

## Technical Note

---

Project	317 Finchley Road
Title	Planning Note to Support S73 Application
Ref.	240
Rev.	C
Date	05.04.24

---

## Introduction

---

The purpose of this Technical Note is to provide technical guidance regarding a material amendment to the consented scheme (Planning Ref. 2016/2910/P) The proposal looks to replace the following drawings:

- 240-400 rev K to 240\_400 rev M\_Proposed Basement plan
- 240-401 rev H to 240\_401 rev J\_Proposed Lower Ground Floor plan
- 240-402 rev L to 240\_402 rev N\_Proposed Ground Floor plan
- 240-403 rev I to 240\_403 rev K\_Proposed First Floor plan
- 240-404 rev I to 240\_404 rev K\_Proposed Second Floor plan
- 240-405 rev I to 240\_405 rev K\_Proposed Third Floor plan
- 240-406 rev I to 240\_406 rev K\_Proposed Fourth Floor plan
- 240-407 rev I to 240\_407 rev K\_Proposed Fifth Floor plan
- 240-408 rev I to 240\_408 rev K\_Proposed Sixth Floor plan
- 240-409 rev H to 240\_409 rev J\_Proposed Seventh Floor plan
- 240-410 rev H to 240\_410 rev J\_Proposed Eighth Floor plan
- 240-411 rev I to 240\_411 rev K\_Proposed Ninth Floor plan
- 240-412 rev B to 240\_412 rev D\_Proposed Roof plan
  
- 240-500 rev H to 240\_500 rev J\_Proposed Section A
- 240-501 rev H to 240\_501 rev J\_Proposed Section B
  
- 240-600 rev H to 240\_600 rev J\_Proposed Finchley Road Elevation
- 240-601 rev H to 240\_601 rev J\_Proposed North Elevation
- 240-602 rev H to 240\_602 rev J\_Proposed West Elevation
- 240-603 rev I to 240\_603 rev K\_Proposed Billy Fury Way Elevation

The proposal looks to replace the following pre-commencing condition No24 drawings:

- 240-1020 rev E to 240\_1020 rev F\_Proposed Unit 3 M4(2) Compliant
- 240-1021 rev C to 240\_1021 rev D\_Proposed Units 5,9,12,15,17,19,21 M4(2) Compliant
- 240-1025 rev B to 240\_1025 rev C\_Proposed Unit 4 M4(2) Compliant
- 240-1025A rev B to 240\_1025A rev C\_Proposed Unit 7 M4(2) Compliant
- 240-1025B rev C to 240\_1025B rev D\_Proposed Unit 8 M4(2) Compliant
- 240-1028 rev C to 240\_1028 rev D\_Proposed Units 16,18,20 M4(2) Compliant
- 240-1029A rev A to 240\_1029A rev B\_Proposed Unit 22 M4(2) Compliant
- 240-1029B rev A to 240\_1029B rev B\_Proposed Unit 22 M4(2) Compliant

The proposal looks to replace the following pre-commencing condition No25 drawings and designate Units 6 +10 +13 as accessible units constructed in accordance with BR Part M4(3) :

- 240-1022 rev E to 240\_1022 rev F\_Proposed Units 6, 10, 13 M4(3) Compliant

The proposal looks to replace the following pre-commencing condition No12 drawing:

- 240-1100 rev C to 240\_1100 rev D\_Proposed Recycling and Refuse Plan

This technical note should be read in conjunction with:

- Previously issued design and access statement by Groupwork - May 2016
- Updated Basement Impact Assessment by Webb Yates - J2680-S-RP-0004\_02\_S9 Basement Impact Assessment

The material amendment will propose alterations to the façade as listed below:

- 1.0      **Modification to the finish of external walls behind stone super-structure**
- 2.0      **Amendment to footprint of Basement and Lower ground plan**
- 3.0      **Modification to Billy Fury Way stair**
- 4.0      **Dimensions of stone Columns and Lintels**
- 5.0      **Re-composition of stair core glazing**
- 6.0      **Structural steel bracings between columns and lintels**
- 7.0      **Internal layout re-arrangement to meet current fire safety regulations**
- 8.0      **Increase in height to the lift and stair core**
- 9.0      **Alterations to unit 22 roof garden stair**
- 10.0     **Alterations to Billy Fury Way windows**
- 11.0     **Alterations to ground floor level fronting Finchley Road**

## 1 Modification to the finish of external walls behind stone super-structure

---

1.1 The external wall system has been adjusted to achieve higher U-Values which will in-turn make for higher quality living conditions and reduce on-going maintenance for the proposed scheme. The wall system proposed is externally finished in a colour pigmented render. The proposed render finish will be colour matched to the structural stone exoskeleton it sits behind which does not deviate from the previously approved wall system colour. The image below demonstrates the similarities in the previously approved finish and the proposed render finish options.



Fig. 1 Proposed grey render system



Fig. 2 Proposed red render system

1.2 The proposed external wall system, as seen in fig. 4 below, provides a more robust and durable exterior than the previously approved scheme in fig. 3.

