



15 Fitzroy Street

Non-Material Amendment 2

For DWS

November 2023

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	01/11/23	Planning Issue	S+P	S+P

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1.0 Introduction

1.1 Purpose of this document

This NMA brochure explains the non-material design amendment to planning permission ref. 2022/2087/P.

The report outlines the non-material design changes that have been incorporated as a result of detailed design development for the East and West facades and Roof level of 15 Fitzroy Street.

The proposal involves the replacement of the main entrance double door with two revolving doors and clarifies the BMU replacement strategy. Minor adjustments to the Block A Lift extension cladding and an additional glazed door to the Block B terrace are also proposed.

The proposals do not alter the scale of the consented scheme or its footprint as the main focus are the small scale changes to the East elevation and roof level. In the context of the development, the proposed changes are not considered to result in a material impact to the consented scheme. It is therefore considered that the proposed amendments can be approved as a non-material amendment.

To clearly demonstrate the design changes in question this report will set out the proposed non-material amendments next to the consented proposal to illustrate the changes clearly.

This document should also be read in conjunction with the planning permission dated 5 June 2023.



Fig. 1.1 - Proposed View - Corner of Fitzroy Street and Howland Street

2.0 Design Development

2.1 Main Entrance Door

It is proposed to replace the currently consented double entrance door with two revolving doors as it would be more appropriate for the building's occupancy, allowing a more efficient flow of people in and out of the building. The revolving doors also improve the interior climate of the reception by reducing draughts and heat loss.

The revolving doors will remain within the title boundary, within the consented feature entrance portal and the single leaf entrance door will remain as consented to provide access and egress for less-able bodied users.



