



Oriel
Creating the centre for
advancing eye health



DAS ADDENDUM, SECTION 73 MINOR MATERIAL AMENDMENT TO BASEMENT

Project Name	Job No.	Date of First Issue	Scale	Suitability Code	Revision	Stage
Oriel	127091	2023-05-12	A3 NTS	D5 - Suitable for Planning Application	P03	RIBA 4
Document Number	Document Title					
ORL-IBI-XX-XX-TRP-A-405104	DAS Addendum, Section 73 Minor Material Amendment to Basement					

Revision History

Status	Revision	Date	Author	Description
D5	P01	2023-03-16	Wendy Yeung, Edward Jervis, Jessica Whincop	Issued for Section 73 - Application for A Minor Material Amendment to Planning Permission REF 2020/4825/P
D5	P02	2023-05-12	Wendy Yeung, Jessica Whincop, Edward Jervis	Issued for Section 73 - Updated to Montagu-Evans comments
D5	P03	2023-05-25	Wendy Yeung, Jessica Whincop, Edward Jervis	Issued for Section 73 - Updated from comments 2023-05-25

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1.0 Summary

This addendum is a minor amendment to the Design Access Statement submitted with application Ref: 2020/4825/P, which outlines the changes made to the Oriel project. The key changes that have been made include the addition of a basement level and the removal of the mezzanine level. This alteration has resulted in a reorganization of the plant rooms, creating a more coherent layout on the new basement level.

The fire protection strategy for the building, including the implementation of a new sprinkler system throughout the building. The deeper basement level has relieved spatial pressure for the MEP (Mechanical, Electrical, and Plumbing) services, as the proposed Stage 3 MEP strategy was found to be insufficient due to an inadequate services route. This has resulted in the creation of a more coherent escape route within the services area.

Another key change that has been made is the improvement of access and maintenance routes for the Lower Ground Floor level. Previously, multiple level changes via stairs and ramps were used for both general access and plant maintenance routes. However, it was found that this was insufficient and needed to be addressed. The new layout provided a better route for both purposes.

There is no change to the external landscaping proposal, nor the building envelope.