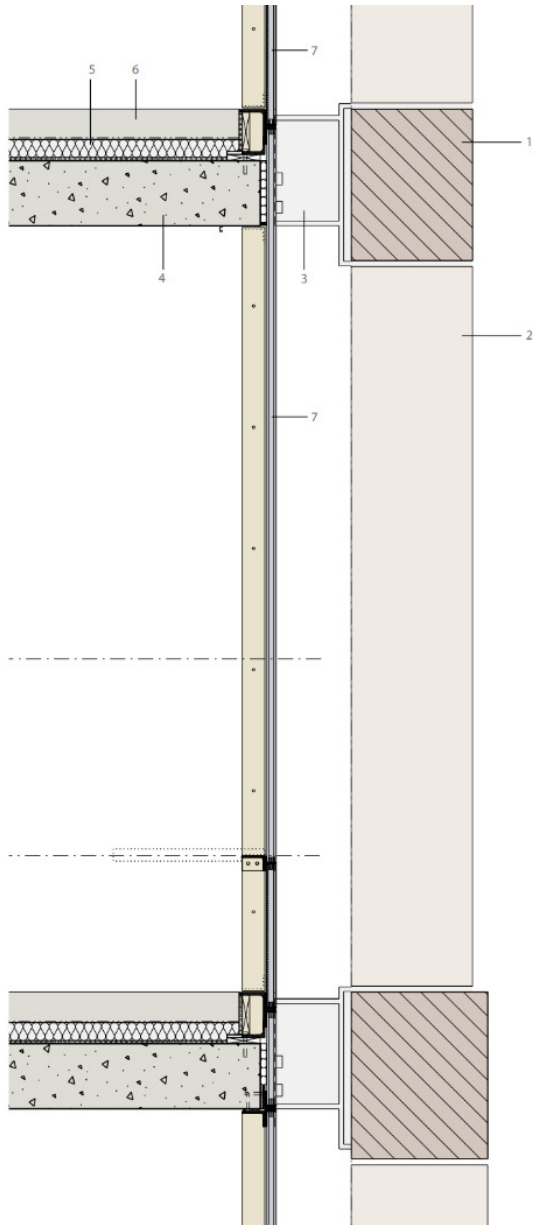


Fig. 3 Approved façade detail section

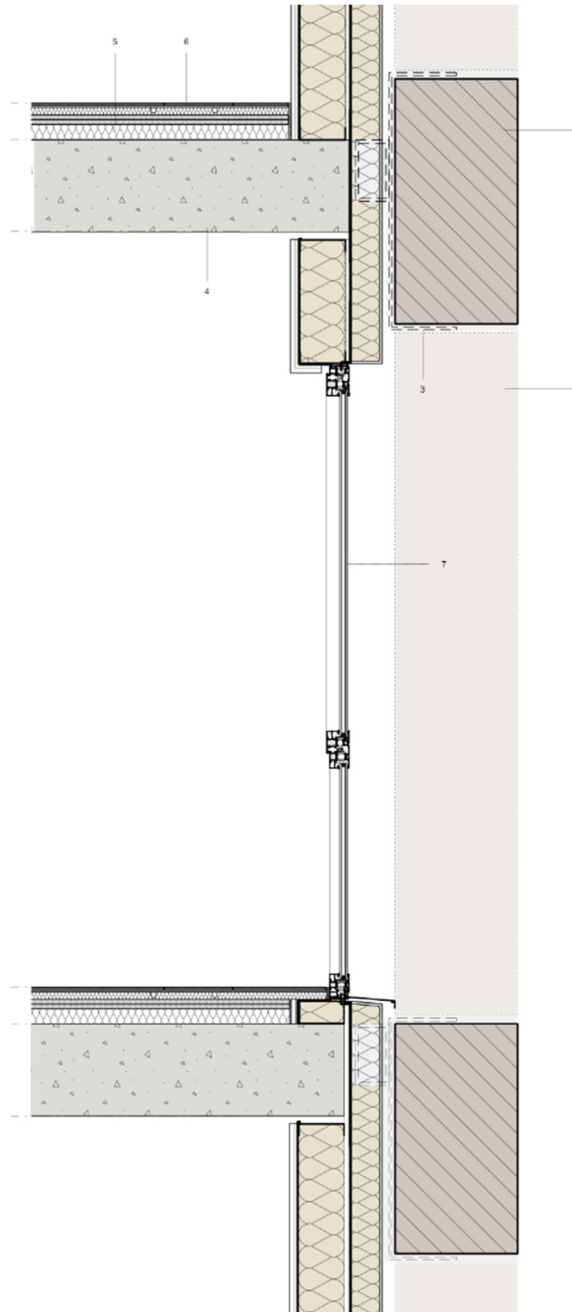


Fig. 4 Proposed façade detail section

## 2.0 Amendment to footprint of basement and lower ground plan

2.1 Development in the scheme's structural performance has enabled us to adjust the basement plan and lower ground plan footprint along the east side as seen highlighted in fig. 5 and fig. 6. With the implementation of the UKPN substation used to distribute electrics throughout the local area, the amended footprint offers a preferable place to store and access the substation safely. Please see the Basement impact assessment J2680-S-RP-0004\_02\_S9 Basement Impact Assessment submitted alongside this Technical note for further details on the effect this adjustment has on its surroundings.

