





Client
Berkeley Homes
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Project Lead

Yiling Wang

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**Chapter 3: Consented Drawing Comparison:
Plans, Elevations, Section and Bay Study**

3.1	Plans	
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1. Introduction

1.1 Purpose of document

Rev P2: Redline updated to include cycle storage

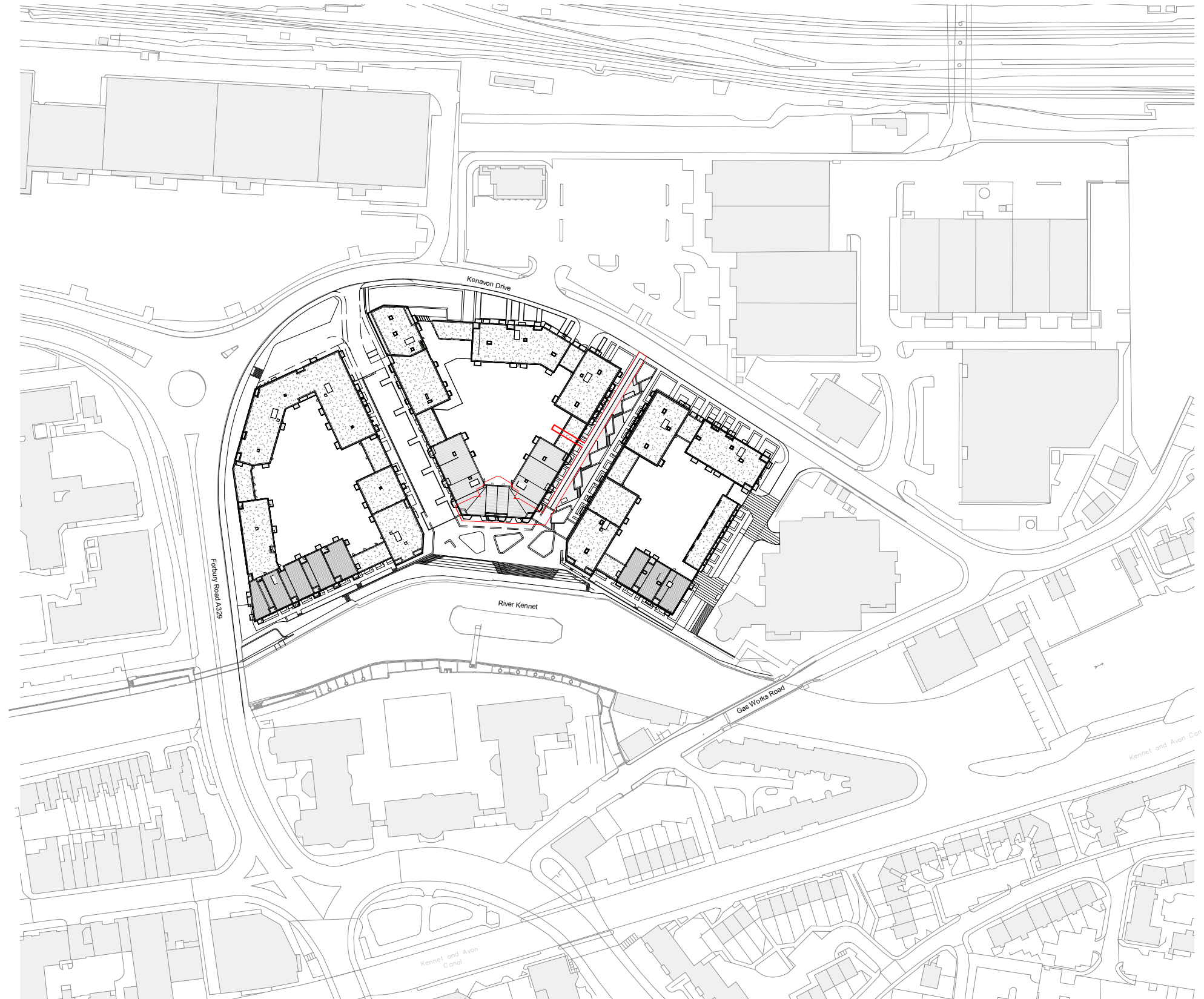
This Design and Access Statement is included as part of application, proposing 4 additional 2B4P apartments on first floor of Middle Block facing south looking over the Riverside Square. The original planning application consented in 2018. (Application No: 170509)

As an overview, the proposed amendments including:

- Middle Block First Floor GA Plan
- Middle Block South & North Elevations
- Middle Block East & West Elevations
- Middle Block Podium Landscape

The impact of the additional residential homes on bin and cycle store capacity has been assessed. Details on layout, elevational treatment and material are included in chapter 2.

A set of comparison plans, sections and elevations between the consented design and the proposed are included in this submission as chapter 3.



Site Location Plan

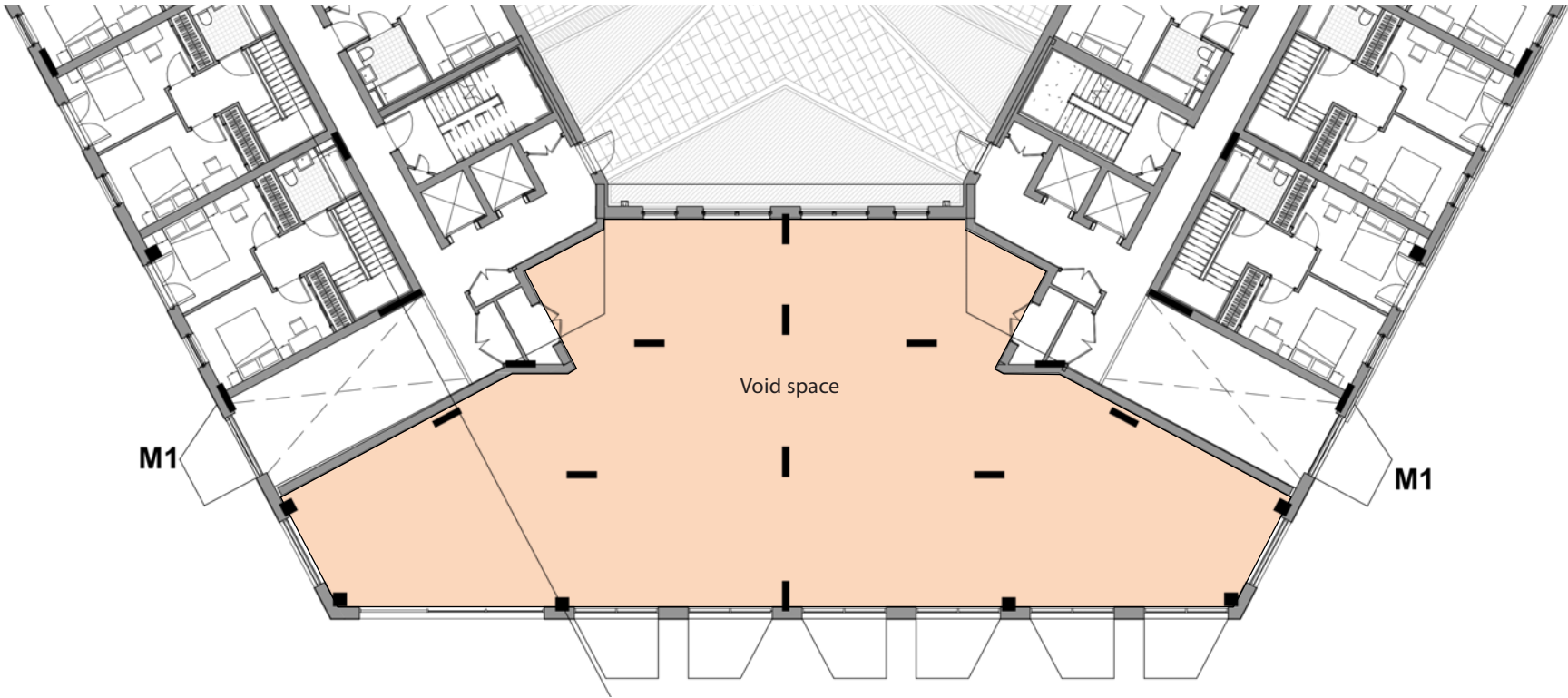
2. Key Changes Proposed

2.1 Existing & Proposed

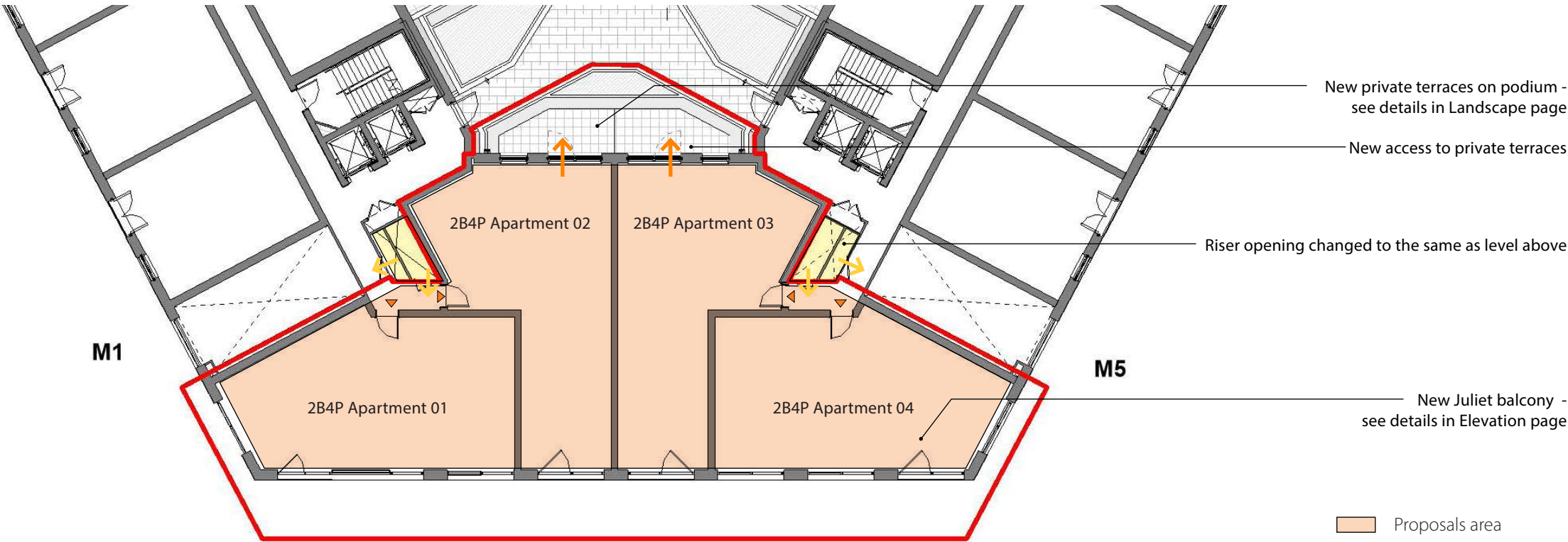
As illustrated to the right, the proposed 4x2B4P residential apartments are contained within the consented void area. (Highlighted in orange) Therefore, it does not impact on any other internal area on this level.

The layout, mix and number of additional apartments are exactly the same as level above. The party walls and columns are aligned to avoid any structure transfer and unnecessary MEP complexity. The fire/escape strategy remains the same as level above as well.