List of amended drawings

ORL-IBI-ZZ-B1-DPL-A-250308 - Planning Proposed Floor Plan, Basement

ORL-IBI-ZZ-B1-DPL-A-250408 - Planning Use Plan, Basement

ORL-IBI-ZZ-LG-DPL-A-250309 - Planning Proposed Floor Plan, Lower Ground Floor

ORL-IBI-ZZ-LG-DPL-A-250409 - Planning Use Plan, Lower Ground Floor

ORL-IBI-ZZ-UG-DPL-A-250310 - Planning Proposed Floor Plan, Upper Ground Floor

ORL-IBI-ZZ-UG-DPL-A-250410 - Planning Use Plan, Upper Ground Floor

ORL-IBI-ZZ-ZZ-DEV-A-251601 - Planning Proposed Context Elevations 1

ORL-IBI-ZZ-ZZ-DEV-A-251602 - Planning Proposed Context Elevations 2

ORL-IBI-ZZ-ZZ-DEV-A-251603 - Planning Proposed Elevation, Northwest

ORL-IBI-ZZ-ZZ-DSE-A-251751 - Planning Proposed Site Sections 1

ORL-IBI-ZZ-ZZ-DSE-A-251752 - Planning Proposed Site Sections 2

ORL-IBI-ZZ-ZZ-DSE-A-251762 - Planning Proposed Section BB

ORL-IBI-ZZ-ZZ-DSE-A-251763 - Planning Proposed Section CC

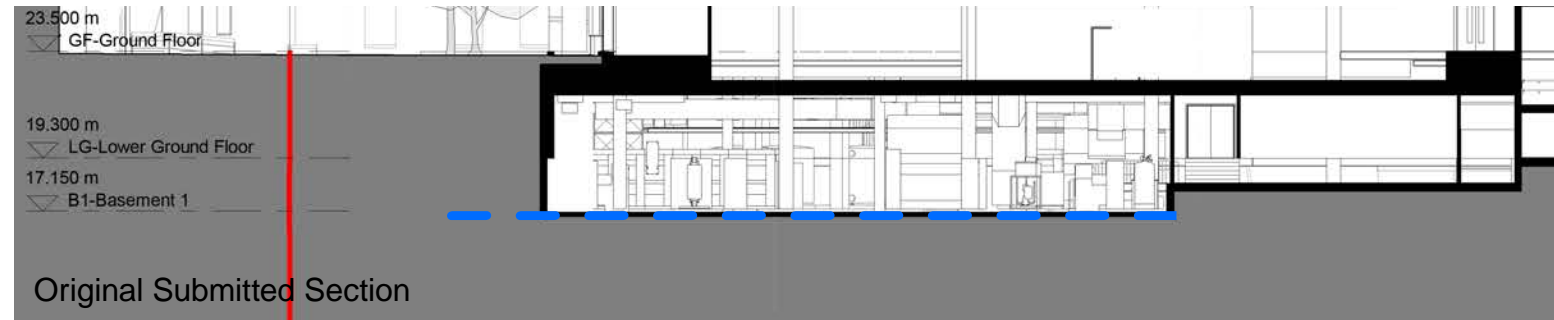
2.0 Changes to Basement Level

The proposed basement level for the Oriel project is 2.05 meters deeper into the ground than the previous floor level, bringing the new depth to 15.1m.

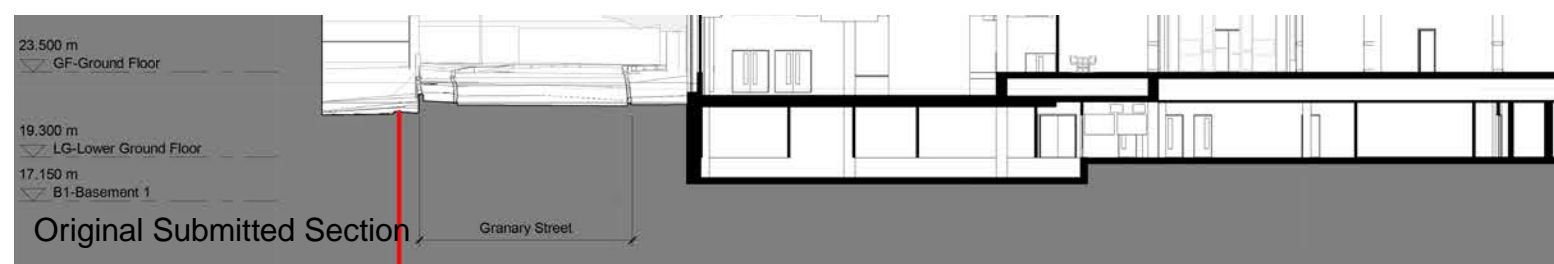
It is important to note that this basement level is designated for MEP services only, which means that it will not be accessible to the public.

An additional stair from the lower ground floor, which will provide easy access and escape to the MEP services area. Another dedicated fire fighting and escape stairs have also been added that is directly accessed from Granary Street by the loading bay on the upper ground floor. This is required in the event of an emergency.

