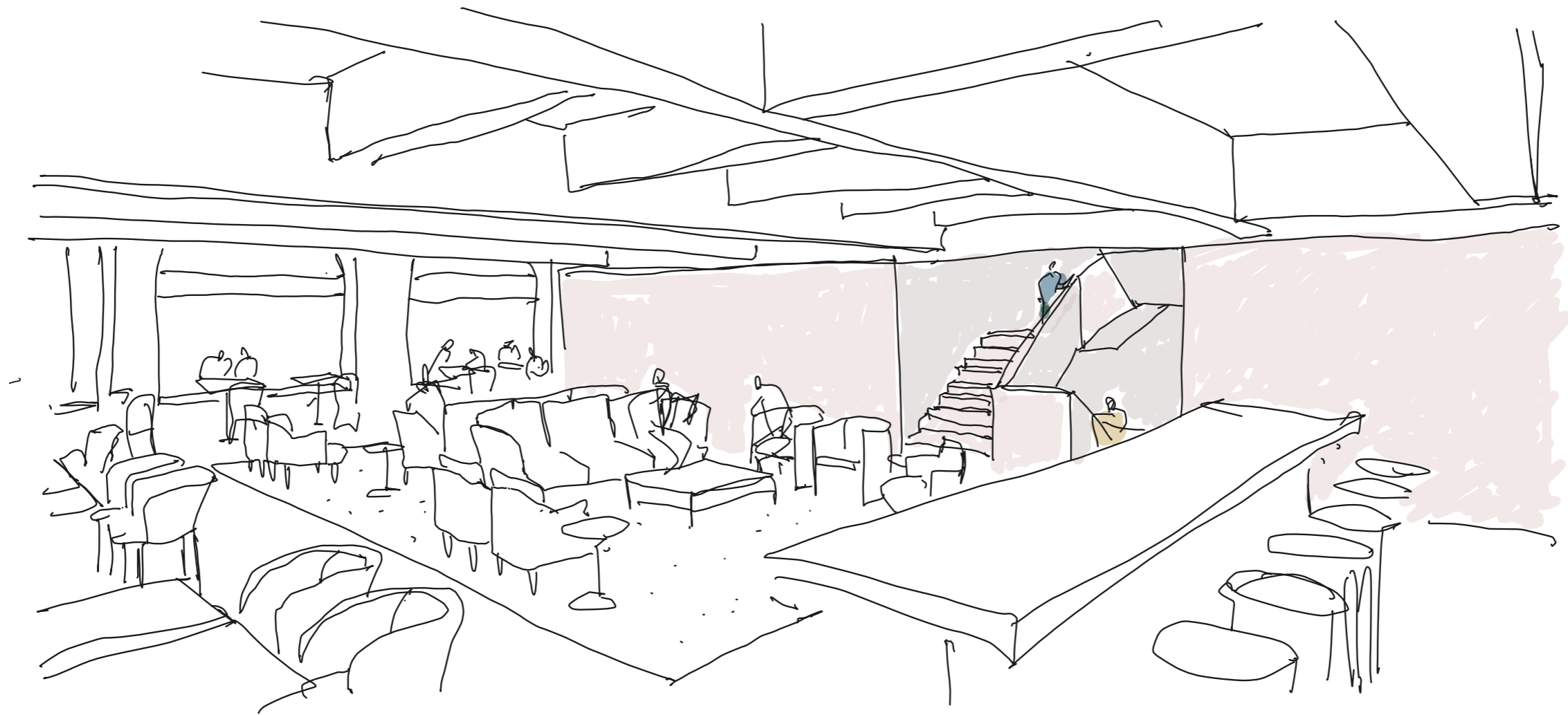
Ground floor

The ground floor of the north block extension, has been assigned food and beverage (f&b) offering. It is proposed that f&b can function as a connection space between hotel and retail functions. Opening up this area to the public, allows movement through all off the ground floor, internally connecting Rose Street and Princes Street.

A new staircase and series of elevators connects this space to the first floor hotel lobby, detailed in section 6.7.



- Retail
- Hotel
- Core
- Retail BOH
- Hotel BOH
- BOH



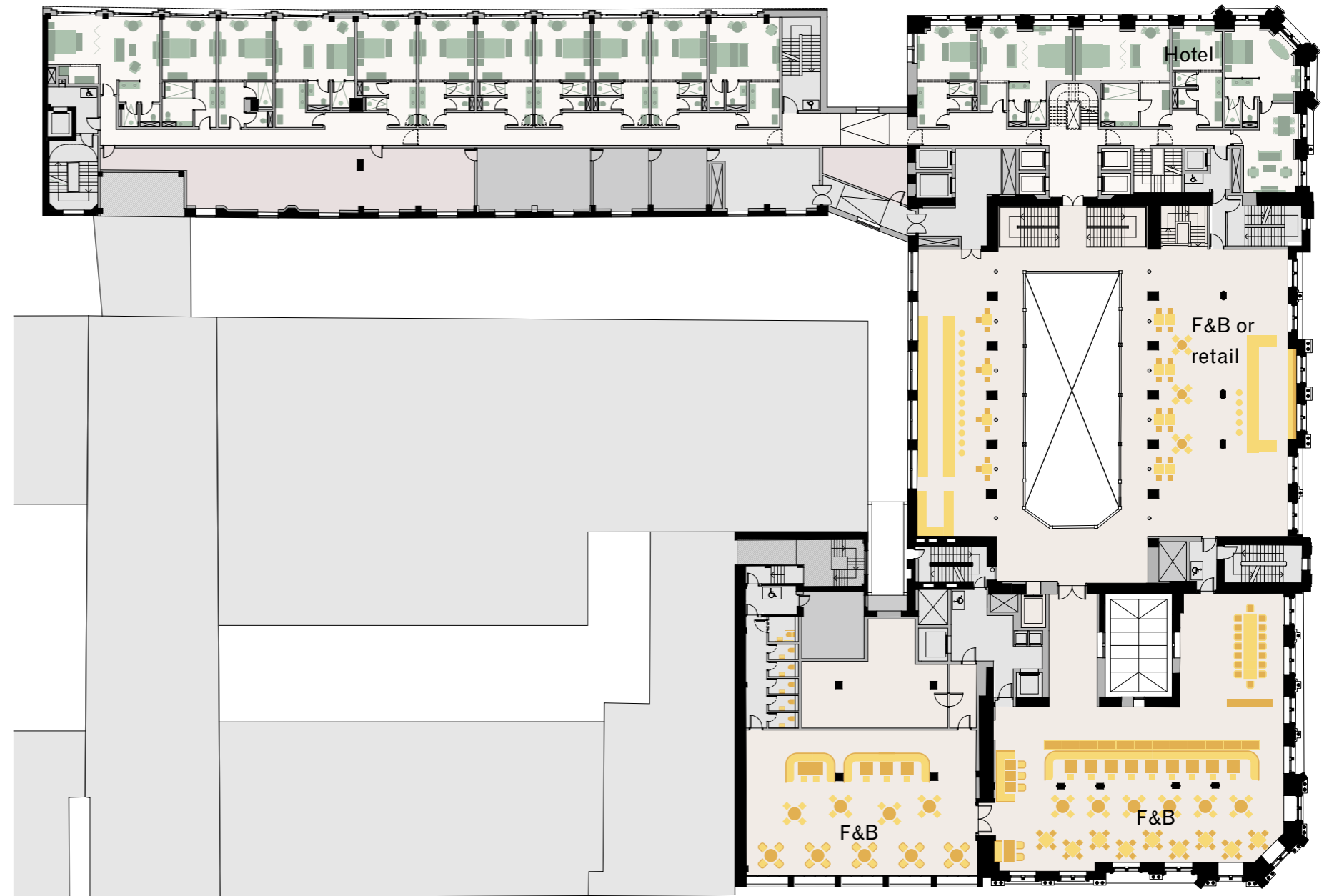
Concept sketches of hotel entrance/ food and beverage offering

Second floor

The second floor (the uppermost atrium level with views into the atrium and over Princes Street) is an ideal location for the building's food and beverage offering.

New infrastructure including kitchens and WC's are planned to allow operational flexibility in the long term, whether operated by the retailer or hotelier.

The area to the east of the atrium, towards South St David Street could become a mix of retail and f&b or more of a food court space. This would increase the net retail area but also bring additional vibrancy to this floor. Out of retail hours this section of the floorplate could be separated along the atrium column line however the atrium gallery still be active through the f&b offer on the other side of the Grand Saloon.



- Retail
- Hotel
- Core
- Retail BOH
- Hotel BOH
- BOH

Second floor – atrium

View across the atrium towards the second floor space. This view shows the space set up as informal café, bar and meeting space. Some of the area on this level could become more retail-themed.



An artists impression of how the space may be arranged

Second floor – restaurant

The adjacent image is an early proposal to illustrate how the second floor restaurant with views towards Arthurs Seat, the Old Town and Edinburgh Castle could be imagined.

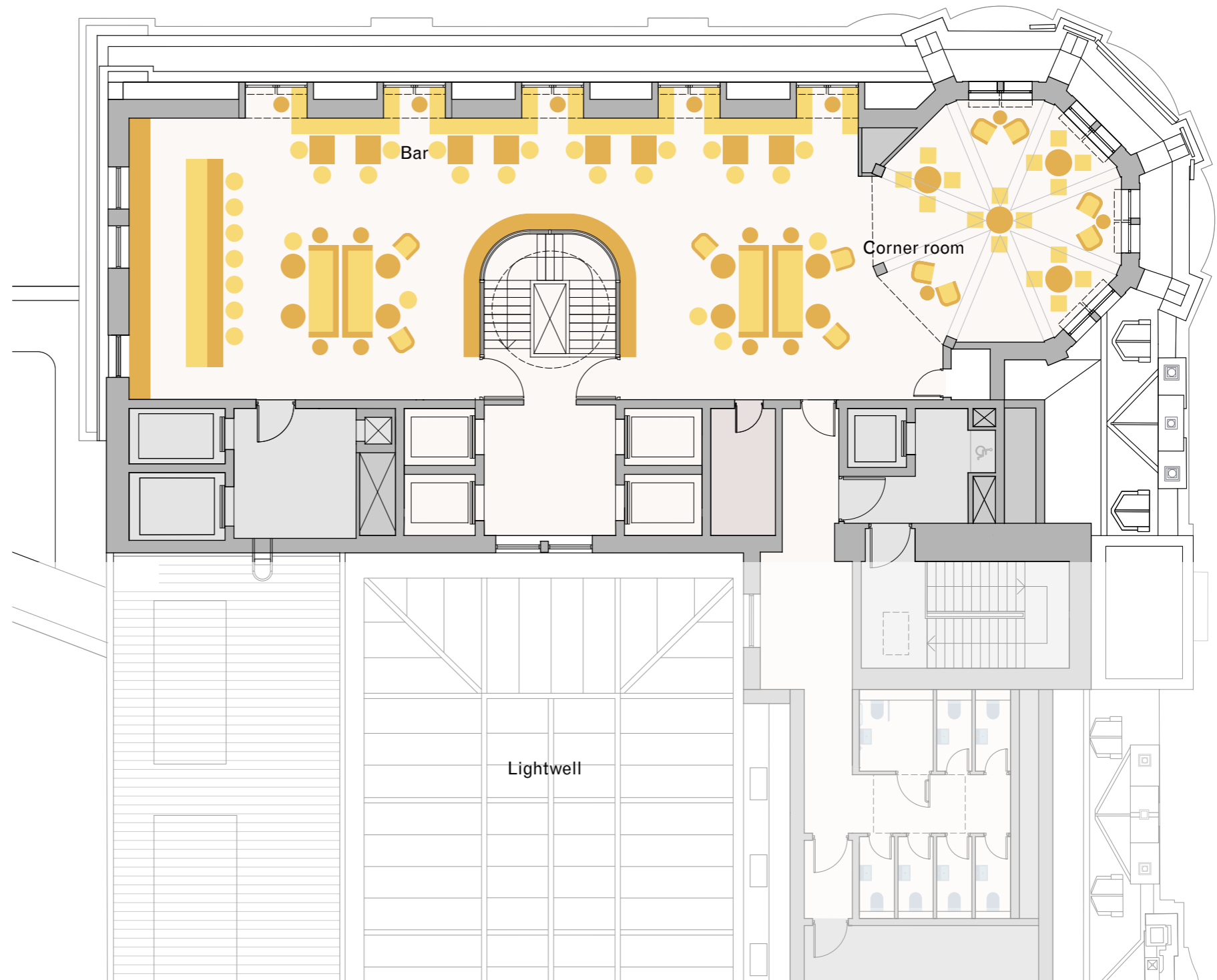
Further consideration in particular for the f&b spaces on the second floor will be developed with the interior design.



An artists impression of how the space may be arranged

Seventh floor – rooftop bar

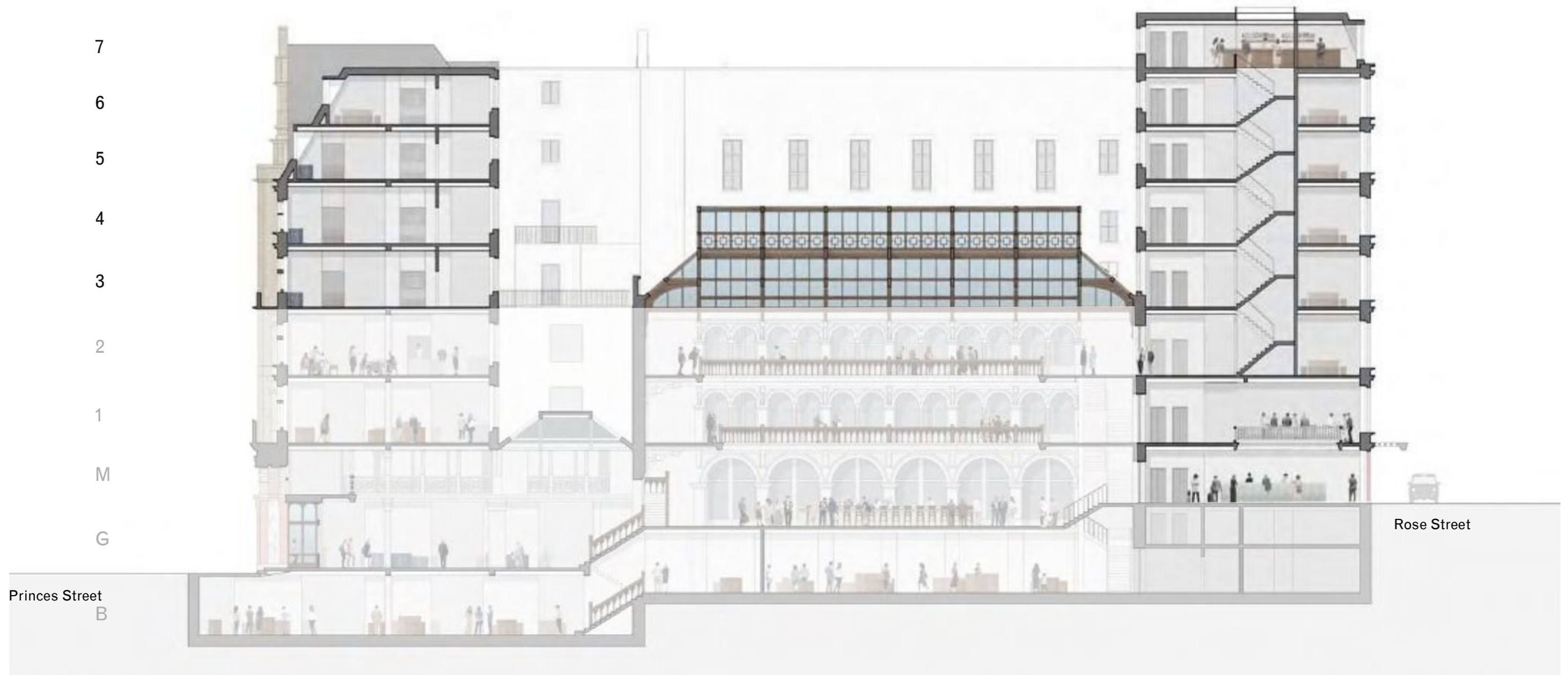
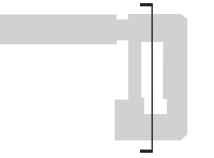
The new rooftop destination is accessible from the hotel via the new staircase and from the street via the hotel lobby. With the flexibility of support service from the third floor main kitchen it can operate as breakfast room, diner and bar open to the public.



Overlooking St Andrew Square and with views to the Firth of Forth, the corner room of the seventh floor rooftop bar forms a fitting crown to the restored and re-imagined Jenners buildings.



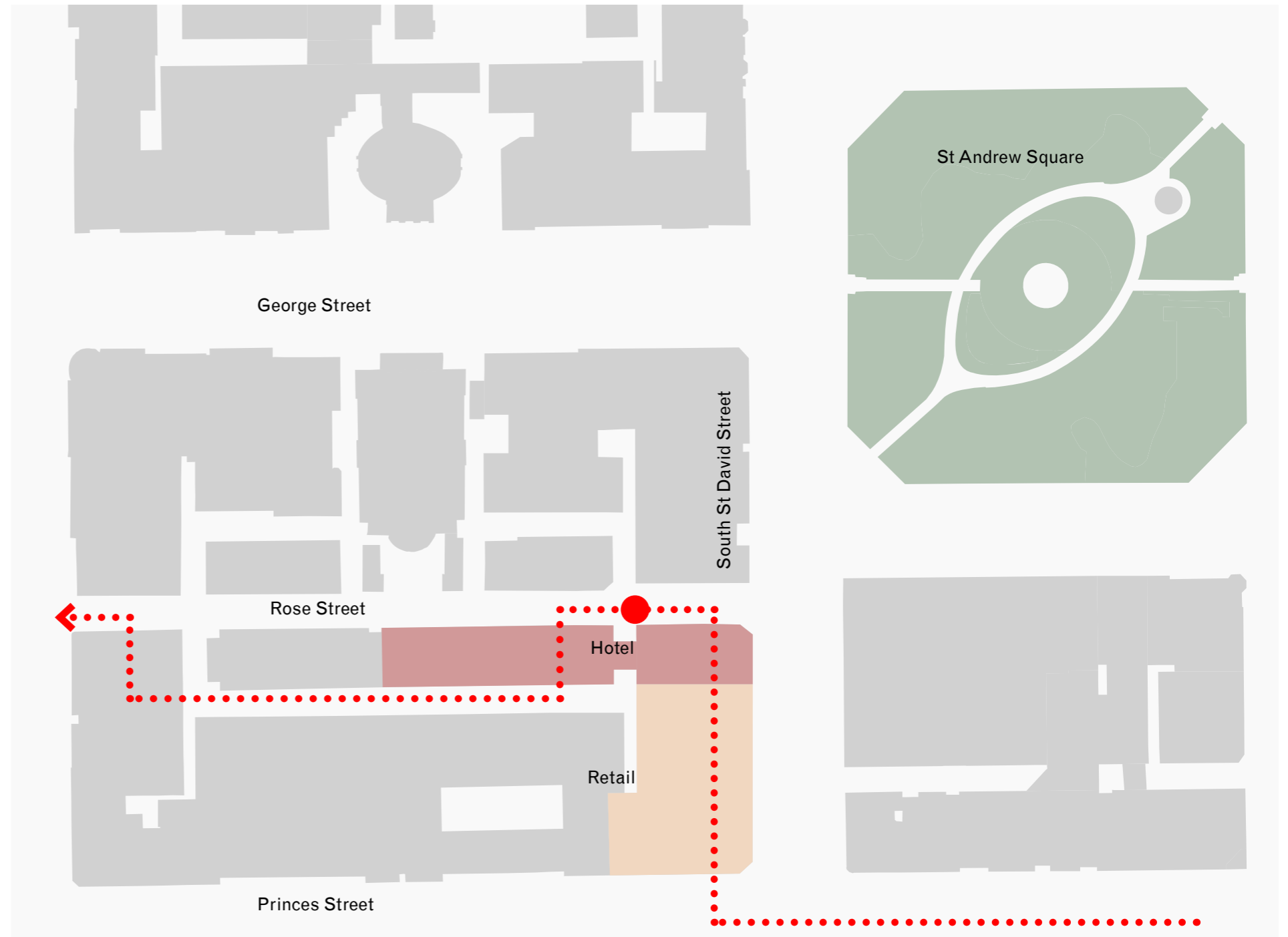
6.7 Hotel



Hotel location

The proposed new hotel entrance is located on Rose Street, providing a more appealing location for a taxi drop off away from the crowded pavement and bus stops of South St David Street.

As Rose Street is pedestrianised in parts, vehicular traffic proceeds along Rose Street South Lane to exit the urban block.



Hotel entrance

A new canopy on Rose Street façade is proposed as an identifier for the hotel entrance. It serves as both protection to the new doorway and as an inviting gesture, opening up this side of the Jenners building to the public properly for the first time.

A wider proposal incorporating the public realm between the Jenners building and the entrance to Sainsbury's is proposed as enhancements to the entranceway of Rose Street, a street gaining importance within the urban fabric of the New Town.



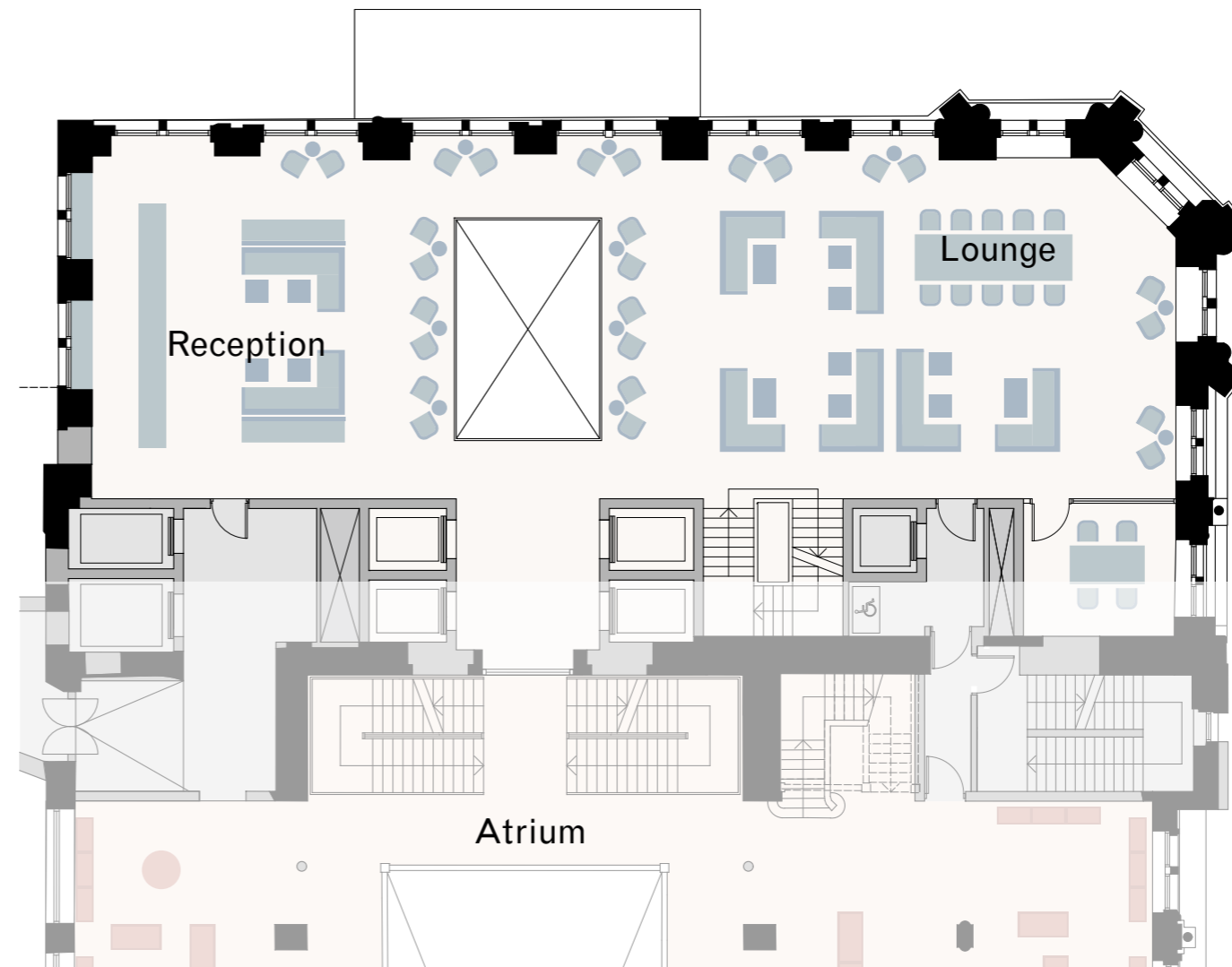
View from St Andrew Square

Hotel lobby

The new hotel lobby reception and lounge are accessed from Rose Street. The hotel lift lobby forms a direct internal link to the main atrium. It is proposed to raise the existing floor within the 1905 extension to be level with Rose Street.

A new staircase is connecting the ground floor f&b and the first floor hotel lobby. This staircase continues to the second floor of the hotel where it connects to another new staircase enabling connectivity to all hotel guest room levels as well as the bar on the seventh floor.

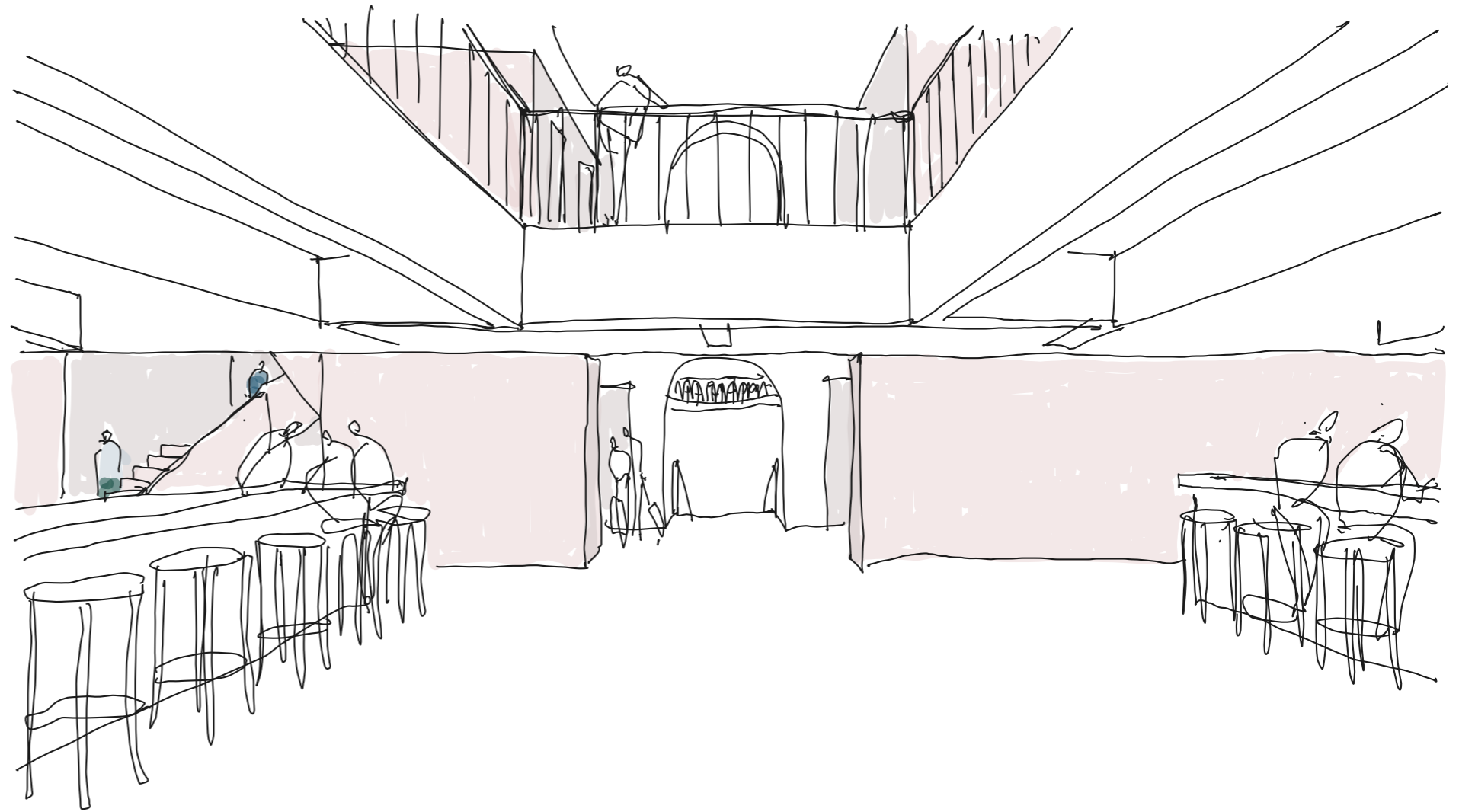
The rest-rooms for the ground floor hotel food & beverage and hotel reception will be located on the Basement mezzanine under these areas and accessed by the new stair and the pair of east lifts.



■ Retail
■ Hotel
■ Core

View of the new double height hotel lobby looking towards the main atrium.

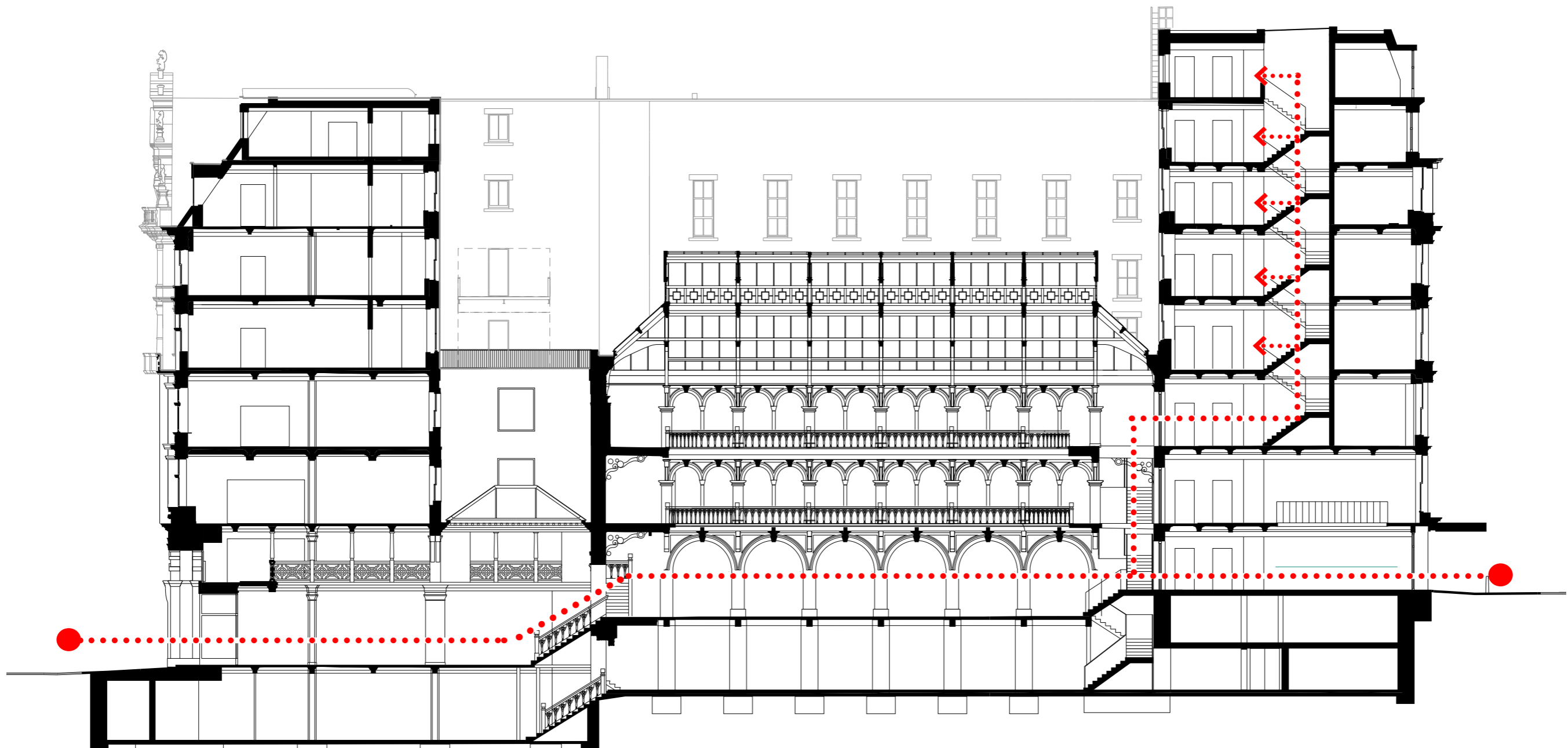
The double-height void to the first floor lobby is considered justifiable due to the provision of a suppression system as well as short travel distances to two protected stairs on the first floor.



Concept sketches of hotel lobby on Rose Street

Guest stair circulation

In addition to the staircases within the main atrium it was felt that a dedicated route for hotel guests would be beneficial to connect the lobby level with the hotel room floors. Therefore a staircase was introduced in the central axis of the 1905 extension building. The staircase connects to the main circulation route through the building and the grand Saloon at second floor level but also connects to a new route introduced between the lobby and second floor.

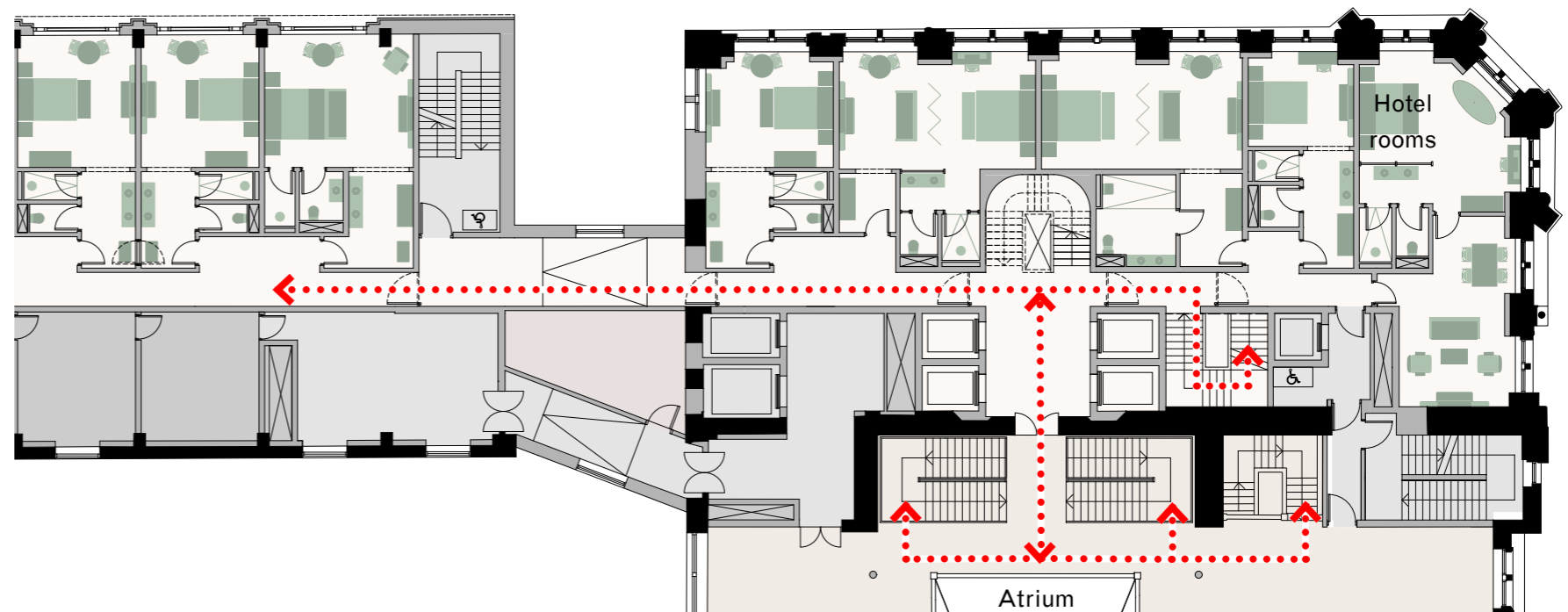


Guest stair circulation

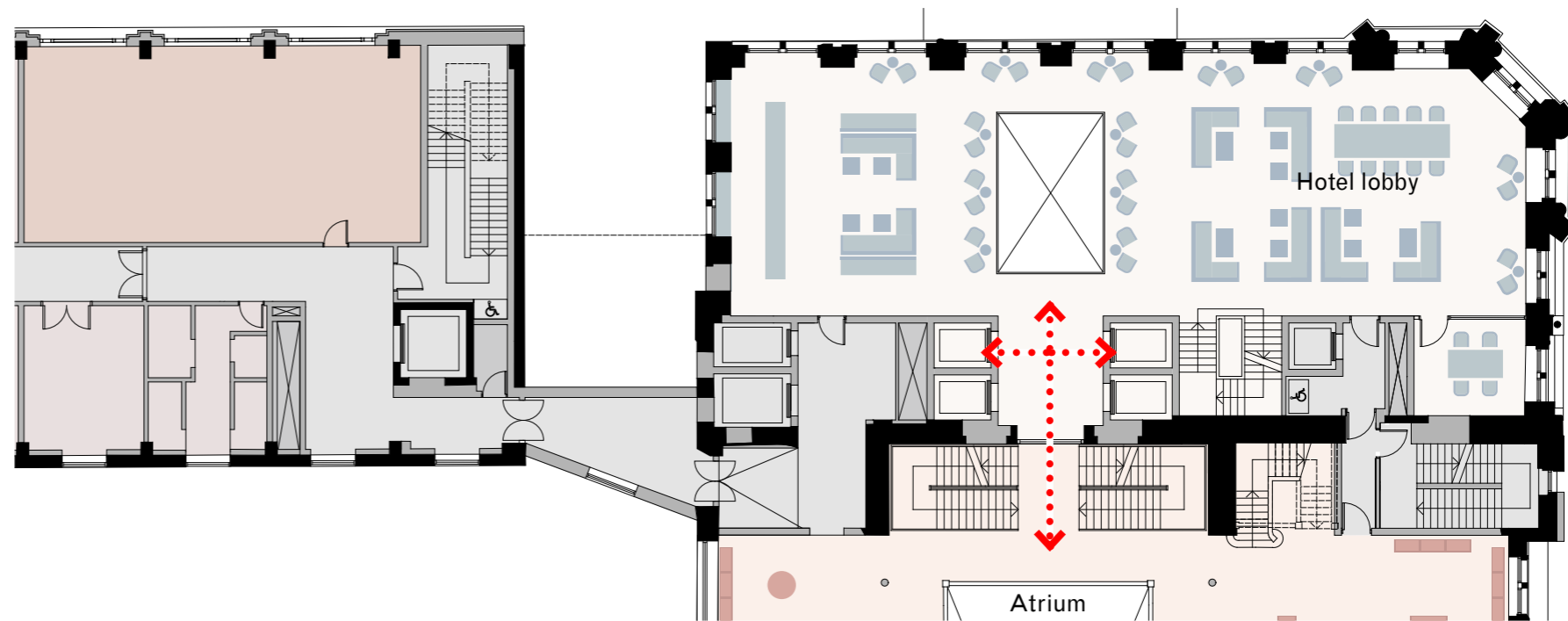
The drawing to the right illustrates the transition at second floor between the two staircases provided for hotel guests. At the second floor hotel guests would be able to access the f&b area via the new centrally located staircase and the corresponding lift lobby.

The staircase from the lobby to the second floor on the South St David Street elevation provides an elegant out of hour connection to the the hotel guest room floors. This means there is no reliance on the staircase within the atrium and provides flexibility and separation when the retail areas are closed.

The hotel lobby on the first floor is linked to the retail space as well as being directly reachable from the hotel room levels, enabling the space to be programmed with future flexibility.



Second floor plan



First floor plan

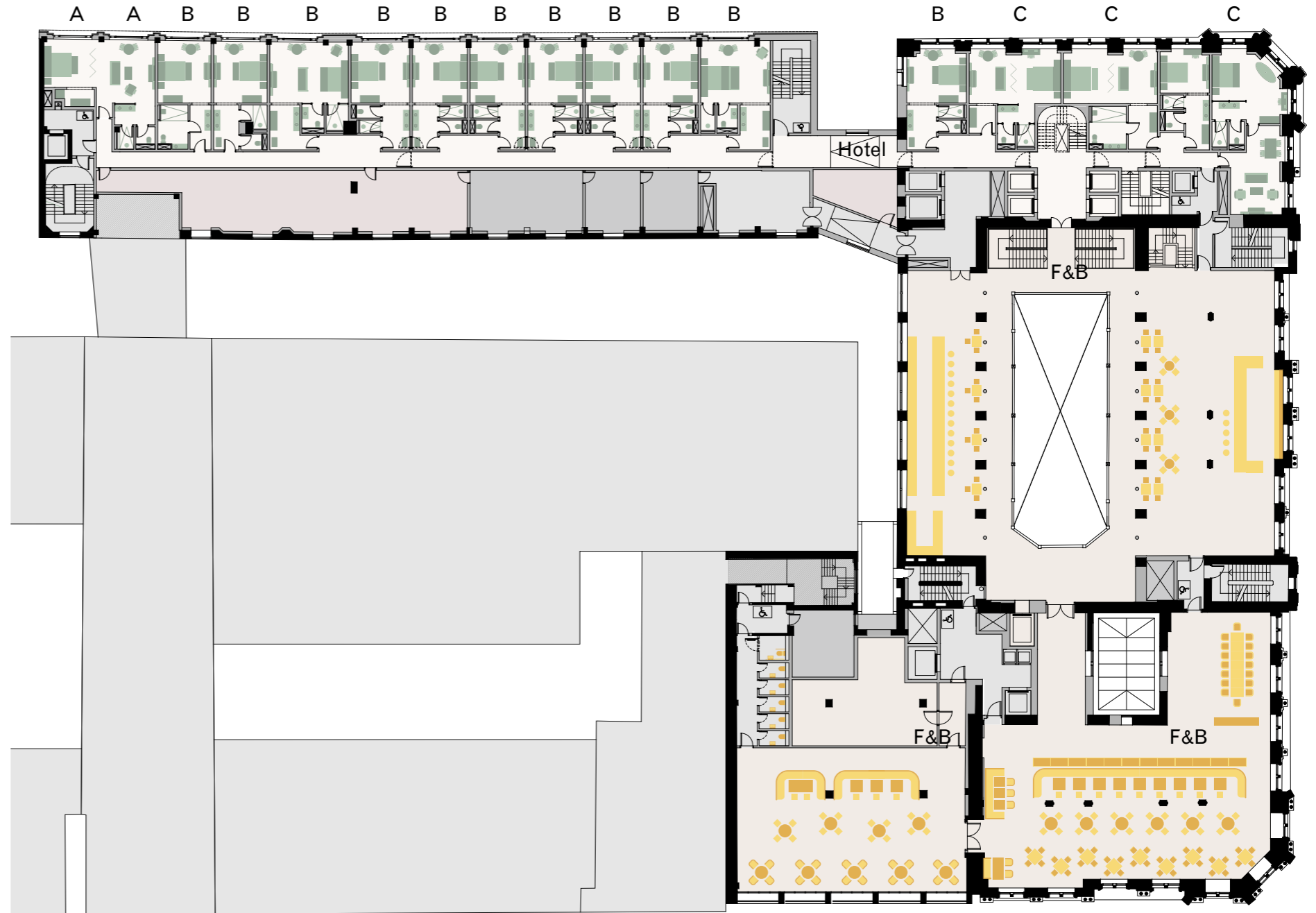
- Retail
- Hotel
- Core and circulation
- Retail BOH
- Hotel BOH
- Plant room

Hotel second floor

Hotel rooms are accommodated between the second floor and the sixth floor with principal orientations to Princes Street, South St David Street and Rose Street.

On the second floor the food and beverage spaces occupy most of the historic Jenners building and principal spaces around the atrium.

Hotel rooms are located along Rose Street in the 1905 extension as well as the re-imagined Rose Street building which is connected through generously sized bridges on the upper levels to the historic building.