Fig. 2.1 - Consented East Elevation

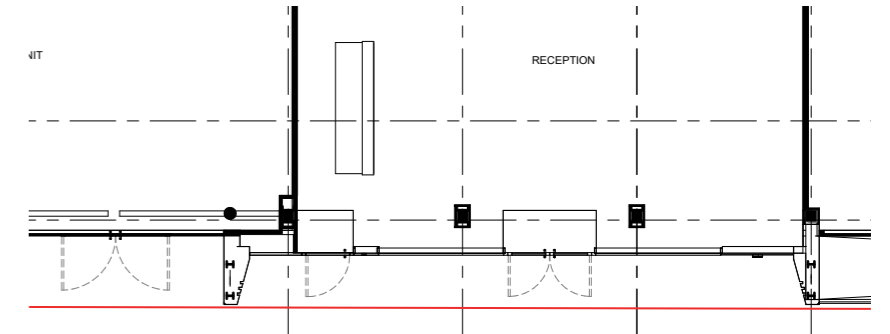


Fig. 2.1 - Consented Ground Floor Plan

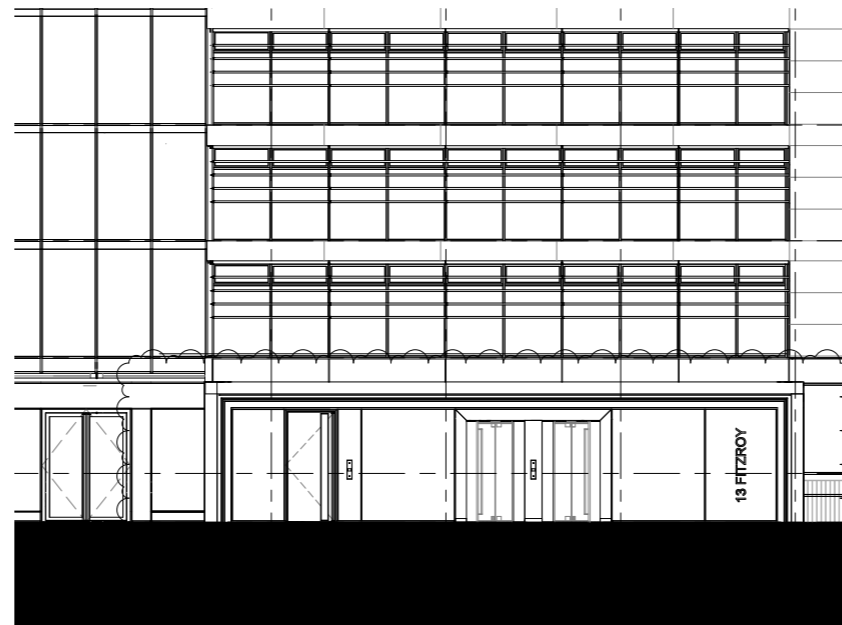


Fig. 2.1 - Proposed East Elevation

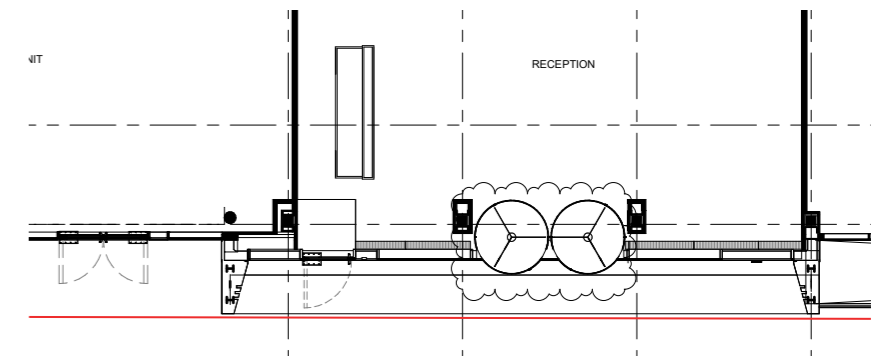


Fig. 2.1 - Proposed Ground Floor Plan

2.0 Design Development

Revolving entrance doors are a common feature of adjacent office buildings, and therefore the proposal better reflects the building's immediate context.

