3. NON MATERIAL AMENDMENTS

3.3 Basement Layout

Basement layouts have been adjusted to reflect the new configuration of the foundations around the existing pads of Barrie House. The primary objective during the design process was to maintain the relationship between habitable rooms and light, fresh air, and access to the external light wells. Bedroom shape, floor area, and orientation have been maintained. Only service areas such as corridors, bathrooms, plant rooms, and staircases have been rearranged as a direct result of the structural changes to the original consented scheme.

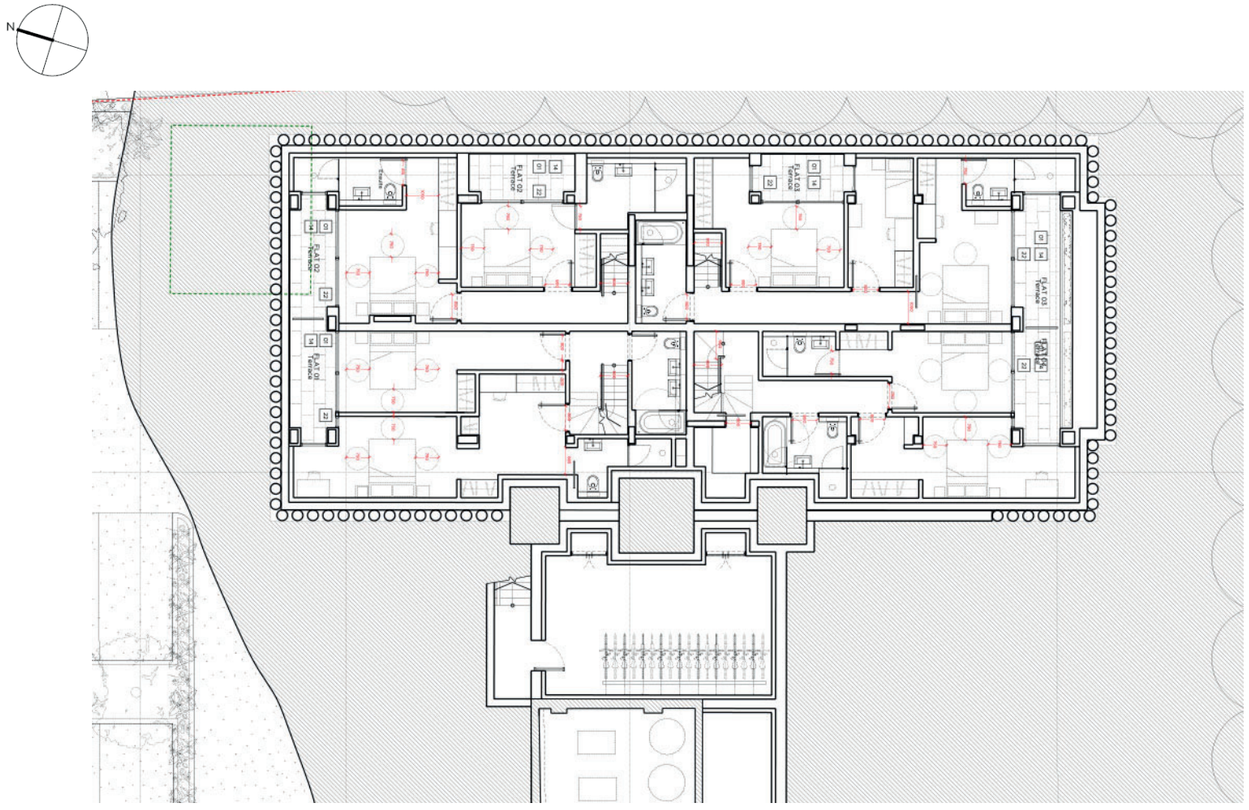

Fig 1 _ CONSENTED _ Basement floor plan

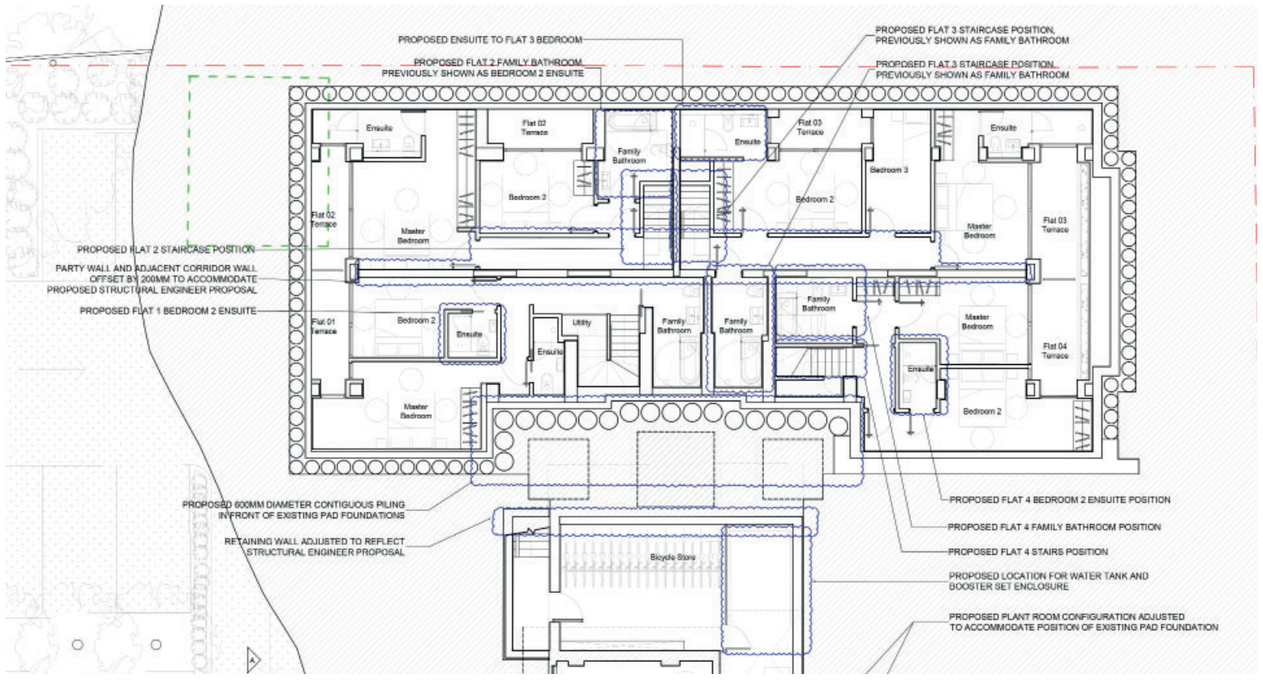

FIG 2 _ PROPOSED _ Basement plan

3.4 Ground Floor Layout

Ground floor had to be adjusted as a consequence of the change in the staircase position as annotated on Fig. 2. The same floor areas and unit mix have been maintained.

