

Detailed Element Need for Change

4.0

4.1 Need for Change

The masterplan was submitted January 2022. It was subsequently revised three times, in October 2022, December 2022 and February 2023 following consultation and discussions with LB Camden.

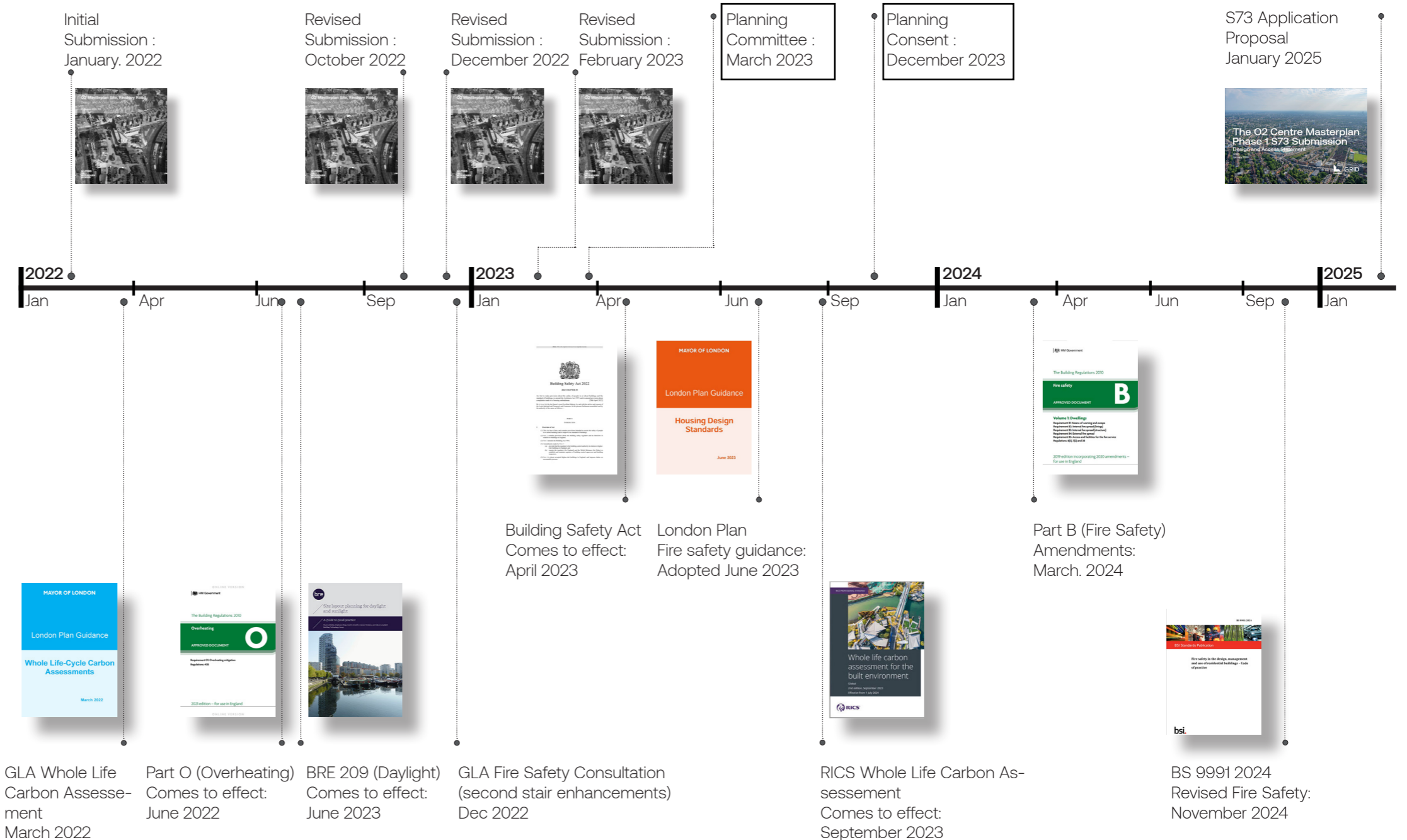
Both during and after the determination period, there were significant changes to the design of residential buildings, specifically regarding fire safety measures.

The submitted proposals attempted to address these measures using the information available to the team at the time. The February 2023 planning amendment revised the detail designs of the Detailed Element to incorporate second cores for each building based on the then Department for Levelling Up, Housing and Communities consultation and Mayor for London emerging requirements. Planning permission was granted on this design.

Following this final amendment (and the approval of the proposals), there were further developments in the design guidance and requirements for residential buildings.

Upon review, Landsec took the decision to revisit the detail design for the Detailed Element to make them compliant with the latest requirements.

Need For Change Timeline



4.2 Need for Change

Cores and Services

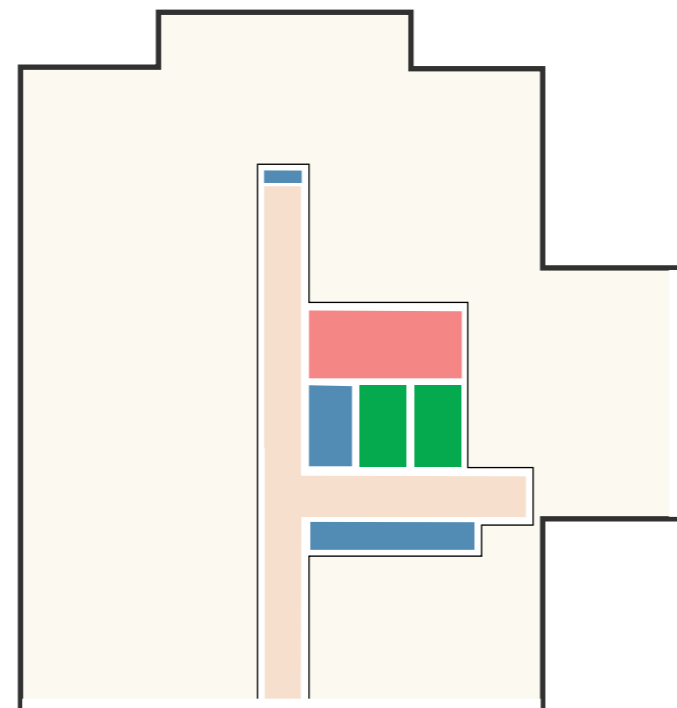
The main impact of these regulatory changes to the approved detailed design of the Detailed Element was to steadily increase the size of the cores within each building.