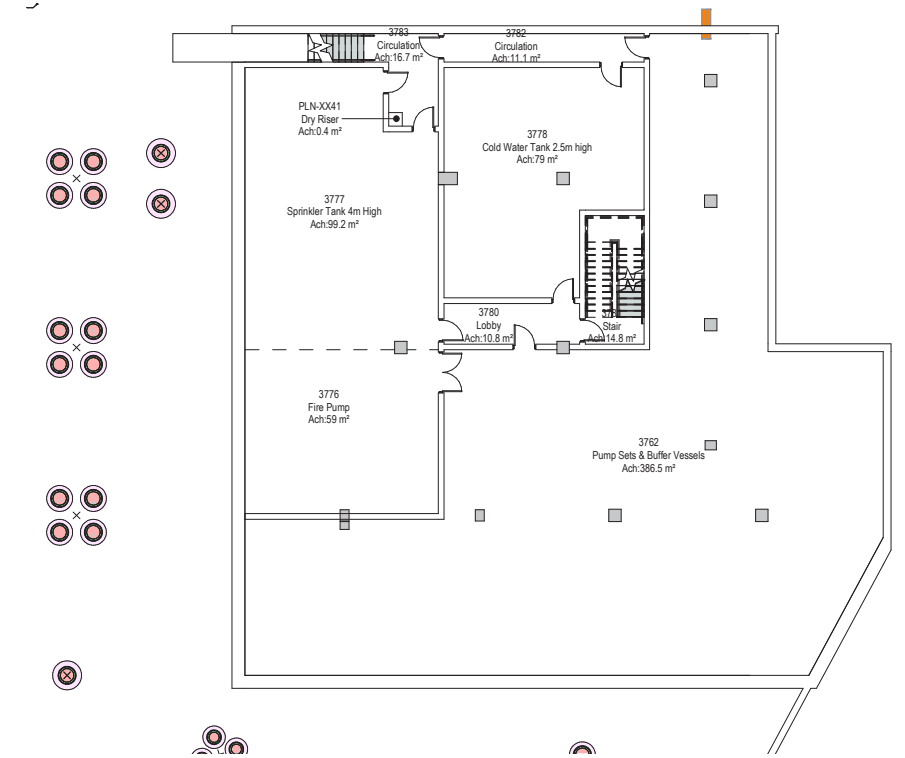
Section BB



Section CC



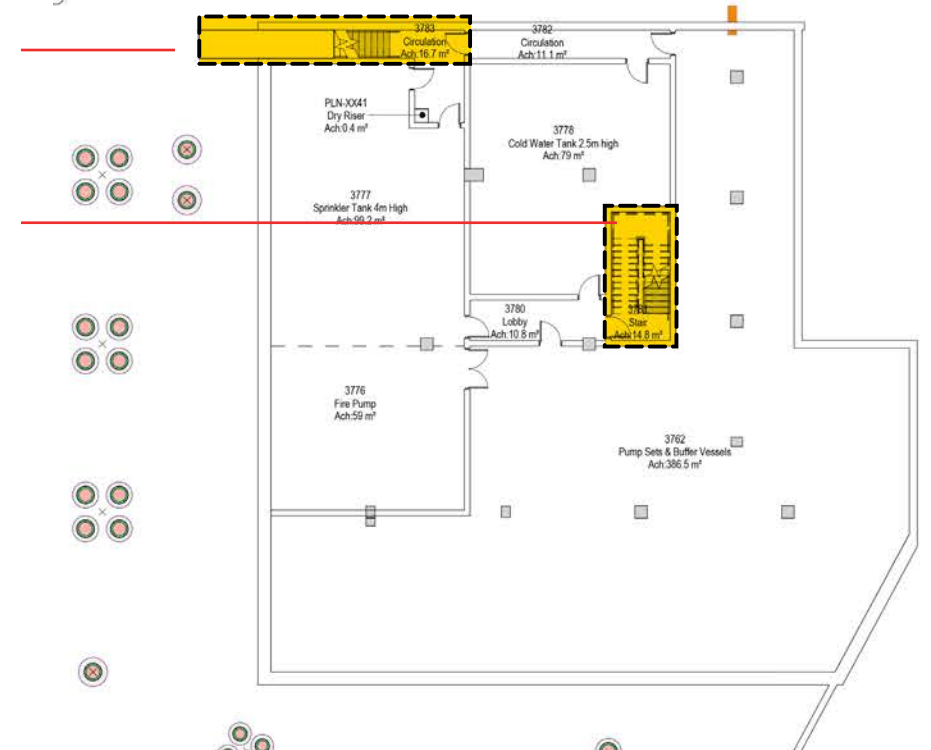
Proposed Basement Level



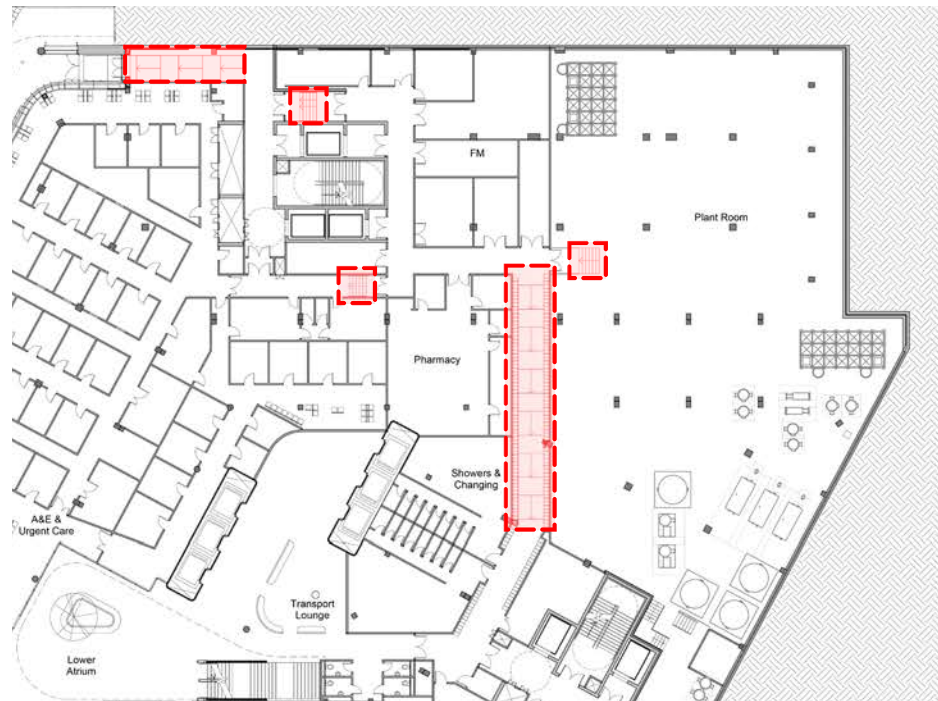
Proposed Basement Level showing the fire fighting and escape stairs and core stairs