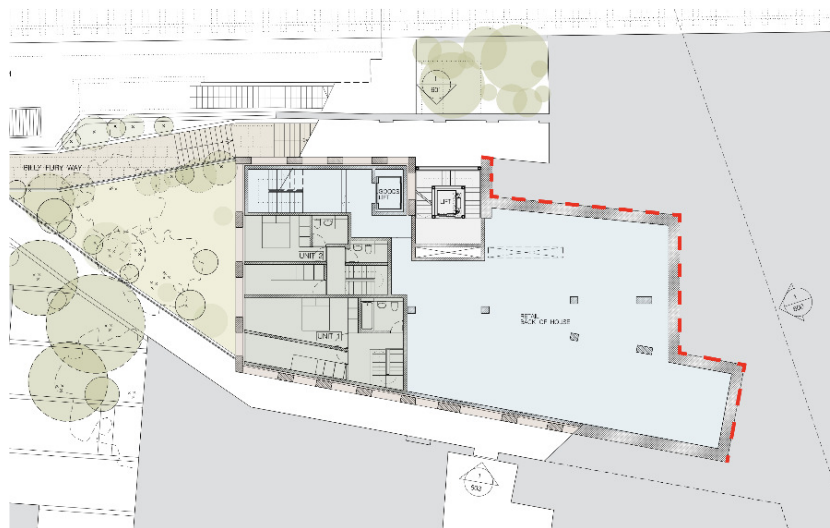


Fig. 5 Approved lower ground floor plan

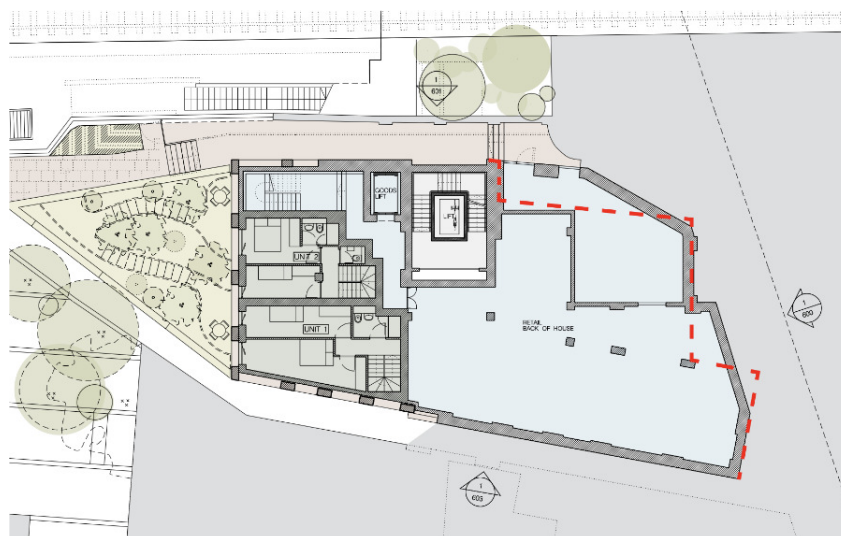


Fig. 6 Proposed Lower Ground floor plan



### 3.0 Modification to Billy Fury Way stair

3.1 The Billy Fury Way staircase has been adjusted to minimise the impact on the wall to the north of the site which is shared with the train station. To achieve this the proposed Billy Fury Way stair will be fixed and supported from the proposed reinforced concrete walls of the Lower ground and sits independent of any existing structures. This proposal provides access to the UKPN substation within regulations. The proposed stair has minimal effect on the previously approved scheme by maintaining the same finishing tile as the surrounding area and the previously approved stair. This can be seen below in figs 7 and 8.

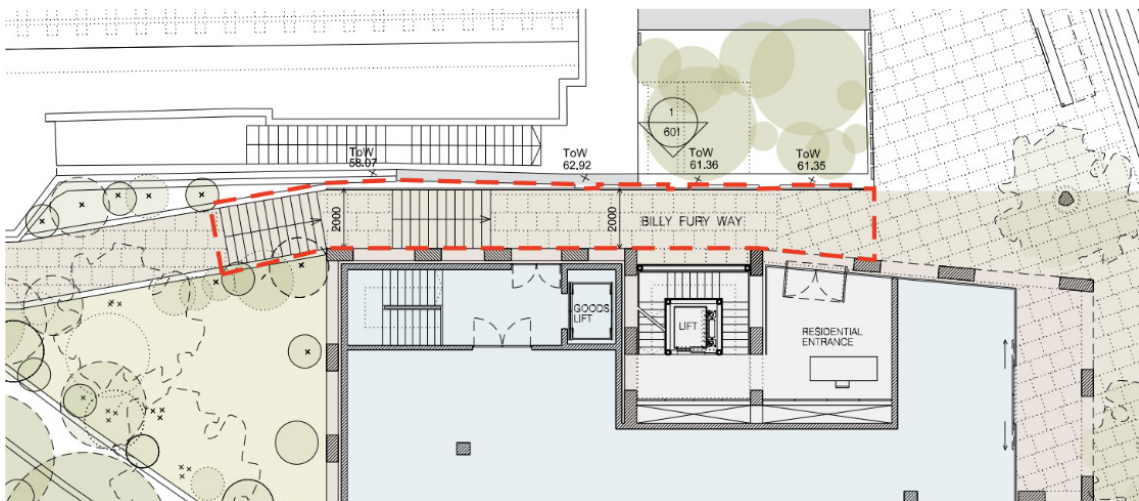


Fig. 7 Approved Billy Fury Way stair

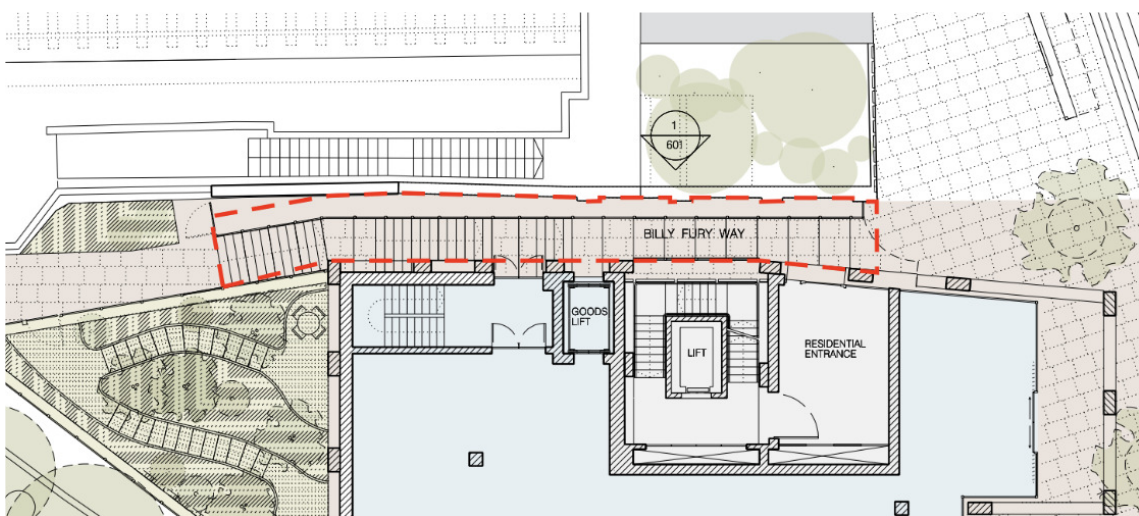


Fig. 8 Proposed Billy Fury Way stair



3.2 The externally opening emergency escape doors will be positioned to ensure when open they project no further than the external face of the stone superstructure to avoid causing harm to pedestrians walking past.

