

PLANNING ADDENDUM
29.02.24

ELEVATION DESIGN

PLANNING SCHEME

The scheme introduced a slightly large parapet in order to enclose the terrace behind with a small inset handrail to make it upto the 1.1m.

Originally the design intent was to match the proportions of the building below. We had changed the material in order minimise soften the depth.



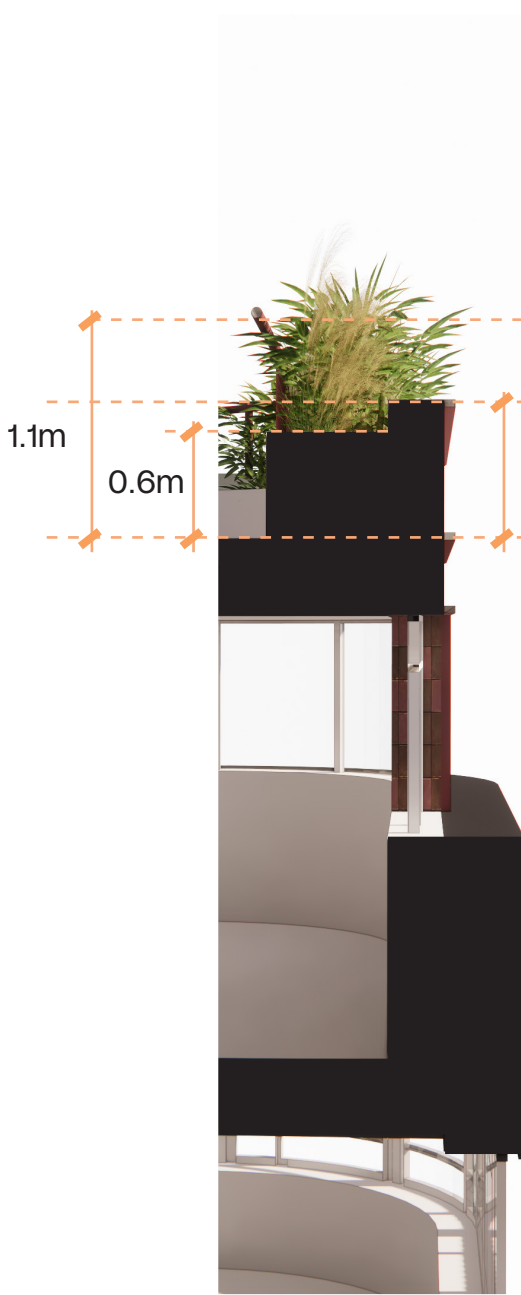
PROPOSED SECTION

PROPOSED ELEVATION DETAIL

ELEVATION DESIGN

UPDATED DESIGN

Following officers comments we have looked to reduce the parapet by 250mm this gives a 150mm upstand around the inset 600mm planter. We would then pull the handrail inward so whilst it appears visible in elevation from street its visibility would be minimised.



PROPOSED SECTION



PROPOSED ELEVATION DETAIL

ELEVATION DESIGN

COMPARISON
Comparison of the two designs at SStreet view.



PLANNING SCHEME



REVISED DESIGN

ENTRANCE & AMENITY
TRANSPORT

CYCLE PARKING

There is currently no cycle parking or end of journey facilities provided in the existing building.

The proposed scheme has integrated 3 sheffield cycle stands and a shower room at basement level. This is an improvement on the current condition.

