

Former Toys R Us and Homebase, Kenavon Drive - Application ref: 190617

Supporting notes to be read in conjunction with Planning Proposed comparison pack rev A dated March 2020 showing core changes & associated amendments caused by review of fire strategy for the site.

**Note – the proposed changes outlined below do not impact the overall mix or quantum of the proposed homes which remains as per the approved application ref: 170509.*

1. East Block

- 1.1. Undercroft
 - 1.1.1. Refuse stores amended slightly in order to deliver the revised stair and lift core strategy outlined below. Overall refuse strategy remains as approved – please refer to updated DAS section 05 Waste + Cycle for clarity on this.
 - 1.1.2. Cycle storage has been updated to align with the planning approved Transport Assessment as the PRP planning drawings were not displaying the correct cycle quantum as approved - please refer to updated DAS section 05 Waste + Cycle for clarity on this.
- 1.2. Core E1 (south west corner)
 - 1.2.1. All floors – Core moves centrally to reduce corridor distances in line with Building Regulations Approved Document B (ADB).
 - 1.2.2. Ground floor – Entrance and adjacent dwelling have been handed in order to create a more direct and safe route out of the building. The landscaping outside has handed also to suit this.
 - 1.2.3. First Floor to Tenth Floor (top) - The 2 bedroom apartments on the Eastern face altered to suit the changes to the core.
 - 1.2.4. Access to the podium from the communal corridor changes location to suit the core relocation and the landscaping surrounding on the podium updates to suit this.
 - 1.2.5. Second to Sixth floor on E1 north window has been widened to allow more light into this dwelling within the inner street location and the apartment adjacent redesigned to provide an apartment type with a more generous living space.
 - 1.2.5.1. Western Elevation - E1 South Entrance bay and adjacent bay are handed, and the fenestration to the first floor is amended to suit the updated internal layouts.
 - 1.2.5.2. Western Elevation - E1 North single window widened to allow more light into dwelling.
- 1.3. Core E2 (north west corner) and Core E3 (north east corner)
 - 1.3.1. All floors – Core rotates to reduce corridor distances in line with ADB.
 - 1.3.2. Externally, no change from planning approval.
- 1.4. Core E5 (south east corner)
 - 1.4.1. All floors – Core moves inbound and centrally to reduce corridor distances in line with ADB.
 - 1.4.2. All floors – number of lifts reduced to 1 due to the height of the building.
 - 1.4.3. Ground Floor to Fourth Floor – Apartment in north-east corner of block amended to suit the core location. Apartment that has been swapped with the entrance reception internals updated to suit the location. The landscaping outside has handed also to suit this.
 - 1.4.4. First Floor only – Apartment to the middle of block on the southern side updated to include an extra bedroom.
 - 1.4.5. First Floor to Fourth Floor – Apartment to middle of block on the northern side updated to include an extra bedroom. (As noted within the cover note the overall mix remains the same and these extra bedrooms are balanced elsewhere)
 - 1.4.6. Fifth to Sixth Floor – Duplex designs amended to comply with ADB protected means of escape internally within dwelling.
 - 1.4.7. Southern Elevation – Entrance bay and adjacent bay are handed, the ground floor fenestration sees the addition of a single full height window to suit the updated internal layout and a canopy over the main block entrance window, and the fenestration to the first floor is amended to suit the updated internal layouts.
 - 1.4.8. Northern elevation (inner courtyard facing) – the first floor to fourth floor gains a full height window into the stair, a full height window moves across into an apartment to serve a

bedroom, a balcony and door set swap position with an adjacent full height window and the bay pushes out on the fifth and sixth floor to enable to relocated stair core position to be delivered.

