

Project Agar Grove

Job no 8090

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0.0

GENERAL

0.1

New drawings

An additional elevation, drawing PL255, has been created in order to illustrate the southern façade separately from the balcony shading.

All other drawings are revisions using the previously approved drawings.

0.2

Building footprint

The footprint of the building has decreased, due to a 110mm reduction in the thickness of the external walls around the entire perimeter (excluding the party wall).

0.3

Ground level

The ground levels have been reconsidered, represented in drawings PL291 and PL292. The previously proposed height set the ground level at approximately 1m higher than the neighbouring Children's Centre ground level, thereby conflicting with the existing weep holes. A lower ground level is now proposed at the eastern edge of the Block A, which is more in line with the existing ground level.

0.4

Roof height

The proposed roof levels have been retained, allowing for the standardisation of floor-to-floor heights and slightly increased services voids.

0.5

Parapet heights

Minor adjustments to parapet heights are due to brick setting out from adjusted slab levels, and are indicated on drawings PL291 and PL292.

1.0

STRUCTURAL

1.1

Dimensional changes to the structure

There are no externally visible consequences of revisions to the structural frame, involving increasing shear wall dimensions and internal duct positions.

2.0

SERVICES

2.1

Maisonette ventilation

It is proposed that the maisonette MVHR intake and exhaust grills be set into the underside of the maisonette entrance canopies rather than in the doorway returns.

2.2

Service risers

The service risers have been re-proposed – to achieve vertical alignment and standardisation. This has caused a certain amount of minor internal rearrangement to the flat layouts – *please see comment 7.1.* and 1.1

- 3.0 WINDOWS
- 3.1 **Comparison elevation drawings**
Drawings PL291 and PL292 illustrate the building dimensions set out for construction, allowing comparison to the previously submitted elevations. Window movement has been kept to a minimum, and only adjusted where the slab level adjustments / internal layouts / brick dimensions required.
- 3.2 **Additional window**
Window WA.2.9A.01 is positioned in Flat R1 on the south façade, where a bathroom used to sit against the external wall but is now moved inboard of the perimeter, freeing the external façade for accommodation space.
- 3.3 **Altered windows**
Five windows on the south façade have changed in size, to accommodate columns or kitchen worktops. These are noted on drawing PL292.
- 4.0 BALCONIES
- 4.1 **Screens**
It is proposed that all the balcony screens be fixed. The proposed panels have been positioned to conceal the downpipes and balcony structure
- 4.2 **Top canopy**
It is proposed that the top-level balcony canopy be lowered, whilst maintaining a greater height in comparison to other levels. This provides increased shading to the upper level apartments on the south façade. The change in height also enables a more economical structural connection back to the roof slab.
- 5.0 PARTY WALL
- 5.1 The party wall with Wrotham Road has been adjusted in response to receiving full survey information regarding the property. The new proposal is detailed in drawing DD180.
- 6.0 EXTERNAL WORKS
- 6.1 **Cycle store**
No change
- 6.2 **Maisonette rear gardens**
No change

7.0

INTERNAL

7.1

Space planning

Flats have been adjusted where necessary to suit the rearrangement of the ventilation risers. This has been minor in most cases, but tis seen to a greater extent in flats R1 and O1.

7.2

Cores

Dry risers have been returned to their original location, at the back of the lift void.