Consented Middle Block First Floor Plan (NMA 3 in 2020)



Proposed Middle Block First Floor Plan

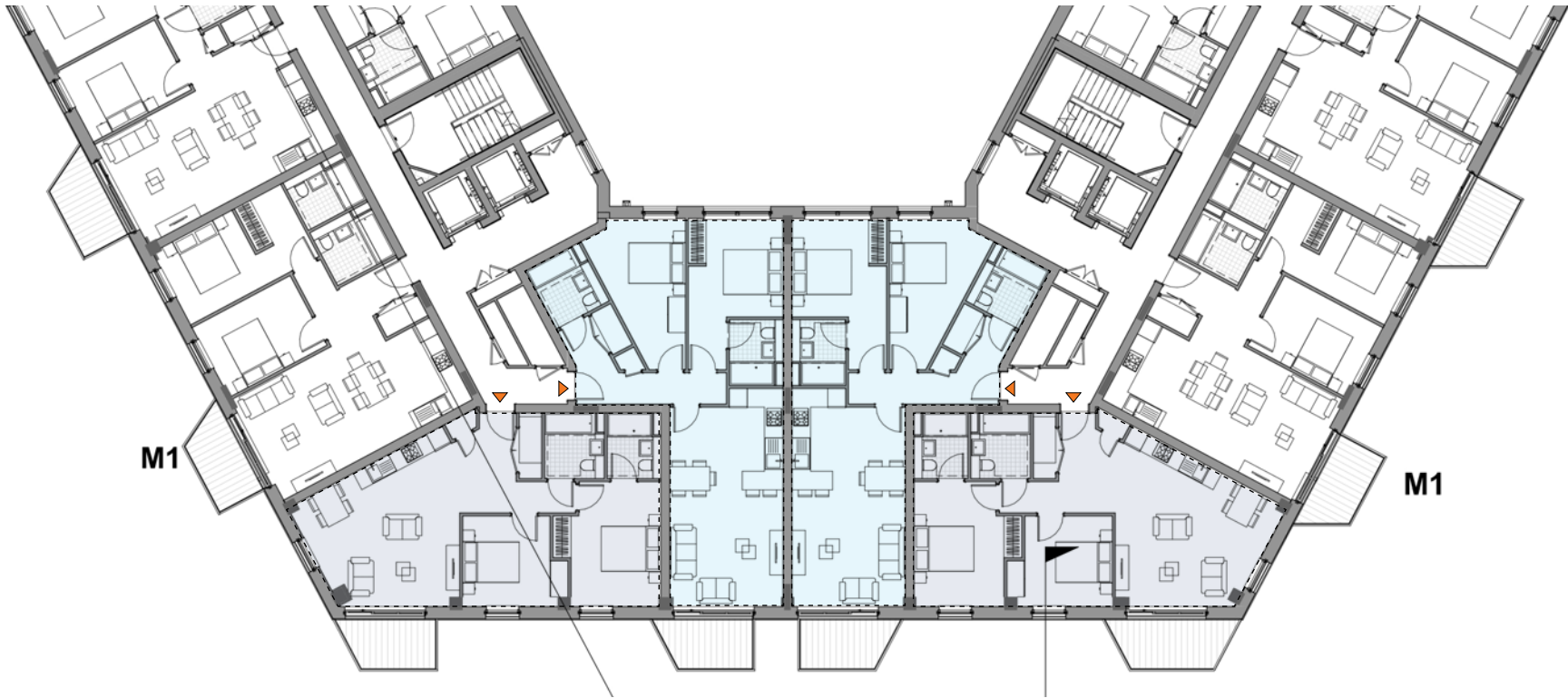


2.2 The Residential Layouts

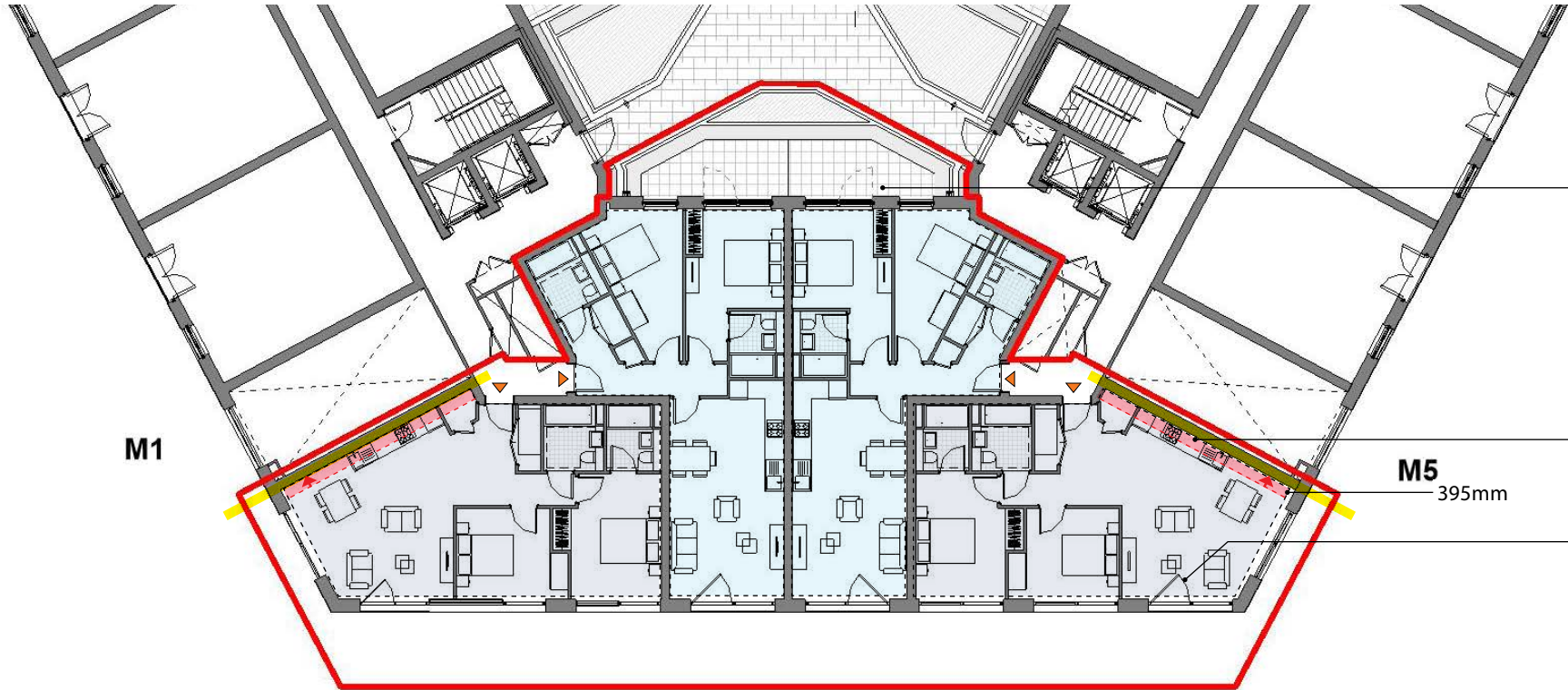
The proposed layout for the new apartments on first floor is almost identical to the level above for standardization. All good design principles applied in the consented scheme has been retained.

The location of party wall highlighted in yellow does not change from the consented drawing, and is aligned with level below. It is 395mm further to the north than the level above.

Consented Middle Block **Second Floor Plan**



Proposed Middle Block **First Floor Plan**



New access to terraces

Additional NSA on level 01

Juliet Balcony for each living space

2B4P Type 01

2B4P Type 02

2.3 Area & Tenure

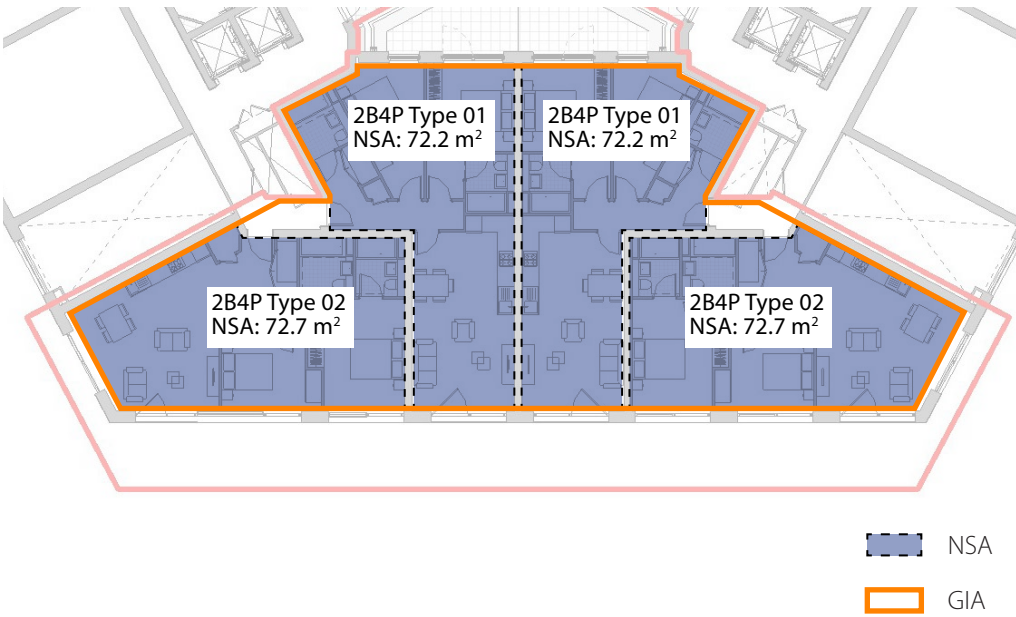
The consented commercial space on level 1 was considered as void space, and it was neither included in commercial GIA nor the overall GIA calculation. The detail of proposed NSA and GIA for new residential is listed to the right.

The impact on overall unit number for Middle Block is included to the right as well.

Base on consented tenure arrangement, both M1 and M5 are private buildings. The additional apartments on first floor are proposed to be the same tenure - Private.

Area Schedule

Consented Commercial	Proposed Residential				
	Unit Type	NSA (sqm)	Unit No,	Total NSA (sqm)	GIA (sqm)
0 (void space on level 1)	2B4P Type 01	72.2	2	144.4	
	2B4P Type 02	72.7	2	145.4	
	Total		4	289.8	305.2



Residential unit number comparison for Middle Block

Consented

Core	Unit Type				Total units
	Manhattan	1B	2B	3B	
M1	0	12	31	0	43
M2	0	40	38	1	79
M3	0	21	28	6	55
M4	0	39	11	0	50
M5	0	13	31	0	44
Total	0	125	139	7	271

Proposed

Core	Unit Type				Total units
	Manhattan	1B	2B	3B	
M1	0	12	33	0	45
M2	0	40	38	1	79
M3	0	21	28	6	55
M4	0	39	11	0	50
M5	0	13	33	0	46
Total	0	125	143	7	275

2.4 Cycle Parking

The overall Travel Plan remains the same as the consented scheme.

The cycle parking requirements for the additional 4 apartments have been calculated the same as the consented scheme which is outlined in Transport Assessment.

The impact of additional 4 flats on the number of the cycle parking spaces is illustrated in the schedule to the right.

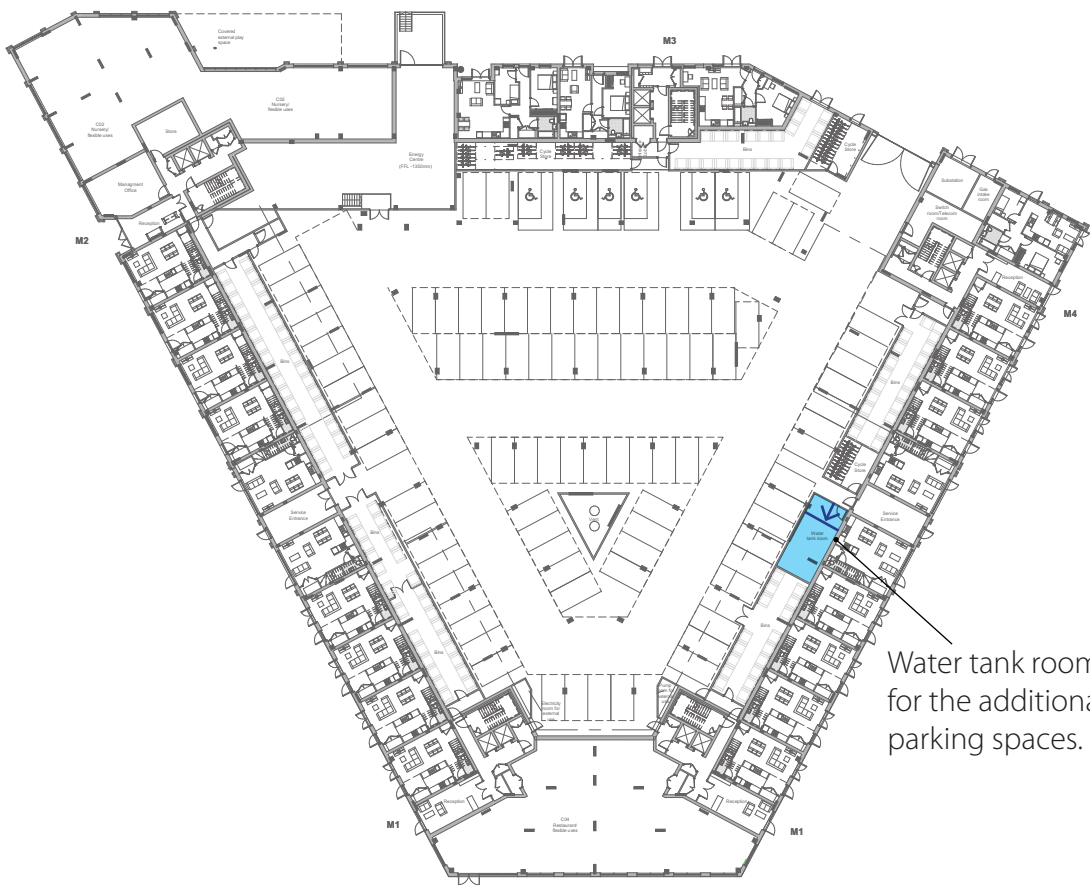
There is some spare space within the water tank room (highlighted in blue). It has been updated to accommodate 2 additional cycle parking spaces highlighted in red in line with guidance received during pre-app meeting.

