

29 NEW END
NW3 1JD

DESIGN DEVELOPMENT AMENDMENT SUBMISSION
AUGUST 2016
REVISION 1 31/08/2016

KSR ARCHITECTS LLP
4 Green and Street
London NW1 0ND



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CLIENT

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STACE

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SAVILLS

STRUCTURAL ENGINEER
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MEP ENGINEER
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1.1 THE PROJECT

This submission relates to a development proposal at 29 New End which received planning permission on 2nd February 2015 follow a [Planning appeal](#).
REF NO: 14/04393/FULL

The planning permission allows for the demolition of the existing building at 29 New End and creation of 17 residential (C3) units over the lower ground, first, second, third, fourth and fifth floor levels, creation of new vehicular access and access to basement parking, works to boundary wall, and works of hard and soft landscaping and other works incidental to the application.

The project is proceeding to construction and the team has been active in refining the design and incorporating structure, services and other elements required for construction detailing.

As part of the process, the internal arrangement of apartments and common areas etc have been developed and refined.

In developing these aspects, there have been minor indications for elements of the scheme both in regard to elevational treatment and plan forms.

A meeting was held on the 18th of May 2016 with David Fowler and Charles Rose to review the changes to the approved drawings. These had been largely made as a result of the design development.

This submission has responded to the comments received at the meeting.

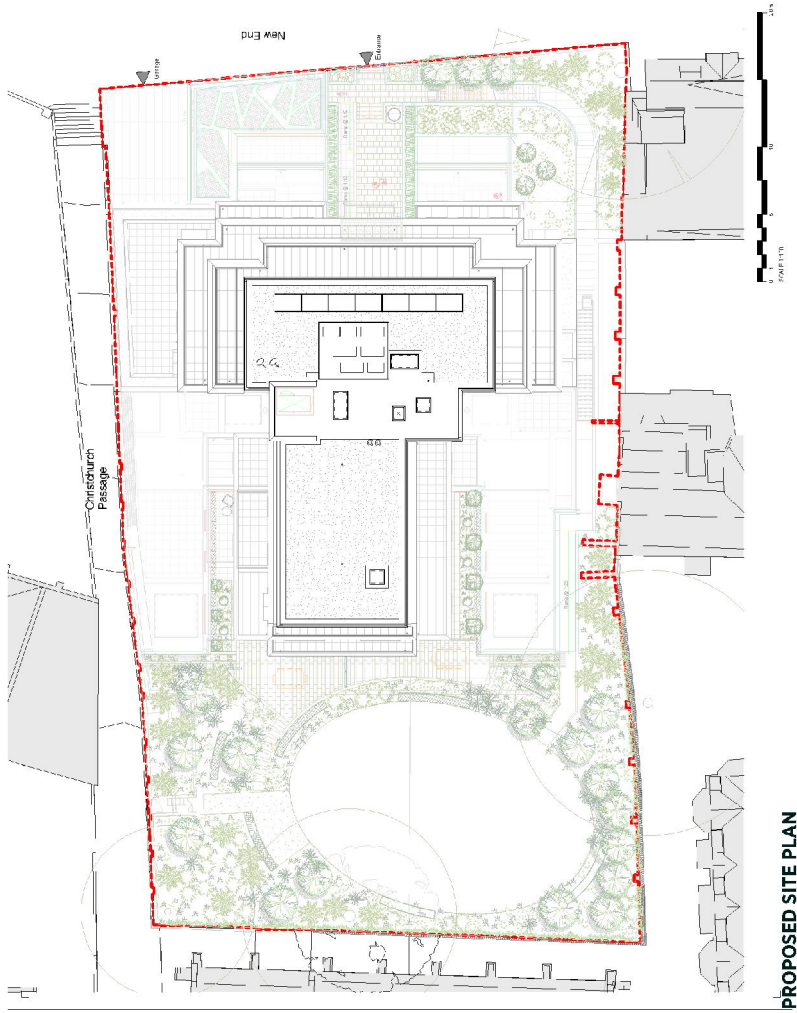
1.2 AMENDMENT SUMMARY

The principle elements of the approved scheme are retained within the current proposal, and the proposed amendments seek to respond to the end user requirements and enhance the overall scheme.