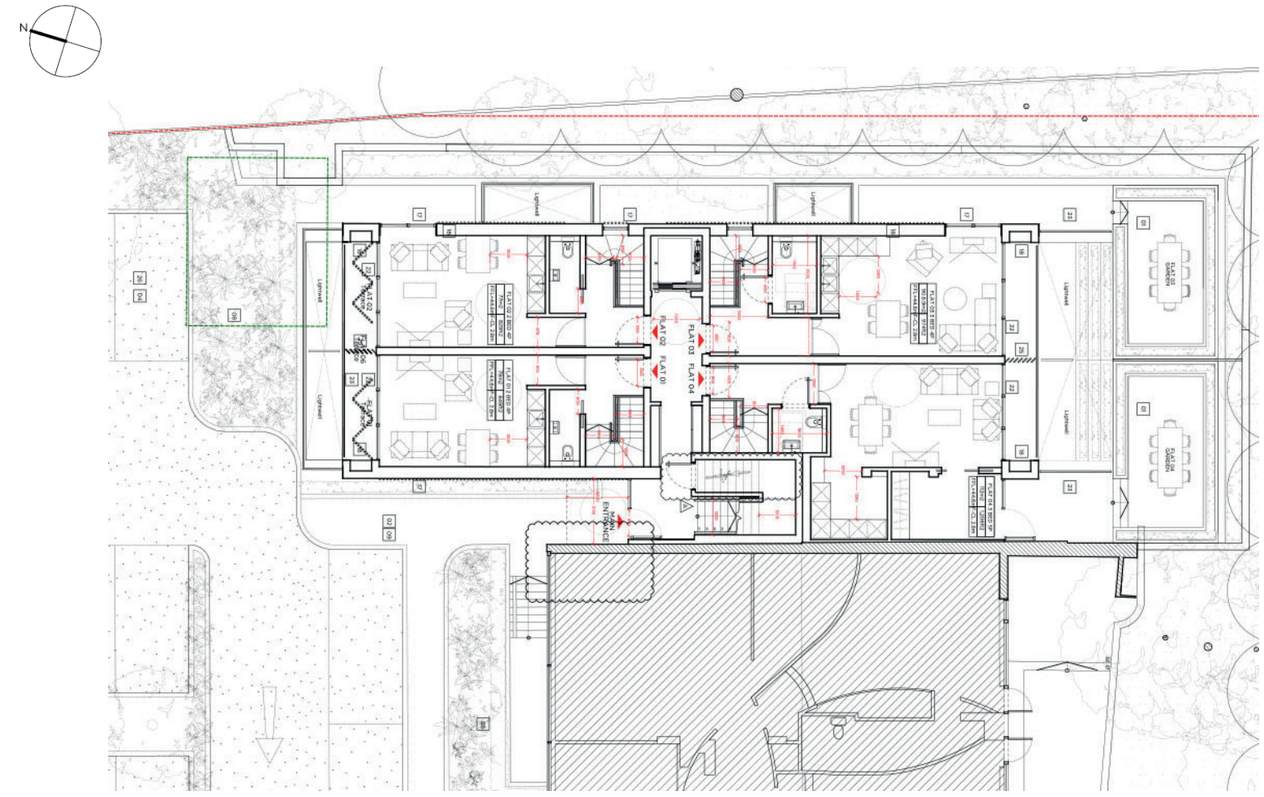

Fig 1 _ CONSENTED _ Ground floor plan

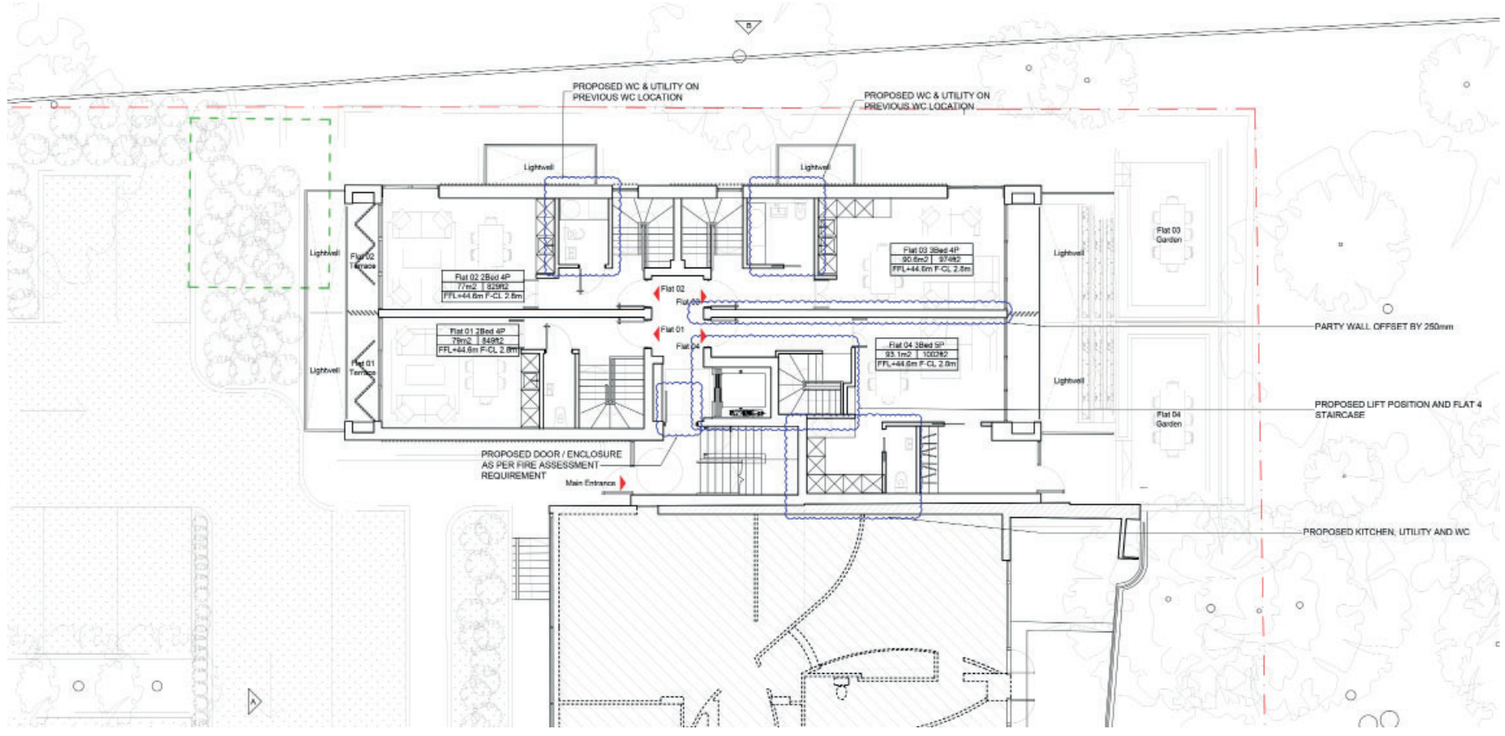

FIG 2 _ PROPOSED _ Ground floor plan

3. NON MATERIAL AMENDMENTS

3.5 First Floor Layout

First floor layouts have been adjusted to accommodate the change to the lift position only. The changes to these floors are very localised to the party wall, riser and some family bathrooms only (see Fig. 2).

