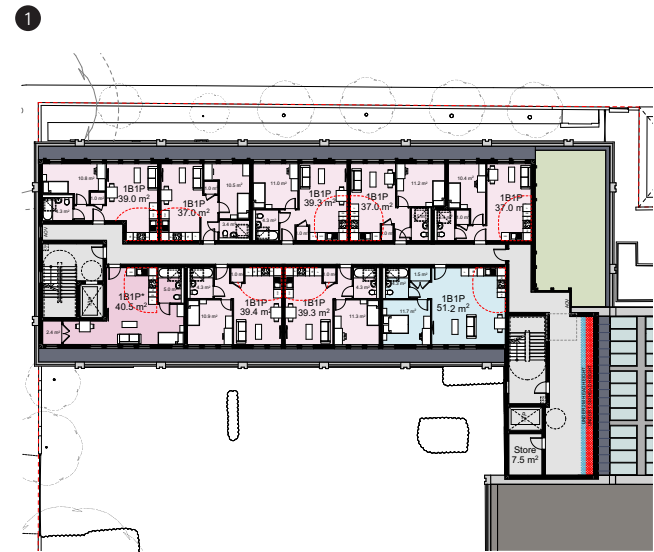
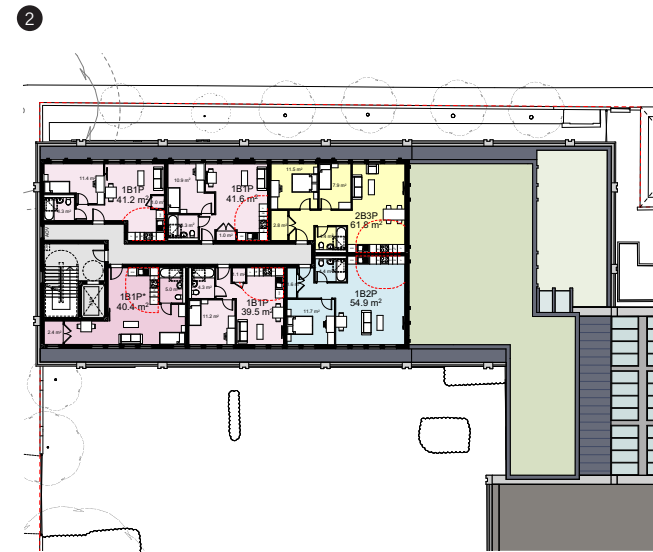


3.4 PERMITTED DEVELOPMENT APPLICATION - CLASS AA

- 3.4.1 In addition, a Class AA proposal (application number PL/25/1214) has been submitted for the construction of a two-storey extension to the three-storey element of the existing building, to provide additional residential accommodation.
- 3.4.2 This proposal delivers an additional 15 units, comprising a mix of one- and two-bedroom apartments.
- 3.4.3 The design of the extension's elevations adopts a complimentary, contemporary style which continues the architectural rhythm of the existing building.



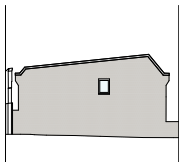
Third Floor Plan - Class AA



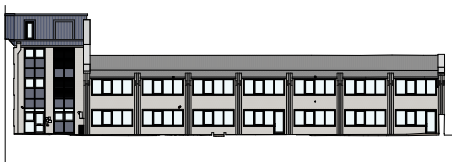
Fourth Floor Plan - Class AA



South Elevation



West Elevation



North Elevation

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA	
		40m2	NSA	50m2	NSA	61m2	NSA	70m2	NSA							
GF	-	-	-	-	-	-	-	-	-	139m2	-	-	-	-	-	
01	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	
02	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-	
03	8	309m2	1	51m2	0	m2	0	m2	-	0	9	9	548m2	360m2	66%	
04	4	163m2	1	55m2	1	62m2	0	m2	-	0	6	7	354m2	279m2	79%	
Total		12	471m2	2	106m2	1	62m2	0	m2							
Mix	0.00		80.0%		13.3%		6.7%		0.0%		139m2	15	16	902m2	639m2	71%