Cycle Parking required for addtional 4 apartments

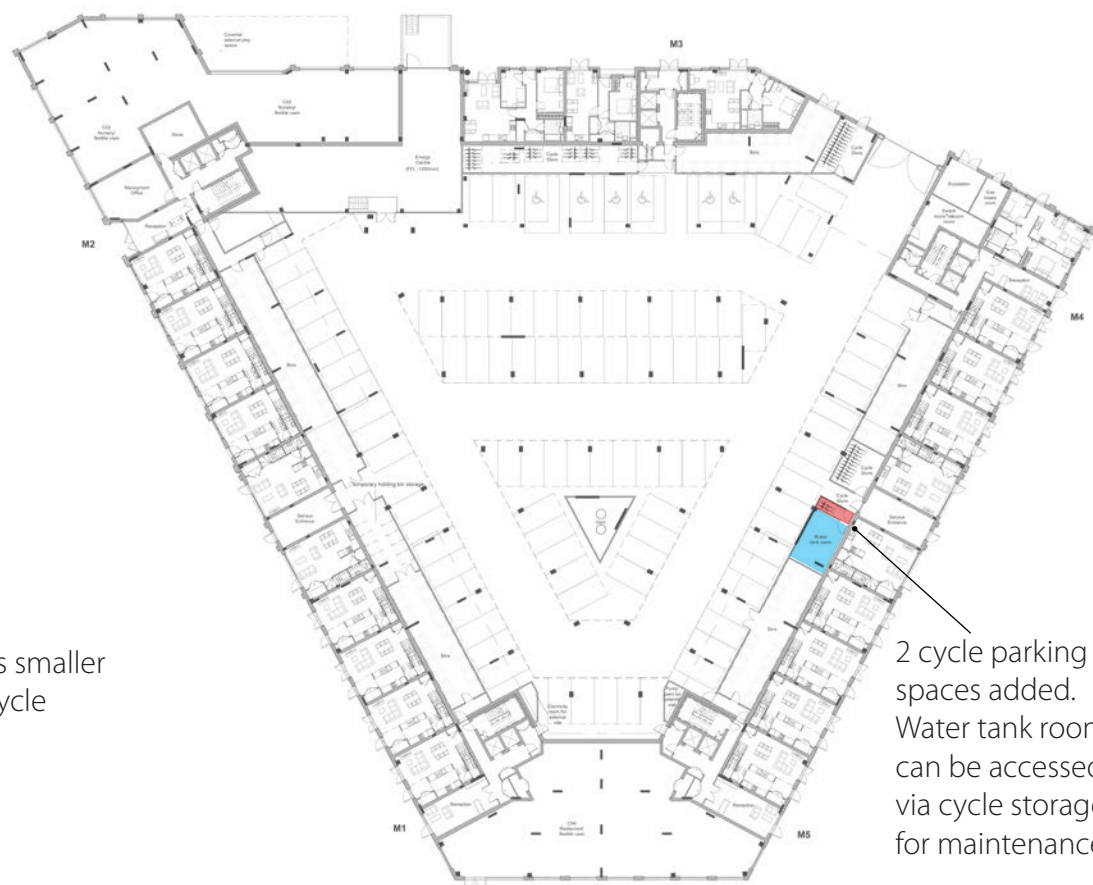
Middle Block	Unit Type					Total units
	Manhattan	1B	2B	3B	3B House	
Unit no.	0	0	4	0	0	4
Required Ratio*	0.5	0.5	0.5	1	2	
Required Provision	0	0	2	0	0	2

* Cycle provision ratio is based on Transport Assessment - RBC's Revised Parking Standards and Design SPD (2011) is the latest relevant Policy.

APPROVED Middle Block Ground Floor Plan (AA5990-2140 REV D)



PROPOSED Middle Block Ground Floor Plan (2100 REV P01)



2.5 Refuse & Recycling Storage

The overall waste strategy and waste management remains the same as the consented scheme.

The storage requirements have been calculated the same as the consented scheme which is listed below:

- Refuse - Every two weeks collection - 1 Eurobin (1100l) every 5 flats.
- Mixed Recycling Every two weeks collection - 1 Eurobin (1100 l) every 5 flats.

The impact of additional 4 flats on the number of the bins is illustrated in the schedule to the right.

For Core M1, the temporary holding bin storage has been rearranged to make space for the additional 2x1100L bins while keep the 12x1100L capacity unchanged. For Core M5, the water tank gets smaller for the additional 2x1100L bins.

Refuse & Recycling Storage Comparison Schedule

Consented

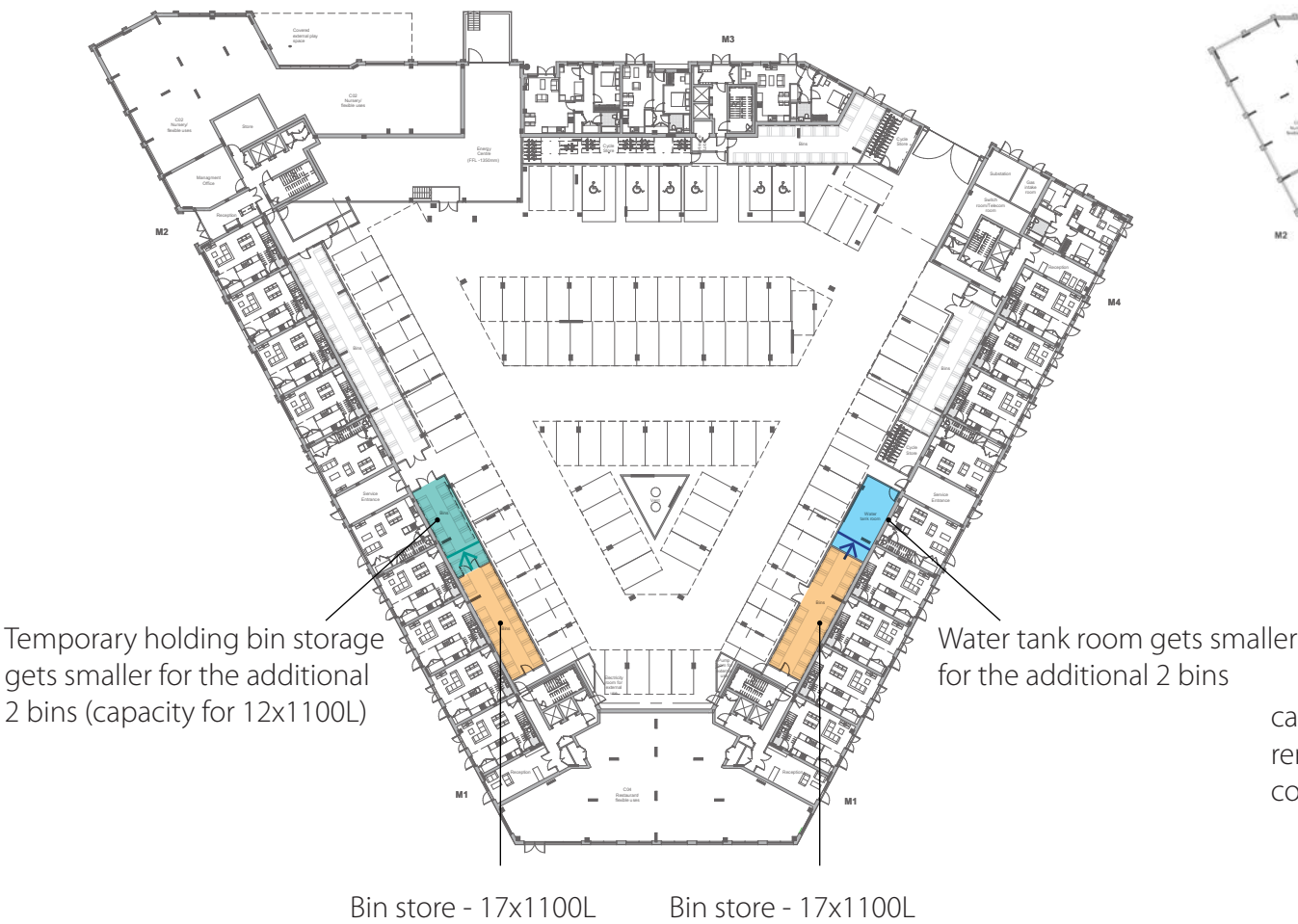
Core	Unit Type				Total units	Required Provision*		
	Manhattan	1B	2B	3B		General Waste (1100L)	Recycling (1100L)	Total
M1	0	12	31	0	43	8.6	8.6	17.2
M5	0	13	31	0	44	8.8	8.8	17.6

* Refuse & recycling storage ratio is based on DAS

Proposed

Core	Unit Type				Total units	Required Provision*		
	Manhattan	1B	2B	3B		General Waste (1100L)	Recycling (1100L)	Total
M1	0	12	33	0	45	9	9	18
M5	0	13	33	0	46	9.2	9.2	18.4

APPROVED Middle Block Ground Floor Plan (AA5990-2140 REV D)



PROPOSED Middle Block Ground Floor Plan (2100 REV P01)



2.6 Elevational Change - South

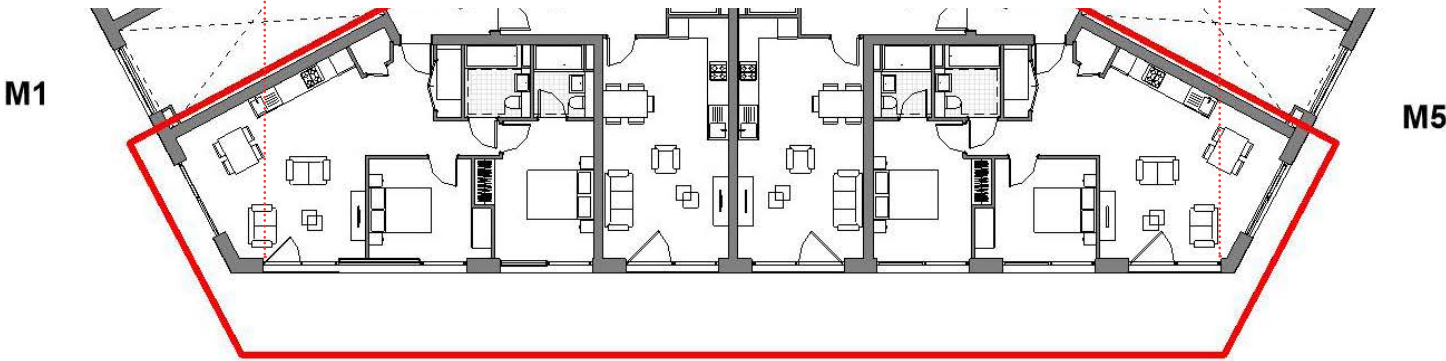
The strategy for elevational change to respond the residential use on first floor is illustrated to the right. The proposed elevation follows the window pattern from level above to be consistent with the original elevation narrative. For all the bedrooms, a two-panel window has been proposed with top-hung openable panel at the top and fixed glazed panel at the bottom. This looks very similar to the consented bedroom windows on the level above. The side panel is proposed to be perforated metal panel with banding detail that matches the brick pattern. For all the living space, a fully openable panel is proposed with the Juliet Balcony on the outside. The Juliet Balcony is the same as the ones on Middle Block East/West elevations.

There are no changes to the ground floor elevations.