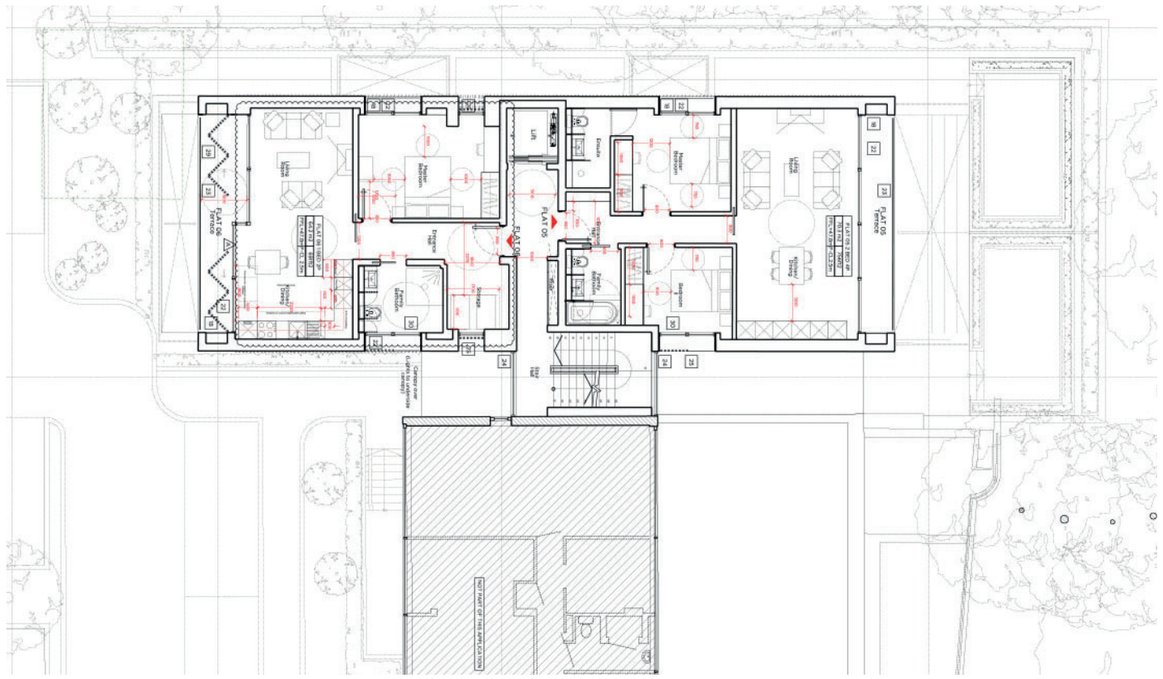

FIG 1 _ CONSENTED _ FIrst floor plan

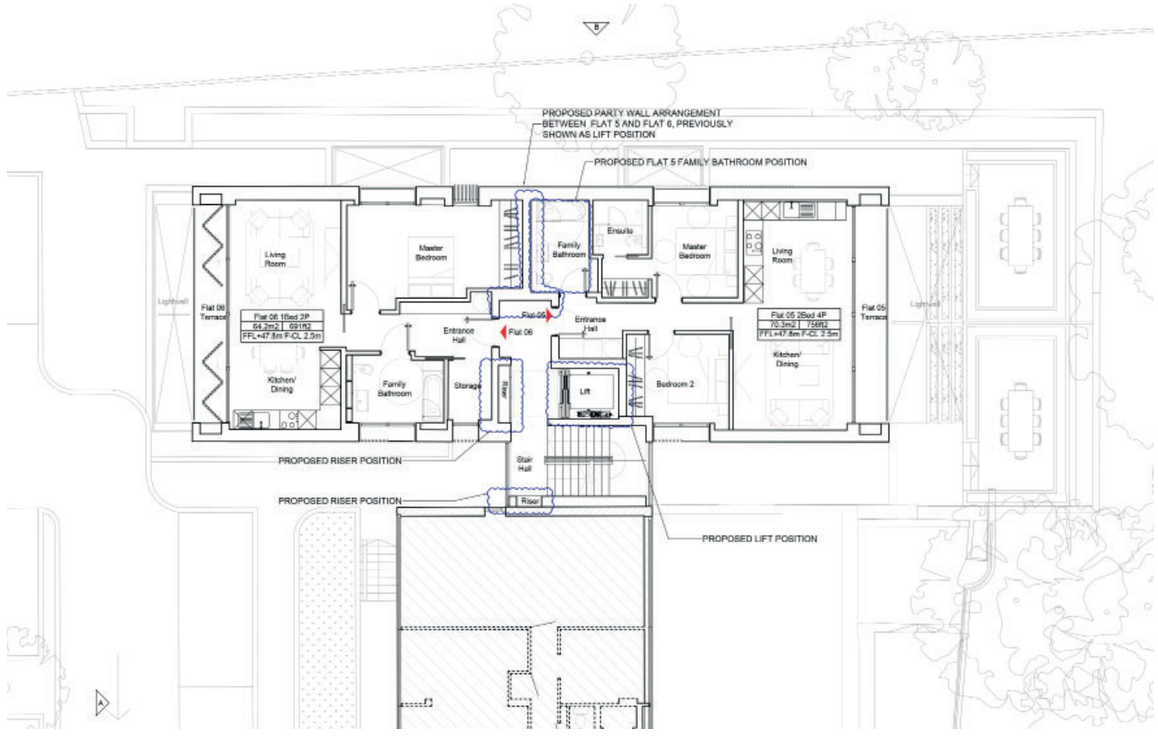

FIG 2 _ PROPOSED _ First floor plan

3. NON MATERIAL AMENDMENTS

3.6 Second Floor Layout

Second-floor floor layouts have been adjusted to accommodate the change to the lift position only. As for first floor layouts, the changes to these floors are very localised to the party wall, riser and some family bathrooms only (See Fig. 2).

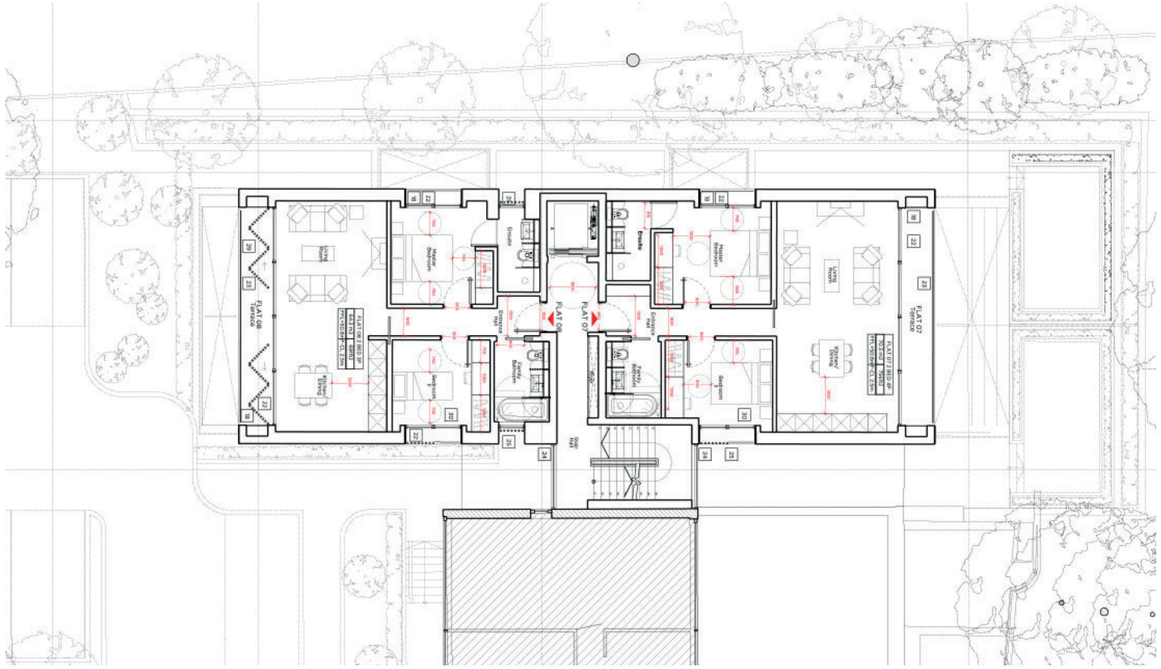

