

# NMA - PL6

## Flitcroft House

March 2025

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# 01 Introduction



# Introduction

## 1.1 Introduction to Revisions

In accordance with the approved scheme (2022/3335/P), granted on 11.10.2023, DMBA, in collaboration with E&A Property Investment Company Ltd., is seeking approval for a series of minor amendments to the development.

These changes have emerged during the detailed design phase, which precedes the construction stage, and are primarily related to the fire and life safety provisions of the building. The proposal has been created to comply with the updated relevant legislation, while preserving the high quality design of the previous submission.

For further details, please refer to the Fire Engineer's Technical Note included within this application.

## 02 Fire Strategy - Impacts to Architectural Plans



# Fire Strategy - Impacts to Architectural Plans

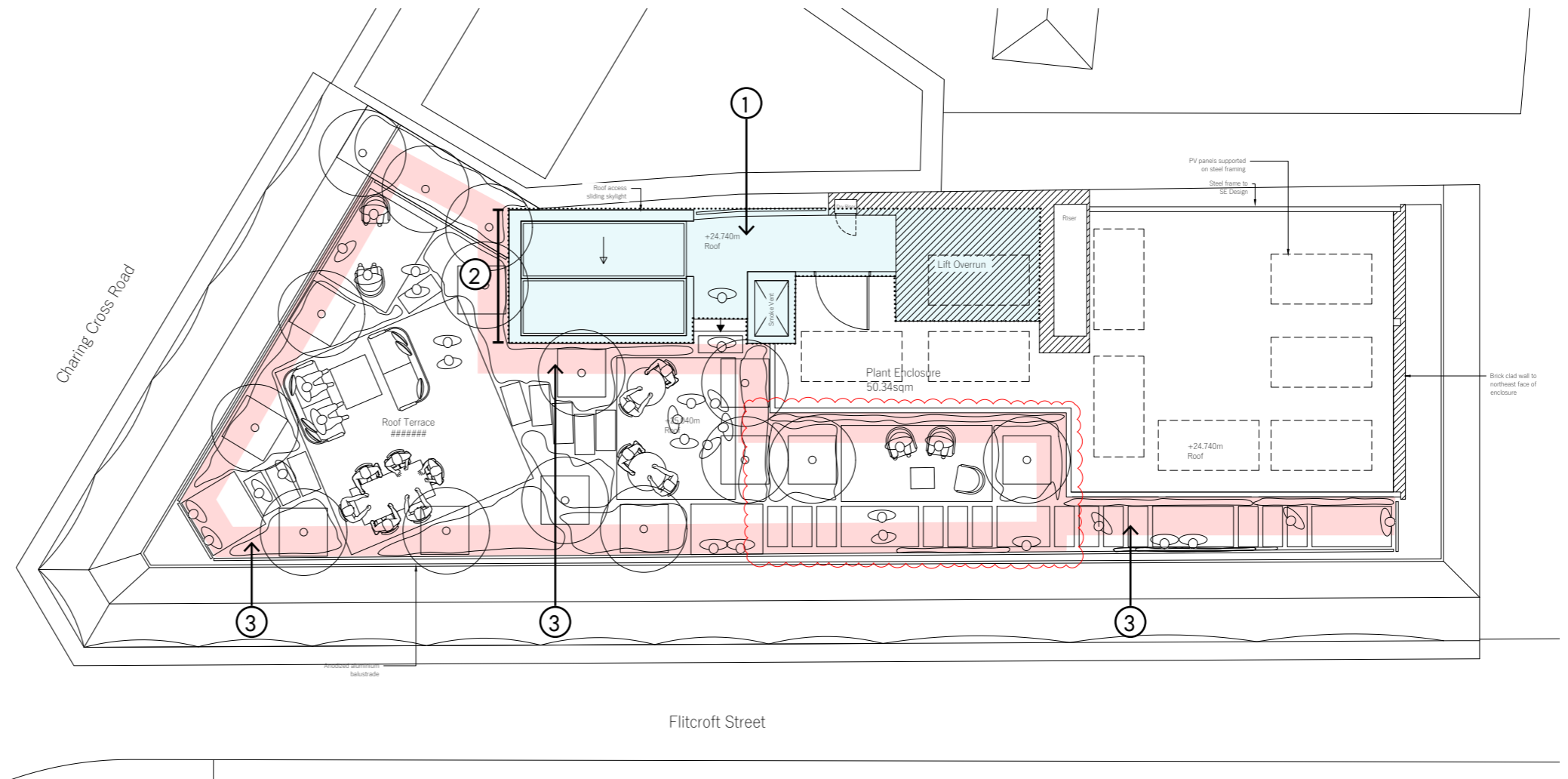
## 2.1 Fire Engineer Comments to Consented Roof Terrace Plan

**1.** The fire fighting core and lift shaft to be extended to roof terrace level, as this is an occupied floor.

- Evacuation lift to be extended to roof terrace level.
- Stair core to be extended to roof terrace level.
- Mechanically ventilated lobby to be provided between stair core and fire fighting lift.

**2.** The stair width to be increased to a minimum of 1200mm each direction, to accommodate upward and downward travel.

**3.** A fire break is required between the plant screen, the party wall, and the proposed roof terrace landscaping.



Previously Consented Roof Plan of PL3 Submission (NTS)

Refer to Fire Engineer's Fire Report and Technical Note

# Fire Strategy - Impacts to Architectural Plans

## 2.2 Architectural Response to Fire Engineer's Commentary

### Fire Engineer's Comment:

1. The fire fighting core and lift shaft to be extended to roof terrace level, as this is an occupied floor.
  - Evacuation lift to be extended to roof terrace level.
  - Stair core to be extended to roof terrace level.
  - Lobby to be provided between stair core and enclosed plant area.
  
2. The stair width to be increased to a minimum of 1200mm each direction, to accommodate upward and downward travel.
  
3. A fire break is required between the plant enclosure, the party wall, and the proposed roof terrace landscaping
  
4. Parapet required to sit 150mm above FFL of roof terrace.



### Response:

1. The fire fighting core and lift shaft extended to serve roof terrace level.
  - Evacuation lift extended to serve roof terrace level.
  - Stair core to be extended to serve roof terrace level, resulting in extension of stair core towards Charing Cross Rd.
  - Enclosed fire lobby provided between stair core, lift shaft and plant area.
  
2. The stair width has been increased to 1200mm each direction, to accommodate upward and downward travel.
  
3. A fire break of non-combustible planting has been proposed between the party wall, and the proposed roof terrace landscaping.
  