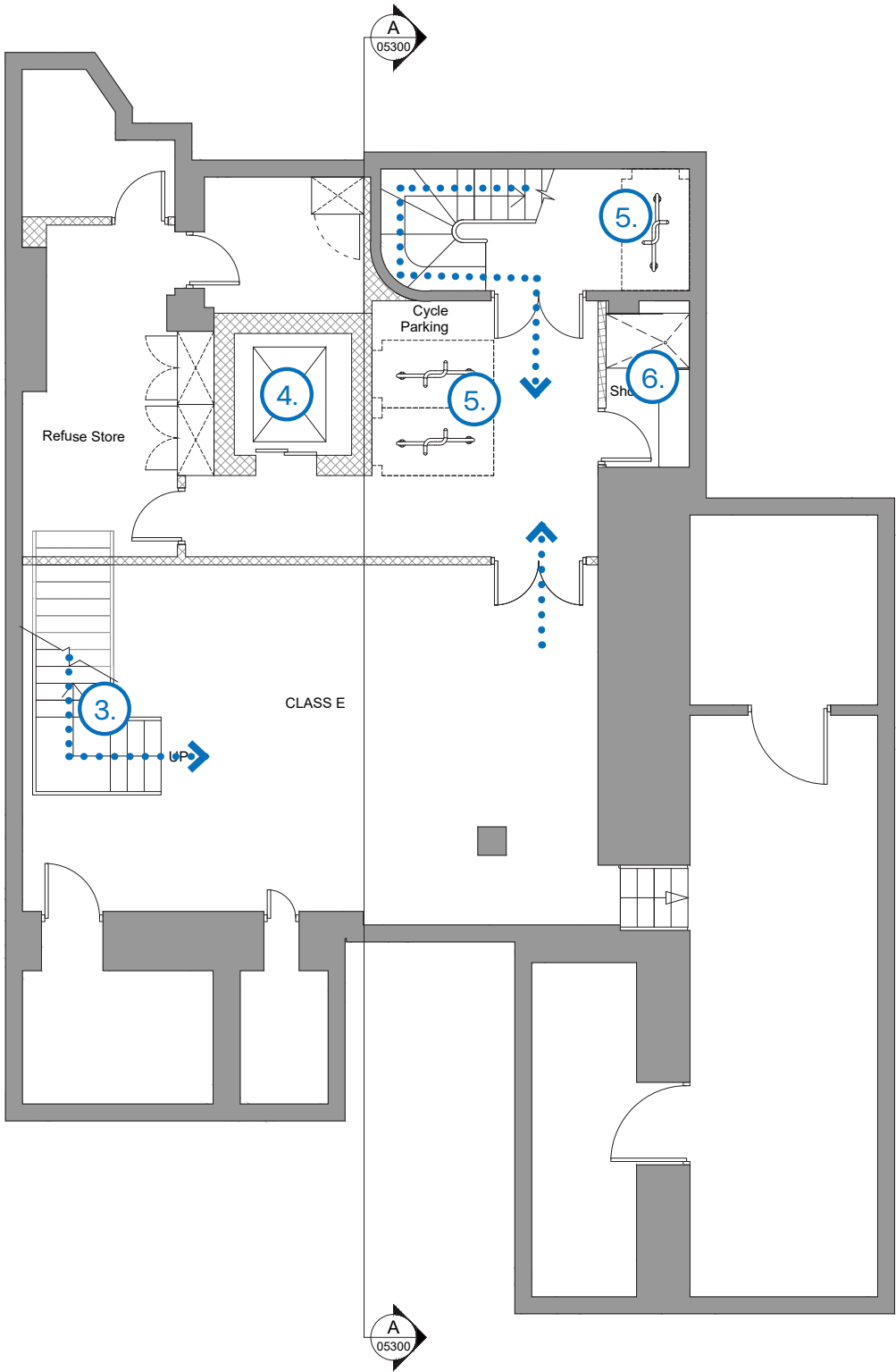
Based on the proposed design the London Plan asks for 8 long stay spaces and 1 short stay to comply. The scheme provides 6 spaces in total which can be split to, 1 short stay and 5 long stay due to constraints of the current site.

The refuse strategy has been redesigned to create a bin store at basement level. Bins will be transported up to ground floor via the new lift and taken outside.

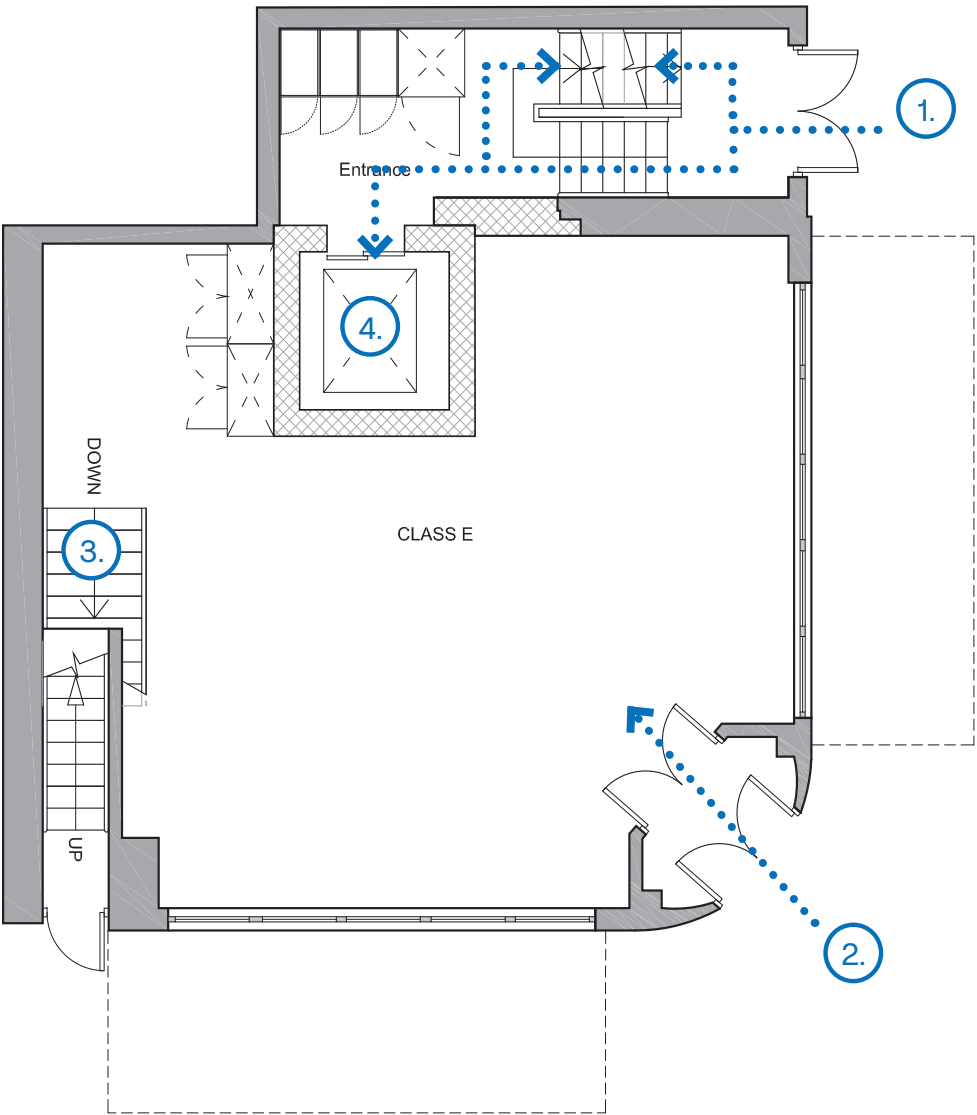
Access into the building would need to be managed.

