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Planning submission to Stage E – Summary of changes

Date 02 September 2014

Project 1423 01_01 Agar Grove

cc

0.0 General

0.1 New Drawings

–1423_DWG_PlotA_00_230 Proposed Short Section A as at planning submitted **17.12.13** has not been updated, 1423_DWG_PlotA_00_232 Proposed Short Section B is submitted in this application instead.

0.2 Building footprint

Footprint of building has grown due to the following:

- Thickness of external walls increased from 450mm shown at planning to 590mm at Stage E.
- Passivhaus requirement for 260mm insulation zone to external wall.
- Thickness of internal party walls increase from 300mm shown at planning to a maximum of 416mm at Stage E.
- Passivhaus requirements for two airtightness layers of OSB at the party wall between maisonettes.
- Maintain London Housing Design Guide minimum room dimensions and unit areas.
- Requirement to maintain minimum stair widths at 900mm clear as in AD K.
- Building set out to brick dimensions.

For extent of increase in footprint refer to **1423_SK_140623_JW_01**.

0.3 Building height

The following heights have changed:

- Lift over runs 535mm higher at stage E than allowed for at planning due to working out roof buildup.
- Main roof parapets and terrace parapets have changed at Stage E due to working out roof buildup . For example on Block A1 main roof parapet this has increased by 135mm.
- Fully RC structure. All finished floor levels from second floor and above have reduced by 150mm due to transfer slab at this level no longer being needed.
- Refer to **1423_SK_140623_JW_02-04** for diagrams showing heights that have changed.

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0.4 Building fold line

The point at which Block A1 and A2 meet is referred to as the building fold line.

- Position of the building fold line has changed.
- At planning both external walls and internal walls which are on the building fold line at different levels are shown as lining through in plan.
- At Stage E this does not happen, there is a 190mm difference in thickness between these two walls.

The position of the building fold line is calculated from two points:

1. Where North elevation external wall and the East elevation external wall to block A2 to meet.
2. Where South elevation external wall and the East elevation external wall to block A2 to meet.

This sets the position of the external wall. Therefore, the thinner internal wall is located where necessary to pick up the columns from above.

1.0 Structural

- 1.1 – Structural strategy at planning was a hybrid of RC at ground and first floor with transfer slab at second floor level and CLT above. – Structural strategy at Stage E is RC structure only in order to simplify the construction detailing.
- 1.2 – Transfer slab at second floor level no longer required, this slab reduces from 400mm to 250mm.

2.0 Services

- 2.1 At planning submission stage 175mm was allowed as a service zone in all areas of the building.
At Stage E the service zones are as follows:

- All maisonettes apart from PA-00-02, PA-00-06, 220mm
- Maisonettes PA-00-02, PA-00-06 and apartment corridors, 250mm
- Everywhere else, 175mm

2.2 MVHR.

- All maisonettes to be serviced by individual MVHR located within the units except for PA-00-02 and PA-00-06.
- All apartments to be serviced by communal MVHR equipment on the roof.
- The need for this and SVP's to stack as much as possible has resulted in the internal re-planning of several apartments.
- The internal arrangement of the following units has been revised:
PA-00-01, PA-00-02, PA-00-03, PA-00-04, PA-00-05, PA-00-06, PA-00-07, PA-00-08, PA-01-01, PA-01-02, PA-03-03, PA-04-03, PA-05-03

3.0 Windows

- 3.1 Width of all windows has changed to brick dimensions and to work within manufacturers standard sizes.
- 3.2 Position of some windows has changed in order to simplify column grid. Refer to **1423_SK_140623_JW_03-04** for elevations showing windows at planning submission stage and stage E.

4.0 Screens to South Elevation

- 4.1
 - Each unit has at least one fixed screen and a sliding screen.
 - At building ends, the units have a full fixed panel.
 - Otherwise fixed screens are located centred on the privacy screens between unit balconies.
 - Depending on the width of the unit, there are either one or two sliding screens.

5.0 Wrotham Road Party Wall

- 5.1
 - The geometry of the external party wall to Wrotham Road has been simplified at Stage E.
 - Buildup calculated.
 - Awaiting further party wall advice.

6.0 External Works

6.1 Cycle store

- Cycle store has been divided into three bays, each containing 18 bikes and each bay has a door to the rear garden.
- This strategy has been advised by the SBD officer and in order to reduce the number of bicycles that are vulnerable if the store has been broken into.

6.2 Maisonette rear gardens

- Rear gardens to maisonettes now contain sheds and a lockable bike and refuse store.

7.0 Internal

7.1 Space planning

- Rearrangement of internal layout units PA-00-01, PA-02-01 due to realignment of party wall to 12 Wrotham Road.
- Open plan kitchen/living/dining area changed to having separate kitchen within apartments PA-02-06, PA-03-07, PA-04-06, PA-05-06, PA-06-03.

7.2 Cores

- Risers to stair cores at all levels and ground floor corridor reconfigured, dry riser position moved.
- Lift size changed to accommodate larger lift.

- 7.3 **Storage**
- Cleaners store added to ground floor core A2.
 - Internal storage reconfigured to all maisonettes and apartments. In apartments this is due to both the co-ordination of structure leading to columns within rooms and MVHR plant moving from individual unit within apartment to communal equipment on roof.
 - Wheelchair storage areas added to all wheelchair units.
- 7.4 **Bathrooms**
- In order to simplify SVP runs the following changes have been made to bathrooms:
 - Bathrooms moved to PA-00-02, PA-00-06, PA-03-07, PA-04-06, PA-05-06, PA-06-03.
 - Bathrooms reconfigured to PA-02-01, PA-02-03, PA-03-06, PA-04-04, PA-05-02, PA-05-04, PA-06-01.
- 8.0 **Brick**
- 8.1 – Green glazed ‘socks’ to base of building omitted
1423_DWG_PlotA_00_250-255 for revisions.
- Brick at ground and first floor is:
Clinker Brick [colour: brownish/purplish variegated brick]
Janinhoff, MFZ-EF-301
 - Brick at second floor and above is:
Waterstruck Brick
[colour: variegated brick of purplish/pinkish]
Janinhoff, MFZ-EF-8C
- 9.0 **Downpipes**
- 9.1 Downpipes added to the south elevations.