- Retail
- Hotel
- Core and circulation
- Hotel BOH
- Plant room

Third floor

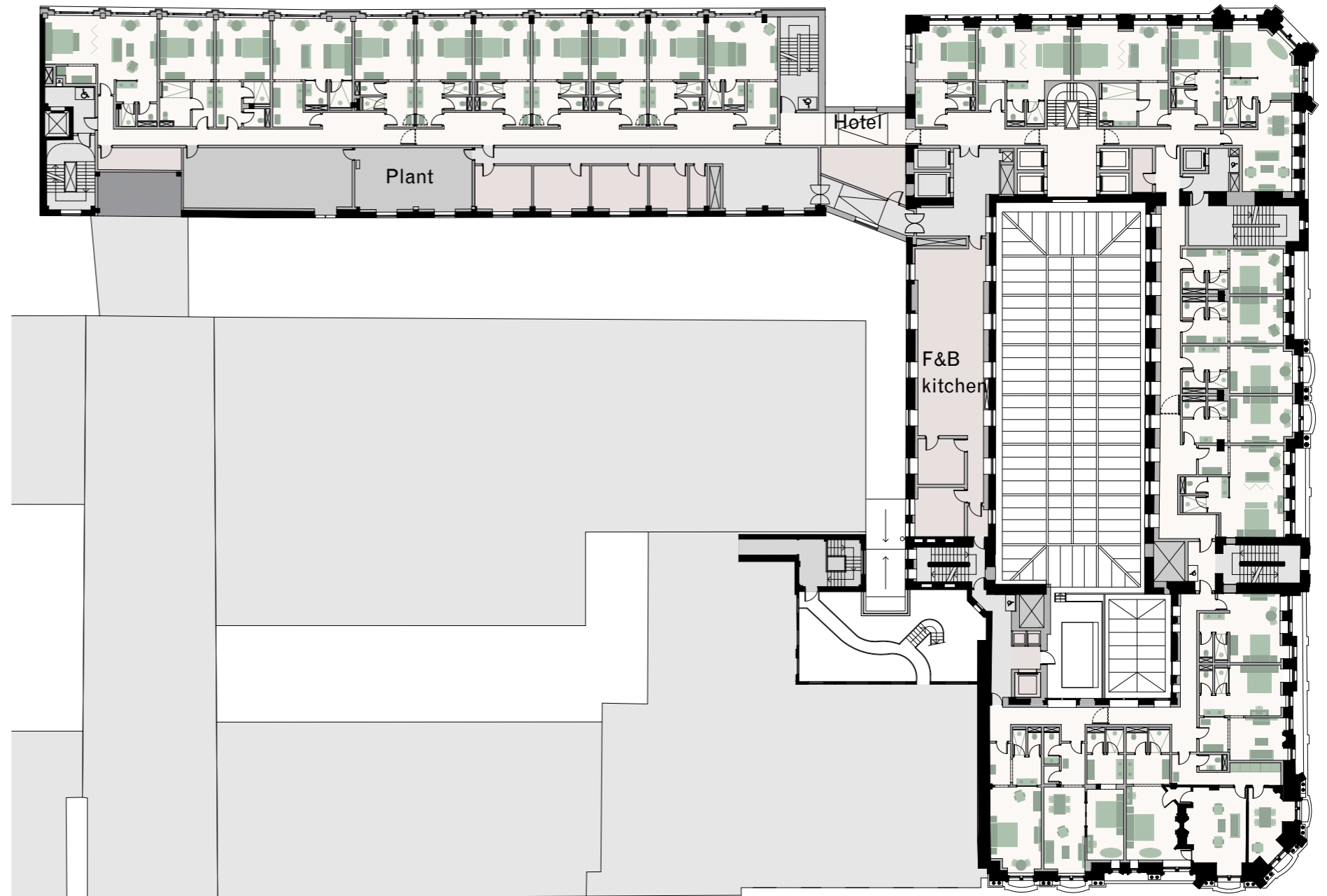
The third floor represents the first full hotel room floor which is arranged with a single loaded, generously dimensioned corridor around the central atrium in the historic building. Hotel room suites occupy the main orientation along Princes Street with views towards Princes Street Gardens and Edinburgh Old Town.

The south east corner is occupied by the former director's suite, a series of timber panelled rooms with high historic significance that are proposed to be adapted as a generous suite which maintains the historic arrangement as best possible.

Rooms along South St David Street and Rose Street within the historic building are a mix of mostly larger type B rooms and type C suites.

The western wing in the 1895 structure is proposed to accommodate the main kitchen and is conveniently linked to the back of house spine of service lifts and service stairs. The main kitchen is connected via lifts to the second floor kitchen and seventh floor bar. Additional kitchen back of house area is provided on the rear of the Rose Street Building.

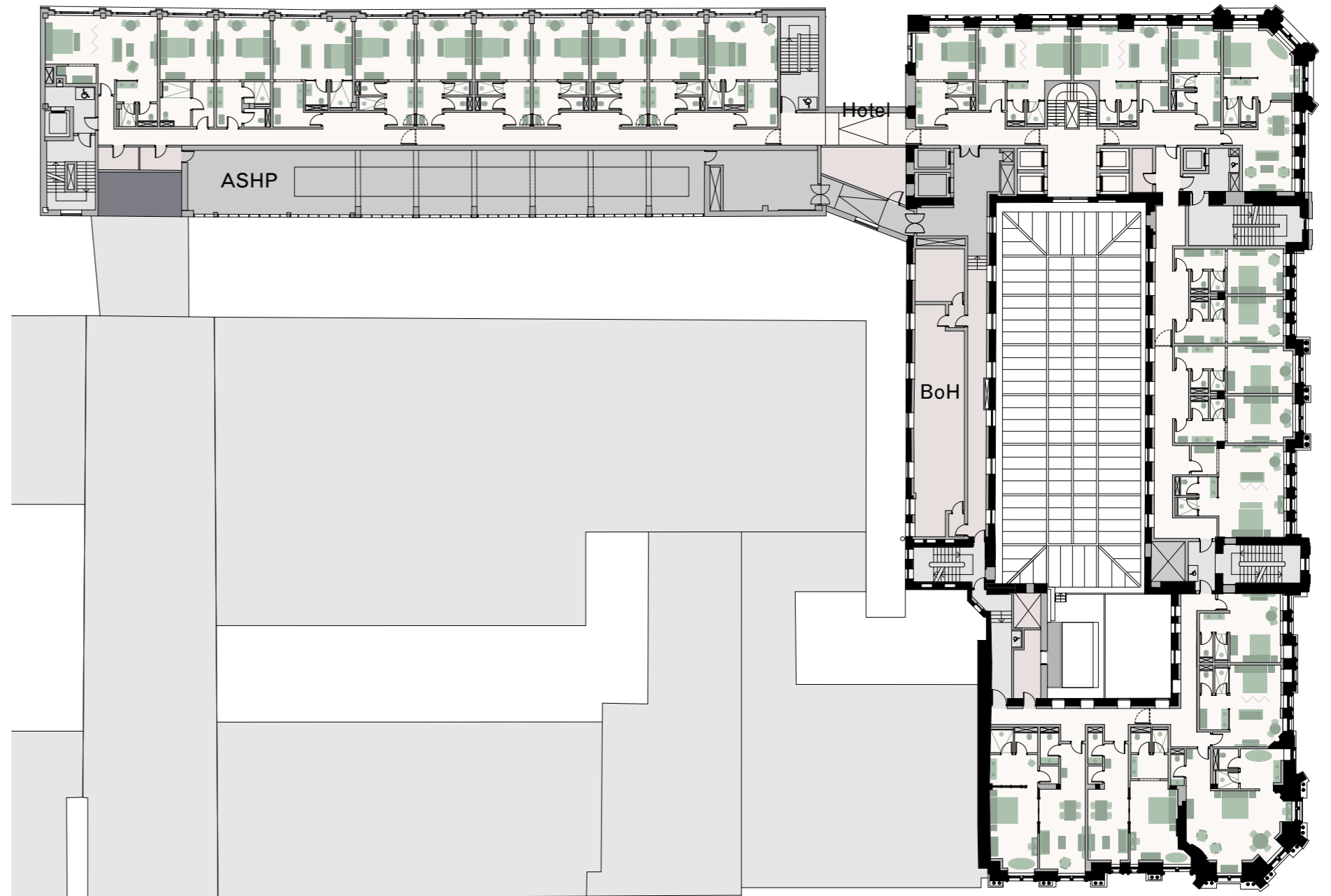
Within the Rose Street building a more rational arrangement accommodates mostly generously sized type B rooms and a small number of type A rooms.



- Hotel
- Core and circulation
- Hotel BOH
- Plant room

Fourth floor

The fourth floor follows in principle the hotel room distribution of the third floor.



- Hotel
- Core and circulation
- Hotel BOH
- Plant room

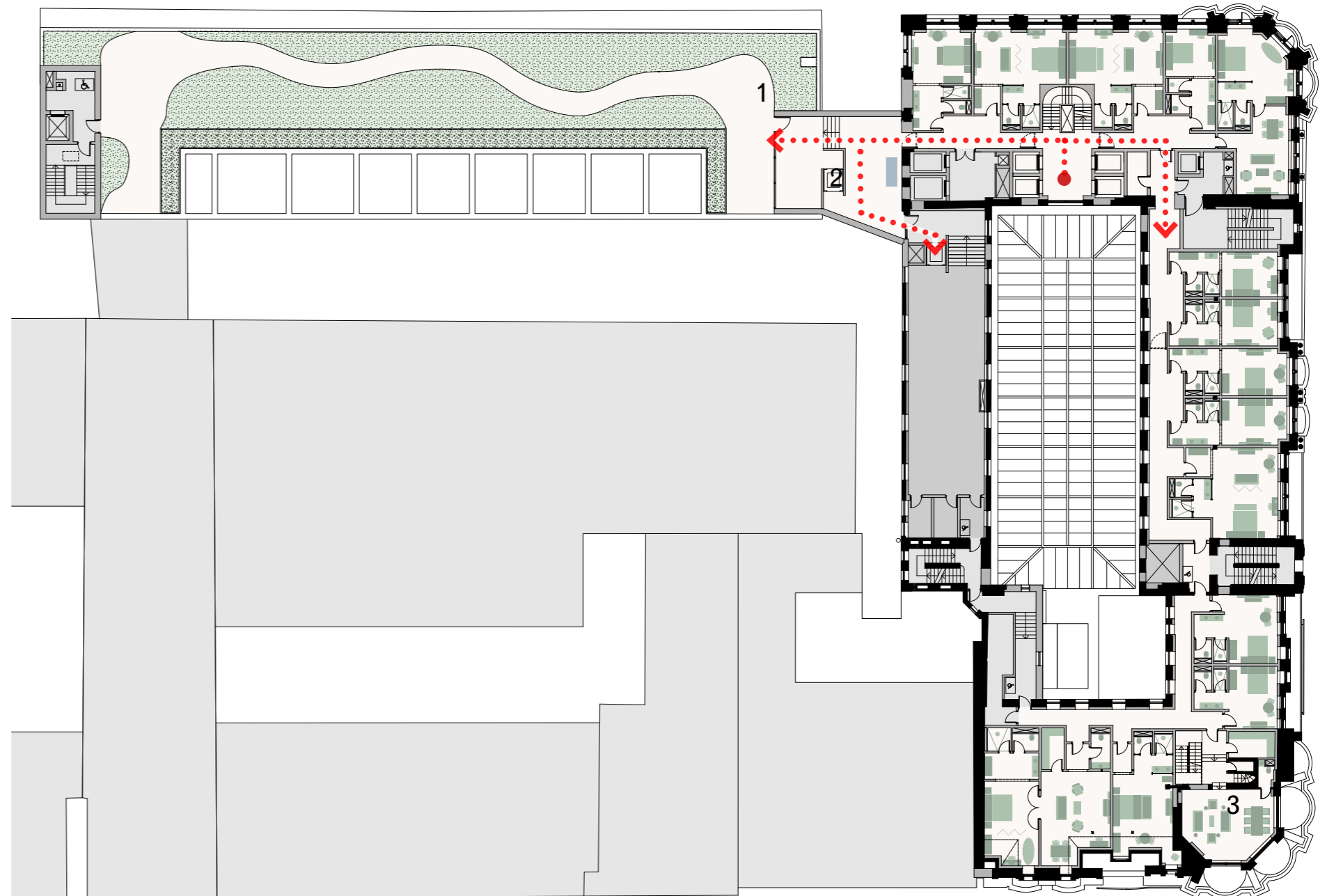
Fifth floor

The fifth floor is characterised by the introduction of the green roof on top of the Rose Street building. It is proposed to extend the bridge link to this level as access to the rooftop amenity space as well as connection to the gym/wellness area located on the floor above on the west wing service block.

The entrance to a significant suite occupying the tower on the corner of Princes Street and South St. David Street is located on this floor. The suite spreads over two floors with potential access to a roof terrace. Detailed considerations related to access and fire escape strategies need to be developed to ensure the full potential of this magnificent suite of spaces and historic features, such as the circular stone stair, can be realised.

Detailed proposals:

- 1 Roof terrace with accessible path leading to viewing area at far end of roof
- 2 Entrance to wellness/gym located on floor above
- 3 Duplex suite within historic corner tower



- Hotel
- Core and circulation
- Plant room
- Roof top garden

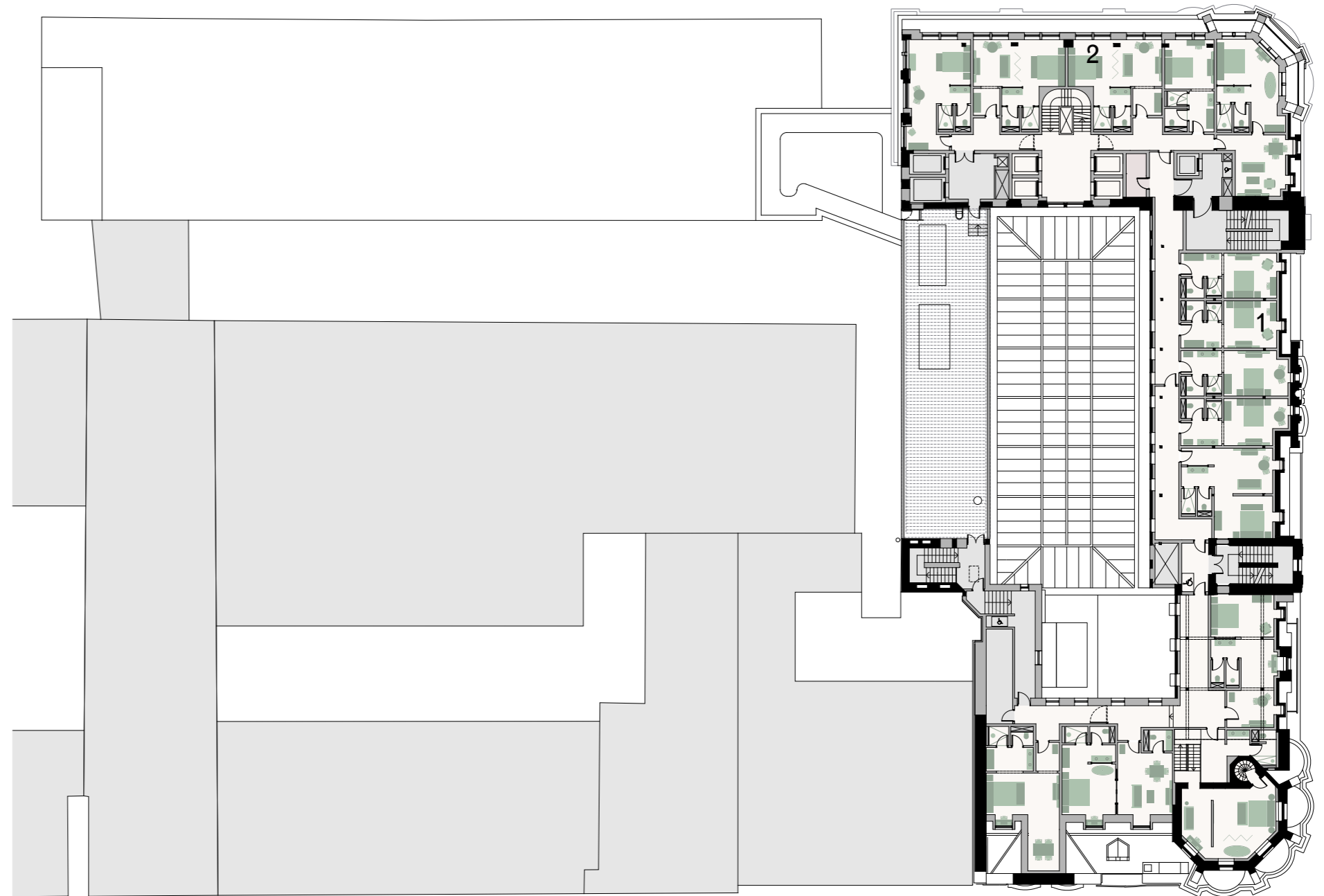
Sixth floor

The proposed scheme embraces the challenges and possibilities of the existing mansard roof structure of the sixth floor. A row of existing columns offset approx. 800mm from the façade line are integrated into partitions where possible, but otherwise accepted within the generous room layouts. On the South St David Street wing the small historic dormer windows are proposed to be kept as part of the heritage and conservation strategy.

On Rose Street façade it is proposed to reconstruct the existing mansard roof with a vertical façade, the strategy for this in combination with the proposed corner tower is further elaborated in section 6.3.

Detailed proposals:

- 1 Preservation of the existing mansard roof and dormer windows
- 2 Reconstruction of mansard roof to vertical wall set back from historic façade



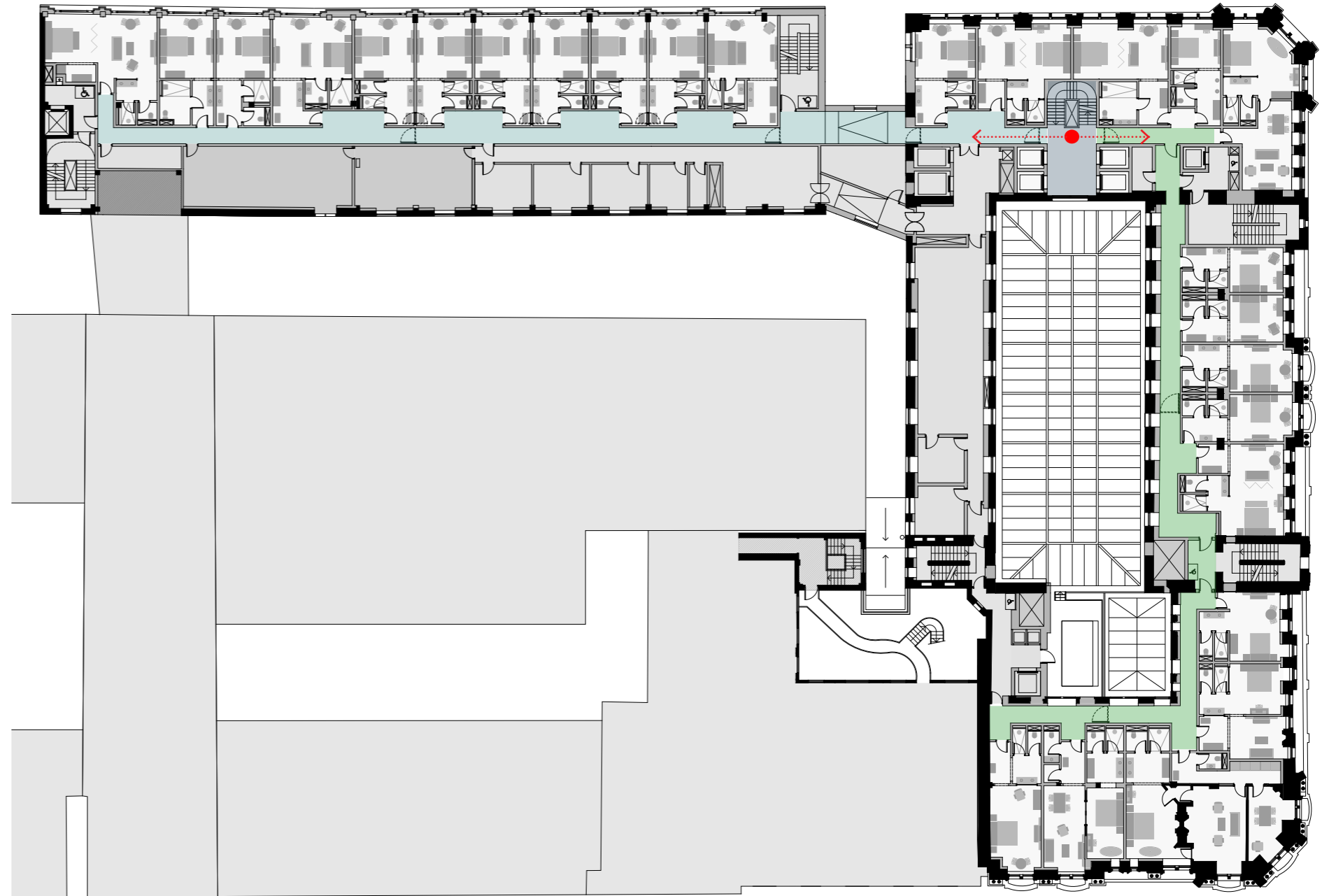
- Hotel
- Core and circulation
- Hotel BOH
- Plant room
- Wellness

Public corridors

The lift lobby and stair are located on the North end of the building. From this lobby, two corridors with similar lengths distribute to all hotel rooms. The corridor leading towards the new Rose street building runs between the rooms and back of house areas, and the length is articulated with more generous entrances to the guest rooms. The corridor width is 1.2m and this duplicates in front of entrances to a width of 2.45m.

The corridor on the historic building runs along the internal façade, and although the width is more regular (approximate 1.4m), it has windows on one side allowing natural light in and views to the courtyard.

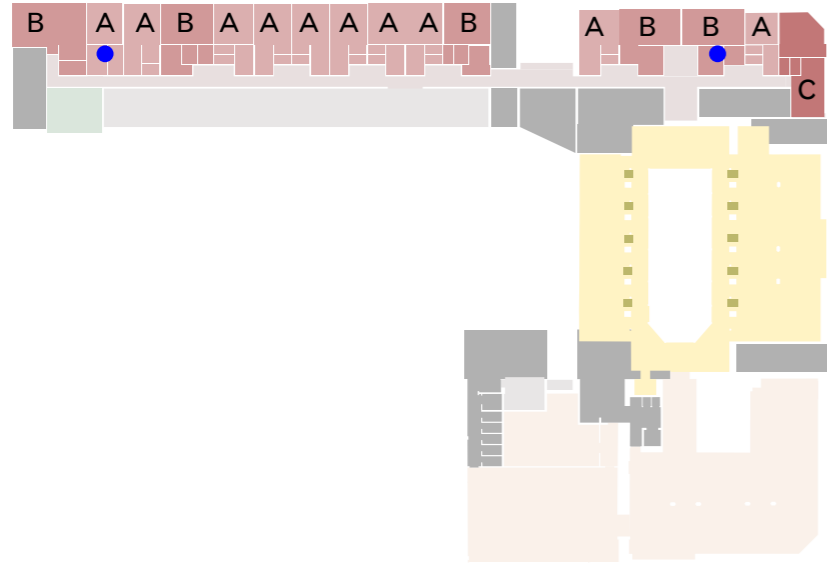
Services will run above the corridors and concealed in the ceiling under accessible panels for regular maintenance.



Room type distribution

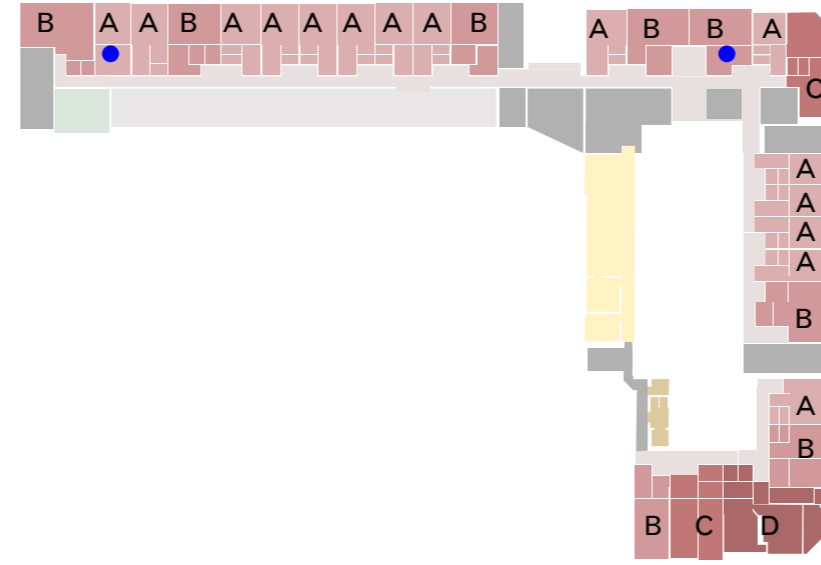
Second floor

Total: 16 keys
 Type A=10
 Type B=5
 Type C=1



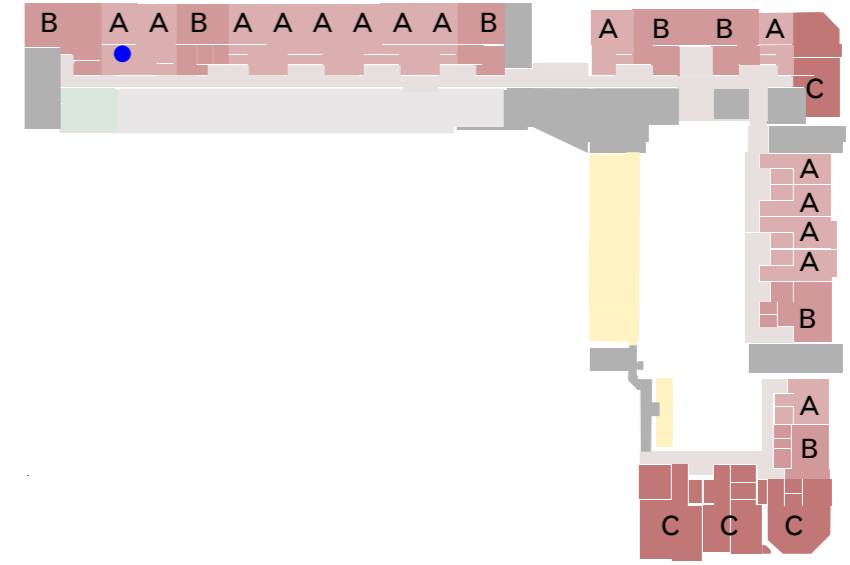
Third floor

Total: 26 keys
 Type A=15
 Type B=8
 Type C=2
 Type D=1



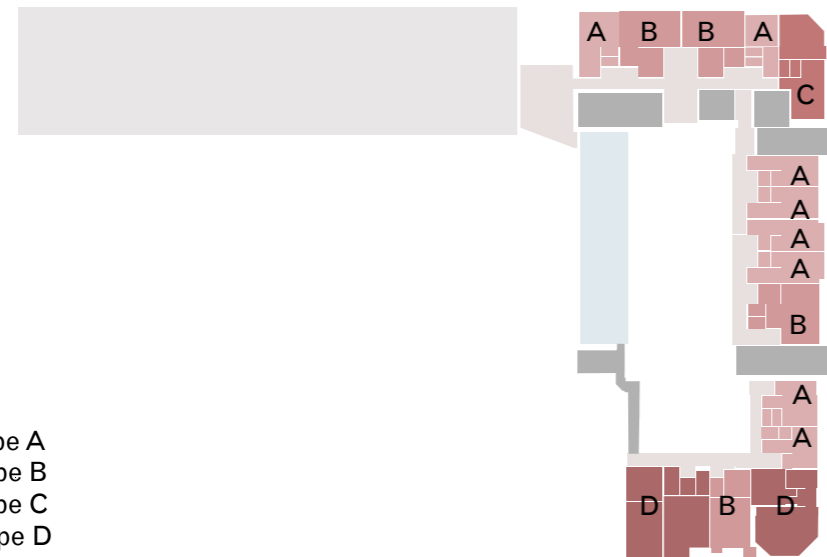
Fourth floor

Total: 26 keys
 Type A=15
 Type B=7
 Type C=4



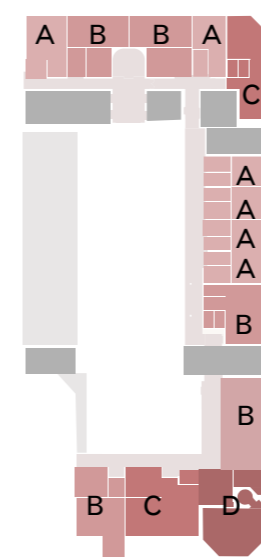
Fifth floor

Total: 15 keys
 Type A=8
 Type B=4
 Type C=1
 Type D=2

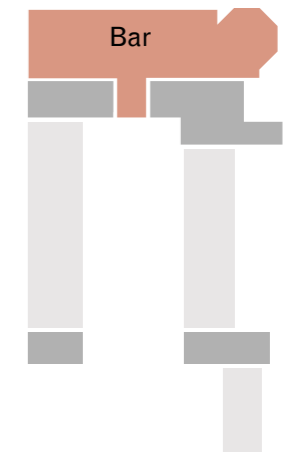


Sixth floor

Total: 13 keys
 Type A=6
 Type B=5
 Type C=2



Seventh floor

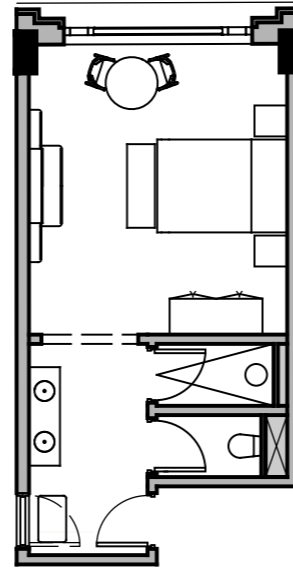


- Type A
- Type B
- Type C
- Type D
- Hotel circulation
- Circulation core
- Retail
- Wellness
- Accessible room

Room types

Type A

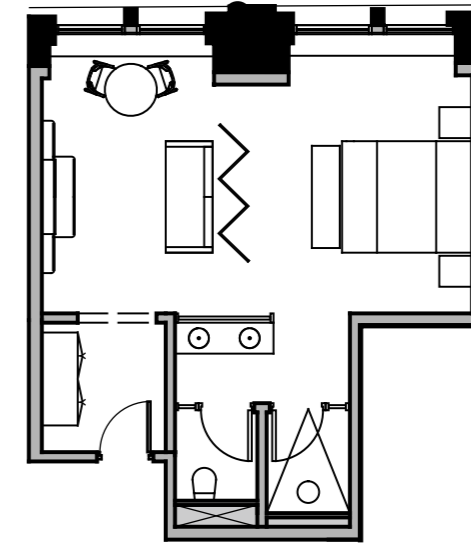
The size of Type A rooms range between 25–37m² offering king/twin size beds with a table for two and a mini bar area.



Typical Type A room layout*

Type B

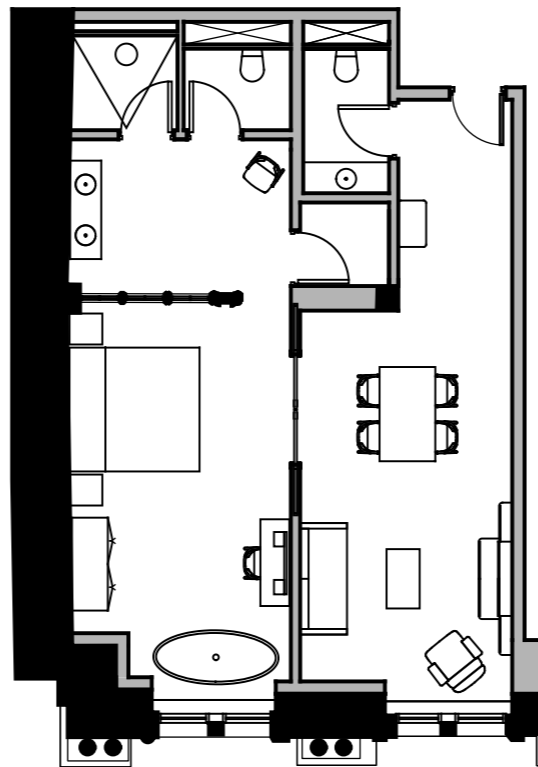
The size of Type B rooms range between 38–52m², offering a more generously sized guest room with both sleeping and lounging areas often incorporating two window bays.



Typical Type B room layout*

Type C

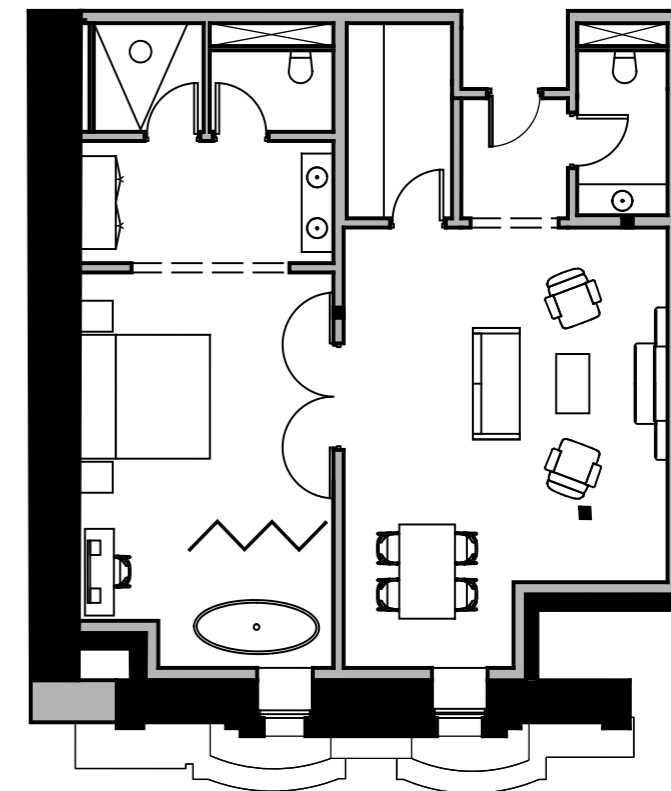
The size of Type C rooms range between 54–63m², incorporating two window bays and allowing separate sleeping and lounging/dining areas. Most Type C rooms are equipped with a bath along the window and a separate guest WC.



Type C room layout*

Type D

The size of Type D rooms range between 93–124m², located on the Princes street wing they benefit with long views of the city and South orientation flooded with natural light. These rooms have separate sleeping and lounge areas, a powder room and a small kitchenette area.



Type D room layout*

* Room layouts are indicative and will be developed as part of the interior design. Adjustments for compliance with universal access requirements will be made to 20% of rooms.

Type D (Director's Suite)

The proposal is sensitive to the historic heritage and the design of this room was developed around all the existing features found in the former Director's suite that are protected and to be restored.

Located in a privileged position facing Princes Street and with views across the city, the Director's Suite is split into two rooms with timber panelling and highly decorative cornices. It also features a central fireplace and decorative glass panels to the corridor.

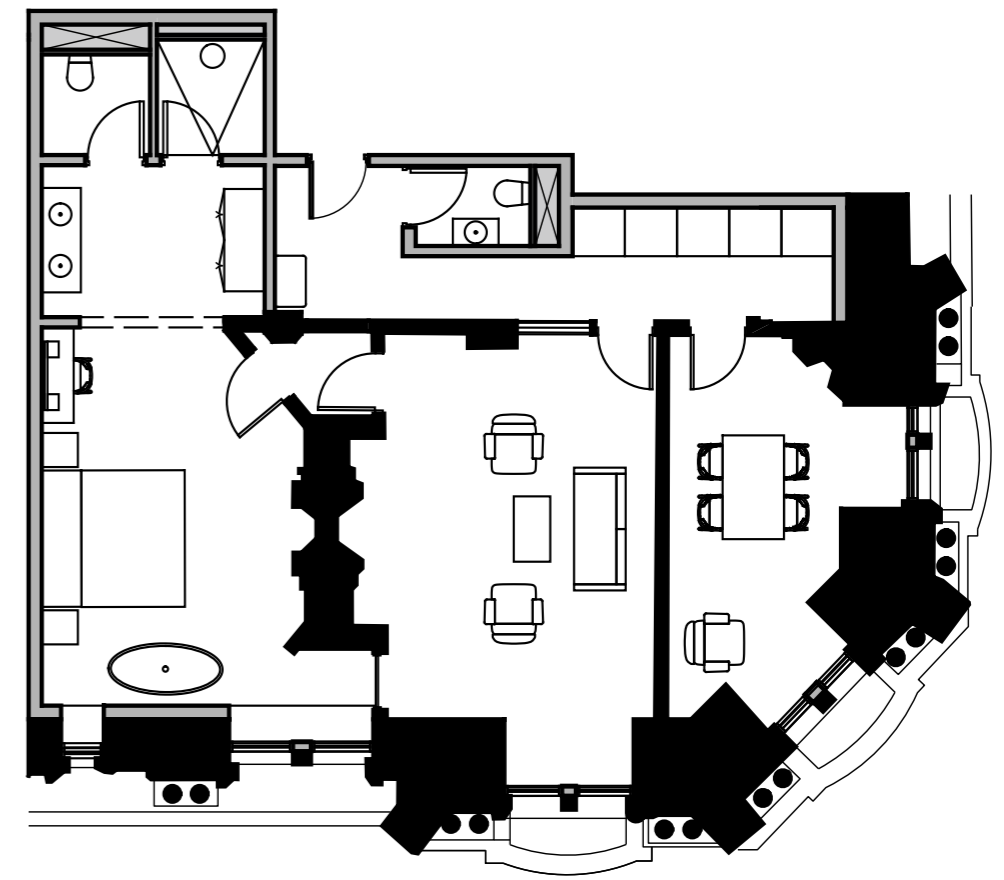
In the new hotel suite, these special rooms are proposed as separate living areas. The layout works with the existing doors and corridor and extends into the room on the west side for the sleeping area.



Historical timber lining in the former director's suite, 3F



Historical timber lining in the former director's suite, 3F



Historic D Director's Suite

Type D (Tower Suite Duplex)

On the higher level of the tower, there is a room with very generous floor to ceiling heights. The feeling of openness is increased with big windows that allow access to the top balcony of the tower. It is proposed to locate the biggest suite in this area and to maintain the existing fabric, including the original level of the boiler room.

The new suite living area is on level five, with a raised floor that allows a level connection to the existing balcony. The level six accommodation includes the shower room and dressing area. Half a floor above, is the sleeping area proposed in the former boiler room, with the characteristic round windows and lower ceilings.

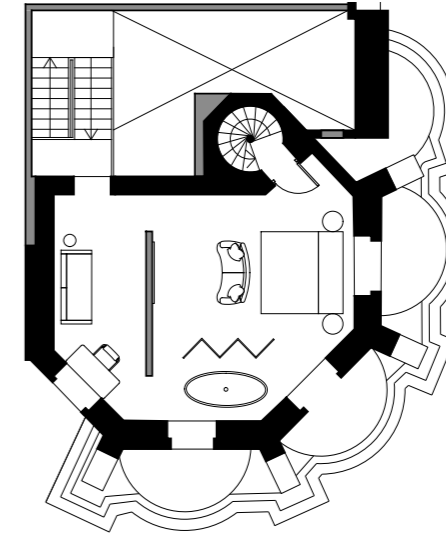
The existing spiral stair becomes a feature stair and a new stair is added connecting all the floors, compliant with current regulations.



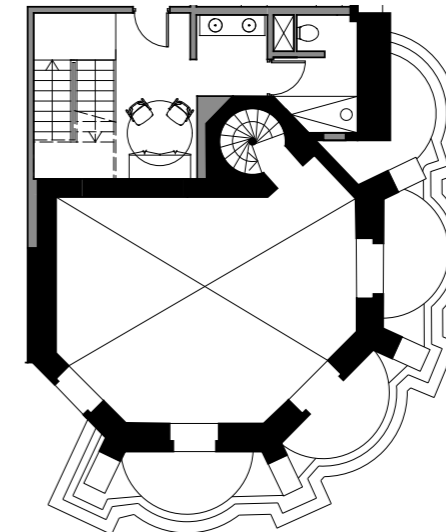
Princes Street corner, 5F



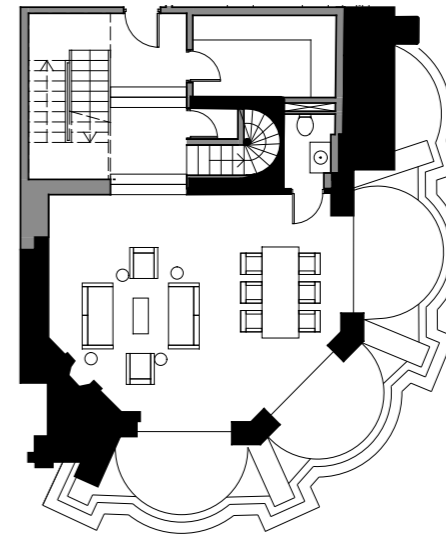
Princes Street corner, 6F



6F+ Boiler Room



6F



5F

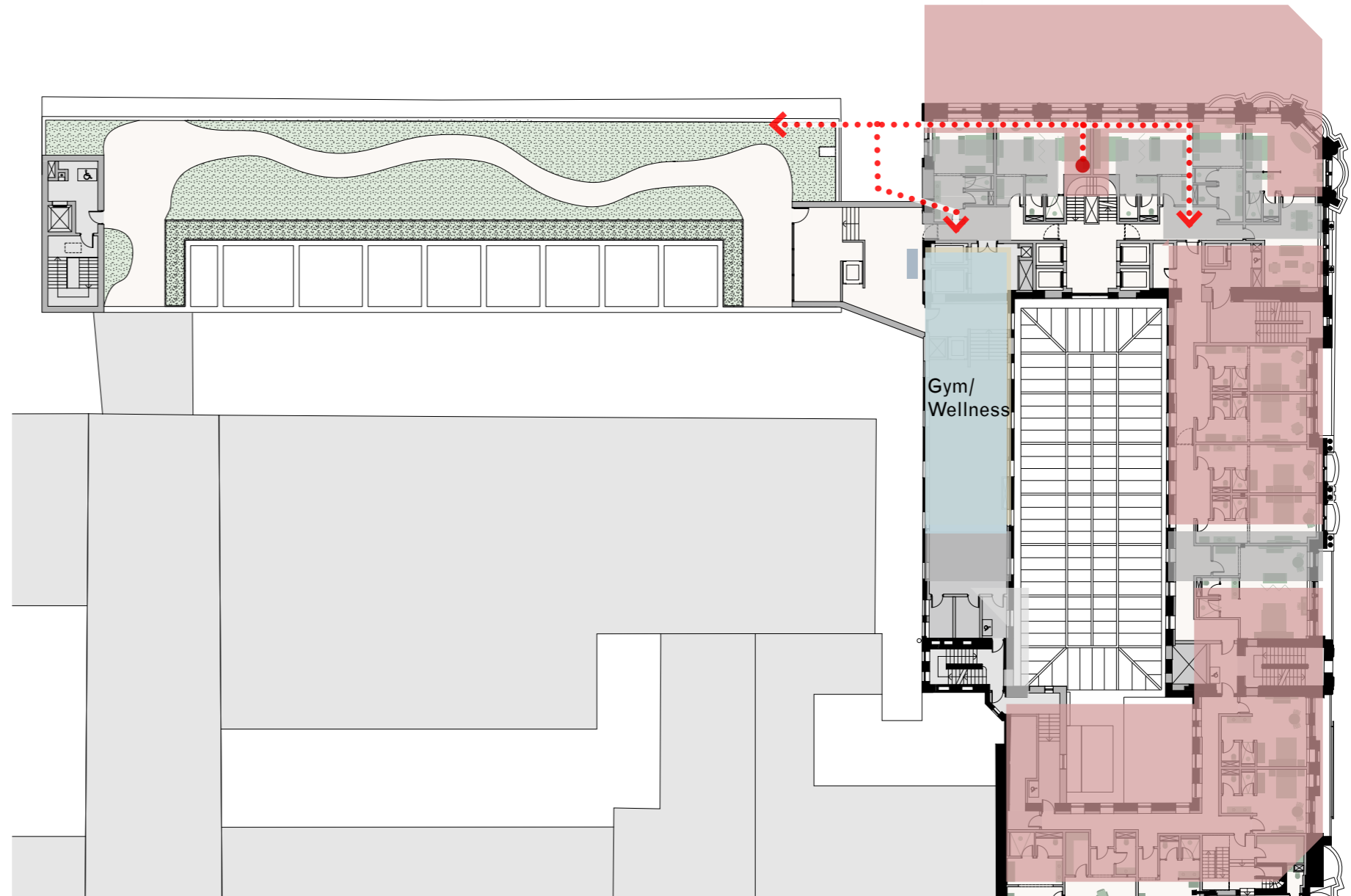
Type D Tower Suite Duplex

Bridge connections

The plan diagram on this pages illustrates the location of the new gym/wellness area which extends over approx. 150m² on the fifth floor.

The space is big enough to include one or two treatment rooms as well as an open 'studio' type space which could be used for general exercise or equipped more intensively with exercise machines.

The adjacency to the roof garden on the Rose Street building can be used for outdoor activities in combination with the gym or as a small bar/cafe space to enjoy the elevated position over the streets.



Fifth floor plan

- Wellness gym area
- Hotel area
- Core and circulation

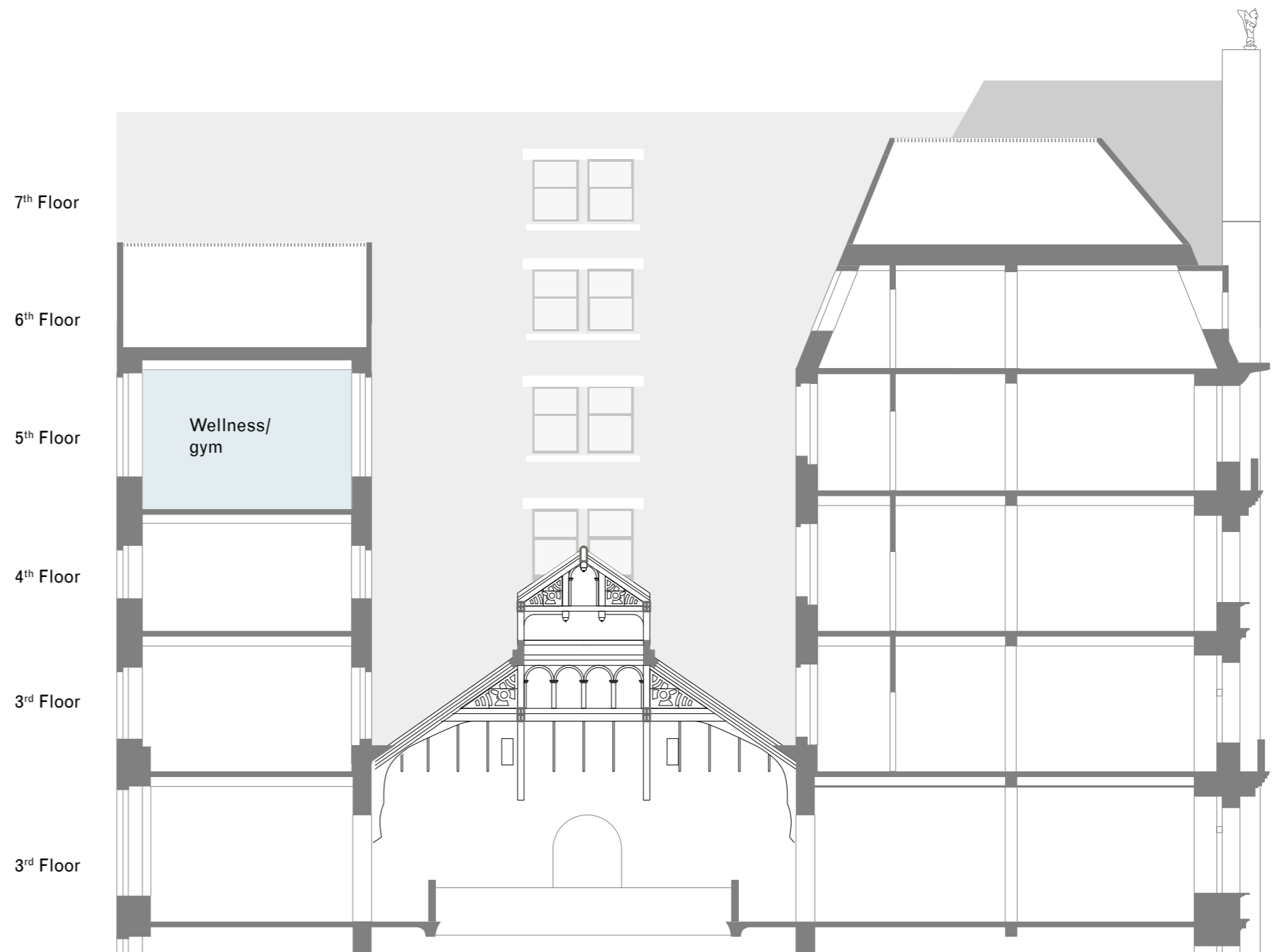
Wellness/Gym

The wellness and gym facility is proposed to be located on the fifth floor of the West wing.