KEY AREAS

- 1. Office entrance
- 2. Restaurant entrance
- 3. Connecting stair for restaurant
- 4. New Lift
- 5. Cycle storage - Sheffield Stands
- 6. Shower Cubicle



PROPOSED BASEMENT PLAN

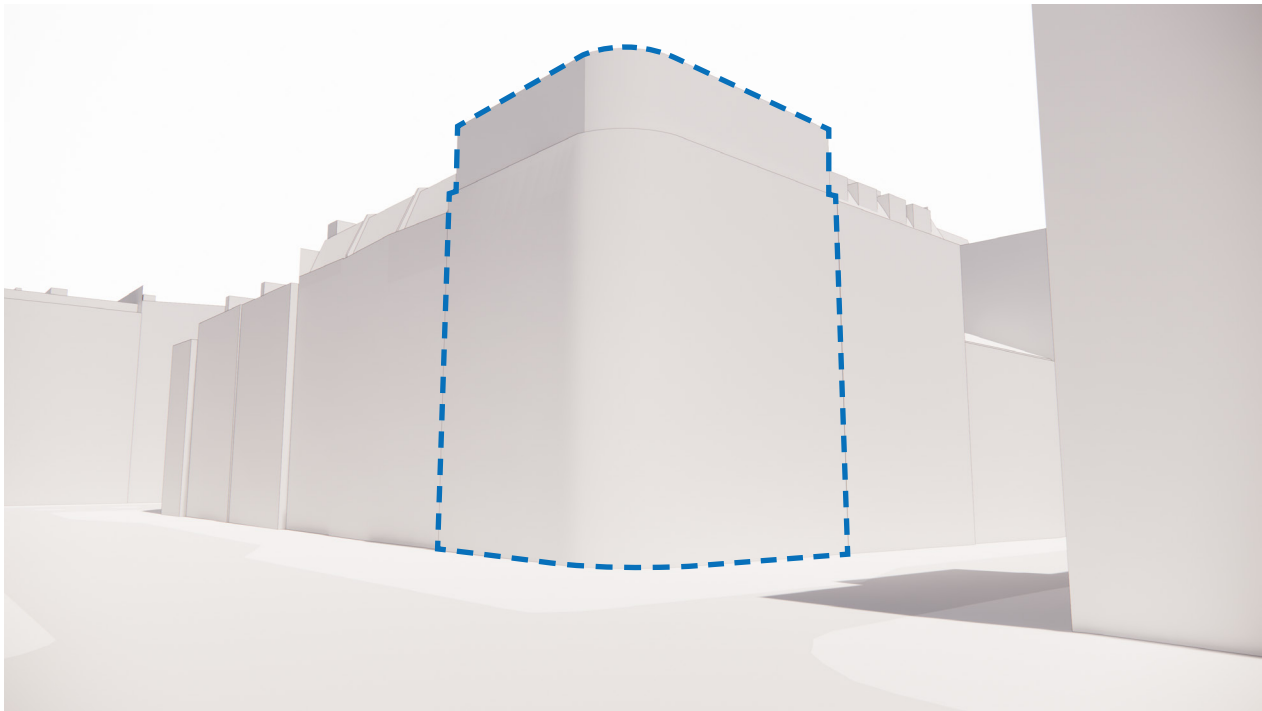