4. Parapet height adjusted to allow for 150mm upstand from roof terrace FFL.



### Impact to Proposal:

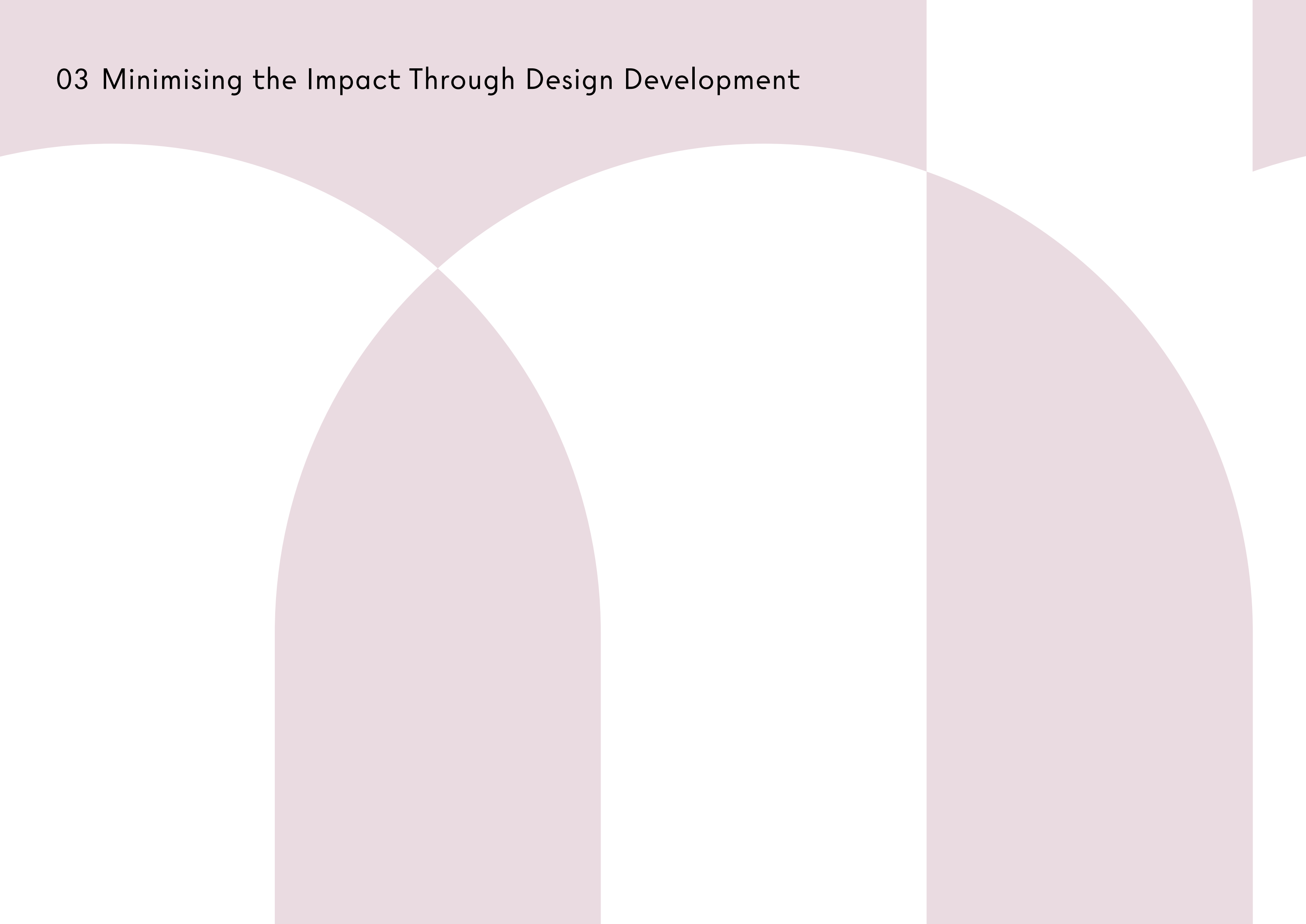
- Increase in roof terrace FFL result in additional stair risers required
- Irregular stair core risers at roof terrace level
- Potential visual impact of stair core overrun and lift overrun at roof terrace level
- Potential visual impact at street level due to additional massing, increased parapet height and stair core extension towards Charing Cross Rd



Resultant Massing Adhering to Fire Engineer's Comments

Refer to Fire Engineer's Fire Report and Technical Note

## 03 Minimising the Impact Through Design Development





# Minimising the Impact Through Design Development

## 3.1 Design Intent & Materiality

### Design Precedents - Curved Form



The curved form of the proposed core overrun reduces the impact of the additional massing from street level and improves the visual interest at the roof terrace level



### Materiality Precedent - Metal Cladding Panels



Metal Cladding:  
VMZINC Reveal Joint in  
Pigmento Green

#### Panelling Format

Horizontal and vertical breaks in the proposed Pigmento Green metal panelling visually reduce the stair core building mass, ensuring the landscaped terrace remains the focal point.

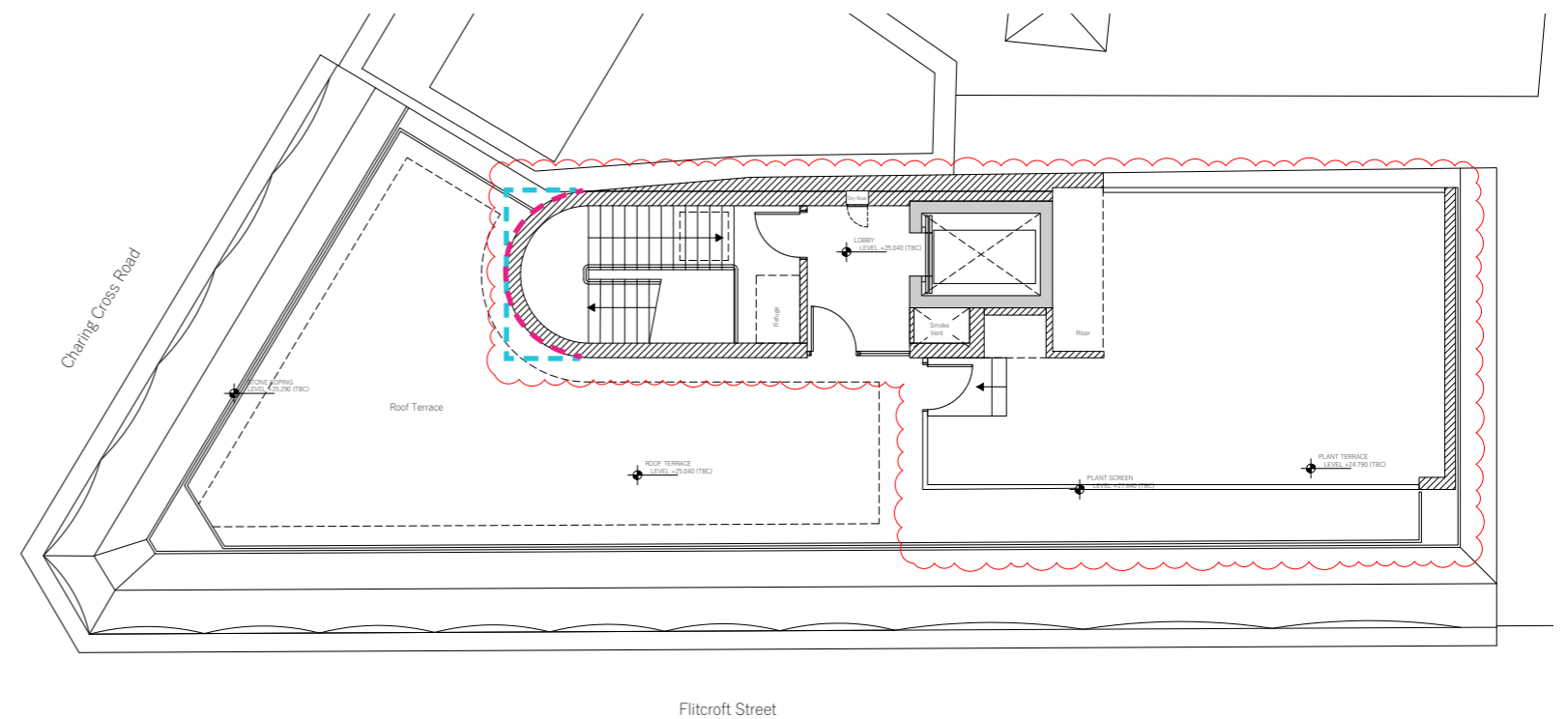


Cohesive Handrail design

# Minimising the Impact Through Design Development

## 3.2 Proposed Curved Stair Core Overrun

- Curving the stair core overrun helps minimize the visual impact of the slight increase in width and length.
- Introducing a curve minimizes disruption to the roof terrace's green space.
- The curved form increases the visual interest of the core overrun at the roof terrace level by introducing a metal cladding system to align with the materiality of the proposed balustrade and plant screen.
- The curved form fronting Charing Cross Rd minimises the visual effect of the additional mass from street view.
- Foliage within the landscaped roof terrace further screens the visual impact of the overrun from the street.



Revised Roof Terrace Plan

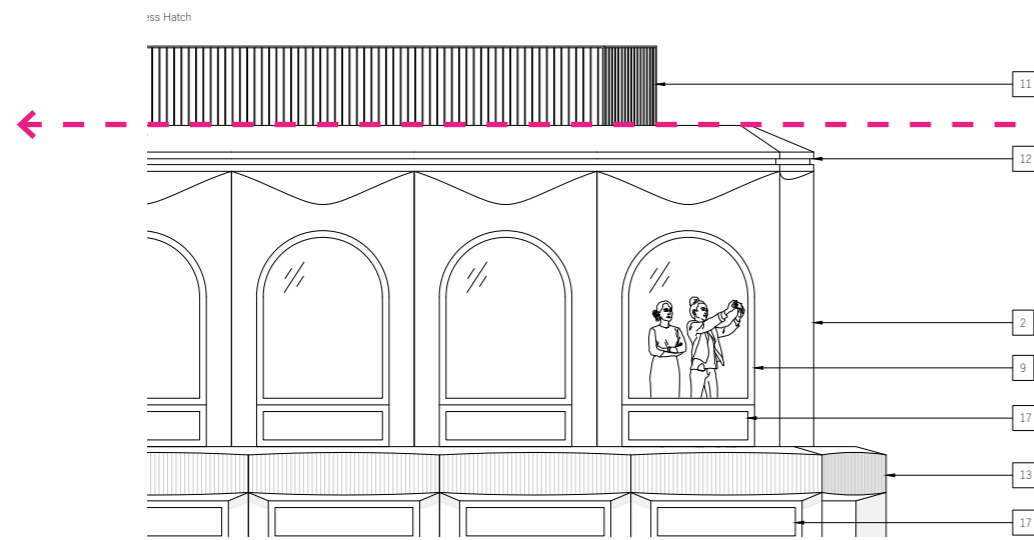
- - - Lift core extents - orthogonal
- - - Lift core extents - proposed curve