Investigations by Etive (structural engineers) confirm that a single storey lightweight structure can be added to the existing building. The new space will benefit from a double aspect view, looking towards the courtyard on the East and the city to the West, giving ample daylight.

The gym/wellness area will be accessed via the link bridge on the fifth floor which conveniently connects this directly to the outdoor amenity on the roof of the Rose Street building.

The newly constructed gym/wellness area will have a generous floor to ceiling height of approx. 4m. The external wall proposal will include a plant screen for the floor above. The materiality of this extension is detailed in section 6.3.

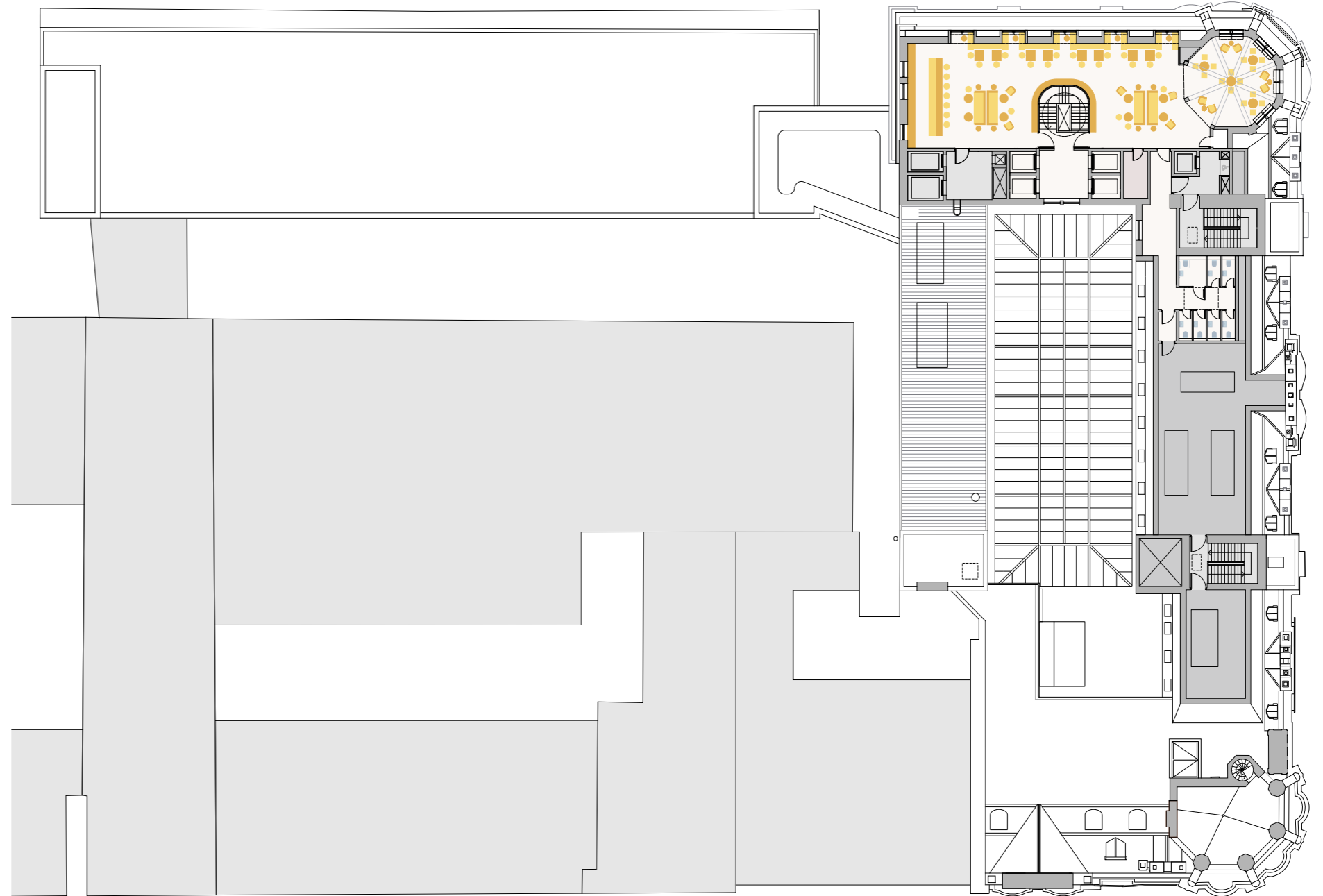


Section diagram highlighting new gym space

Seventh floor

The seventh floor features the new 165m² rooftop F&B space with the introduction of the new mansard roof and corner tower. The room is programmed to be the hotel breakfast space in the morning and can function as a bar directly accessed via lift from the hotel entrance lobby also after hours when the retail function is closed.

The new raised mansard roofs are along South St David Street are utilised as plant room spaces to accommodate Air Handling Units serving retail and hotel functions at lower levels.



- Retail
- Hotel
- Core
- Retail BOH
- Hotel BOH
- BOH

6.8 Sustainability

6.8.1 Sustainability ambition

David Chipperfield Architects

David Chipperfield Architects [London] is evolving its design process to address the climate emergency by implementing a set of guidelines for all new projects, while undertaking a holistic review and assessment of all current work in progress in relation to these points.

With our public support of Architects Declare (an open letter declaring a climate and biodiversity emergency) and RetroFirst (a campaign by the Architects' Journal to promote retrofits before new build) the practice has committed to change its working method to adhere to a sustainable practice.

“For everyone working in the construction industry, meeting the needs of our society without breaching the earth’s ecological boundaries will demand a paradigm shift in our behaviour. Together with our clients, we will need to commission and design buildings, cities and infrastructures as indivisible components of a larger, constantly regenerating and self-sustaining system.”

– Extract from Architects Declare open letter,
30 May 2019

Project aspirations

The aspiration is to create a highly sustainable facility, in fitting with the iconic nature of the Jenners building.

The development is inherently sustainable as its principle ambition is to reuse, reinstate and restore a hugely important public building back to its former grandeur. The proposed development aims to give life back to a building in desperate need of attention and will secure its future for many years to come.

Current sustainability drivers require a holistic range of factors to be fully addressed to ensure a future-proofed, low environmental impact, socio-economic development: these range from economic, environmental, social factors, implications on the wider area and economy, energy demand, emissions, climate change resilience, external and internal environmental implications and more.

Life cycle carbon emissions will meet RIBA 2030 climate change targets.

Please see Appendix 12.4, for the full Sustainability Statement, with details relating to each sustainable design measures and targets.

6.8.2 Sustainability overview

Local development plan

The Jenners design strategy incorporates the principles of sustainable design and construction applying The City of Edinburgh Council's 'Edinburgh City Local Development Plan 2016' and the emerging 'City Plan 2030, Proposed Plan, September 2021'. Also driving the sustainability outcomes of the development are: Scottish Government's Net Zero Public Sector Building Standards and Building Standards Section 7 requirements.

Sustainability statement overview

The Sustainability Statement sets out a range of social, environmental and economic issues which are embraced within the design of the Jenners building development, integrating measures in the design strategy and providing commitment to fulfil the criteria during the construction phase and in operation, ensuring that the highest level of sustainability is reached.

One of the most significant requirements for the project are the low energy targets. The project team is addressing this requirement by implementing passive design measures and are looking to set an operational energy target for the development. The building takes a fabric first approach to envelope design and a conservation architect is involved to determine the levels of improvement possible to the existing building envelope.

A formal assessment process has been committed to by the project team throughout the course of the project programme to review performance against the criteria set out within the various sustainability

guide lines and drivers, and the scheme is on course for implementing the key principles of sustainable design as cited within both the existing adopted and emerging planning policies.

The Sustainability Framework amalgamates the criteria from each of the sustainability guide lines and City of Edinburgh Council policies into a single structure, which is driving the sustainability and low carbon agenda for the Jenners project.

The requirements of each sustainability related standard have been drawn together under nine sections or categories: Resource Efficiency; Project Sustainability Management; Context and Connectivity; Accessibility and Transport; Health and Wellbeing; Adaptable; Community and Socio-Economics; Ecology and Natural Heritage; and Management and Operation, each demonstrating holistic approach to sustainable design and construction.

The scheme design demonstrates a highly sustainable strategy addressing: connectivity with local green networks and amenities; community and stakeholder engagement; and an enhanced ecological environment. The design is resource conscious prioritising energy and water efficiency, material responsible sourcing, durable and efficient building design, reducing waste production, maximising critical value and minimising the life cycle carbon of the development. Regeneration, conservation and heritage are also at the heart of the design strategy.

6.8.2 Sustainability proposals

Policy Des 6

The energy efficiency and low carbon design measures are summarised below to present the energy and sustainability strategies for the Jenners Building in response to Policy Des 6 Sustainable Buildings of the Edinburgh Local Development Plan 2016.

The Jenners Building has been designed for a low carbon future by implementing measures that minimise the operational and embodied carbon of the building.

Operational carbon

Passive design principals have been embedded within the design to minimise the energy demand of the building. This has been achieved through enhanced building thermal performance and low building air tightness where possible. There is a fine balance between heritage and sustainability, with a strategy emerging that allows for their harmonious integration. The development aims to add internal thermal insulation as well as secondary glazing to all external walls in the hotel areas (level 02–07). The sensitivity of the public retail spaces, makes thermal upgrading of walls difficult. Therefore, thermal upgrades in the lower floors will focus on the window performance and secondary glazing.

High efficiency systems will be integrated such as low energy lighting and smart controls. This includes the application of Air Sourced Heat Pump (ASHP) technology to provide low carbon heat to the building. Since ASHP are a Low Zero Carbon Generating technology (LZCGT), compliance with

the carbon emission requirements of Section 6 (Energy) of the Scottish Technical Standards is achieved along with a Section 7 Silver Active sustainability certification. Additionally, the project seeks to be all electric, with no gas supply. Note the backup generator is currently diesel powered as there is no electric system known that has the technical capabilities. The ambition is for this system to be replaced as technology allows.

Embodied carbon

The development seeks to be low carbon, including applying materials that have an inherently low embodied carbon, and the use of materials that have a high recycled material content.

The Rose Street Building is a good example of this in practice. The original design had an additional one and a half storeys (18 hotel bedrooms) but to do so would involve demolishing the existing building and structure and re-constructing from foundations up. While the business case for this made sense, the decision was taken to retain the existing structure and rear façades and lose the additional hotel rooms. High level decisions such as these are the most important to ensure a truly sustainable building.

Water

The rooftop garden, provides a green roof designed to attenuate surface water runoff and ensure risk of flooding is reduced and the burden on the sewerage system is minimised. The garden will also add to the outdoor amenity and biodiversity of the development.

Greywater systems are also being investigated, while

water consumption is planned to be reduced by using low flow sanitary-ware.

Additionally, the project plans to use a vacuum drainage system for all WC's. A conventional WC flush consumes 4.5 litres of water, in comparison to a vacuum drainage system using only 1.2 litres. A technical note provided by Rybka (MEP consultant) estimates this could save 890,000 litres of water annually in the hotel guest bedrooms alone.

Waste

Key to the development will be the management of waste prevention, reuse and minimisation as well as engaging in circular economy to improve resource efficiency.

Summary

The wider aspects of sustainability have also been addressed within the building design, as environmental (light, drainage and noise) pollution minimisation, biodiversity enhancement and occupant and visitor health and well-being.

By implementing the above energy and sustainability strategies, the Jenners Building complies with the requirements of Policy Des 6.

6.9 External lighting

6.9.1 Summary and contextual analysis

External lighting proposals have been developed in collaboration with Lightbureau. See Appendix 12.3 for full External Lighting Report, detailing proposals for the façade and public realm.

Lighting plays a key role when defining the night time image of a landmark and special consideration should be taken when working with listed historical buildings. A summary below defines the key aims and objectives for the lighting strategy:

- Understand and balance nearby context and lighting schemes of adjacent buildings.
- Articulate existing interior lighting with architectural façade lighting and street lighting along the three different façades and its various conditions.
- Enhance pedestrian experience, highlighting key surfaces in order to connect interior and exterior and offer a safe journey.
- Avoid over-illumination, use the right quantity of light when and where needed
- Procure a discreet and concealed lighting solution for luminaire and its wiring, respectful with the listed building status and invisible for the pedestrian.
- Use energy efficient LED luminaires and dimmable sources.
- Use the suitable colour temperature for the setting and material palette.
- Choose adequate optic and design integration detail for the application so light spillage and pollution is avoided.

See adjacent photographs and descriptions for a brief contextual analysis.



Occupancy lighting determines night time identity. It is key to consider the different uses and extents in elevation, from open plan retail areas, to individual hotel bedrooms.



Use of accent lighting should be carefully planned to avoid over-illuminating all architectural elements and implement a visual hierarchy. A good example can be found in the Scott Monument Scheme. A subtle lighting approach in line with the surrounding context, revealing its architectural features in contrast.



Some understated façade lighting examples can be found in nearby buildings. A good strategy is to use luminaires in a smart way, where architectural elements conceal luminaire and express the three-dimensional of the building without employing too many light sources.



Colour changing façade lighting can be found in a few locations nearby, including the previous lighting scheme for The Jenners Building's Façade. Coloured light is not the most suitable way to render material qualities and emphasize stone finishes. A warm/neutral white light tends to be more sensible for historical façades and it is recommended for historical buildings.

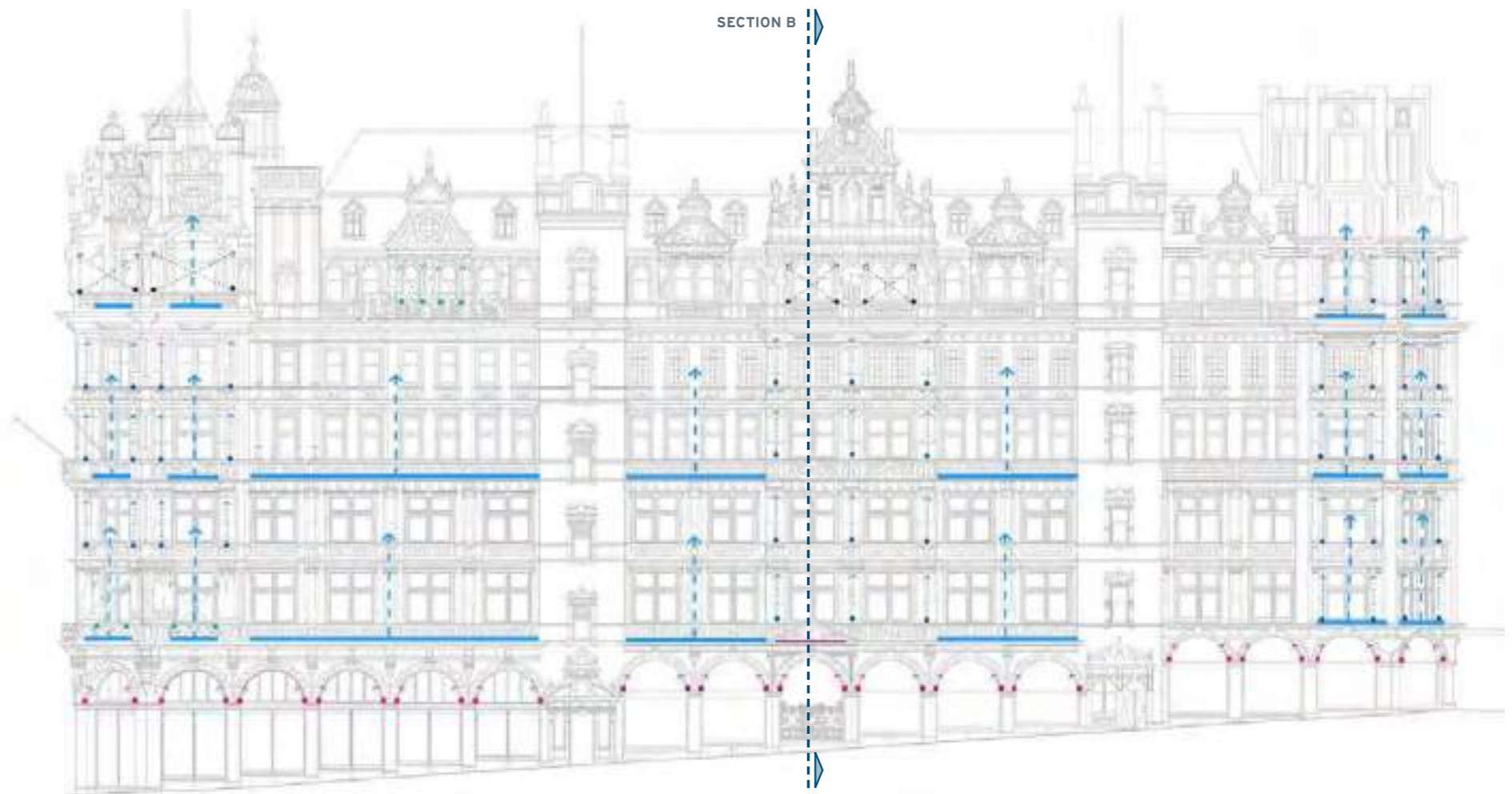
6.9.2 Façade lighting strategy

The existing façade lighting is poorly integrated into the historic fabric, with visible cable routes and oversized luminaires. The placement of the luminaires fails to respond to the building's internal functionality, with many shining directly into the windows, disrupting the internal room condition. Additionally, the use of colour detracts from the qualities of the historic façade and does not allow it to be fully appreciated at night time.

The proposal seeks to rectify these issues with a subtle composition of light, discreetly integrated to minimise visibility of cables and luminaires.

A layering of lighting sources will be used to emphasise the building's features. This includes varying effects for occupancy lighting, the ground floor arches, a horizontal wash, key sculptural elements, vertical columns and signage.

As well as upgrading the external façade lighting, the development seeks to address issues with public realm lighting, namely wall mounted street lights that have been attached to the historic façade. Further detail is given in Appendix 12.3 External Lighting Report.



<p>S01</p> <p>Adjustable miniature spotlight concealed behind linear upstand</p>	<p>S02</p> <p>Adjustable miniature spotlight concealed behind linear upstand</p>	<p>S03</p> <p>Adjustable miniature spotlight concealed behind linear upstand</p>	<p>L01</p> <p>Miniature linear luminaire concealed behind linear upstand</p>	<p>L02</p> <p>Miniature linear luminaire concealed behind linear upstand</p>	<p>L03</p> <p>Miniature linear luminaire concealed behind linear upstand</p>	<p>W01</p> <p>Wall mounted decorative luminaire following ground floor fenestration.</p>
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Schematic elevation of lighting proposal, including proposed fittings



7. Interiors

7.1 Summary

DCA has collaborated closely with Turley Heritage and Loader Monteith Architects to develop the proposals for the careful reinstatement, restoration and repair of the existing and lost historic fabric of the building. Further detailed information can be found in the Heritage Statement and Fabric Condition Survey. This section will outline some of the key internal interventions.



1895
© Courtesy of HES (Bedford Lemere and Company Collection)

7.2 Atrium roof and glazing

The Grand Saloon (or main atrium space) is the heart of the building and a key focus for the restoration. The glazed roof will undergo a careful repair as well as replacement of glazing. The work will seek to visually bring back the atrium roof to align with its historic appearance, while bringing the space into the twenty-first century and considering sustainability, by adding new double glazed units.

For full detail, including works to the external gutters of the roof, see the Fabric Condition Survey (appendix 12.1).

Further to this, all lead-work flashings to patent glazing to be replaced. There will be inspections of timber structure and clerestory infill which makes up the lantern as well as rot investigation to casements, frames and engagements to timber roofs over the saloon, with an anticipation of treatment, resin repairs to rafter ends and in line repairs.

All timbers affected by wet rot (sills, pulley stiles, outside facings and parting beads etc) will be replaced. Window assemblies (re-rope/ ease/ adjust) will be overhauled and painted in a specification developed from a Historic Paint Survey that is currently underway.



Current condition of atrium roof

7.3 Atrium balustrade

Etive Consulting Engineers carried out a site investigation to assess the central atrium floors and balustrade construction. Stiffener plates were visible in various locations however the horizontal load impact capacity of the timber post fixing and steel angle strap were questioned.

The detail sketch shows the assumed detail at the time of the investigation. Etive's assessment shows that the existing post construction requires further investigation to understand its structural capability and possible ways to strengthen the detail.

An intrusive site investigation was carried out in November 2021 with attendance by Etive Structural Engineers and Loader Monteith Conservation Architects.

The balustrade investigation generally confirmed the comments previously made by the structural engineers with no mitigating details revealed. It was discovered that most of the balustrade construction overhangs the floor structure with very little support available beneath. Additionally it was discovered that the timber spindles, which form the main structure of the infill between the floor edge and the handrail, appear to comprise two pieces with a joint at the top of the intricately carved lower section which casts doubt on the original assumption that it will be possible to retain the infill panels in situ, as a single piece, without remedial work. It is now believed that a short section of the infill will have to be completely disassembled into its component parts to determine exactly how it has been fitted together and consequently how best to deal with it going forward.

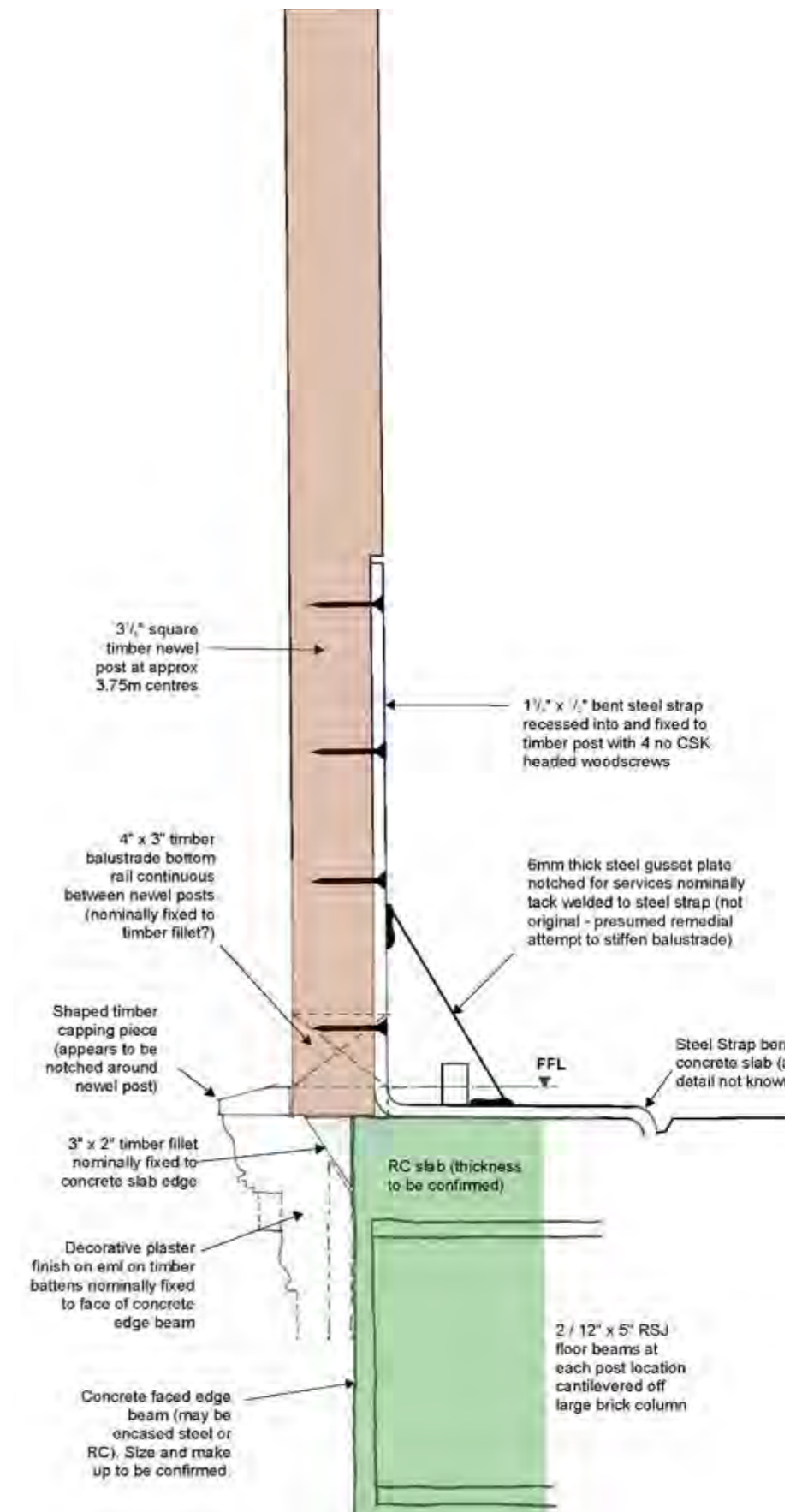


NORTH END OF ATRIUM (FROM GROUND FLOOR)



UNDERSIDE OF 1st FLOOR AT SOUTH END OF ATRIUM

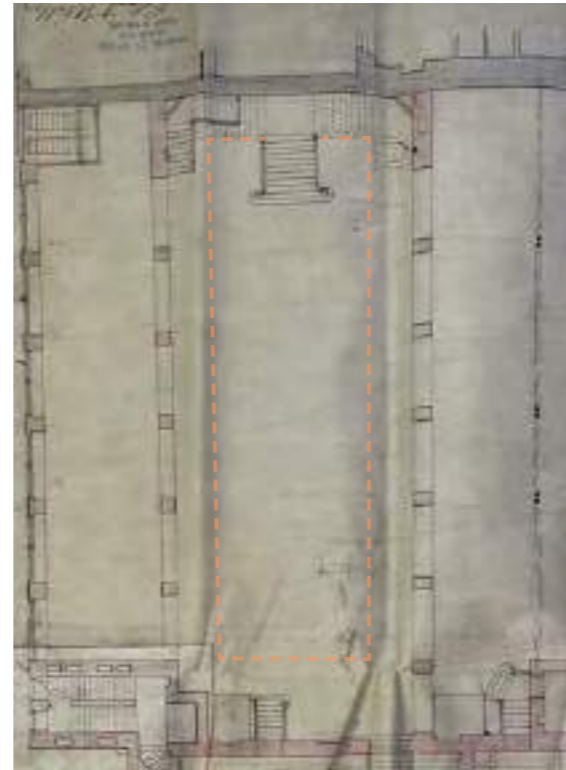
Atrium balustrade non-original infill highlighted pink



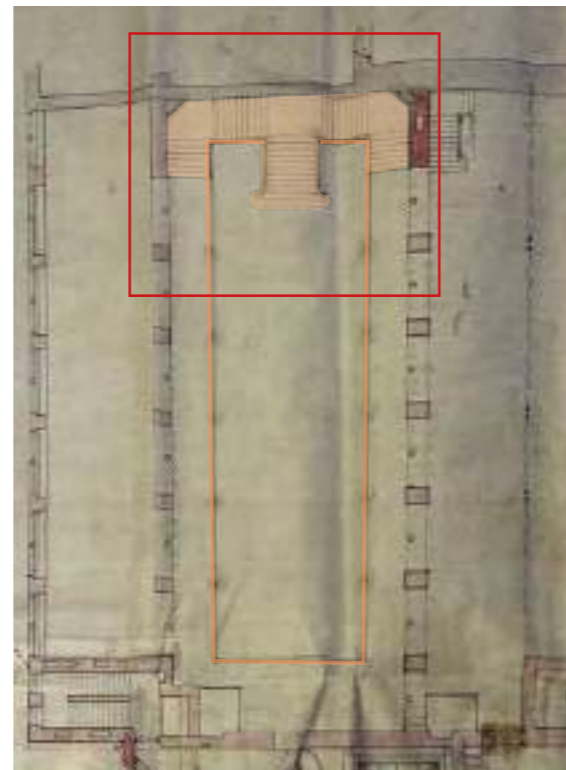
Structural survey detail (red post oversails green structural slab and is currently poorly tied back with retrofitted exposed steel angle)

7.4 Staircase and atrium void

As described in Section 4 History and Heritage, the historic Jenners building was designed and constructed in two phases. The original 1895 building had a grand staircase to the north end of the atrium, taking customers from the basement to first floor levels. The second floor had a large, squared off, void with a perimeter gallery, roughly 2m wide connecting the east and west floor plates.



Original ground floor plan

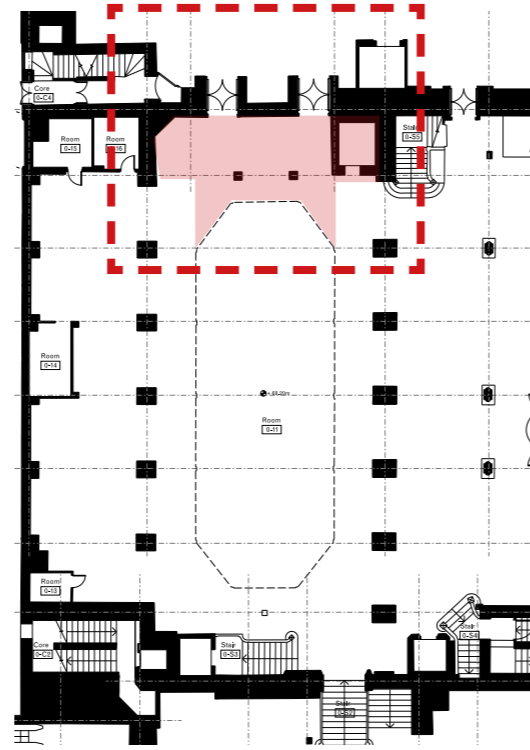


Original first floor plan



Jenners atrium 1895

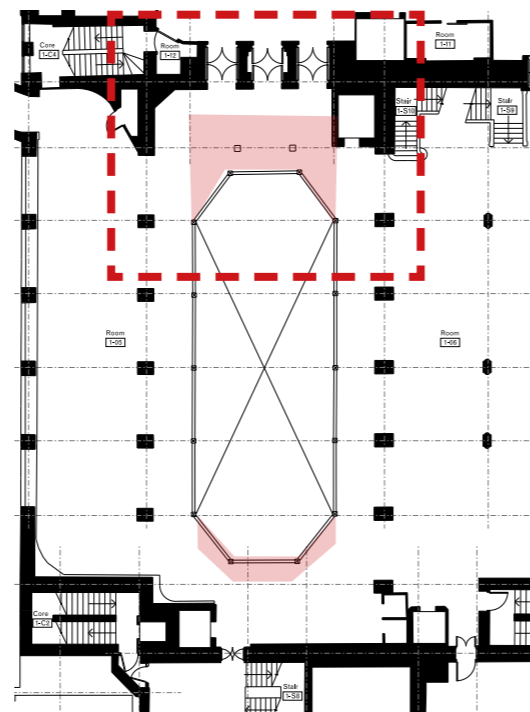
In 1903 when the Rose Street north block was constructed, the grand staircase was removed from the atrium. In its place became two door openings on each level and a new lift shaft that sits within the atrium space, protruding through the glazed roof. Customer circulation was shifted to the east of the main floor plate, with a series of unconnected staircases joining basement to second floor (with first to second floor being the only original stair). As well as removing the grand stair, the atrium void itself was also partially unfilled with a chamfered balustrade reflecting something akin to the south atrium condition. These two infill floor pieces (highlighted red in plan) were supported by two new columns. The south atrium first floor level was also expanded, with another column introduced taking the load to the ground floor.



Existing ground floor

DCA's analysis of the main atrium space, has concluded that these changes have had a negative consequence on the buildings heritage, function and ultimately its character. Original timber panelling has been lost; the lift shaft sits awkwardly in the space (losing the corner of the glazed atrium); way-finding is lost by pushing stairs out of sight and the additional columns impede floor space and are out of character for the buildings original aesthetic.

A new grand staircase has been developed, carefully balancing the original atrium design, while acknowledging the building's development through time, most notably the north block extension of 1903 that transformed the function of the space.



Existing first floor



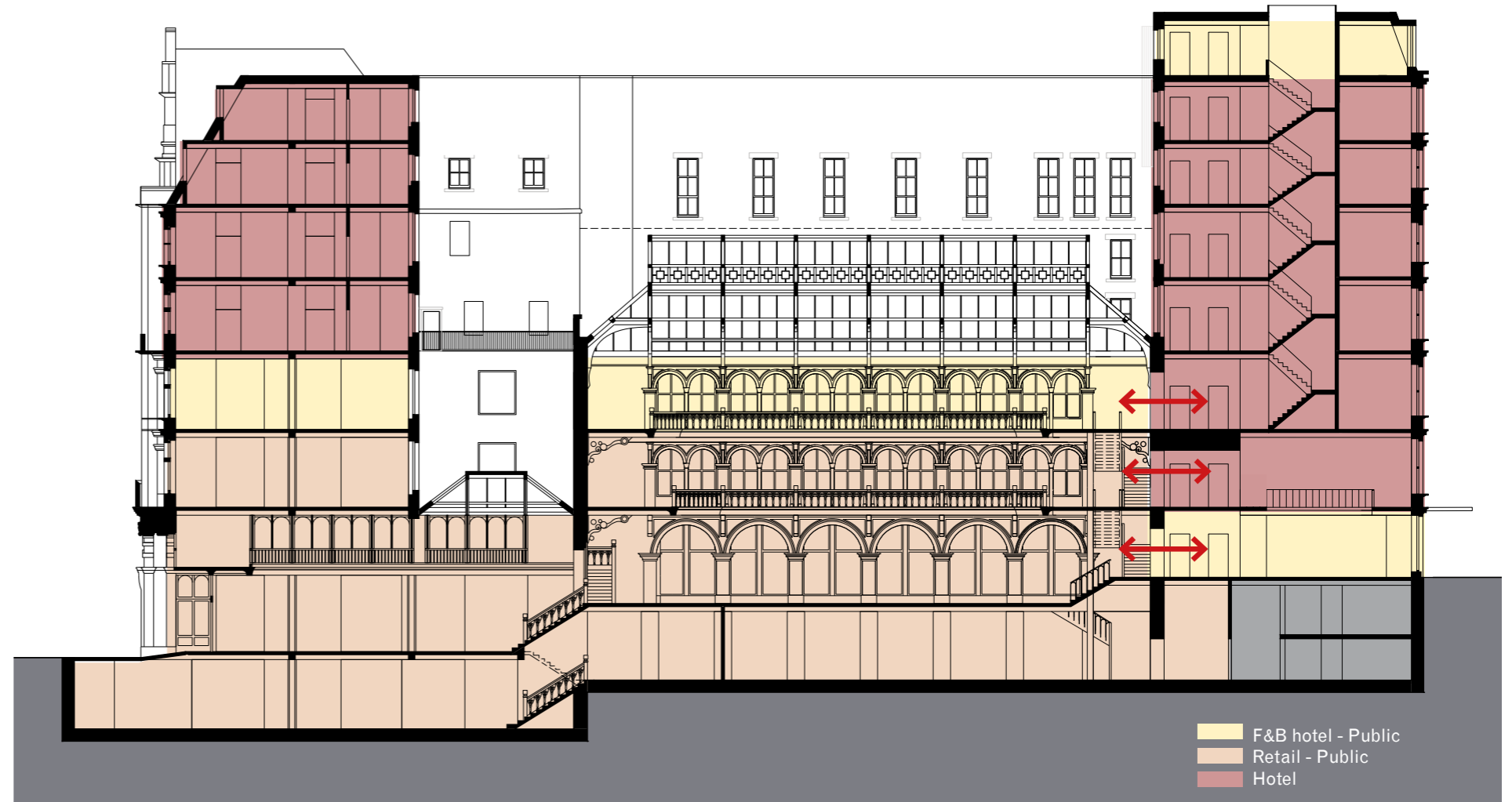
Existing atrium photograph

The new stair will re-connect the basement to second floor (all the retail and food and beverage levels) while also connecting at each floor to the 1903 north block. This is considered fundamental in our approach to establish a new synergy between retail and hotel spaces, allowing a movement of people between the two without the feeling of just a hotel above a department store. The two elements of the project can be stronger by working with each other.

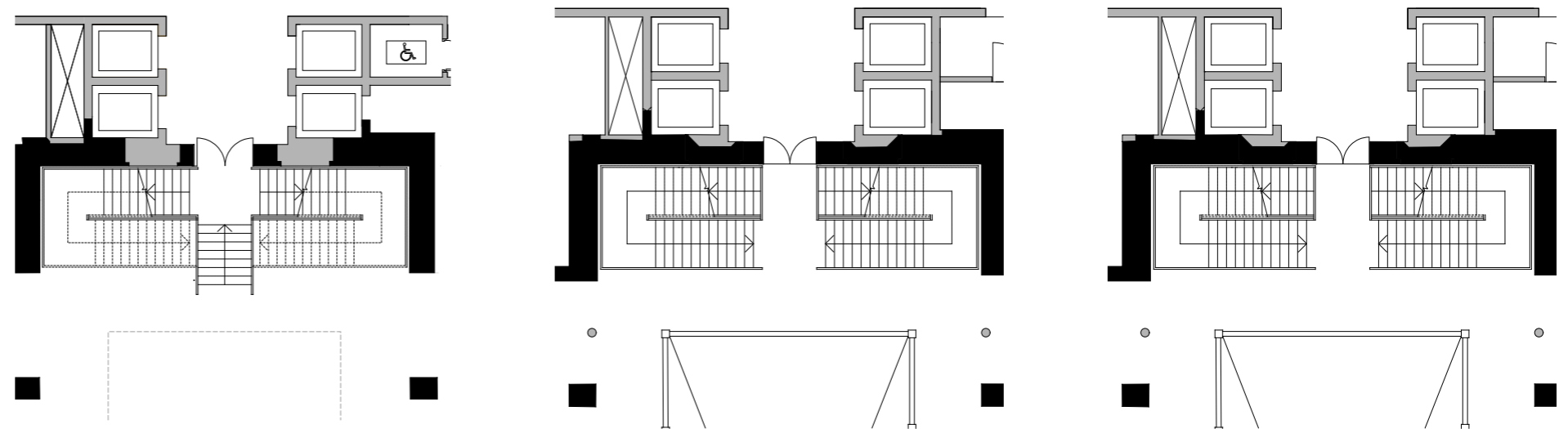
Additionally, the staircase is read as a symbol of Jenners opening up to the public again, inviting guests to explore the upper levels and make use of what will be a fantastic food and beverage offering for the city on the second floor.

The staircase has been carefully planned to sit within the existing historic wall to the north side of the atrium, keeping it's impact of historic fabric to a minimum. Keeping within the north C-shaped wall means it does not intrude into the colonnaded space and has no impact on historic ceilings in this area. The section to the right highlights how the new stair will mitigate level differences within the building and also allows the north block floor to be raised to be level with Rose Street, allowing level access into the building from this side for the first time.

In building the stair, the timber infill floor pieces described in the previous page will need to be removed as they are structurally not fit for purpose. When re-building these elements, it makes sense to bring back the historic intention of right angled atrium balustrade. Further detail can be read in the Heritage Statement.



Proposed section



Ground floor

First floor

Second floor

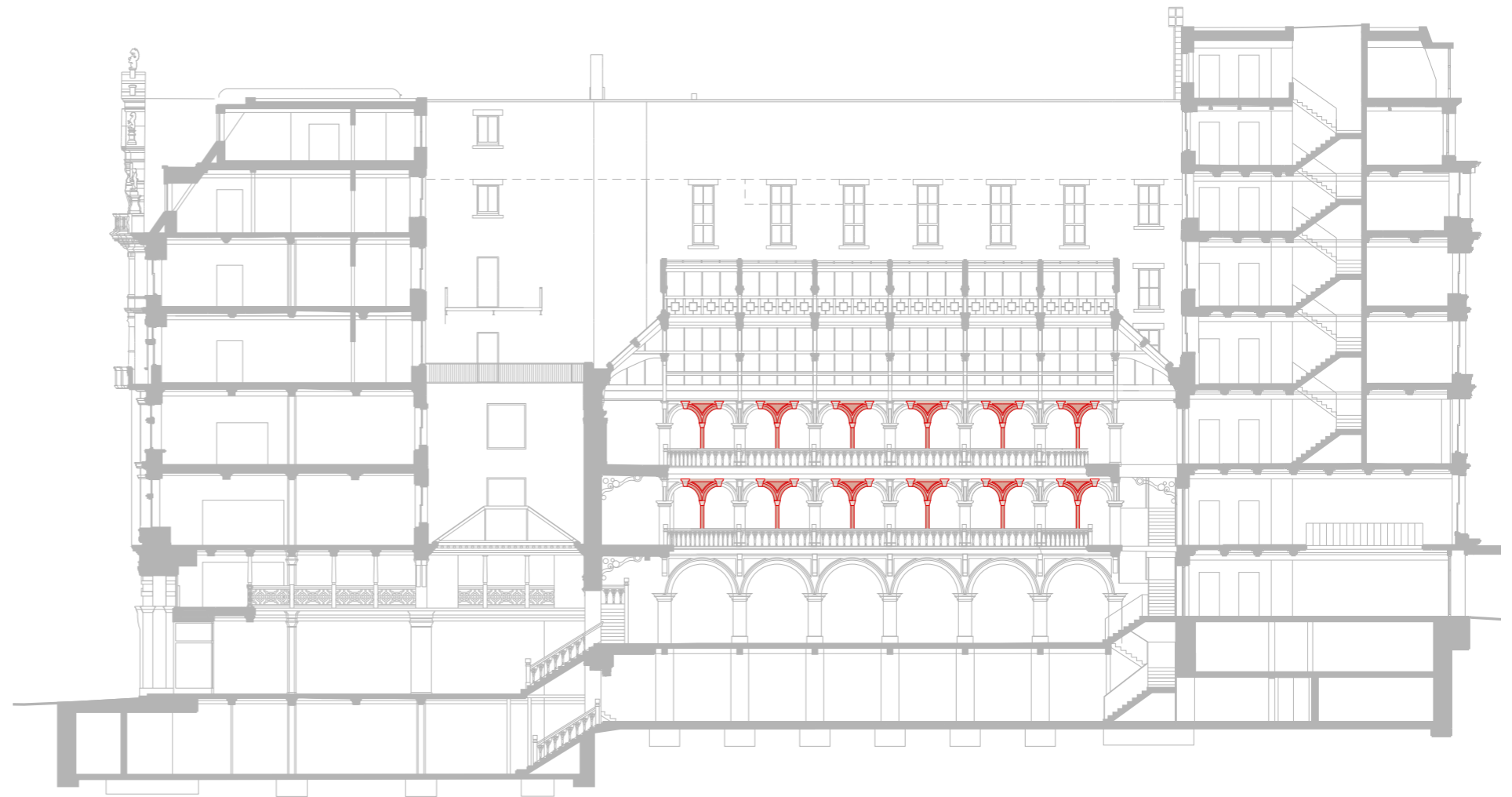


7.5 Reinstatement of colonnade

The section opposite describes some of the key architectural elements that have been lost since 1895. One of the features is the arched colonnade along the atrium on the first and second floor. It is unclear on what exact date these were removed.

These secondary arches were only decorative and it is thought they have been removed to open up the atrium space to the east and west floor plates. The design team believe that losing the arches has had a negative effect on the character of the space and the leftover 'stretched' arch is somewhat architecturally awkward. It is therefore proposed to re-introduce the lost arches along with the column, plinth, capital and decorative plasterwork. There is enough information through archive research, original drawings, photographs and current investigative works, to re-instate these columns very closely and sympathetically to the original design.

Part of the research by Loader Monteith is trying to establish the materiality of the columns. It was originally considered to be stonework but the graining does not appear to relate to marble (lack of grain) or granite (larger grain size than expected). There is a thought that the material could be a plaster technique called scagliola, which imitates marble. This may reconcile why the columns were removed if they were not solid (structural). There is no clear evidence of where the columns were located on the floor which also suggests they were lightweight. Further investigation is required to establish the original material and construction process so that the columns can be re-instated as closely as possible to their original design.



