

**Bourne Estate**  
**Proposed amendments to planning consent ref 2012/6372/P**

*Rev A - 140929: glazed brick revision added to section 1*

Although the detailed design of the new housing blocks follows the consented drawings closely, design development has triggered a number of amendments to the scheme, which this report sets out. The reasons for the changes fall broadly into the following 3 categories:

1. Technical requirements
2. Ensuring viability of the scheme and optimising value for the Council
3. General Design Development

Each section describes the scope of the amendments and the reasons behind them and lists the drawing numbers which are affected by the revisions.

## **1. Technical requirements**

### **Enclosure of stair / lift cores**

A number of lift manufacturers expressed concerns about external lifts which could be affected by driving rain as, in combination with low temperatures, water ingress can cause the mechanisms to freeze, potentially compromising the controls and doors. As a result, it is proposed to enclose both lifts in Block 2 and the southern lift in Block 1 (the northern lift in Block 1 is positioned far back from the building façade). The fire strategy for the buildings also requires that these 3no. staircases are enclosed to prevent smoke ingress.

In order that the glazed brick of the staircore still has a presence on the façade of the southern core in Block 1, the stair and lift arrangement has been reconfigured, behind the glazing. This has triggered minor plan amendments to the 2 flats adjacent to the lift (however there is no net loss of area or occupation in these units). It has also removed the need for intermediate gates on the decks and a canopy at 5<sup>th</sup> floor level, all of which have been removed. An AOV has been added to the head of the stair at roof level.

In Block 2, it is proposed that the openings to the north of the staircores, which originally had balustrades, will be glazed.

#### **Drawings affected:**

**221, 222, 223, 224, 225, 226, 241, 242, 243, 244, 245, 261, 267, 268**

### **North stair to Block 1**

The fire strategy for the development no longer requires an independent escape from the upper floors of maisonettes (units 1.18 & 1.19). It is therefore proposed that the communal stair is revised to terminate at 4<sup>th</sup> floor level and the upper floors of the units is extended over the staircore. As a result, the large opening to the top of the communal stair would sit slightly lower in the elevation, however its head would project higher than the neighbouring bedroom windows, in order to maintain the hierarchy of the façade.

#### **Drawings affected:**

**225, 260, 280, 281**

### **Block 1 North Core Bin Store**

The fire consultant has advised that the bin store was previously too close to the entrance door to Block 1's north core. In that position it may compromise the fire escape from the block. It is therefore proposed to relocate the bin store to the Portpool Lane elevation. This has the benefit of freeing up the central position on the principal corner elevation for signage. This move also provides a position for grilles to ventilate the basement lobby (a further requirement of the fire strategy), which will be combined with the signage.

**Drawings affected:**

**220, 260, 280**

**Provision of a meter cupboard for existing meters to party wall with 43 Leather Lane**

Detailed investigation has proved it difficult to relocate the existing meters to the party wall with 43 Leather Lane and so it is proposed that a new meter cupboard is accommodated within the ground floor of Block 2, adjacent to unit 2.10, accessed off Baldwins Gardens.

To compensate for the loss in floor space of unit 2.10, a single storey extension is proposed to the rear of the living room at ground floor, which would line through with the rear façade of unit 2.09. A first floor terrace is proposed on top of this, accessed from the master bedroom, to compensate for the loss in garden space.

**Drawings affected:**

**240, 241, 267, 268**

**Replacement of gates to decks in Block 2 and corridor ventilation**

Originally gates were proposed to separate all levels of the stair and lift cores from the flats, however the fire consultant has advised that the cores need to be completely enclosed. This revision has left 2no. portions of corridor needing ventilation, which previously would have occurred naturally through the gates. The areas affected are to the south of unit 2.15 (2<sup>nd</sup> floor) and in the small lobby outside unit 2.48 (5<sup>th</sup> floor).

Unit 2.15 – both natural and mechanical ventilation options for this corridor have been explored, however both render a significant proportion of the bedroom to unit 2.15 unusable. Therefore it is proposed that the section of the bedroom, which extends south over the communal corridor is removed and the flats plan reflects the equivalent unit on the floors above. This would result in a loss of 3.7m<sup>2</sup> to this social rented unit (size at planning 51.4m<sup>2</sup>, proposed size 47.7m<sup>2</sup>).

Unit 2.48 – an AOV is proposed at roof level to achieve the ventilation required.

**Drawings affected:**

**242, 245, 246, 263**

**(242-245 show replacement of gates with doors)**

**Block 2 windows onto deck access balconies**

The fire consultant has advised that any window people may escape past during a fire needs a cill height of 1100mm or higher. The elevations have been updated to reflect this requirement.

**Drawings affected:**

**264, 265**

**Private terraces to units 1.25 & 1.26**

The consented scheme shows narrow balconies to units 1.25 & 1.26 (approximately 800mm deep). The proposed layout shows that a deeper, more usable balcony could be added to each of these units, with little adjustment to the façade. This would enable these units to better meet HCA standards, which is now a funding requirement of the scheme.