Elevational strategy sketch



Proposed Middle Block First Floor Plan



- Perforated metal panel with banding responding to consented brick pattern
- Metal balustrade - same as the material (M-BA 03 in the consented elevation drawing)
- Window with Juliet Balcony
- Standard window as level above

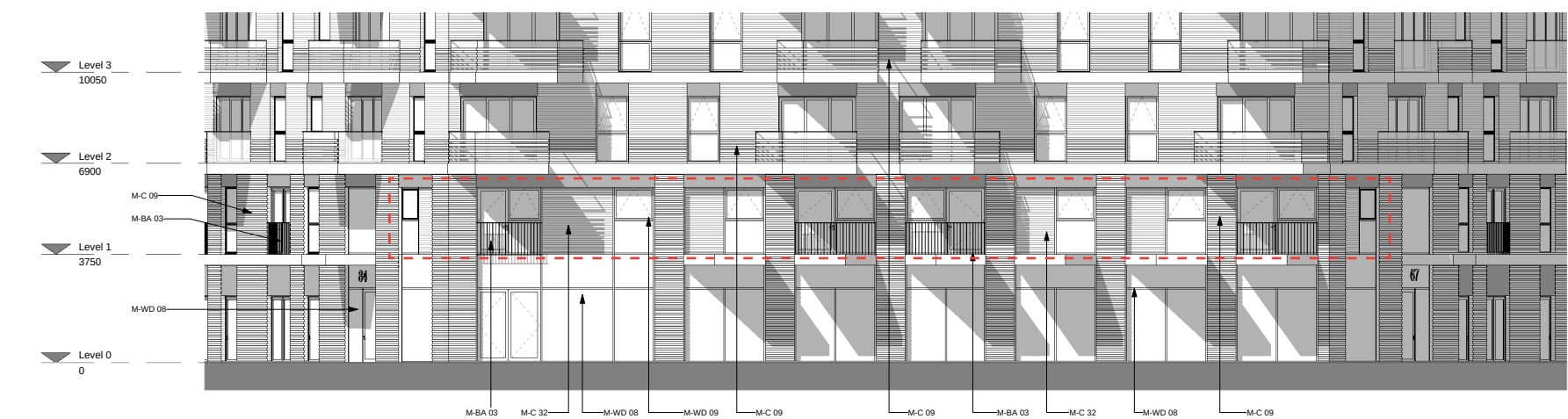
Elevational Change - South

Following the strategy in the last page, the consented vs proposed elevation comparison is illustrated to the right.

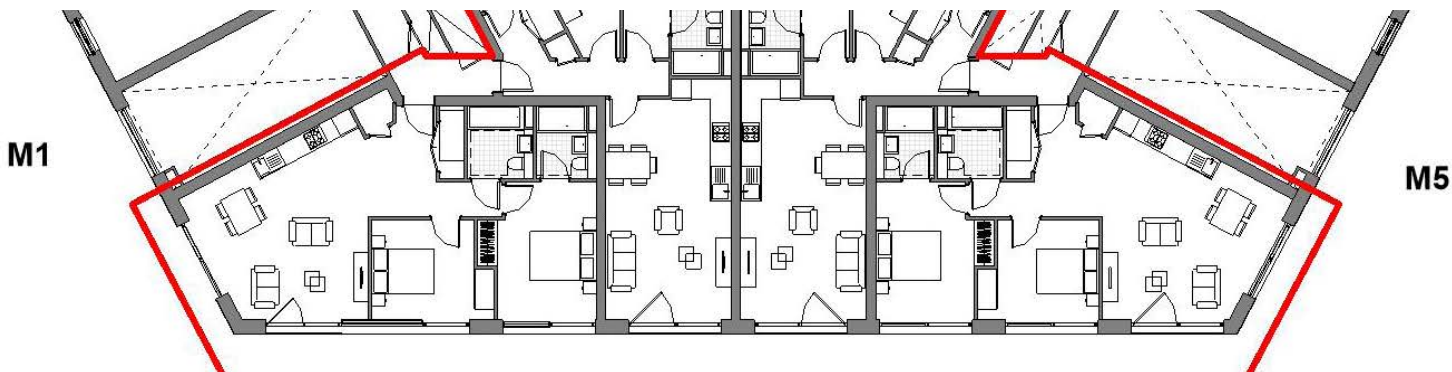
Consented Middle Block South Elevation



Proposed Middle Block South Elevation



Proposed Middle Block First Floor Plan



2.7 Elevational Change - North

The change to north elevation is minimal. Only two windows in the middle have changed to suit better for residential use:
Change the full glazed panel to openable door which is leading to private terrace on the podium. The appearance looks identical to the level above.

Consented Middle Block North Elevation

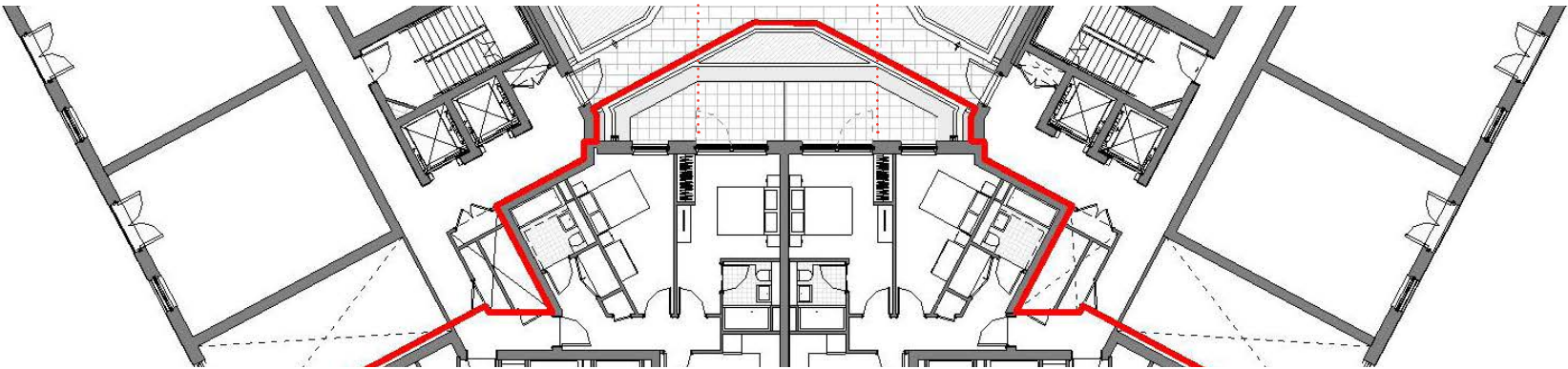


Change full glazed panel to fully openable door (access to private terrace on podium)

Proposed Middle Block North Elevation



Proposed Middle Block First Floor Plan

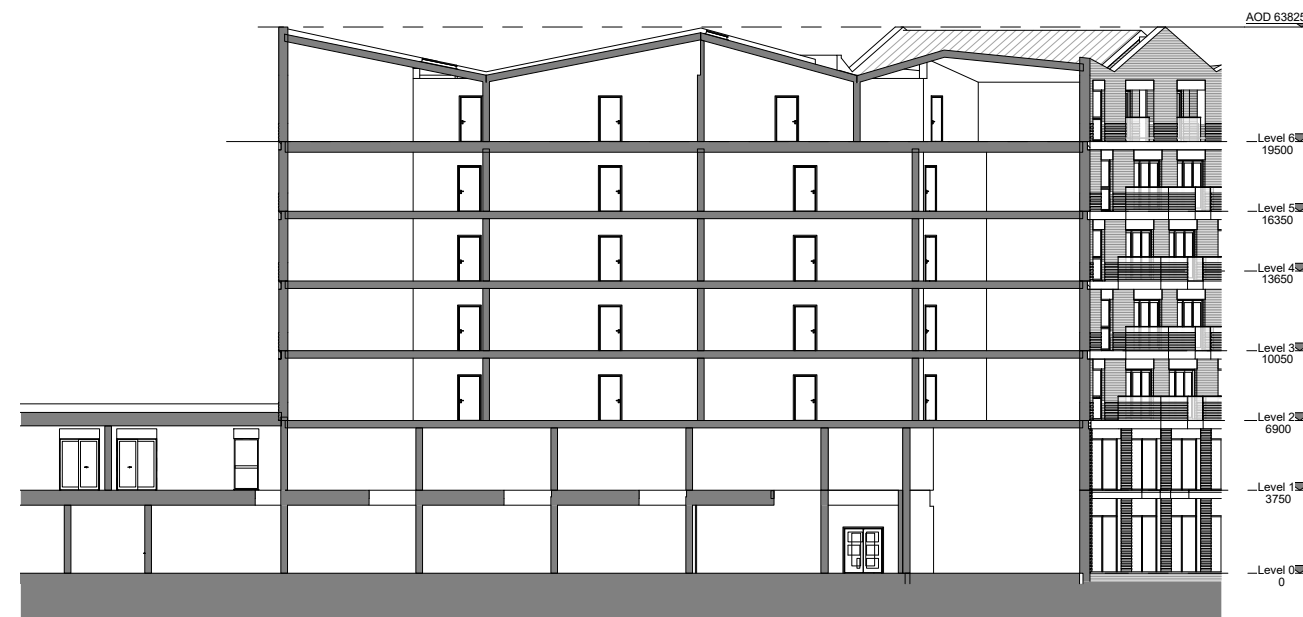


2.8 Section Change

The commercial unit has been designed as double height space in the consented scheme. The upper level is void space. Therefore, the only change in section is to extend the floor slab to cover this area. There is no change to building height.

The comparison between consented and proposed section is illustrated to the right.

Consented Middle Block Section D-D



Proposed Middle Block Section D-D



2.9 Bay Study Comparison

The general approach to materials and detailing remains unchanged from the consented scheme. This bay study captures the other nuanced changes explained already and also demonstrates the overwhelming similarity in materiality between the consented design and the revised proposals.