The internal reconfiguring of the apartments have been the primary focus of the design team, and only minor, consequential amendment to the external appearance following structural and services coordination and layout have been made.

The changes to the scheme are explained in detail within this report and are detailed on the drawings, however the following is an overview of the key proposed amendments:

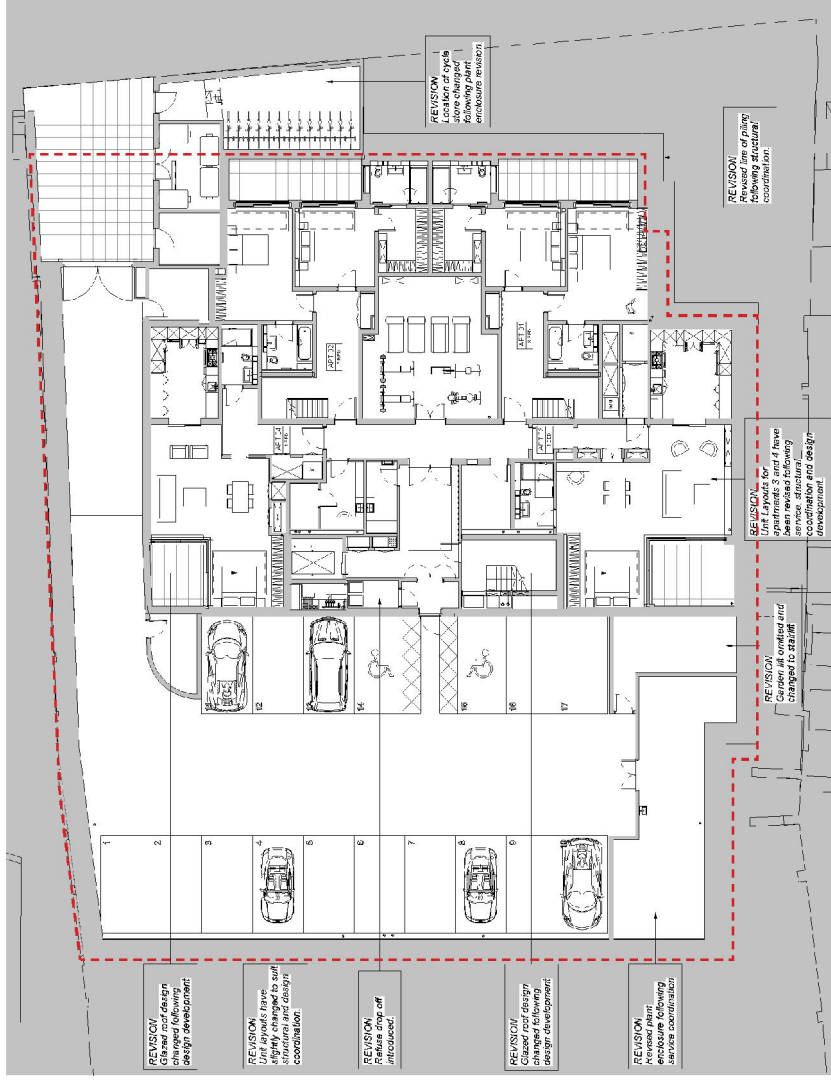
- Revision of garden lift to stairlifts.
- Revision to bath to clear roof protection area and revision of ramp.
- Edge profile of 4th and 5th floor rooftop.
- Perimeter footprint of greenhouse.
- Minor adjustments to window locations (and additional windows in recesses).
- Lift overrun.
- Adjustments to parapet details.
- Rationalisation of railings for consistency/aesthetic reasons.
- Revision to recess lift into building (and possibility of changing material at high level to brick).
- Revision to make external wall of stair consistent for its whole height.
- Additional window to Kitchen of Apt 02.
- Roof plant enclosure enlarged and relocated to allow services coordination.
- Changes to balcony above entrance area.
- Rooftops to Apt 1 and 2 Bedrooms and extension of terrace above.
- Revisions of flat roofs to terraces from Bed 1 of Apts 8 and 9.
- Revision to glazed conservatory to apartments 3, 4, 5 and 6.