# Minimising the Impact Through Design Development

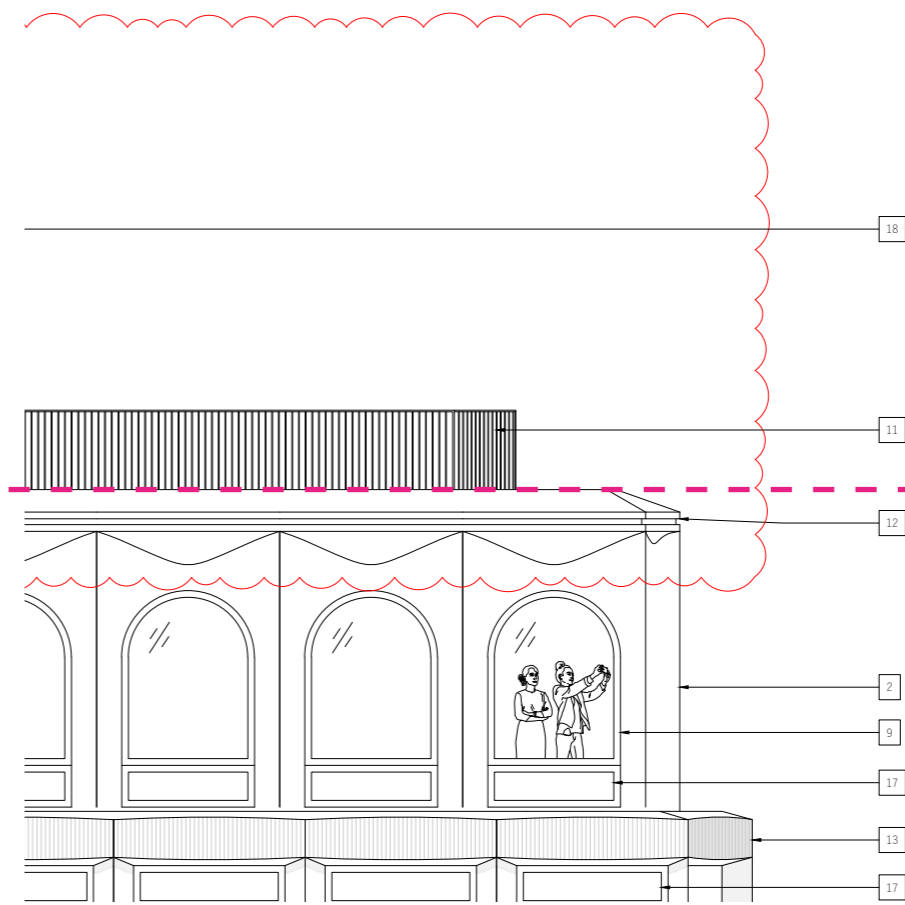
## 3.3 Revising the Landscape & Roof Terrace FFL

To minimize the impact of the increased 150mm parapet up-stand required at roof terrace level, the overall buildup of the proposed roof terrace has been reduced. The impacts of this are:

- Tree planting strategy has been revised from threshold planting to raised above the FFL
- Reduction in overall FFL at roof terrace allows for the stairs to maintain a regular riser pattern, that continues from the lower floors.
- The reduction allows for the stair core footprint to remain as per the lower levels at roof terrace level, removing the need to extend the stair core and overrun towards Charing Cross Rd which would have reduced the landscaped area.
- Parapet height consistent with previously consented proposal.



Consented Elevation



Revised Elevation

← - - - → Consistent Roof Parapet Level

# Minimising the Impact Through Design Development

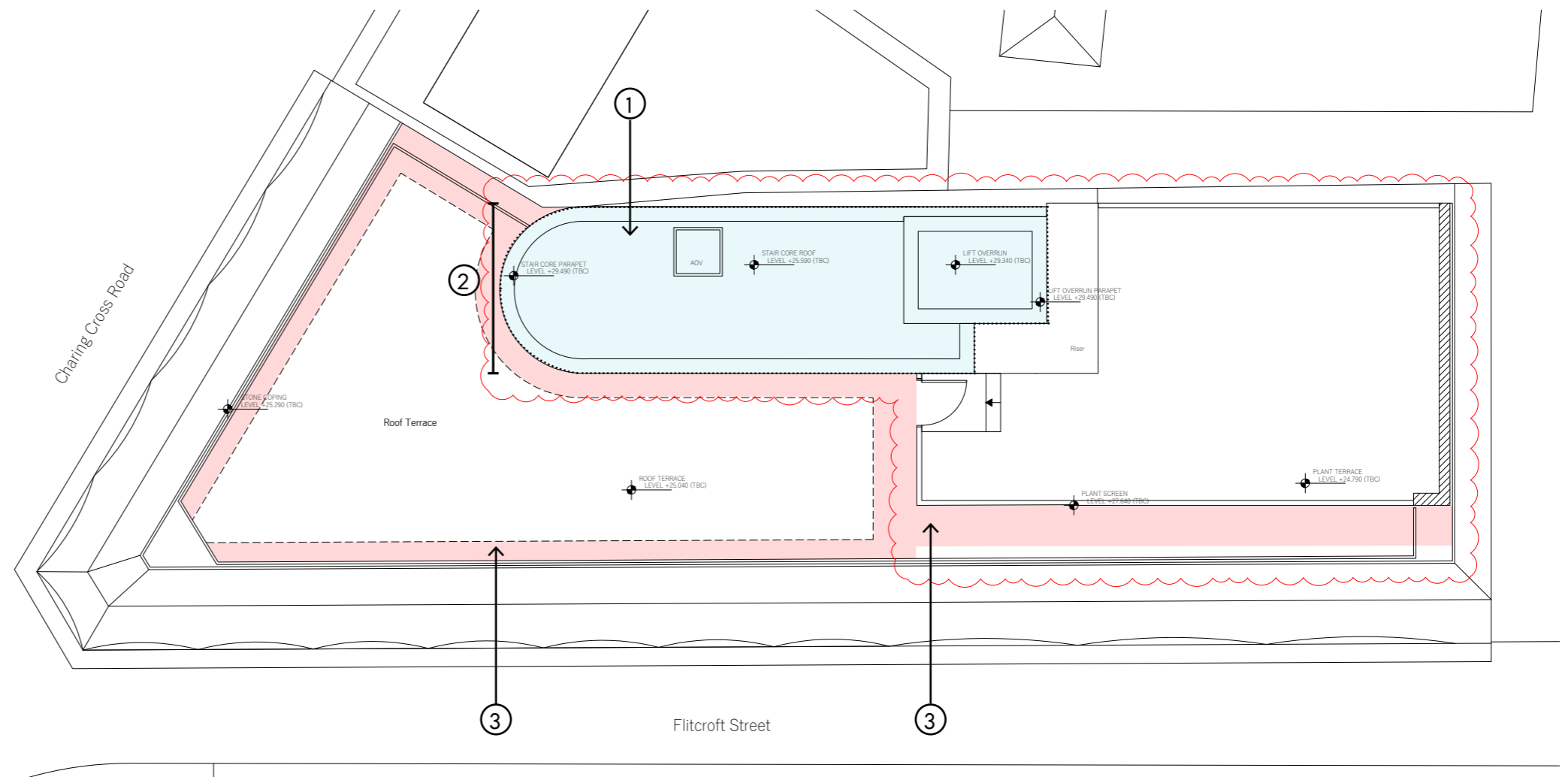
## 3.4 Application of Design Developments & Fire Strategy to Proposed Roof Plan GA

**1.** The fire fighting core and lift shaft extended to roof terrace level, as this is an occupied floor.

- Evacuation lift extended to roof terrace level.
- Stair core extended to roof terrace level.
- Mechanically ventilated lobby provided between stair core and fire fighting lift.

**2.** The escape stair width increased to a minimum of 1200mm each direction, to accommodate upward and downward travel.