Consented Middle Block Bay Study 04



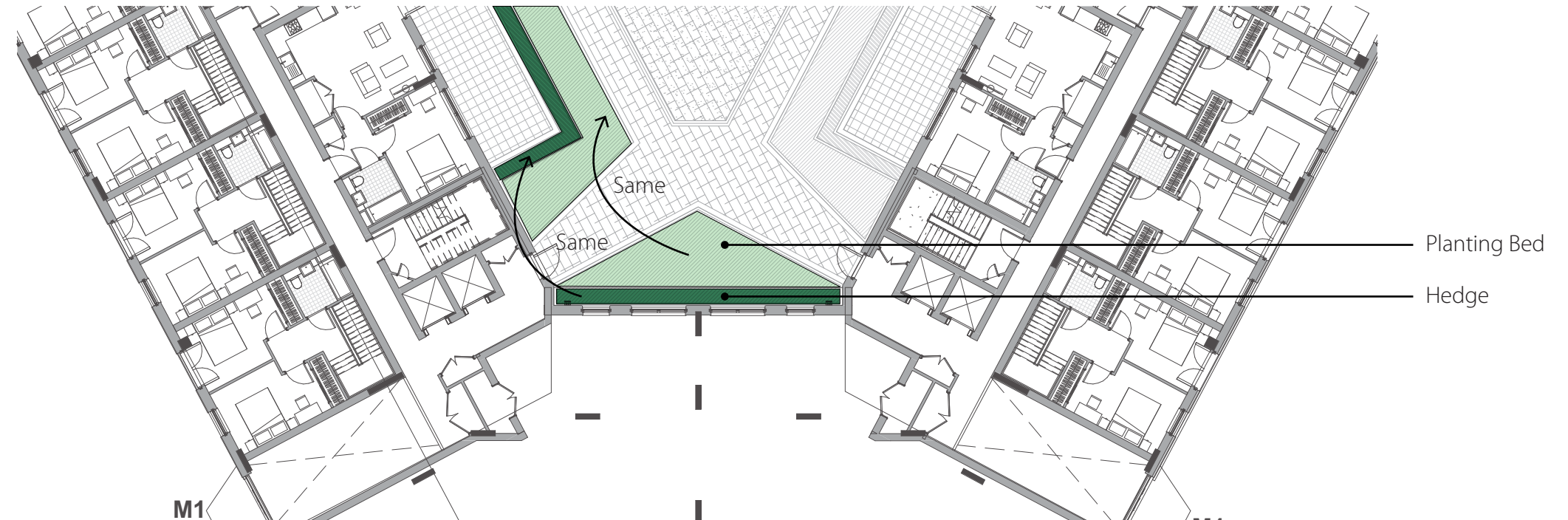
Proposed Middle Block Bay Study 04



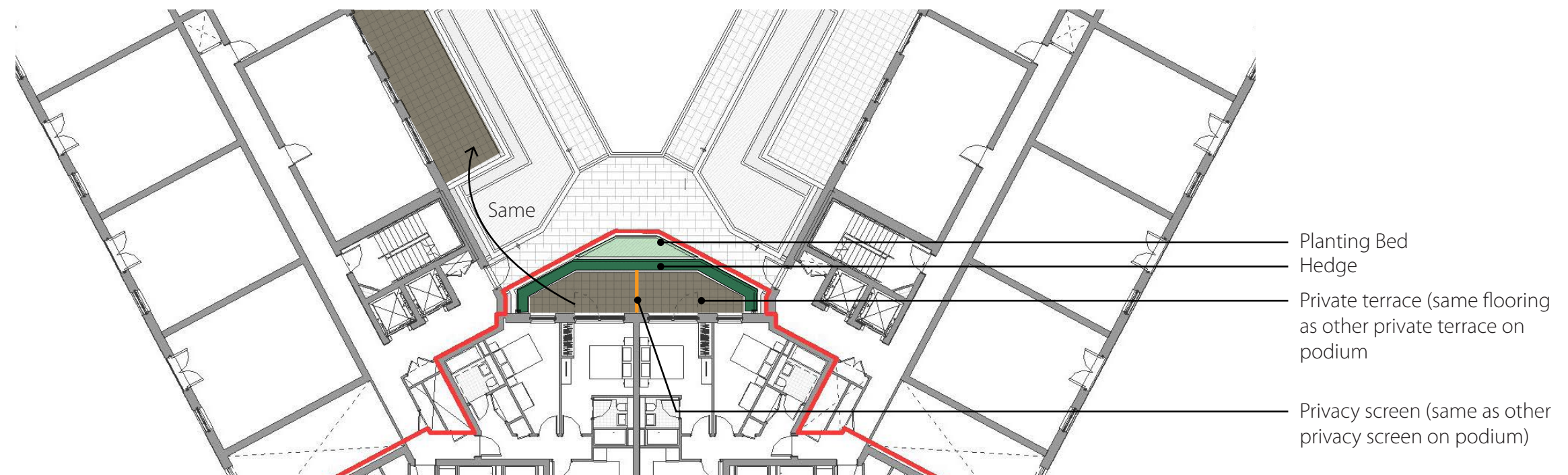
2.10 Landscape Change

Instead of large planting bed, two new private terraces are proposed directly accessed from the flats. All the materials including floor finish, privacy screen etc. are proposed the same as other private terrace on the podium. They are also surrounded by hedge and planting bed for privacy.

Consented Middle Block First Floor Plan



Proposed Middle Block First Floor Plan



2.11 Daylight/Sunlight

The proposed window size and number to each bedroom and living room remain the same as other flats in the Middle Block. All the living space has two-panel, floor to ceiling height window facing south and overlooking the river.

The two middle flats are north-south through units with bedrooms facing north and living/dinning/kitchen space facing south for good natural light.

The two side flats are corner units with all the bedrooms and living/dinning/kitchen space facing south. The living space has extra window to east/west for secondary aspect and extra day light.

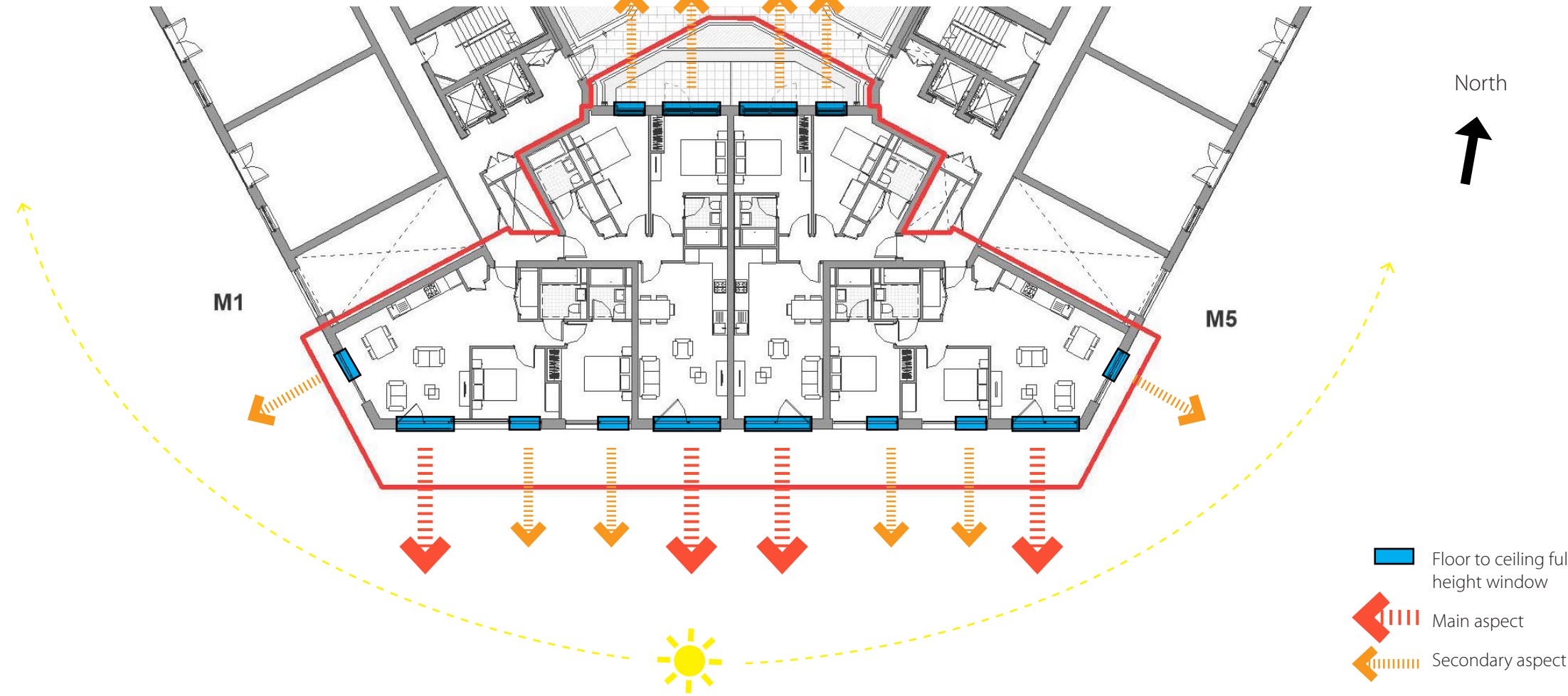
Therefore, the proposed new flats are considered to have acceptable levels of daylight and sunlight as other flats in the Middle Block.

All the proposed flats are dual aspect for better ventilation. The openable area for ventilation is in line with other consented flats in the Middle block. The projecting balcony over the living space creates shadows further reducing the risk of overheating. The proposed new flats are considered to have low risk of

Proposed Middle Block South Elevation



Proposed Middle Block First Floor Plan

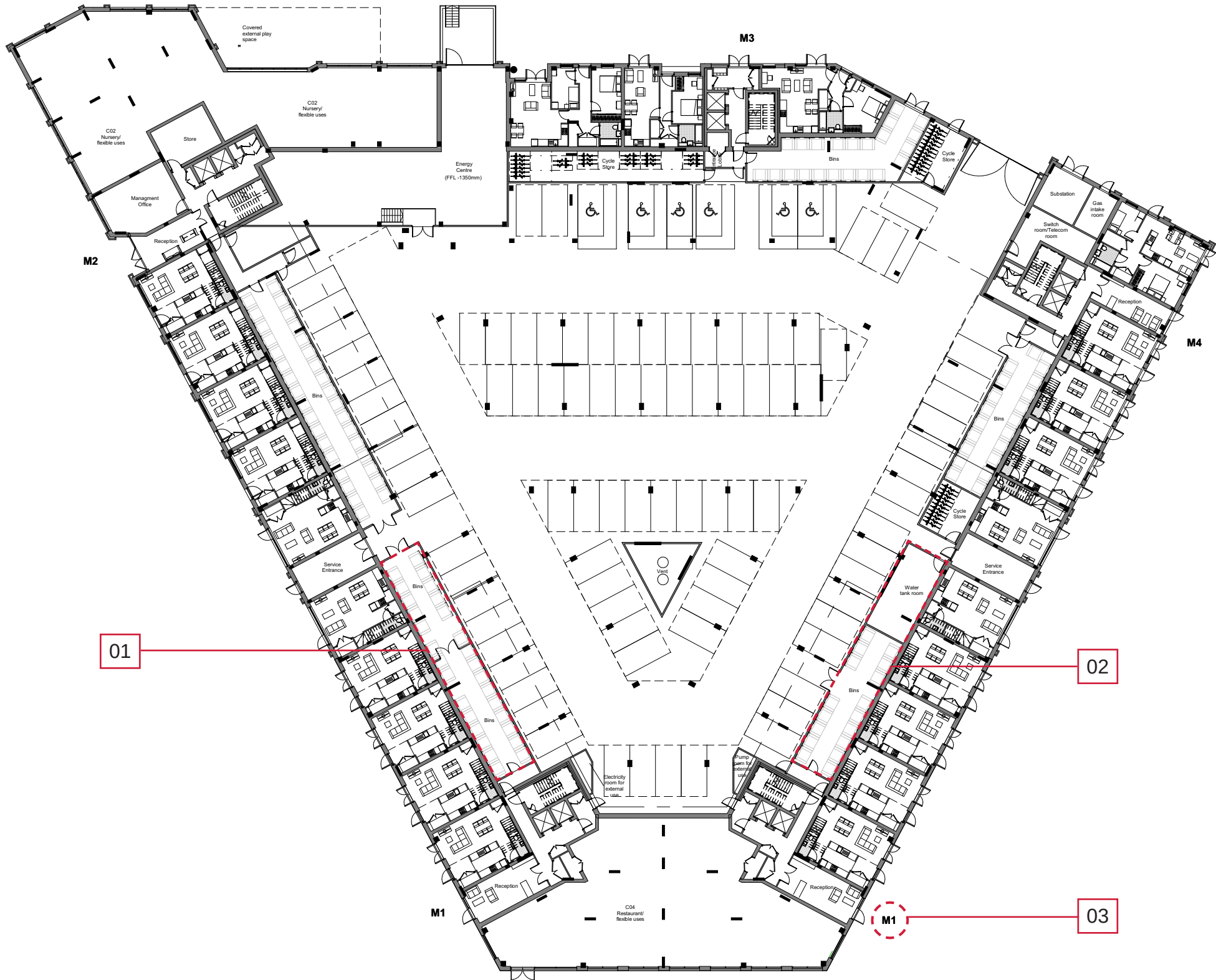


3. Consented Drawing Comparison: Plans, Sections, Elevations and Bay Study

MIDDLE BLOCK GROUND FLOOR PLAN

AMENDMENTS TO CONSENTED DRAWINGS - KEY

- 01 - Temporary holding bin storage rearranged, additional 2x1100L bins added
- 02 - Water tank room updated to smaller size, 2 additional cycle parking spaces and additional 2x1100L bins added
- 03 - Change the name of the core from M1 to M5 to avoid confusion

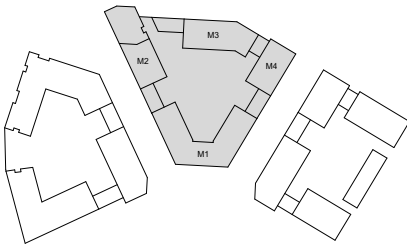


0m 5m 10m 15m
 CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description
A	27/01/17	First Issue
B	22/03/17	For submission
C	13/07/17	Cycle Storage Revised
D	07/02/20	Cones updated to reduce travel distances
E	07/07/21	Energy Centre Minor Update

Dwn	Ckd	Drawn	CR
FR	CS	Checked	CS
FR	CS	Date	Jan 2017
CS	RS	Scale @ A1	As indicated
AC	RS		