PROPOSED SITE PLAN

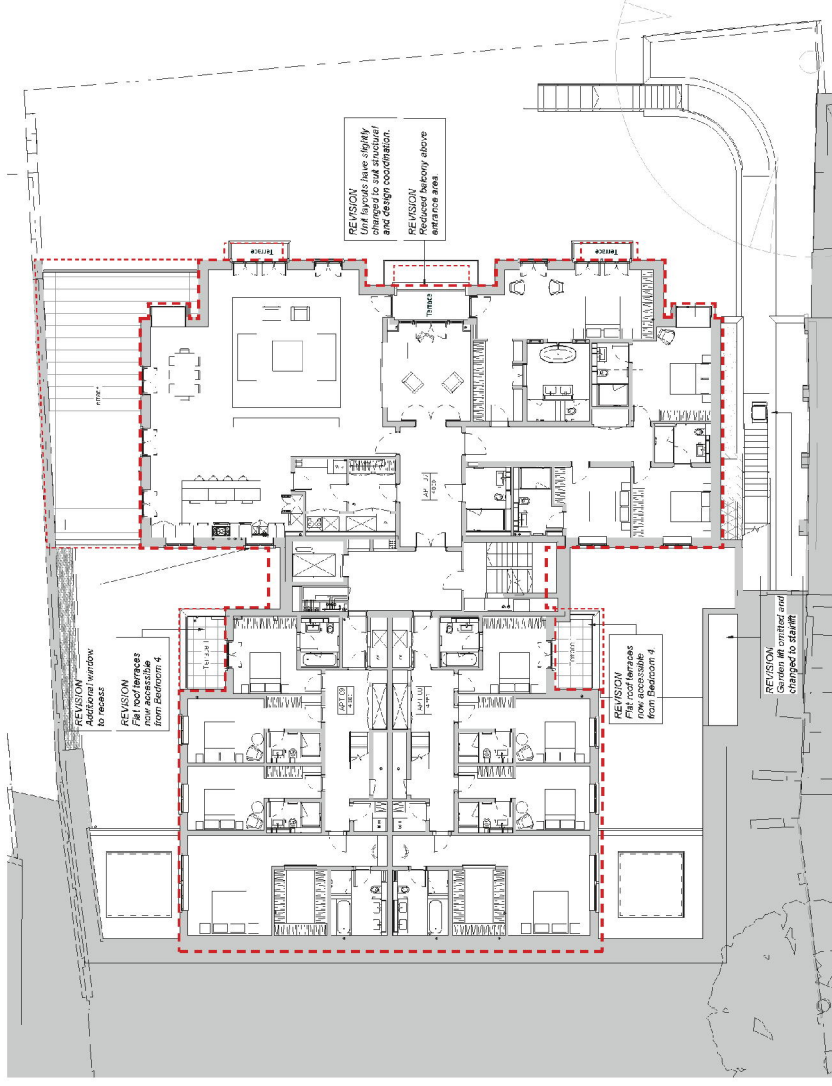
2.1 LOWER GROUND FLOOR PLAN AMENDMENTS

1. Following services coordination on the plant enclosure was enlarged
2. Revised line of piling.
3. Location of the cycle store was revised following the plant enclosure revision.
4. A refuse drop-off has been provided. There has been no change to the refuse pick up location.
5. Unit layouts for apartments 1, 2, 3 and 4 have been revised following service and structural coordination and design development. The changes do not alter the external road frontage of the facade.
6. Garden lift omitted and changed to stair lift.
7. Changes to glazed extension to apartments 3 and 4.