**3.** A fire break is proposed between the plant screen, the party wall, and the proposed roof terrace landscaping.



Revised Roof Plan GA (NTS)

Refer to Fire Engineer's Fire Report and Technical Note

# Minimising the Impact Through Design Development

## 3.5 Massing Comparisons from Street View



Impact of Fire Engineer's Commentary - Before Further Design Development



Impact of Fire Engineer's Commentary - After Design Development

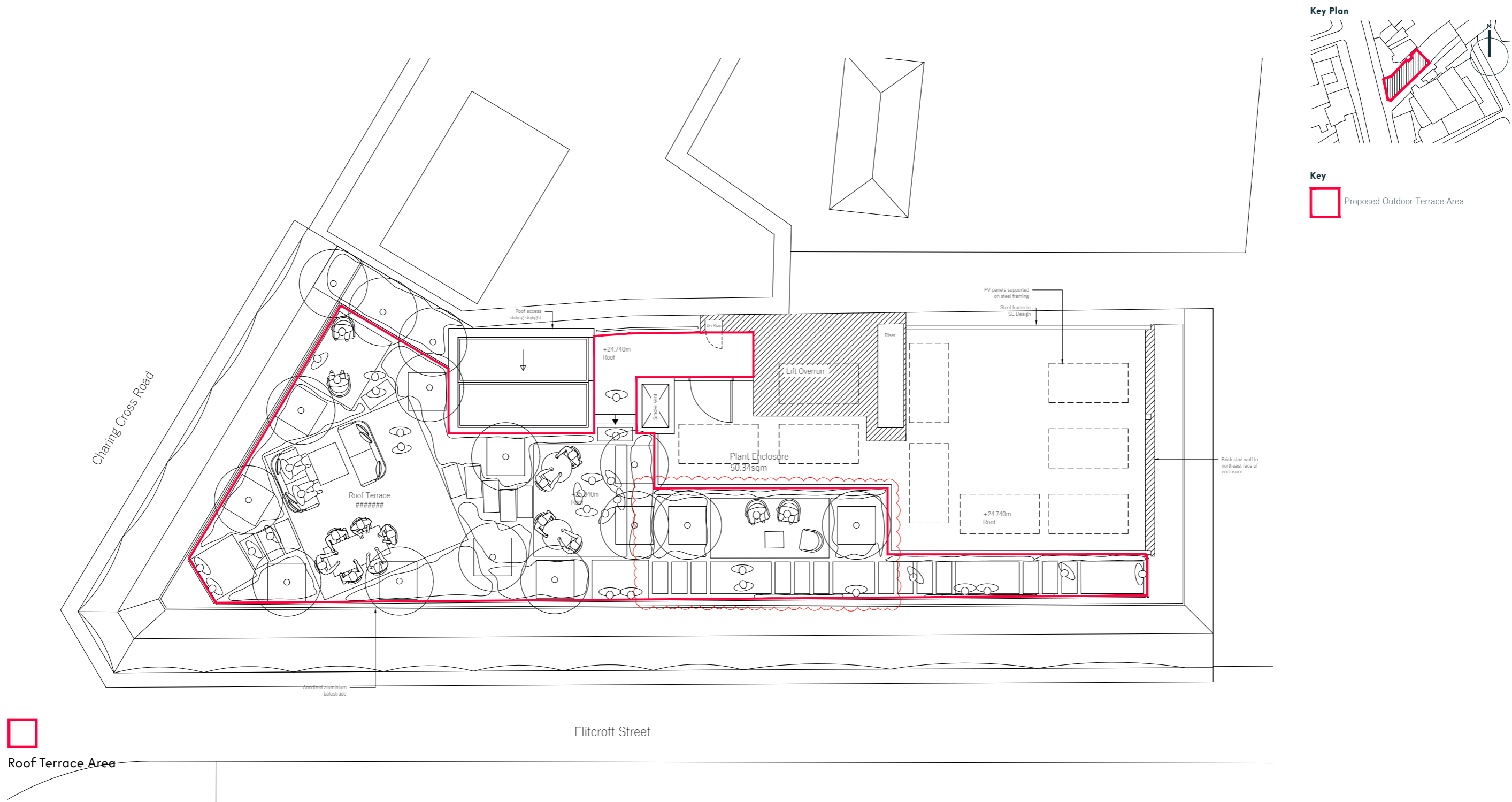
- - - Stair Core Overrun Massing

# 04 Revised Architectural Plans and Elevations



# Revised Architectural Plans and Elevations

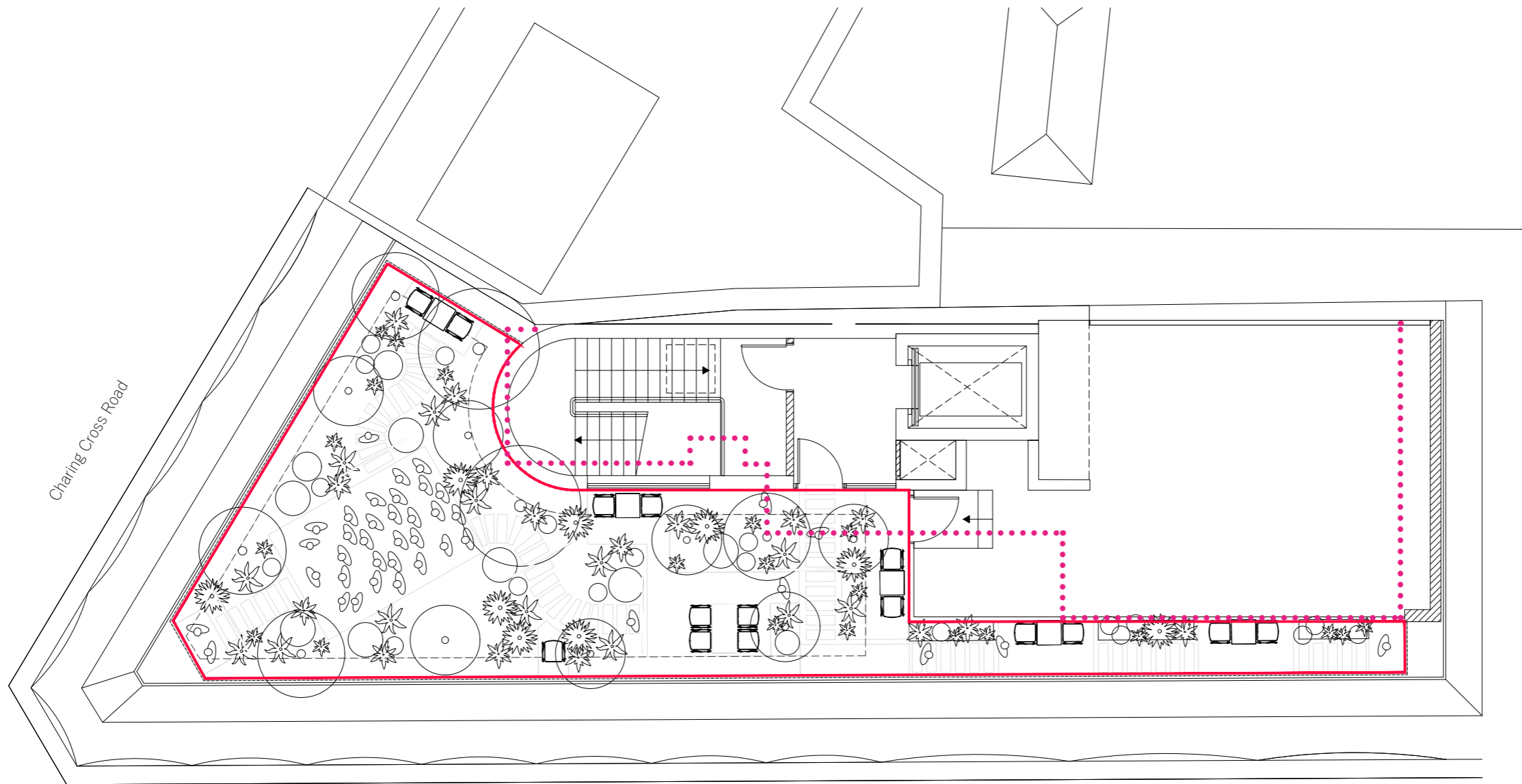
## 4.1 Previously Consented Proposed Roof Plan - PL3



Previously Consented Roof Plan of PL3 Submission (NTS)