FIG 1 _ CONSENTED _ Second floor plan

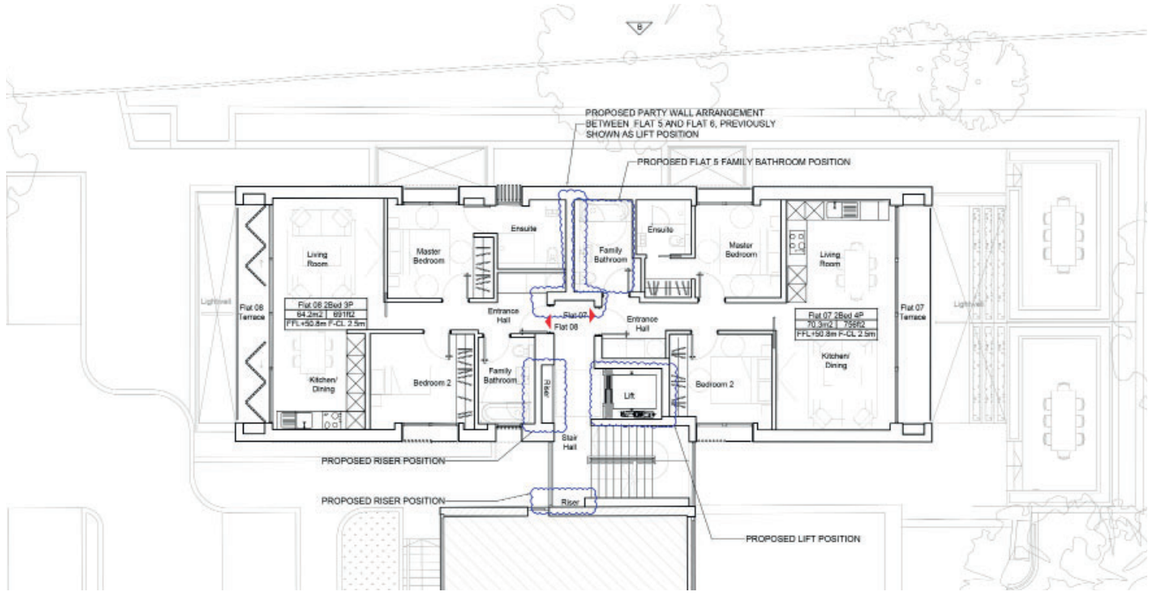

FIG 1 _ PROPOSED _ Second floor plan

3. NON MATERIAL AMENDMENTS

3.7 Third Floor Layout

At the third-floor level, the change to the lift position resulted in the opportunity to maximise living area within the unit with a reduced corridor area. The floor plan allows for the living room to face south-west and with direct access to the external terrace. The bedrooms are proposed to face northeast with a view to the rear garden.

