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**7-15 WHITFIELD STREET
LONDON W1T 2SB**

**ADDENDUM TO
Design and Access Statement**

**Prepared by:
Goddard Manton Architects**

**On behalf of:
Artesian Property Partnership**

**08/917/1681 Issue 2
10 March 2009**



This document is an Addendum to the Design and Access Statement prepared by ADZ Architects Limited in October 2007 and schedules the following amendments to Planning Permission 2007/5162/P dated 7 January 2008:

ITEM	NOTE	
1.3	This point to be amended by adding the following line: This Addendum refers to the revised drawings prepared by Goddard Manton Architects and submitted for Planning Approval	
2.5	Third paragraph to be amended to read: Seven 3 bed, 3-storey town houses located off an access mews orientated towards Crabtree Fields and the playground with a 2-storey unit at the western end of the site providing two 1-bed shared ownership units.	
3.6	This point to be amended to read: Following receipt of Planning Permission ref. 2007/5162/P dated 7 January 2008 the existing building on the Site has been demolished down to the retained basement structure.	
3.7	This point should be deleted. Refer to 3.6 above.	
3.8	This point should be deleted. Refer to 3.6 above.	
3.21	First paragraph to be amended by adding the following lines: It is proposed that the entry to the EDF substation be re-oriented to provide direct access from Whitfield Street thus avoiding the need to pass through the gates to the residential mews. This will avoid blocking the access and escape from the residential units. The entrance would be kept to the minimum required by the Statutory Undertaker and the finishes would match the adjoining areas.	
3.38	This point to be amended to read: The Applicant proposes a number of amendments to Planning Permission ref. 2007/5162/P dated 7 January 2008 and this document is to be read as an Addendum to the Design and Access Statement dated October 2007 prepared by ADZ Architects and is intended to identify the differences between the approved scheme and the current proposals.	
4.8	This point to be amended to read: The core access to the private and intermediate apartments is via the secure gated entrance fronting Whitfield Street. Access to the affordable apartments is also from Whitfield Street via a separate entrance. It is no longer proposed to have a gated entry to the affordable units and the entry to the Ground Floor unit and the Upper Floor units have been combined in one single common entry door located at the building face.	
4.11	This point to be amended to read: The internal layouts of the residential units have been developed during detailed design and a submission has been made to the Council identifying how the proposals meet Lifetime Homes Standards to satisfy the Section 106 agreement for this and the provision of wheelchair user units.	



ITEM	NOTE	
4.12	This point to be amended to read: The main entrance to the B1/D1/D2 reception area of the proposed development is at street level, off Whitfield Street. The office floors are accessed from the entrance foyer by stairs and a platform hoist style lift suitable for wheel chair users.	
	Appendix 1. This section is superseded.	
	Appendix 2. This section has been introduced to provide a comparison between the Planning Permission ref. 2007/5162/P dated 7 January 2008 and the current proposals. The proposed amendments to the previously approved drawings are: <ol style="list-style-type: none"> 1 The three storey townhouses to have three bedrooms instead of four bedrooms as shown on the approved plans. 2 Each townhouse to have a roof light over the main staircase to provide natural light. The roof lights will be located within the green roof area. 3 Elevation changes to the front of the townhouses <ul style="list-style-type: none"> • A window with fixed glazing has been introduced to the projecting bay at First Floor level above the front door in lieu of timber boarding to provide natural light to the principal Reception room. • An opening side light has been introduced at First and Second Floor levels above the side light adjacent to the front door in lieu of render to provide natural ventilation and facilitate window cleaning. • A glass canopy has been introduced above the front entry door to provide shelter in accordance with Lifetime Homes Standards. 4 The upper level intermediate unit has been re-planned, omitting the roof terrace and store at Second Floor level and the associated spiral staircase and providing a Green roof in lieu. External space has been provided by including a balcony to the front elevation. A glass canopy will be provided over the entrance doors to the units and to the 2 external bicycle spaces provided for the intermediate units to meet Lifetime Homes Standards. 5 The glazing to the front and rear elevations of the intermediate units has been amended to suit the new internal layouts 	



6	<p>Whitfield Street changes to elevation at ground floor level</p> <ul style="list-style-type: none">• The entry to EDF substation changed to double doors with fixed louvre above.• The width of entry gates to mews reduced.• A refuse store has been included for the Affordable Rented Units with double doors for access and fixed louvre above. The store will accommodate 1 x 940 litre and 1 x 720 litre capacity Chamberlin type containers suitable for refuse and recycling.• The gates to the Affordable Rented Units have been omitted and the front entry door brought forward to the building line.• The independent entry to the Ground Floor flat has been omitted for greater security. Access will now be off the common entrance lobby for the Affordable Rented Units. A window has been introduced in lieu of the omitted door and space provided for external letterboxes and entry phone panel.	
7	<p>The Ground Floor area for Refuse and Recycling has been increased to provide separate stores for the Commercial and Residential refuse. The Residential store will accommodate 4 x 940 litre capacity Chamberlin type containers suitable for refuse and recycling. The Commercial store will accommodate 3 x 940 litre capacity Chamberlin type containers suitable for refuse and recycling. The 4 bicycle parking spaces for the market flats and 2 visitor spaces have been re-positioned adjacent to the refuse store to suit the new layout and will be provided with a glazed canopy over to provide shelter and to meet Lifetime Homes Standards.</p>	
8	<p>An external stair has been provided between Ground and Lower Ground Floors in the light court at the front of the Commercial area to provide access to the Staff bicycle store with 6 spaces allocated. The entry to the bicycle store will be at Lower Ground level under cover of the entry to the Commercial area at Ground Floor. The 6 Visitor bicycle spaces have been re-located to the Lower Ground level in the front light court. They will be accessed off the same external stair and will be under cover. Sheffield stands will be provided for securing 12 bicycles in total.</p>	
9	<p>The fifth Floor Penthouse front elevation has been amended to reduce the amount of glazing, introducing timber boarding in lieu. Timber boarding will also be used to screen the lift overrun at this level. The lift overrun will be no higher than the height of the adjacent balustrade to the Penthouse terrace</p>	



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