Fire fighting and escape stairs

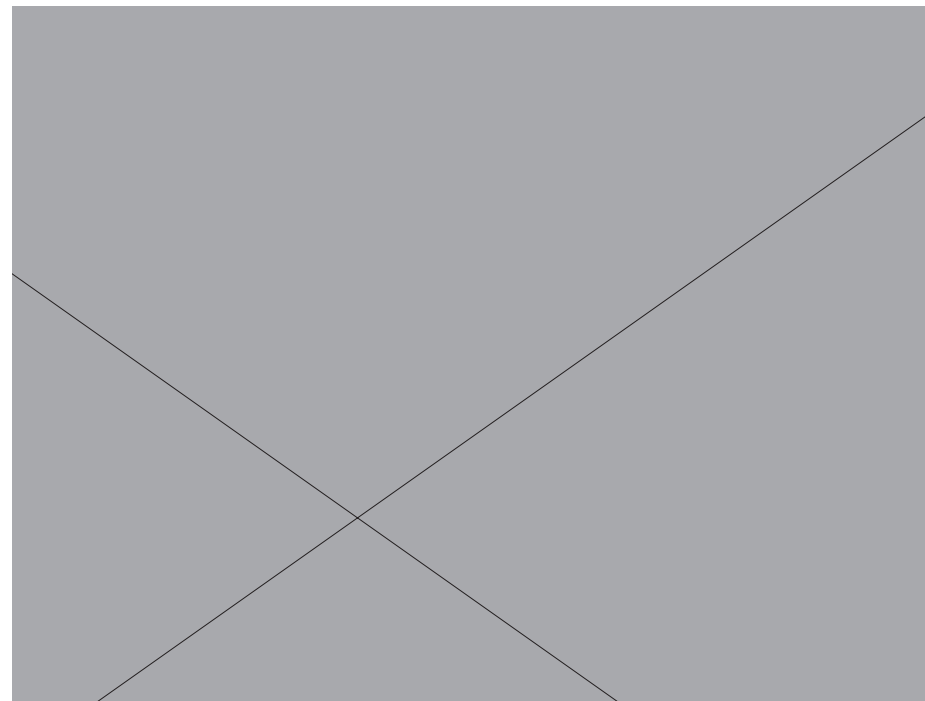
Access and escape Stairs



3.0 Changes to Lower Ground Floor and Upper Ground Floor Level



The removal of the multiple level changes, including the stairs and the ramps on the Previous Submission of the Lower Ground Floor



Provide better general access and escape route:

- Level access through out, omitting internal ramp at lower ground floor, minimising hazard to staff and maintenance
- Provide better general staff access to the FM area and bike store/ changing area on the Lower Ground Floor.



The proposed Access and Escape stairs and the proposed fire fighting and escape stairs coming up to the Lower ground Floor Plans from the Proposed basement Level.

