

## PLANNING SUBMISSION TO STAGE E SUMMARY OF CHANGES

29/08/2014

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revision:1237\_PlanningAmendmentSummaryChanges\_160714.docx

Project Name **Agar Grove**  
Project Number: **1237**

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| Item | Description |
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### 0.0 General

#### 0.1 Building Footprint

- Footprint of blocks F G & H have grown due to the following;
- Increase in external envelope size between planning and stage E (varies by block)
  - Maintaining LHDG minimum room dimensions
  - Building set out to brick dimensions
  - Refer to 200 series drawings for details of above

#### 0.2 Building Height

- The following heights have changed:
- Block H heights have been changed to set slab levels out to vertical brick dimensions
  - Stair overrun to block G now shown on block G elevations; refer to 1423\_DWG\_PL\_G\_00\_251/252

#### 0.3 Passivhaus/building envelope

- The building envelope has been simplified in a number of instances due to the need to simplify the thermal detailing, improve 'form factor' (thermal envelope in proportion with overall area) and therefore reduce heat loss
- Block H ground floor rear recess has been made internal; refer to 1423\_DWG\_PL\_H\_00\_200
  - Block H top floor rear amenity space has been made internal, consequentially

the stair has been reconfigured. Please note this unit still achieves in excess of LHDG standard amenity space requirements at 3<sup>rd</sup> & 4<sup>th</sup> floor; refer to 1423\_DWG\_PL\_H\_00\_204.

- As a consequence the top floor north side has been set back further away from Agar Grove in order to offset some of this increase in area and to increase the amenity space to this dwelling; refer to 1423\_DWG\_PL\_H\_00\_204.

- Block F ground floor rear recess has been made internal. Please note this unit still achieves in excess of LHDG standard amenity space requirements in the yard space; refer to 1423\_DWG\_PL\_F\_00\_200

- The increase in building envelope thickness has caused the upper floor unit balcony space to fall below the LHDG target for amenity space; refer to 1423\_DWG\_PL\_F\_00\_202

## 1.0 Structural

1.1 At planning stage, the structural strategy was RC for block G; this has remained as RC. The structural strategy for F&H was RC plinth up to first floor level with CLT above; this has changed to entirely CLT in order to simplify thermal detailing.

## 2.0 Services

### 2.1 MVHR

Clarification of the MVHR unit sizing & SVP routes has lead to changes to internal layouts as below.

- Block H Ground & 3<sup>rd</sup> floor layout

- Block F Ground & 2<sup>nd</sup> floor layout

Additionally the external bin & bike store to domestic rear gardens have been reconfigured in order to move the bins away from the MVHR intake point; refer to 1423\_DWG\_PL\_F\_00\_200/1423\_DWG\_PL\_H\_00\_200

### 2.2 Fire

Clarification of the fire escape strategy for all blocks has led to changes as below:

- Block G balconies to the rear elevation being substituted for external access decks in order to provide escape egress from all floors; refer to 1423\_DWG\_PL\_G\_00\_251

- Block F&H ground floor plans have been made open plan to the stairs; refer to 1423\_DWG\_PL\_F\_00\_200/ 1423\_DWG\_PL\_H\_00\_200

- Block H stair has been enclosed at the top floor in order to protect the escape route at entrance level; refer to 1423\_DWG\_PL\_H\_00\_204

### 3.0 Windows/Doors

#### 3.1 Window Positions

Window positions have been tweaked in order to set these out to brick dimensions to all elevations; windows have been brought to brick dimensions where this was not previously the case.

#### 3.2 Glazing area

Glazing area has been slightly reduced where necessary to achieve passivhaus standard. To blocks FG&H, a number of windows have been omitted to rear elevations, & gable ends. This design exercise has been done sensitively in order to still maintain a reasonable amount of glazing to each room, and every habitable room still has at least one window, and in many cases two or more.

- For Block F North elevation; refer to 1423\_DWG\_PL\_F\_00\_250
- For Block H South elevation; refer to 1423\_DWG\_PL\_H\_00\_252
- For Block G East elevation; refer to to 1423\_DWG\_PL\_G\_00\_251

#### 3.3 Door Recesses

Following a meeting with the SBD officer, communal and domestic door recesses have been made shallower to nom 665mm depth;

- For Block F refer to 1423\_DWG\_PL\_F\_00\_200
- For Block G refer to 1423\_DWG\_PL\_G\_00\_200
- For Block H refer to 1423\_DWG\_PL\_H\_00\_200

#### 4.0 Stair cores

More detailed design has been undertaken on the stair cores, this has led to a number of minor amendments as below:

- Roof of Block F stair core changed to steeply sloping roof to match domestic roofs.
- Inclusion of riser to Block F stair core.
- Block H stair core is now thermally enclosed; wall build-ups have increased as a consequence.
- For Block F refer to 1423\_DWG\_PL\_F\_00\_251
- For Block H refer to 1423\_DWG\_PL\_H\_00\_200