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Dear Hugh Miller,

We are pleased to submit to your consideration the following drawings and images which illustrate design development as well as some amendments to the proposal for 2 Britannia Street.

In seeking to improve the quality of the proposal, we believe that all the listed items will be agreeable in light of the consents already issued.

Should you have any queries or wish to discuss further, please let me know.

Sincerely,

João Bravo da Costa Director
Recursion Design Studio

RD-1007-PA-PL001 (PROPOSED LOWER GROUND FLOOR PLAN)

- Plant room revised following detailed structural and MEP design

RD-1007-PA-PL002 (PROPOSED GROUND FLOOR PLAN).

- Optimised layout of cycle / bin store; introduced a two-tier bicycle stand for a more efficient layout and easier access for the same number of bicycles (eight).
- Introduced a secure openable bedroom window in Apartment 3.
- Introduced a shadow gap to differentiate the preserved façade from the Corten-clad extension.
- Improved layout of entrance hall / corridor on Britannia Street.
- Revised design and detailing of new timber door (see also RD-1007-PA-EL001 – SOUTH ELEVATION).

RD-1007-PA-PL003 (PROPOSED FIRST FLOOR PLAN)

- Introduced a window on the north wall of the extension. This window, turned to the backyard, significantly improves the daylighting in the dining / kitchen area. It is furnished with translucent glass (Pilkington Optifloat® has been specified) so as to guarantee privacy.

RD-1007-PS-PL004 (PROPOSED SECOND FLOOR PLAN)

- Introduced a window on the north wall of the extension (see note for First Floor Plan).
- The design of the Juliet balcony window was developed to a fixed panel and two sliding panels.

RD-1007-PS-PL005 (PROPOSED THIRD FLOOR PLAN)

- An access hatch was added to allow access for roof maintenance.
- A window overlooking the roof over the extension was added; it includes two fixed panels and a door for maintenance access.
- Roof lights were added to improve the daylighting of the living and dining area in Apartment 8 (third floor), which has a deep plan and relatively small windows.

RD-1007-PS-PL006 (PROPOSED ROOF PLAN)

- A ladder was added to allow access to the topmost roof surface without significantly affecting the appearance of the mansard roof.
- Roof lights were added (see note for Third Floor Plan).
- Photovoltaic panels were added to improve the building's environmental performance.

RD-1007-PS-EL001 (PROPOSED ELEVATION 1)

- Roof lights were added (see note for Third Floor Plan). All upstands will be kept to a minimum.



- Photovoltaic panels were added (see note for the Roof Plan). They will be mounted as low as possible on the roof surface.
- The bedroom window at ground level was revised (see note for Ground Floor Plan).
- Louvres were added to the bin / cycle store door for improved ventilation. The door is being specified as a secure steel door.
- Louvred vents were added on the Britannia Street façade above the bin / cycle store door. Small openings were added to the façade for mechanically-assisted ventilation (one extract and one supply vent for each flat).
- An air conditioning condenser unit was added to the roof. Its height and volume are the smallest possible for the required capacity.

RD-1007-PS-EL002 (PROPOSED ELEVATION 2)

RD-1007-PS-EL003 (PROPOSED ELEVATION 3)

- Roof lights, photovoltaic panels, and access ladder as discussed above.

RD-1007-PS-EL004 (PROPOSED ELEVATION 4)

- A window overlooking the roof over the extension was added (see note for Third Floor Plan).

RD-1007-PS-EL005 (PROPOSED ELEVATION 5)

- Two windows were introduced (see notes for First Floor Plan and Second Floor Plan).

RD-1007-PS-SC001 (PROPOSED SECTION AA)

- The design of the mansard windows was developed.
- A vault was added under the bin / cycle store floor slab, to allow the routing of ducts from the plant room below ground.

RD-1007-PS-SC003 (PROPOSED BASEMENT AND THIRD FLOOR DETAIL)

- The design of the new windows was developed and made consistent with the conservation windows.

RD-1007-PS-IM001 (GROUND FLOOR FAÇADE COLOUR)

- The colour of the façade on the ground floor was changed to match the details on the upper floors. The lighter colour is intended to give the building a brighter presence on the street, while emphasising the ground floor window details and simplifying the colour palette.