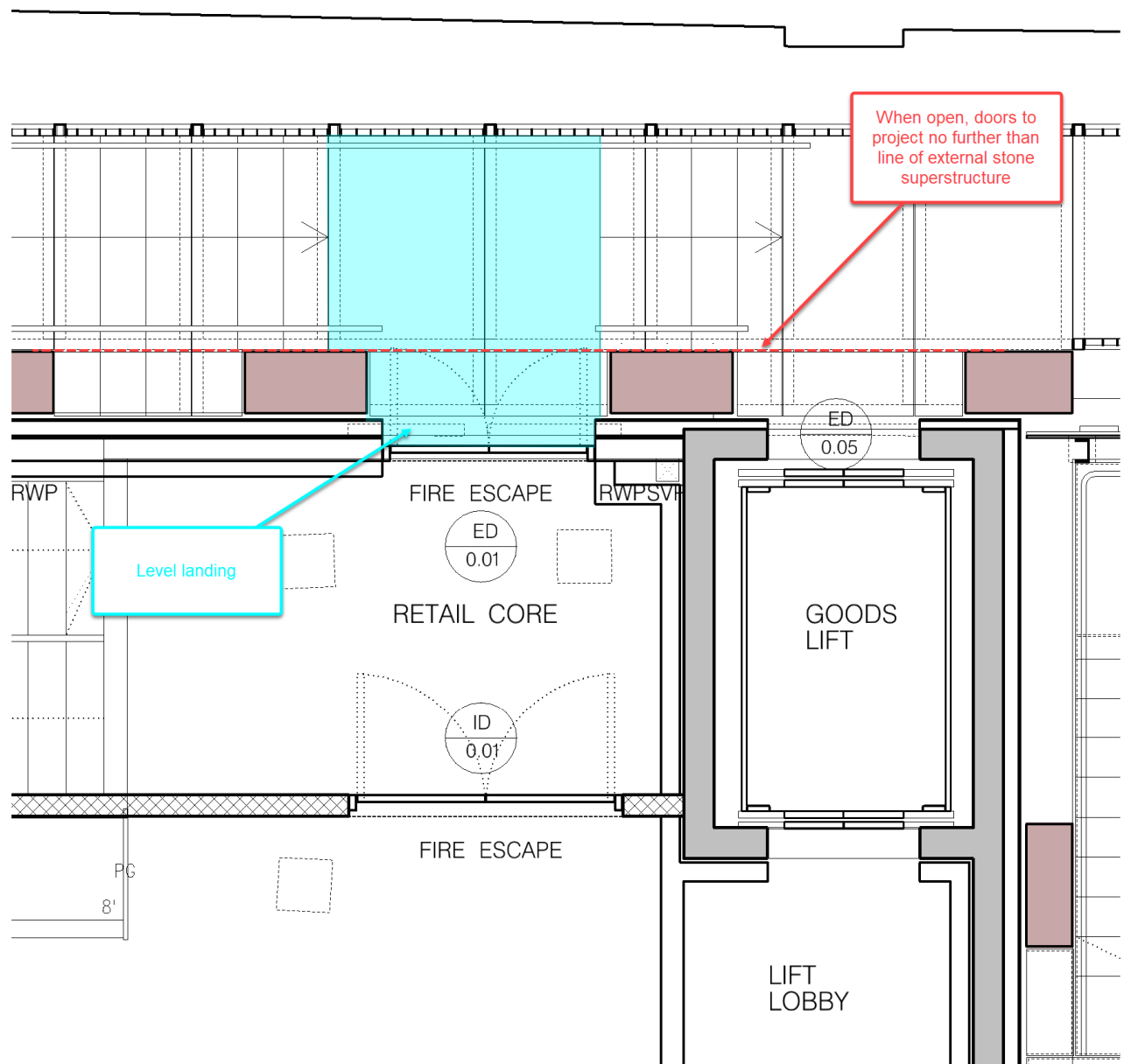


Fig. 9 Proposed ground floor emergency access arrangement to Billy Fury Way.

## 4.0 Dimensions of stone Columns and Lintels

---

4.1 Minor refinements to stone column and lintel dimensions are proposed as part of the minor material amendment. The slanted stone columns as highlighted in fig. 11 are proposed in a similar geometry to the column and lintels across the planning approved scheme in fig. 10. This simplifies the installation on site and the manufacturing process resulting in less material wastage.

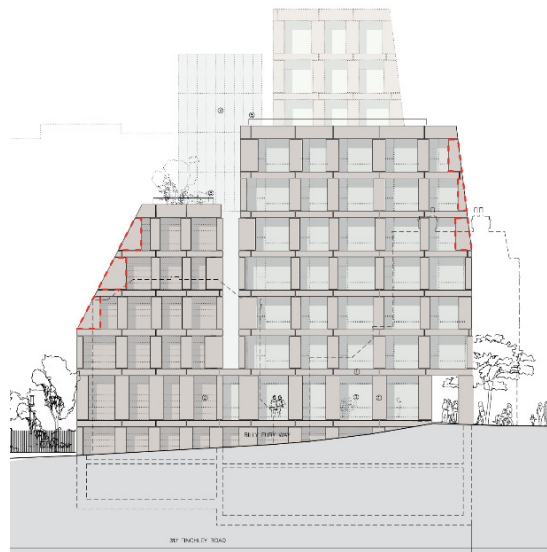


Fig. 10 Approved slanted stone columns.

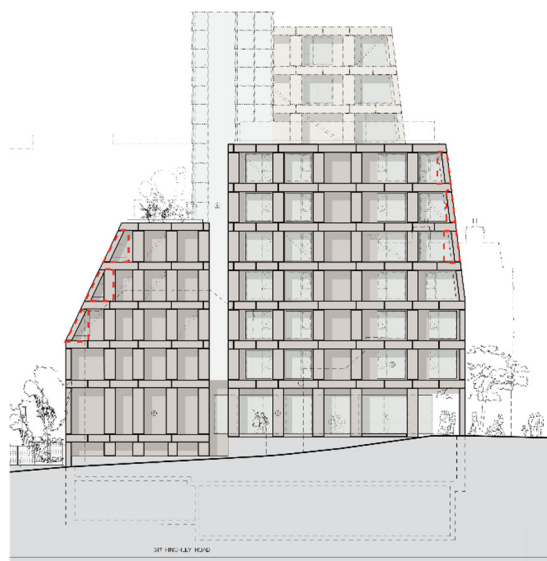


Fig. 11 Proposed slanted stone columns.

## 5.0 Re-composition of stair core glazing

---

5.1 The composition of glazing has been altered on the stair-core to follow similar proportions of the glazing throughout the rest of the planning approved scheme, forming a more cohesive design. The stair core glazed facade is stepped and lapped to allow natural through-ventilation. Single glazed panel raised to form balustrade to the staircase roof for maintenance and access to the smoke ventilation equipment installed to meet current fire regulations.