Kenavon Drive
 Middle Block
 Ground Floor

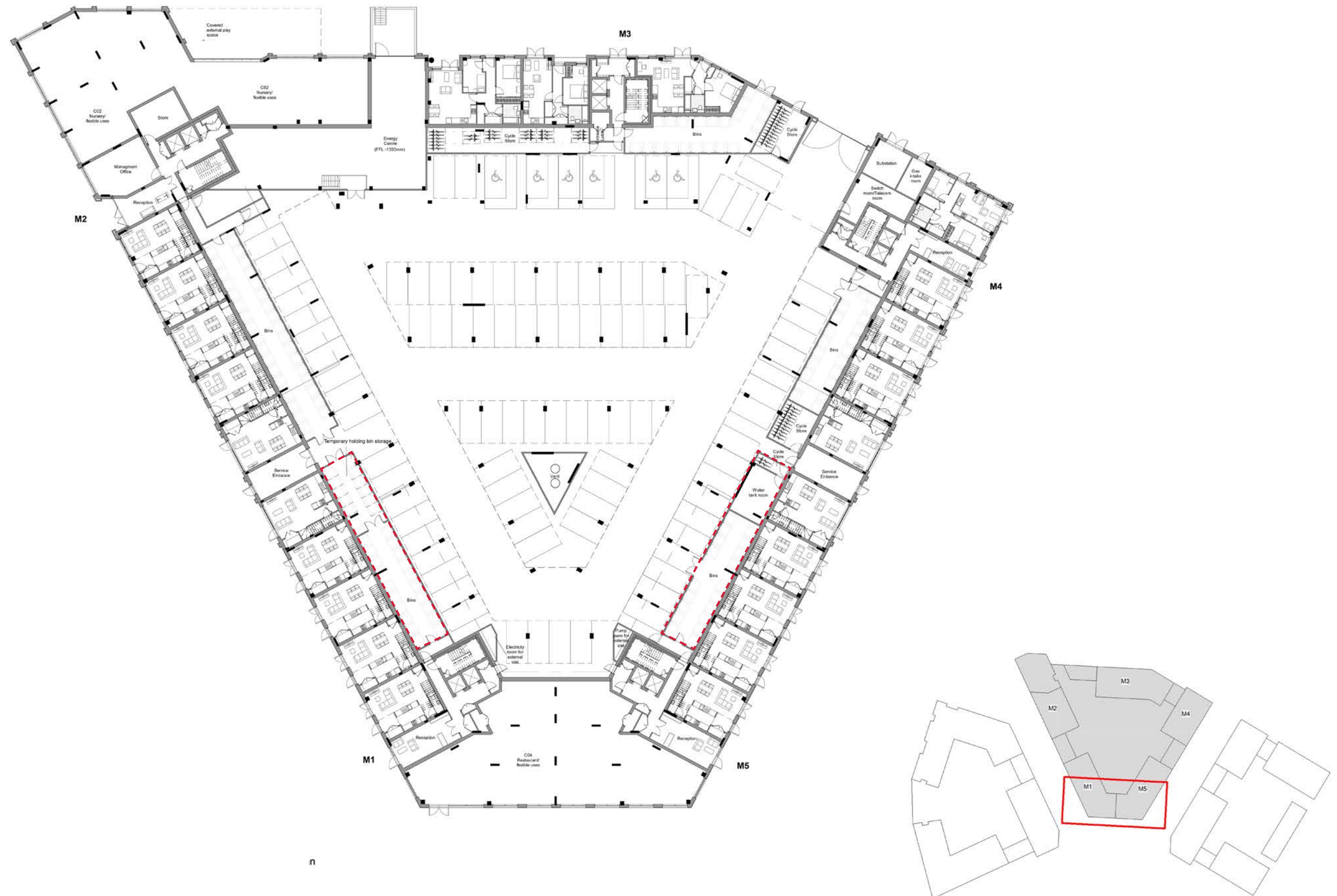


AA5990-2140
 REV D
 FOR PLANNING



MIDDLE BLOCK GROUND FLOOR PLAN

Rev P2: Planning Drawing Comparison Added



0m 5m 10m 15m

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Designed with reference to the surveys, information and reports listed:
Xxxxxxxxxxxxxx Xxxxxxxxxxxxxx, Xxxxxxxxxxxxxx Xxxxxxxxxxxxxx,
Xxxxxxxxxxxxxx Xxxxxxxxxxxxxx, Xxxxxxxxxxxxxx Xxxxxxxxxxxxxx, Xxxxxxxxxxxxxx
Xxxxxxxxxxxxxx.

Rev	Date	Description
P01	12/03/25	M1 & M5 Bin Storage & Cycle Storage Revised

Dwn	Ckd
YW	CS

Drawn	CS
Checked	YW
Date	Dec 2024
Scale @ A1	1:200

Kenavon Drive

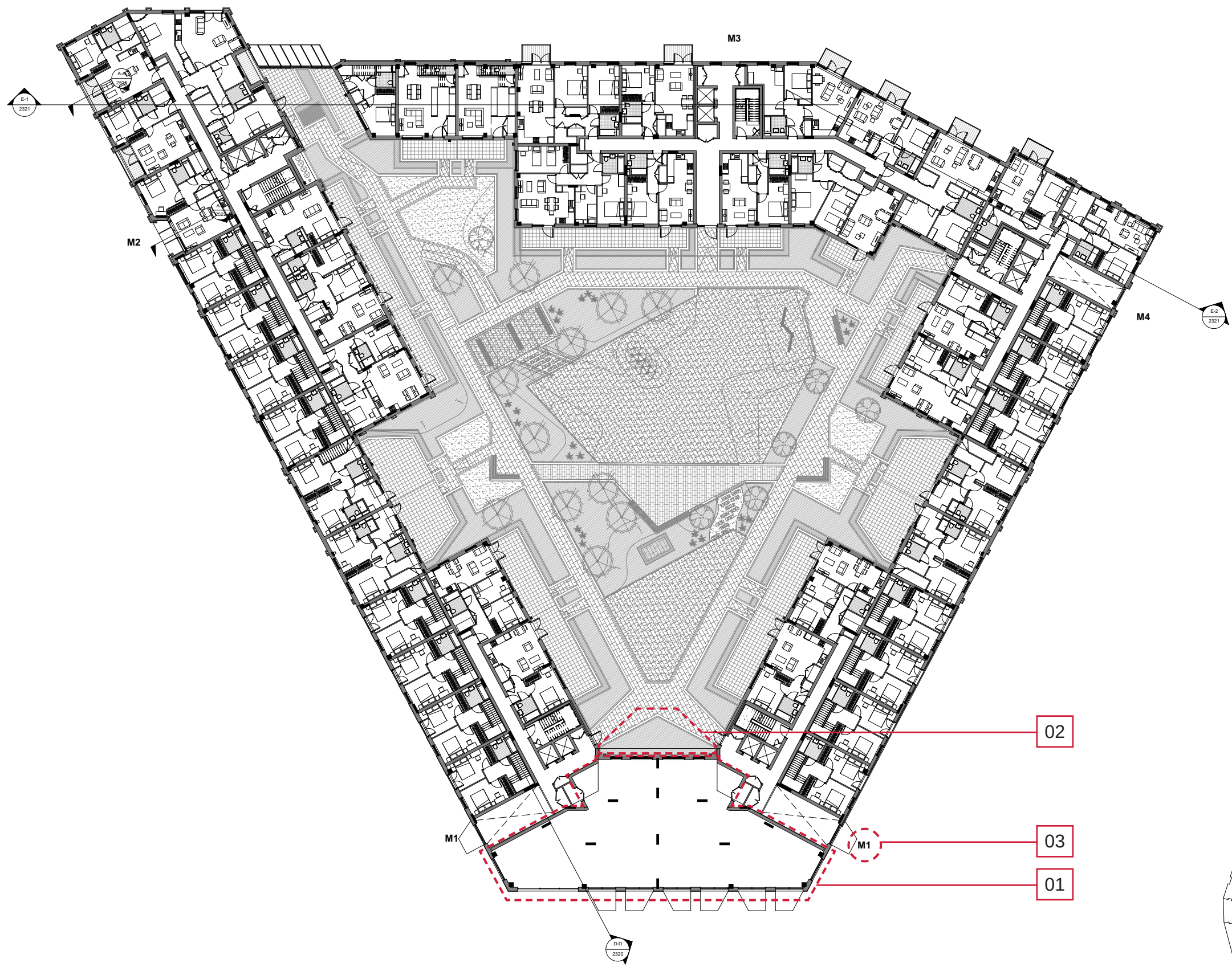
Middle Block Proposed Block
Plan - Ground Floor

Project Origin Function Space Form Discipline Number
KD - PRP - MID - 01 - DG - A - 2100
Revision Status
P00 - Preliminary S4 - Stage Approval

PRP

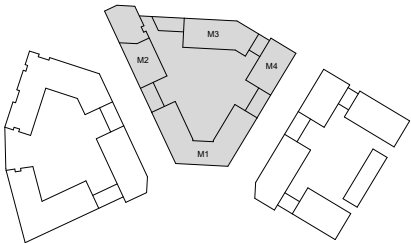
CONSENTED

MIDDLE BLOCK FIRST FLOOR PLAN



AMENDMENTS TO CONSENTED
DRAWINGS - KEY

- 01 - Additional of 4x2B4P apartments.
- 02 - Change this part of podium into 2xprivate terraces accessed directly from the apartments.
- 03 - Change the name of the core from M1 to M5 to avoid confusion



0m 5m 10m 15m
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description	Dwn	Ckd	Drawn	CR
B	12/04/17	Post submission comments	FR	CS	Checked	CS
C	07/02/20	Core updated to reduce travel distances	GS	RS	Date	Jan 2017
D	06/05/20	Updated following RBC feedback on NMA 02 application	GS	RS	Scale @ A1	As indicated
E	03/12/20	East & Mid Block Podium gardens Updated for BHOC Site Layout and Podium Application	AC	RS		

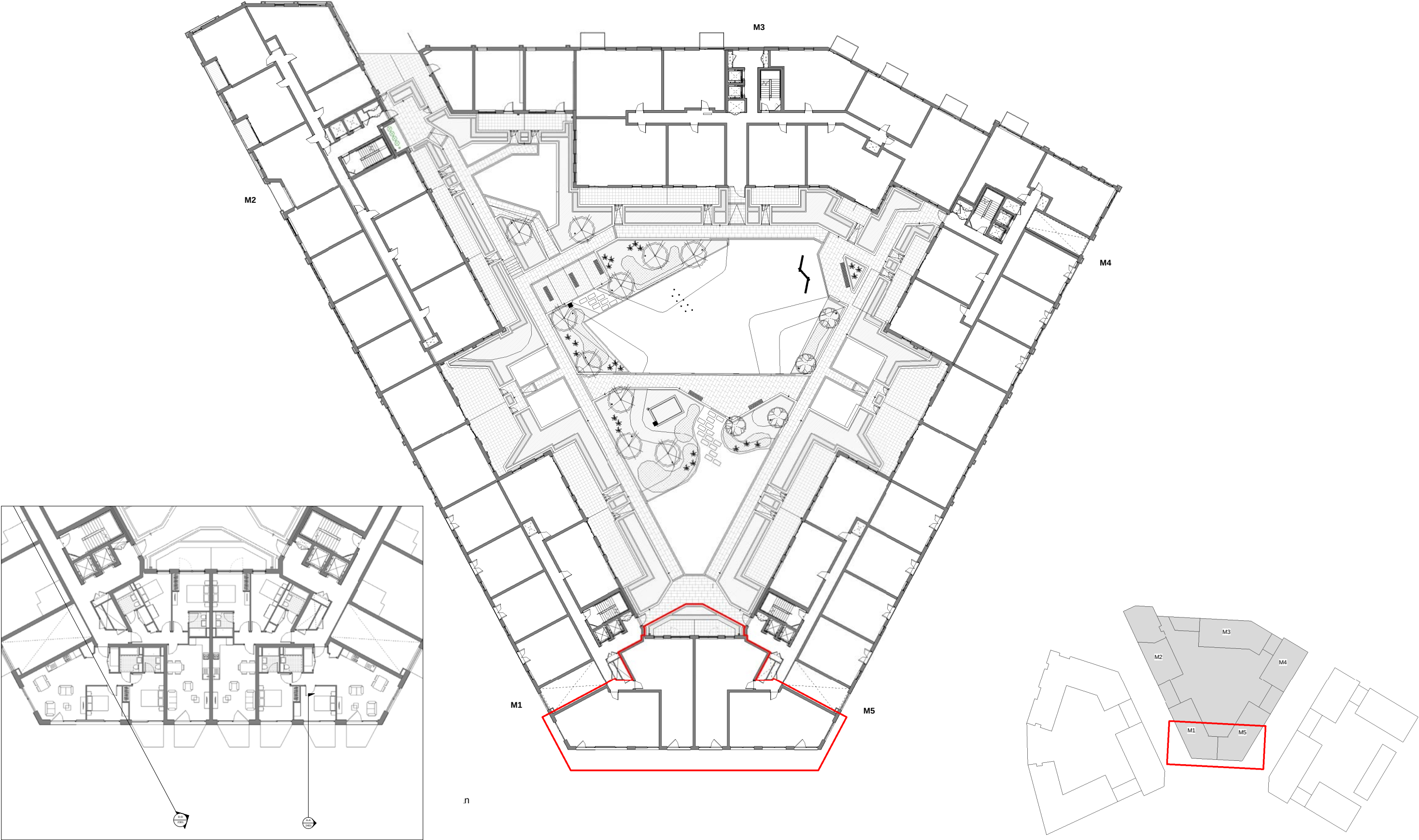
Kenavon Drive
Middle Block
First Floor

AA5990-2141
REV E
FOR PLANNING

PRP

PROPOSED

MIDDLE BLOCK FIRST FLOOR PLAN



0m 5m 10m 15m

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XXXXXXXXXXXX XXXXXXXXXXXXXXX, XXXXXXXXXXXXXXX XXXXXXXXXXXXXXX,
XXXXXXXXXXXX