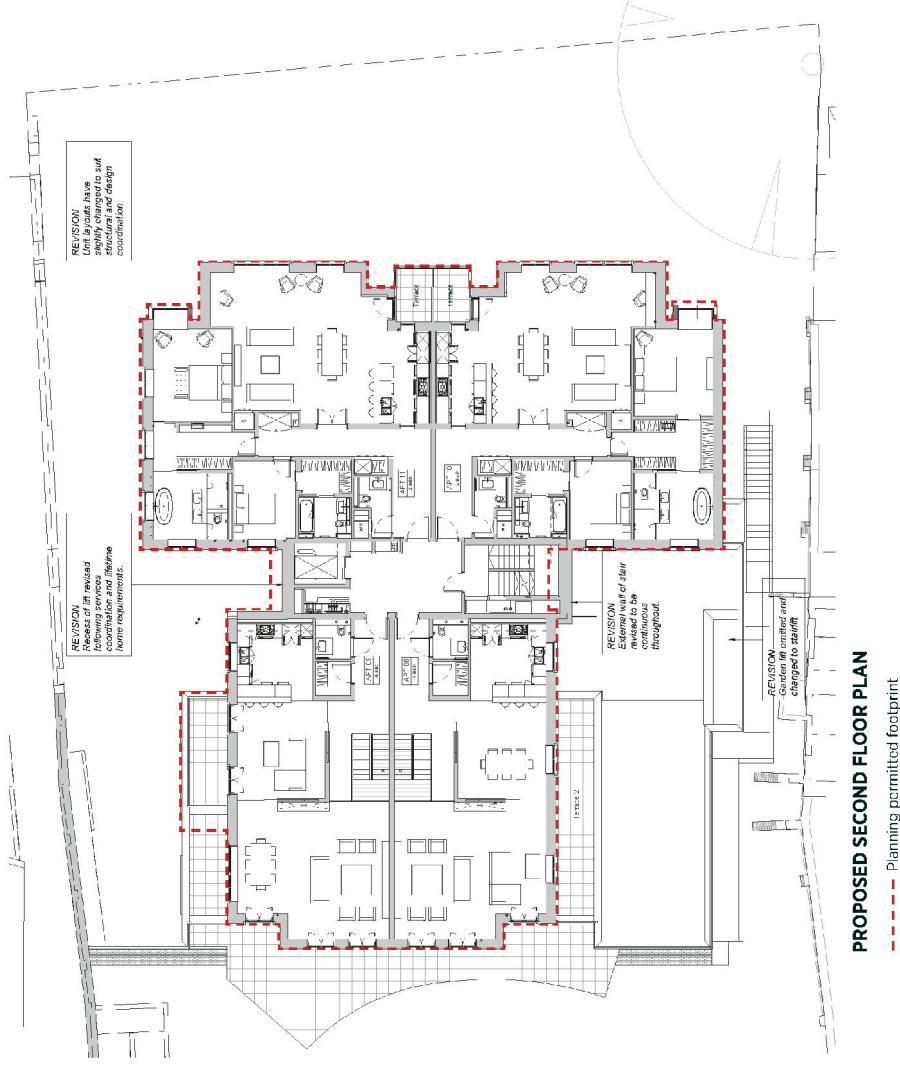
2.3 FIRST FLOOR PLAN AMENDMENTS

1. Additional window added into recess.
2. Flat roof terraces now accessible from Bedroom 4 in apartment 8 and 9.
3. Garden lift omitted and changed to stair lift.
4. Revision to balcony above entrance area.
5. Unit layouts for apartments 7, 8 and 9 have been revised following service and structural coordination and design development. The changes do not alter the external reading of the facade.