Total Units	15
Total Cycle Spaces	40
Total Car Parking Spaces	89 & 10 Visitor Spaces



Proposed Elevations - Class AA



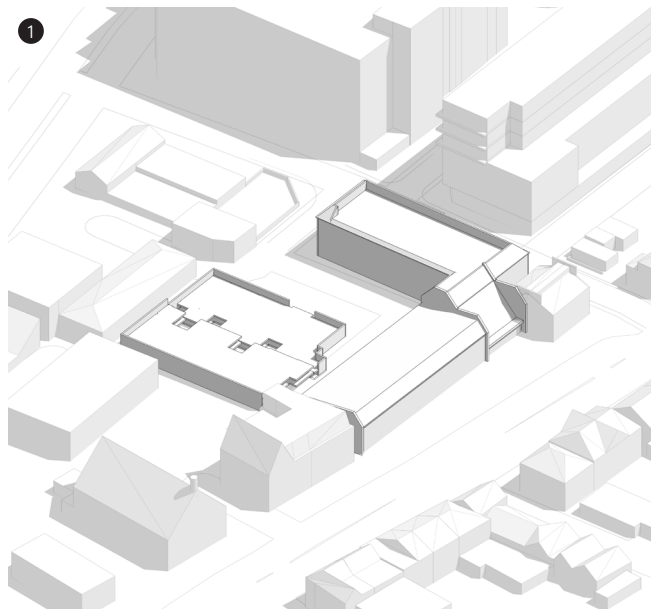
Fig. 16 Class AA Permitted Development Drawings

04

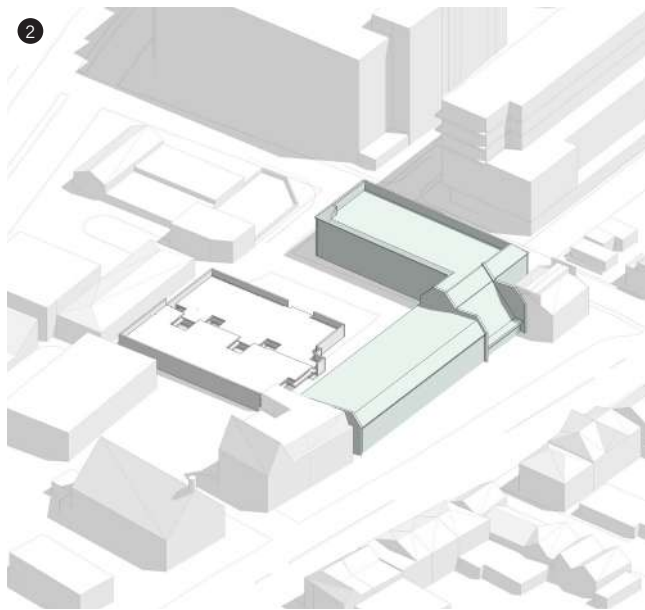
4 DESIGN

4.1 MASSING EVOLUTION

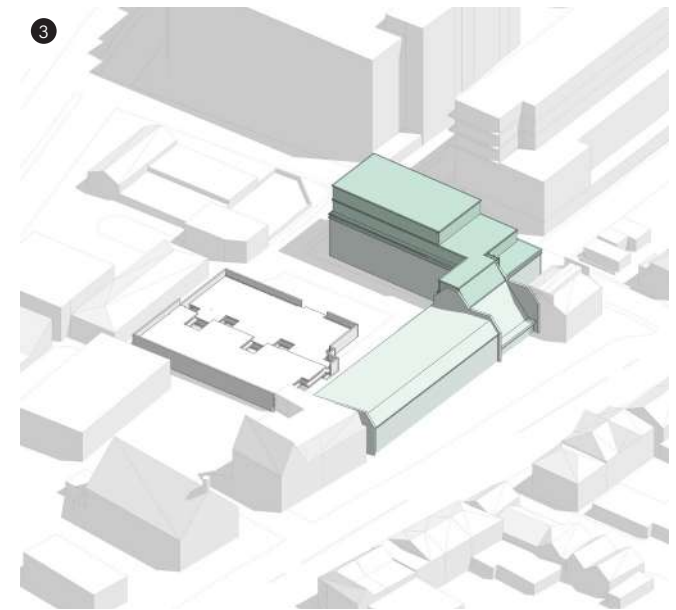
- 4.1.1 As shown below, the Class MA application relates solely to a change of use and does not alter the building's massing.
- 4.1.2 The proposed Class AA massing introduces two, stepped additional storeys above the existing three-storey element.



