

PL-023A – Existing Second Floor Plan

- Reference to third floor plan removed and separate third floor plan produced (secondary glazing).

PL-026 – Existing Third Floor Plan

- New drawing - Existing third floor plan as requested, to show missing secondary glazing.

PL-035 – Existing Elevations 06-07

- New drawing – Minor elevations on rear facade that weren't included within original planning pack.

PL-041B – Existing Section 02

- Secondary glazing removed at third floor.

PL-110A – Proposed Block Plan

- Accessible ramp added to rear entrance.
- Bin stores further notated and proposed bin store updated to match new drawings, with bin locations shown.

PL-121A – Proposed Ground Floor Plan

- Note added regarding rear accessible ramp.

PL-122C – Proposed First Floor Plan

- Spandrel panel locations amended and serviced apartment layout adjusted to match.

PL-123C – Proposed Second Floor Plan

- Reference to third floor plan removed and separate third floor plan produced (secondary glazing).
- Spandrel panel locations amended and serviced apartment layout adjusted to match.
- One accessible room added on this floor – three in total (8%).
- Flat roof note added as requested and balustrade added.

PL-124B – Proposed Fourth Floor Plan

- Dormer widths reduced and updated on plans. Areas of serviced apartments updated to match.
- New rooflight added to 04-05 to achieve daylighting requirements.
- Flat roof note added as requested and balustrade added.

PL-125A – Proposed Roof Plan

- Green roof added. Ridge upstand (visible in sections) was original designed as 300mm high which will should be enough to conceal green roof. Green roof set back 300mm from ridge upstand as per typical detailing.
- Lift overrun added on drawing.
- New rooflight to 04-05 added on drawing.
- Notes about existing / proposed parapets and balustrades added.
- Note about flat roof access added, including brief note about potential mansafe option.

PL-126 – Proposed Third Floor Plan

- New drawing – Separating out second and third floor plans to match existing plans.
- Spandrel panel locations amended and serviced apartment layout adjusted to match.
- Two accessible rooms added on this floor – three in total (8%).

PL-130A – Proposed Elevation 01

- Spandrel panels adjusted.
- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.
- Lift overrun added.
- Third floor existing diamond shaped metal cladding changed to standing seam to provide greater consistency.

PL-131A – Proposed Elevation 02

- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.
- Third floor existing diamond shaped metal cladding changed to standing seam to provide greater consistency.

PL-132A – Proposed Elevation 03

- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.

- Third floor existing diamond shaped metal cladding changed to standing seam to provide greater consistency.

PL-133A – Proposed Elevation 04

- Lift overrun added.
- Balustrades and notes added to both areas of flat roof.
- New rooflight to 04-05 added on drawing.
- Detail and notes added regarding access door to top left area of flat roof.

PL-134A – Proposed Elevation 05

- Lift overrun added.
- Balustrade and note added to area of flat roof.

PL-135 – Proposed Elevations 06-07

- New drawing – Minor elevations on rear facade that weren't included within original planning pack.

PL-136A – Proposed Street Elevation 01

- Spandrel panels adjusted.
- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.

PL-137A – Proposed Street Elevation 02

- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.

PL-140C – Proposed Section 01

- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.
- Green roof added.
- Secondary glazing checked and notes added.

PL-141B – Proposed Section 02

- Dormers amended – see general note at the bottom of this as to design process / thoughts for amended dormers.
- Green roof added.
- Secondary glazing checked and notes added.
- Lift overrun added.

PL-150 – Proposed Cycle and Bin Store

- New drawing – Drawings of proposals for cycle and bin store. See notes on drawings for materiality, height and bin allowance.

PL-1065–PL-FEB-25-CIL Area Calculations Rev.A

- CIL area calculations updated to reflect minor reduction in GIA of new fourth floor as a result of reduced dormer widths.

PL-1065–PL-FEB-25-Design & Access Statement Rev.B

- Design & Access Statement generally updated to swap for new drawings, new notes about updated drawings and updated 3D massing images / updated schedule.

General notes about new dormer design :

- Existing dormers design at a width of 2250mm - 1650mm Glazing and 300mm dormer cheeks (surround).
- Proposed dormers reduce the total width to 1800mm – 1300mm Glazing and 250mm dormer cheeks (surround).
- This reduction in width (450mm) allows the total dormer width to match the width of the existing window panels below, bringing greater consistency.
- The reduction in cheek width to 250mm also reduces the height of the dormers by 50mm, whilst retained same head height of glazing.
- Due to the reduced width of the glazing, the cill height of the glazing has been reduced to try and match the originally proposed opening size – to ensure good daylighting to rooms behind. This also helps in providing a more slim and vertical aesthetic on elevations whilst not being visible from street level views.
- It is not possible to make the dormer structure / cheeks longer to give a more horizontal aesthetic as this would push them forward on the elevation and make them far more prominent from street level views. So dropping cill heights was best compromise whilst retaining dormer cheek height.
- The proposals for the design of the dormer cheeks has been altered. Rather than flat cheeks we have proposed them to chamfer back towards the glazing, see example image within the DAS. This complements the angled roof form and will, from all angles make the dormer profile look more sleek and slim.
- Window mullions retain as previous as per LPA / DRP advice.