Proposed section with reinstated colonnade highlighted red



Historic colonnade condition 1895



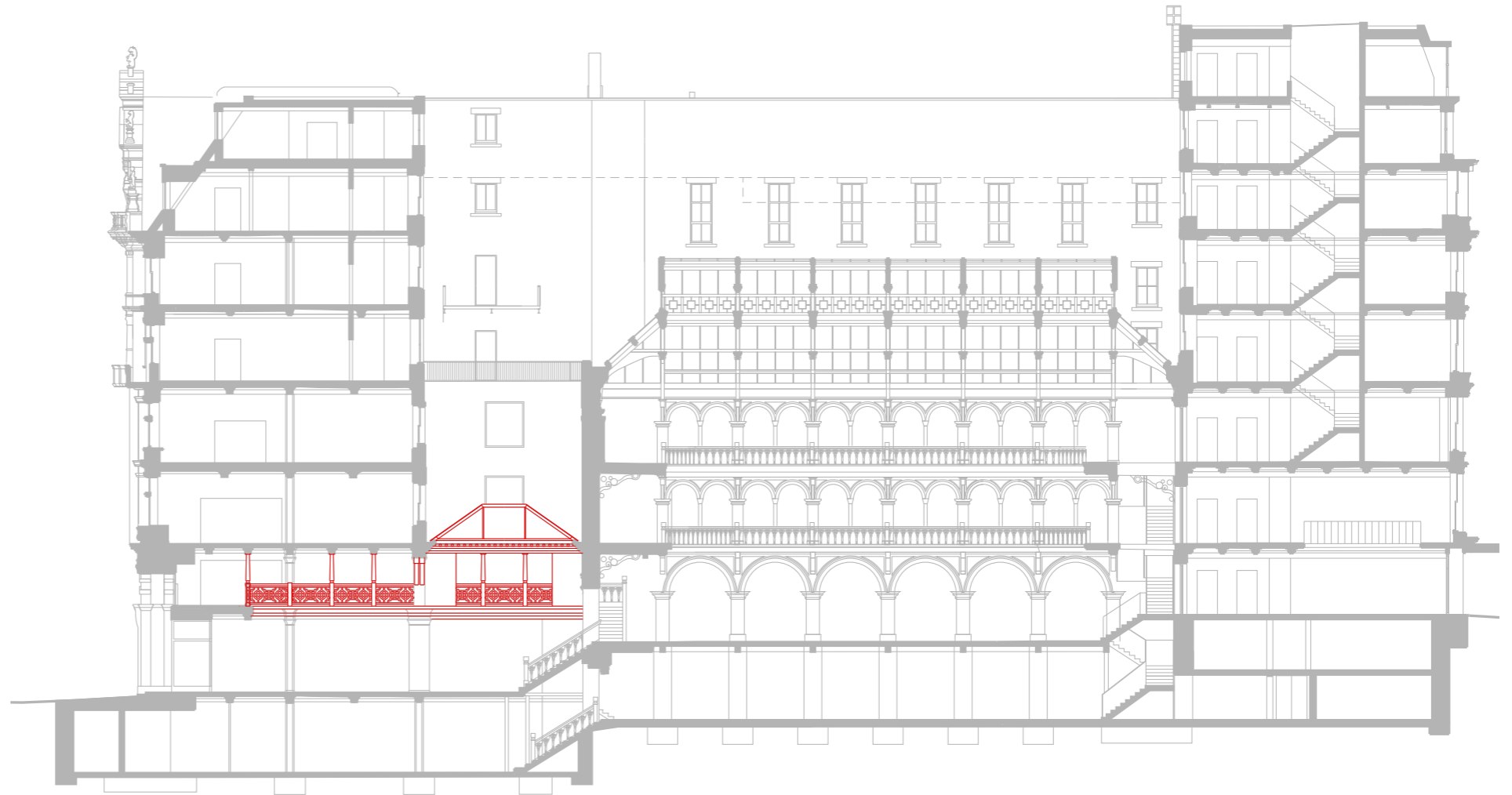
Historic column capital 1895



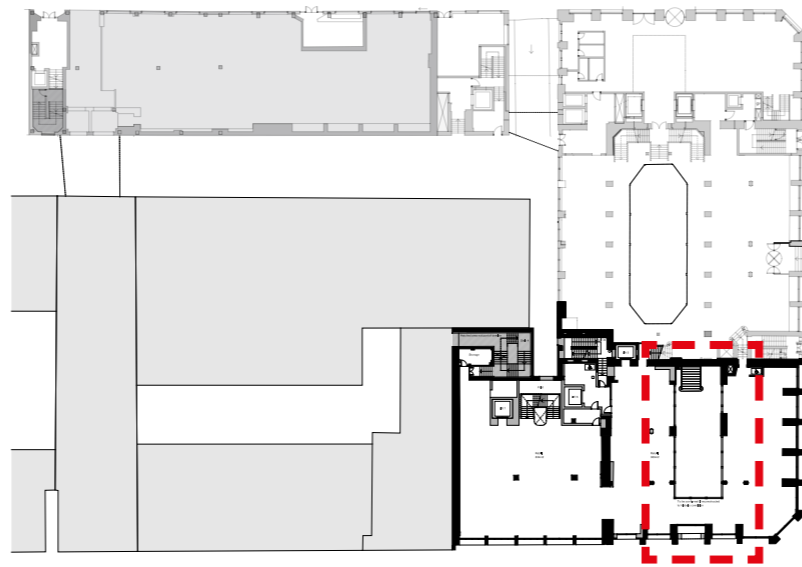
Existing condition

7.6 Mezzanine void and skylight

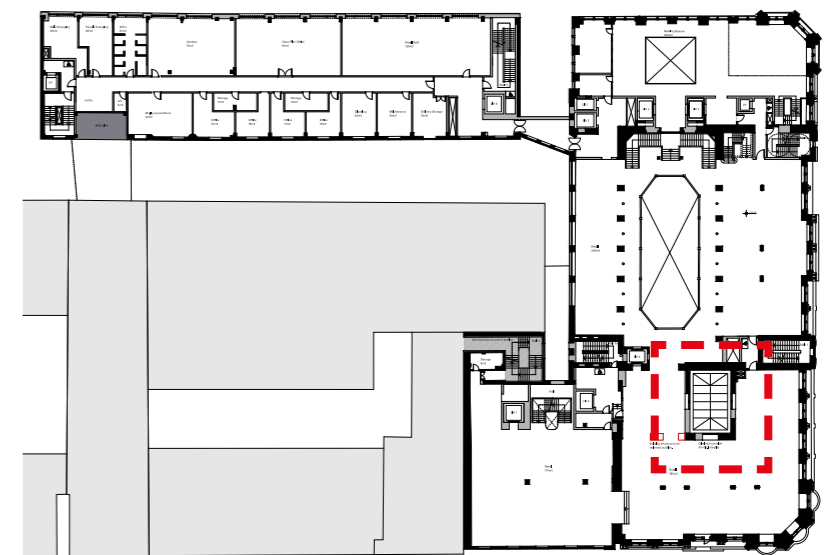
Entrance lobbies are a key component of any public facing building. Jenners previously had a very grand entrance, opening up into a double height space, containing the perfume store on ground floor and the famous tea-room mezzanine above. Before the threshold to the atrium, there was a large skylight that brought a mass of natural daylight deep into the plan. During the 1970's this was in-filled up to the third floor level (see red lines in section for existing infill floor plates and blue elevation of original mezzanine and skylight).



Proposed section with reinstated mezzanine highlighted red

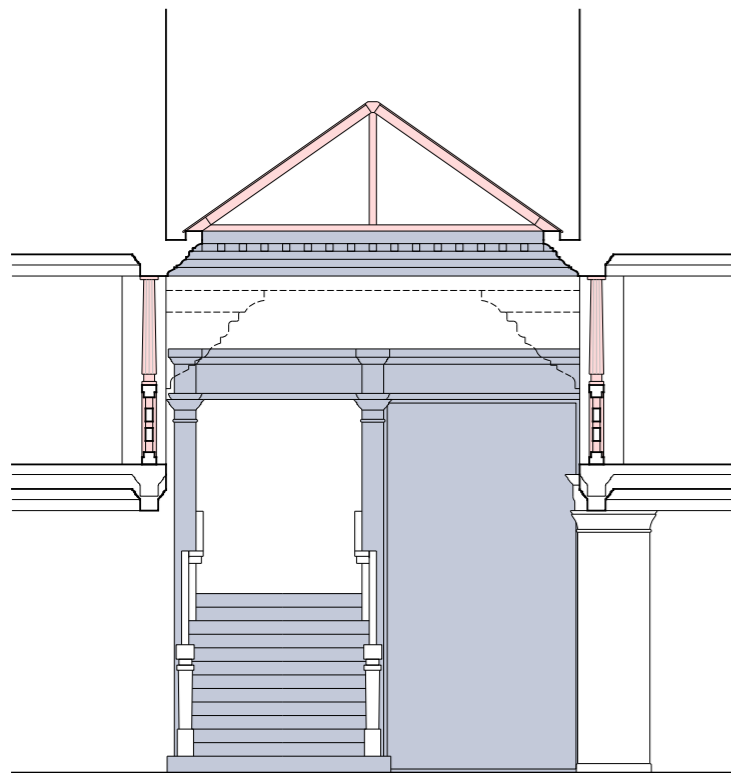


Proposed mezzanine floor



Proposed first floor

As with the arched colonnade in the atrium, there is enough documentation of the original design to ensure the skylight will be sympathetically reinstated. Some of the lost cornicing and decorative plasterwork around the ceiling lines will also be reinstated to the original design.

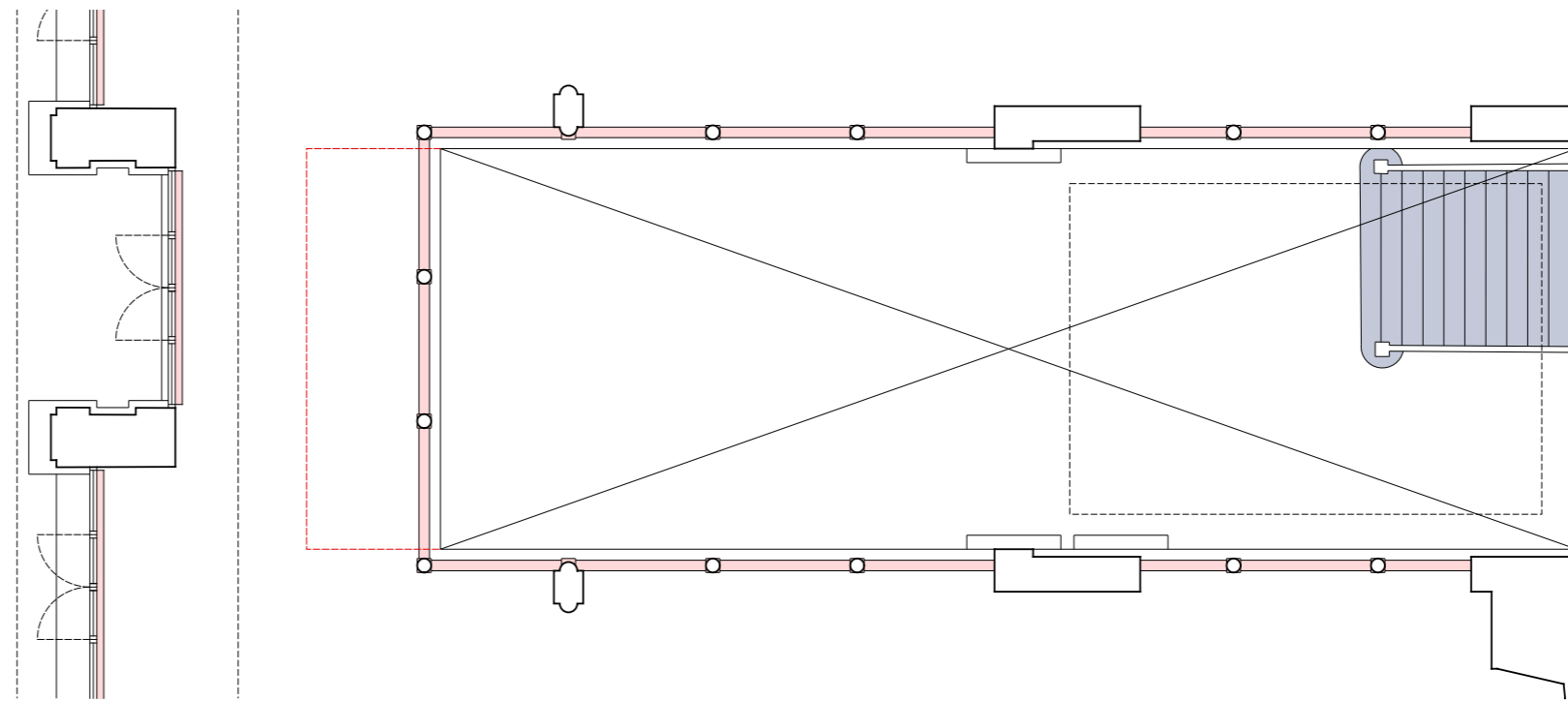


Proposed north elevation showing reinstatement of original features lost



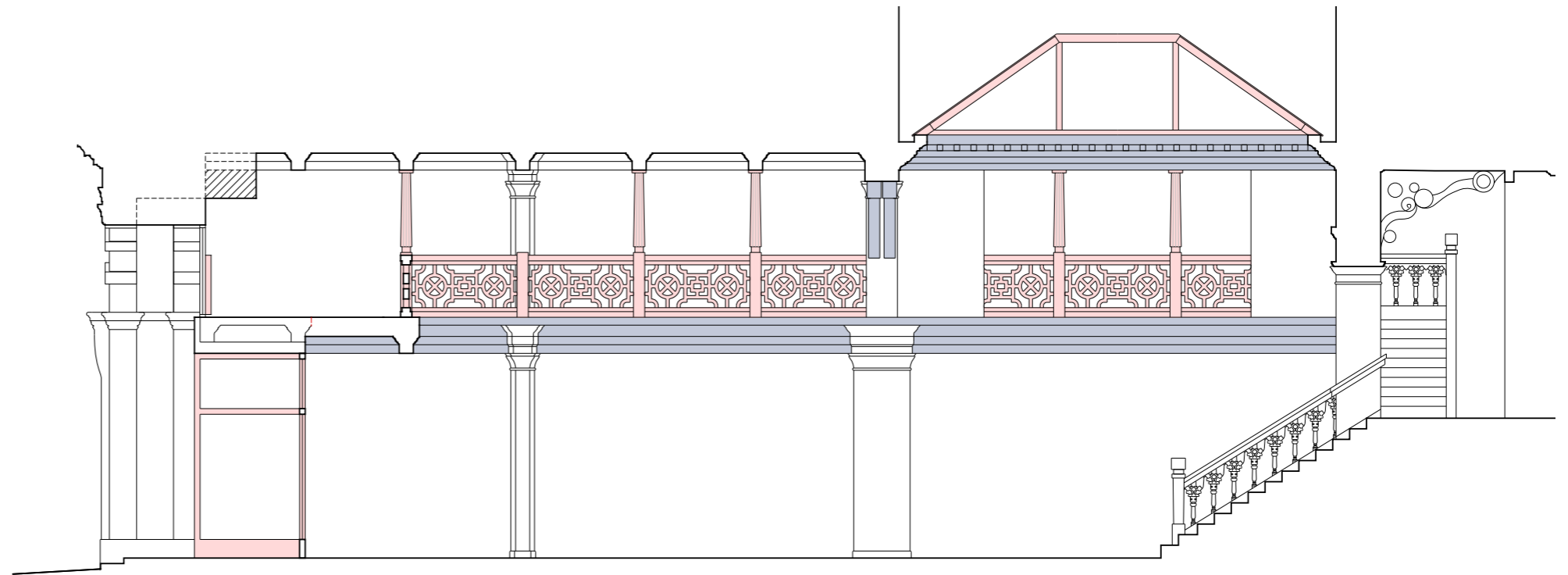
Proposed re-instated skylight and mezzanine view

The proposal re-instates the mezzanine and skylight, in a move that will be massively beneficial to the experience of Jenners. The tea room in the mezzanine is synonymous with the memory of the store and bringing back this space would reinstate its former grandeur.



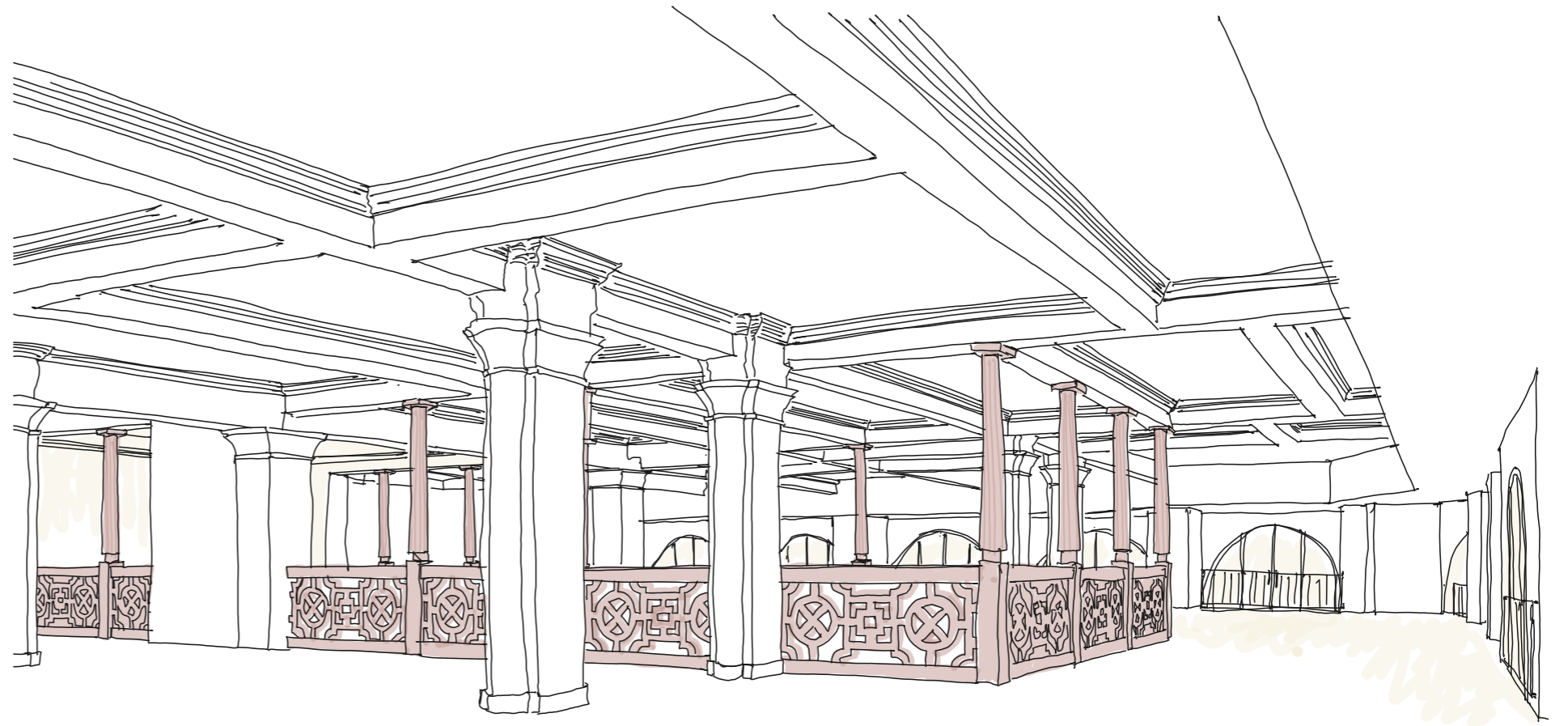
Proposed mezzanine plan showing the new void extent

- Historic features lost to be restored based on records
- New features inspired by historic but modern
- Original void extension (currently filled in)

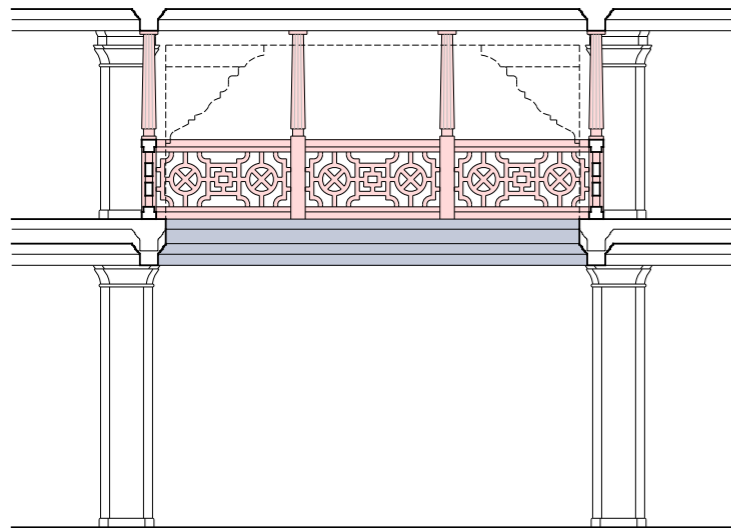


Proposed long section across mezzanine void

The detailing around the balustrade that encloses the mezzanine was very ornate and decorative, reflective of the time it was built. The team believe a modern interpretation and abstraction of this element would be most appropriate, reflecting the character and intent of the original design without simply copying the detailing.



Proposed look of the new modern balustrade inspired by original



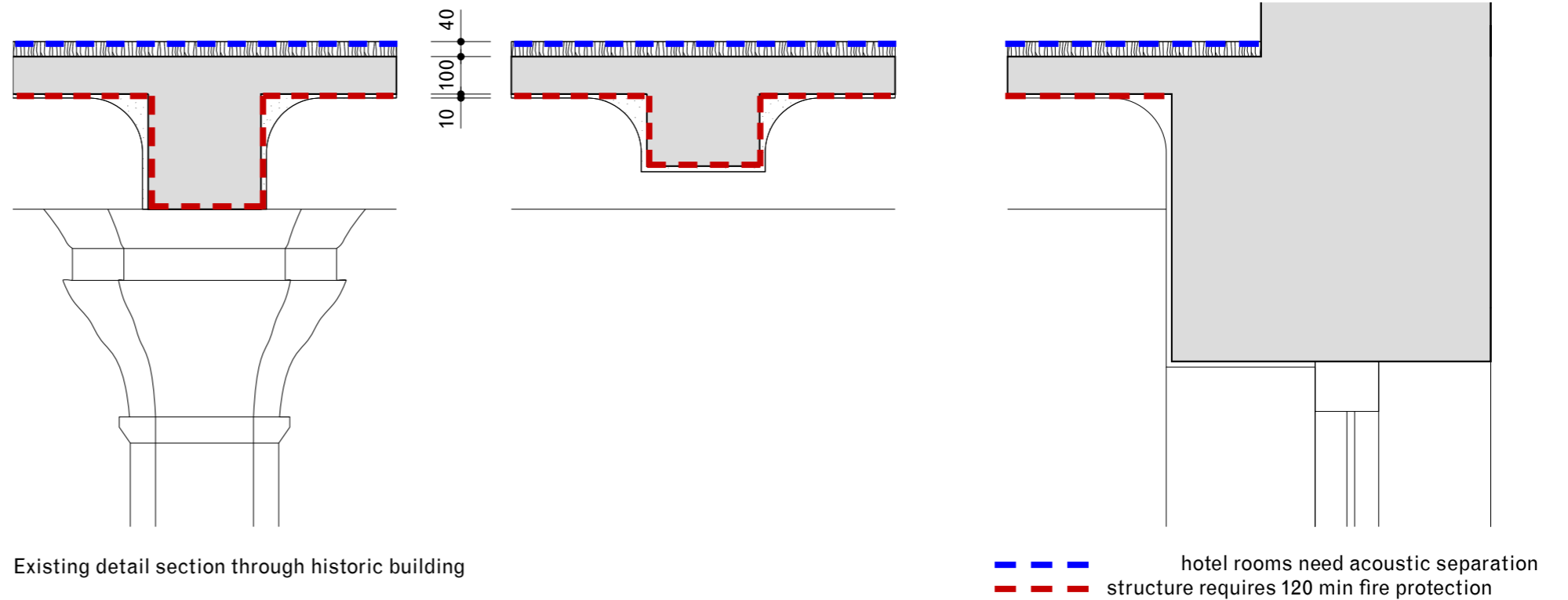
Proposed mezzanine void south elevation

7.7 Historic ceilings

Further to initial desktop studies, Etive (structural engineer) carried out a series of investigative core samples through the structural slab. The findings show that the concrete structural slab throughout the building is very thin (between 75-100mm). Floor and ceiling finishes are applied directly to the concrete slab, leaving no space for service runs. Historically this was not an issue as the only services in the ceiling were a series of pendant lights with the cable concealed in a trunking detail fixed to the underside of the beam downstands.

As can be seen in the existing site photographs, modern buildings have a host of service requirements and these are typically best placed on the ceiling (such as downlights, pendant lights, sprinkler pipes and heads, fire detection devices, security cameras, security motion detection systems). Unfortunately these additions have been implemented in an ad hoc nature with little consideration to protecting the building's historic features or appearance. A highly invasive and bolt on service strategy has left a great amount of damage to historic plasterwork and cornicing on the ceilings.

There is an additional technical requirement of a contemporary building to perform to strict acoustic and fire ratings. The section above indicates the performance ratings of the ceiling in the second floor retail space, with hotel above. The structure needs to be 120 minute fire protected, while the floor needs acoustic separation between noisy retail space and private hotel rooms.



Existing photograph on second floor retail area next to atrium

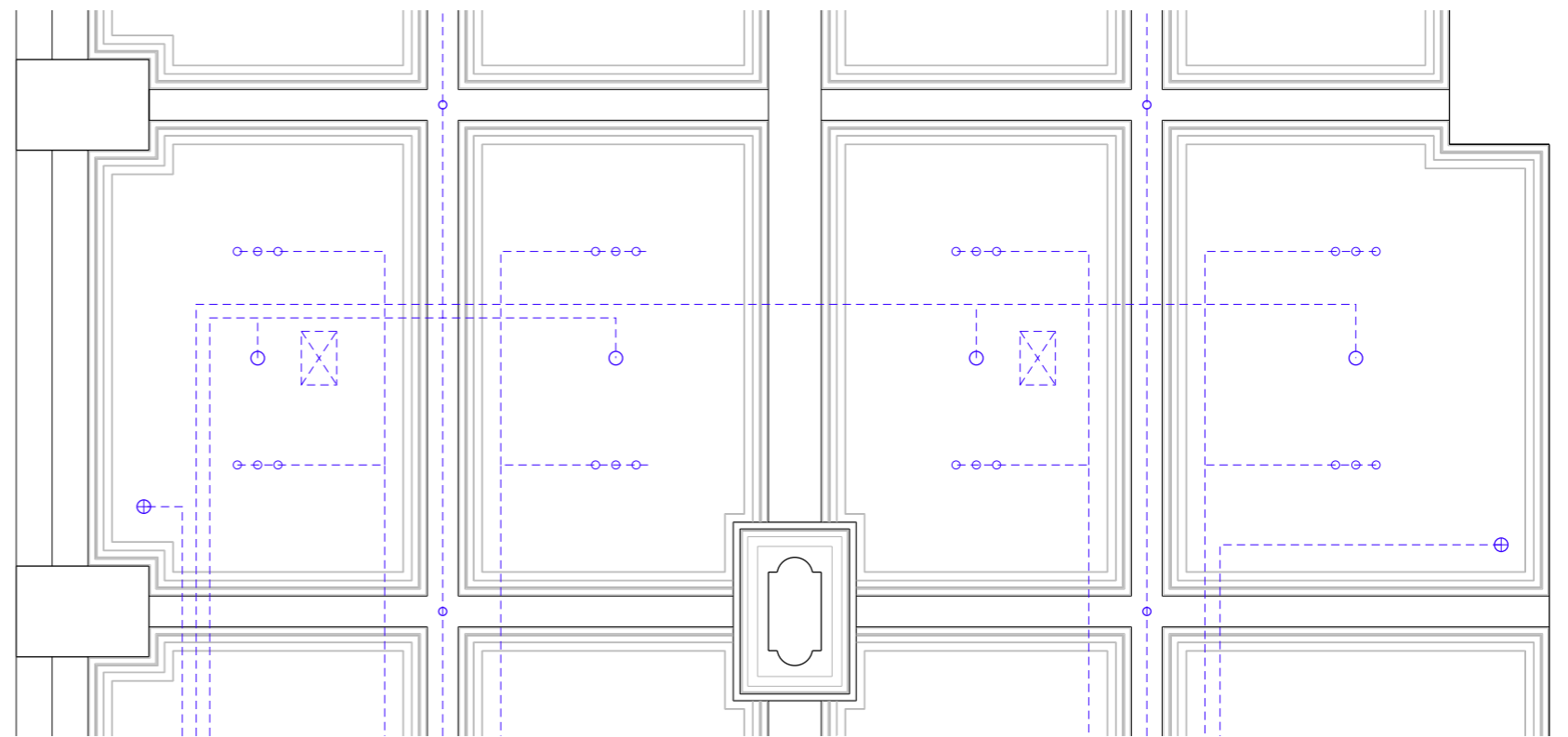


Historic photograph showing clean ceilings throughout

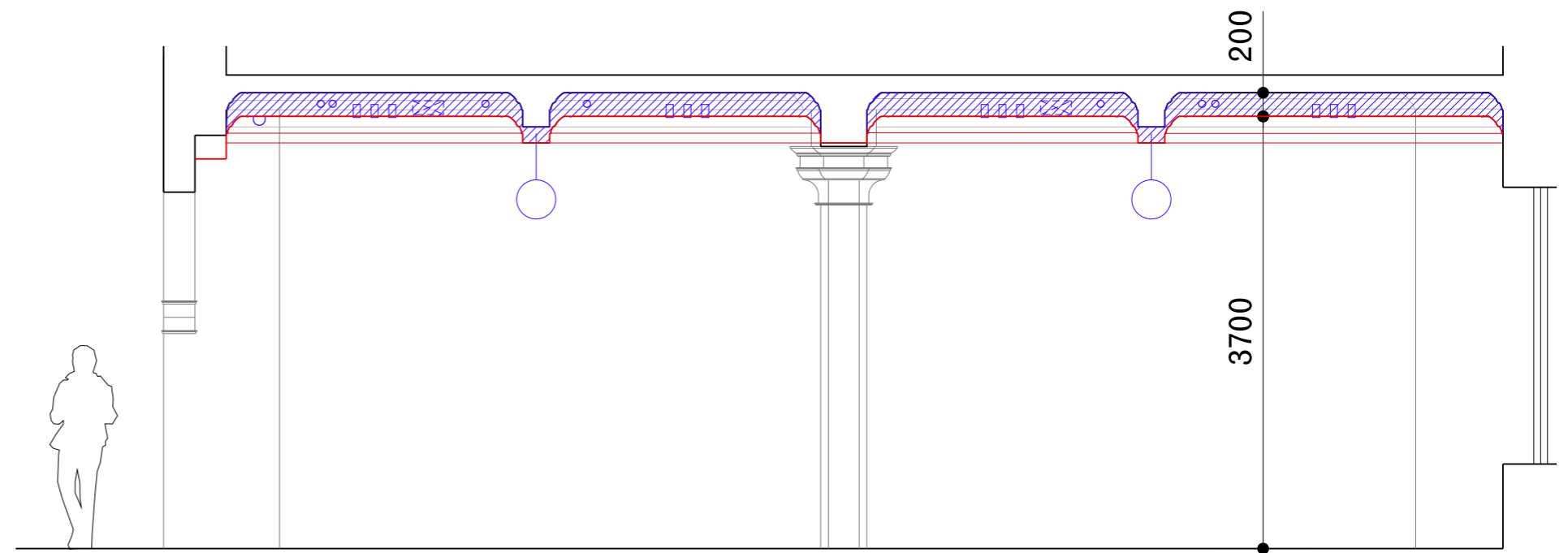
There is an ambition with the ceilings to re-instate the historic appearance and quality, with no exposed service pipework or cables. There is also an ambition to retain the original parquet floor in-situ throughout the retail areas. It's believed leaving the floor in-situ is the best way to ensure as much of it is preserved as possible and the appearance is least affected by it's renovation. This means that no services can run above the floor in the retail areas, and will need to run below the structural slab.

To do this, without having exposed services, will require the ceilings and cornices to be re-built lower, creating a service void. While the setting out is in development, the team have established fixed parameters in which to design the ceiling to ensure the historic fabric is least impacted and that when the new ceiling is in place, it will read as if it were always there.

Key to this is for the ceiling to only ever drop as low as the central columns allow. The section opposite shows a natural gap between the column capital and the ceiling downstands and by only dropping within this area, the ceiling will have no impact on the column itself. Secondly, no ceiling will be re-built below window head, ensuring all windows are unaffected and read in their original condition. Thirdly, the historic ceilings will be retained in place, covered by a new ceiling. This means the work is technically reversible should technologies advance that allow the historic ceilings to be opened. Finally, the specification and construction of the new ceiling will derive from archival and contemporary research to establish how to truly reflect the original aesthetic.



Concept reflected ceiling plan - dashed lines indicative services hidden above new ceiling

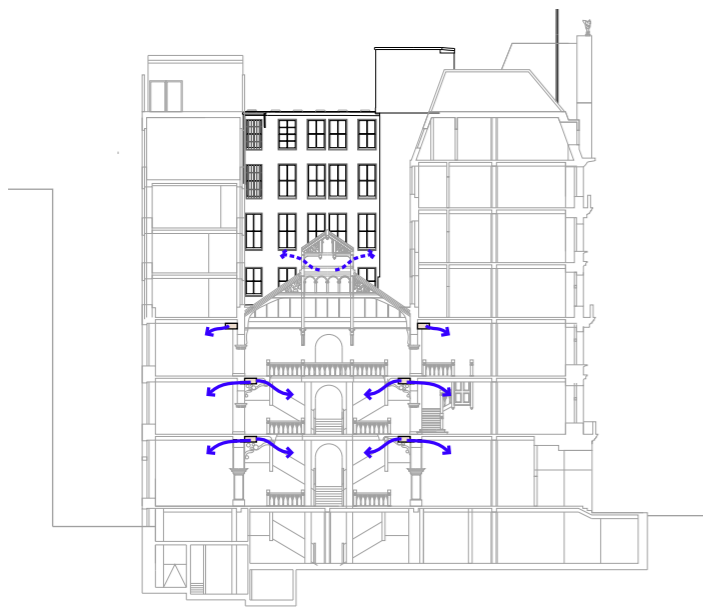


Concept section highlighting new ceiling level and service void above to conceal pipework and service runs

Jenners was an advanced building for 1895 and that is also demonstrated in a built-in air supply system around the main atrium. This historic photograph has been marked up to show the extent of this duct, which has vents to both the central space and floor plates either side. Through design development and site investigations, the team believes it is possible to re-purpose the original air supply to be used as a combined hot and cold and fresh air supply to the atrium (see diagram below). Further investigative work is required but the current idea is to use the same brass vent design of the historic condition, only elongated to allow for the increased air flow.

Air supply to an area of this size would typically be through two 500x1000mm ducts on each level. These would have a large negative effect on historic fabric as they have to be integrated as ceiling build-outs. By using the existing ducts the team has managed to avoid this scenario.

Further information on the mechanical and electrical services is included in Section 8 technical coordination..



concept diagram



1905 photograph highlighting original air vents

Outside the central atrium, a variety of local solutions are needed for service integration into the historic ceilings. Each room is unique and no single design will resolve all areas.

A key part is in the mezzanine level, where a highly decorative original ceiling remains in place. The photograph highlights how the ceiling and downstands stop short of the facade line. This creates an opportunity to locally build out an air supply route, tied into the historic fabric. DCA understands the importance of collaboration between Historic Environment Scotland, the service engineers and conservation architect to develop these atypical details in a manner that is sympathetic and unobtrusive. Maintaining the original spatial qualities and aesthetic values is a top priority when developing the interior design.



existing condition around mezzanine level facade - a natural break in the decorative ceiling allows local integration of air ducts (highlighted red)

7.8 Materiality

The material palette of the Jenners building is very rich, not in the quantity of different materials used, but a richness that comes from the different techniques used to mould these materials. Various finishes and decorative details contribute to the overall look and feel. The predominant materials used are timber, plasterwork, textured glass, paint colours, stone, cast iron, mosaics and glazed bricks.

The amount of decoration and treatment of the surfaces varies to establish hierarchies in relation to the importance of the room. Highly decorative features are found in the areas of high importance, such as the atrium, the mezzanine tea room and the director's suite.

In these areas, the use of decorative plasterwork can be found with floral motifs, coffers, cornicing, brackets, mouldings and articulated columns. Timber can be found in front of house areas such as the parquet flooring, sculpted balustrades, wall panelling and in the atrium roof.

Glass is used in different ways. There is a highly innovative use of glass windows and bricks to reflect and bring light into darker or basement areas. These public spaces are in fairly good condition and can be restored following the historic design. For example the lost or damaged plasterwork will be reconstructed based on fabric that has survived and historic records. Another example is the parquet flooring, which will be retained and restored in the principal public areas with material salvaged from floors above (see section 7.09 timber floor strategy).



Historic mezzanine ceiling with painted decorative plasterwork



Historic photograph of decorative plasterwork around atrium



Original parquet flooring on third floor



Collection of materials (timber parquet and balustrade, marble treads, ironwork)

Areas of secondary stature have simpler functional finishes, such as the glazed bricks used in the central courtyard and the basement retail. The use of a glossy surface is low-maintenance but also reflects light making the space feel lighter.

The basement area has suffered many alterations through the years. The glazed brick walls have been buried under retail fit-out that also damaged the bricks to allow fixing points. The progress of the soft strip will inform the strategy based on the quality of remaining bricks. The intention would be to leave exposed glazed bricks in some areas, to retain and restore them at least on the central columns. The perimeter walls could prove challenging to leave exposed due to the requirement to insulate and tank the perimeter to remedy existing damp issues.

The use of colour is clear from photographic records. However, it will require sampling to analyse the layers of the original design, to establish what the colour palette originally was. A paint survey has been commissioned, the team is awaiting results.

Further investigations and ongoing site surveys will throw light into techniques and details used to construct the original building. New proposed interventions will be sensitive to the surroundings and materials palettes will be carefully considered to echo the materials of the existing but differentiating through the detail or modern techniques. The materiality of the proposal aims to create a dialogue and harmony between the historic and new.



Timber door thresholds are a consistent feature throughout



Photograph of textured glass window



Third floor board room timber wall panelling



Glazed brick features throughout in the basement and back of house areas

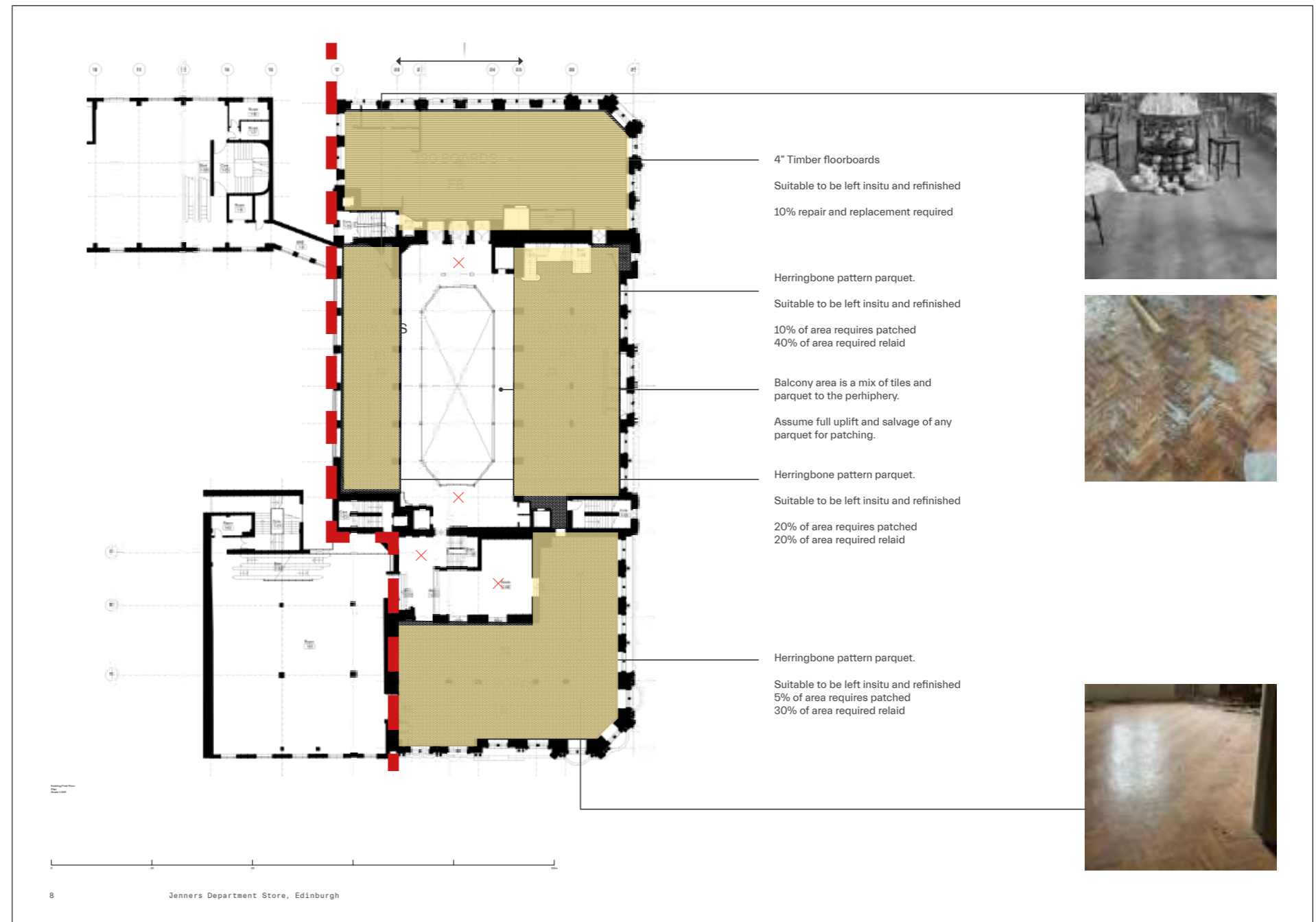
7.09 Timber floor strategy

Conservation architects, Loader Monteith, surveyed the existing timber floors to the areas of significance, where the original floor finish is planned to be retained and restored. The general condition of the timber floor is in fair condition showing general signs of deterioration and requires attention in localised areas. Some elements exhibit significant deficiencies, in particular areas of high traffic.

The original floor finishes to the ground floor levels appear to be encapsulated and the likelihood of recovering the original floors is prohibitive. Similarly, the balcony to the saloon has been tiled in areas of high traffic. On one level it is tiled atop of the original floor and on another has been cut out. The full extent of this is to be renewed in association with the proposed changes to the balcony and staircases.

The main retail adjacent to the saloon areas exhibit various degrees of wear, displacement, inappropriate repairs or cut out. A large proportion of these floors are salvageable and will be retained in-situ, patch repaired and relaid where loose.

While the floors in the public facing principal rooms (most of the retail and hotel lobby) will have the original floor retained, the upper levels which are to become hotel guest bedrooms will have new floor finishes. This is a requirement for both acoustic performance, service integration and a result of the extensive partition amendments to accommodate the new hotel function. With thoughts to sustainability and conservation, the parquet blocks from upper levels will be carefully removed and salvaged to infill damaged and missing floor finishes in the aforementioned public facing areas.



Extract page from Timber Floor Survey

7.10 Entrances

Princes Street

The entrance into the retail space via **Princes Street** will be transformed by re-instating the mezzanine void and skylight as detailed in section 7.6. Those works will extend to re-instating the lost entrance doorway, ensuring the visual experience from the street to the interior is as close to that originally designed in 1895. This includes maintaining the decorative gate in the entranceway.

The entrance will be sensitively designed to ensure that the door and glazing performs to modern standards in terms of fire and security.



Historic princes street entrance in 1895



Existing Princes Street entrance

South St David Street

As with the Princes Street entrance, the South St David Street doorway has been modified during the twentieth century. What was originally a set of double doors in a fully glazed entrance is now a timber revolving door with flanking side doors. Although not original, there is a quality and functionality to the existing entrance that has value and merits being retained. Therefore, the proposal is to simply upgrade its performance and restore. Decorative panelling to the walls and ceiling is being exposed as the retail strip out continues, which will also be retained and restored.



Historic south st davids street entrance in 1895

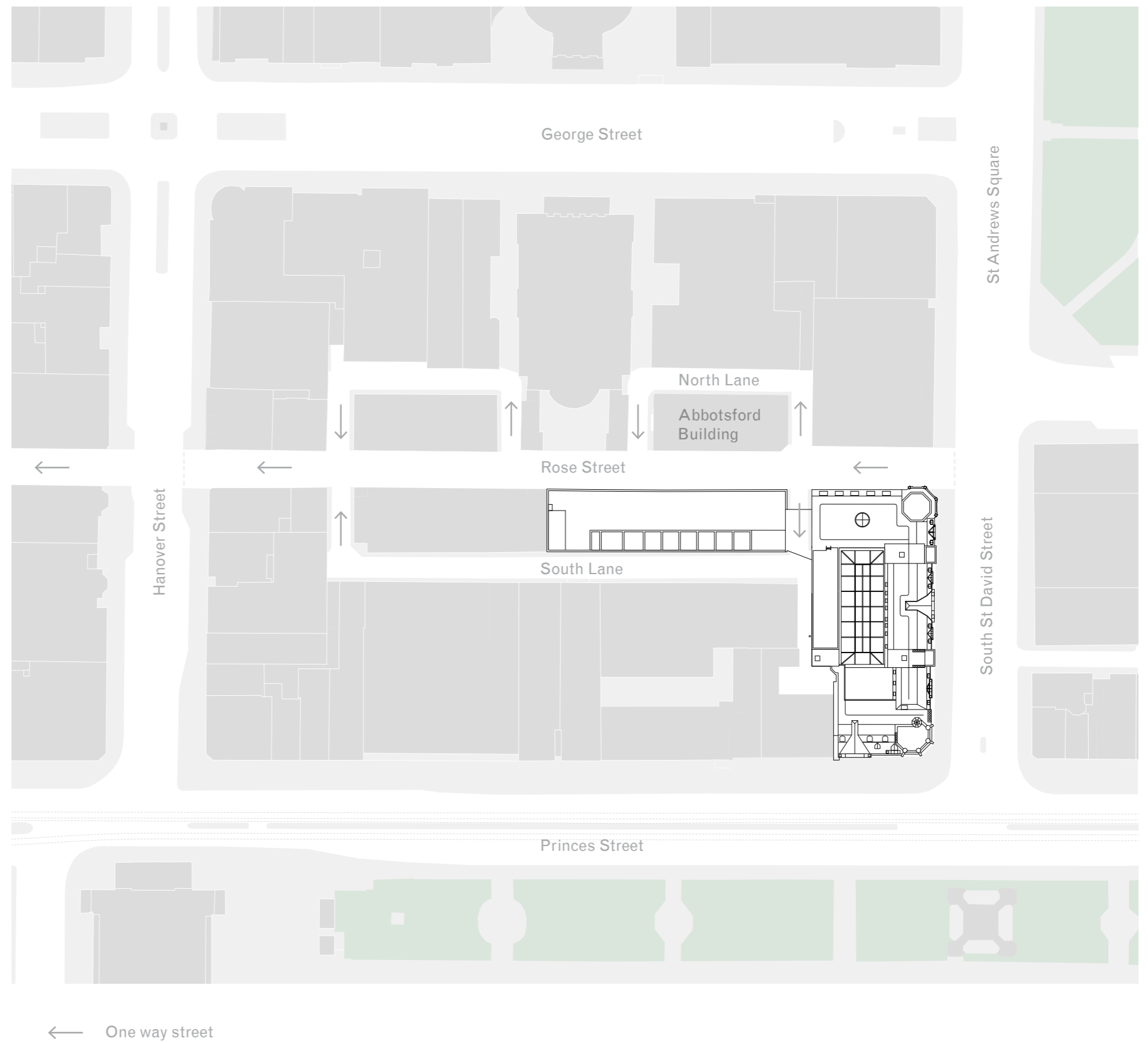


Existing South St David Street entrance

8. Technical coordination

8.1 Site context

The Jenners building is bounded by Princes St to the south, South St David Street to the east and Rose St to the north. Rose Street South Lane, accessed off Rose Street, provides service access to neighbouring businesses. A series of one way systems are in place, generally restricting traffic from East to West through the urban block.