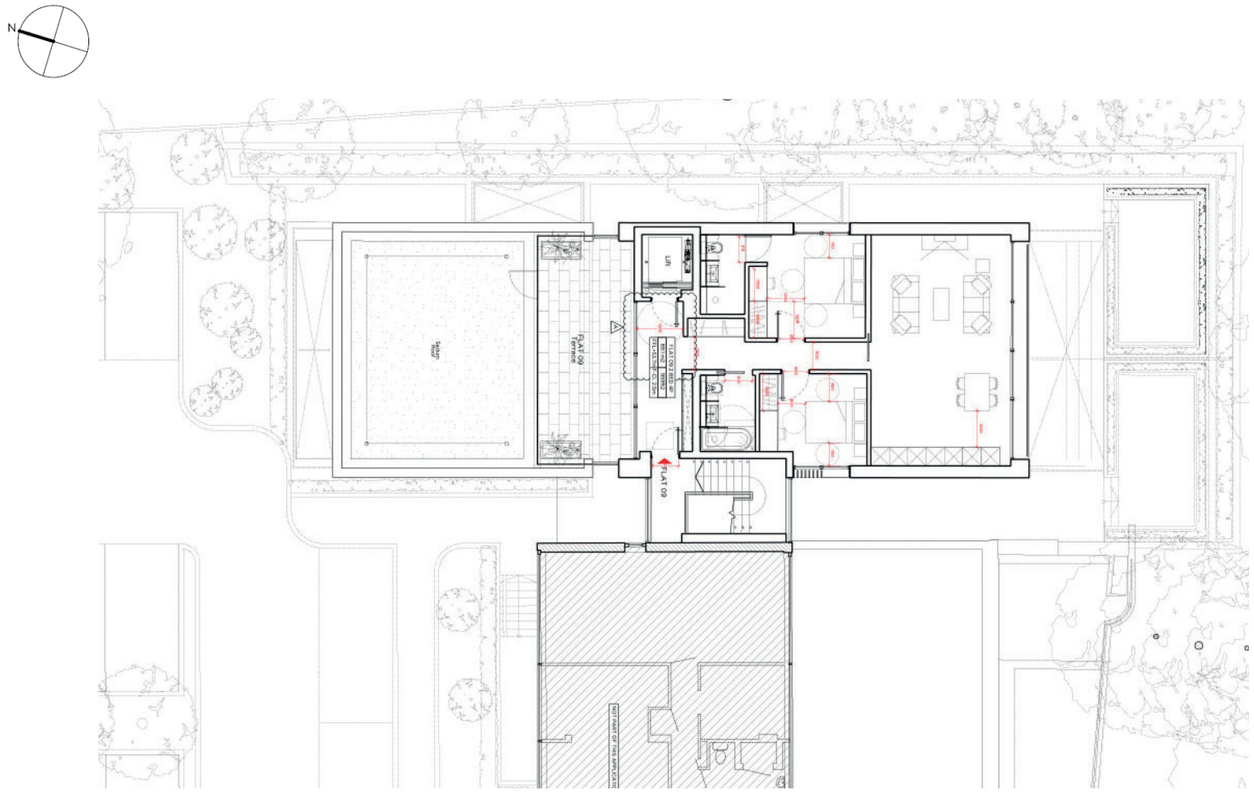

FIG 1 _ CONSENTED _ Third floor plan

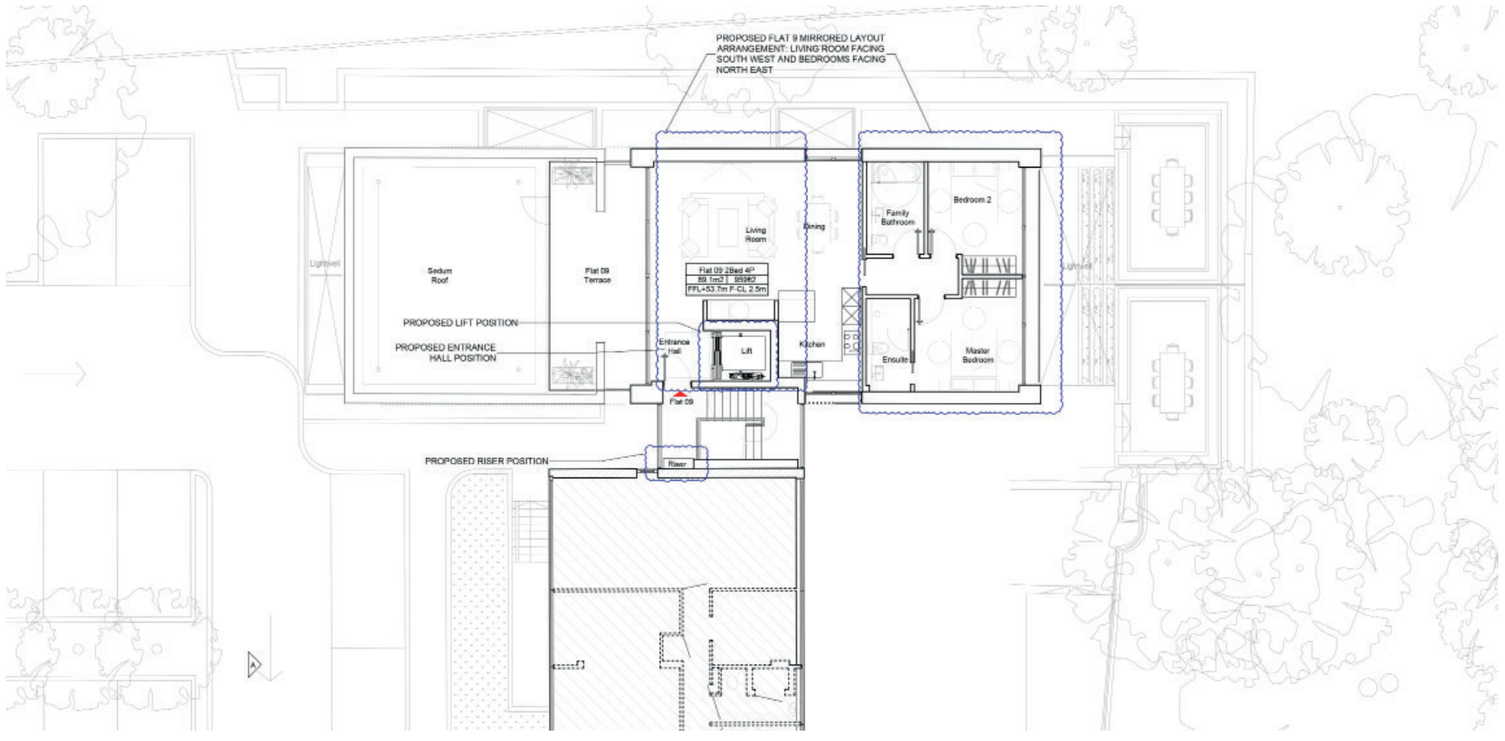

FIG 2 _ PROPOSED _ Third floor plan

3. NON MATERIAL AMENDMENTS

3.8 Roof Layouts

The only change at roof level is the relocation of the lift overrun. This was originally located to the north elevation therefore visible from public areas. In the new proposal this is now placed closer to Barrie House therefore concealed from public view (see 3.2).