2. Middle Block

- 2.1. Undercroft
 - 2.1.1. Cycle storage has been updated to align with the planning approved Transport Assessment as the PRP planning drawings were not displaying the correct cycle quantum as approved - please refer to updated DAS section 05 Waste + Cycle for clarity on this.
- 2.2. Core M1 (south west corner)
 - 2.2.1. All floors – Core rotates to reduce corridor distances in line with ADB. This changes the access door to the podium on the first floor from the stair core slightly and the landscape around has been amended to suit.
 - 2.2.2. No change externally from planning approval.
- 2.3. Core M2 (north west corner)
 - 2.3.1. All floors – Core moves inbound and centrally to reduce corridor distances in line with ADB.
 - 2.3.2. First Floor 1 bedroom apartment adjacent to the void over the entrance has been extended as this was a very small and undesirable studio and it is now a nicer 1 bed apartment matching the apartment type above.
 - 2.3.3. First to Sixth Floor - The apartment to the south of stair core reduces in size from 2 bedrooms to 1 bedroom to make space for the relocated stair core. The apartment to the north of the core increases in size and gains a study room.
 - 2.3.4. Seventh Floor to Tenth Floor – Internal layouts to apartments updated to suit the relocated core.
 - 2.3.5. Second to Sixth Floor - apartments to the western side of M2 south have had to be handed to ensure the apartments accesses fall within a corridor lobby and not within the stairs of which is not allowable under ADB. All of the apartments have been handed for consistency on the elevation. Also widened 1 window on each floor to this block to get some extra light into this dwelling within this inner street location.
 - 2.3.6. Externally on the eastern (inner courtyard facing) elevation the far left hand bay and the adjacent chimney bay swap locations and the third bay from the left increases from a single full height glazed window to a door set and recessed balcony.
 - 2.3.7. Externally on the northern elevation the top floor single glazed screen centres on the bay to assist in the internal reconfigurations.
 - 2.3.8. Externally on the southern recessed terraces the door location moves to assist in the internal reconfigurations.
- 2.4. Core M3 (northern block)
 - 2.4.1. All floors – Core rotates to reduce corridor distances in line with ADB. This changes the access door to the podium on the first floor from the stair core slightly and the landscape around has been amended to suit.
 - 2.4.2. All floors - Door position to apartment moves to reduce corridor distances in line with ADB.
 - 2.4.3. No change externally from planning approval.
- 2.5. Core M4 (north east corner)
 - 2.5.1. All floors – Core rotates to reduce corridor distances in line with ADB.
 - 2.5.2. No change externally from planning approval.
- 2.6. Core M5 (south east corner)
 - 2.6.1. All floors – Core rotates to reduce corridor distances in line with ADB. This changes the access door to the podium on the first floor from the stair core slightly and the landscape around has been amended to suit.
 - 2.6.2. No change externally from planning approval.

3. West Block

- 3.1. Undercroft

- 3.1.1. Cycle storage has been updated to align with the planning approved Transport Assessment as the PRP planning drawings were not displaying the correct cycle quantum as approved - please refer to updated DAS section 05 Waste + Cycle for clarity on this.
- 3.2. Core W1 (south west corner)
 - 3.2.1. All floors – Core rotates and lobby doors added to reduce corridor distances in line with ADB.
 - 3.2.2. First floor – The second apartment from the left to the south of the stair core is updated to include an extra bedroom of which replaces those lost in core M2.
 - 3.2.3. Second Floor to Fifth Floor - The second, third and fourth apartment from the left to the south of the stair core hand in their location to reduce corridor lengths and comply with ADB and the fenestration hands also for continuity.
 - 3.2.4. Southern Elevation – fenestration on the second floor to the fifth floor hands to suit the updating of the internal arrangements. One window is increased in size to give coherence to the elevation.
- 3.3. Core W2 (north west corner)
 - 3.3.1. All floors – Core rotates to reduce corridor distances in line with ADB.
 - 3.3.2. No change externally from planning approval.
- 3.4. Core W3 (north east corner)
 - 3.4.1. All floors – Core rotates to reduce corridor distances in line with ADB.
 - 3.4.2. No change externally from planning approval.
- 3.5. Core W4 (south east corner)
 - 3.5.1. All floors – Core rotates to reduce corridor distances in line with ADB. Apartment directly south of this slightly reconfigures to suit the core movement.
 - 3.5.2. No change externally from planning approval.