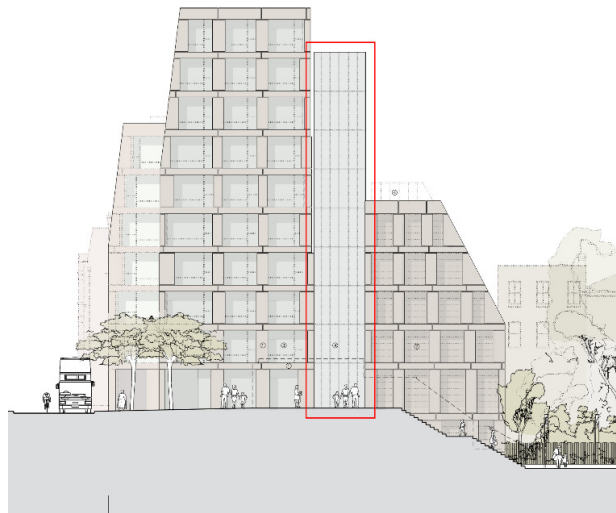


Fig. 12 Approved stair core glazing composition

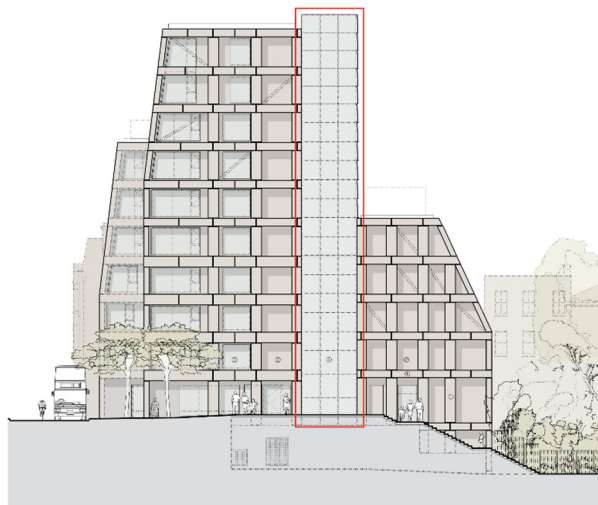


Fig. 13 Proposed stair core glazing composition

## 6.0 Structural steel bracings between columns and lintels

---

6.1 By introducing occasional steel bracings we've been enabled further refinement in the stone exoskeleton. This enables the slimming of stone columns and further emphasises the planning approved scheme of expressing the structure externally. The bracings will be colour matched to surrounding metalwork. The minimal impact of the steel bracings can be seen in fig. 14.

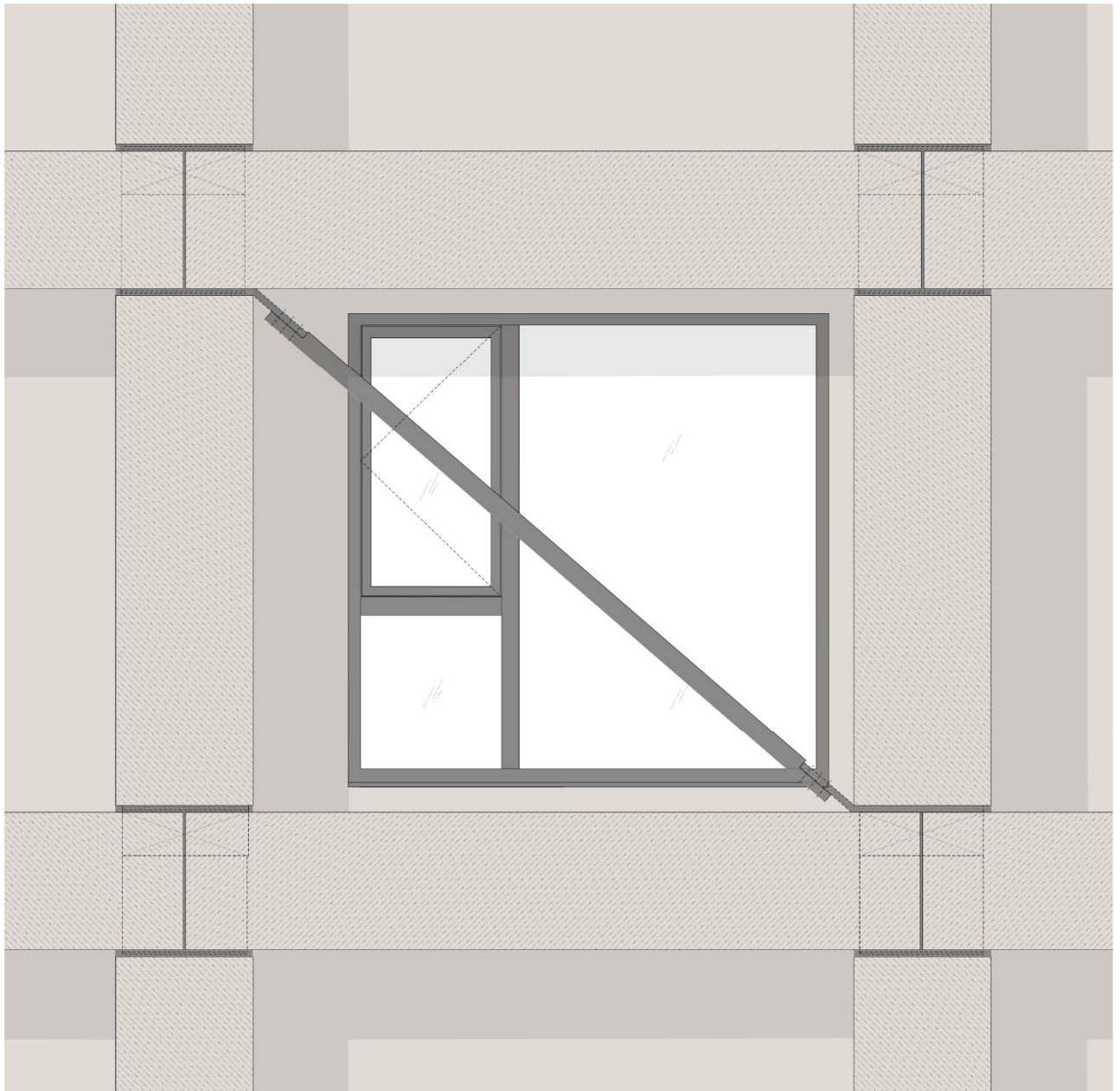


Fig. 14 Proposed structural steel bracing elevation

## 7.0 Internal layout re-arrangement to meet current fire safety regulations

7.1 Further to LFB consultation request have been made to upgrade the scheme to meet current fire regulations. Summary below of changes which have been introduced, please read in conjunction to Hydrock Fire Strategy/ Technical note:

- Mechanical smoke ventilation shaft incorporated with minimum 0.6m<sup>2</sup> free area and AOV within each lobby.
- Smoke lobbies to all floors incorporated to separate/protect the main stair from the apartments.
- Plant associated with the smoke ventilation + generator have been located on the main staircore roof.
- Sprinklers and LD1 detection introduced to all apartments.