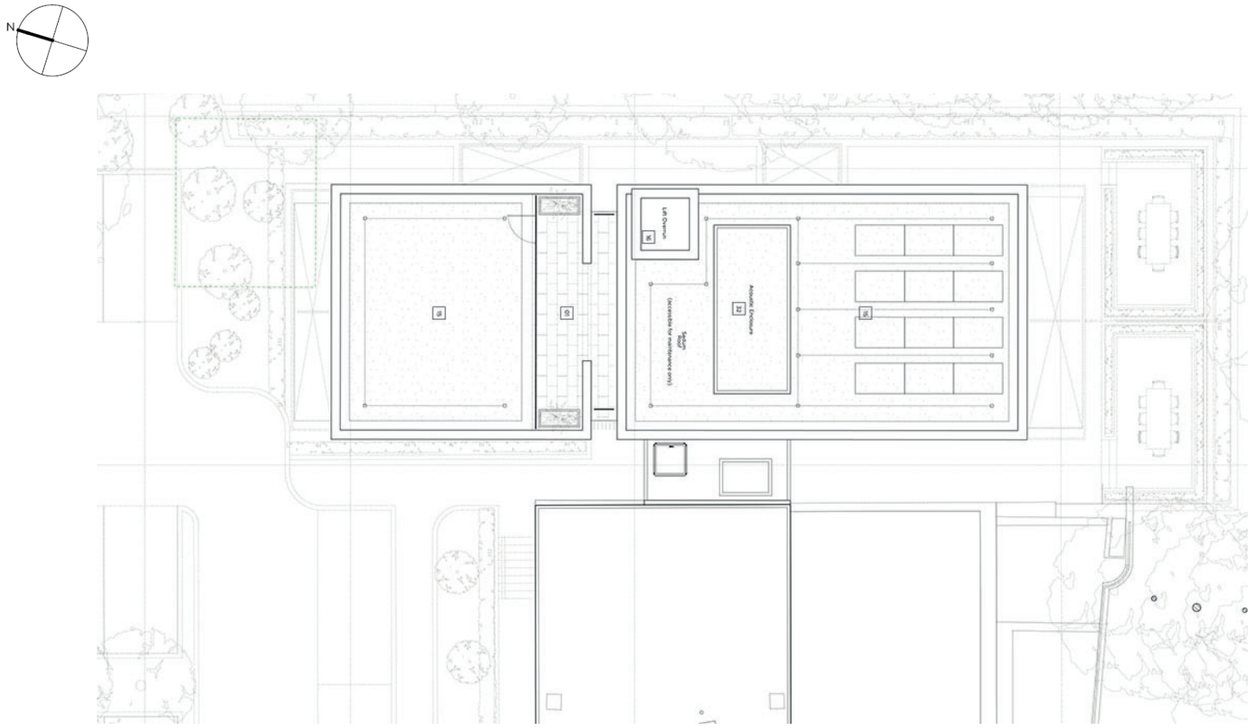

FIG 1 _ CONSENTED _ Roof plan

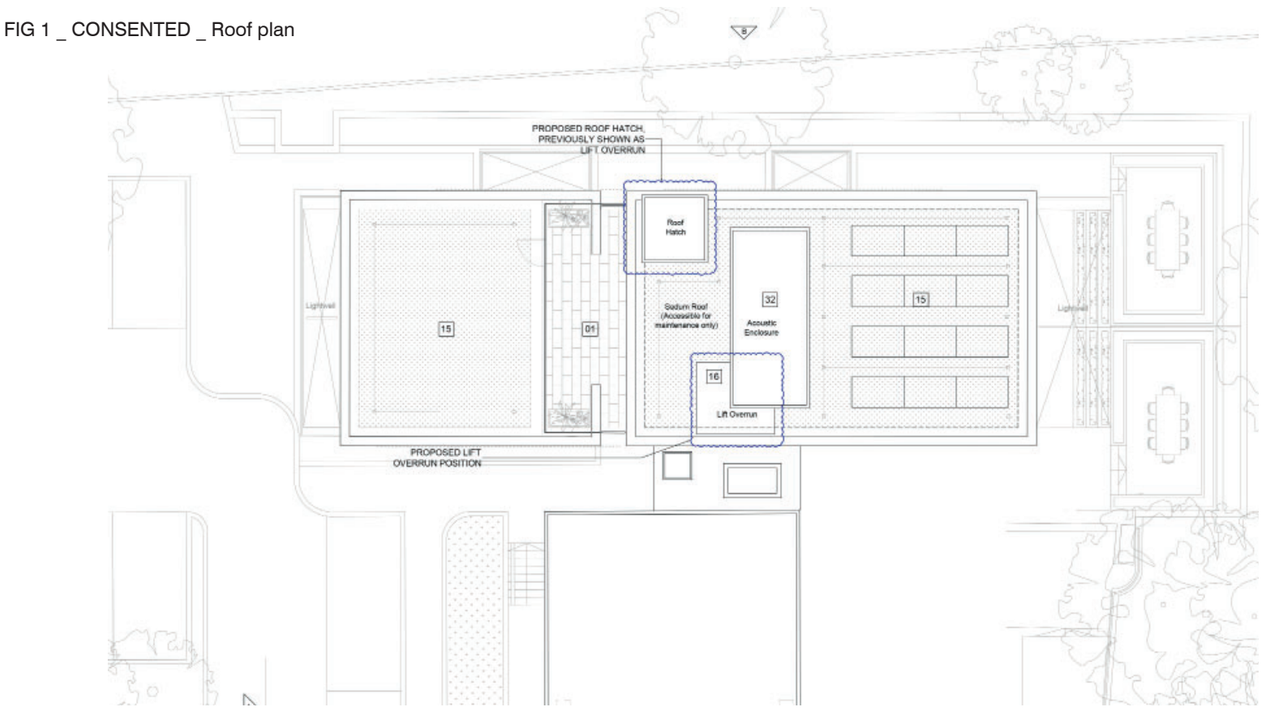

FIG 2 _ PROPOSED _ Roof plan

4. AFFORDABILITY / TENURES / SCHEDULE OF AREA

The proposed minor amendments have carefully been designed so as not to impact adversely on the Building Control requirements and Planning standards related to the new flats.

The revised layouts will not impact on the unit mix at the property which will stay as per the consented scheme. All flats have maintained compliance with the 'Technical housing standards - nationally described space standard'. The internal areas and the overall GIAs have changed to the new areas listed in the table herewith.

CONSENTED	GIA Sqm	sqf	Level	Habitable Rooms	Unit Type	Amenity Sqm	Tenure	Part M Requirements
Flat 1 Duplex	90.2	970	BASE/GF	3	2 Bed 4 Person	9.1	Private	Part M4(2)
Flat 2 Duplex	77.5	833	BASE/GF	3	2 Bed 3 Person	14.9	Private	Part M4(2)
Flat 3 Duplex	94.2	1013	BASE/GF	4	3 Bed 5 Person	69.9	Private	Part M4(2)
Flat 4 Duplex	100.7	1083	BASE/GF	4	3 Bed 5 Person	45.1	Private	Part M4(2)
Flat 5	70.3	756	1F	3	2 Bed 4 Person	7.8	Private	Part M4(2)
Flat 6	64.2	690	1F	3	1 Bed 2 Person	7.8	Private	Part M4(3)
Flat 7	70.3	756	2F	3	2 Bed 4 Person	7.8	Private	Part M4(2)
Flat 8	64.2	690	2F	3	2 Bed 3 Person	7.8	Private	Part M4(2)
Flat 9	89.1	958	3F	3	2 Bed 4 Person	23.3	Private	Part M4(2)
TOTAL	**720.7**	**7747.5**						

PROPOSED	GIA Sqm	sqf	Level	Habitable Rooms	Unit Type	Amenity Sqm	Tenure	Part M Requirements
Flat 1 Duplex	81.3	874	BASE/GF	3	2 Bed 4 Person	9.1	Private	Part M4(2)
Flat 2 Duplex	82.1	883	BASE/GF	3	2 Bed 3 Person	14.9		Part M4(2)
Flat 3 Duplex	102.5	1102	BASE/GF	4	3 Bed 5 Person	69.9	Private	Part M4(2)