8.2 Existing infrastructure - North Lane

Rose Street North Lane is a one way street, accessed from Rose Street, that circulates around the Abbotsford Building. It functioned as the servicing route for the previous operator of the Jenners Building.

A large service door, accesses a small ground floor space, connected by a goods lift and shared staircase to the basement. The service area in the basement occupies most of the footprint of the building. An underground tunnel connects to the east core of Rose Street.

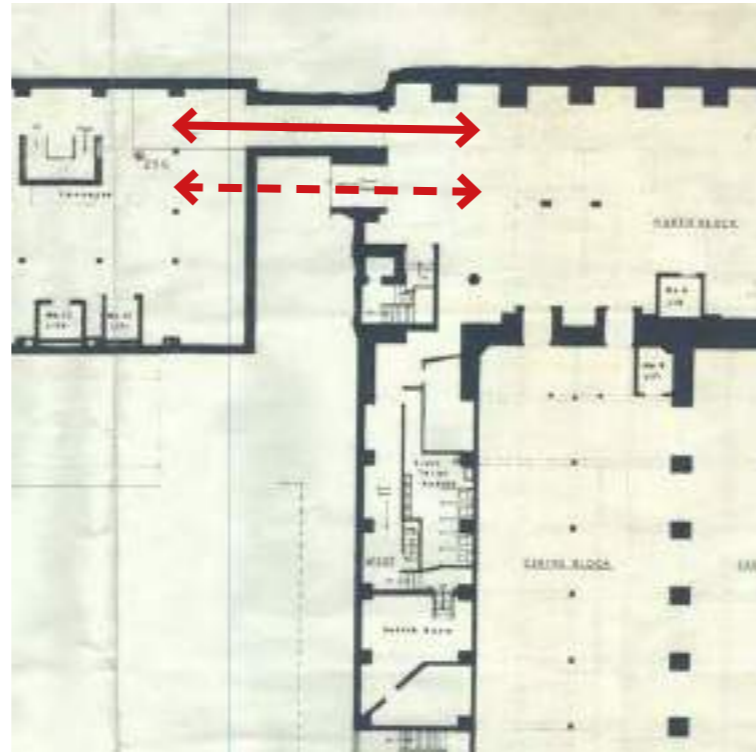


Rose Street North Lane service bay behind Abbotsford Building

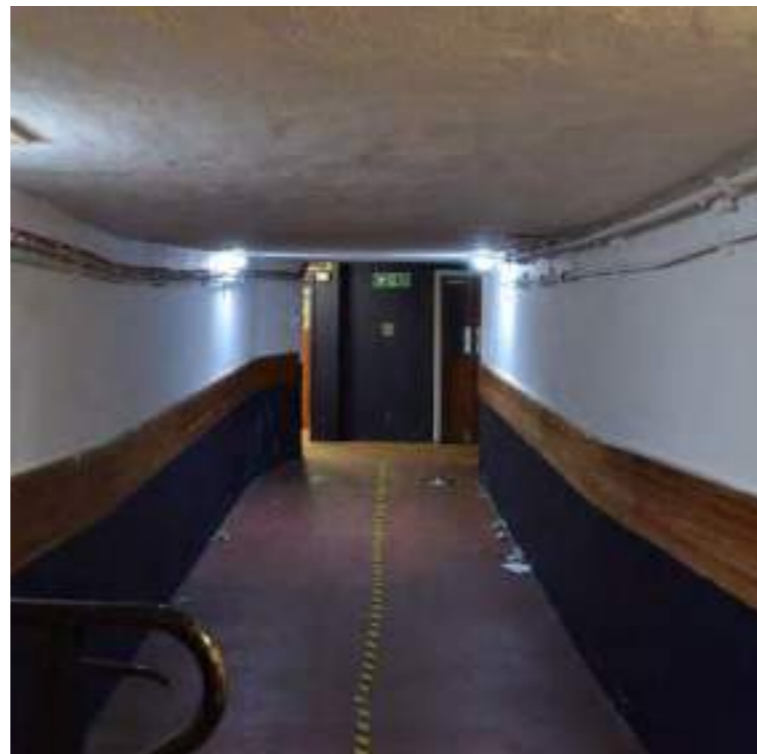
Existing infrastructure - historic tunnels

As noted in the previous section, the east core of Rose Street is connected by an existing tunnel to Abbotsford Building service bay. Internally, there are also tunnelled connections between the Rose Street building and the 1905 Jenners extension under Rose Street South Lane. These tunnels will be retained and will keep the function of a primary service route.

The solid arrow on the plan below is the primary tunnel, used to move goods and people between the buildings upper basement level. The dashed line is a second tunnel that links to a lower Rose Street basement room. This room has limited head height but will be used to transfer MEP services between the buildings, reducing the amount of services running overhead in the pedestrian tunnel.



1970's basement plan with ramp mediating between service rooms



Tunnel to Abbotsford Building basement

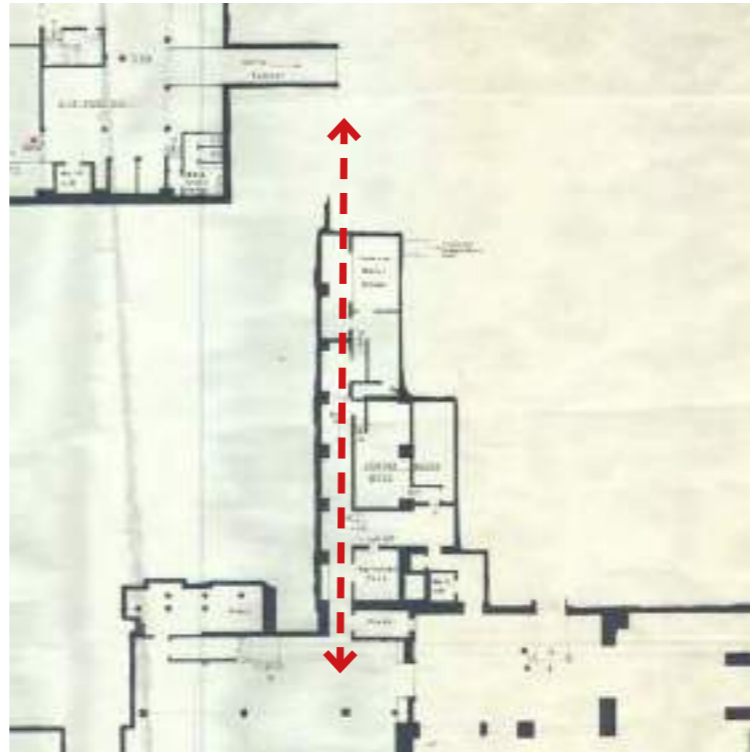


Tunnel between Rose Street and 1905 Jenners extension

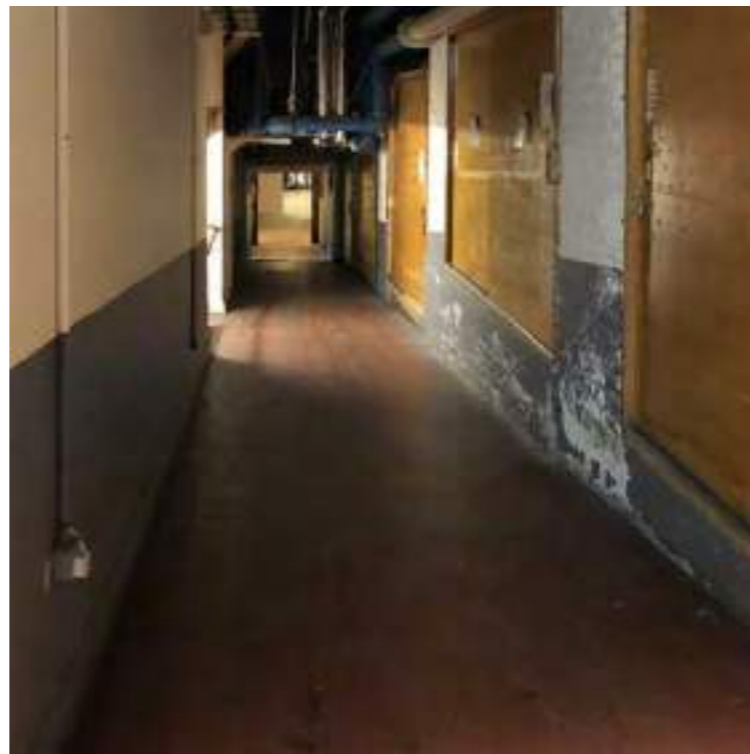
Existing infrastructure - basement ramp

Adjacent to the Rose Street South Lane tunnel, is a 30m ramp that connects the upper and lower basements under the West Wing.

The ramp provides a good service route across the building, connecting between two new proposed cores. A series of rooms, on multiple levels attach to the ramp via small staircases. These spaces will be rationalised where possible and used as a mixture of plant rooms and retail back of house. The project can benefit by retaining the use of the rooms due to existing ductwork and cable routes, including a location for the private electrical transformer.



1970's basement plan with ramp mediating between service rooms



View looking down ramp

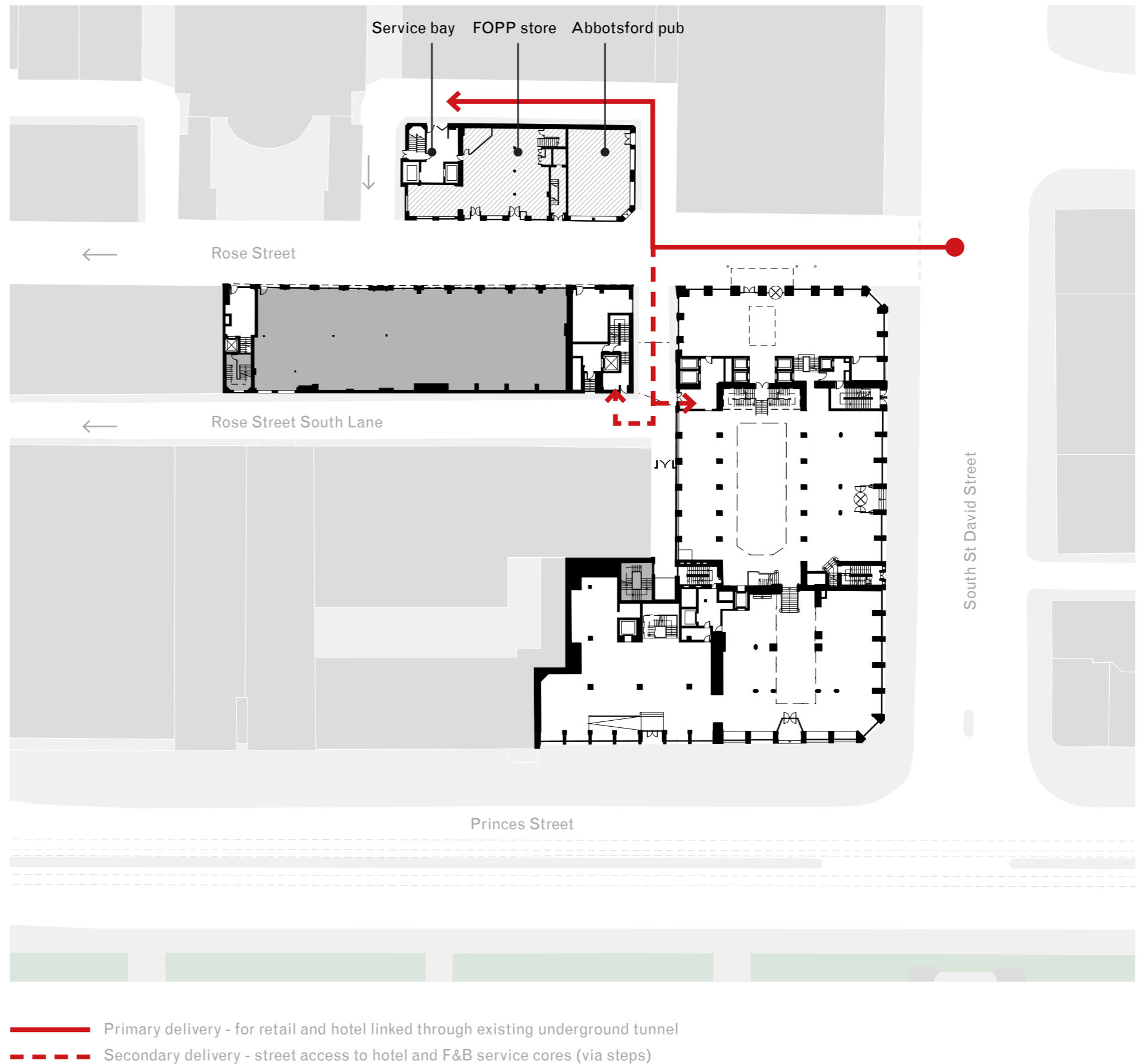


Series of rooms accessed via stairs off ramp

8.3 Servicing strategy

The servicing strategy retains the existing loading bay and underground link to Abbotsford Building basement. Several strategies were explored, however, it is felt that directing service traffic away from Rose Street and the somewhat congested Rose Street South Lane remains a beneficial solution to the building's operator and surrounding neighbours.

Access to service cores either side of Rose Street South Lane is envisaged as a secondary means of servicing (dashed red line in plan to right). In particular, the main hotel service core (east side of south lane) would directly link the bar and kitchen to South Lane, allowing for fast and direct food and beverage deliveries. This would relieve pressure from the Abbotsford service bay as small food deliveries will likely be throughout the day from different suppliers. Similarly laundry collection and delivery may be best serviced through this exit.



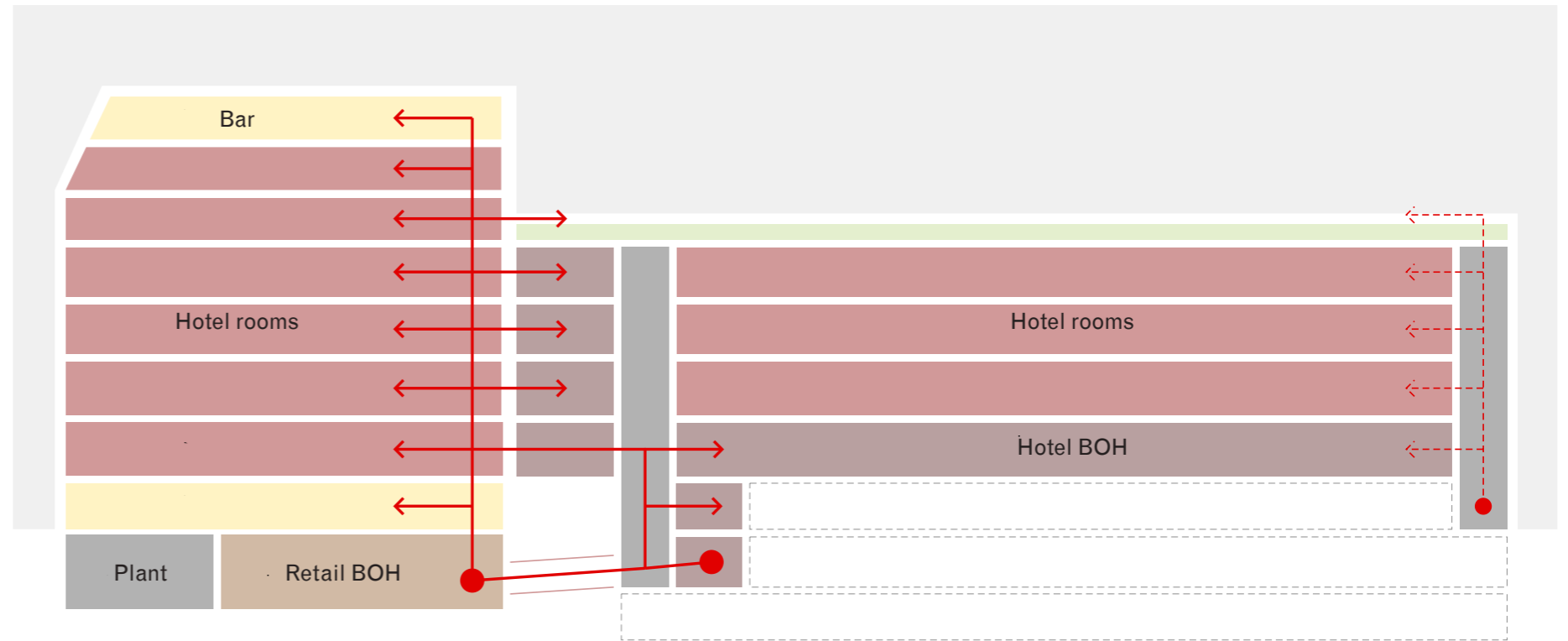
8.3.1 Hotel servicing

The hotel's servicing is centred around the east core of the Rose Street building, the bridge and the 1905 Rose Street extension core.

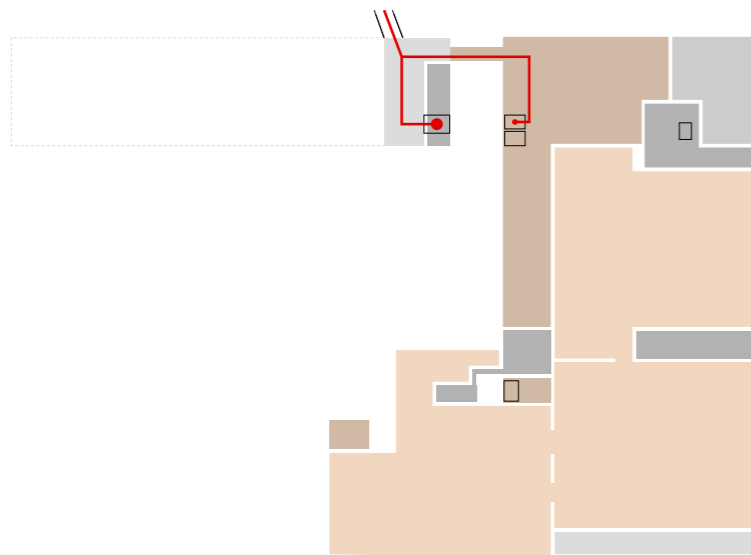
The primary service route is through the Abbotsford Building tunnel to the Rose St basement. From there, goods have a direct connection to the first floor hotel back of house area via a goods lift. The first floor functions as a place to receive, store and distribute goods and services for the hotel.

Alternatively, the existing tunnel connects to the basement under the hotel lobby. The service core here has two lifts that connect to all hotel levels, as well as the 7th floor bar.

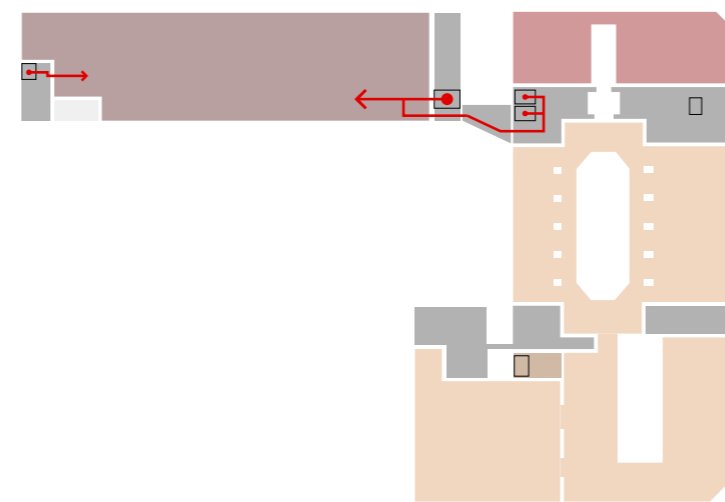
The bridge link, between floors 1 - 4, provides back of house circulation between the two cores.



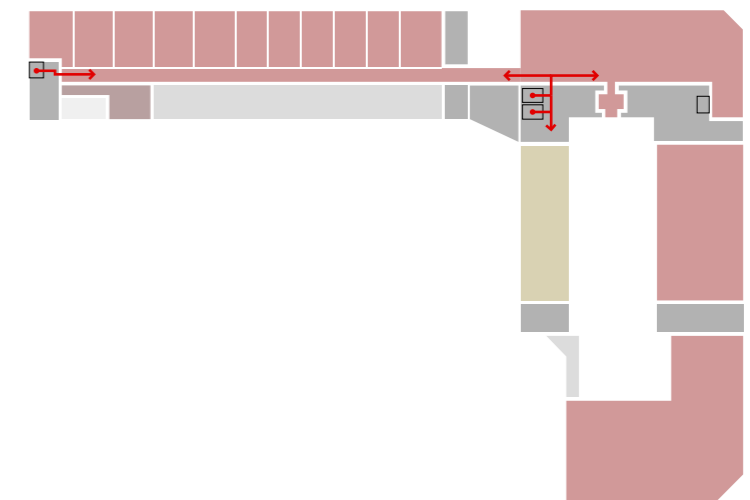
Hotel vertical servicing section



Basement plan



First floor plan



Third floor plan

*diagrams demonstrate service routes and lifts

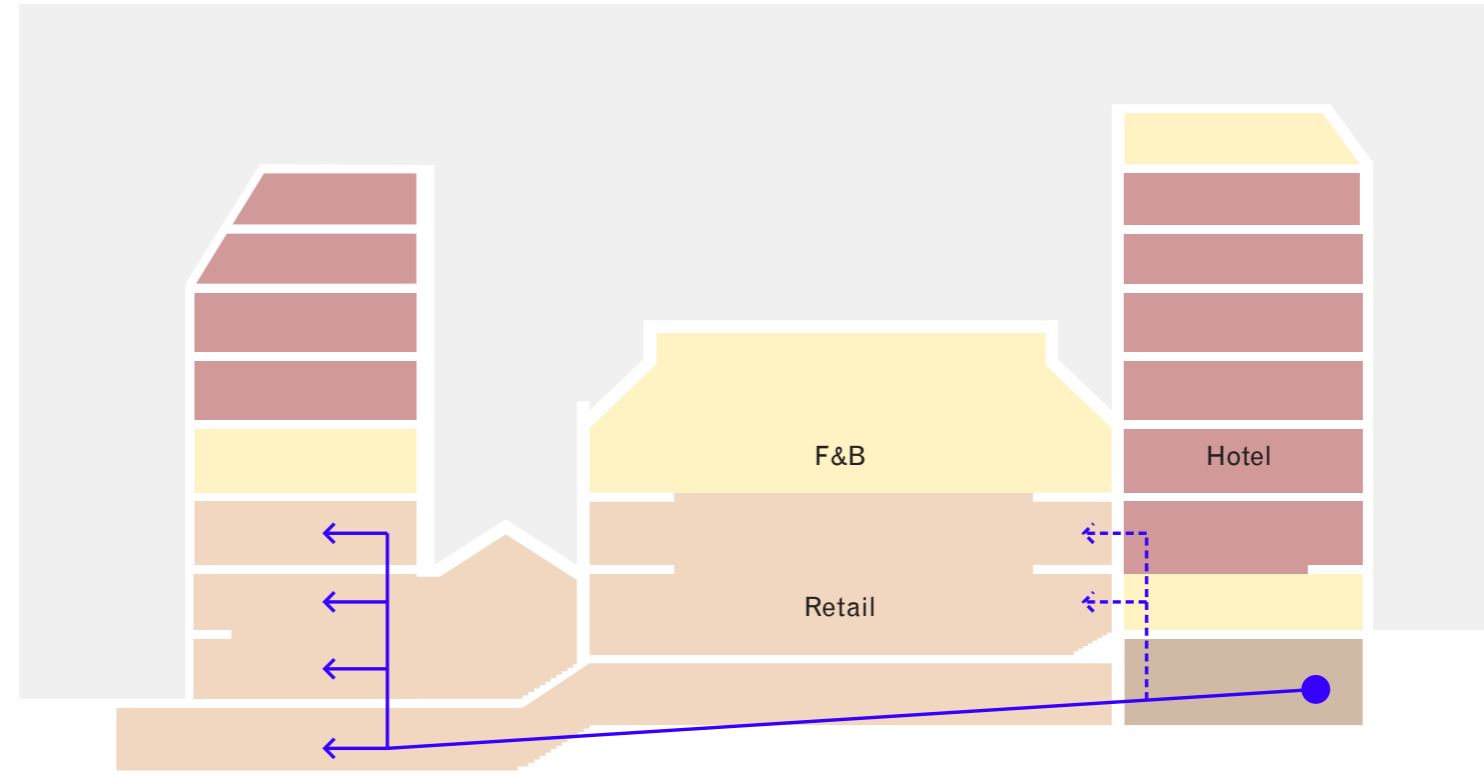
8.3.2 Retail servicing

As with the hotel, the retail is serviced via the Abbotsford Building service bay. From the Rose Street basement, goods are taken through the tunnel into a retail back of house space. This area includes staff facilities as well as a series of storage rooms.

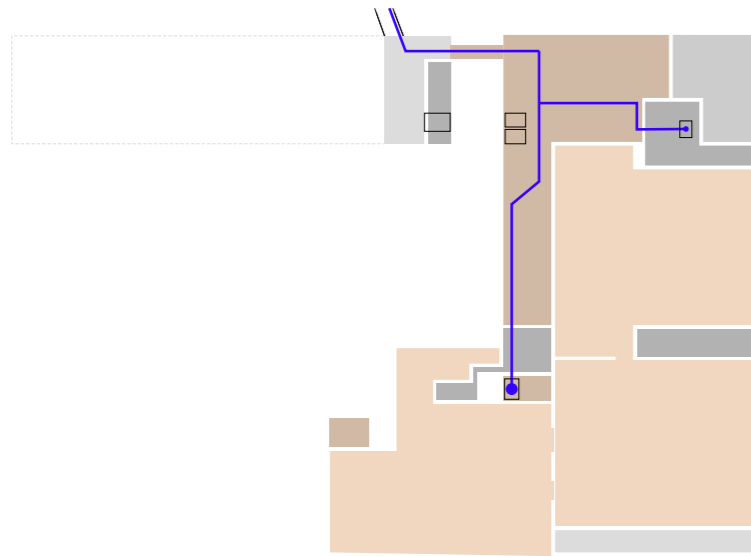
The primary distribution of goods is via the ramp link to the south west core, where a goods lift connects all retail levels. This goods lift is subject to finding a suitable product that works within overrun spaces. Secondary retail circulation (staff only) is provided in the north east fire fighting core.

It is anticipated that retailers will have shop floor storage integrated into the fit-out design.

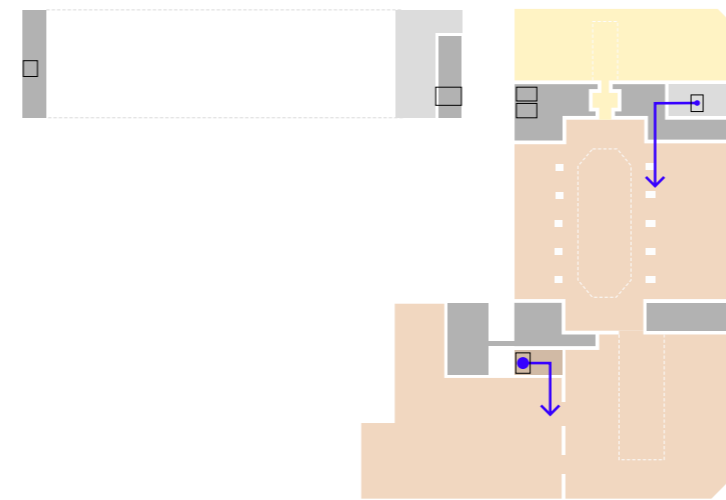
First floor Rose Street is predominately hotel back of house, but currently has an area of unaccounted space. This may be used to help service the retail functions. Likely uses are retail offices, storage, meeting rooms or for staff accommodation and canteen space that could be shared with the hotel.



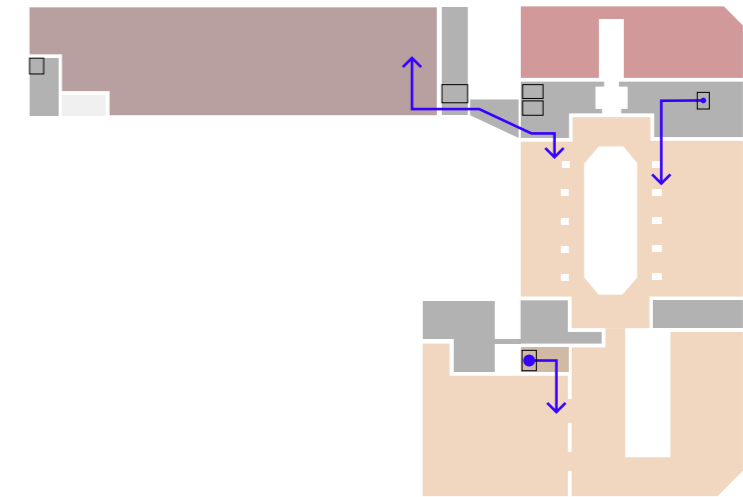
Retail vertical servicing section



Basement plan



Ground floor plan



First floor plan

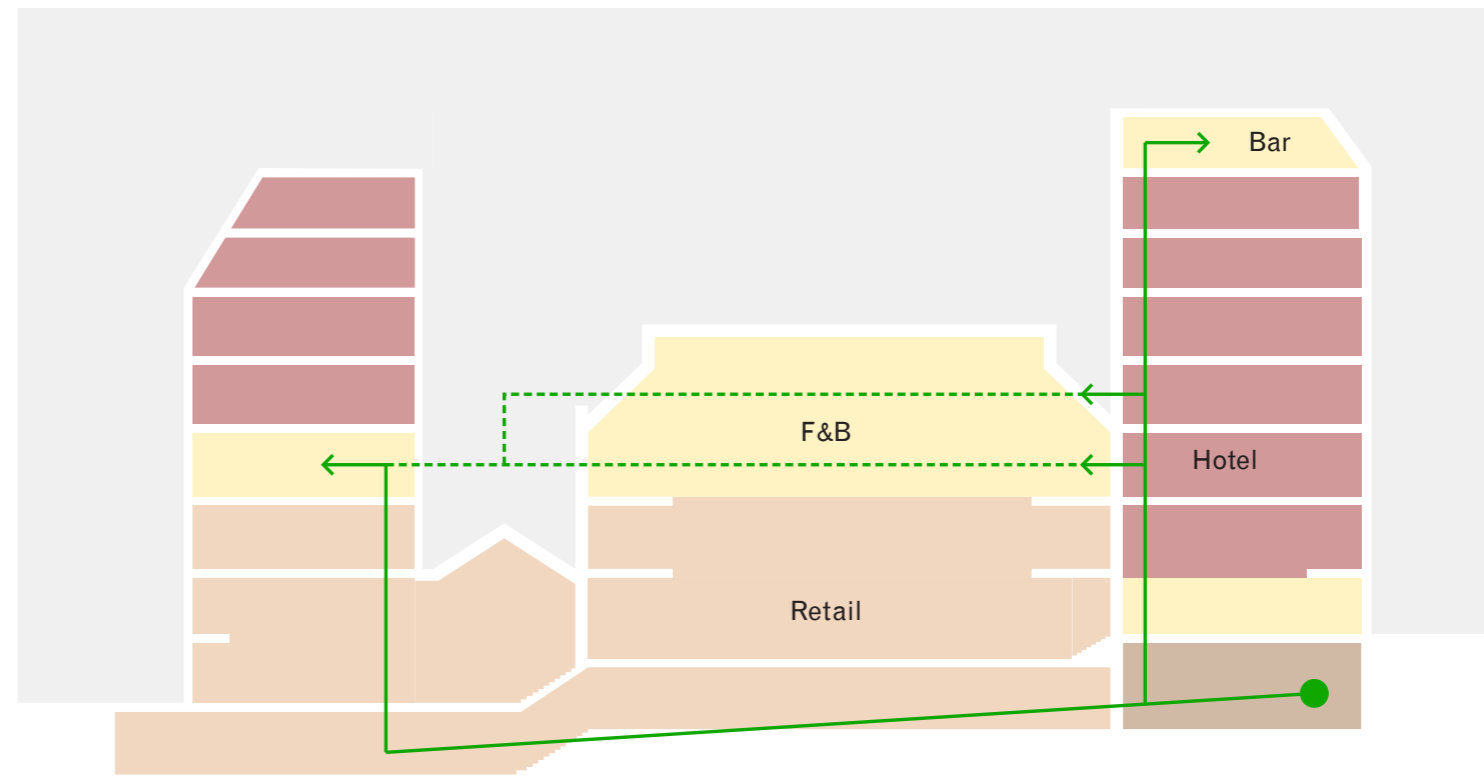
*diagrams demonstrate service routes and lifts

8.3.3 F&B servicing

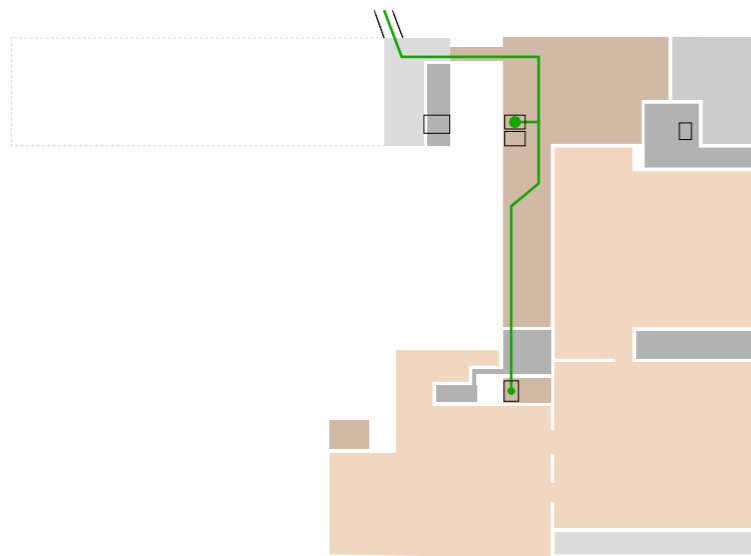
Currently the food and beverage (f&b) offer is neither prescribed as hotel or retail operated. It's servicing has been planned to work with either condition, or as a separate entity.

As well as the Abbotsford Building route, the f&b also has the possibility of using ground floor access to the north west servicing core. This could relieve pressure on the service bay, while giving a more direct connection for food deliveries to the 3rd floor kitchen and 7th floor bar.

The main kitchen is on the third floor West Wing. A secondary finishing kitchen is provided on the 7th floor to serve the bar and breakfast room. Another kitchen is located on the second floor next to the main f&b offering. A dumbwaiter and staircase links these two kitchens.

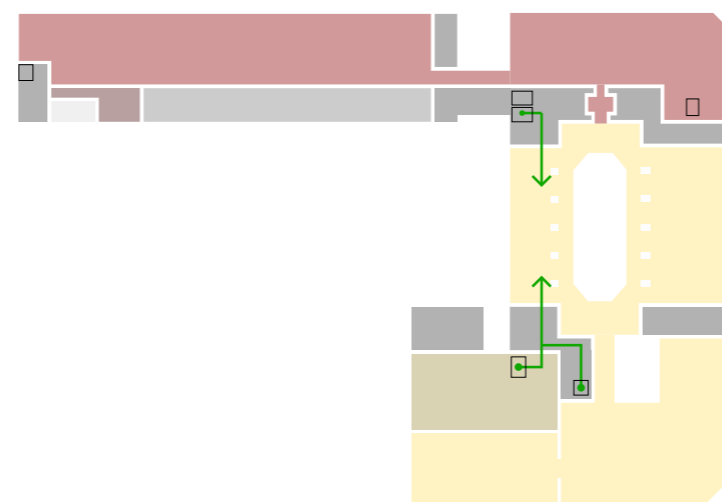


Hotel vertical servicing section

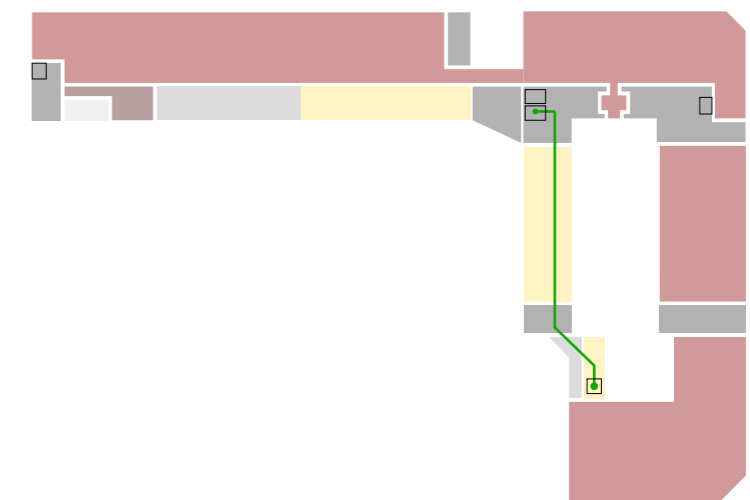


Basement plan

*diagrams demonstrate service routes and lifts



Second floor plan

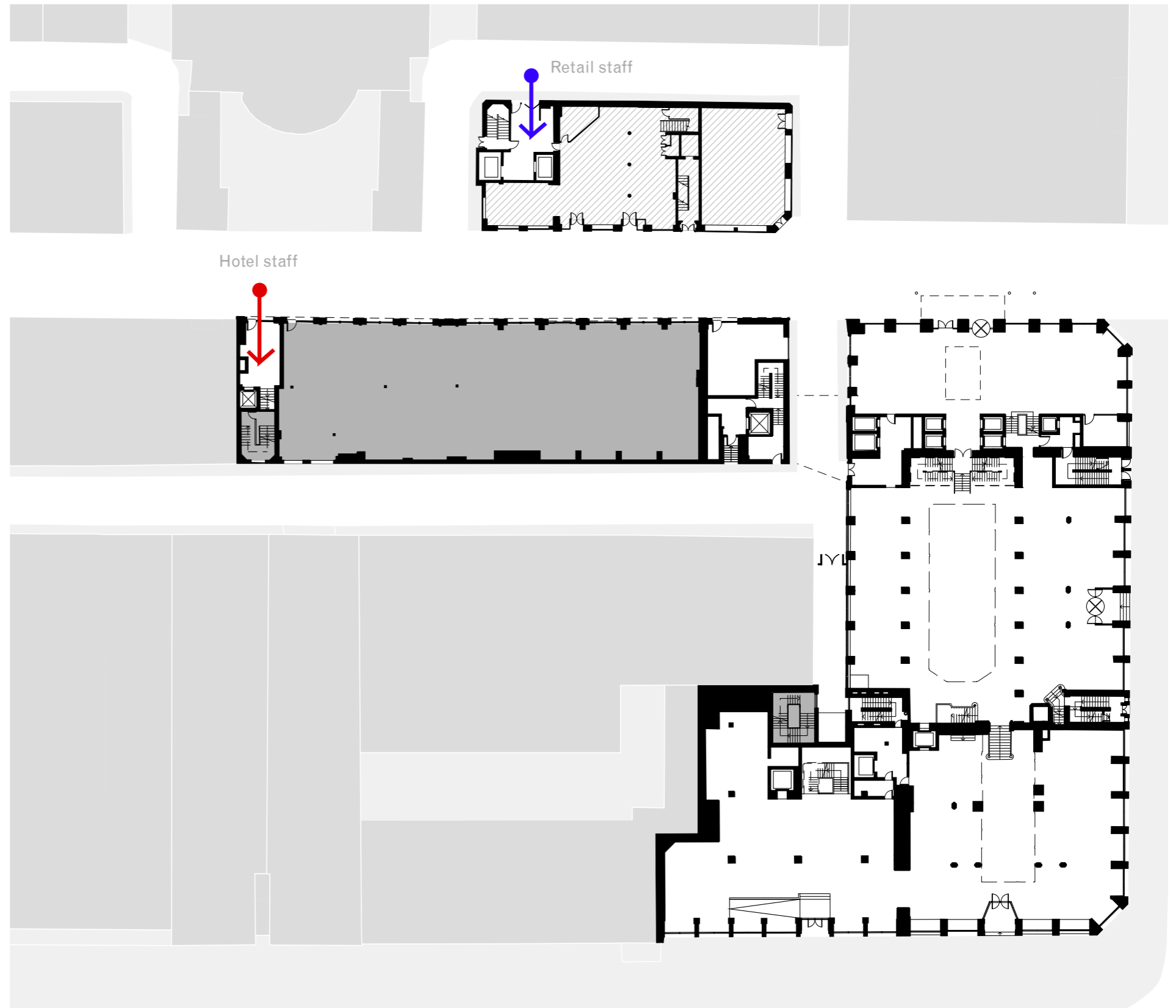


Third floor plan

8.3.4 Staff entrances

Retail staff will enter through the service bay on Rose Street North Lane. Security will be located in the basement of the pub, which is best placed to monitor all goods and people entering and exiting the building.

Hotel staff have a direct, accessible connection to the first floor back of house area via the existing west core. This location diverts staff from the hotel customer entrance and helps to activate the street by avoiding the west core only being a fire escape.



8.3.5 Operational and staff facilities

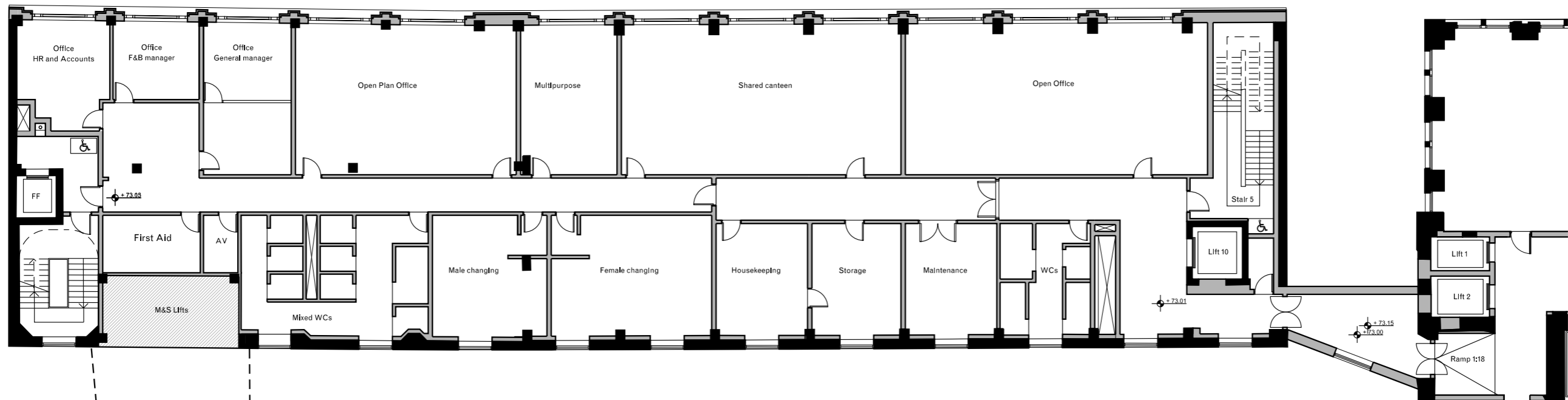
DCA, with 3D Reid, have developed a programmatic brief outlining key rooms for the efficient operation of hotel, retail and f&b offerings.

The main building basement contains staff changing, WC's, cycle parking and other back of house functions for the retail operator, while the first floor of Rose Street contains the majority of hotel back of house functions. The bridge connection above South Lane gives excellent connection to both the goods lift and main servicing core.

Hotel staff enter through the west core into a lobby space with a mixture of facilities. A series of offices, meeting rooms, maintenance and cleaning workshops and storage rooms are positioned along

South Lane. The Rose Street elevation houses larger, more public functions (canteen, open plan offices).

The team's initial assessment, for a hotel of this size, leaves around 130sqm of unoccupied floor area. This can be used for retail back of house and would allow the retail or f&b operators to have offices with daylight. The layout of this floor will be developed and there may be synergies between hotel and retail boh (such as a shared canteen space).



First floor staff facilities

8.3.6 Circulation

It is noted that existing building has a difficult to follow circulation strategy, with staircases often hidden behind retail fit-out and contained within cores. The proposal seeks to address these issues, by introducing a series of public stairs, visible from all the primary spaces. There are three new stairs - main atrium stair connecting basement to level 02; Princes Street extension stair connecting all retail levels from basement to first floor and a hotel stair, connecting hotel lobby to the seventh floor bar.

See section 8.3.6 for elevator strategy.