# Revised Architectural Plans and Elevations

## 4.2 Revised Proposed Roof Terrace GA



.....  
Previously Consented Roof Plan

□  
Roof Terrace Area

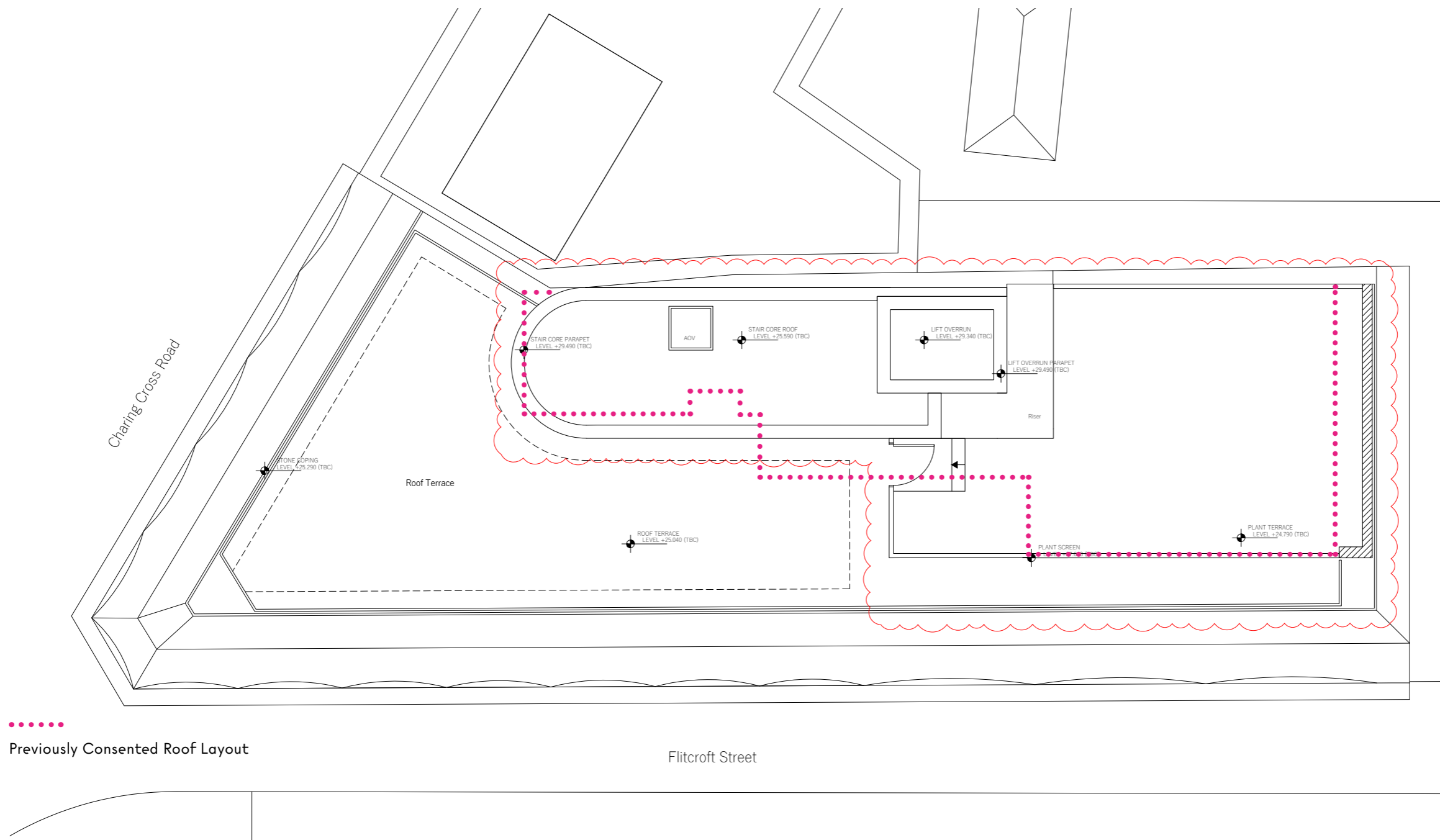
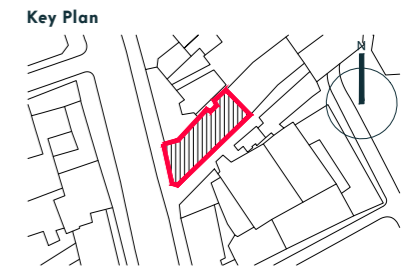
Flitcroft Street

Revised Proposed Roof Terrace GA (NTS)



# Revised Architectural Plans and Elevations

## 4.3 Revised Proposed Roof Plan GA

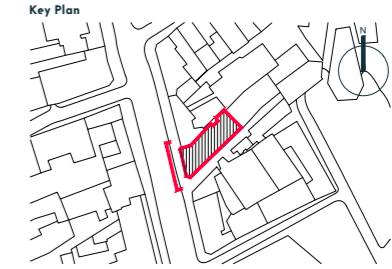


.....  
Previously Consented Roof Layout

Revised Proposed Roof Plan (NTS) (New additional drawing)

# Revised Architectural Plans and Elevations

## 4.4 Approved Elevation A



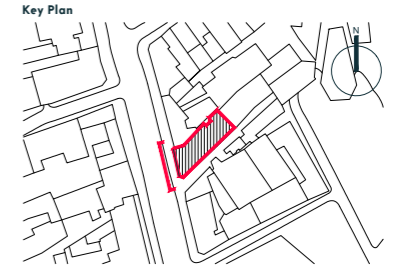
1 Revised Elevation A  
Scale 1:50

Notes:

- 1) Red honed finish granite
- 2) Pale red sandstone
- 3) Champagne gold sandblasted metal finish
- 4) Glazed door with medium taupe metal frame
- 5) Original brick, repointed
- 6) Original stone
- 7) Double glazed heritage style windows
- 8) Original soldier course brick, repointed
- 9) Medium taupe metal framed glazing
- 10) Medium taupe timber windows
- 11) Metal balustrade - RAL 6009
- 12) New precast cornice
- 13) Pale red fluted sandstone
- 14) Champagne gold sandblasted metal finish to reveal/soffit
- 15) Brick cladding
- 16) Brick soldier course
- 17) Medium taupe metal panel
- 18) Sprayed Metal Panel Facade - RAL 6009

# Revised Architectural Plans and Elevations

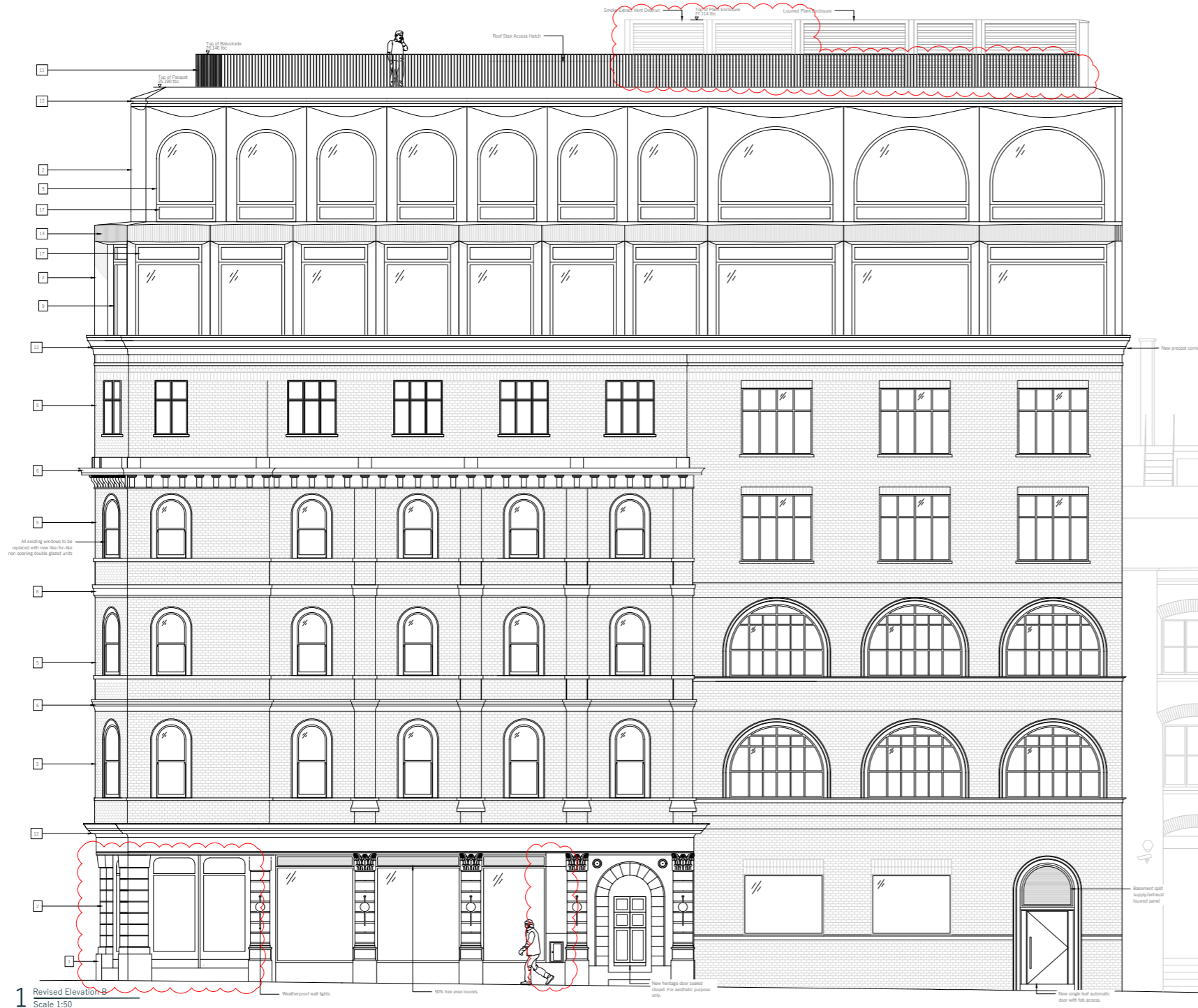
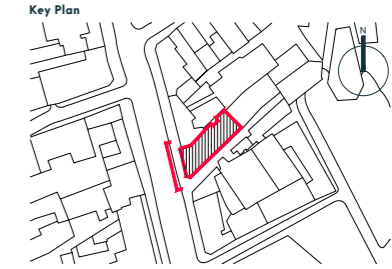
## 4.5 Revised Elevation A