In February 2023, an addendum to the application was submitted to incorporate second means of escape to each building, based on fire safety guidance which was being consulted on at the time. As a result, the amount of core and services increased compared to the original January 2022 submission. It was the February 2023 design which was granted planning permission. Subsequently the fire safety guidance was finalised and published, including the London Plan Fire Safety Guidance and Building Regulations Approved Document Part B (Fire Safety) Amendments. It was established that the design of the buildings as approved should be updated to meet the latest guidance.

At this stage, the Applicant commissioned the design team to revise the detailed element to meet the updated guidance. Again, the regulatory changes led to a further increase in the size of the cores. As the overall footprint of each building remains largely the same, this increase in cores over time has led to the steady decrease of internal space for the apartments. This began to significantly affect the overall number and unit mix of the apartments which could be accommodated compared to the approved design.

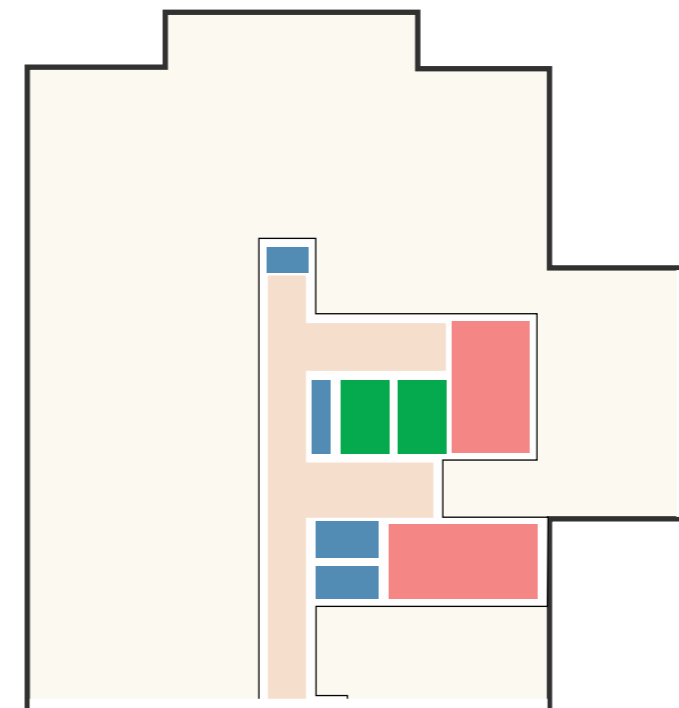
As a result, the detailed design of the Detailed Element was reviewed more broadly by the Applicant.

Cores and Services Changes



N5C Typical Level Plan - Jan 2022

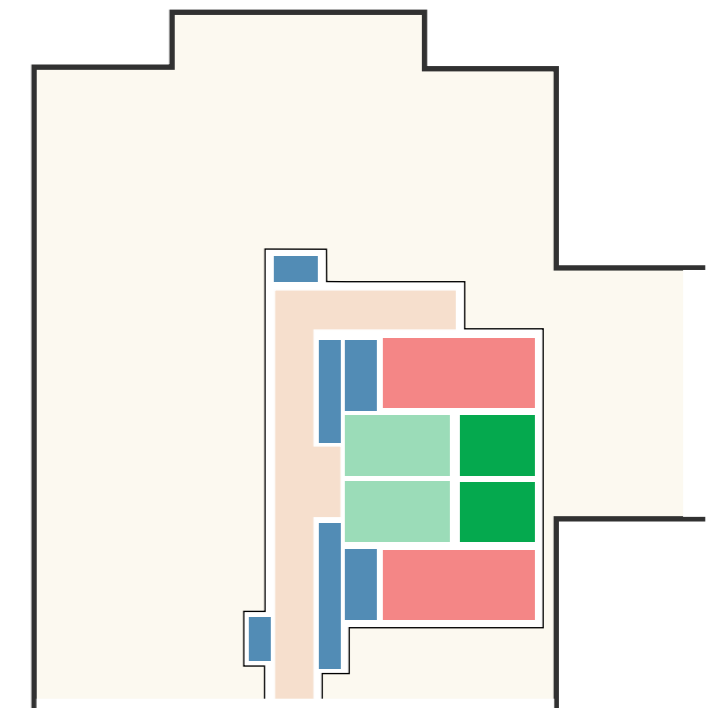
Original Planning Submission
Submitted Jan 2022



N5C Typical Level Plan - Feb 2023

Revised Planning Submission
(Approved)
Submitted Feb 2023

49 % Increased footprint of circulation and services (since Jan 2022 submission)



N5C Typical Level Plan - Jan 2025

Section 73 response to regulatory changes
Jan 2025

63 % Increased footprint of circulation and services (since Jan 2022 submission)

Drawing Annotation

- Lift
- Protected Lift Lobby
- Ventilated Corridor
- Stairs
- Services Riser / Smoke Shaft