Rev	Date	Description
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Dwn	Ckd	Drawn	CS
		Checked	YW
		Date	Dec 2024
		Scale @ A1	1:200

Kenavon Drive
Middle Block Proposed Block
Plan - First Floor

Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	01 -	DG -	A -	2101
Revision					Status	
P00 - Preliminary					S4 - Stage Approval	



CONSENTED

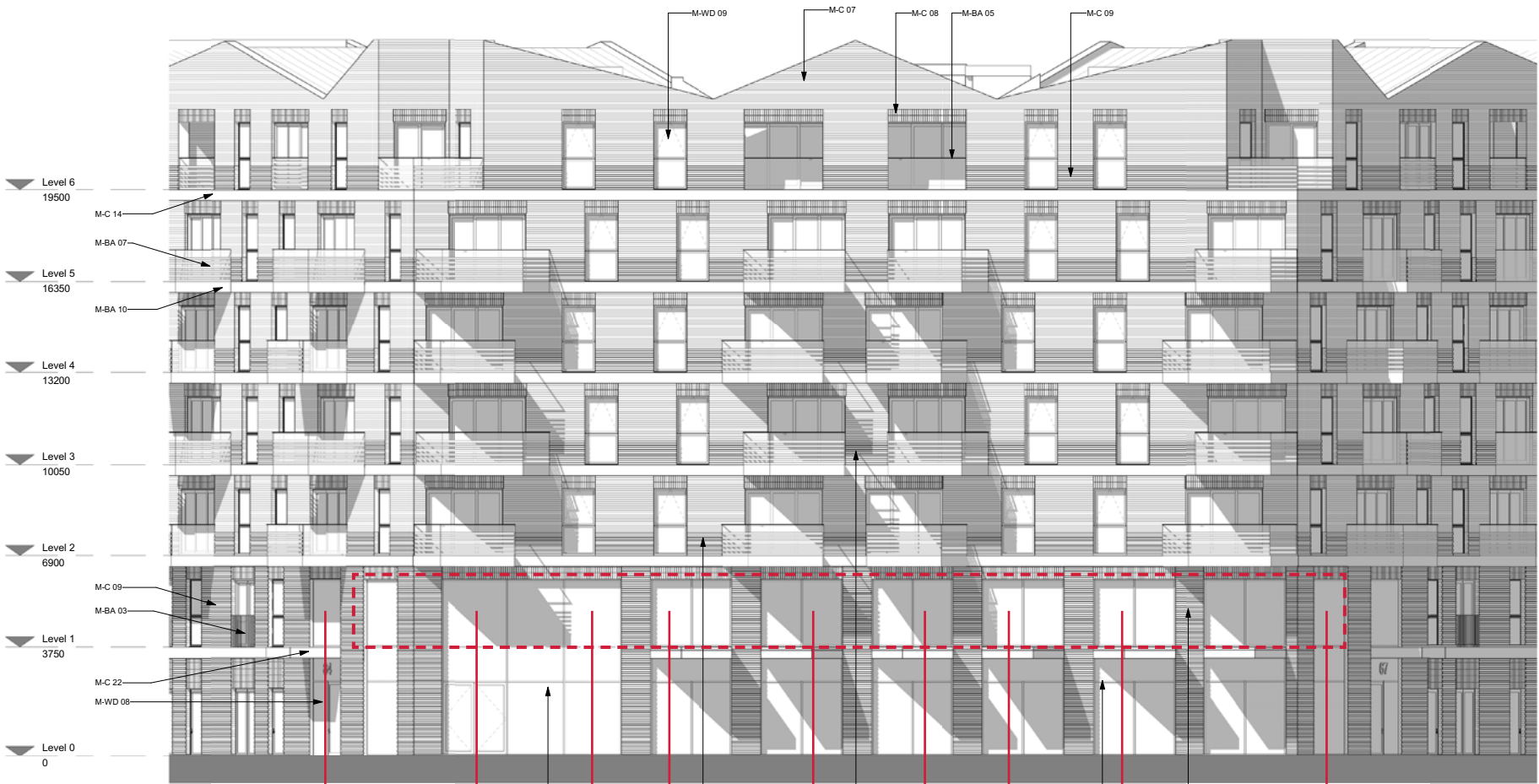
MIDDLE BLOCK SOUTH & NORTH ELEVATIONS

AMENDMENTS TO CONSENTED
DRAWINGS - KEY

01 - Replace the glazed opening with 3-panel window

02 - Replace the glazed opening with 3-panel window (one of the side panel is glazed door opening inwards) plus Juliet balustrade

03 - Replace the fixed glazing panel with a glazed door opening outwards onto the private terrace on podium.



Middle Block South Elevation
1 : 100

01

02

01

01

02

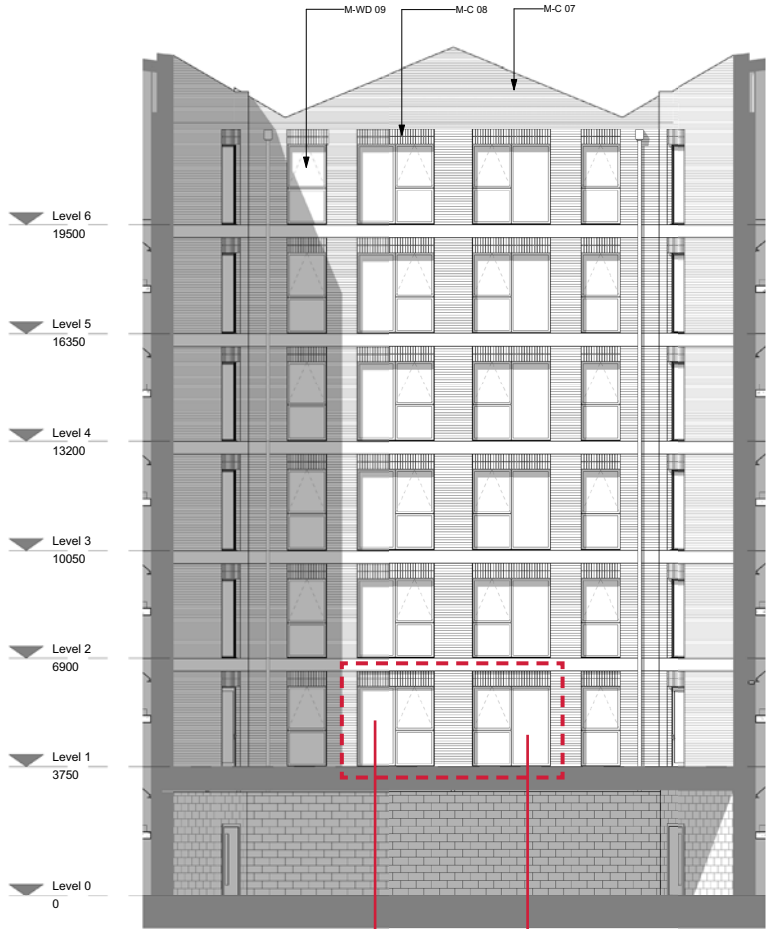
02

01

01

01

03

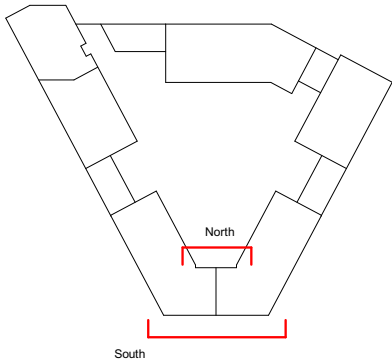


Middle Block Courtyard M1 North Elevation
1 : 100

03

Materials Legend

M-BA 03	PPC Metal balustrade Juliet
M-BA 05	Canilevered glass balustrade to inset balcony
M-BA 07	Canilevered glass balustrade with fitted bands to match M-C 09
M-BA 10	Precast concrete balcony fascia
M-C 07	Brick / mortar colour C (Light)
M-C 08	Brick / mortar colour C soldier course (Light)
M-C 09	Brick / mortar colour C alternating 25mm projecting (Light)
M-C 14	Precast concrete band course
M-C 22	Entrance canopy PPC metal cladding
M-WD 08	Block entrance door/window assembly
M-WD 09	Gold coloured frame glazed window / door assembly



North

South

0m 2m 4m 6m 8m

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Rev	Date	Description
-	27/01/17	First Issue
A	22/03/17	For submission
B	12/04/17	Post submission comments
C	25/10/19	Issued for S73 Re-submission

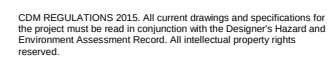
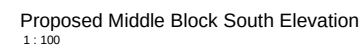
Dwn	Ckd	Drawn	GS
FR	CS	Checked	CS
FR	CS	Date	Jan 2017
AMC	RS	Scale @ A1	100

Kenavon Drive
Middle Block South & North Elevations

AA5990-2222
REV C
FOR PLANNING

PRP

MIDDLE BLOCK SOUTH & NORTH ELEVATIONS



Designed with reference to the surveys, information and reports listed:
XXXXXXXXXXXX XXXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX,
XXXXXXXXXXXX XXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX, XXXXXXXXXXX
XXXXXXXXXXXX.

Dwn Ckd	Drawn	YW
	Checked	CS
	Date	Dec 2024
	Scale @ A1	1:100

Kenavon Drive

Middle Block Proposed
South & North Elevations

Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	ZZ -	DG -	A -	2201
Revision			Status			
P00 - Preliminary			S4 - Stage Approval			



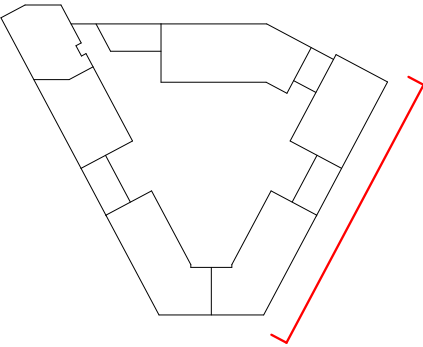
CONSENTED

MIDDLE BLOCK EAST ELEVATION

AMENDMENTS TO CONSENTED
DRAWINGS - KEY

01 - Replace the glazed opening with 3-panel window

Materials Legend	
M-BA 03	PPC Metal balustrade Juliet
M-BA 07	Cantervered glass balustrade with fitted bands to match M-C 09
M-C 01	Brick / mortar colour A (Dark)
M-C 03	Brick / mortar colour A soldier course (Dark)
M-C 04	Brick / mortar colour B (Medium)
M-C 05	Brick / mortar colour B soldier course (Medium)
M-C 07	Brick / mortar colour C (Light)
M-C 08	Brick / mortar colour C soldier course (Light)
M-C 09	Brick / mortar colour C alternating 25mm projecting (Light)
M-C 14	Precast concrete band course
M-C 16	Metal panel cladding colour A (Dark)
M-C 17	Metal panel cladding colour B (Gold)
M-WD 01	Dark grey coloured frame glazed window / door assembly
M-WD 08	Block entrance door/window assembly
M-WD 09	Gold coloured frame glazed window / door assembly



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Rev	Date	Description
PR	27/01/17	First Issue
CS	22/03/17	For submission
A	25/10/19	Issued for S73 Re-submission

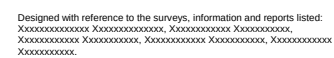
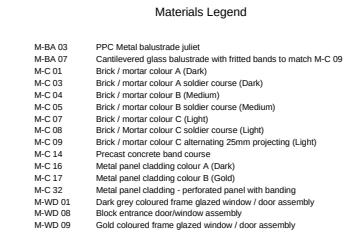
Drawn	Ckd	Checked	GS
PR	CS	CS	
PR	CS		
AMC	RS		
Date	Jan 2017		
Scale @ A1	100		

Kenavon Drive
Middle Block East Elevation

AA5990-2223
REV A
FOR PLANNING

PRP

MIDDLE BLOCK EAST ELEVATION



Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	ZZ -	DG -	A -	2202
Revision			Status			
P00 - Preliminary			S4 - Stage Approval			