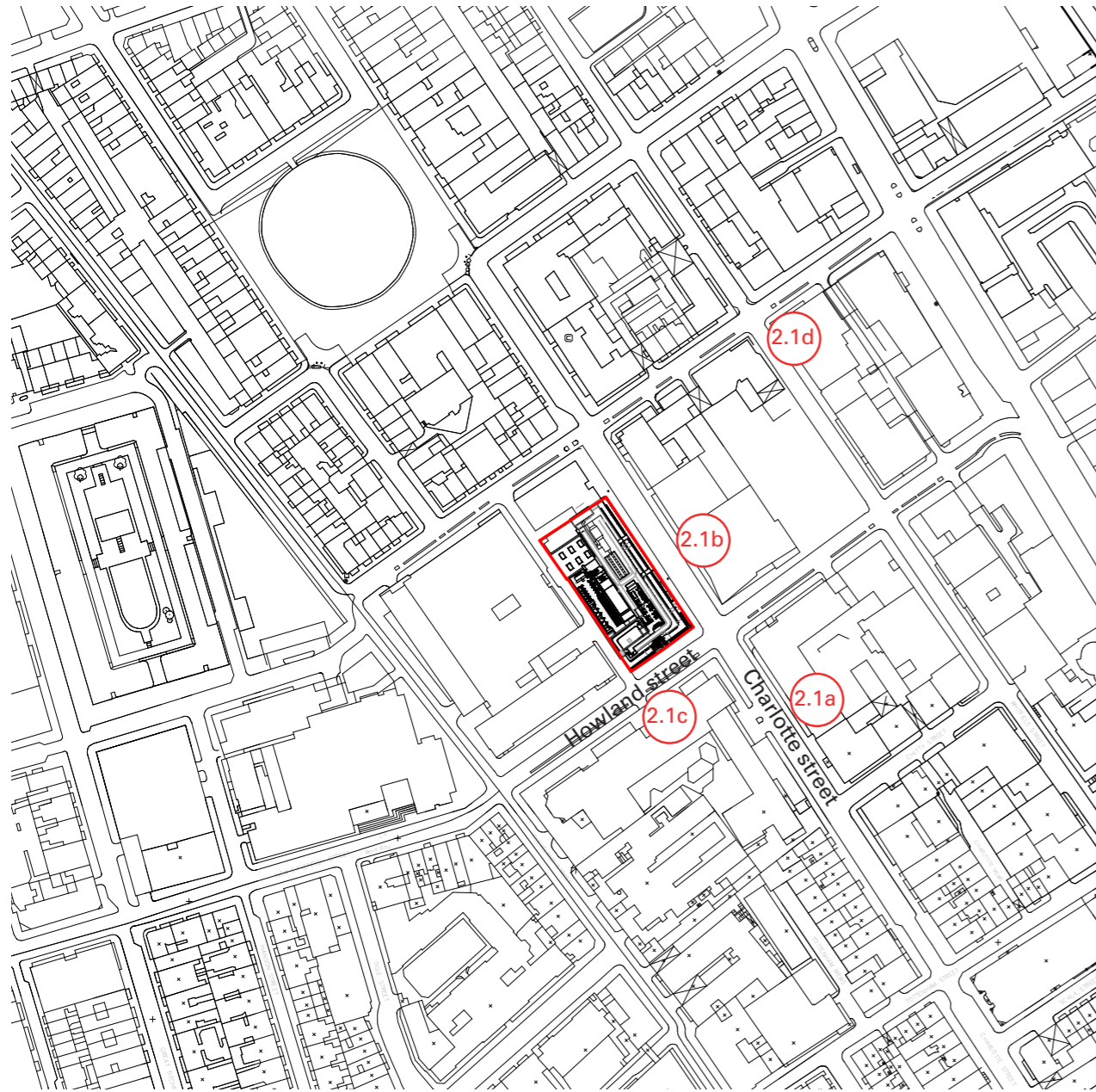


Fig. 2.1a - 80 Charlotte Street



Fig. 2.1b - ARUP Fitzroy Street



Fig. 2.1c - Howland Street



Fig. 2.1d - 90 Whitfield Street

2.0 Design Development

2.2 Roof / East Elevation

- 1 - 2. The existing building had 2 no. Building Maintenance Units (BMU), installed as part of the 2001 refurbishment works, which covered the existing external facades. Previous drawings did not show the existing BMUs as the original intent was to retain as existing.

Following surveys of the existing equipment and a review of the implications of the redevelopment in line with the Working at Height Regulations and CDM:2015, both existing BMU systems are to be replaced with new systems to better serve the development and conform with modern standards.

Investigations were carried out into the use of large MEWPs to access the facade, however this was disregarded due to the size of machines required and disruption at ground level. Rope Access was not considered as it is the highest risk activity on the hierarchy of risk control, and would not be reasonably practicable to integrate.

Due to the new roof terrace located on the main roof, the previous operating conditions and counterweight clearance of the larger BMU are to be modified to suit. The new BMU will be slightly higher (approximately 700mm) to allow the counterweight to slew clear of the proposed terrace balustrade and new access stair.

Through design development, the project team have also looked to optimise the building, proposing the following minor alterations to improve functionality:

3. As per the previous NMA application (ref. 2023/2320/P), the extent of cladding replacement to the core 1 facades approved under the MMA application (ref. 2022/2087/P) has been reduced. The proposed cladding has been limited just to the lift extension.
4. A minor extension of lift cladding to ensure sufficient space for insulation and air between structure and rain-screen cladding is proposed.