PROPOSED GROUND FLOOR PLAN

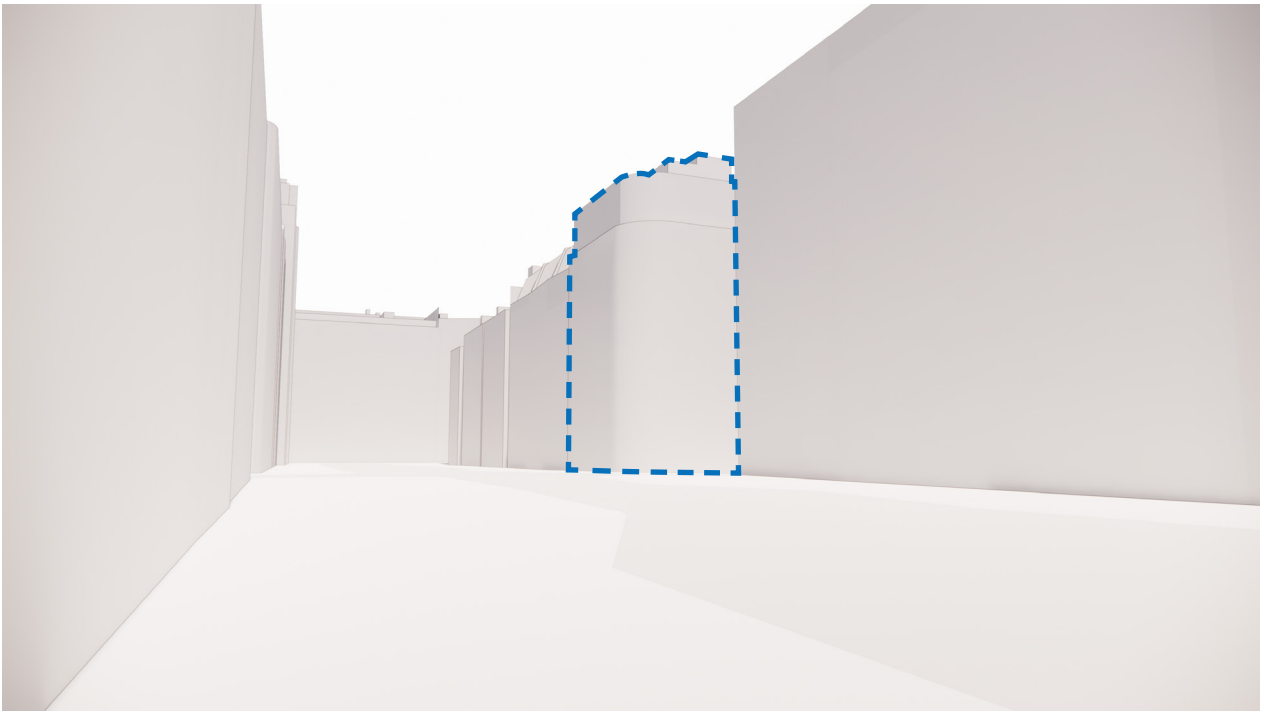
PROPOSED DESIGN

STREET VIEWS - as submitted within original DAS

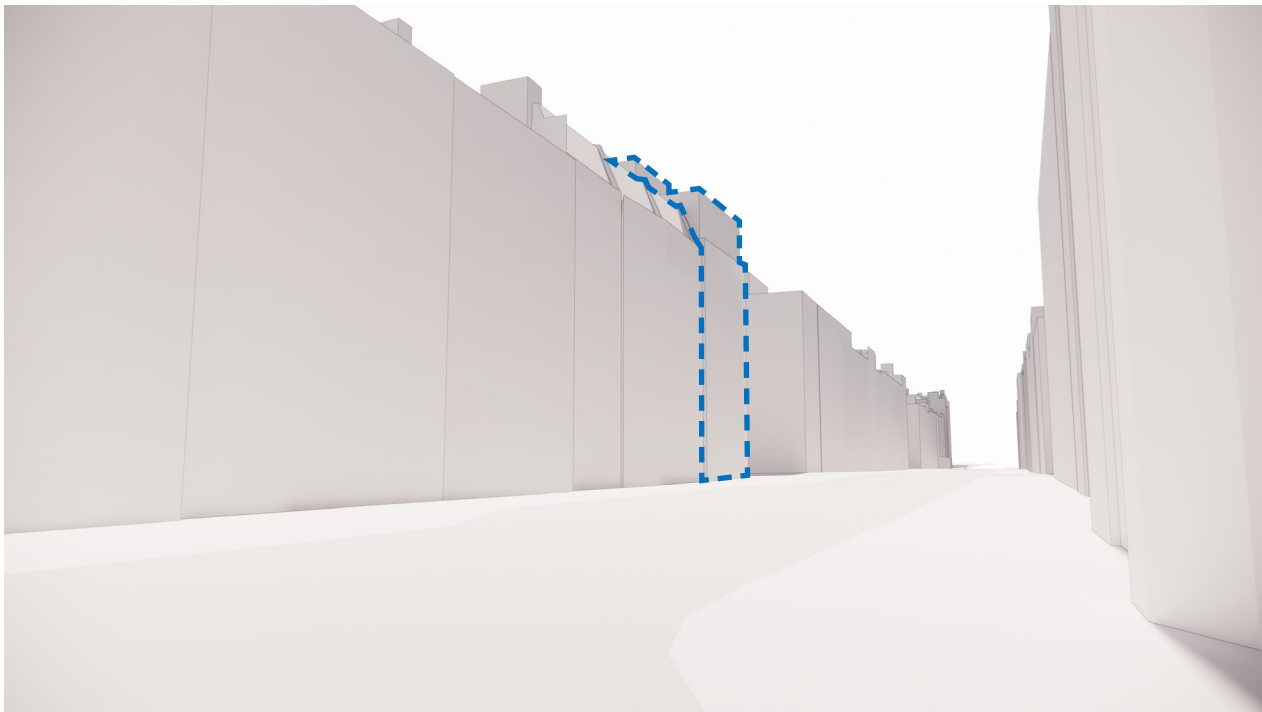
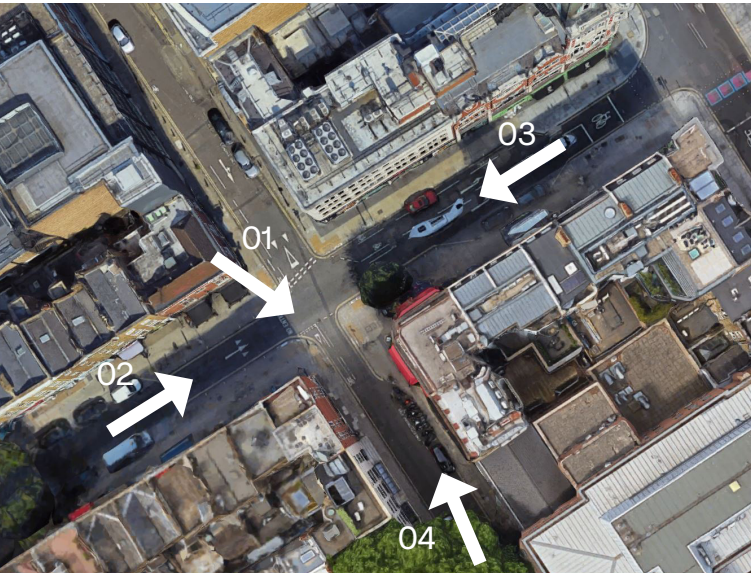