Flat 4 Duplex	93.1	1001	BASE/GF	4	3 Bed 5 Person	45.1	Private	Part M4(2)
Flat 5	70.3	756	1F	3	2 Bed 4 Person	7.8	Private	Part M4(2)
Flat 6	63.5	683	1F	3	1 Bed 2 Person	7.8	Private	Part M4(3)
Flat 7	70.8	761	2F	3	2 Bed 4 Person	7.8	Private	Part M4(2)
Flat 8	64.7	696	2F	3	2 Bed 3 Person	7.8	Private	Part M4(2)
Flat 9	89.1	958	3F	3	2 Bed 4 Person	23.3	Private	Part M4(2)
TOTAL	**717.4**	**7712.1**						

FIG 1 _ Consented and proposed schedule of accomodations and areas

5. SUPPORTING REPORTS

5.1 BIA and Certification Letter

CGL and Richard Tant Associates have been appointed to produce a revised a detailed Basement Impact Assessment to support the new basement strategy and retaining piled wall. Due to the advanced stage of the project, the additional information and geotechnical data, and the results of the trial pits CGL and RTA have been able to produce an in-depth analysis and proposal for the scheme including the proposed changes illustrated in this application.

Empace (independent) structural engineers have been appointed to provide a certified letter for the proposal. In addition, the structural proposal has now been signed off by the adjoining owners' checking engineers as part of the Party Wall Award.

As part of the proposal, a full detailed set of sequencing drawings for the basement, its excavation, the underpinning, and all temporary work has been developed with the main contractor's team (including their structural and geotechnical engineers) so to gain all necessary approvals.

At this stage the proposed scheme has been reviewed and checked by four qualified teams of engineers and two teams of geotechnical consultants.

