

## **CLIFTON HOUSE EUSTON ROAD LONDON NW1**

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Architects

### **Planning Notes on Amended Scheme**

We would set out the proposed amendments to the approved scheme as follows:

- The sloping roof profile to the new floors on the rear elevation has been amended to a stepped profile. This change of profile will allow for easier compliance with Part L of the Building Regulations and not result in any additional gross floor area. It has the added benefit of more practical use of space and creates a series of roof terraces, which will be landscaped to 'soften' the appearance of this elevation.
- To the east end of the new floors we have amended the layout to bring the new floors onto the structural grid. This amendment is shown on the floor plans. At floor levels six and seven the floor plates have been reduced to the rear of the building to align with structural grid 14. At floor levels eight and nine they have been slightly increased to coincide with the structural grid 14. This has had the benefit of creating a symmetrical and balanced North elevation at the new upper levels. These changes to the plans are shown with a red line indicating the extent of the previously approved scheme.
- To the North (Euston Road) Elevation the approved scheme incorporated metal cladding panels to the bays directly above the two entrances. In the amended scheme these panels have been extended to clad the new air distribution runs for the new floors. Both entrances have been altered to create double height entrance halls which are reflected on the revised Euston Road elevations. Double revolving doors with disabled pass doors have been introduced to both entrances.
- In order to maintain existing services while the work is being executed we have introduced vertical rising ducts to the rear elevation to link into the horizontal services runs at ramp level. A screening system at ramp level has been added to conceal all the existing low level plant and generally tidy up all services.
- Our structural engineers Ove Arup & Partners have stated that in order to construct the new floors we should replace the existing structure down to the sixth floor level. Consequently we have reduced the existing elevations down to this level from which the new construction starts. At this junction we have introduced a lightweight window cleaning walkway as shown on our proposed drawing no 281.SK.106C

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Architecture

Interior Design

Planning

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- The external form of the two cores remains very similar to the approved scheme with only internal reorganisation which has led to the moving out of the rear wall by 800mm. Any increase in gross floor area has been cancelled out with the introduction of the double height entrance halls
- On our proposed drawings we have incorporated the two structural bracing towers as our planning permission no PSX 0304028