The design has considered the view of the scheme at street level to ensure the impact of the roof pop up is minimised.



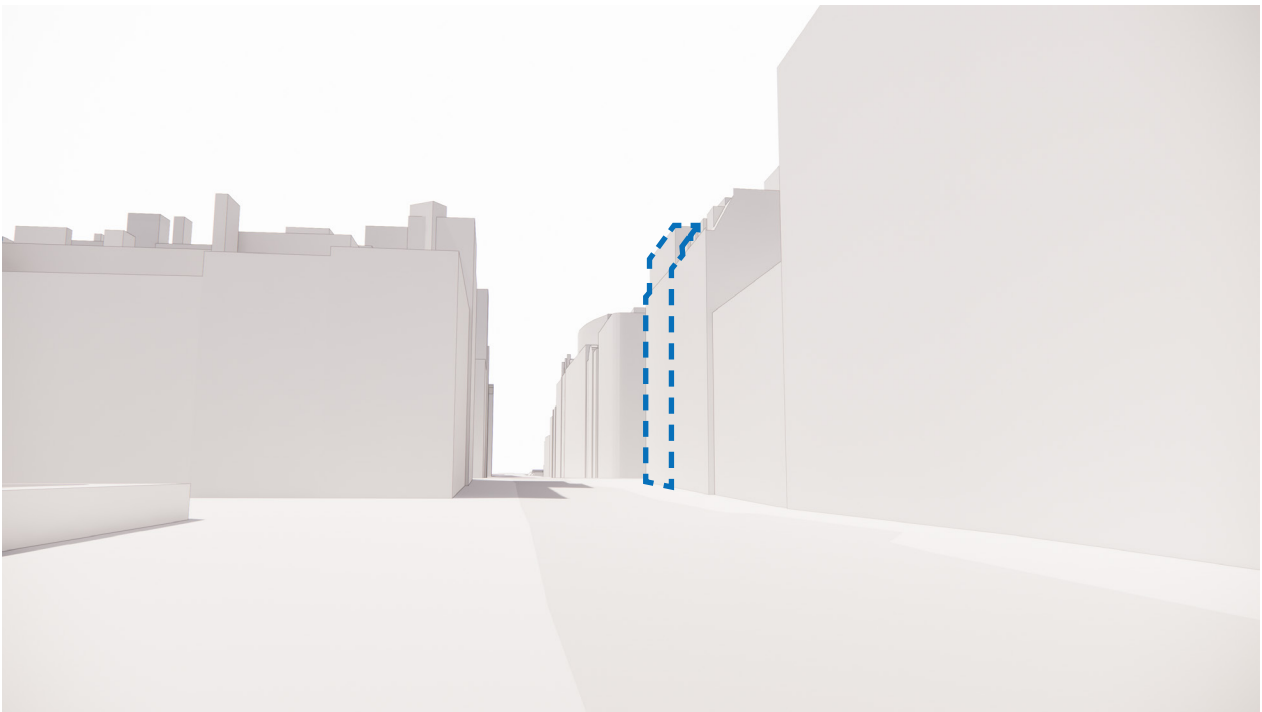
STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