L00



L01

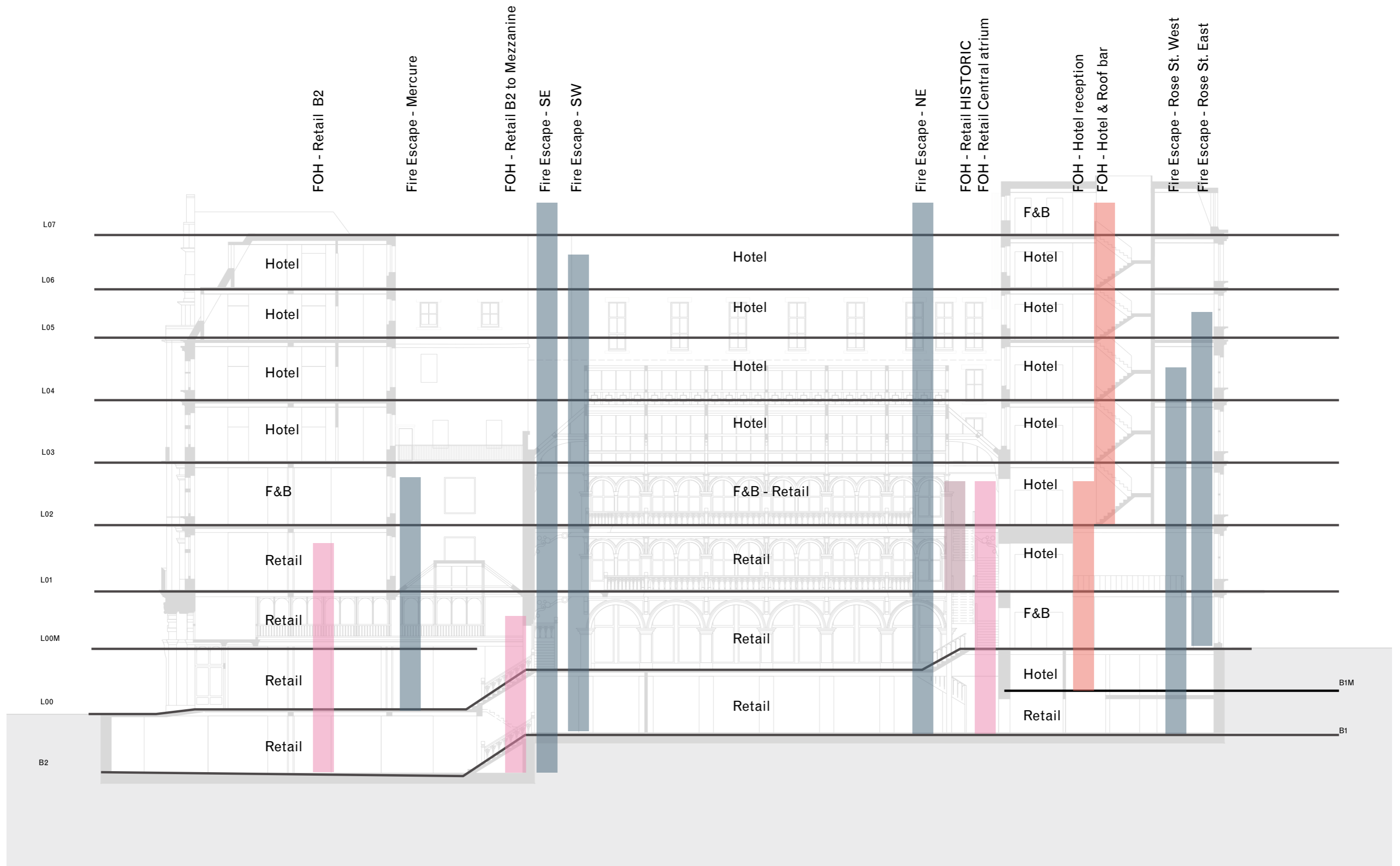


L02

Proposed plans with staircase functions highlighted

■ Retail ■ Hotel ■ Fire escape

8.3.6 Circulation



Diagrammatic section showing all staircases

■ Retail
 ■ Hotel
 ■ Fire escape

8.3.7 Vertical transport

Vertical transport is a challenge in a building that has three programmes stacked on top of each other.

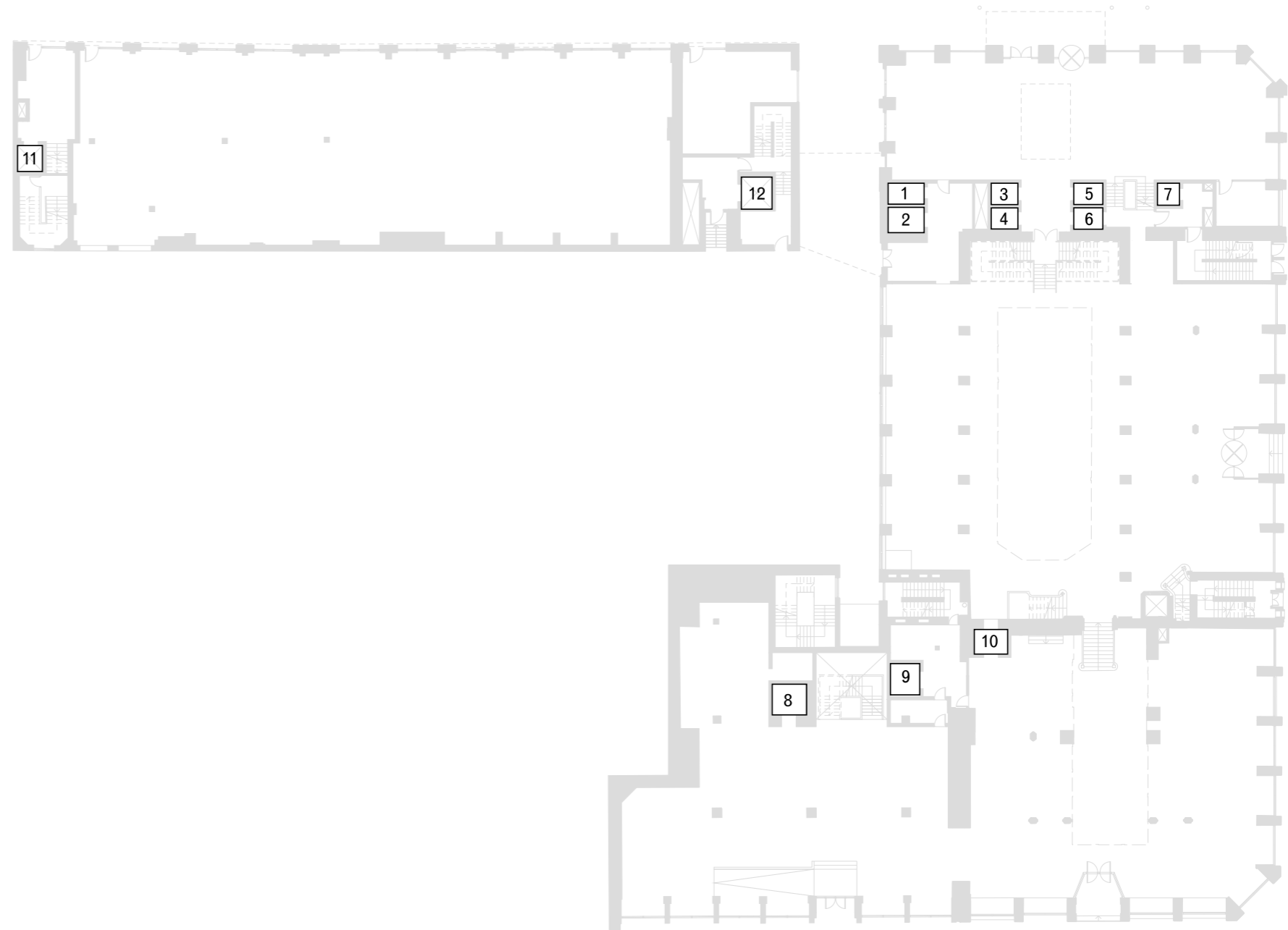
Elevators are proposed to carry out two functions - public circulation and back of house servicing. Consideration has been given as to the most logical positioning of elevators for each purpose.

1 - 2	service	hotel and bar
3 - 6	public	hotel, bar and level access
7	fire-fighting	-
8	public	retail
9	service	retail and F&B
10	public	retail and F&B
11	fire-fighting	-
12	service	hotel

Elevator traffic has been analysed by Rybka, with input from specialist consultants, to ensure capacities allow for minimal waiting times. The result of this analysis confirmed the requirement for a four bank of elevators (3-6) that connect the retail, hotel and bar. While two more generous elevators was possible, waiting times on average were calculated to be 30 seconds, with 4% of journeys over 1 minute waiting time. By having four elevators, the average waiting time is reduced to 12 seconds.

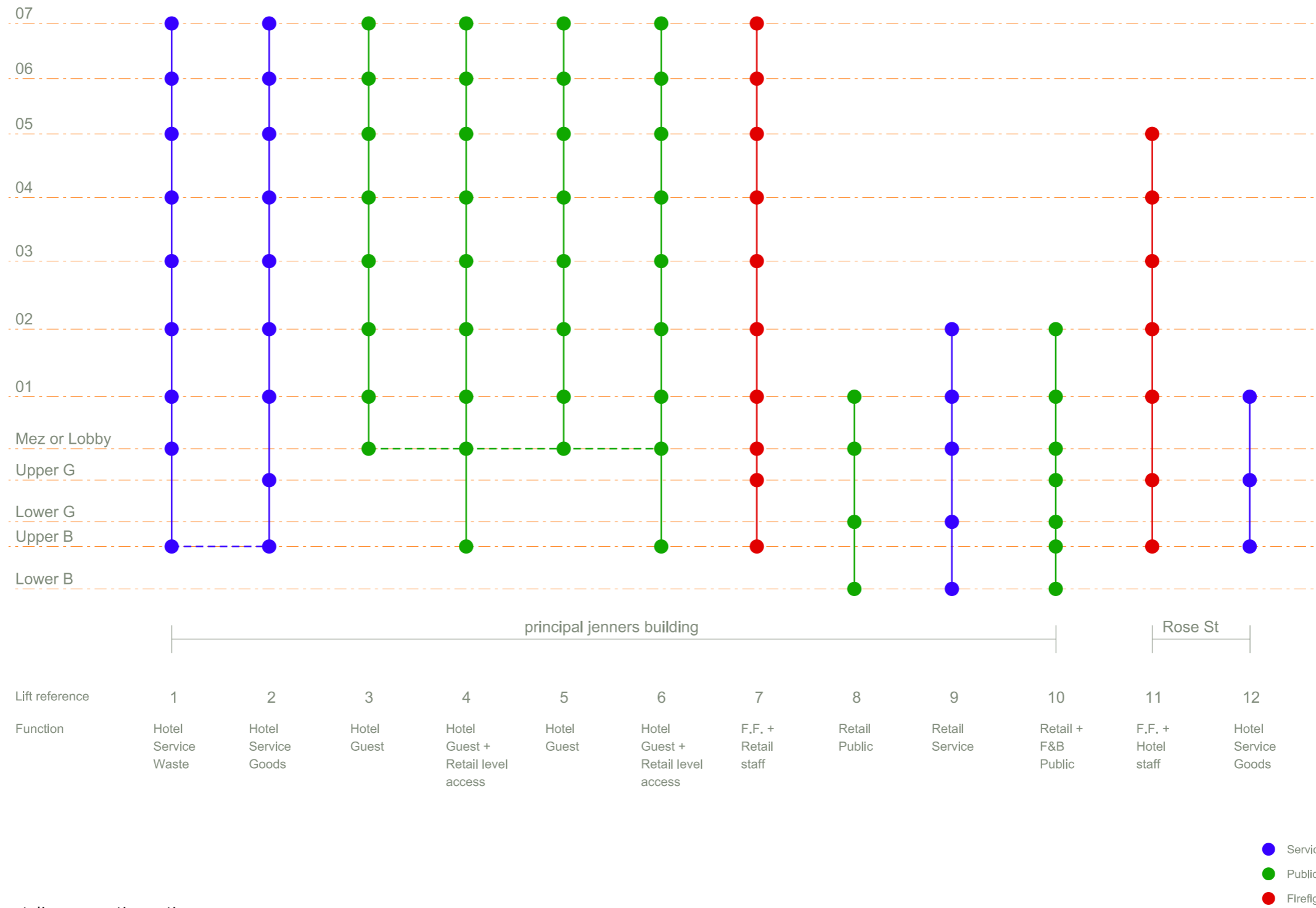
Elevators 8 and 10 are for primary public retail use, the proposal only has single elevators here in order to retain their cart size, allowing for better accessibility for ambulant disabled and parents with pushchairs.

Please see next page for diagrammatic vertical transport layout and capacities.



Location plan of vertical transport - see next page for details

8.3.7 Vertical transport



Vertical transport diagrammatic section

8.4 Abbotsford building

As described in the servicing strategy, the Abbotsford building and service lane is of key importance to the functionality of the Jenners building.

From an architectural perspective, minor amendments to the drylining can help create a series of highly functional spaces. A new goods lift is introduced so that clean goods coming in to the building are separated from waste leaving.

Functions:

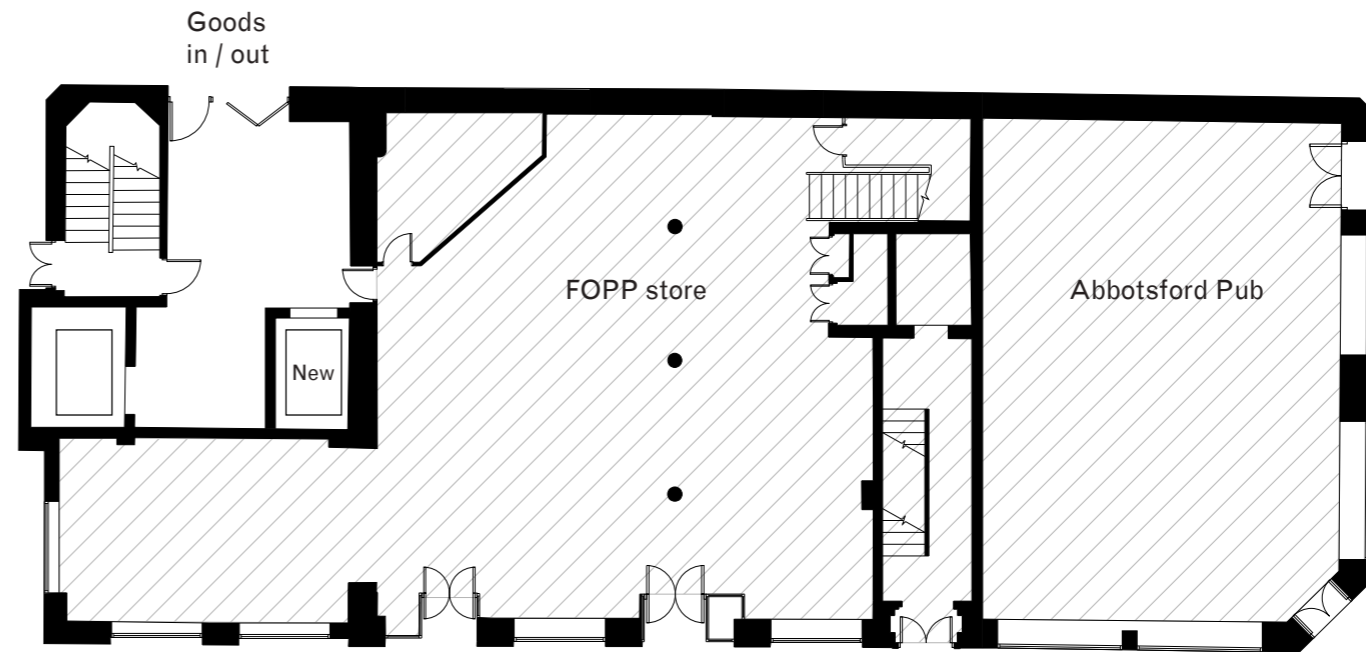
Goods lobby with clean/ waste lifts

Security room with an oversight of all incoming and exiting traffic.

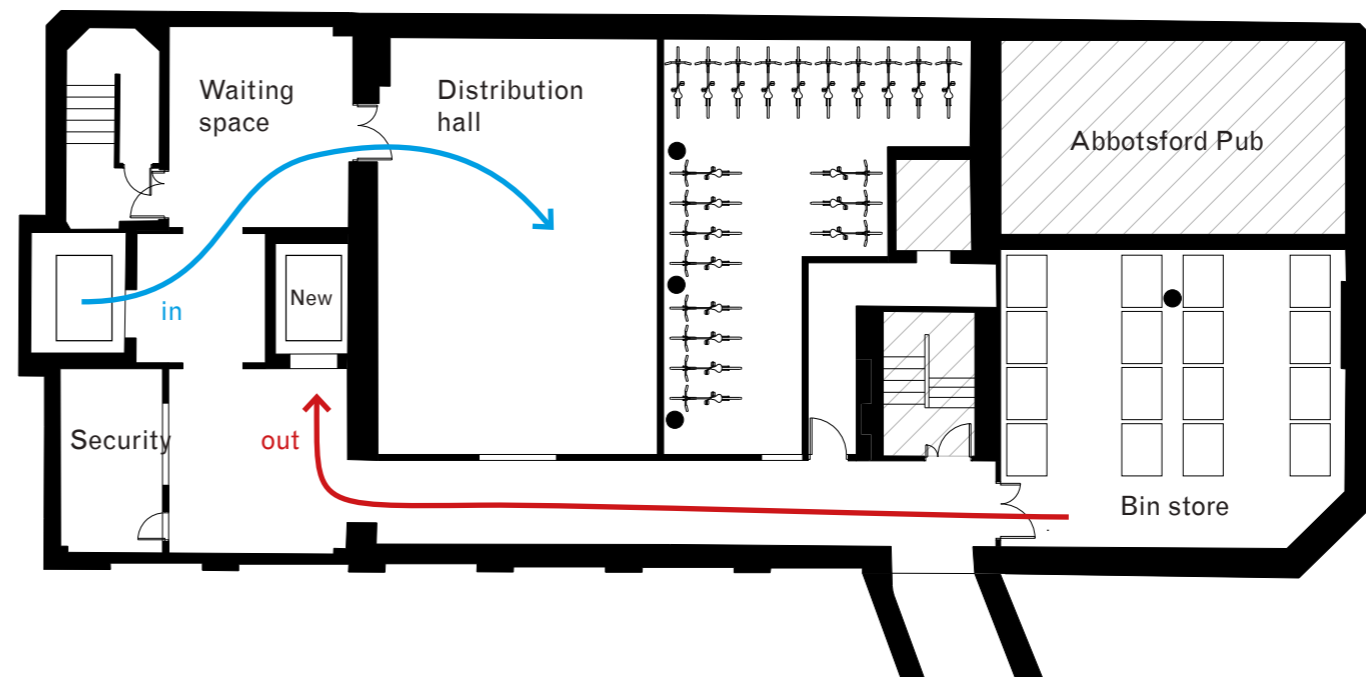
Distribution hall will be key to the management of deliveries, including temporary storage and overflow during peak times.

Cycle parking for staff can be provided (see section 8.6).


Bin store (see section 8.5)



Proposed ground floor plan



Proposed basement plan

 Not in demise

8.5 Waste and recycling

Access

Refuse vehicles will continue to use the current access arrangement, via Rose Street North Lane. See section 8.7 and the Transport Statement for vehicle sweep path analysis on Rose Street North Lane, where waste will be collected.

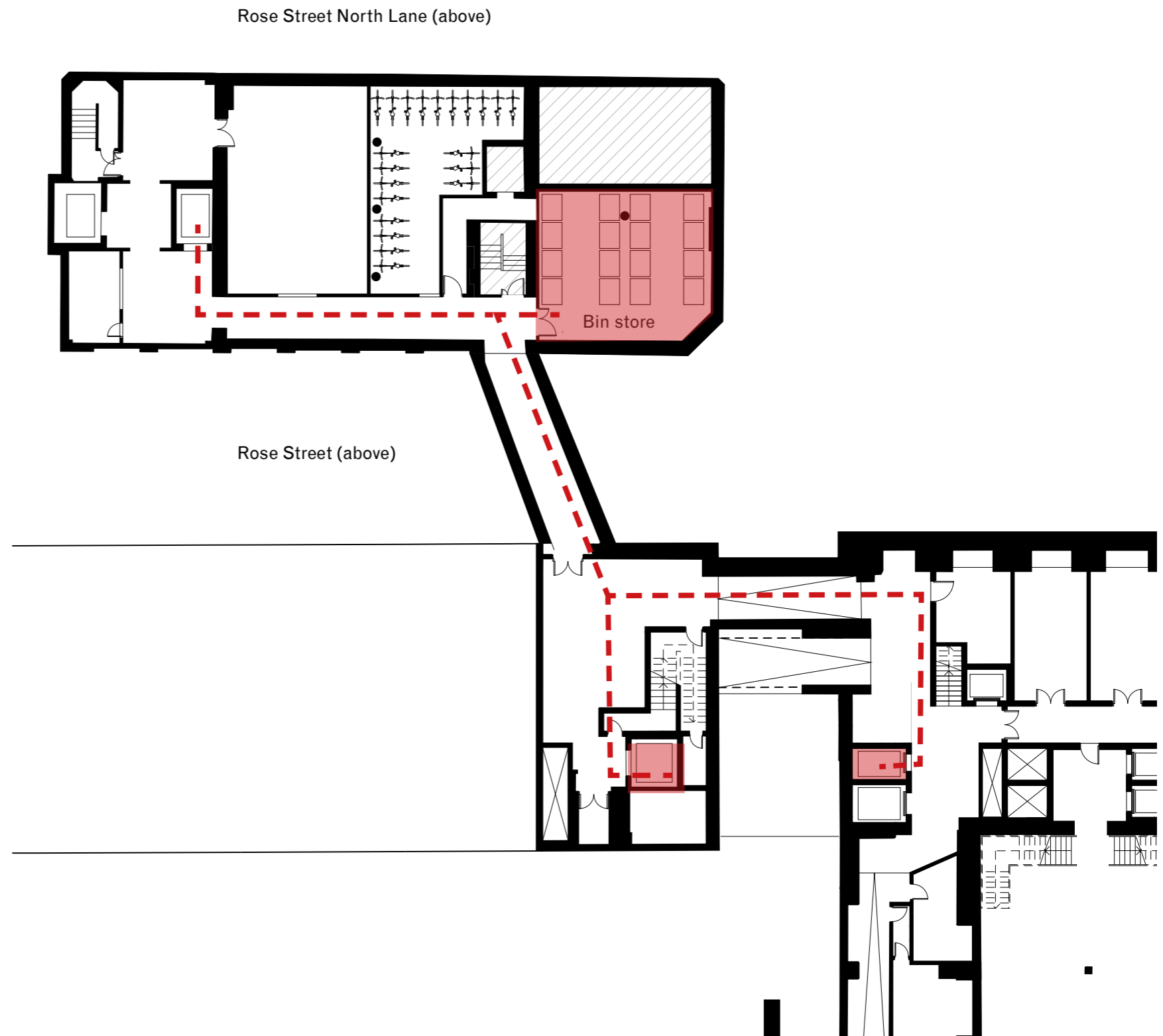
Within the building itself refuse routes have been designed to minimise crossover between retail and hotel. Both functions have at least one service lift which connects all relevant levels to the basement. This will allow waste to be transported to the appropriate storage/ refuse area with minimal transfer through public areas of the building. Waste regulations require that glass, metal, plastic, paper, cardboard and food waste are sorted for recycling.

Bin capacity

An initial study concerning the projected bin numbers that will be associated with the new development premised on seeking to strike a balance between the space available for bins and the consequential number of collections required. The calculations were based on a daily waste collection.

The f&b offer and ultimately number of covers is in development, therefore associated bins are only an estimate. Additionally, the calculations do not factor in the compaction/baling of the retail waste. This will hopefully have a beneficial effect on the quantity of bins. The current estimate is as follows:

Retail	7	1,100l bins
Hotel	2	1,100l bins
F&B	5*	1,100l bins



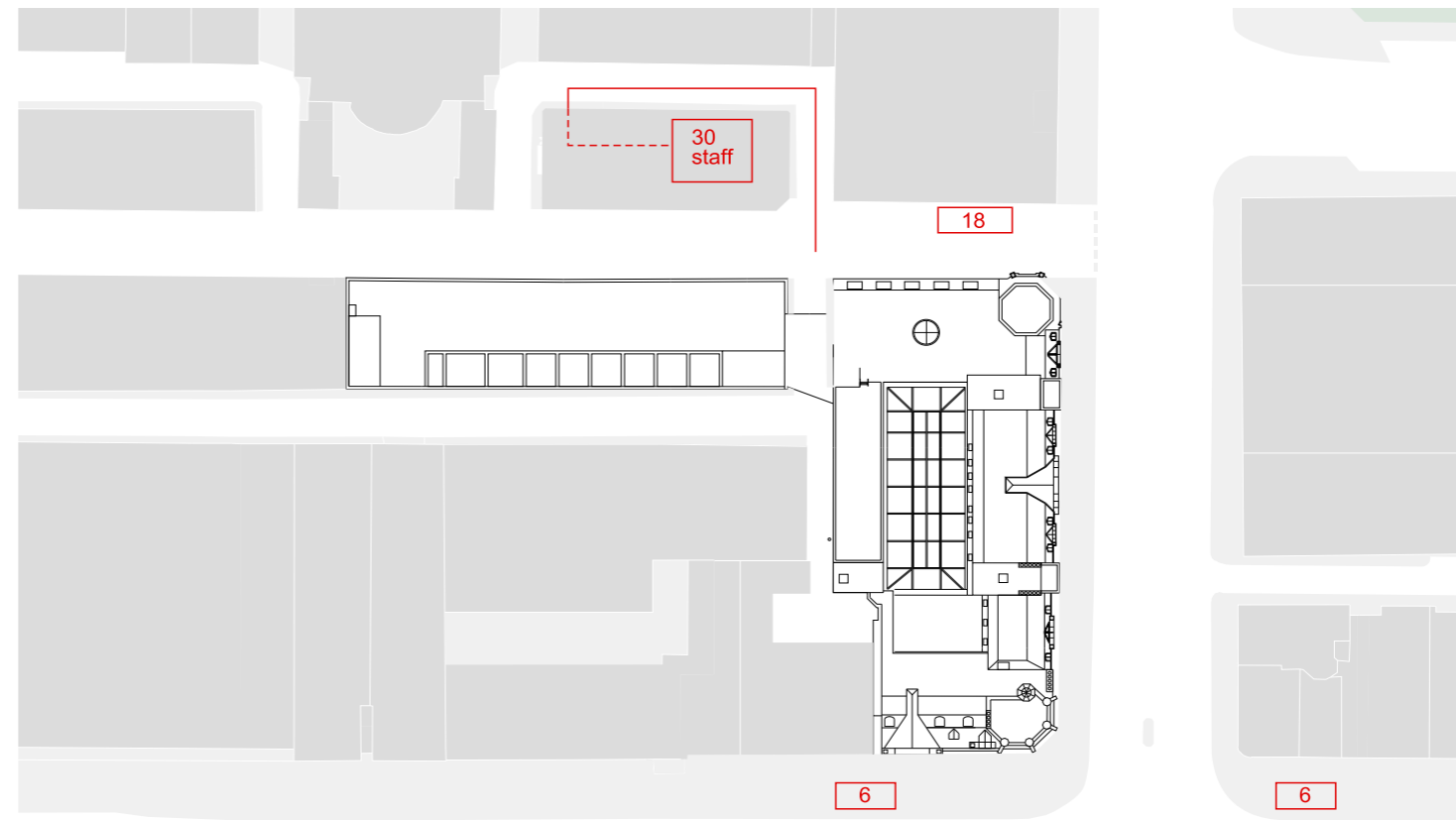
Proposed basement plan

8.6 Cycle parking

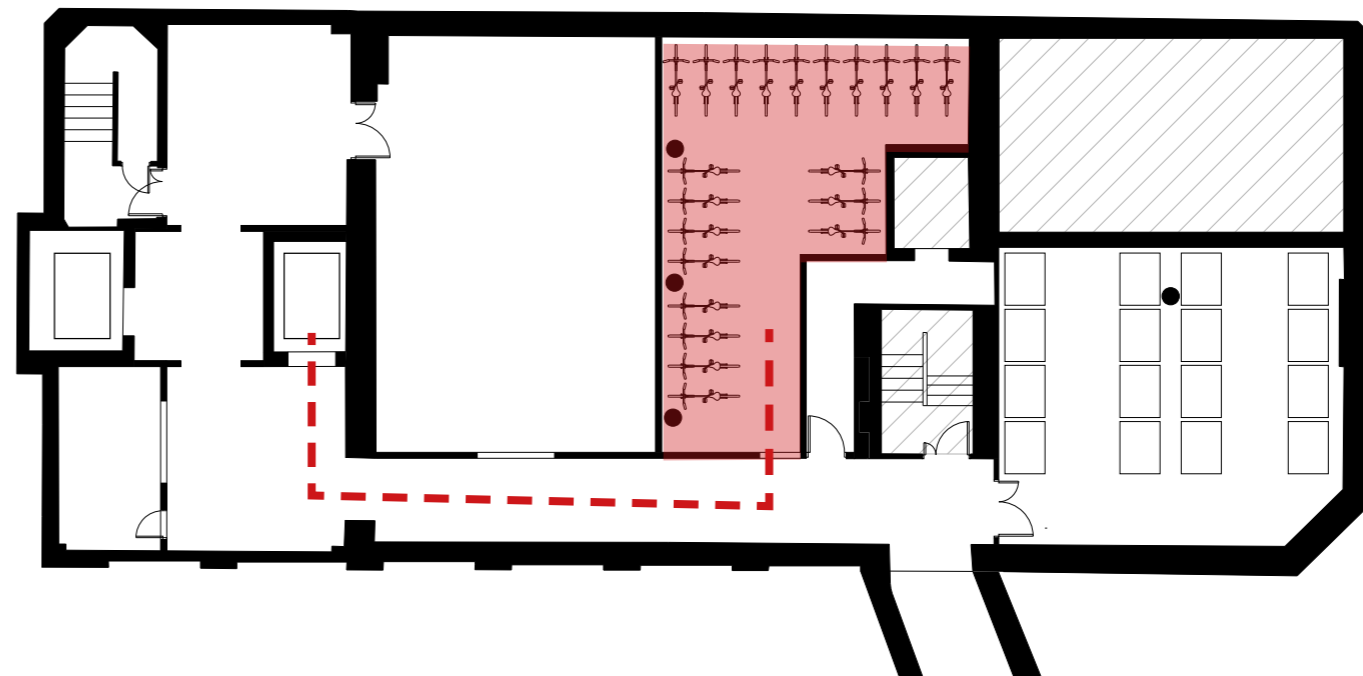
Off street cycle parking is a planning requirement that has been raised in pre-application meetings.

The Jenners Building central location is well serviced by public transport (rail, bus and tram) and it is envisaged most retail and hotel guests will arrive by this means. Retail customers arriving by bike have several parking options in the public realm - the closest noted on the plan opposite. Given the site level constraints detailed in section 5 and the historic facade detailed in section 4, the proposal does not provide off street cycle parking for customers.

Retail and hotel staff will require level access off street cycle parking. This is best provided in the Abbotsford Building basement, accessed via lift from Rose Street North Lane. Use of bike stackers, will allow up to 30 cycles to be securely stored. See the Transport Statement for further information.



Site plan with cycle parking

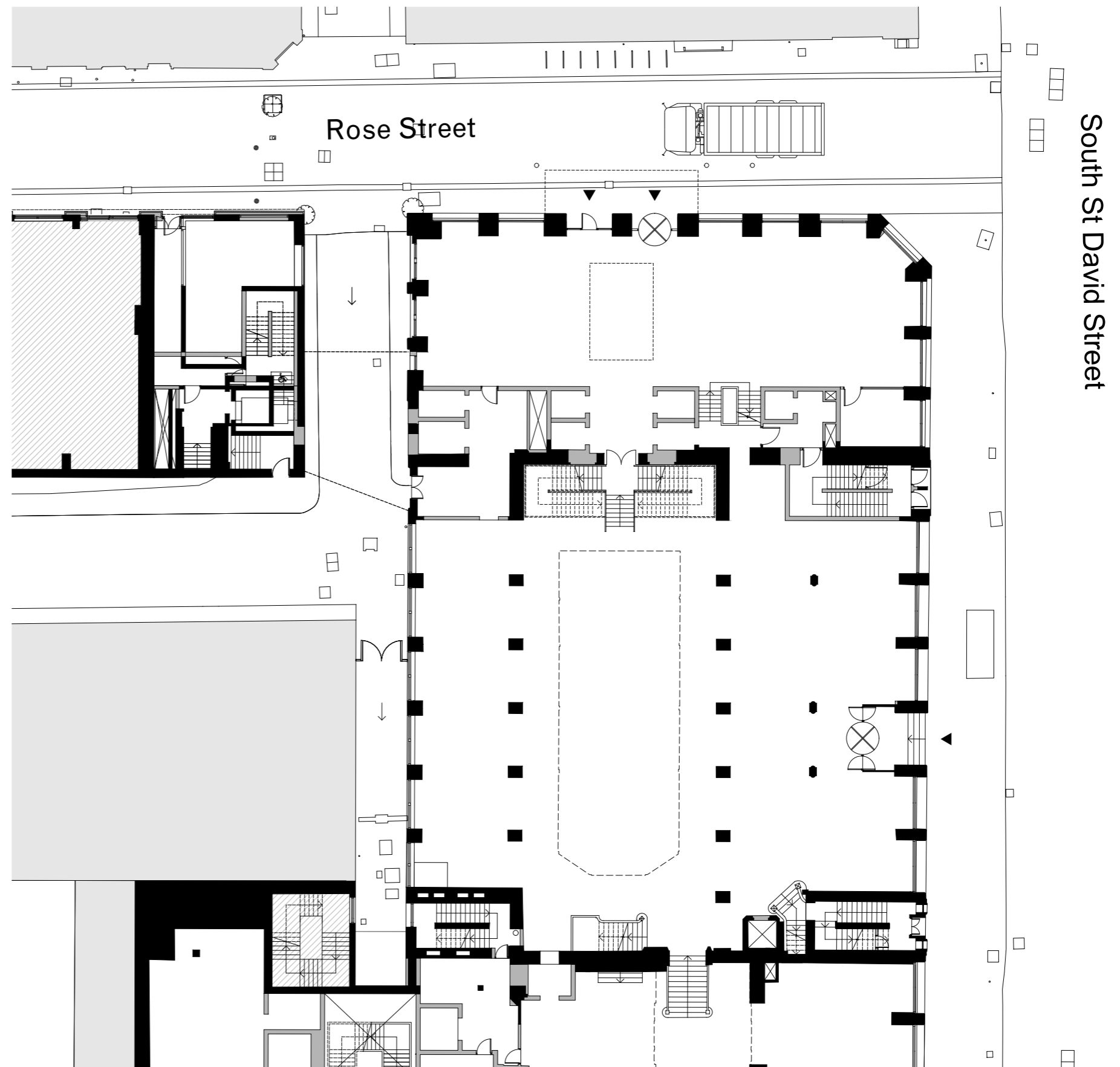


Abbotsford basement plan

8.7 Rose Street public realm

As detailed in section 6.7 “hotel”, the proposal seeks to establish a new entrance to Rose Street. Integral to this approach, is a new entrance canopy that defines pedestrian access route into the building, making it visible from South St David Street. This will have the effect of restricting vehicle headroom to the South side of Rose Street. A series of bollards, shown opposite, protects the canopy from service vehicles.

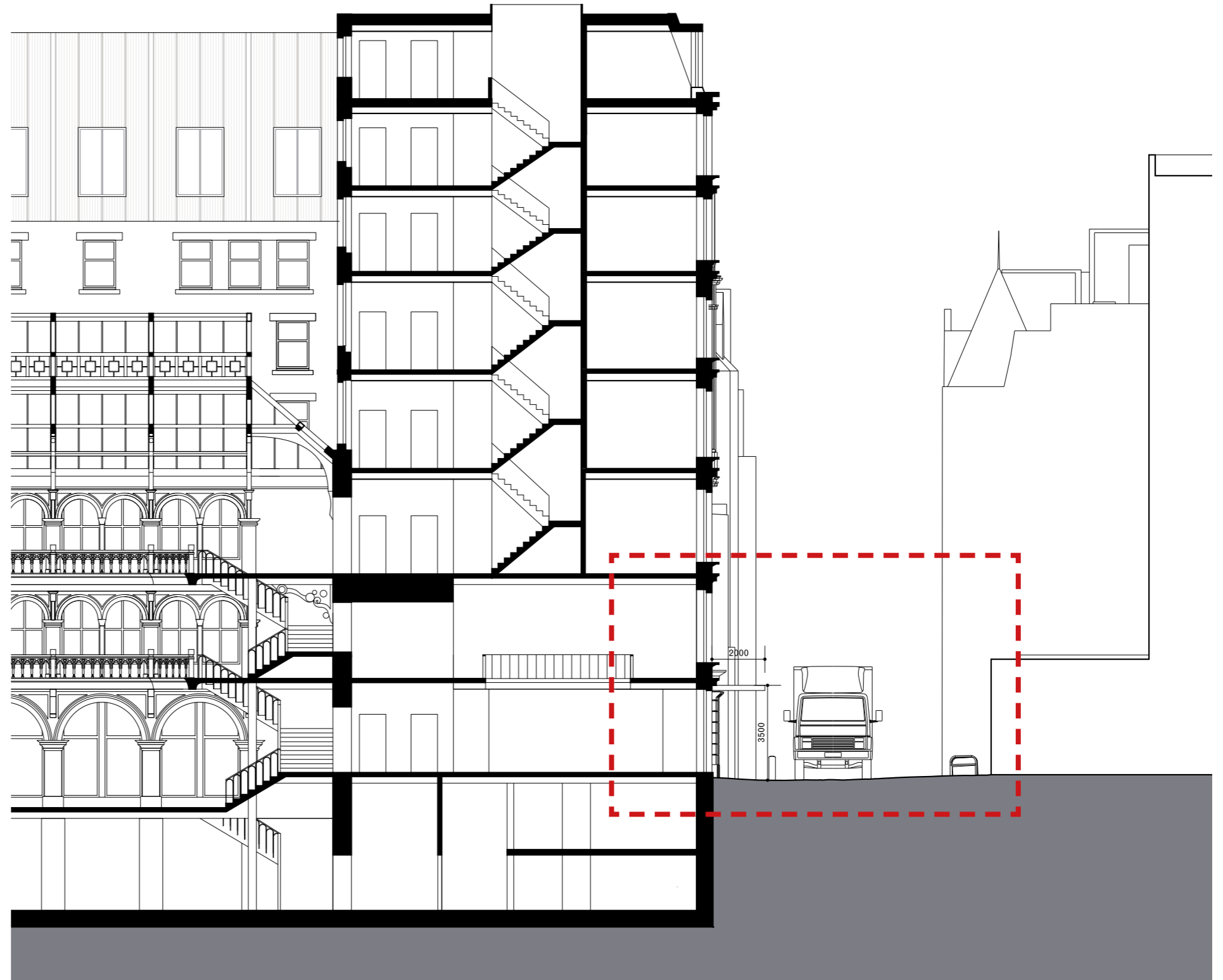
Other improvements to the public realm will be made by re-constructing the Rose Street building facade, opening up the Jenners building shop windows and improvements to facade and street lighting, which will all contribute to making a better urban environment



Proposed ground floor site plan

Entrance canopy

The proposed canopy extends 2m from the facade, at a height of 3m.



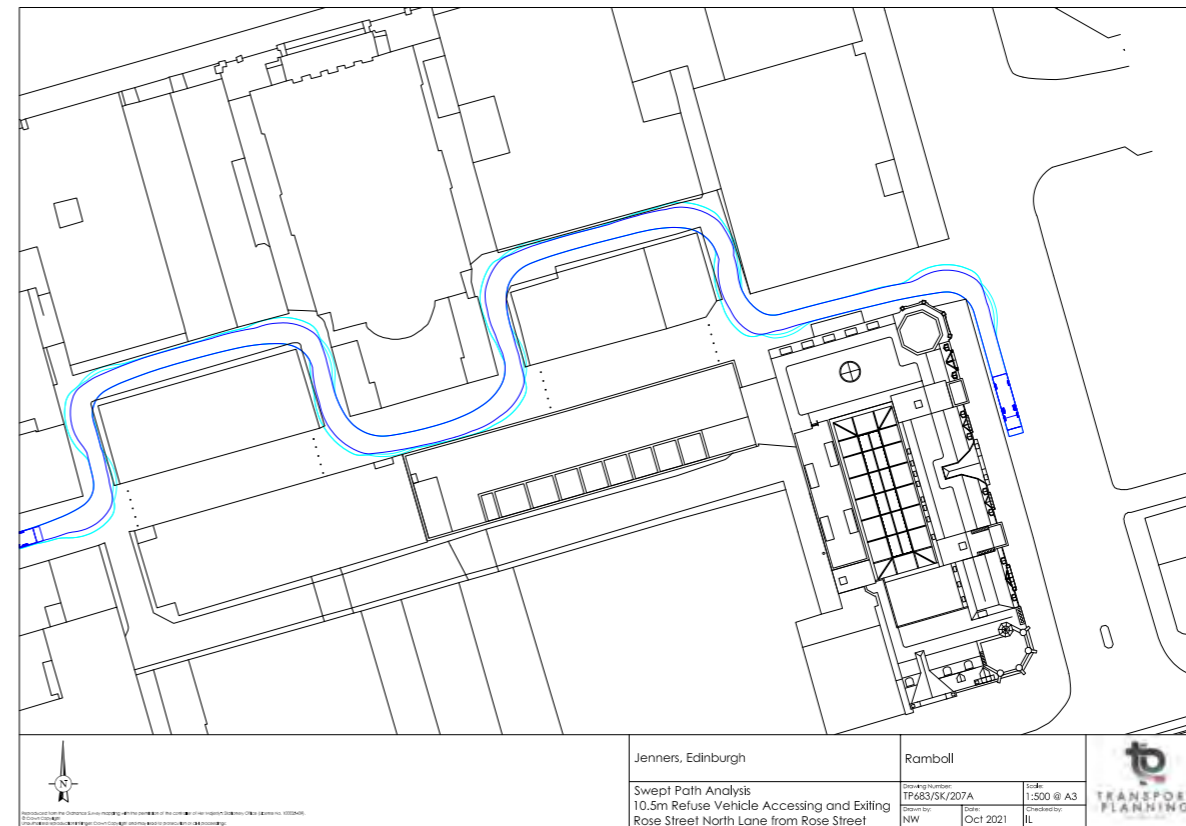
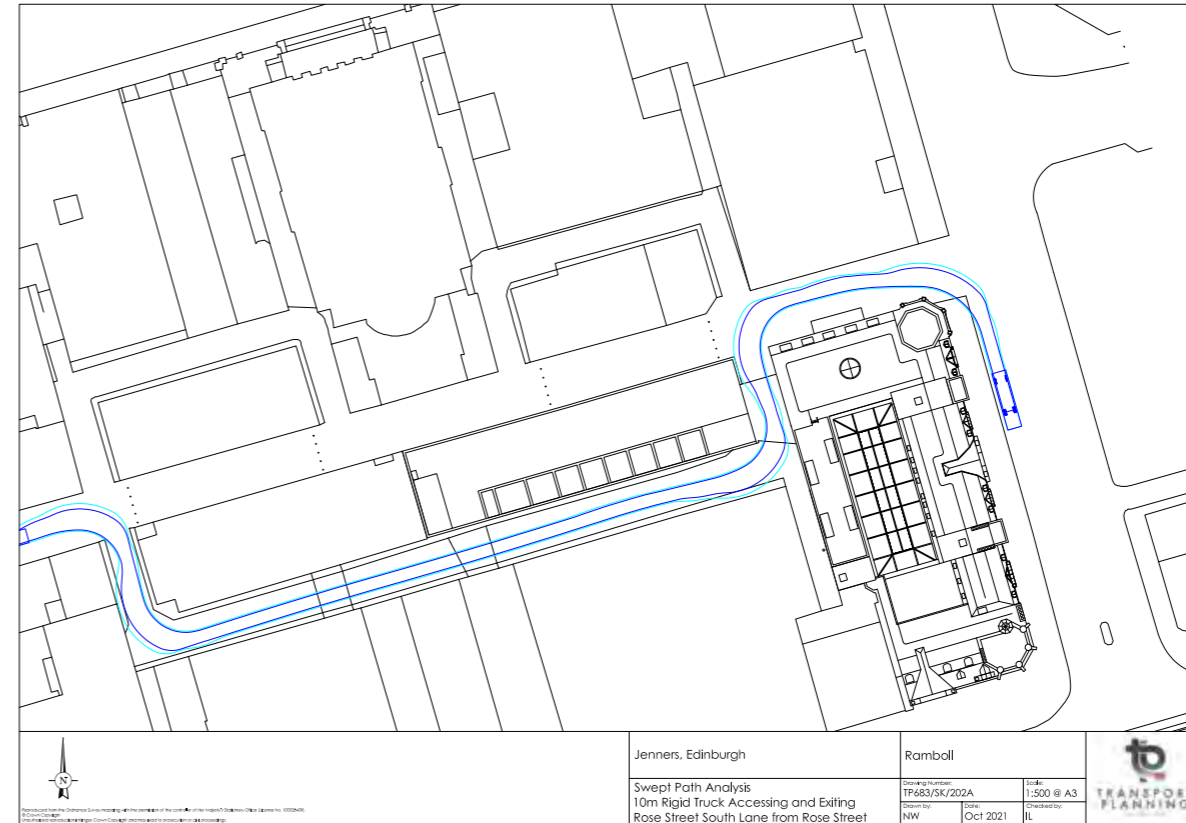
Proposed section through Rose Street

Transport survey

Service vehicles would access the proposed development from both Rose Street South Lane and Rose Street North Lane, as was the case when Jenners was trading.

The drawings opposite show the swept path of a 10m long rigid HGV entering Rose Street and Rose Street South Lane and an 8.7m long fire appliance accessing Rose Street North Lane. The swept path accounts for the effects of the proposed canopy and the drawing shows that the proposed canopy would not prohibit access by such vehicles.

Section 3 of the Transport Statement details the proposed development



Vehicle sweep paths to North Lane and South Lane with proposed hotel entrance canopy (see Transport Statement for full drawings and explanation)

8.8 Structure

There are many sources of information available to the team, such as drawings, photographs and archival research. However, investigative works and structural surveys remain an essential aspect of knowledge collecting when designing within a historic building.

Etive (structural engineers) have led the investigative site works of the project. The below is a non-exhaustive list of completed and on-going surveys.