Existing Condition



Class MA Permitted Development



Class AA Permitted Development

Fig. 17 Massing Evolution

4.2 MASSING DEVELOPMENT

- 4.2.1 The full planning application proposes the addition of two storeys to the existing two-storey wing.
- 4.2.2 This creates a stepped massing away from the Royal Meteorological Society, as well as from Bond House to the west.
- 4.2.3 No changes are proposed to the car park located at the rear of the site.

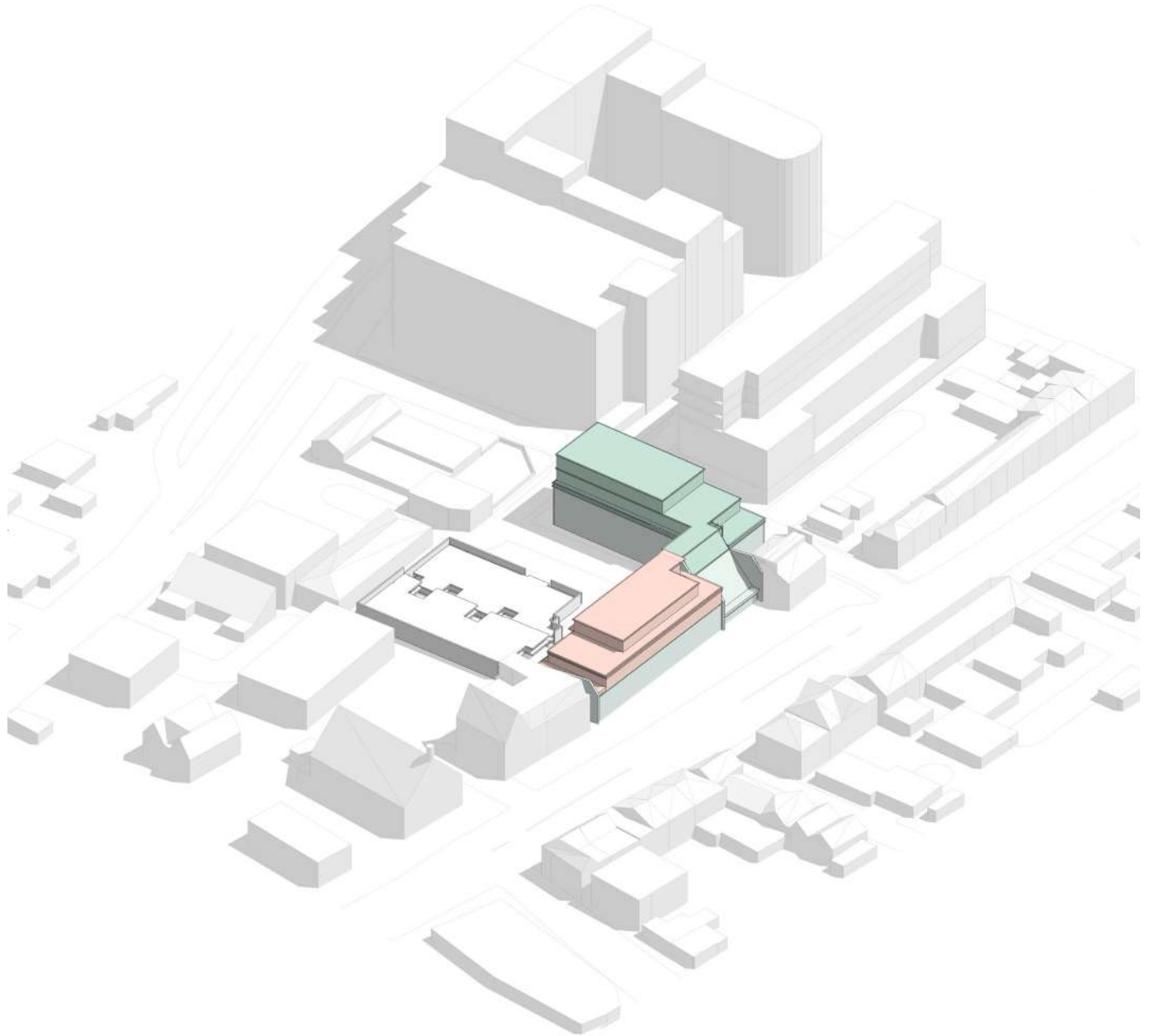


Fig. 18 Massing Refinement

4.3 SITE LAYOUT

4.3.1 The principles set out in the site strategy are developed further into our site layout illustrated in figure 19.

4.3.2 This includes the following:

1. Add two-storey extension, which is a storey lower than the Class AA wing.
2. Set back from residential properties on western boundary.
3. Step back front and rear to reduce impact and remove single-aspect north facing units where possible.
4. Retain and enhance trees and landscaping for biodiversity.
5. Provide secure cycle and refuse storage.
6. Proposed biodiverse green/brown roofs.



Fig. 19 Site Plan

4.4 GROUND FLOOR PLAN

- 4.4.1 The internal ground floor layout is unaffected by this planning application.
- 4.4.2 For further details on the change of use, refer to the permitted development Class MA application (application number PL/25/1025).
- 4.4.3 The allocated car parking spaces, highlighted in pink, provide a total of 10 spaces.
- 4.4.4 In total 41 parking spaces are available on the ground floor, which is sufficient to meet the requirements of all proposed developments. All parking is located at ground floor level.
- 4.4.5 A total of 42 cycle spaces are provided within a secure external storage area. Additionally, the bins are accommodated within two dedicated external stores.



Fig. 20 Ground Floor Plan

4.5.1 The first floor layout is unaffected by this planning application.

4.5.2 For further details on the change of use, refer to the permitted development Class MA application (application number PL/25/1025).



4.6 SECOND FLOOR PLAN

- 4.6.1 The second floor proposes a mix of 7 dual-aspect residential units, accessed via a deck, along with associated amenity space.