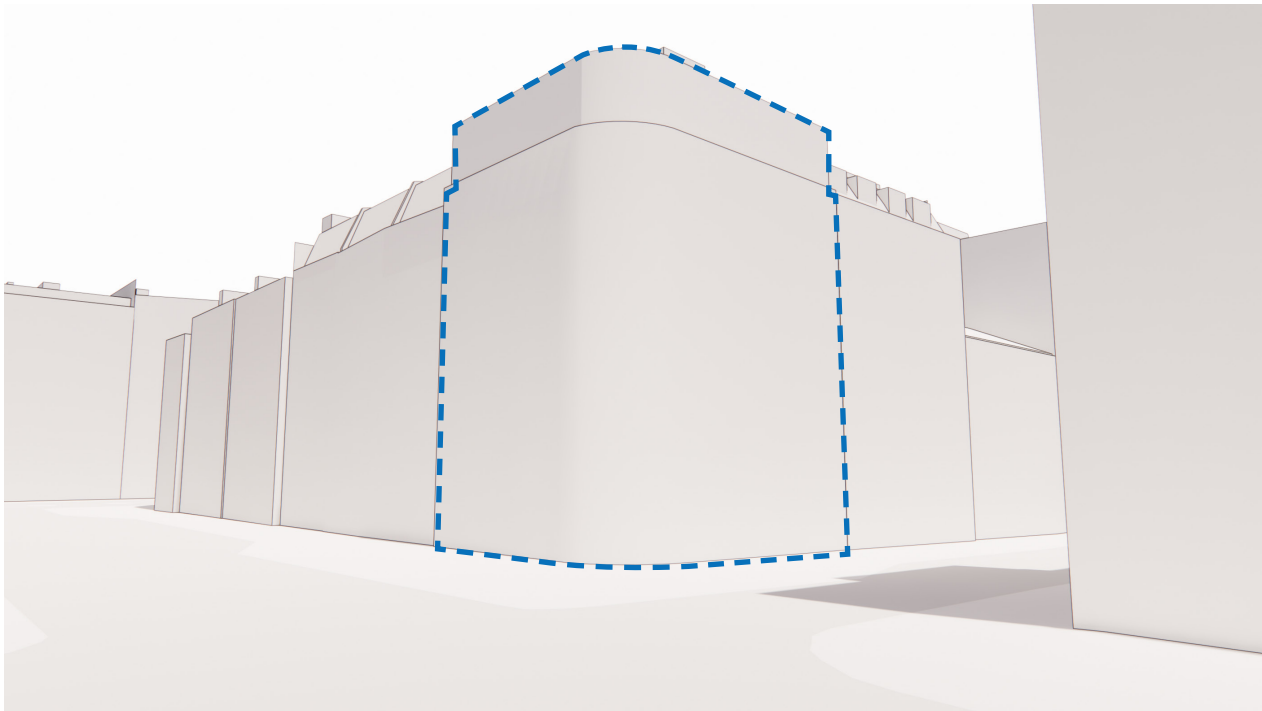
STREET VIEW 04

PROPOSED DESIGN

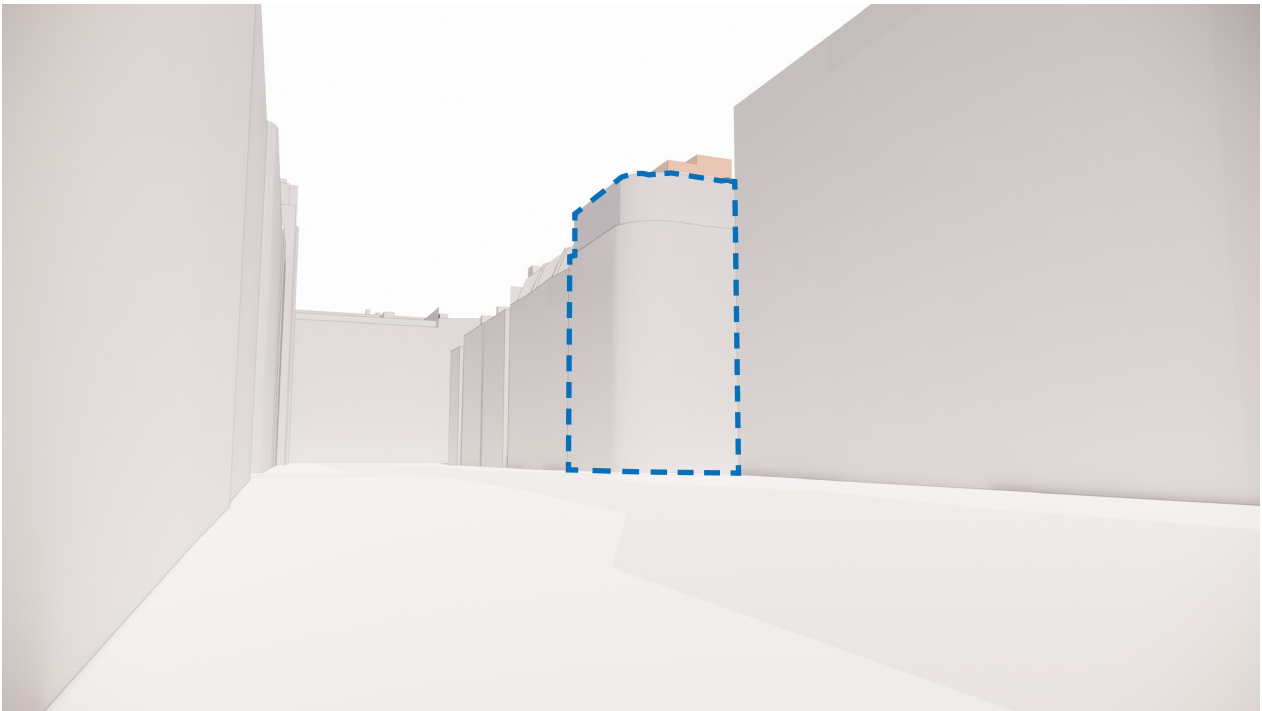
STREET VIEWS - Revised to split massing and plant

The design has considered the view of the scheme at street level to ensure the impact of the roof pop up is minimised.

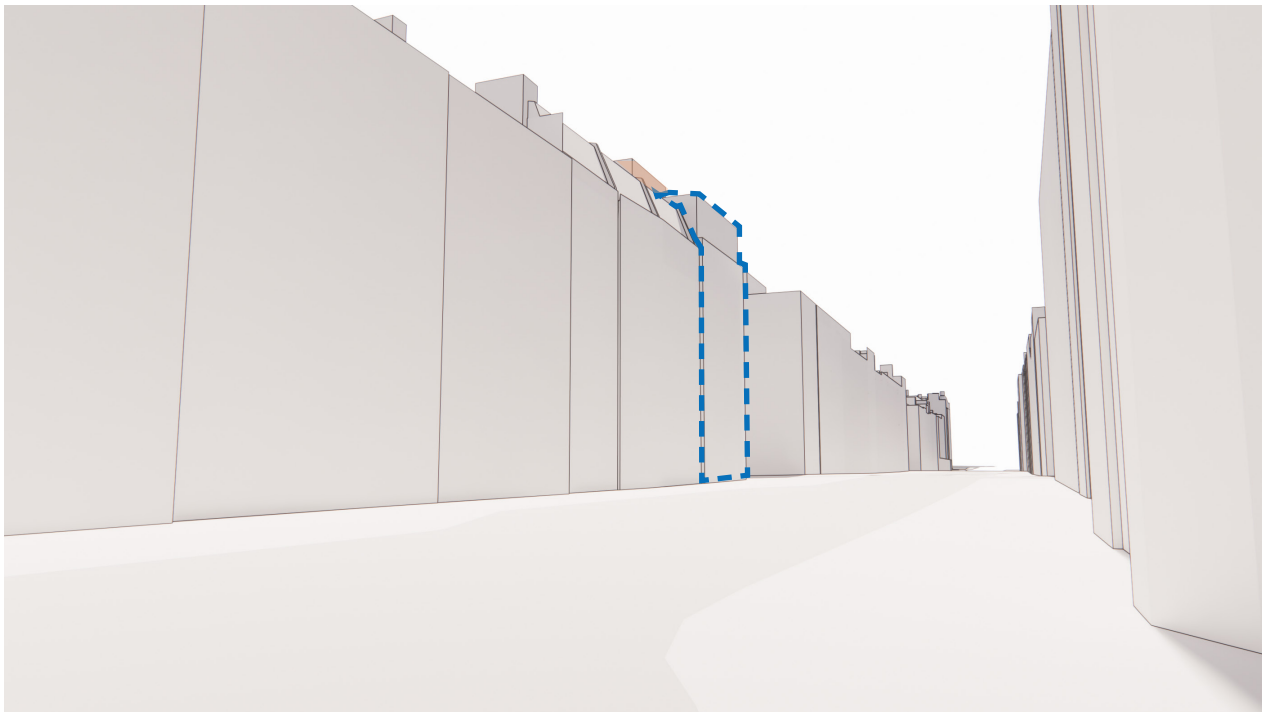