- Notes:
- 1) Red honed finish granite
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  - 17) Medium taupe aluminum metal finish panel
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# Revised Architectural Plans and Elevations

## 4.6 Approved Elevation B

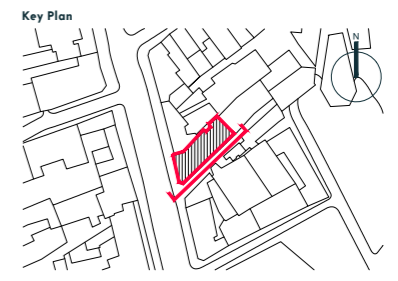
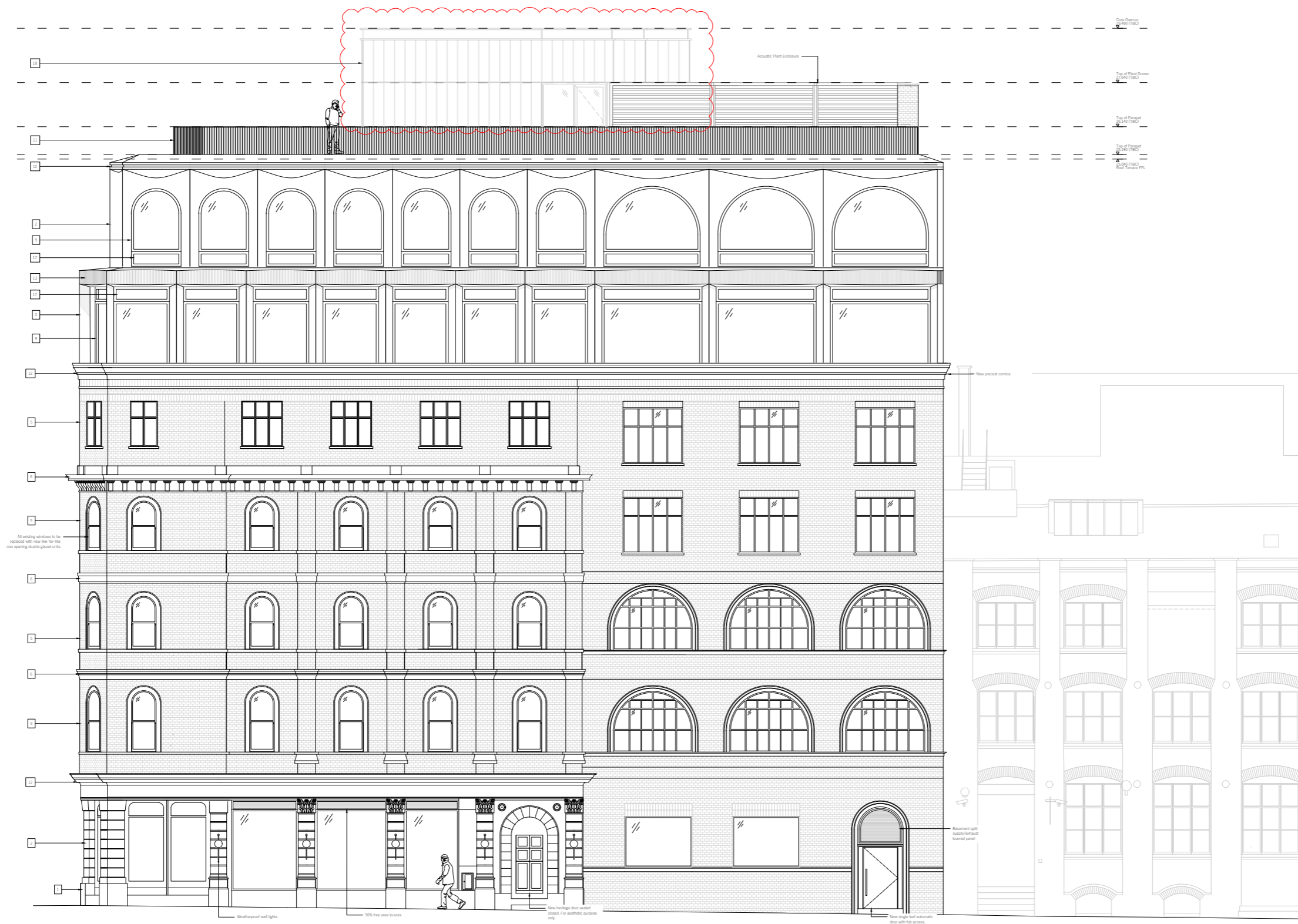


Notes:

- 1) Red honed finish granite
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# Revised Architectural Plans and Elevations

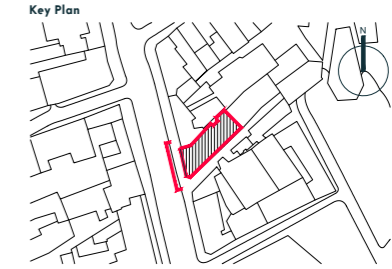
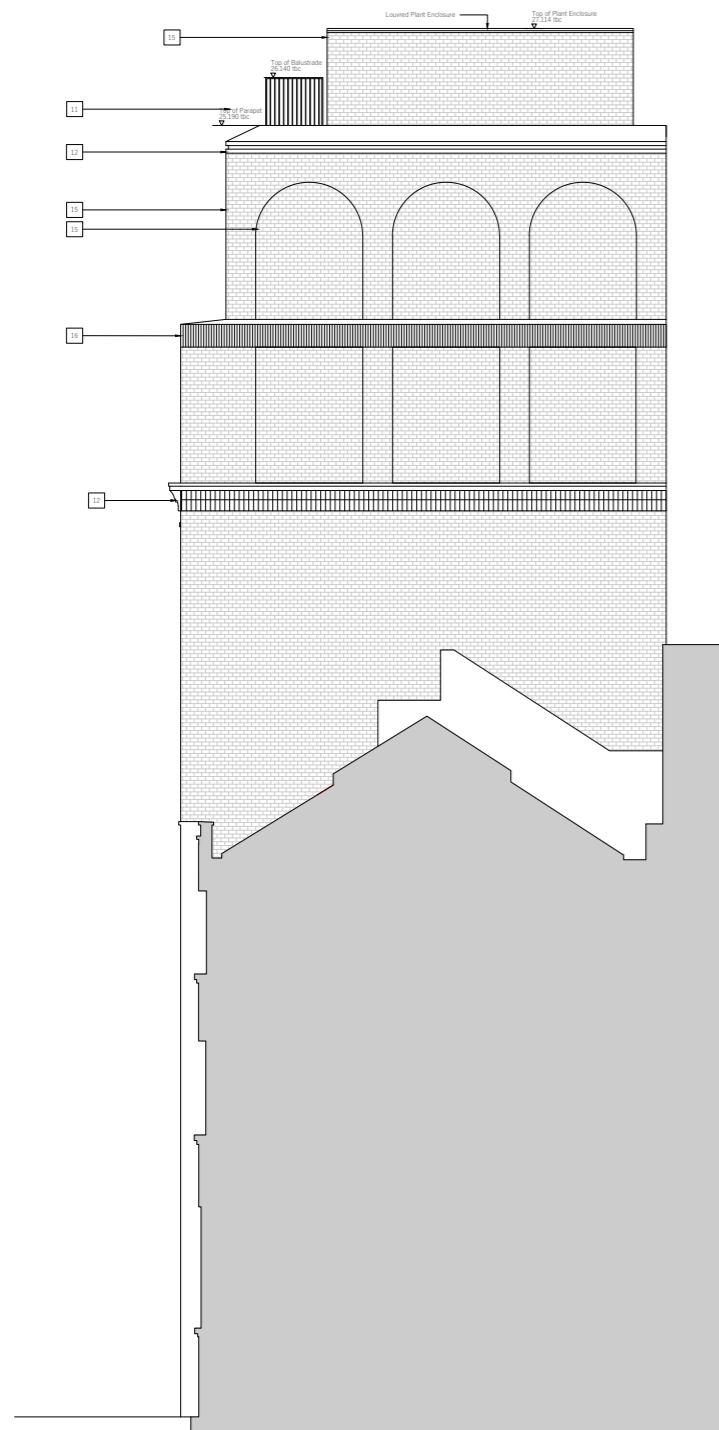
## 4.7 Revised Elevation B