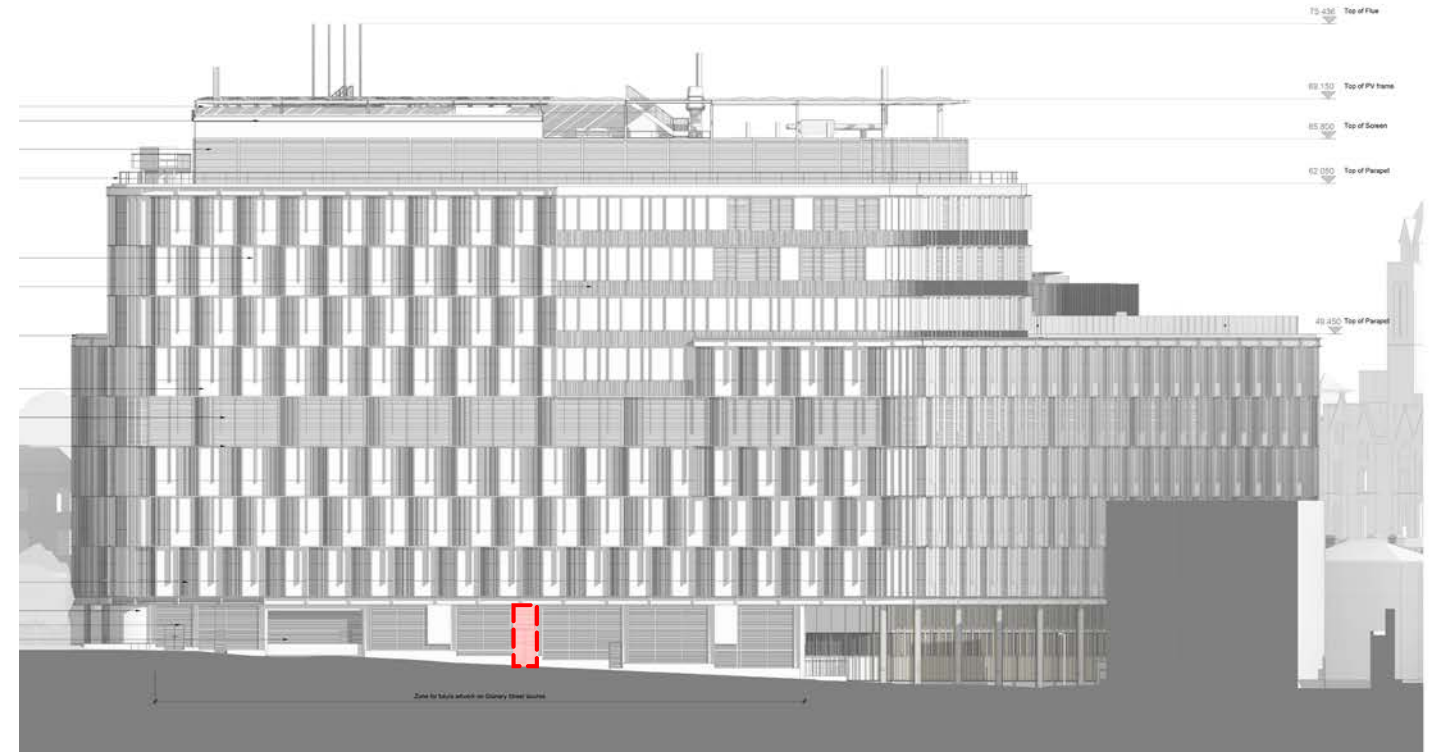


New Proposed Layout
The fire fighting and escape stair access from Upper Ground Floor Level to Granary street