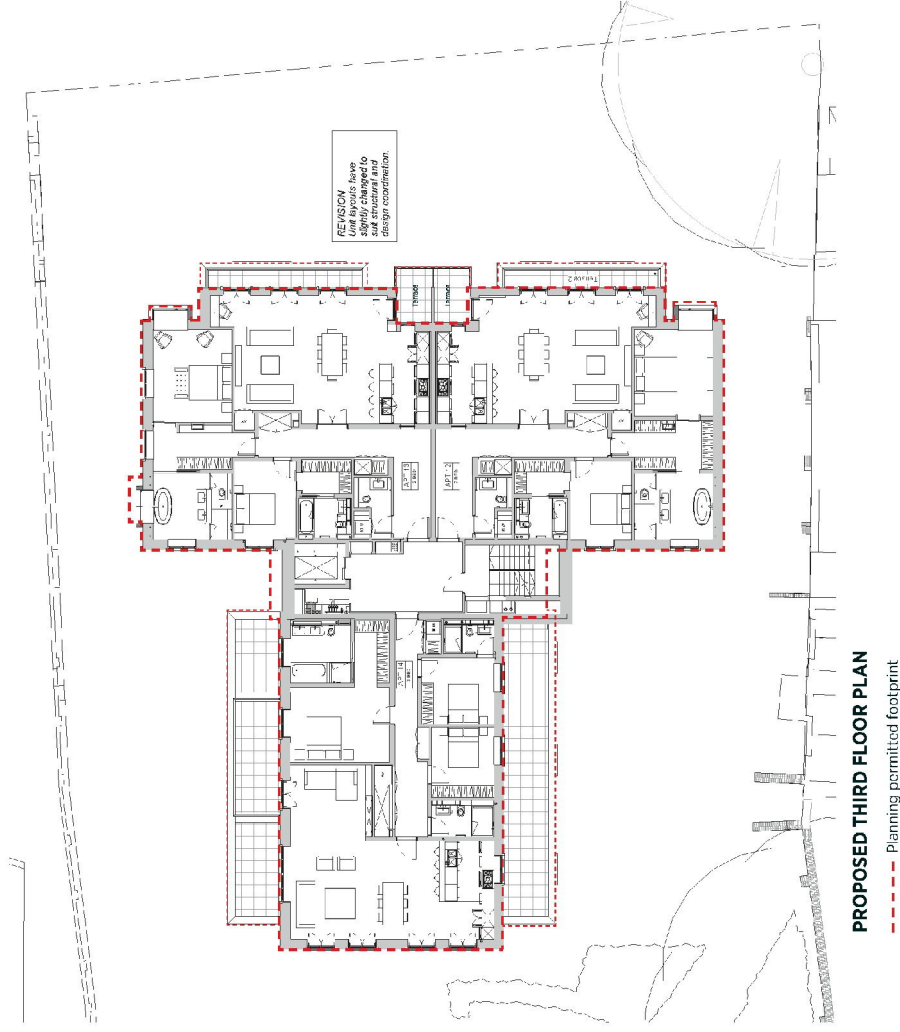
2.4 SECOND FLOOR PLAN AMENDMENTS

1. Recess of lift revised.
2. External wall of stair revised.
3. Garden lift omitted and changed to stair lift.
4. Unit layouts for apartments 8, 9, 10 and 11 have been revised following service and structural coordination and design development. Minor alterations to window locations to coordinate plan changes.