- 4.6.2 The site strategy includes the following key points:
1. Levels align with the proposed Class MA wing of the building.
 2. The residential units are accessed through an external deck, which wraps around the stair core to give a greater set back on the western boundary.
 3. Align new staircase with existing stair on the floors below, for efficiency.
 4. An additional lift has been added within the western circulation core.
 5. Dedicated amenity space provided for residents.
- 4.6.3 Part of the site is part of the Class MA application. For further details on the change of use, refer to the permitted development Class MA application (application number PL/25/1025).



Fig. 22 Second Floor Plan

4.8 THIRD FLOOR PLAN

4.8.1 The third floor proposes 5 residential units, accessed via a deck, stepped back from the western boundary and existing buildings.



Fig. 23 Third Floor Plan

4.10 ACCOMMODATION SCHEDULE

4.10.1 This application proposes a total of 12 residential units across 2 floors, comprising a mix of 50% one-bedroom units, 33.3% two-bedroom units and 16.7% three-bedroom units.

4.10.2 The car parking figures show the spaces within the entire site.

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF		-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01		-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02		0	m²	2	115m²	2	127m²	2	154m²	1	88m²	22m²	7	13	561m²	484m²	86%
03		1	46m²	3	167m²	0	m²	0	m²	1	94m²	0	5	7	320m²	307m²	96%
Total	0.00	1	46m²	5	281m²	2	127m²	2	154m²	2	183m²	178m²	12	20	881m²	792m²	90%
Mix		8.3%		41.7%		16.7%		16.7%		16.7%							

Total Units	12
Total Cycle Spaces	42
Total Car Parking Spaces	89

& 10 Visitor Spaces

Fig. 24 Accommodation Schedule

4.11 PROPOSED SECTION

- 4.11.1 Figure 26 illustrates the two-storey proposed roof extension above the existing building.
- 4.11.2 The second floor has an increased floor to ceiling height to align with the levels of the three-storey wing of the building.
- 4.11.3 The extension includes deck access on both floors to eliminate single aspect north-facing apartments.