Fig. 2.4a - Existing View - Cleveland Mews



Fig. 2.4b - Proposed View - Cleveland Mews

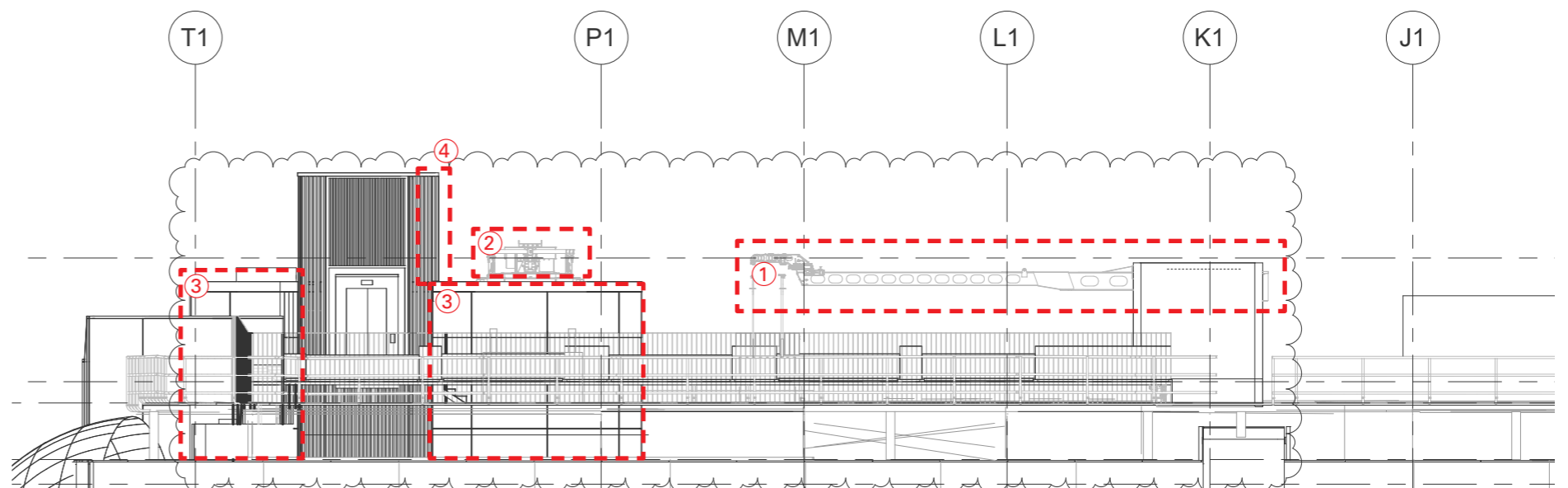


Fig. 2.4 - Proposed East Elevation

2.0 Design Development

2.3 Level 05 Terrace Access

A new single-leaf glazed door is proposed within the existing external curtain wall to provide direct access to the Block B external terrace from the level 05 office floorplate.

The door is proposed to improve circulation and to avoid the need for tenants and their visitors to journey through landlord areas within the core to access the external terrace. The consented access door to the terrace is to be kept in addition, as a more direct route to the escape core in the event of an emergency.