- Notes:
- 1) Red honed finish granite
  - 2) Pale red sandstone
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# Revised Architectural Plans and Elevations

## 4.8 Approved Elevation C

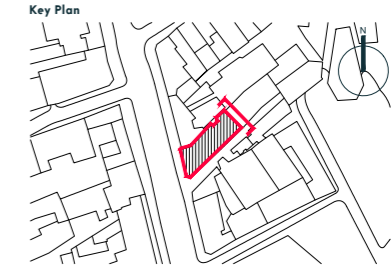
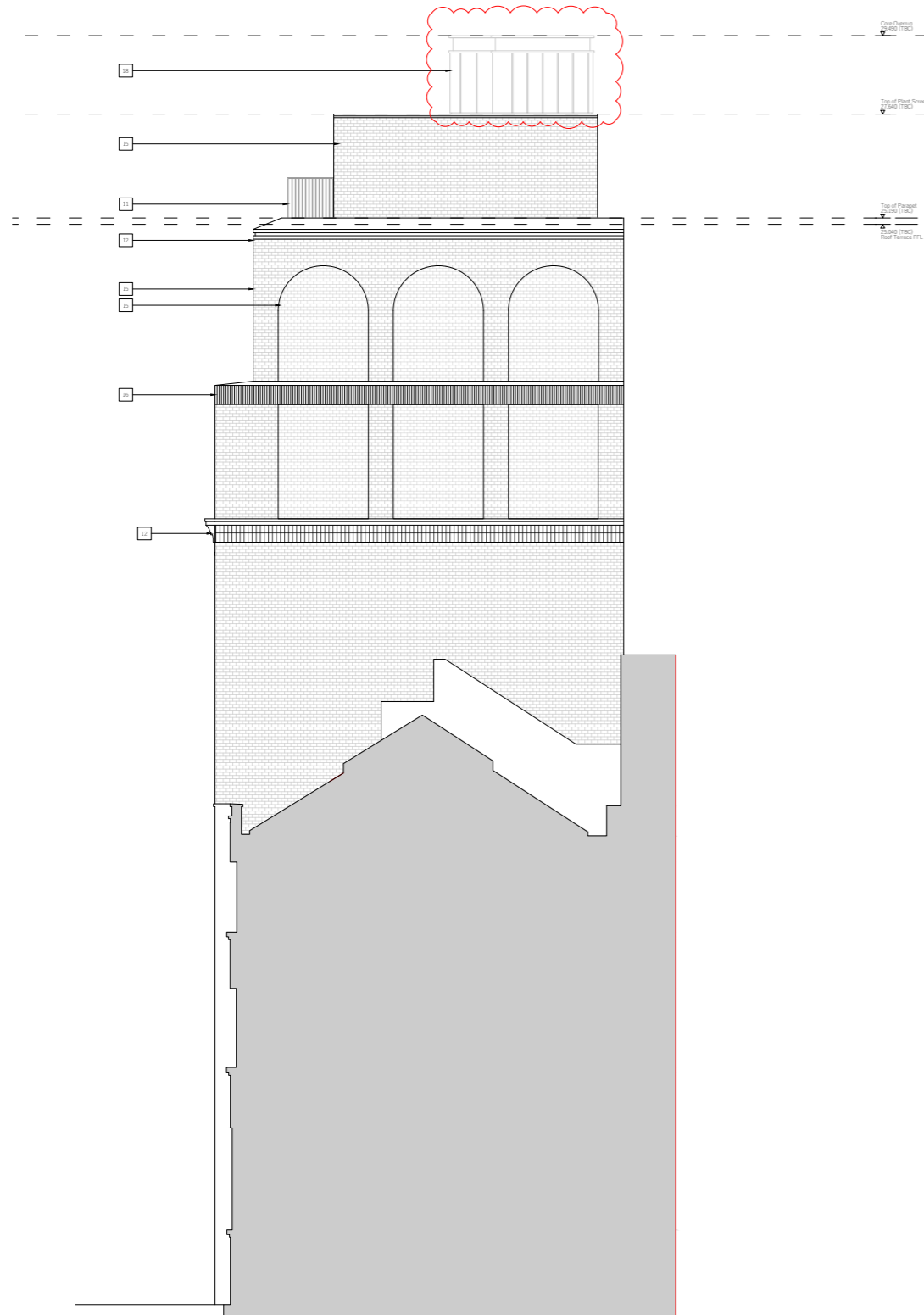


Notes:

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# Revised Architectural Plans and Elevations

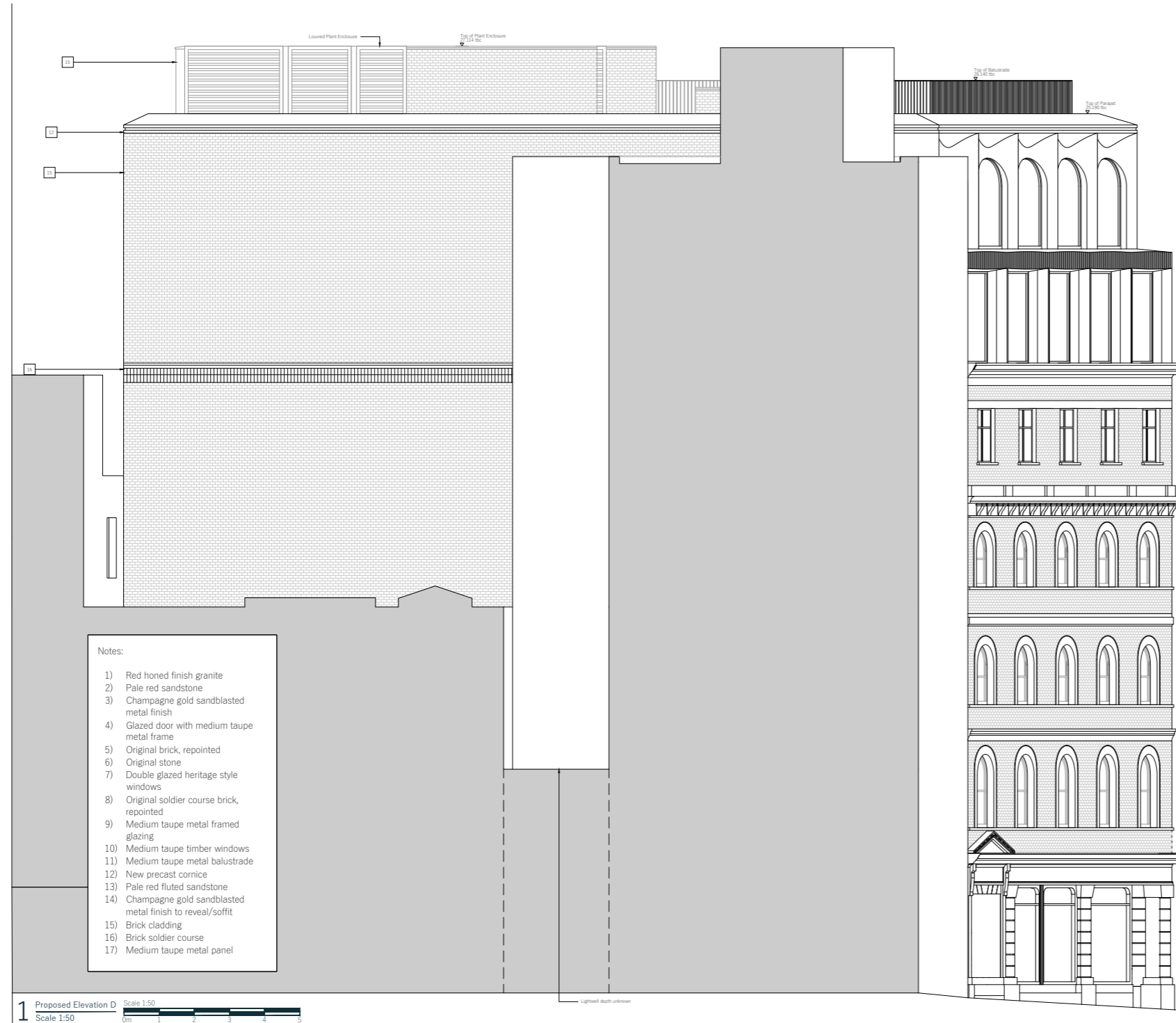
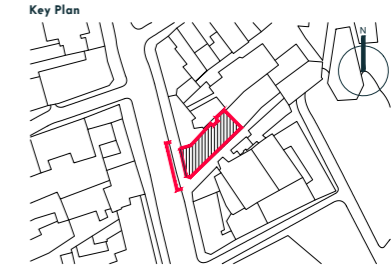
## 4.9 Revised Elevation C