Ground investigations

From the available ground investigation records, it is likely that existing basement levels extend through made ground and superficial soils, with foundations bearing on the underlying 'shaley' bedrock.

Given the extent of intended structural intervention, including additional floors and new internal loadbearing elements, the specific details and capabilities of this bearing strata will need to be proved by intrusive investigation. This exercise will involve drilling boreholes and digging of trial pits from within the existing basement, and potentially within Rose Street Lane. The exercise will also aim to establish details of the existing foundations, for the purposes of managing design coordination and construction risk.

Floor construction and depths

The floor slab core samples found the structure was a thin concrete slab, spanning between steel beams cast within concrete deepening. Finishes were typically applied directly onto the concrete slab (30mm timber floor and 10mm plaster soffit).

The structural concrete slab is typically between 75-100mm thick. This is very thin and will need to be carefully considered when detailing for acoustic, thermal, fire and structural loading.

North block 1905 extension

The North Block was constructed approximately 10 years after the original buildings. It comprises thick brick and stone masonry perimeter walls, which together with the once gable wall of the original building, form the vertical loadbearing elements of the structure. No internal columns exist, except two at basement level and some throughout the top storey to support the mansard roof. Otherwise, the concrete floors are supported on a system of secondary and primary beams, with the latter spanning the full 12m (approx.) across the width of the internal space.

This part of the building will create the primary access to the proposed hotel. As a result, extensive alterations will be required to form new lifts, stairs and service risers. The aspiration for level access off Rose Street also drives the need for the existing ground floor level to be raised by approximately 1.5m. This will involve removal of the existing floor plate and construction of new, in a carefully phased operation.

The survey found that:

- Existing primary beams require cutting to accommodate new vertical access or existing support lost where current stair is to be removed.
- Resultant 'free ends' require new support point for new loads being added from additional storey.
- Disconnection of existing floor plates from

existing masonry cross wall and related implication for lateral load paths.

- Disconnection of existing floor plates from external walls and implications for wall stability.
- Creation of void for central stair, whilst retaining existing interfacing slabs and beams.
- Loss of propping action provided to existing Rose Street piers / retaining wall via diaphragm action of existing ground floor slab.

A structural solution has been found to introduce a new cross wall to support the free ends, enhance lateral stability and increase loading capacity. New foundations will be required for the internal walls, in the form of spread footings bearing into the underlying rock.

Grand saloon and balustrade

See section 7.3 and 7.4 for a summary of the structural survey within the central atrium space as well as the design for a new staircase.

West Wing additional storey

An additional storey and plant deck are proposed above the existing west wing block. The related archive drawings suggest that this section of the building was originally planned to have eight storeys, though this was scaled back, with two storeys being omitted prior to construction. During the 1905 construction, one of these previous omitted storeys was added. Structural assessments suggest that the proposed additions are feasible but require a lightweight approach to minimise the self-weight of the structure and finishes. This will comprise a hot-rolled steel frame with profiled metal roof deck and

light-weight wall cladding.

Provisional checks have been done for the supporting internal masonry piers, though the associated assumptions will need to be purified following completion of the imminent exercise of material sampling and testing.

South St David Street roof

This roof extension is zoned for plant space. The existing roof comprises an asphalt finish over a concrete slab on steel beams. The roof forms part of a mansard upper storey with inset columns.

The new enclosure would comprise steel frames and has to be supported by the existing steel structure below. Subject to the weight of the proposed plant, it is probable that some degree of intervention would be required to strengthen the existing frame to generate adequate capacity for the new load. Crucially for the conservation, this solution allows the existing roof and related external details (gable, dormers etc) to remain in place.

1895 south block and mezzanine void

The original south block atrium and double height entrance space was infilled over several phases of alteration between 1927 and 1966.

Whilst the scope of works is primarily dountaking to remove the floors above, there will be a significant scope of sensitive structural reinstatement to rectify the scars resulting from the years of various alterations. Some of these have involved major slappings though original walls.

When the programme of soft strip allows, Etime will undertake a detailed survey of the past alterations to help identify any risks or special measures required in respect to the dountaking and reinstatement.

Rose Street building

See section 6.4.4 for a summary of the structural survey of the Rose Street building, as well as the design proposal.

1966 Princes Street facade

The façade is shared with the adjacent Mercure Hotel. The cladding is primarily formed with 1 ½ inch thick (38mm) Craigleith sandstone panels. These are supported and restrained back to the primary structure and brick inner leaf via original bronze or copper ties. Stainless steel studs are also present on the surface of the panel joints. It is understood that these studs were installed retrospectively to resolve issues with the original restraints. From a review of past photographs, it is believed that these remedial works were undertaken between 1995 and 1997 as part of the wider façade repairs to the Jenners buildings.

To verify the existing arrangement as interpreted from archive drawings, preliminary intrusive investigations of the façade were undertaken during October 2021. This involved drilling small holes in the stone sufficient to undertake a borescope inspection of the cavity. The initial intention was to remove isolated stone panels to facilitate a more comprehensive inspection of fixings, though this was deemed too disruptive to the building envelope at such an early stage.

The investigation confirmed the existing construction being largely consistent with the details shown on the archive drawings. The retrofit studs were found to be plain stainless steel barrel nuts, which restrain the face of the stone panels to a M12 stainless steel threaded rod, which in turn is resin fixed to the brickwork inner leaf. The distribution of original ties appeared sparse, which is the likely explanation for the retrofit ties. The condition of the stone panels was found to be fair, with no sign of cracking or significant displacement to the main elevation panels. More notable displacement, and isolated cracks, were however evident across the soffit of the inset terrace.

Whilst no significant points of concern were observed, it remains difficult to assess the future longevity of the stone façade at this stage. This will be the subject of a more detailed inspection, facilitated by panel removal, during the early stages of the proposed construction works.

See section 6.2 for current design proposal.

8.9 Fire

Owing to the scale of development, the Jenners Building is expected to conform to all current legislations including the Building (Scotland) Regulations 2004 as if it were a new development. It should be noted that as the Jenners building refurbishment includes a conversion, several sections of the Mandatory Standards for Fire in Section 2 of Schedule 5 of the Building (Scotland) Regulations 2004 must be complied with. These are: 2.1 Compartmentation; 2.3 Structural Protection; 2.5 Internal linings; 2.9 Escape; 2.10 Escape Lighting; 2.11 Communication; 2.13 Fire and rescue service water supply; 2.14 Fire and rescue service facilities; 2.15 Automatic fire suppression systems.

The Technical Handbook: Non-Domestic, 2020 edition (NDTH) will be the primary guidance document used to develop the fire strategy to illustrate compliance with Section 2 of the Building (Scotland) Regulations.

Currently, the existing building does not meet these standards and requires interventions, most notably a new firefighting core (Stair 2). All escape stairs will be provided with lobby protection, except for the historic Stair 1 which will be provided with a pressurisation system.

It should be noted, that the historic nature of the building will require alternative solutions for certain areas. Alternative solutions will be developed in accordance with BS 7974: 2019. Below is a high-level summary of the key fire strategies.

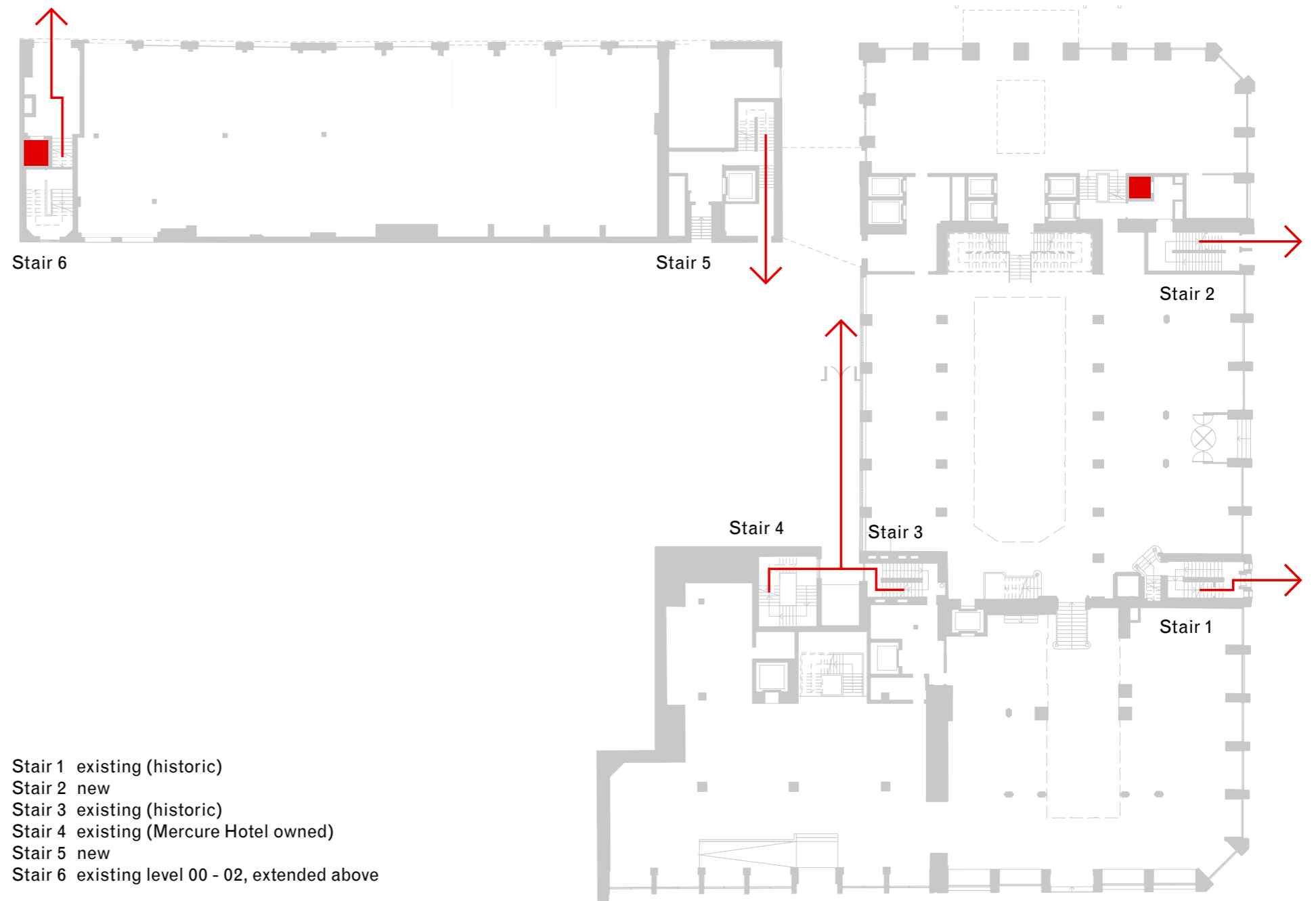


Diagram of proposed ground floor plan with fire exits

Firefighting and escape stairs

The current design proposes a simultaneous evacuation of retail and hotel upon activation of the fire alarm. The scheme aims to retain as much of the existing fabric as possible. This includes the reinstatement of Stair 3 to avoid modifications to Stair 1.

It should be noted that Stair 4 is owned by the Mercure Hotel and will require modification to meet current legislation. Stair 3 at basement level also requires amendment to circumvent the ramped lobby. Stair 2 is a new core that extends to every level and will be one of the firefighting cores, with Stair 6 being the seconds fire-fighting shaft.

Note: stair dimensions are subject to final survey information and current evacuation capacity via stairs does not meet full regulation criteria. The provisions for the evacuation of Mobility-Impaired Persons (MIPs) are currently being reviewed.

Sprinkler system

A traditional Loss Prevention Certification Board (LPCB) certified sprinkler system is proposed to protect the entire building. The atrium is the largest volume space in the building and has the most complex architectural design for fire suppression. The atrium has therefore been used in benchmarking fire suppression considerations for the whole building and will drive system performance specifications.

As the system in the atrium is to be used as a compensatory feature in support of the smoke ventilation for the space, fast-response heads will be required and the system may need to be 'open' such that activation is automatic across multiple heads, rather than single heads operating individually. Sensitive integration of pipework and heads is a key point of development in the servicing strategy. A traditional sprinkler system which possesses LPCB certification should be obtainable, subject to detailed design development. A hazard category of OH3 has been provisionally suggested.

Smoke Control

Smoke control is required within the retail areas and basement to ensure occupants can escape safely without being affected by untenable smoke and to assist firefighting operations post-evacuation. The following three main fire scenarios are being considered:

- a fire in the basement,
- a fire at the base of the atrium on ground level, and
- a fire on one of the upper retail levels, which has the potential to spill out into the atrium

The proposed methodology to manage a fire in the basement levels considers a combination of suppression, mechanical extract and smoke curtains. The provision of down-stands creates a reservoir, with the mechanical extract enabling an airflow underneath the curtain, which will mitigate the spread of smoke.

OFR consultants are in the process of developing

smoke control solutions for two retail fire scenarios on upper levels, which are considered to be the worst-case scenarios. This includes the provision of Automatic Opening Vents (AOV's) at high level with low level inlet air.

Computational Fluid Dynamics (CFD) modelling scenarios for these options are currently being undertaken. The results of these models will dictate the solutions and any additional mitigation measures required such as smoke curtains or mechanical extract.

8.10 Acoustic

Sandy Brown have been appointed to provide advice on the acoustic design, as well as an Environmental Impact Survey. It is worth noting that baseline Building Regulation standards may be considered lower than what is an appropriate level of noise control for this quality of project (particularly in hotel rooms). Therefore, Sandy Brown has developed a set of acoustic design requirements, using well-established guidance and benchmarking. Below is a high level summary of key design items.

Facade and windows

The city centre location inherently has both traffic and delivery sounds nuisance. Primarily the focus will be on the hotel rooms and the treatment of windows, including secondary glazing. Current noise reduction levels of the single glazed, stone facade, give 22db reduction which is considered (at this stage) acceptable for retail.

Internal sound insulation

The design has to be developed to consider good levels of acoustic privacy between guest bedrooms, while limited the spread of sounds from other areas. The existing floor condition (thin concrete floor slabs, with timber applied directly on top and plaster below) do not provide sufficient levels of noise reduction. Initial thoughts from Sandy Brown suggest floors will require acoustic treatment from above and below, to avoid flanking issues. Similar consideration will be required for historic walls and relationships to coffered ceilings and windows. Any solution will be developed with a holistic approach to

sensitively servicing within an historic building.

Public spaces

The acoustic environments of large areas, such as the atrium and f&b hall, will require consideration to their fitting out to achieve comfortable levels of noise. Bespoke solutions will be developed to mitigate reverberation and absorb unwanted noise.

Building services

It is understood that a key demand of luxury hotel and retail experience is low noise levels. Particular attention will be given to heating / cooling systems and the appropriate treatment of drainage and water services.

8.11 M.E.P.

The sensitive integration of mechanical and electrical services within the historic fabric of the Jenners building has been a primary focus of the team. Outlined below is a high level summary of the proposed services.

Heating and cooling

In keeping with a desire to progress away from the use of fossil fuels (natural gas) the primary heat source for the development is a series of electrically powered air source heat pumps (ASHPs) which provide central heating and cooling to all demises within the building. The heat pumps operate using refrigerant technology with high coefficient of performance (COP) ensuring efficiency of heating and cooling generation is maximised. The heat pumps and associated hydraulic plant are located in designated plant spaces within the upper levels of the Rose Street block, which are remote from the primary historic parts of the building. Louvres provide the necessary screening for the heat pumps, which are located on the Rose St Lane elevation to help protect the critical Princes St, South St David Street and Rose Street elevations.

Water conservation

Central on-site hot and cold water storage is provided to minimise peak flows on the local Scottish Water networks. Leak detection is provided between the network connection and central storage to help identify and control water loss. Potable water use throughout the hotel areas will be minimised through the use of a vacuum drainage system, which

negates the need for a traditional toilet cistern resulting in substantial water savings across the development. The use of rainwater recycling is being investigated which would utilise areas of green roof for the flushing of toilets etc.

Protection of historic ceilings

The historic nature of the building is recognised in the building services designs with primary service routes carefully planned to protect the aesthetics in those areas. For areas such as the main atrium and south side of the Princes St block no terminal (A/C) equipment is proposed with the heating and cooling achieved through the central (remote) ventilation plant. The adoption of the vacuum drainage system allows the use of smaller bore pipework and a drainage pipe network which is more flexible than for a traditional gravity drainage system, which will benefit areas such as hotel guestrooms directly over front of house areas. Plant is located remotely from the critical parts of the building and vertical rising services are integrated into designated service risers, generally positioned in back of house areas.

Energy efficient plant and systems

In addition to the high COP heat pumps for heating and cooling the rest of the hydraulic systems (eg the circulation pumps etc) will be variable speed and controlled via a modern building management system (BMS) which matches energy use with actual heating/cooling requirements. All ventilation plant will have high efficiency variable speed fans, of low specific fan power (SFP) with heat recovery devices incorporated into the units. Lighting will generally be

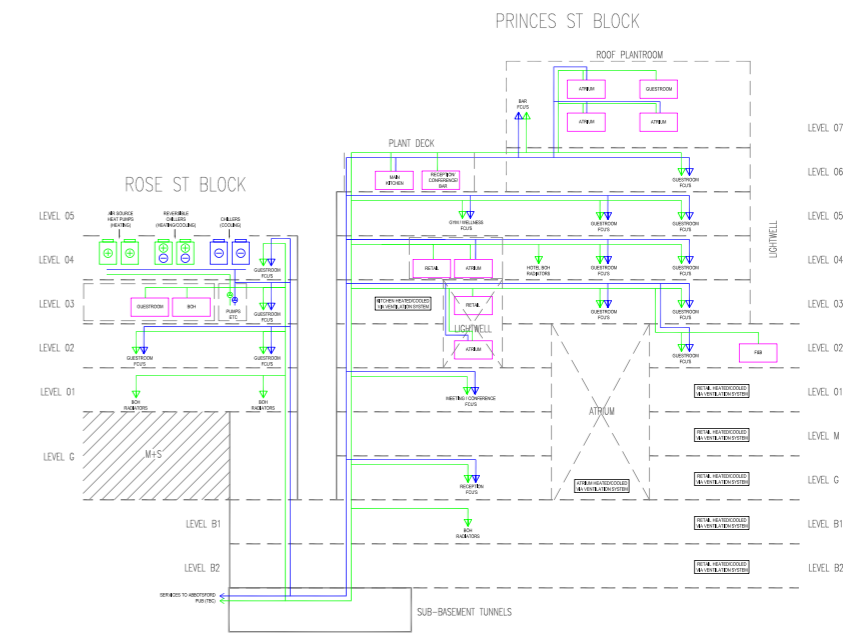
of LED technology with presence detection utilised where possible (in staff areas).

Energy metering

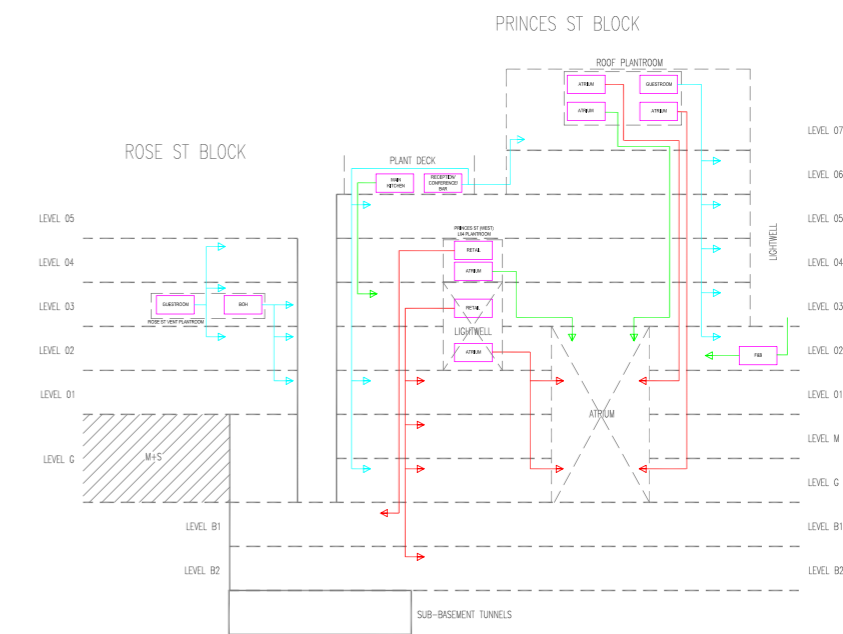
Electricity use will be metered for each demise with lighting and power sub metered where there is merit in doing so. In addition the central ventilation plant and heat pumps will be sub metered. The incoming mains water supply will be provided with a meter with volt free contact to allow for remote reading on the BMS.



Ventilation was integrated into the original design of the atrium



Schematic heating diagram (Rybka MEP consultant)



Schematic ventilation diagram (Rybka MEP consultant)

8.12 Window strategy

Loader Monteith Architects prepared a Window Strategy report (Appendix 12.2) to assess where historical change to the existing windows have occurred, and to guide and advise on the development proposals in as much as they do not adversely impact the overall significance of the building.

Historical research was carried out both as a desk-based exercise, reviewing archive material and collections, and by site inspection to confirm the findings of the historical research and assess the building contextually from both historical and architectural points of view.

The Former Jenners Department Store Building had continuously served its original function, as purpose built department store, since its construction in 1895 until its closure in 2020. In that time there have been successive changes and alterations to the historic building, particularly to the interior. The aggregation of the successive changes within the interior have impacted the legibility and understanding of the historic spaces.

The greatest impact concerns the perimeter windows to the retail spaces. For some time there has been a move towards internalising the space by blocking over windows with the objective to focus the attention on the items for sale. The outcome of this was a near black out of the retail spaces which largely inhibited natural daylight save for the top lit atrium space at the centre of the building.

The closing over of windows internally has required little by way of physical alteration to the window, thus the external appearance of the building is

generally unchanged. However the implication of this is with the appearance and perception, with no relationship from the street to the activity within the building.

While preparing this report, successive retail fit out was in the process of removal which revealed many of the original windows. In the cleared spaces it is self-evident the positive impact of opening the windows has on character of the historic retail spaces. Similarly, externally the legibility of the fenestration and windows themselves is now much clearer.

The building benefits from a large collection of early publicity photos taken by Bedford Lemere & Co upon the completion of the earliest phase of the building. These photos therefore are the basis upon which the design team are considering their proposals with a view to capturing some of the quality illustrated within the images.

See next page for a brief summary of key window proposals.

Previously altered shop windows

All ground floor window changes will be reversed to the original 1895 design, reinstating the correct order and coherence to the fenestration.

Etched glass

The lower casement of the first floor windows to the 1903 Rose Street extension contain decorative etched glass to obscure a view out to the street and in particular to the lane. It is proposed this is retained, with the missing corner windows reinstated, and shall be a prominent feature characterising the proposed hotel lobby.


Saloon windows

Iron framed stall riser panels have been used to form the lower windows of the Rose Lane ground floor windows. Prism glass lenses by Hayward Brothers & Eckstein (H.B.&E) are used. Prism lenses are also used to the stall risers of the shop window which historically combined with pavement lights as part of a patented system by Hayward Brothers & Eckstein.

Prism glass is architectural glass used to redirect daylight into interior spaces through refraction and reflection and the Hayward system utilised a patented obliquely-cut lens or prism, which bent incoming light through 90 degrees. These unique windows shall be restored and revealed as part of the redevelopment.



Specialist windows / glazing

Saloon Windows



Iron framed stall riser panels have been used to form the lower windows of the Rose Lane ground floor windows. Prism glass lenses by Hayward Brothers & Eckstein (H.B.&E) are used. Prism lenses are also used to the stall risers of the shop window which historically combined with pavement lights as part of a patented system by Hayward Brothers & Eckstein.

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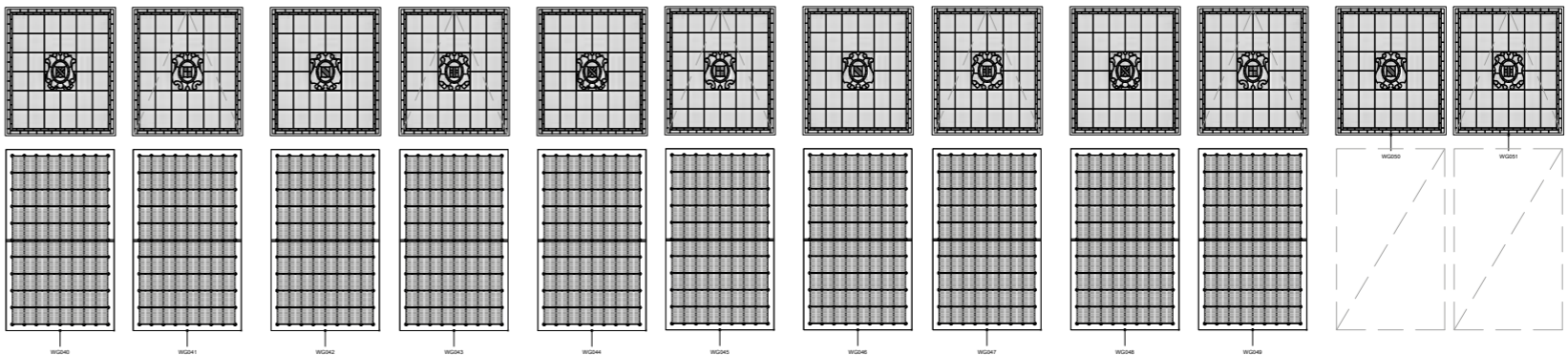



General: Unique window arrangement to Rose Lane.

Detail: Prism glass. "Stallboard lens" by Hayward Brothers & Eckstein

Detail: Figured rolled glass. Typical of Chance Bros. "Muranese" pattern. Used to top stained glass window.

Saloon Windows



Extracts from Window Glazing Strategy

Secondary glazing

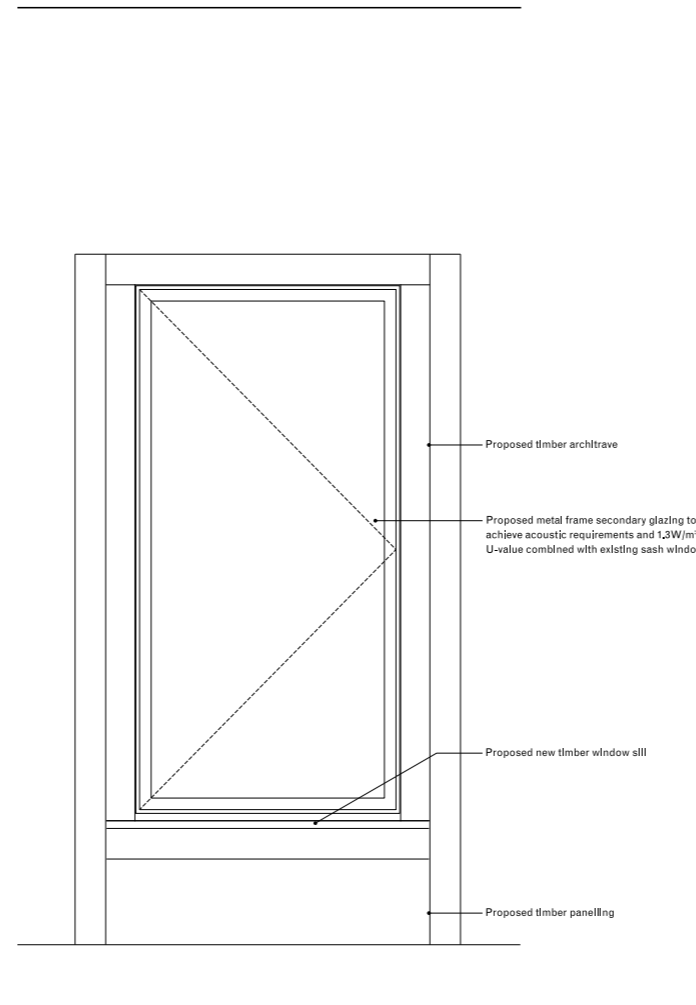
For both acoustic and thermal performance enhancement, all hotel rooms will have additional internal insulation on the external walls and secondary glazing.

The results of an acoustic survey by Sandy Brown, indicate that for hotel guest bedrooms overlooking Princes Street and South St David Street, glazing and windows should achieve a sound reduction performance in the region of R_w 45 dB. This primary driver for this figure is maximum noise event levels during the night which are relatively high.

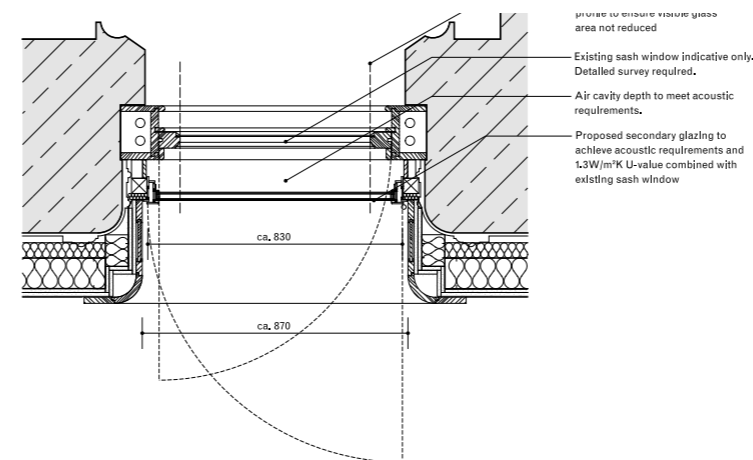
This performance can be achieved with either an acoustic laminated double glazing system, or where existing glazing is to be retained, secondary glazing. For heritage and conservation, all existing historic windows are to be retained and restored, therefore the approach is to incorporate a secondary glazing system sympathetic to the original window reveal design. Where the historic windows have mullions, or are divided, care will be taken to ensure this is also reflected in the secondary glazing, so as to limit its visibility from the exterior.

To maintain good performance, a cavity depth of least 100 mm to the primary glazing is targeted where architrave details allow. Note this intervention will require amendments or extensions to the timber window reveals, but is a necessary requirement to bring the building in line with modern building standard and to reach the projects sustainability goals.

Please see adjacent drawing for example of a regular upper level window and the following page for a larger two-pane window.

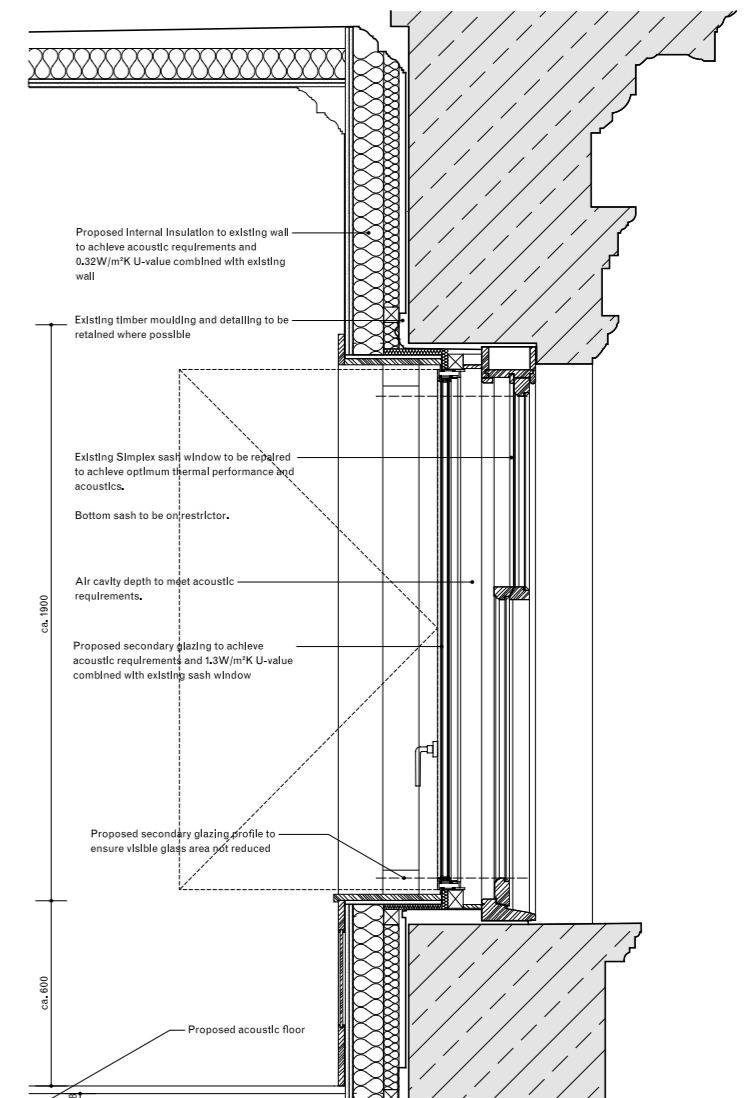


Elevation



Plan

Secondary glazing detail - single pane (1895 South St David Street facade)



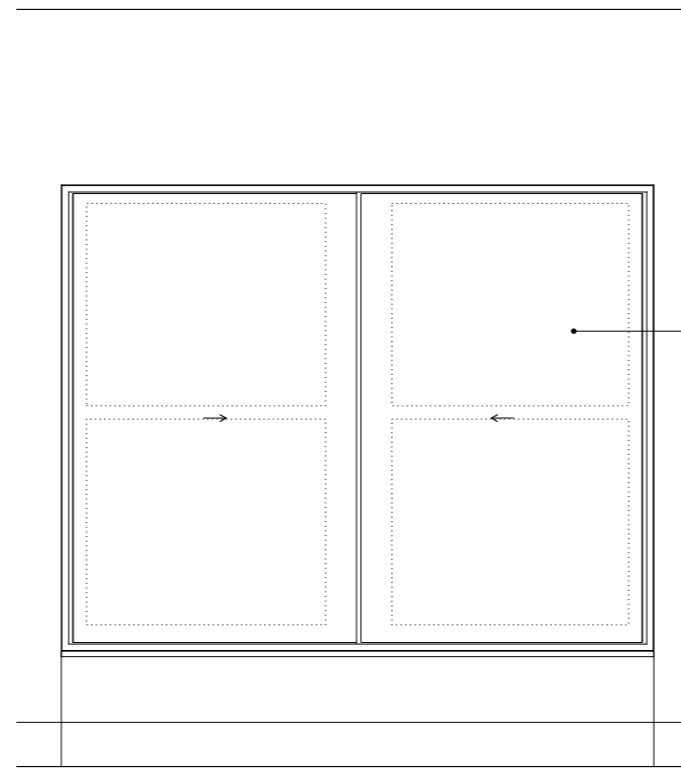
Section

The drawings show two design intent scenarios for secondary glazing. The design is summarised below:

- Proposed secondary glazing to be composed of thermally broken metal frames where possible and double glazing unit to achieve appropriate thermal performance. The proposed secondary glazing combined with the existing windows to achieve U-value of 1.30 W/m².K in accordance with LETI retrofit fabric and system targets.
- The metal frames would allow slim sightlines, minimising potential visual impact on the existing windows. Metal frames are much stronger and more durable, therefore allows larger panes of glass to be incorporated with minimum number of dividing transoms and mullions, which also improves the acoustic and thermal performance.
- The majority of the existing sash windows appear to be Simplex type sash windows, therefore the secondary glazing will require clear opening that allows the existing sash window to swing inward for cleaning and maintenance.

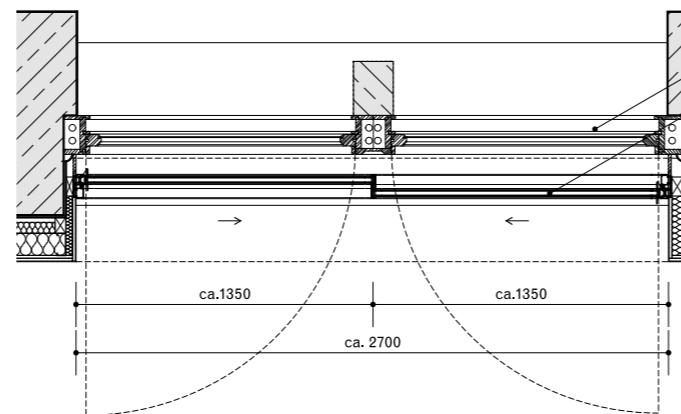
Existing external walls are masonry (bricks and stone). The brief aims to achieve a U-value of 0.32 W/m².K in accordance with LETI retrofit fabric and system targets. The design allows for a 200mm zone for internal insulation to the existing external wall, however this is subject to a further interrogation of the existing external envelope and its thermal performance

The team are currently exploring environmentally sustainable materials to insulate the walls, such as hempcrete. This will be investigated further with specialist consultancy input on all aspects of thermal upgrading.

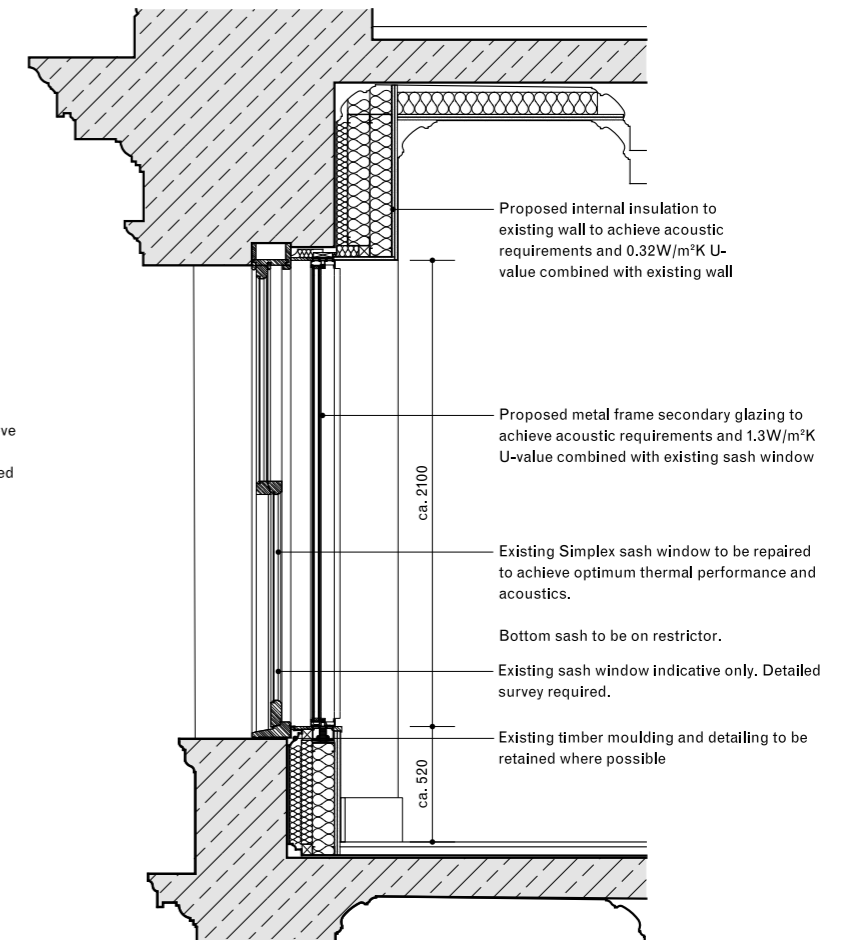


Proposed metal frame secondary glazing to achieve acoustic requirements and 1.3W/m²K U-value combined with existing sash window

Elevation



Plan



Proposed internal insulation to existing wall to achieve acoustic requirements and 0.32W/m²K U-value combined with existing wall

Proposed metal frame secondary glazing to achieve acoustic requirements and 1.3W/m²K U-value combined with existing sash window

Existing Simplex sash window to be repaired to achieve optimum thermal performance and acoustics.

Bottom sash to be on restrictor.

Existing sash window indicative only. Detailed survey required.

Existing timber moulding and detailing to be retained where possible

Section

Secondary glazing detail - double pane (1905 Rose Street extension)

9. Access and maintenance

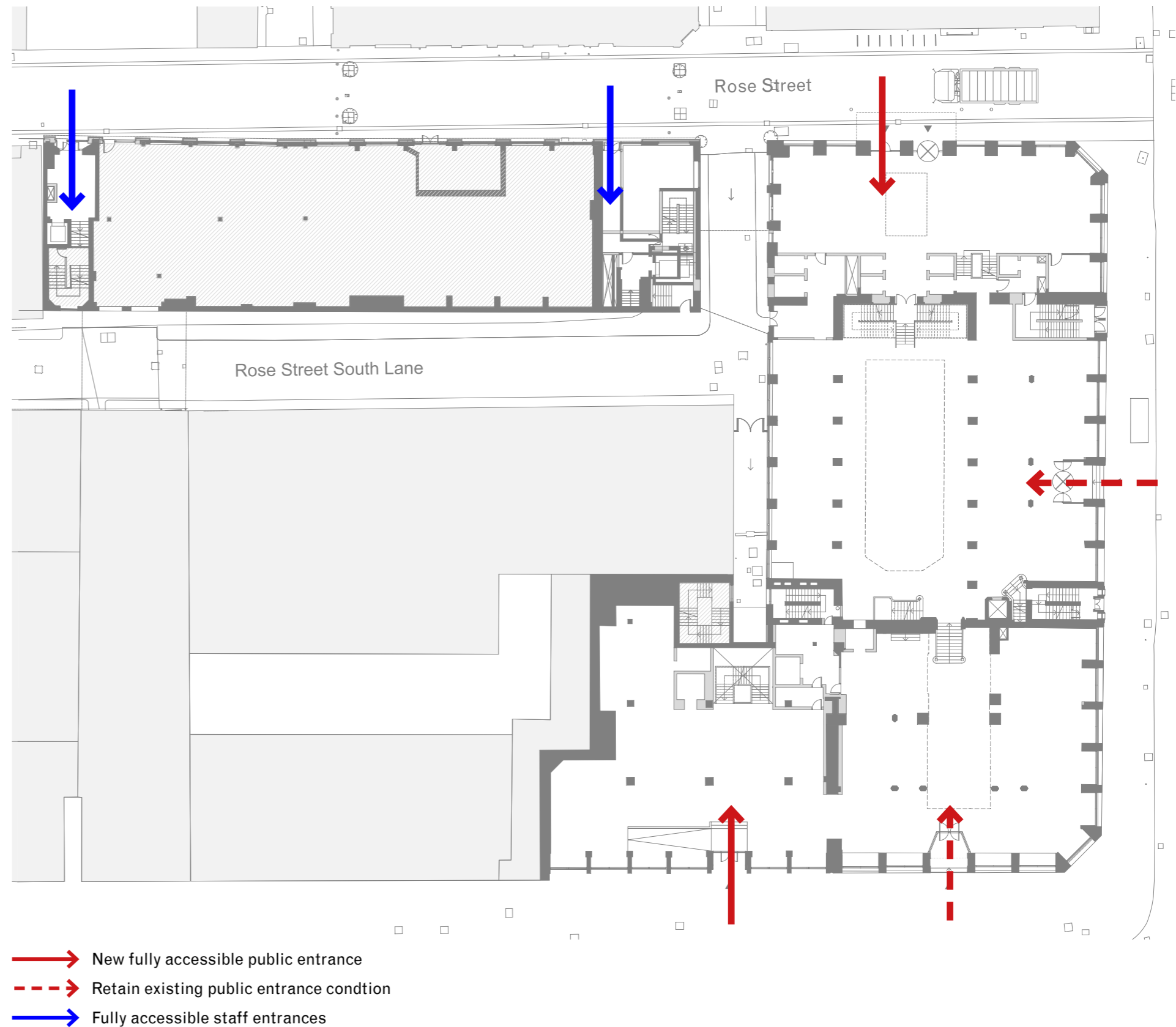
9.1 Access into building

The Jenners building has a fantastically well-connected central site, making travel easily accessible. However, the existing level conditions around the site make the current building difficult for the typical user and ambulant disabled to navigate and enjoy.

See section 5.1.1 Existing Levels (barriers to accessibility) for explanation of the existing entrances. There is currently no easily accessible route into the principal Jenners building. The 1966 Princes Street building has two steps, as does the 1895 historic entrance. The existing Rose Street entrance is level to the street but is immediately followed by an internal flight of stairs, with no platform lift.

The solution to making the building accessible is to amend the entrance strategy to the 1966 Princes Street building and to raise the floor level at the Rose Street 1905 extension block, to be level with the street. This will create two fully accessible entrance points at each side of the building, accessed through motorised doors and with no requirement for platform lifts.

Please see the following pages for an overview of each public entrance and Section 9.3 for the internal accessible circulation.



Proposed ground floor with entrances highlighted

1895 Princes Street entrance

With consideration to the historic fabric around the 1895 building, the entrance to Princes Street will be retained and the historic condition reinstated with amendments to comply with contemporary building standards. This will preserve some key detailing around the entrance steps and ensure the proposal integrates with the historic interiors.



Existing 1895 Princes Street entrance



Proposed 1895 Princes Street entrance

1966 Princes Street entrance

The 1966 building facade is being reconstructed as part of the project, opening up the facade to create a new double height shopfront that aligns with the 1895 Jenners building identity. This is a good opportunity to provide a fully accessible entrance, with motorised door and internal ramp (negating the requirement for cumbersome platform lifts).



Proposed 1966 Princes Street entrance



Proposed 1966 Princes Street entrance interior

South St David Street entrance

South St David Street has a level change of 4m across the site, creating a notable fall in the road. The existing entrance is off this slope and has five steps. During design development, proposals were considered on how to make this entrance more accessible, however it was concluded that the conditions were too challenging. Discussions with Edinburgh Access Panel established the approach to having two fully compliant entrances, one at each side of the building is a good solution improving the existing condition.

This entrance will be renovated and brought in line with contemporary building standards.



Existing 1895 South St Davids Street entrance

1905 Rose Street entrance

Rose Street has a level access entrance to a small mezzanine platform which is 1200mm above the internal floor plate. This is mitigated via nine steps. The proposal, as documented in Section 6, is to raise the internal floorplate, to be level with Rose Street. This allows the integration of a fully accessible entrance, with motorised door.