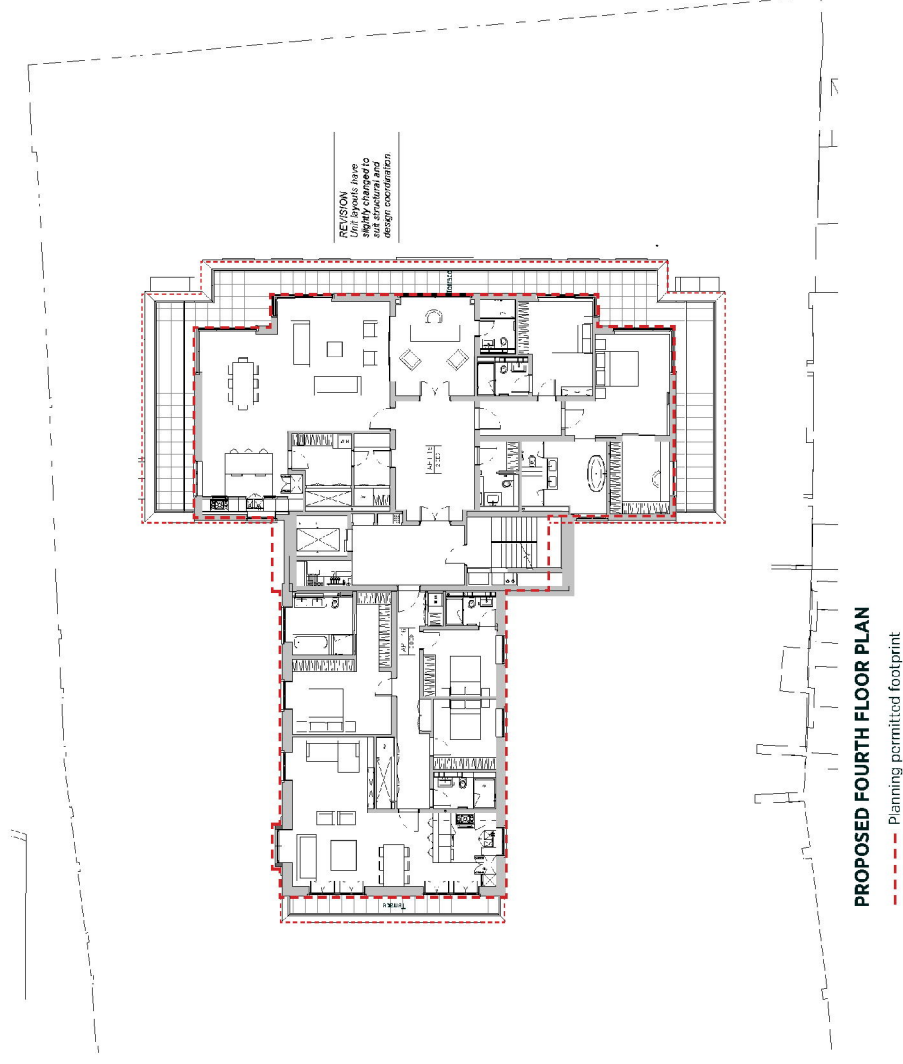
2.5 THIRD FLOOR PLAN AMENDMENTS

1. Unit layouts for apartments 12, 13 and 14 have been revised following service and structural coordination and design development. Minor alterations to window locations to coordinate plan changes.