**Drawings affected:**

**225, 281**

**Garden enclosures to ground floor units Block 2**

The consented scheme shows brick wall enclosures to the private gardens of Block 2 ground floor units. Due to the level change to the west of the development (boundary with the school), the structural engineer has advised that the garden boundary enclosures are built as fences above the brick clad retaining wall to the school below. To the east, the Secured by

Design Officer has advised that the rear walls are revised to railings over low brick walls to allow mutual supervision between the playspace and the individual gardens.

**Drawings affected:**  
**240, 263, 266**

**Glazed bricks to be replaced with Glazed tiles**

The contractor expressed concerns with using glazed bricks:

- 1) Protection of the bricks throughout the construction of the project
- 2) The time it takes to lay glazed bricks and therefore the protracted build programme (significantly less glazed bricks can be laid in a day than standard bricks)

It is therefore proposed that brick format glazed tiles are used in place of glazed bricks. The tiles will be fixed to a concrete block background and therefore tiles can be fitted alongside the internal works, so that they have no impact on the main programme and there is less risk of damage to the glazed finish during the early stages of the contract. When the building is finished, the tiles will give the impression of being glazed bricks.

The company chosen to supply the brick tiles is Craven Dunhill, who work regularly on London Underground restoration projects. They will be making tiles specifically for the Bourne Estate scheme.

<http://www.cravendunnill-jackfield.co.uk/projects.asp?id=27>

This revision has been noted on the detailed elevation sheet only, as this was where the brick types were described.

**Drawings affected:**  
**290**

## **2. Ensuring viability of the scheme and optimising value for the Council**

**Amendments to the internal layouts of private sale units**

To ensure that the Council receives best value for the private sale units to fund the scheme advice has been sought on the internal layouts of the private sale units from a marketing agent. The agents have advised on a number of changes to the private sale units in order to increase their marketability.

Single bedrooms are seen as undesirable in the private sale market and will rarely be used as a bedroom, normally being used as a study or dressing room as an alternative. As such single bedrooms in the private sale units have been amended as follows:

The proposed changes fall into 3 categories and are reflected on the attached accommodation schedule:

Reallocation of bedspaces with no net loss in occupation:  
Unit 1.02 – change from 4b 6p to 3b 6p

Inclusion of a moveable partition to allow single bedroom to join to the living room with no net loss in occupation:

Unit 2.21 – 2b 3p  
Unit 2.31 – 2b 3p  
Unit 2.42 – 2b 3p  
Unit 2.46 – 2b 3p

Removal of single bedroom:  
Unit 2.22 – change from 3b 5p to 2b 4p  
Unit 2.32 – change from 3b 5p to 2b 4p

Unit 2.43 – change from 3b 5p to 2b 4p  
Unit 2.44 – change from 3b 5p to 2b 4p  
Unit 2.47 – change from 3b 5p to 2b 4p

The amendments result in no increase in private floor space and no loss of affordable floor space. The number of units remains the same.

**Drawings affected:**  
**221, 242, 243, 244, 245**

**Larger areas of glazing to 5<sup>th</sup> floor flats (Block 2)**

Marketing advice has suggested that the top floor flats in Block 2 would be greatly improved by increasing the areas of glazing within the living rooms. Larger areas of sliding / folding doors are proposed on the drawings, which would also have a positive impact on the sunlight and daylight for these units.

**Drawings affected:**  
**245, 263, 267, 268**

**Increase in terrace size to unit 2.45 (1b 2p)**

Marketing advice has suggested that unit 2.45 would benefit from a larger terrace and so it is proposed that the unit size is reduced from 65.4m<sup>2</sup> to 58.6m<sup>2</sup> to accommodate this. For a one bedroom unit, the proposed flat area is still generous in size (above the Mayor's Guidance minimum of 50m<sup>2</sup>).

**Drawings affected:**  
**245, 267, 268, 282**

**Tenure swap of Intermediate Wheelchair Unit (2.26)**

Michelle Horn, Access & Service Development Officer, has stated a lack of demand for Intermediate tenure wheelchair units and suggested that unit 2.26 should be within the Social Rented tenure. To compensate it is proposed that unit 1.20 within Block 1 is swapped to an Intermediate unit (from Social Rent).

The changes are highlighted on the enclosed accommodation schedule.

**Drawings affected:**  
**224, 243**

### **3. General Design Development**

**Removal of individual meter cupboards to the Baldwins Gardens Elevation**

Detailed services design has enabled the designated meter cupboards which serve the units accessed directly off Baldwins Gardens to be relocated to either the back gardens of the properties or within riser spaces within the communal corridors, improving the Baldwins Gardens' elevation.

**Drawings affected:**  
**240, 282**

**External access to main vertical riser**

Detailed services design requires that access panels be provided to the main vertical risers which are located outside maisonettes nos 2.2 and 2.6. It is proposed that these access panels are grouped vertically within one single opening to reflect the proportions of the windows within the archway. The timber panelling would be chosen to match the flat front doors.

**Drawings affected:**  
**240, 241, 264, 265**

**General Design Development**

The incorporation of structural and services requirements into the detailed design have triggered some minor amendments to window positions, all of which have been updated and noted on the drawings.

**Drawings affected:**  
**260, 261, 262, 263, 264, 265, 266, 280, 281, 282**