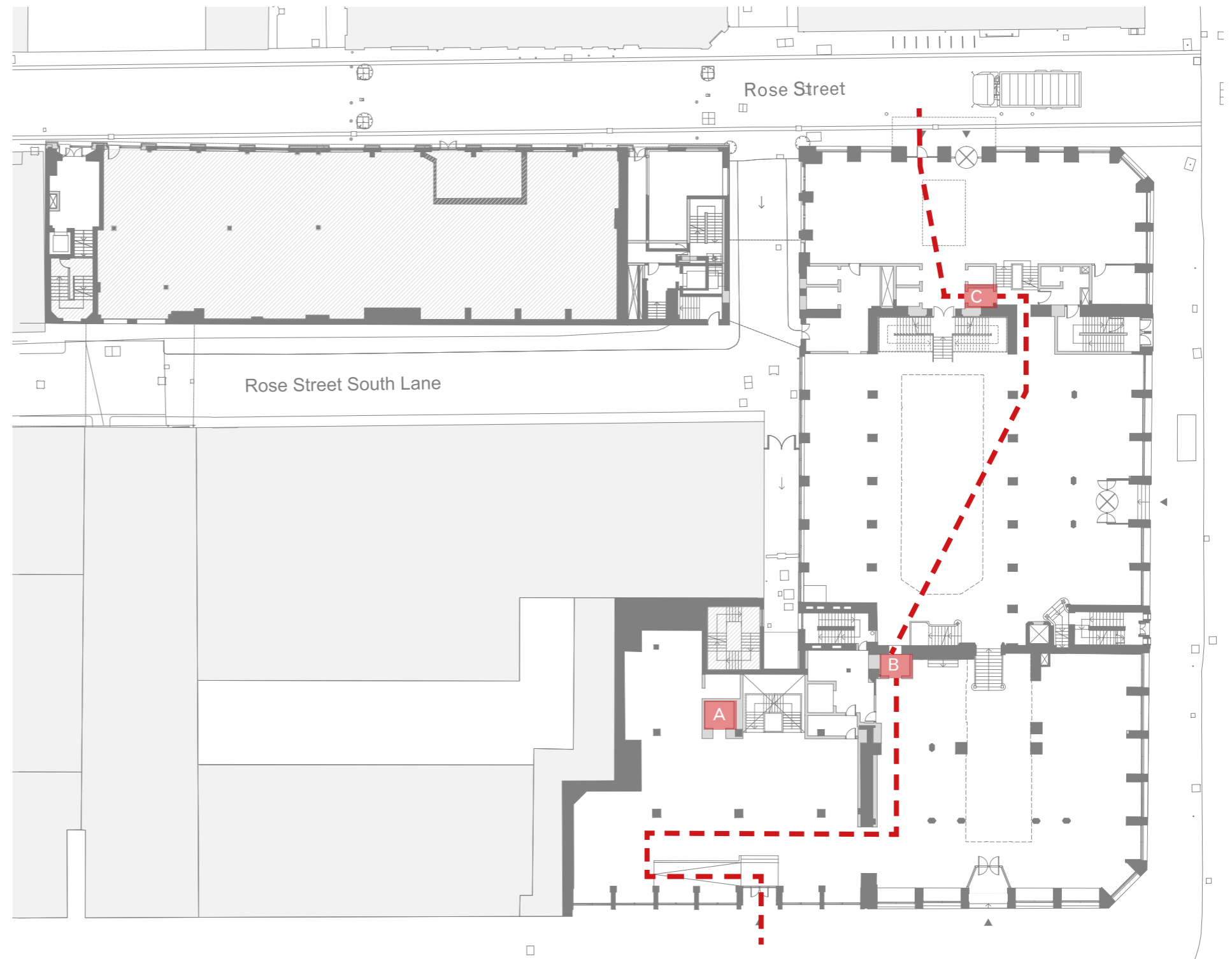
Existing 1903 Rose Street entrance from inside



Proposed 1903 Rose Street entrance view

9.2 Internal accessible circulation

While the central site is well-connected, the existing level conditions provide an issue for accessibility to the building. Two fully accessible entrances on each side of the building will provide a new circulation route that connects all floors.



- Lift A - connects all retail floors (basement to first)
- Lift B - primary connection, connecting all retail and f&b floor (basement to second)
- Lift C - connects all retail, f&b, hotel and rooftop bar (basement to seventh)

Proposed ground floor showing circulation strategy around site level changes

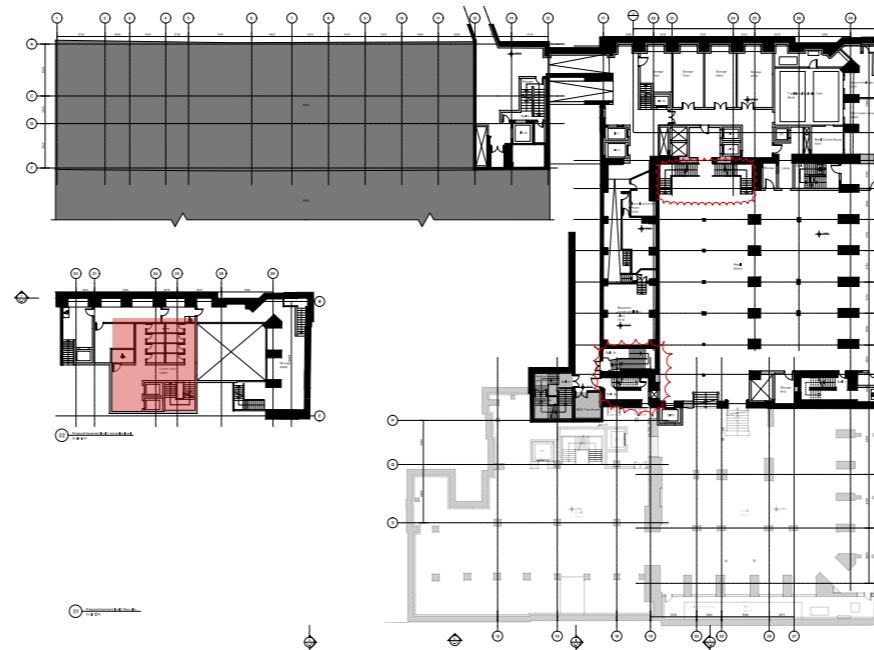
9.3 WC provision

WC provision is currently distributed throughout the building located at basement level of floor 02 and 07.

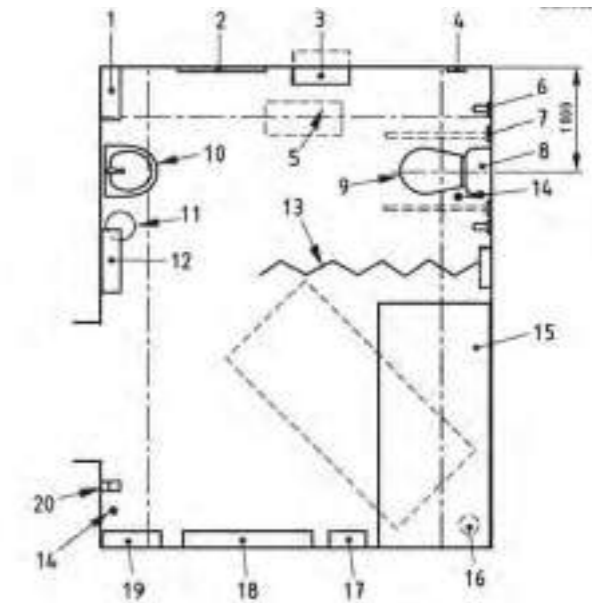
Basement

There are nice WC's (one accessible "Changing Places") on the mezzanine floor, underneath the Rose Street hotel lobby. It is easily accessed via both stairs and lifts.

After consultation with the Edinburgh Access Panel, the proposal incorporates a "Changing Places Toilet" that cater for over 1/4 million people in the UK with a disability that need extra equipment and space to allow them to use the toilets safely and comfortably (www.changing-places.org). The additional space allows space for a wheelchair user and two carers, with privacy screen, central wc, changing bench and hoist.



Basement level



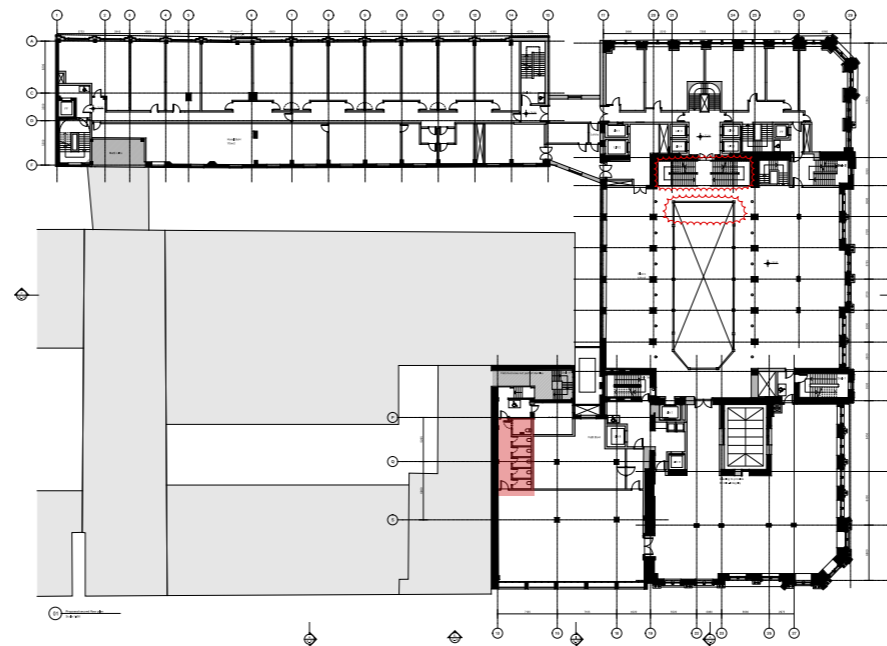
Changing Places wc diagrammatic plan

Level 02

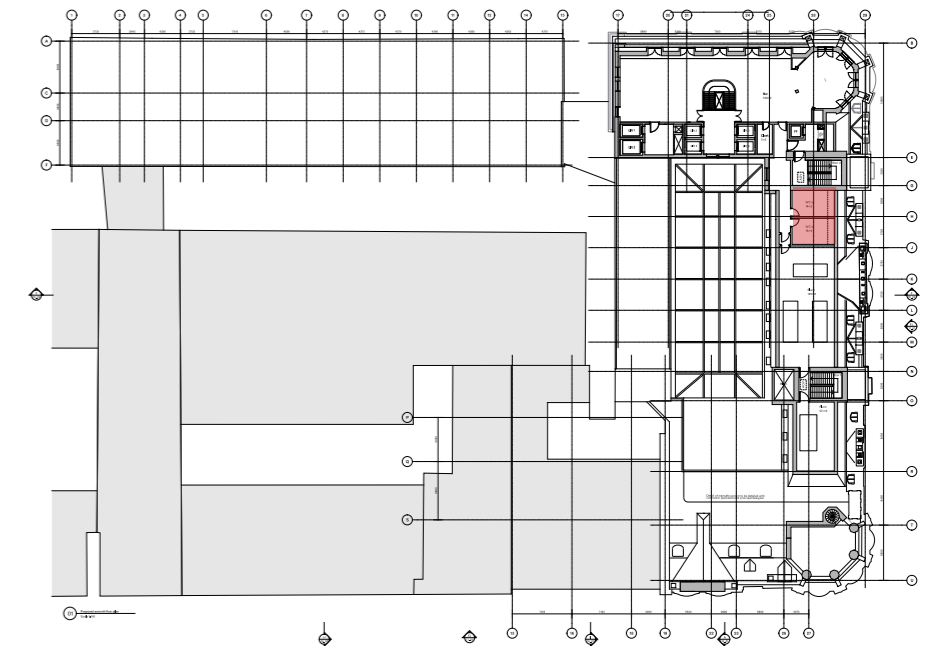
The second floor provision functions for the food and beverage offering. It provides six WC's (one accessible).

Level 07

The seventh floor public bar (also potential location for hotel guests breakfast) has six WC's (one accessible) located on the same level in the South St David Street mansard extension.



Level 02



Level 07

9.4 Signage

It has been noted through pre-application discussions, particularly with the Edinburgh Access Panel, that wayfinding in the existing building is poor and confusing. The proposed circulation and vertical transport strategy will massively benefit wayfinding, with clear spatial sequencing and opening up of windows to bring in daylight, providing natural orientation devices. It is also understood that a robust and easily understood signage proposal will enable all users to better use the building.

A signage strategy will be developed in the next design stage and will give consideration to:

- Signs will be logical and consistent.
- Too much signage can cause more confusion.
- The signage design should include; adequate tonal contrast between text and background, a mixture of upper and lower case lettering, clear font, simple uncluttered text, symbols/pictograms where possible and braille/ tactile information when appropriate.
- A tactile map will be considered to enable partially and unsighted building users to establish a mental map for their particular wayfinding needs.

Each of the entrances will have clear signage. The remainder of the façade will be activated by external lighting that will aid and contribute to wayfinding in the public realm, for both building users and the wider public.

The façade will be fully controllable in order to be able to adapt not only to the various uses of the

building, but also to be able to interact with the city of Edinburgh. Relevant stakeholders will be engaged to check that the project has suitable lighting and signage to enable people to safely find and access the site, particularly in winter in the dark.

9.5 Accessibility consultation

The team had two meetings with the Edinburgh Access Panel (EAP) as part of a wider stakeholder engagement plan. The EAP describes themselves as working “with Council partners and local businesses to improve accessibility for physically disabled and sensory impaired people, predominantly in relation to the built environment. We believe that full access should be incorporated into every facet of Scottish life and our aim is that Edinburgh should become a model of what a fully accessible city should look like.” (edinburghaccesspanel.org.uk).

These meetings are considered the beginning of a wider dialogue with the EAP to ensure the developed building is suitable for everyone to enjoy.

A brief summary of some of the relevant discussion is provided below:

- Observation that as a wheelchair user one member of the panel had found it very difficult to negotiate the building, this had put the individual off returning. DCA - the presented circulation strategy addressed these concerns by having a main central retail lift, easily visible, that connects all retail floors.
- EAP stated preference for passenger lifts rather than platform lifts. DCA - confirmed no platform lifts in public retail areas.
- EAP preference for accessible W.Cs to be in the same area as the standard W.Cs. DCA - confirmed this has been incorporated into the design.
- E.A.P look for a signage strategy that will suit all sorts of disabilities and languages, with symbols as necessary. Emphasis put on intuitive navigation. DCA - noted signage is to be developed and will need to also consider the listed nature of the building.
- DCA noted that it will be very difficult to make meaningful changes to the historic entrances to Princes Street and South St David Street to provide accessible entrances but agreed the proposed strategy of two new fully accessible entrances at each side of the building (Princes Street and Rose Street) would greatly improve accessibility into and through the building.
- EAP noted that when the retail furniture is designed, consideration should be given to ease of movement and access of goods.

9.6 Maintenance

The ongoing maintenance of the building is a key aspect of the proposed design response, with respect to ensuring that this has been fully considered in a coordinated manner that is sensitive to the existing building.

Whilst detailed strategies and systems are to be developed, these will be defined within set parameters which ensure that there will be no visual detriment to the reading of the historic fabric.

Where achievable, windows will be cleaned via reach and wash-type systems from street level, with the historic sash and case windows to the upper storeys refurbished and overhauled to enable cleaning and general maintenance to be carried out from within the building – the existing anchor points that are present to the external reveals being relocated internally, preserving the stonework from the potential future damage that the stresses that such fittings can incur.

The roofs of the proposed extensions to the 1896/1905 buildings are free from equipment, minimising the need for regular access. For the purposes of inspection, these will be accessible via internal stairs via flush fitting roof hatches, avoiding additional pop-up enclosures, and fitted with latchway-type systems, so as to remove the need for visible edge barriers.

All externally mounted plant will be accommodated within the defined roof top enclosures, or hidden within the courtyard well of the 1896/1905 building and cut away section to the Rose Street building to conceal their presence, managing noise and visual amenity and enabling routine access to be conducted

in a manner which does not require the addition of any visible safety equipment, etc.

The existing atrium roof comprises a walkable gutter with anchor points. It is intended that this be upgraded with a more comprehensive latchway-type system, with detailed specification to cover inclusion of elements such as self-cleaning glass, etc. to help reduce the need for more regular access. Any additional safety equipment considered necessary would be designed and installed so as to avoid undue visibility from within the atrium space itself.

Internally, within the main atrium space and the proposed lightwell to the mezzanine tea room area, access at height will remain an ongoing consideration. It is anticipated that this will be attained via either a MEWP, or temporary scaffolding. In anticipation of this, the loading capacity of the historic floors have been studied and prospective points of entry/egress from the building identified, which will ensure ease of access in the future, whilst protecting the heritage elements of the scheme.

10. Planning consultation

10.1 Pre-application consultations

David Chipperfield Architects (DCA), along with Turley, has engaged in a comprehensive programme of pre-application consultation with key stakeholders. DCA value collaboration and believe that a collaborative approach to all aspects of design and due process, is the best way to ensure quality in the final project.

Since May 2021, pre-application workshops have been held with, but not limited to:

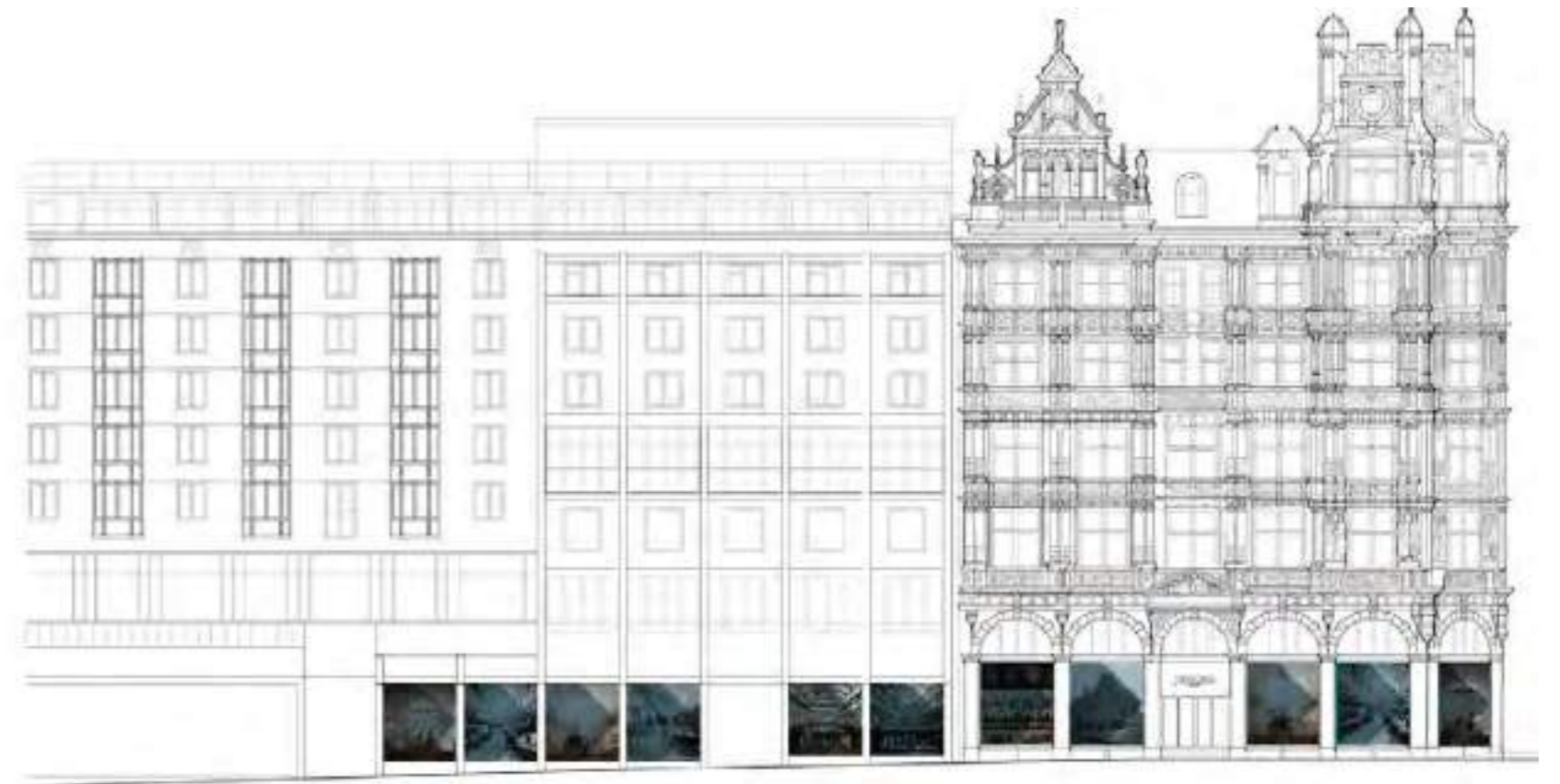
- City of Edinburgh Council
- Historic Environment Scotland
- Edinburgh World Heritage
- Cockburn Association
- New Town and Broughton Community Council
- St Andrew Square Owners Group
- Edinburgh Access Panel
- Neighbours (Mercure Hotel, Marks and Spencer)

Various types of meetings have been held both online and in person, as well as site visits to ensure early feedback can be best reflected in the proposal. This section details this process and describes some selected elements of the design evolution instigated through pre-application conversations.

Please refer to the relevant sections of the Design and Access Statement for further information and a description of the planning proposal pertaining to each item.

10.2 Community engagement

The existing shop windows have been utilised to display historic photographs and artists impressions of the proposed scheme to help engage with the local community. An 'information window', placed strategically on the corner of the building facing St Andrews Square, describes the project ambition.



Ground floor shop windows display mock-up



South St David Street information vinyls installed in September 2021

10.3 Design evolution during consultation

Princes Street 1960's facade

The Abercrombie Plan of 1949 proposed tighter control of Princes Street's design to create a more coherent appearance through modernist buildings.

The Royal Hotel building at 50-52 Princes Street was divided horizontally in two, with Jenners occupying the basement to second floor levels.

To unify the 1960s facade with that of the historic Jenners Building, DCA explored an arched shop front typology. However, the arches seemed to oppose the integrity of the 1960s rectilinear design. Rather than taking aesthetic cues from the historic facade, DCA have developed a facade that stands alone as an adapted 1960s building, but relates in scale to the historic building. The lower floors are set back and double height to the mezzanine level.



Pre-application concept design

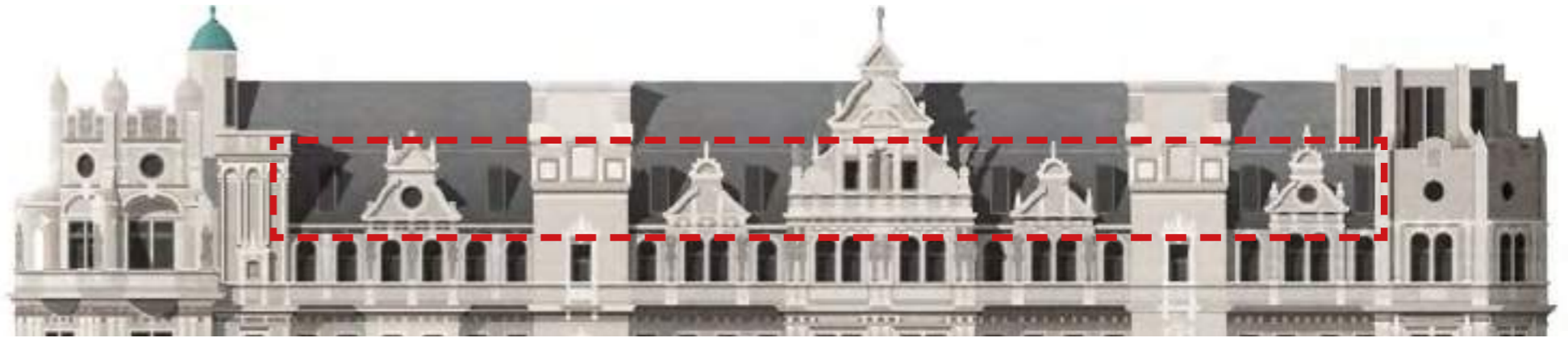


Planning proposal

Historic dormer retention

The pre-application concept design explored replacing the historic dormers, with larger contemporary dormers. The main idea was to upgrade the fabric performance of the dormers and make them more fit for purpose for their new use as windows for a 30-40sqm hotel room.

It was noted by Historic Environment Scotland that the dormers are an important feature of the Jenners roofscape. DCA reviewed the dormers on site with the project's conservation architect (Loader Monteith Architects) and established that the lead work is in relatively good condition and that the timber window frames could be restored. Therefore, the team agreed that retaining the existing dormers to South St David Street and Princes Street was the best approach for the building and the city.



Pre-application South St Davids Street elevation



Historic dormer windows on South St David Street

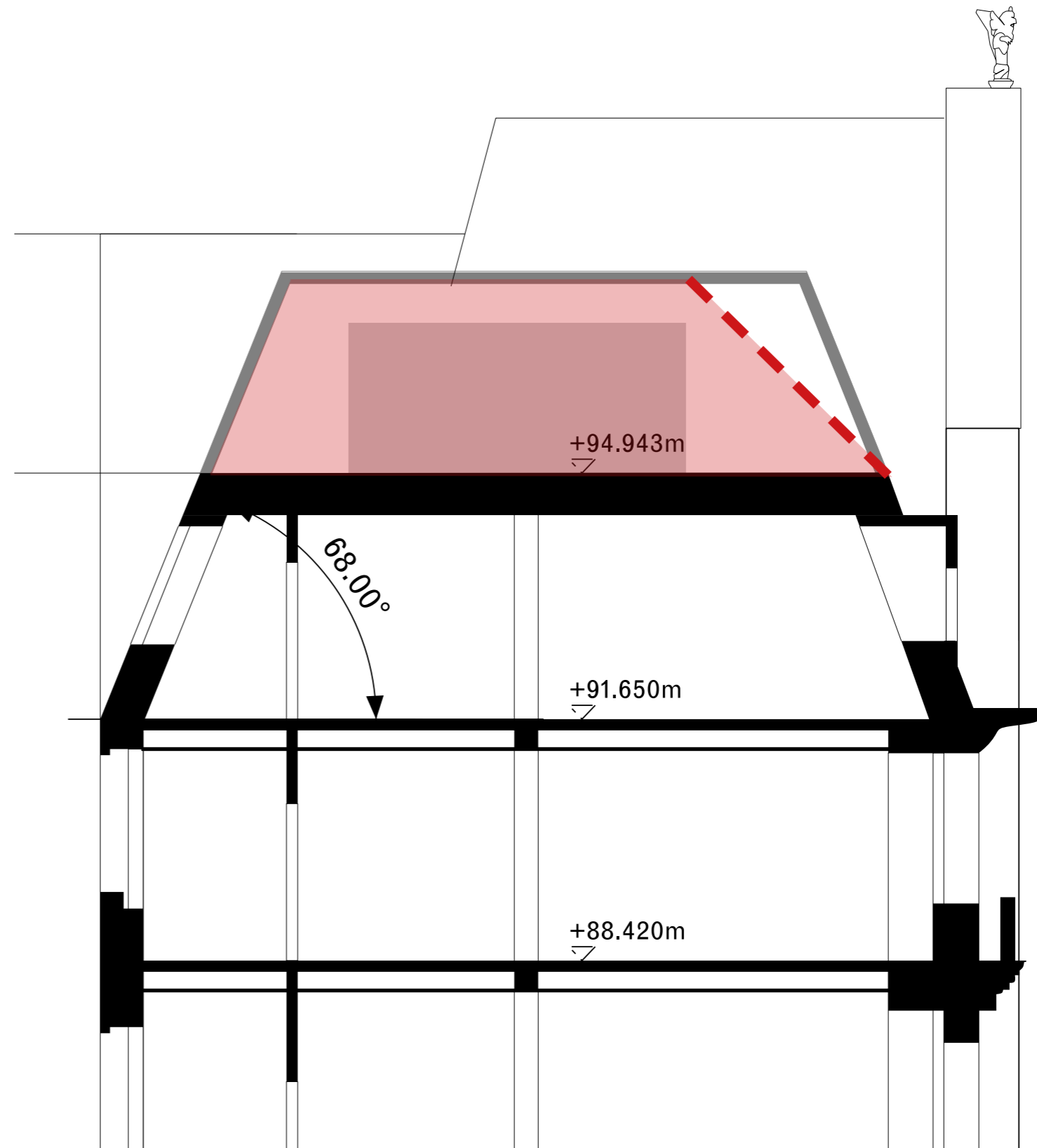
Mansard extension roof pitch reduced

Many of the pre-application meetings focused on the general impact of the proposed roof extensions. The South St David Street roof, which has to accommodate plant equipment, was developed over the consultation to ensure the final volume had the most minimal visual impact and is also sensitive to heritage.

The demands of modern building comfort requires large air handling units - three sit within this roof, serving the grand saloon retail and hotel bedrooms. Through detailed development with the mechanical engineers, a solution was found that reduced the space requirements and allowed the mansard roof on the seventh floor to have a lower pitch angle. Street view images were presented at the pre-application consultation that highlighted the benefit of introducing a lower pitch. By pulling the roof further away from the facade, the historic roofline can still be read against the sky.

The team discovered in the historic photographs and drawings, that the roof ridge line had a lead bullnose detail. The proposal reintroduces this detail at the intersection between retained 6th floor roof and the seventh floor extension - clearly defining the line between old and new.

See section 6.3 for roof interventions to the William Hamilton Beattie building.

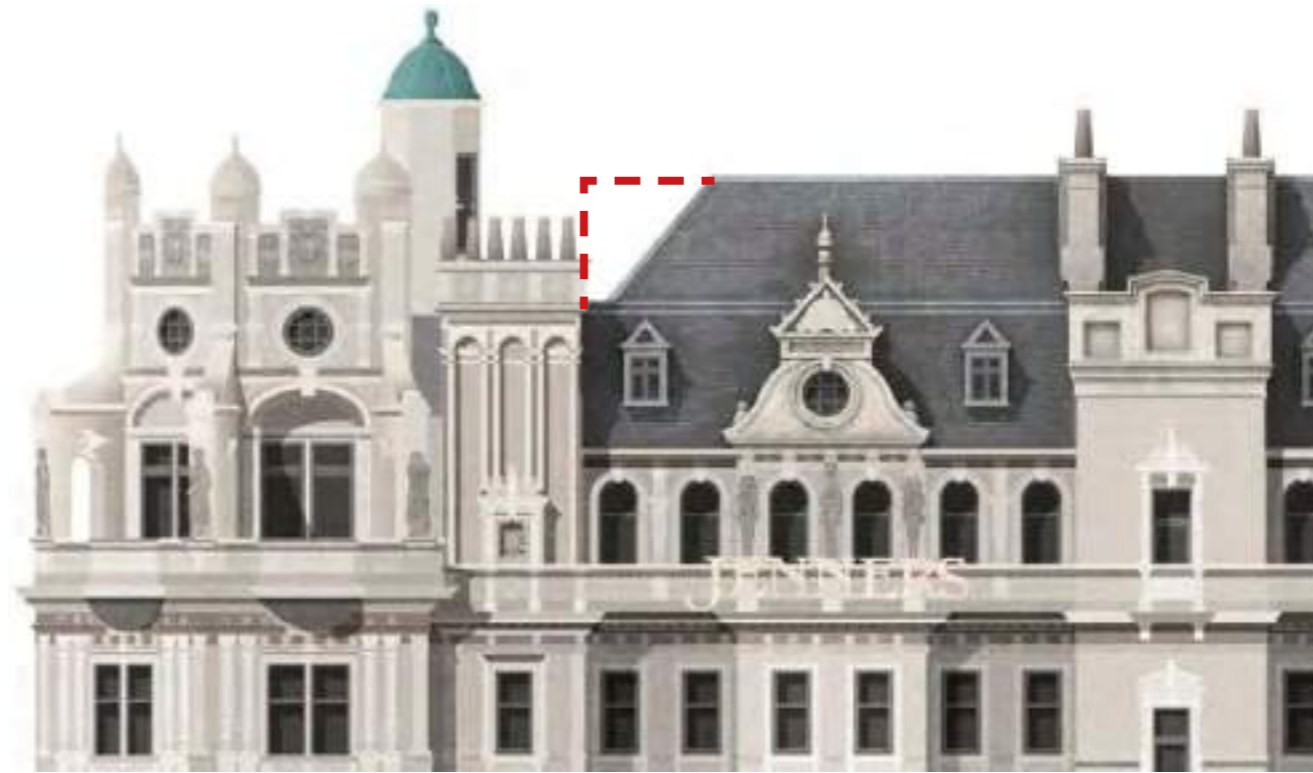


An early section through the South St Davids Street roof extension
- red volume represents planning submission design with reduced upper mansard pitch

South Saint David Street roof reduced away from Princes Street corner tower

Part of the seventh floor roof development tested various designs in relation to the existing historic fabric. One of these nuances, is the relationship to the Princes Street corner tower. Original MEP designs required the maximum floor area here to accommodate building services, however detail development allowed the roofline to be amended to a 45 degree pitch and moved away from the tower.

A street view analysis was presented at pre-application consultations and it was agreed that introducing a pitch allowed the corner tower to maintain its presence on the skyline, preserving the original design intent.



Proposed elevation of corner tower and South St David Street extension
- dashed red line indicates an earlier design volume



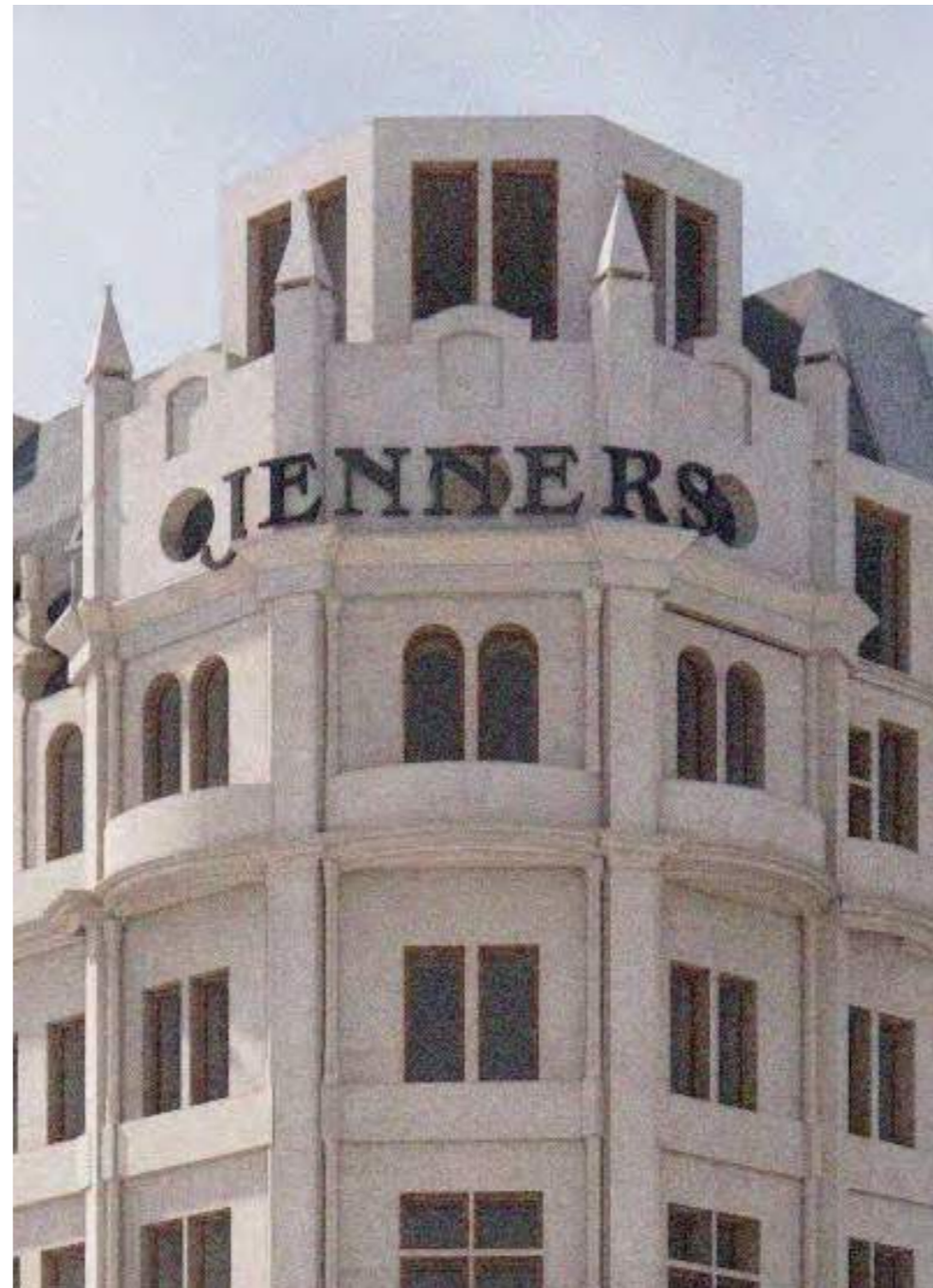
Princes Street corner tower photograph from site visit August 2021
- dashed red line indicates proposed 7th floor roof edge

Corner tower facing St Andrews Square

The requirement for the corner tower extension is well documented and accepted, to open up the Jenners building towards Saint Andrews Square and allow members of the public access to a space at the top of the building. The public bar ensures commercial viability of the proposal, safeguarding the historic retail spaces to be maintained as a department store as originally intended.

The design and detail of the tower however, was much debated internally within the design team, conservation architect and heritage consultant, as well as with the various stakeholders (most notably City of Edinburgh Council and Historic Environment Scotland). These discussions were hugely productive in questioning and evaluating the historic fabric as existing, along with both the original un-built design intent and the newly proposed form. Pre-application consultation managed to enrich the proposal, embedding it within the buildings expression, being sensitive but not apologetic to the listed status of the facade.

The adjacent artists impression show an early version in comparison to the proposed tower. It became clear that the proposal improved during conversations by adding a level of abstracted ornamentation; combining the form of both the sixth and seventh floor into one expression (as happens on the Princes Street corner tower); reducing window opening sizes and orchestrating the skyline.



An earlier study of the corner tower, showing an extended stone parapet with new circular windows and a detached geometric volume above with large openings and little fenestration

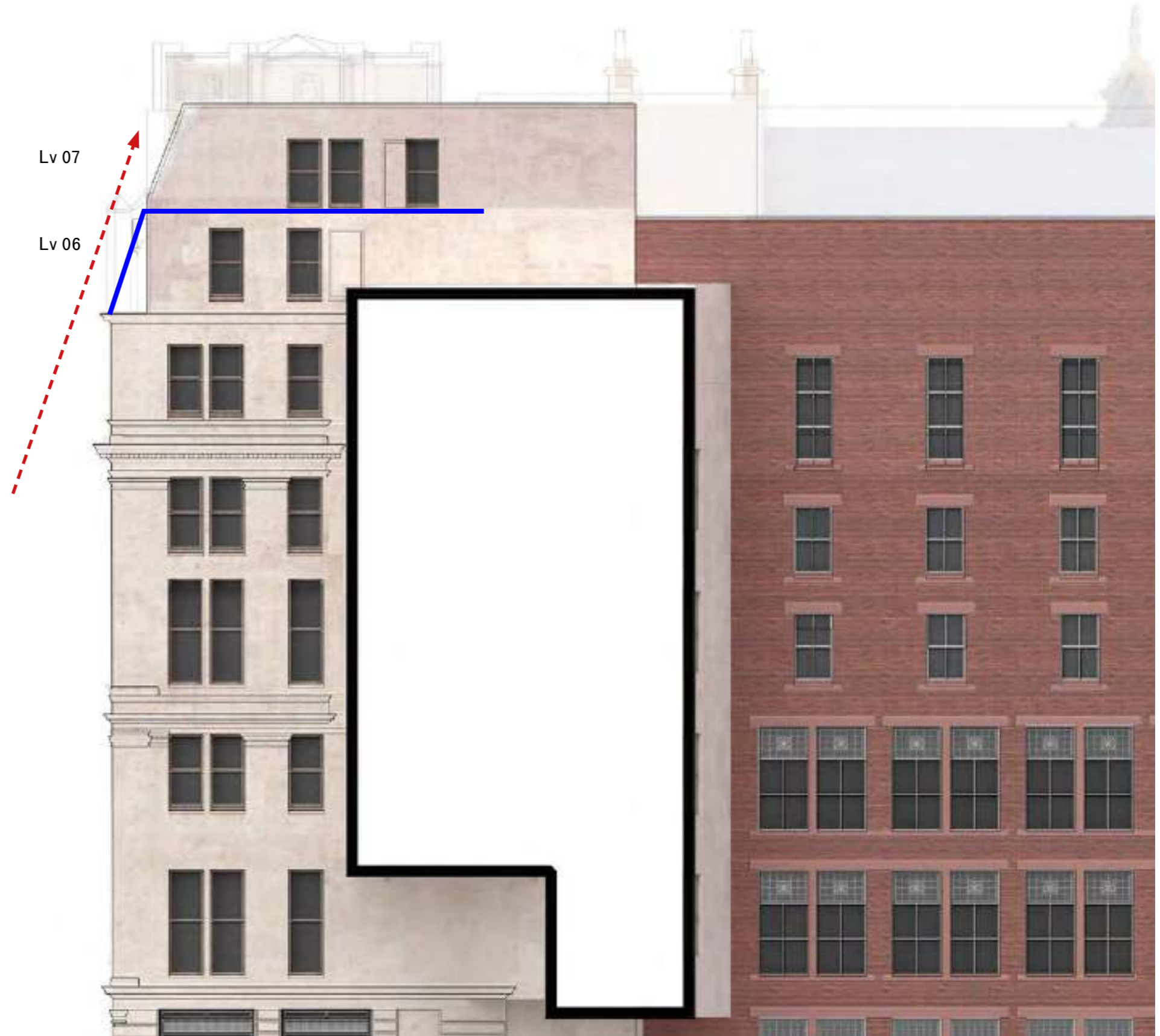


Planning proposal (presented at the final pre-application meeting)

Rose Street roof extension stepped back

As detailed in section 6.3, the Rose Street seventh floor roof extension incorporates the corner tower and public bar with views towards St Andrew Square. Many design iterations were developed and presented throughout the pre-application consultation. Variations included: a vertical stone facade on level 6, with a single mansard dormer on level 7; a double mansard with two rows of dormer windows over both levels; and a vertical stepped back 6th floor, with a single mansard dormer above.

The proposed design reduces the floor area of hotel rooms on the sixth floor and limits the amount of covers in the public bar area above. However, it was considered that the stepped back version created a clear break-line between the historic facade and new architecture. As can be seen in the adjacent drawing, by stepping back the sixth floor, the impact of the extension is visually reduced from street level.



Proposed elevation of West facade, highlighting seventh floor roof extension
- blue line indicates existing roofline, dashed red line is eye line view from street

West wing reduced by one floor level

The west wing of the historic Jenners building extends up to the fifth floor as existing. With considerable hotel back of house and plant room requirements, which are best housed out with the historic envelope, it was considered appropriate to extend the west wing to the top seventh floor, to align in height with the Rose Street and South St David Street roof extensions.

The west wing is not readily visible from any of the surrounding streets as it is nestled off Rose Street South Lane (servicing street). However, in the pre-application stage, the council highlighted the impact from The Mound in a long range verified view. Note the photograph adjacent is zoomed in and not representative of the view from The Mound, of which the proposed development is a small element. Nevertheless, the design team took on the challenge to relocate the back of house programme of one floor, allowing the west wing volume to be dropped one storey.

The red area highlighted in the photograph is the previous volume which has now been removed. As well as benefiting the long distance view, the lowered volume additional benefits by allowing more light into the central courtyard and atrium below. Therefore the decision to reduce the volume one storey was adopted.



Proposed verified view from The Mound
- red volume indicates original volume of west wing extension, subsequently reduced during pre-application discussions

11. Area schedule

11.0 Area schedule

The area schedule has been calculated from the planning submission drawing set. As noted, this set precedes information due from a measured survey, therefore numbers are expected to have a small margin of error.

Existing								
	GIA+	Retail (NIA)	F&B (NIA)	Hotel (NIA)	GEA	Retail (GEA)	F&B (GEA)	Hotel (GEA)
Basement Level 2		1074			1504	1504		
Basement Level 1		810			1905	1905		
Basement Level 1 Mezz		0			0			
Ground Floor		1819			2661	2661		
Ground Floor Mezz		639			947	947		
1		2322			3050	3050		
2		1139	645		3064	2119	945	
3		1237			2425	2425		
4		638			1434	1434		
5++		400	212		1678	1322	356	
6		0			939	939		
7					110	110		
Totals	17865	10078	857	0	19717	18416	1301	0

+ area measurement from Plowman Craven Area Measurement Report (dated 02/03/17) with relevant Abbotsford demise added.

Floor by floor breakdown not included as apportioning of areas differs from currently adopted approach.

++ retail area also includes beauty treatment rooms

Existing area schedule

Planning Status Design*								
	GIA	Retail (NIA)	F&B (NIA)	Hotel (NIA)	GEA*****	Retail (GEA)	F&B (GEA)	Hotel (GEA)
Basement Level 2**	1493	1077			1504	1504		
Basement Level 1***	1890	634			1905	1905		
Basement Level 1 Mezz	259				259	259		
Ground Floor****	2390	1598	310		2625	2193	432	
Ground Floor Mezz	738	614			833	833		
1	2653	1209		275	2989	2012		977
2	2720		1090	591	3051		1793	1258
3	2062			1011	2416			2416
4	1870			1009	2357	196		2161
5	1245			776	1610			1610
6	952			568	1266			1266
7	437			197	641	192	449	
Totals	18709	5132	1400	4427	21456	9094	2674	9688

* Areas based upon non-measured survey information and should be treated as broad approximation, at this stage

** Excluding sub-basement to Rose Street block due to limited height within this space

***Including current Abbotsford demise + Rose Street linking Tunnel

****Including current Abbotsford demise

*****Within used-based area breakdown, BOH/plant space has been broadly attributed to each use.

General Note: where not currently indicated, indicative risers have been assumed to hotel beds and excluding from the associated NIA figures

Proposed area schedule

12. Appendices

- 12.1 Fabric Condition Survey
- 12.2 Window strategy
- 12.3 External Lighting Report
- 12.4 Sustainability Statement

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