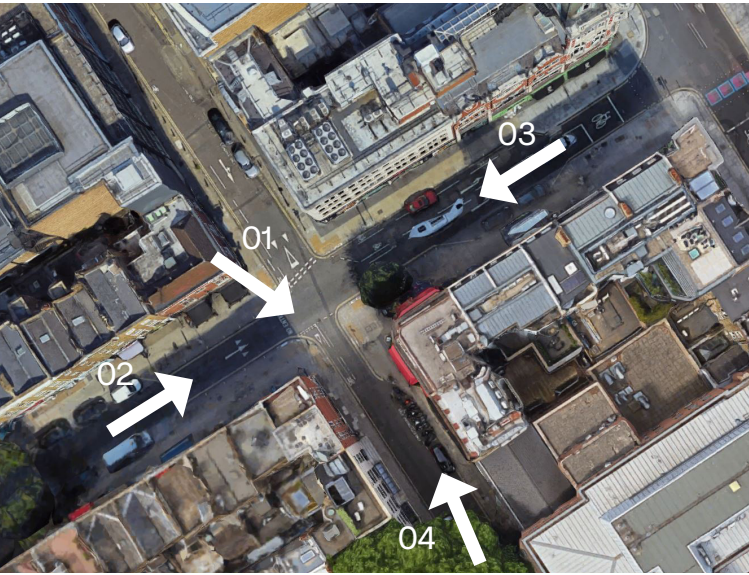
We have changed the lines opposite to show in blue the main building and in orange the small visible roof pop up. Plant space itself is set behind. The reduction in parapet will make it slightly more visible but it will be screened further with planting.