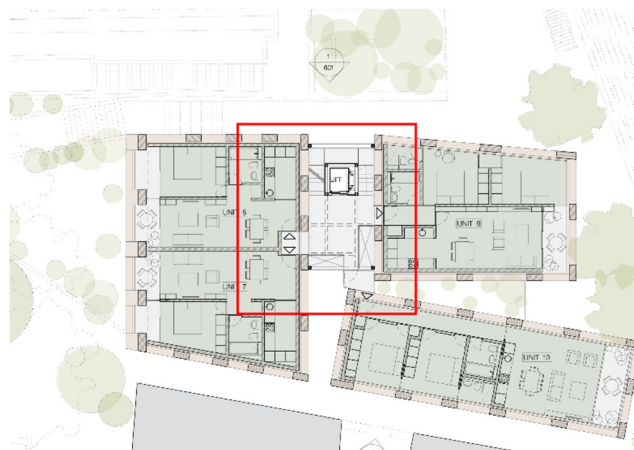


Fig. 15 Approved typical floor plan

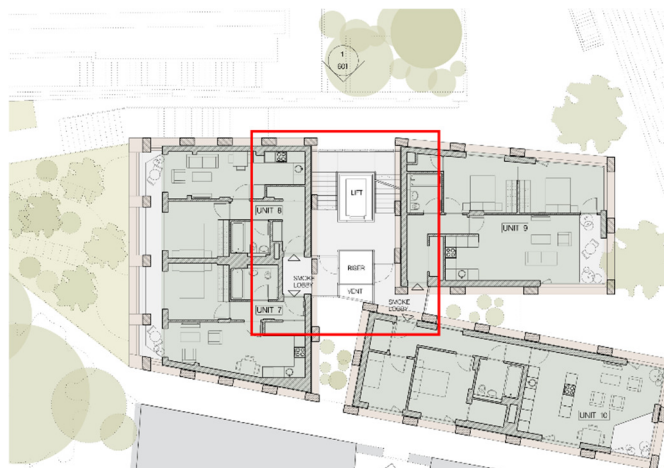


Fig. 16 Proposed typical floor plan

### 8.0 Increase in height to the lift and stair core

---

8.1 As a result of upgrades to the building to meet current fire safety requirements under Approved Document B, the lift and stair core now requires an additional mechanically vented smoke shaft and firefighting lift. Both additions require a backup energy supply to maintain operation in the event of a fire. The backup energy supply will be a generator which must be located with adequate ventilation and proximity to the stair core. As such, it is proposed that the central core is increased in height to provide an overrun and effective visual screening to new rooftop plant to avoid visibility from the neighbouring Conservation Area and key sightlines along Finchley Road. The overrun has been minimised in height to have the minimum impact possible.

8.2 In parallel with the addition of a backup energy supply, the firefighting lift specification requires additional height to be added for a lift overrun when compared to the planning approved scheme. This upgrade to the specification is a result of upgrades to the lift to meet the relevant fire safety requirements under Approved Document B.

8.3 A further effect of upgrades to meet the relevant fire safety requirements under Approved Document B has been an adjustment in the flat entrance locations due to the inclusion of a new fire lobby between the stair and flat entrances. This has resulted in an adjustment to the location of unit 21 and unit 22 which were previously both accessed from the seventh floor. This has been changed to unit 21 from seventh floor and unit 22 from eighth floor. Both require level access in line with Approved Document M which has resulted in an additional level for the lift to serve, increasing the height of the overrun.

8.3 In conclusion, the adjustments have been made due to upgrades to the building to meet new fire safety requirements under Approved Document B which since the original approval in 2016 have been upgraded significantly. The design team have worked closely with fire engineers to ensure that all regulations are met whilst ensuring the proposed new design still adheres to the original approval's design concept. In this regard, the central stair core still visually reads as a separate element to the 3 structural stone blocks located to each elevation.



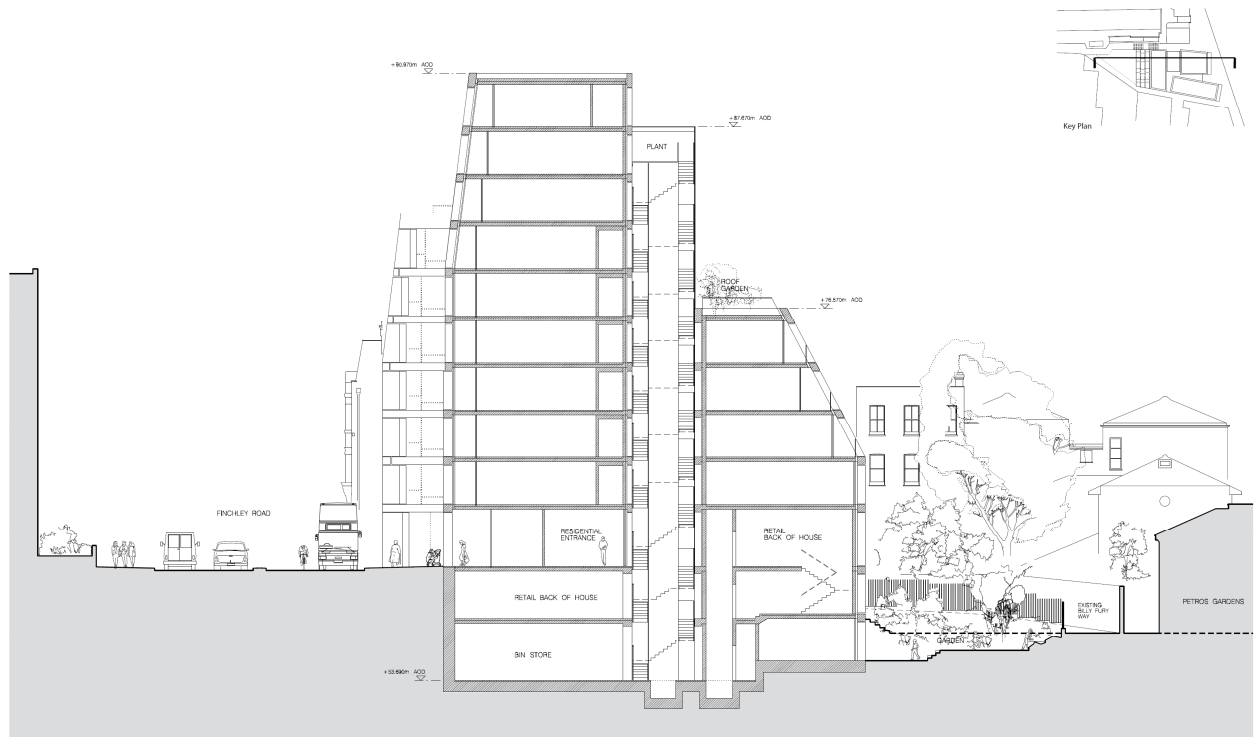


Fig. 17 Approved section B\_RevH.