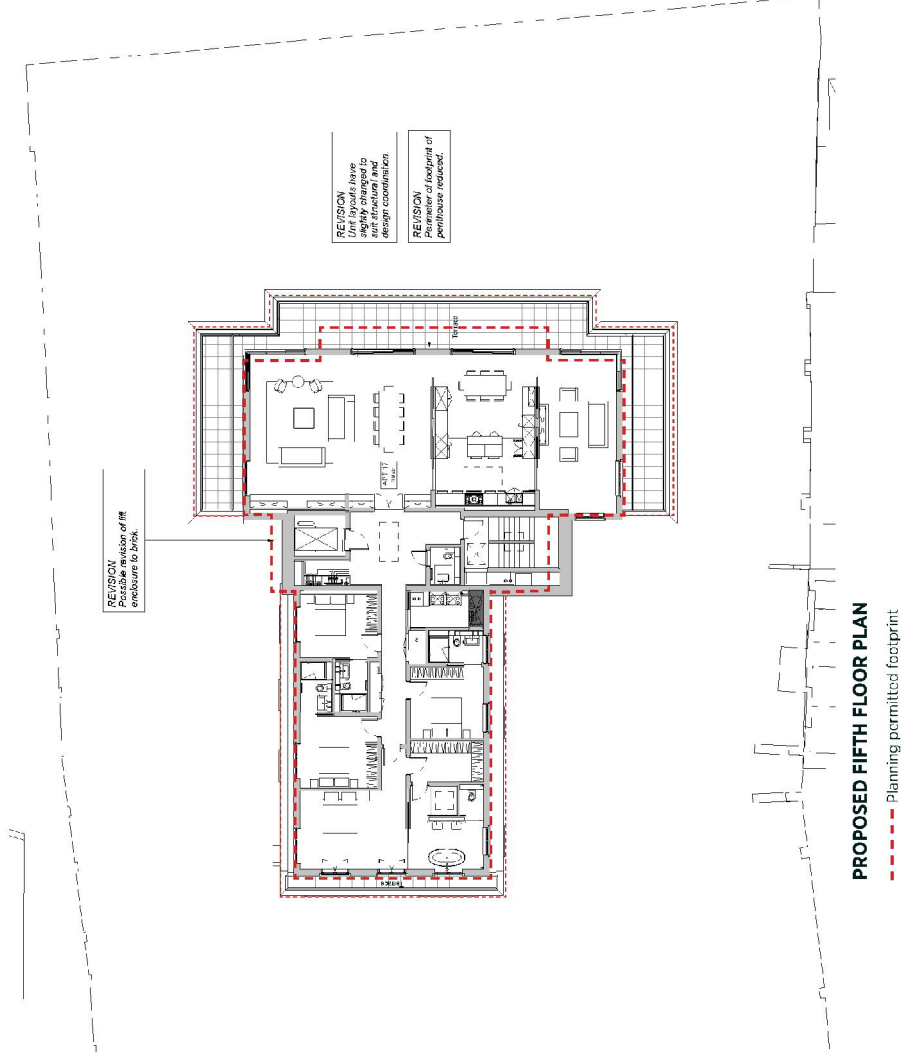
2.6 FOURTH FLOOR PLAN AMENDMENTS

1. Unit layouts for apartments 15 and 16 have been revised following service and structural coordination and design development. Minor alterations to window locations to coordinate plan changes.



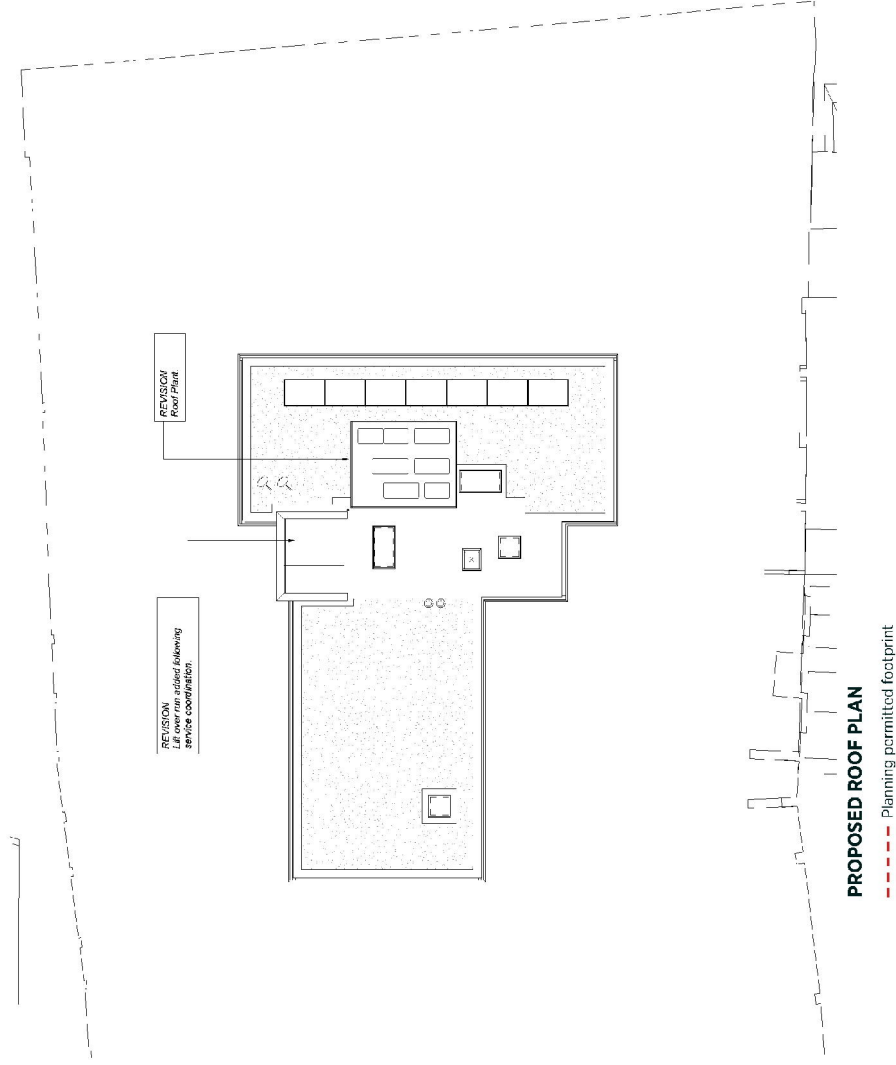
2.7 FIFTH FLOOR PLAN AMENDMENTS

1. Unit layouts for apartment 17 have been revised following service and structural coordination and design development. Minor alterations to window locations to coordinate plan changes.
2. Front facade altered to increase terrace area.
3. Possible revision of lift enclosure to brick.