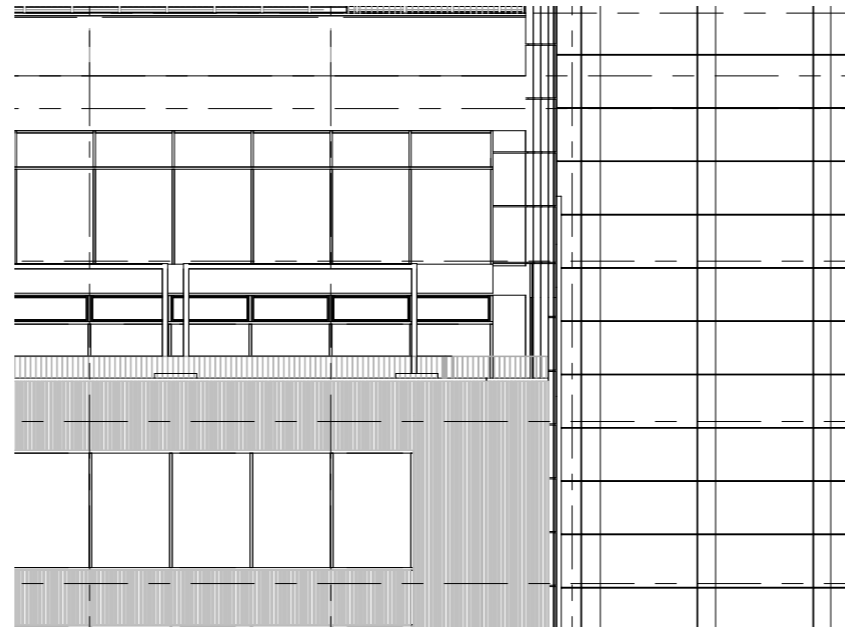


Fig. 2.3 - Consented West Elevation

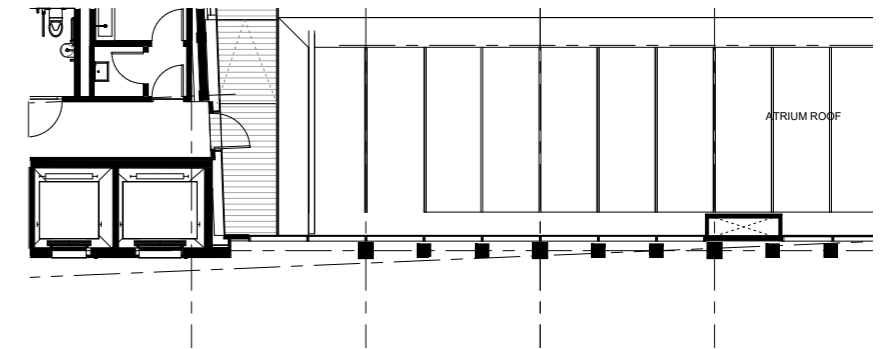


Fig. 2.3 - Consented Level 05 Plan

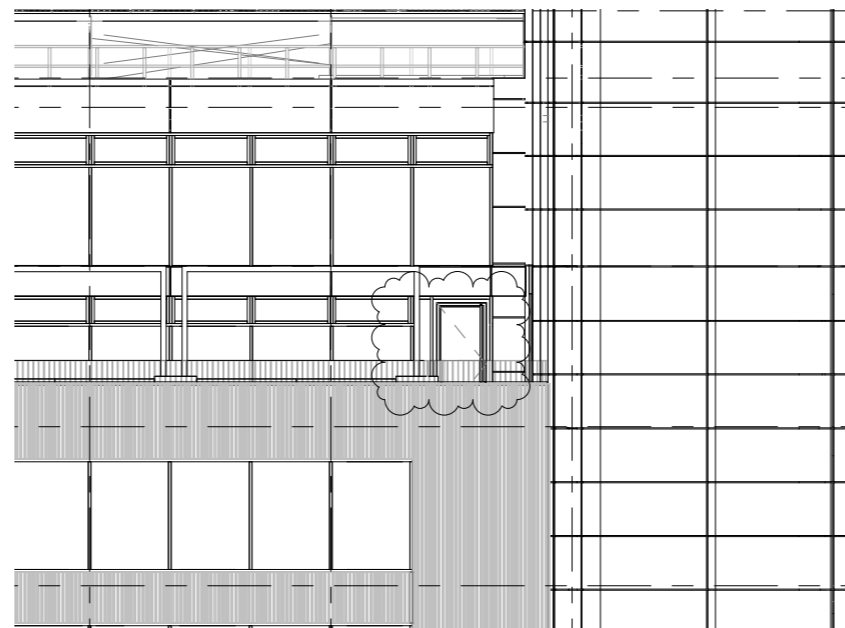


Fig. 2.3 - Proposed West Elevation

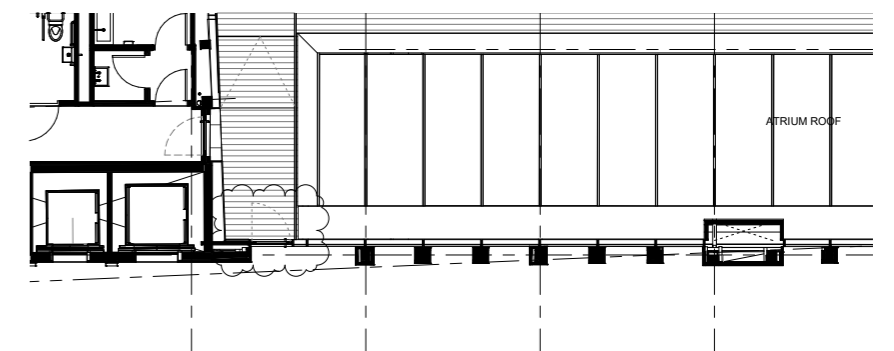
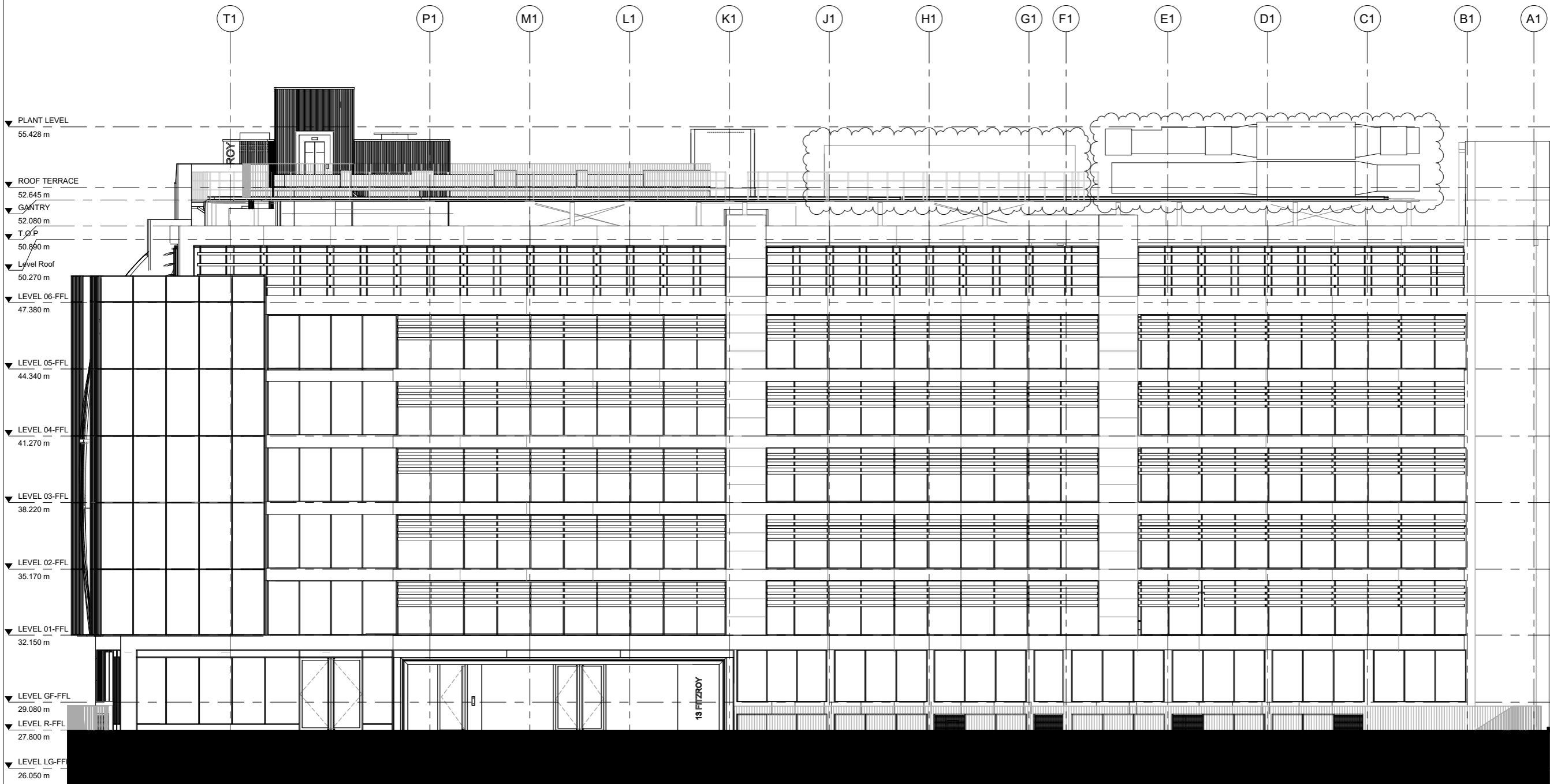
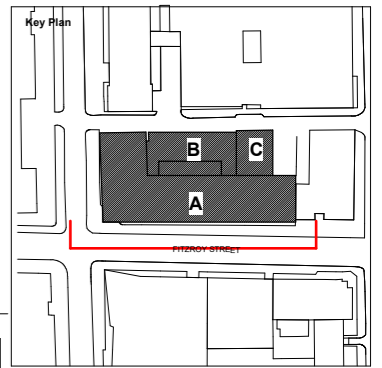


Fig. 2.3 - Proposed Level 05 Plan

3.0 Consented / Proposed Elevations and
Views

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Planning Addendum	08/07/22	FB	P02
Planning Issue	13/05/22	AM	P01
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Project
13 FITZROY STREET

Title
CONSENTED - EAST ELEVATION

Status
ISSUED FOR PLANNING

Date	Scale @ ISO A1	Job Number
11/05/22	As indicated	21063

Drawing Number	Revision
21063-SQP-ZZ-ZZ-DR-A-PL213	P02