- Notes:
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# Revised Architectural Plans and Elevations

## 4.10 Approved Elevation D



- Notes:
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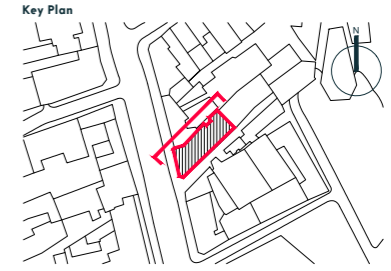
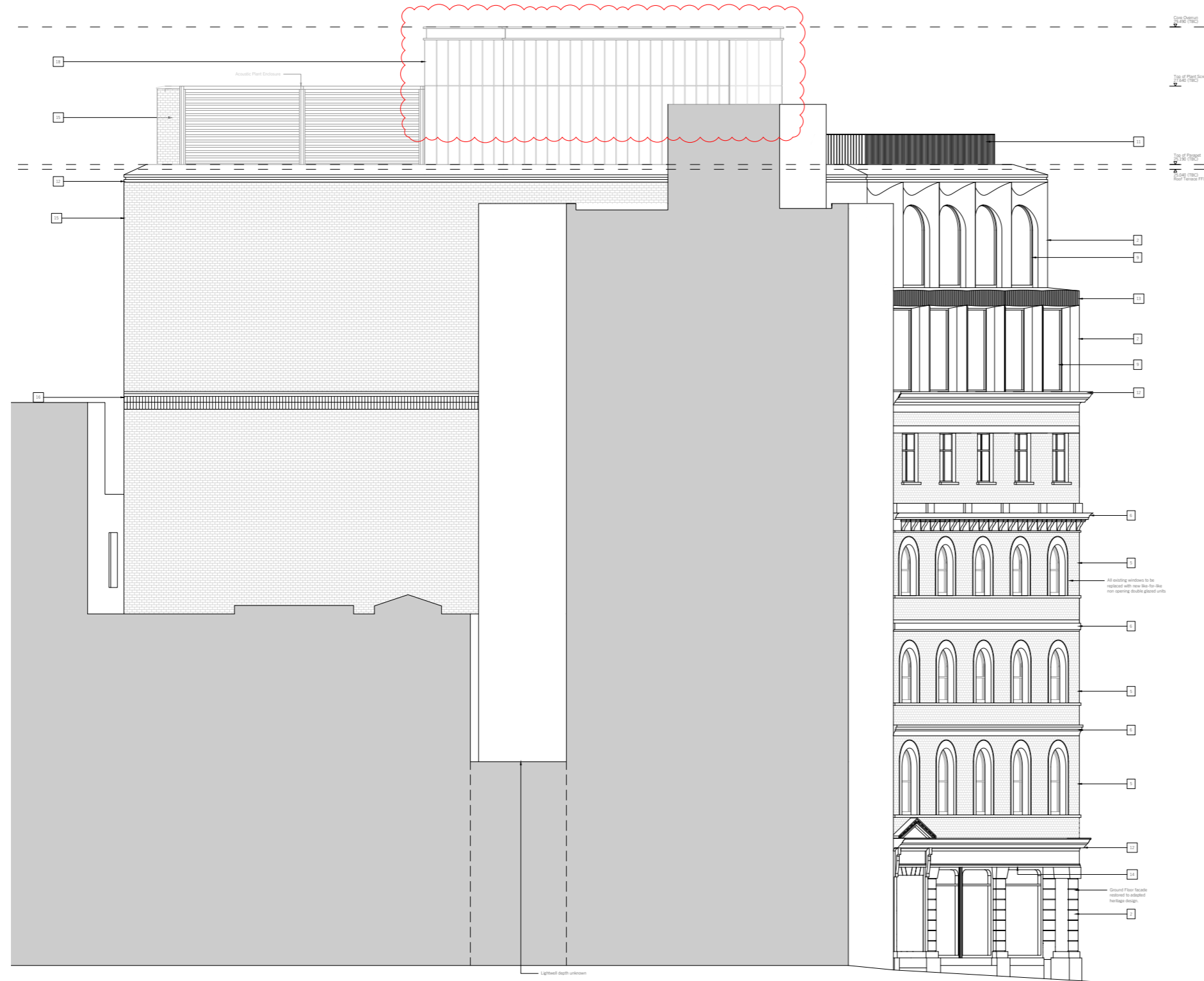
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1 Proposed Elevation D Scale 1:50  
 Scale 1:50  
 0m 1 2 3 4 5



# Revised Architectural Plans and Elevations

## 4.11 Revised Elevation D

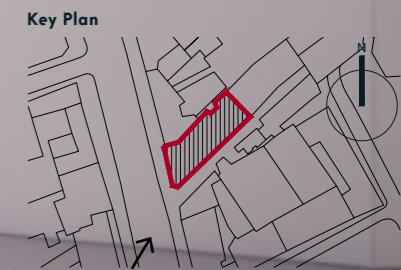


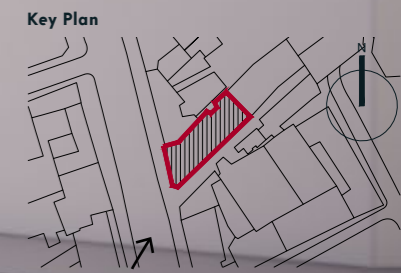
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# 05 Massing Visualisations



Consented Proposal





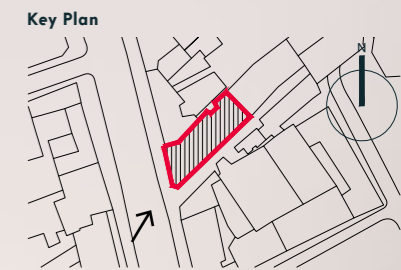


Consented Proposal

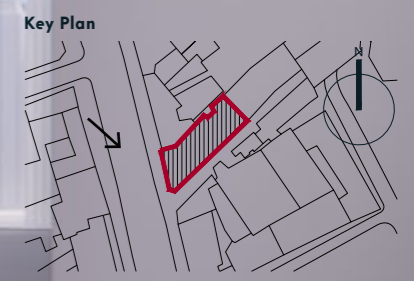




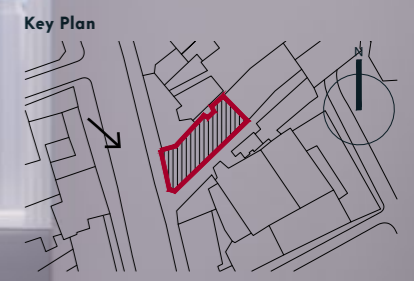
Revised Proposal



Previously Consented Proposal



Revised Proposal





# 06 Roof Landscape Render



# Roof Landscape Render

## 6.1 Consented Roof Landscape Plan



# Roof Landscape Render

## 6.2 Revised Roof Landscape Plan



# 07 Landscaped Visualisations





Revised Proposal





Revised Proposal



Revised Proposal

Damion Marcus Burrows Architects Ltd  
Studio 10  
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