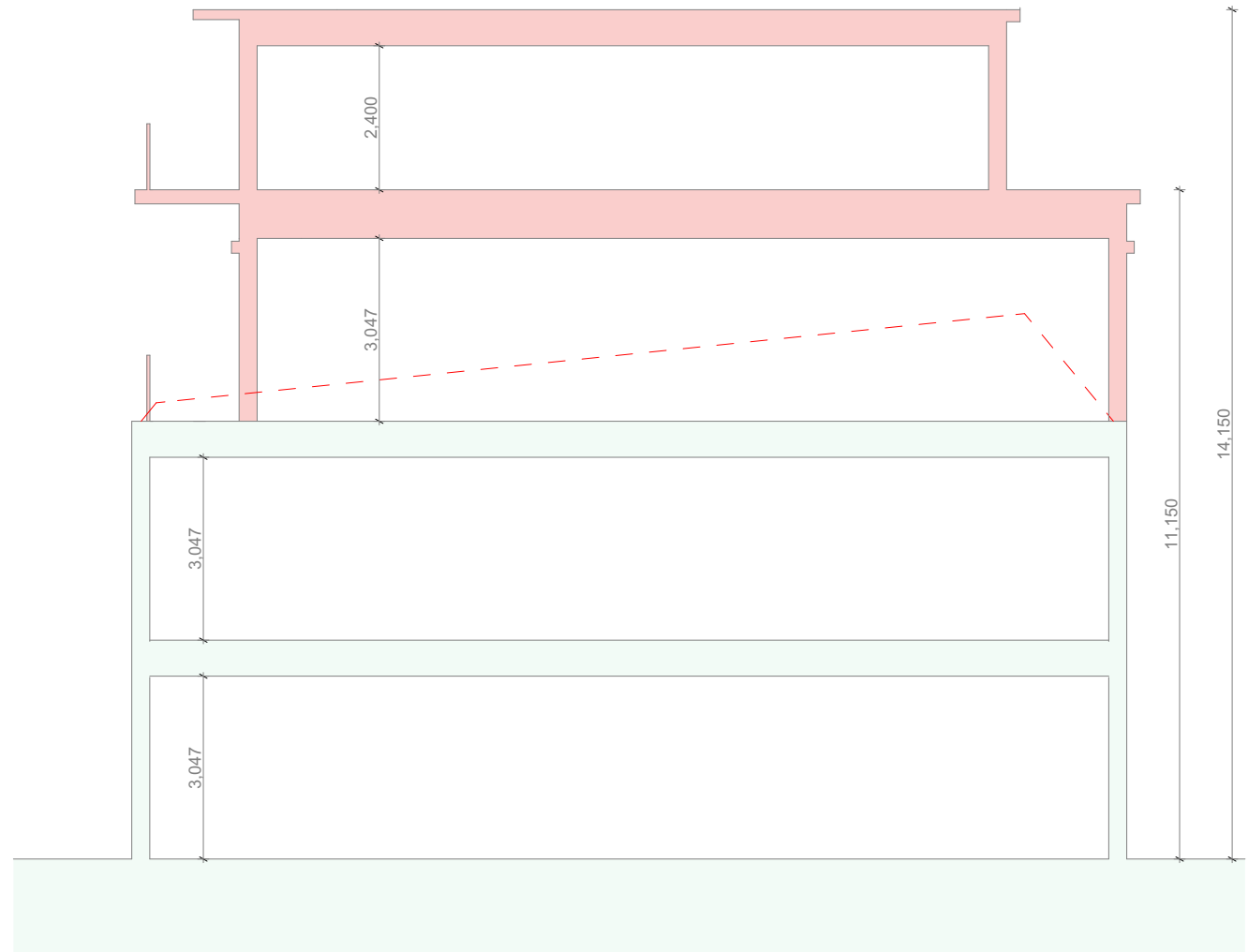
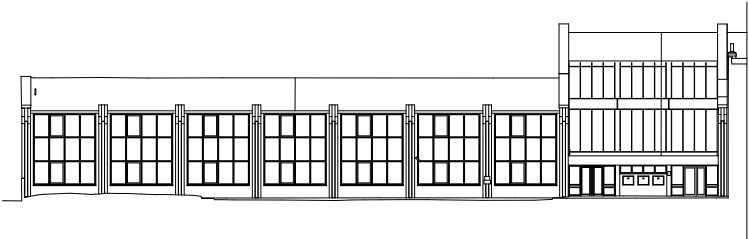
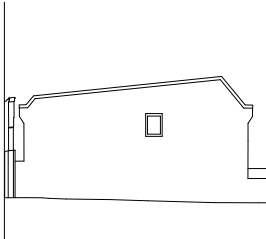