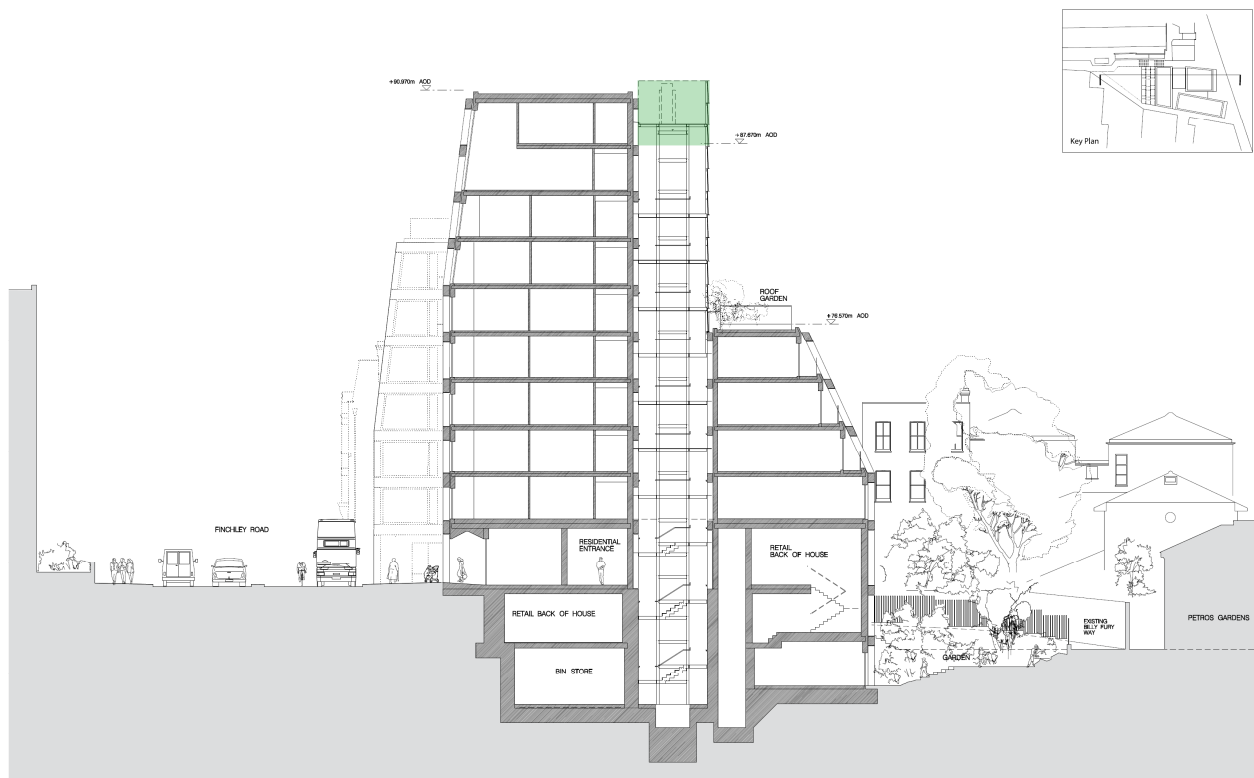


Fig. 18 Proposed section B Rev J with additional overrun shown in green.

## 9.0 Alterations to unit 22 roof garden stair

9.1 Due to upgrades to the building to meet the relevant fire safety requirements under Approved Document B, the central core arrangement has been adjusted to include a fire lobby between the stair and flat entrances. This has resulted in an adjustment to the location of unit 21 and unit 22 which were previously both accessed from the seventh floor. This has been changed to unit 21 from seventh floor and unit 22 from eighth floor.

9.2 As a result of the change in access level, the previous arrangement for private amenity space on the block B roof (both accessed from seventh floor level) is proposed to be altered to allow unit 21 access from the seventh floor level and unit 22 from the eighth floor level, stepping down a secure and enclosed staircase to the roof garden level. The design has been proposed to enclose the stair in a lightweight mesh to avoid the effects of vertigo when accessing amenity space from unit 22.