4.0 Elevations

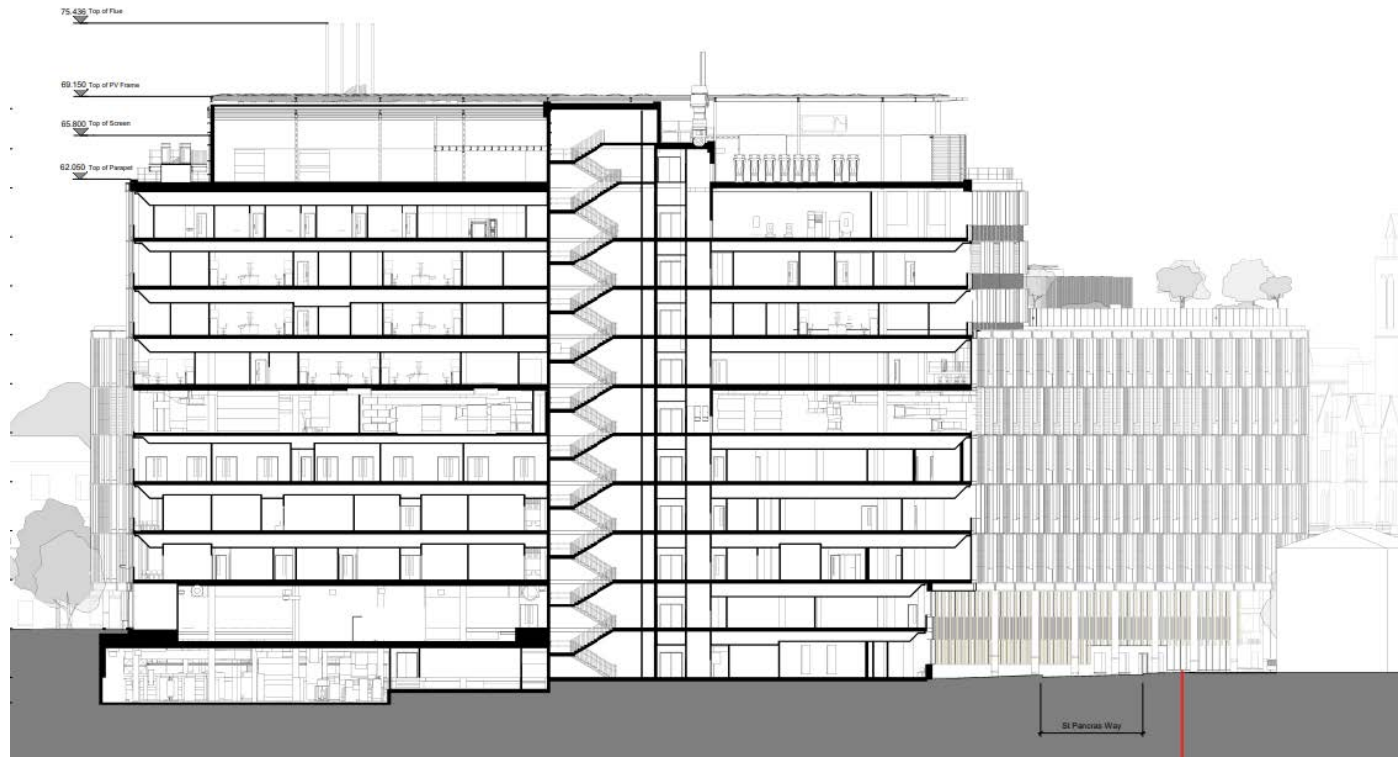


The previous submission of the Northwest Elevation

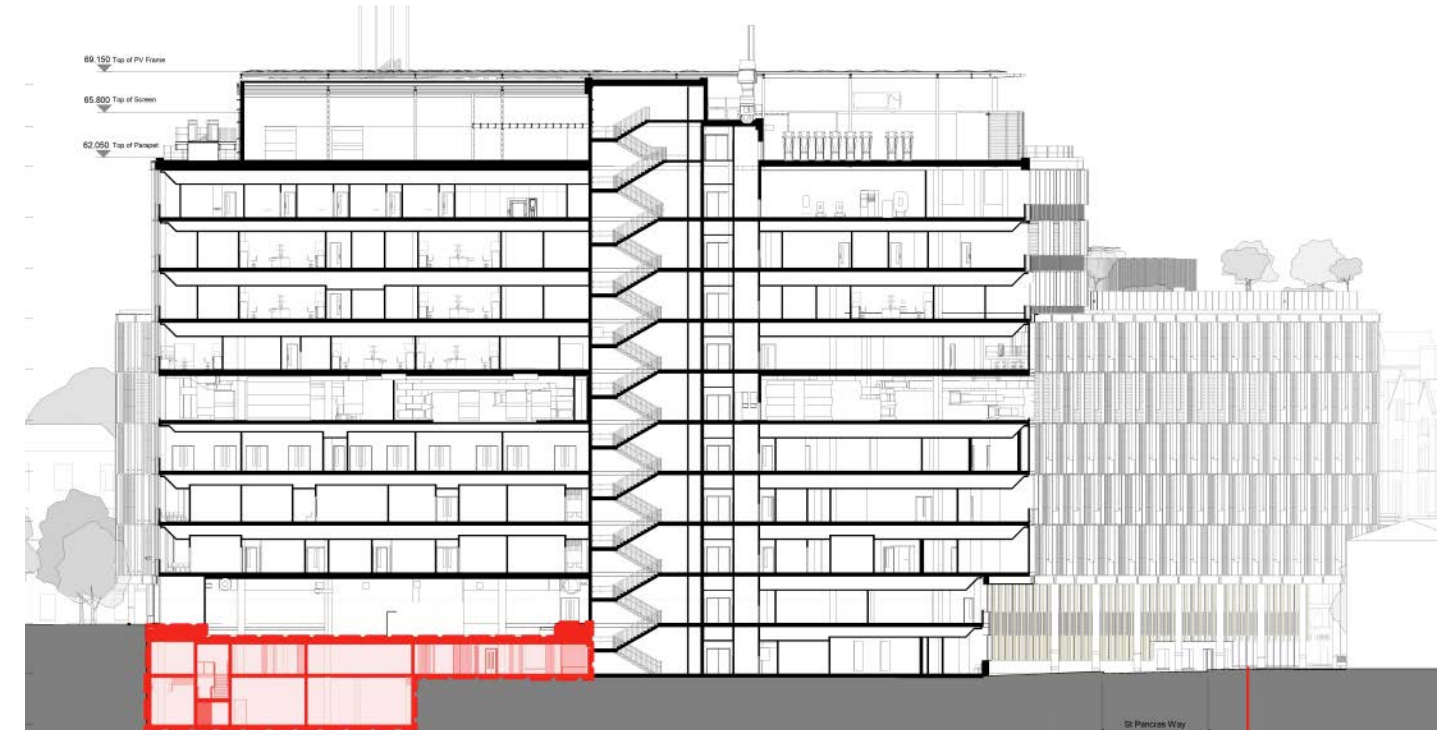


The Proposed Northwest Elevation with the fire fighting and escape door added. These changes to the Northwest elevations are minimal

