

ABBEY AREA REGENERATION - PHASE 1

Schedule of Amendments - 04 August 2016

Ref.	Title	Amendment description
AM.01	Substation relocation	The basement substation is relocated to previous ground floor refuse holding store in Block D. The service lift in this location is omitted and the refuse strategy updated to suit the changes (bins will now need to be transferred from basement refuse stores to a holding area at ground level for collection). Area of louvres on the Belsize Rd elevation are increased to achieve the substation ventilation requirements. Block D commercial unit GIA is reduced from 207.6sqm to 190.6sqm due to the UKPN substation size requirements.
AM.02	Commercial Entrance	The height of the reconstituted stone openings to both commercial units are increased to align with changes made to the Block D substation elevation.
AM.03	Post boxes	Through the wall post boxes are replaced with internal post boxes / elevations are amended accordingly.
AM.04	Full-height window	Window becomes full height due to re-positioning of kitchen.
AM.05	Reduced terrace area	3 bed unit: living area increased in size / terrace area reduced. Previous opening in brick form of building now infilled with glazing. Open roof area to terrace amended to suit reduced terrace area.
AM.06	Reduced terrace area	3 bed duplex unit 1: upper level living area increases in size / terrace area omitted. Previous opening in brick form of building now infilled with glazing. Open roof area to terrace amended to suit reduced terrace area.
AM.07	Panel replaced with window	3 bed duplex unit 1: lower level layout: one study removed to provide 3no. double bedrooms only at entrance level. Metal panel replaced by window to Master bedroom.
AM.08	Reduced terrace area	3 bed duplex unit 2: upper level living area increases in size / terrace area reduced. Previous half open – half glazed opening in brick form of building now infilled with glazing. Open roof area to terrace amended to suit reduced terrace area.
AM.09	Panel replaced with window	3 bed duplex unit 2: lower level. Internally layout re-arranged. Externally metal panel replaced by a window to ensuite.
AM.10	Substation relocation	Basement access hatch from Abbey Rd side of building omitted as no longer required following relocation of substation from basement to ground floor level (AM.01).
AM.11	Boundary wall	Brick railway boundary wall replaced by low level brick wall with close boarded timber fence above (specification to meet acoustic requirements). Louvred vents serving the energy centre incorporated into the basement retaining wall. Line of the wall to residential gardens rationalised and garden areas updated accordingly. The green roof above supermarket (block F) reduced / fire escape route no longer covered. Parapet height to the supermarket roof raised and the terrace to 2B4P replanned.
AM.12	Recessed brick panel	112.5mm recessed brick wall panel replaced with slightly recessed brickwork with stepped brick coursing.
AM.13	Window head detail	Brick slip lintels to windows replaced with a PPC soffit panel (RAL to match the window cill)
AM.14	Balcony soffit	White glazed brick slip soffits to Block F recessed balconies replaced with render / panel finish - details to be agreed.
AM.15	Basement columns	Basement brick piers amended to concrete columns
AM.16	Brick reveals	Brick reveal depths amended following design confirmation of window manufacturer's requirements / design development as follows: Typical full brick reveal reduced from 225mm to 190mm / Block F upper level deep reveal reduced from 338mm to 190mm / Block F penthouse level double height deep reveal reduced from 450mm to 415mm.
AM.17	Louvres	Louvres added to meet overheating / ventilation requirements.
AM.18	Plant/ Cycle roof	Roof added to rear courtyard (not visible from street level) to meet acoustic requirements for external plant and cover for external cycle stands.
AM.19	Overheating / mechanical extract	Further to thermal models of the building being carried out it was identified that the Core of Block F overheats significantly. In order to mitigate the overheating the requirement of mechanical ventilation/extract of the core is required resulting in additional fans, attenuation and ductwork located on the 12th floor roof of Block F.