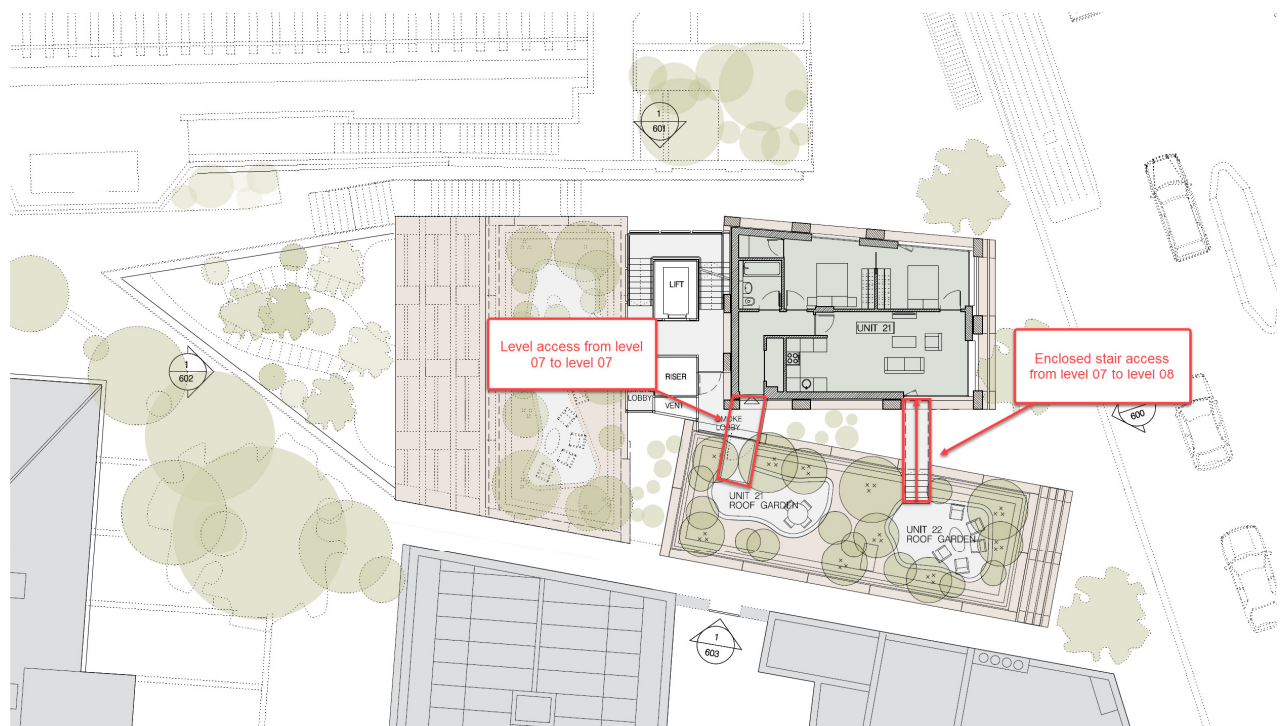


Fig. 19 Proposed access arrangements showing amenity location and new flat layouts adjusted with new fire lobbies between the stair and flat entrances.

## 10.0 Alterations to Billy Fury Way north elevation windows

10.1 Alterations to the north elevation are proposed as a result of further development to the structure of the scheme. The external stone superstructure has no central core to tie to and as such must act as a sway frame to avoid twisting under torsional force. To enable this, a combination of internal solid structural walls and external cross bracing offer a solution which maintains internal layouts whilst the structure adheres to Approved Document A. One location of a solid wall is on the north elevation of block A which must change the previously glazed façade to solid towards the rear. The location of the solid wall is towards the rear of block A and away from the principal Finchley Road elevation, minimising any visual impact when compared to the approvals.



Fig. 20 Approved north elevation Rev H.



Fig. 21 Proposed north elevation Rev J with solid areas outlined in green.

## 11.0 Alterations to ground floor level fronting Finchley Road

11.1 New fire regulation changes post planning approval and commencement on site meant external walls have had to get thicker and similarly fire rated walls introduced around the lift core and service risers which were previously external. Changes requested by planners to internal layouts for better daylight to habitable rooms meant rooms were swapped about and to ensure they met GLA guidelines the overall layout changed which affected the position of some stone columns. All adjustments are within the site red line boundary and are proposed to not materially affect the massing when studied from the streetscape or townscape scale.

11.2 An adjustment to the ground floor glazing line is also proposed to allow for a new smoke vent from basement level. The cut back will follow the line of the blocks above, reinforcing the approved design's depth and variation between blocks.

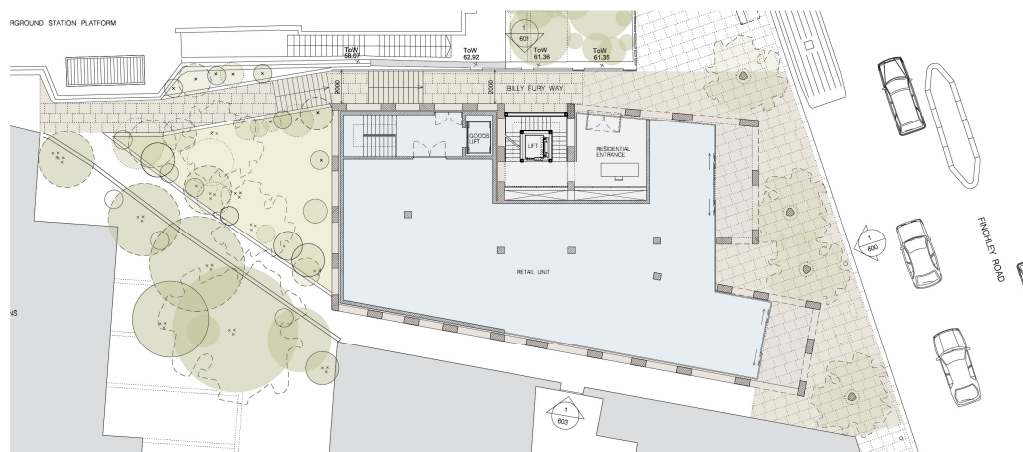


Fig. 22 Approved ground floor plan Rev H.

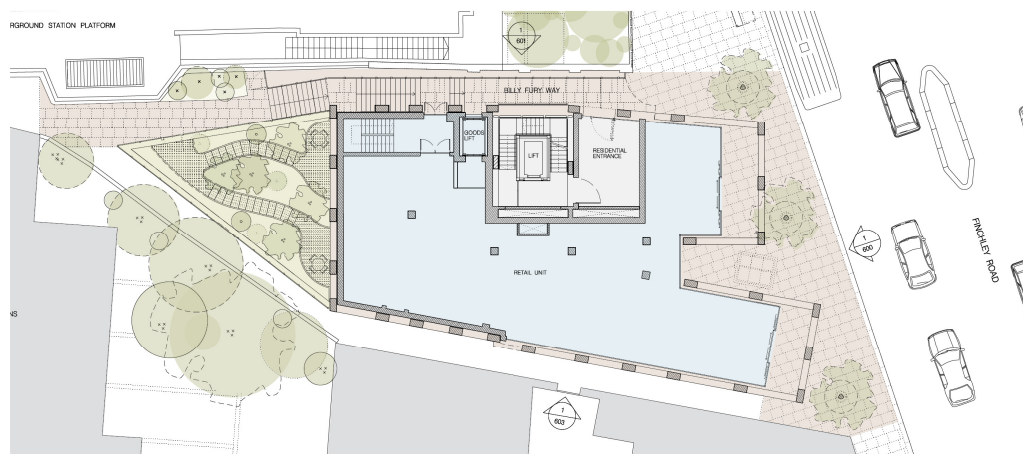


Fig. 23 Proposed ground floor plan Rev N.