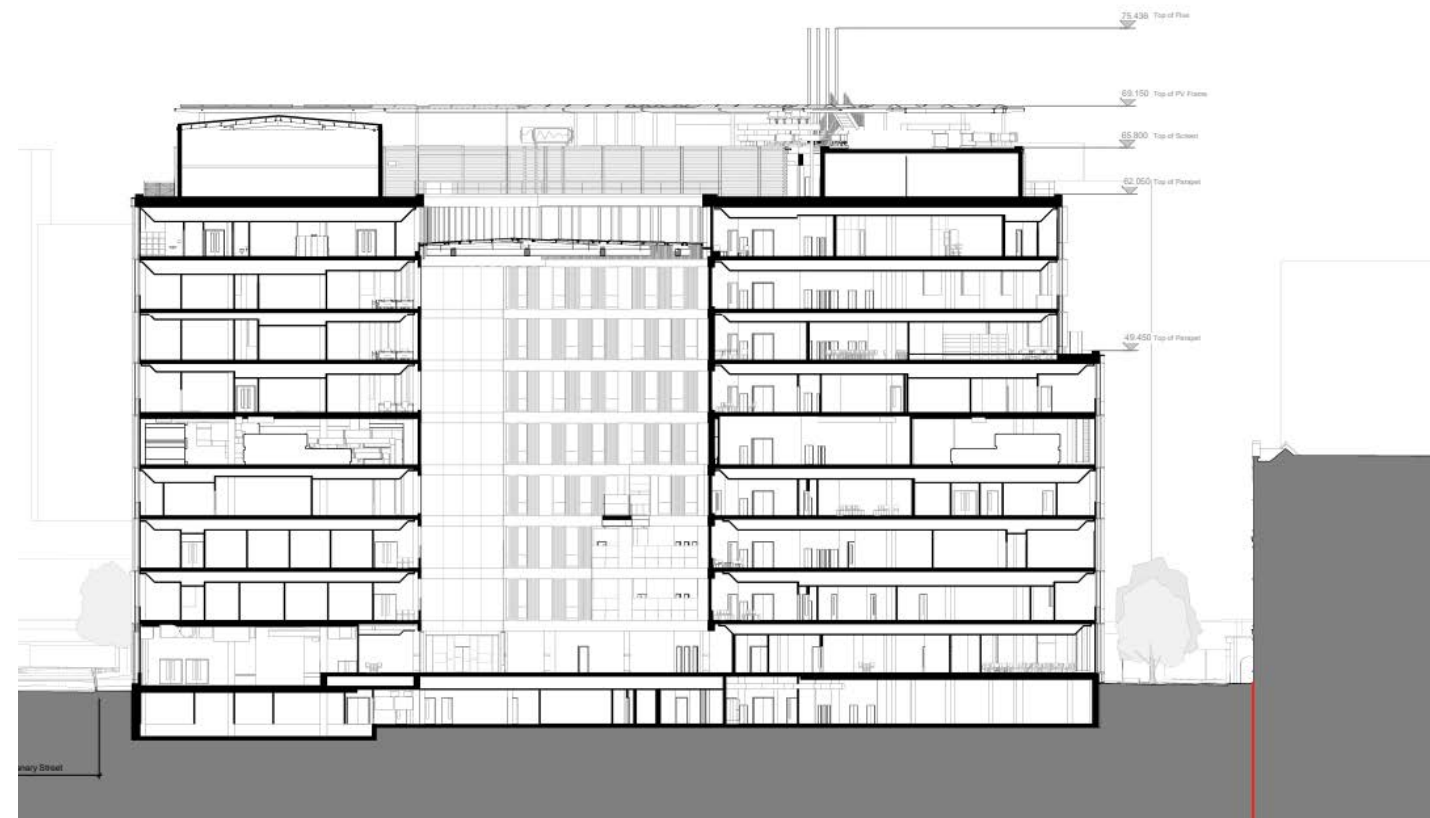
4.0 Sections



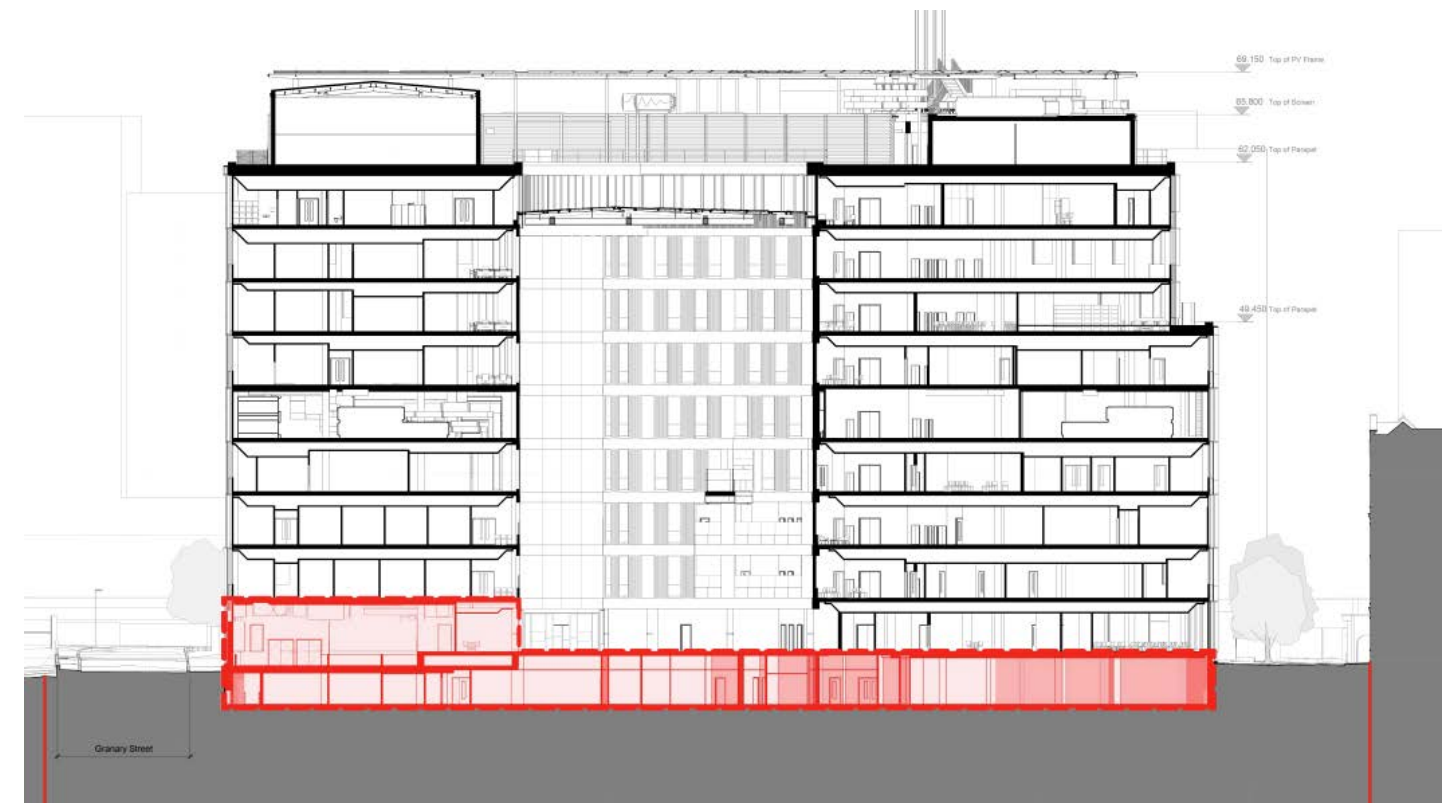
Section BB - Previous Submission



Section BB - Proposed Submission



Section CC - Previous Submission



Section CC - Proposed Submission

5.0 Pages Affected Previously Approved DAS

This addendum will supersede the following pages in the already approved DAS:

Page 39 - Competition Stacking Section - New basement for plant added

Page 51 - Current stacking diagram - New basement for plant added

Page 70 - Section A - a new basement level added

Page 95 - North West Elevation - New doorway added. See drawing ORL-IBI-XX-XX-DEV-A-251601 - North West Elevation

Page 103-104 - Addition of floor (basement) to the stacking diagram

Page 105 - Floor plan replaced with (ORL-IBI-ZZ-LG-DPL-A-250410)

Page 106 - Floor plan replaced with new escape stair to loading bay area