Fig. 25 Proposed Section

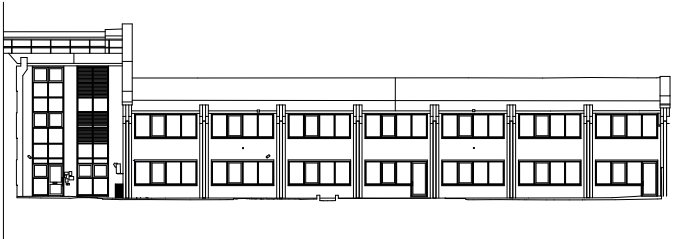
4.12 EXISTING ELEVATIONS



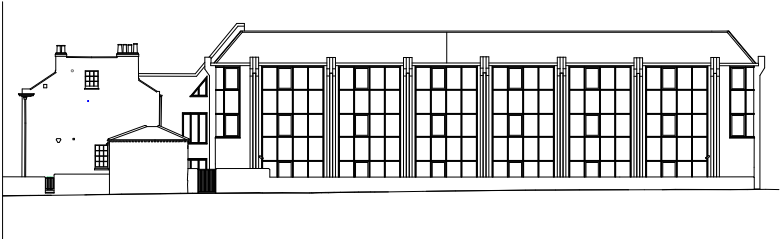
South Elevation



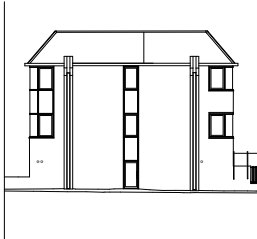
West Elevation



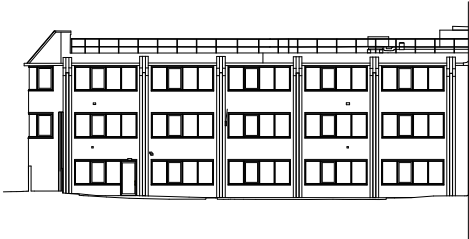
North Elevation



East Elevation



North Elevation



West Elevation

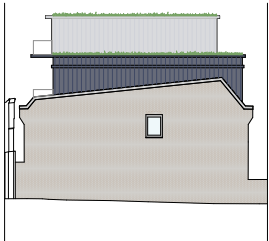
Fig. 26 Existing Elevations

4.13 PROPOSED ELEVATIONS

Class AA Application Elevations



South Elevation



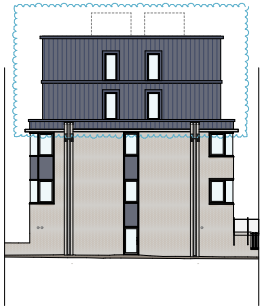
West Elevation



North Elevation



East Elevation



North Elevation



West Elevation

Fig. 27 Proposed Elevations

4.14 PROPOSED STREET SCENES



Fig. 29 Proposed Street Scene 1 - Oxford Road



Fig. 28 Proposed Street Scene 2 - Eaton Place