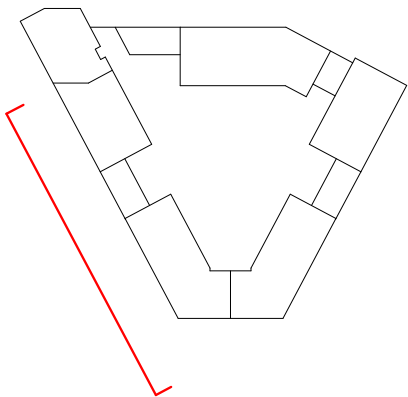
CONSENTED

MIDDLE BLOCK WEST ELEVATION

AMENDMENTS TO CONSENTED
 DRAWINGS - KEY

01 - Replace the glazed opening with 3-panel window

- Materials Legend
- M-BA 02 PPC Metal balustrade front, balusters turned 45 deg
 - M-BA 07 Cantilevered glass balustrade with fitted bands to match M-C 09
 - M-BA 09 Fair faced pre-cast concrete fascia & soffit to projected balcony
 - M-C 01 Brick / mortar colour A (Dark)
 - M-C 03 Brick / mortar colour A soldier course (Dark)
 - M-C 04 Brick / mortar colour B (Medium)
 - M-C 05 Brick / mortar colour B soldier course (Medium)
 - M-C 07 Brick / mortar colour C (Light)
 - M-C 08 Brick / Mortar colour C soldier course (Light)
 - M-C 09 Brick / mortar colour C alternating 25mm projecting (Light)
 - M-C 14 Precast concrete band course
 - M-C 22 Entrance canopy PPC metal cladding
 - M-WD 01 Dark grey coloured frame glazed window / door assembly
 - M-WD 08 Block entrance door/window assembly



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description
-	22/03/17	For submission
A	11/03/19	Issued for S73 Coordination
B	29/03/19	Issued for S73 application
C	07/05/19	Levels added. Re-issued for S73
D	25/10/19	Issued for S73 Re-submission

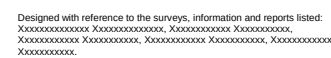
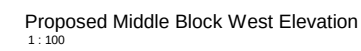
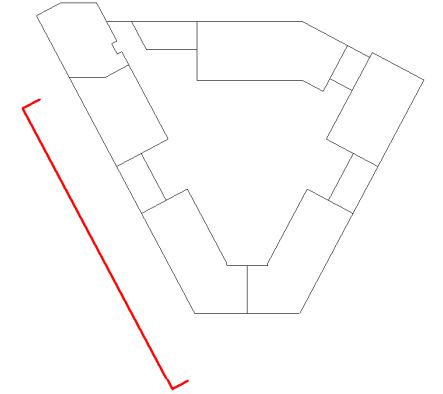
Dwn	Ckd	Drawn	GS
FR	CS	Checked	CS
MC	RS	Date	Jan 2017
MC	RS	Scale @ A1	100

Kenavon Drive
 Middle Block West Elevation

AA5990-2225
 REV D
 FOR PLANNING



MIDDLE BLOCK WEST ELEVATION



Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	ZZ -	DG -	A -	2203
Revision			Status			
P00 - Preliminary			S4 - Stage Approval			

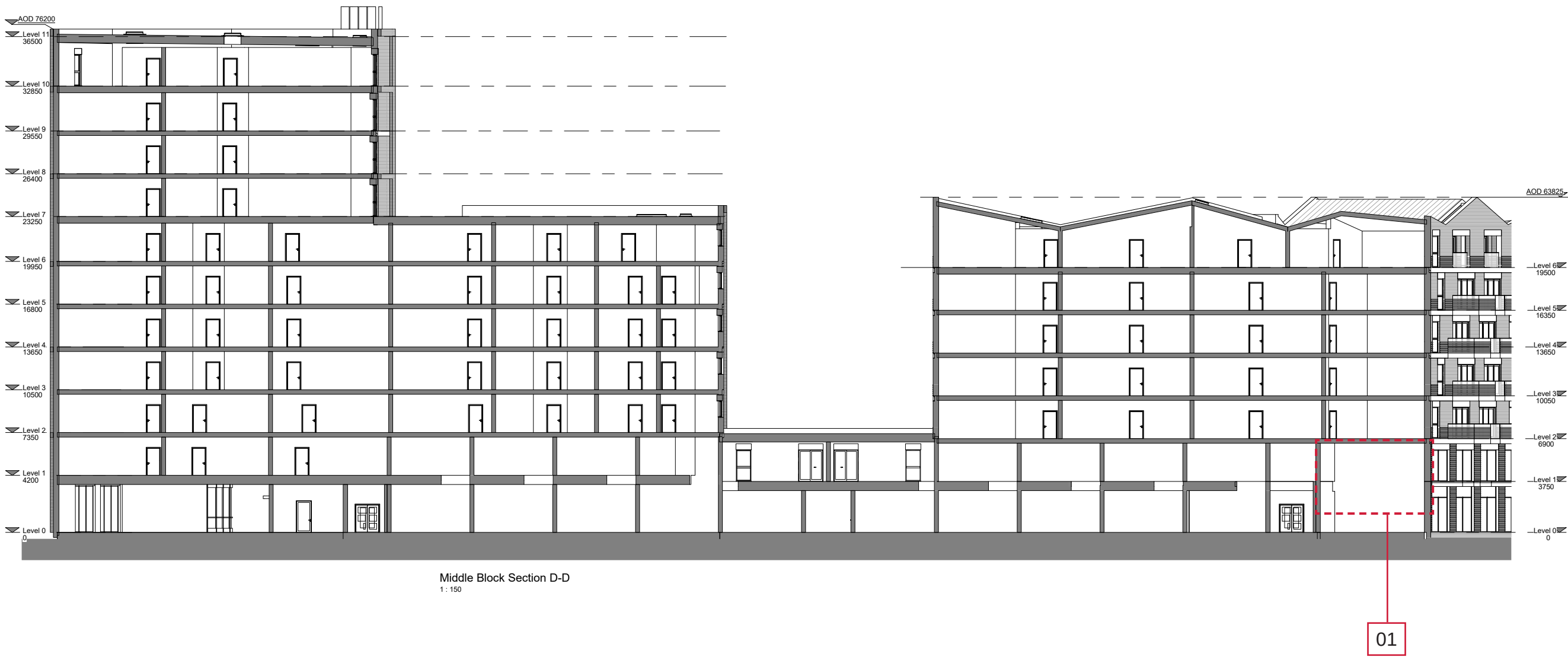
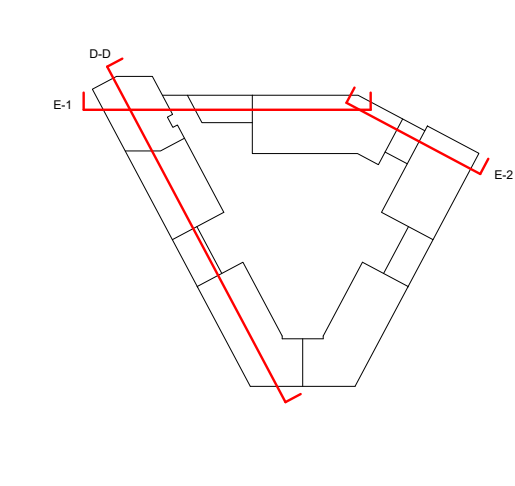
PRP

CONSENTED

MIDDLE BLOCK SECTION D-D

AMENDMENTS TO CONSENTED
DRAWINGS - KEY

01 - Replace the double height space with floor slab on first floor.



01

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description
-	22/03/17	For submission
A	29/03/19	Issued for S73 application
B	25/10/19	Issued for S73 Re-submission

Dwn	Ckd
FR	CS
MC	RS
AMC	RS

Drawn	KR
Checked	CS
Date	Jan 2017
Scale @ A1	As indicated

Kenavon Drive
Middle Block Sections

AA5990-2320
REV B
FOR PLANNING

PRP

MIDDLE BLOCK SECTION D-D



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:
XXXXXXXXXXXX XXXXXXXXXXXXXX, XXXXXXXXXXXX XXXXXXXXXXXX,
XXXXXXXXXXXX XXXXXXXXXXXX, XXXXXXXXXXXX XXXXXXXXXXXX, XXXXXXXXXXXX
XXXXXXXXXXXX

Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	ZZ -	DG -	A -	2301
Revision			Status			
P00 - Preliminary			S4 - Stage Approval			

PRP

CONSENTED

MIDDLE BLOCK BAY STUDY 04

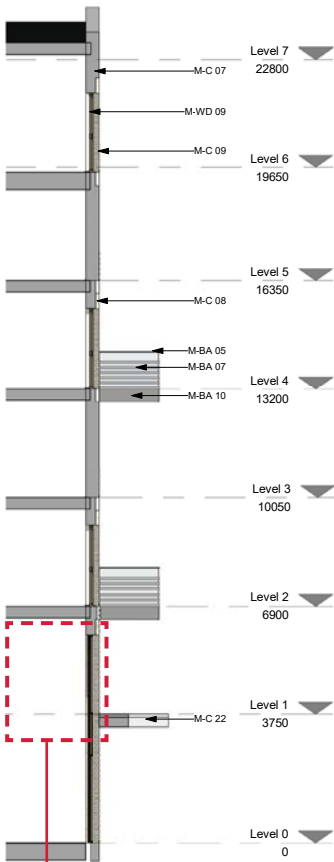
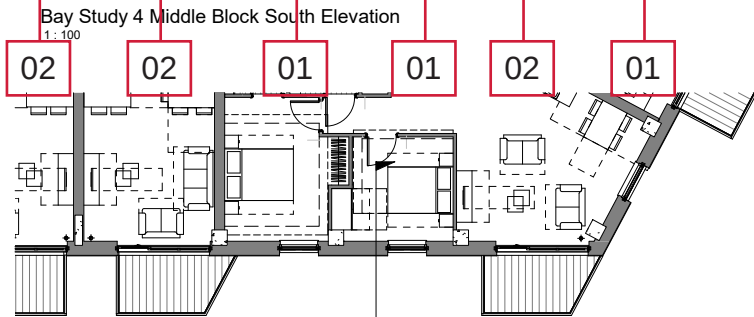
AMENDMENTS TO CONSENTED
DRAWINGS - KEY

01 - Replace the glazed opening with 3-panel window

02 - Replace the glazed opening with 3-panel window (one of the side panel is glazed door opening inwards) plus Juliet balustrade

03 - Replace the double height space with floor slab on first floor.

Materials Legend	
M-BA 05	Canilevered glass balustrade to inset balcony
M-BA 07	Canilevered glass balustrade with fitted bands to match M-C 09
M-BA 10	Precast concrete balcony fascia
M-C 07	Brick / mortar colour C (Light)
M-C 08	Brick / mortar colour C soldier course (Light)
M-C 09	Brick / mortar colour C alternating 25mm projecting (Light)
M-C 14	Precast concrete band course
M-C 22	Entrance canopy PCC metal cladding
M-WD 03	Shopfront curtain wall assembly
M-WD 09	Gold coloured frame glazed window / door assembly



Rev	Date	Description
1	27/01/17	First Issue
2	22/03/17	For submission
3	25/10/19	Issued for S73 Re-submission

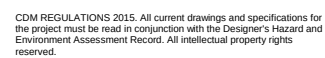
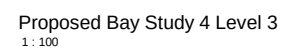
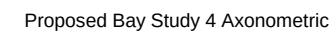
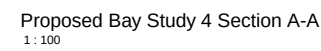
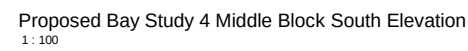
Drawn	Checked	Date
CS	CS	Jan 2017
CS	CS	
RS	RS	

Kenavon Drive
Bay Study 4
Block M1

AA5990-2520
REV A
FOR PLANNING

PRP

MIDDLE BLOCK BAY STUDY 04



Designed with reference to the surveys, information and reports listed:
XXXXXXXXXXXX XXXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX,
XXXXXXXXXXXX XXXXXXXXXXX, XXXXXXXXXXX XXXXXXXXXXX, XXXXXXXXXXX
XXXXXXXXXXXX.

Rev	Date	Description
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Dwn Ckd	Drawn	CS
	Checked	YW
	Date	Dec 2024
	Scale @ A1	1 : 100

Kenavon Drive
Middle Block Proposed
Bay Study 4

Project	Origin	Function	Space	Form	Discipline	Number
KD -	PRP -	MID -	ZZ -	DG -	A -	2401
Revision			Status			
P00 - Preliminary			S4 - Stage Approval			

PRP