

1378 – Jackson Corner – planning amendments to S333 scheme

05.07.17

Basement

- omission of proposed new build basement
- larger area of existing basement retained
- access stair location revisited following fire strategy advice
- extension basement commercial Unit 03

Ground Floor

- escape stairs revised to rear
- access locations to unit 2 and 3 updated
- access stairs to the basement relocated
- riser locations shown
- Bicycle storage for commercial units added

First Floor

- Flat 01 made a 1b 2p instead of 2b4p
- Flat 02 omitted
- residential access revised
- substation omitted
- refused store indicated
- commercial and residential plant indicated
- internal flat plans revisited to comply with fire regulations
- courtyard layout revised
- cycle storage indicated
- stair layouts revised
- Unit 07 level lowered
- Bi-folding panels to facade omitted and fixed panels proposed
- Landscape to courtyard reviewed

Second Floor

- risers indicated
- building line updated to accommodate compliant flat sizes
- smoke lobbies added follow fire advise
- internal flat plans revisited to comply with fire regulations
- new window added for bedroom (Units 15,25,29)
- 2 No. flue location shown

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- stair layouts revised
- Bi-folding panels to facade omitted and fixed panels proposed
- Precast concrete banding omitted and aluminium C channel proposed

Third Floor

- risers indicated
- building line updated to accommodate compliant flat sizes
- smoke lobbies added
- internal flat plans revisited to comply with fire regulations
- new window added for bedroom
- flue locations shown
- stairs layouts revised
- Bi-folding panels to facade omitted and fixed panels proposed
- Precast concrete banding omitted and aluminium C channel proposed

Fourth Floor

- risers indicated
- building line updated to accommodate compliant flat sizes
- smoke lobbies added
- internal flat plans revisited to comply with fire regulations
- new window added for bedroom
- flue locations shown
- stairs layouts revised
- Bi-folding panels to facade omitted and fixed panels proposed
- Precast concrete banding omitted and aluminium C channel proposed

Fifth Floor

- Flat 33 (3p6p) revised to show two flats 32 and 33 (1b2p and 2b4p)
- risers indicated
- building line updated to accommodate compliant flat sizes
- smoke lobbies added
- flue locations shown
- stairs layouts revised
- Bi-folding panels to facade omitted and fixed panels proposed
- Roof access hatch added to new extension

Elevations

- Levels to new rear extension reviewed
- Bi-folding panels to facade omitted and fixed panels proposed
- Brick to main facade omitted and render finish proposed
- Precast concrete banding omitted and aluminium C channel proposed
- Precast concrete to Lift core cladding omitted replaced by render finish grey colour
- Perforated spandrel panel added at high level to commercial frontage
- MVHR Extract / Intake air louvres added to new and existing facades