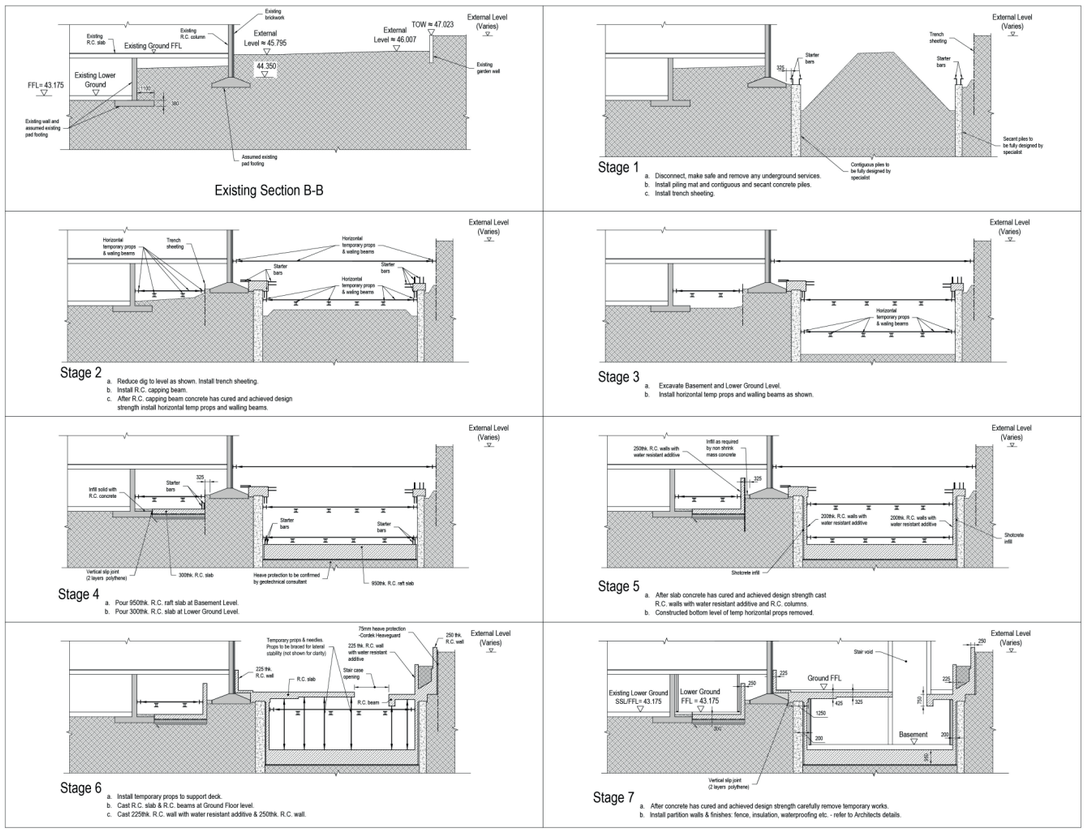

FIG 1 _ Extract construction sequence by RTA

5.2 Air Quality Assessment Addendum

Since the planning application was approved in 2018 (Ref: 2018/0645/P), Cundall highlighted in their addendum that "[t]here has also been updates to air quality relevant legislation, policy, and guidance." They highlighted legislative changes both at the national and local level.

Cundall have consequently provided an update to the Air Quality Assessment to support this S96a application with further data collected in the area after the 2018 assessment.

The findings illustrated in the Air Quality Assessment concluded that the changes proposed will not have any adverse effect on the development and that the mitigation measures provided within the original assessment "remain fit for purpose, and that no further assessment of air quality impacts is required".

5.3 Daylight and Sunlight Addendum

Schofield Surveyors have been appointed to test the effects of the proposed development for daylight on habitable rooms within the proposed scheme and compare these with the consented scheme as illustrated below.

The design and consultants team is aware that since the 2017 report on daylight, the BRE Guidelines have been updated (in June 2022). The latter effectively omits the use of the Average Daylight Factor (ADF) assessment for internal daylighting and replaces it with either the Spatial Daylight Autonomy (SDA) or Daylight Factor (DF) assessments.

The brief therefore was to present the assessment both with the ADF and with the SDA results so to be able to compare the scheme under both parameters. The comparative results are presented in full detail in the Daylight and Sunlight letter by Schofield Surveyors supporting this application.

The outcome of their analysis is that in most instances rooms perform better in terms of daylight and sunlight quality when compared with either methods of assessment (ADF or SDA).

Schofield concluded in their report that "the results perform slightly better than the consented scheme with one room falling short for the ADF assessment, but showing a better result overall, and three shortfalls are noted for the SDA assessment whereby the consented scheme was showing four."

In Addition the new position of the lift overrun was tested by Schofield and they confirm this will not make any difference to daylight/sunlight within the neighbouring amenity. This is because the angle of sky is 3D, so all windows will receive light all around the sky dome so a very small addition here will be immaterial.

Average Daylight Factor (ADF)

12th Oct 2023

Floor	Room Ref	Room Use	Consented Results (ADF)	Meets BRE	October 23 Results (ADF)	Meets BRE
Basement	R1	Bedroom	1.18	Yes	1.21	Yes
	R2	Bedroom	5.00	Yes	3.21	Yes
	R3	Bedroom	4.13	Yes	3.07	Yes
	R4	Bedroom	3.30	Yes	3.78	Yes
	R5	Bedroom	2.25	Yes	3.11	Yes
	R6	Bedroom	0.81	No	0.92	No
	R7	Bedroom	4.28	Yes	4.06	Yes
	R8	Bedroom	4.89	Yes	4.04	Yes
	R9	Bedroom	1.28	Yes	1.56	Yes
Ground	R1	LKD	3.92	Yes	3.67	Yes
	R2	LKD	6.90	Yes	6.17	Yes
	R3	LKD	5.64	Yes	5.74	Yes
	R4	LKD	2.69	Yes	2.86	Yes
	R5	LKD	7.46	Yes	5.77	Yes
First	R1	Bathroom	3.75	Yes	N/A	N/A

FIG 2 _ Extract ADF outcome showing improvement on the Average Daylight Factor in the proposed scheme

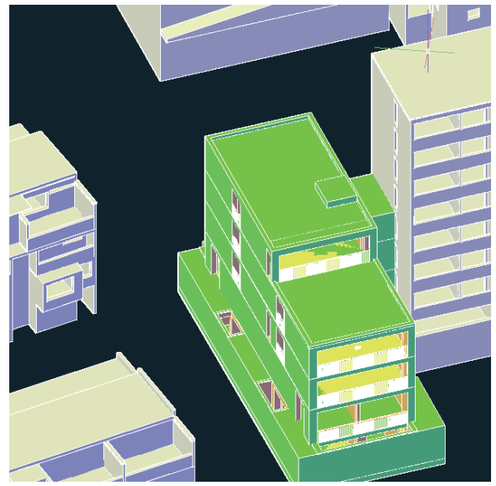

FIG 3 _ Modelling diagram showing no impact on neighbouring windows


CCA