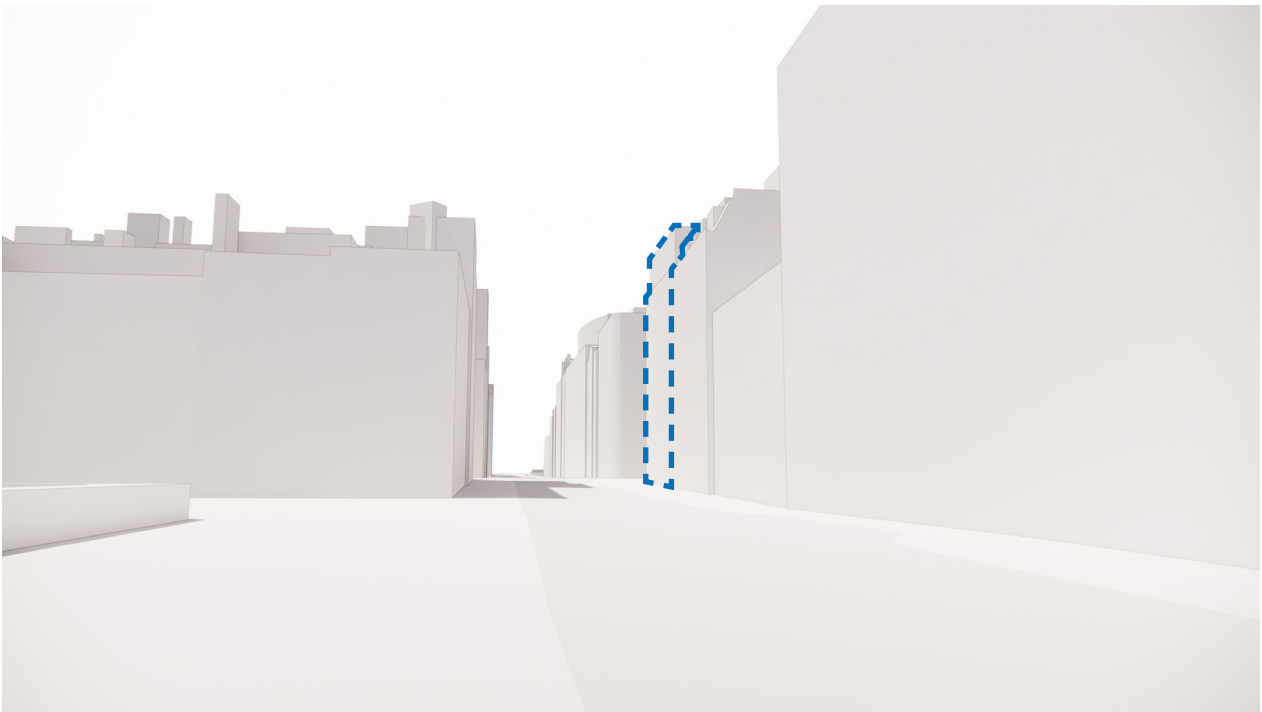
STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



STREET VIEW 04

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