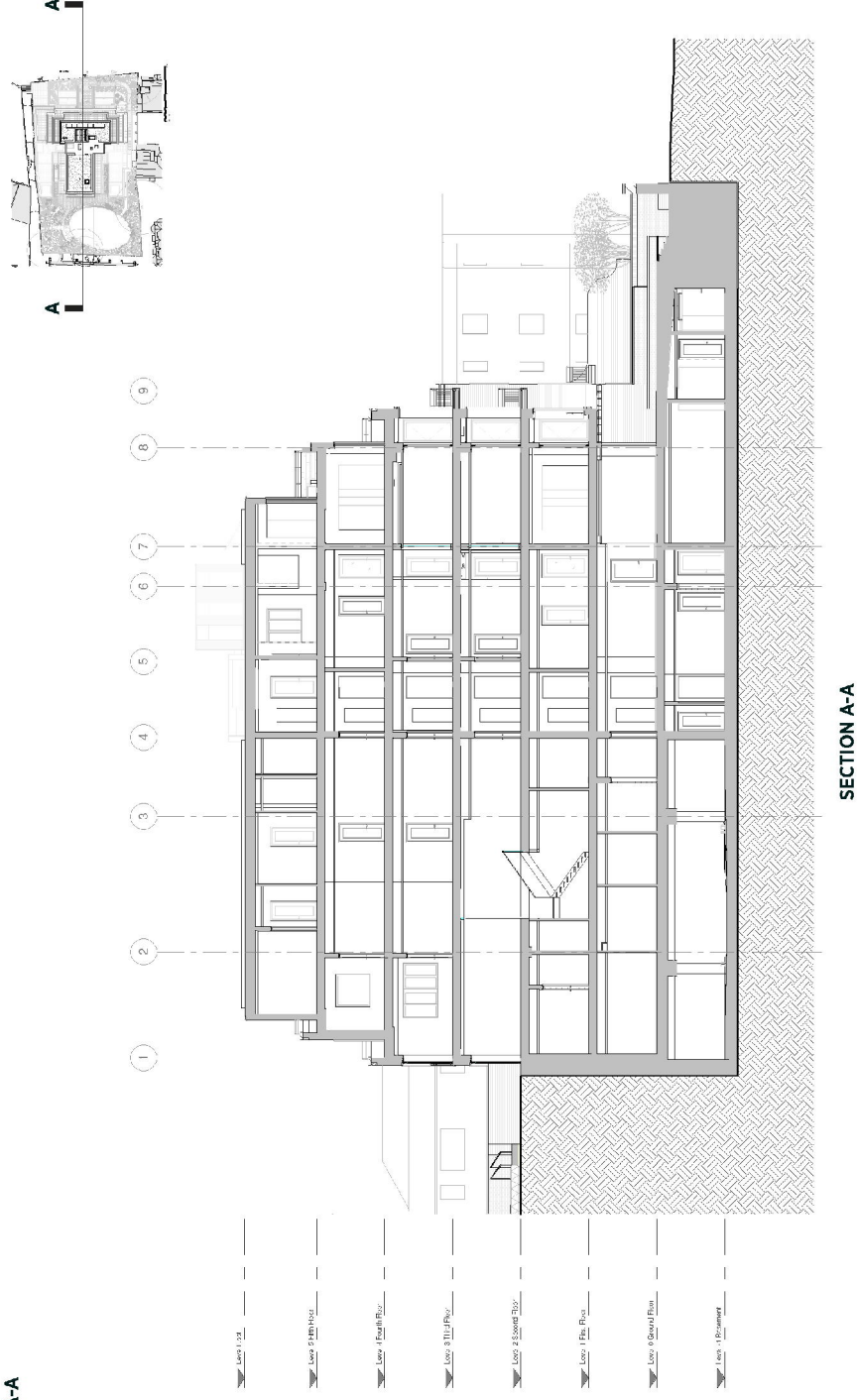


2.8 ROOF PLAN AMENDMENTS

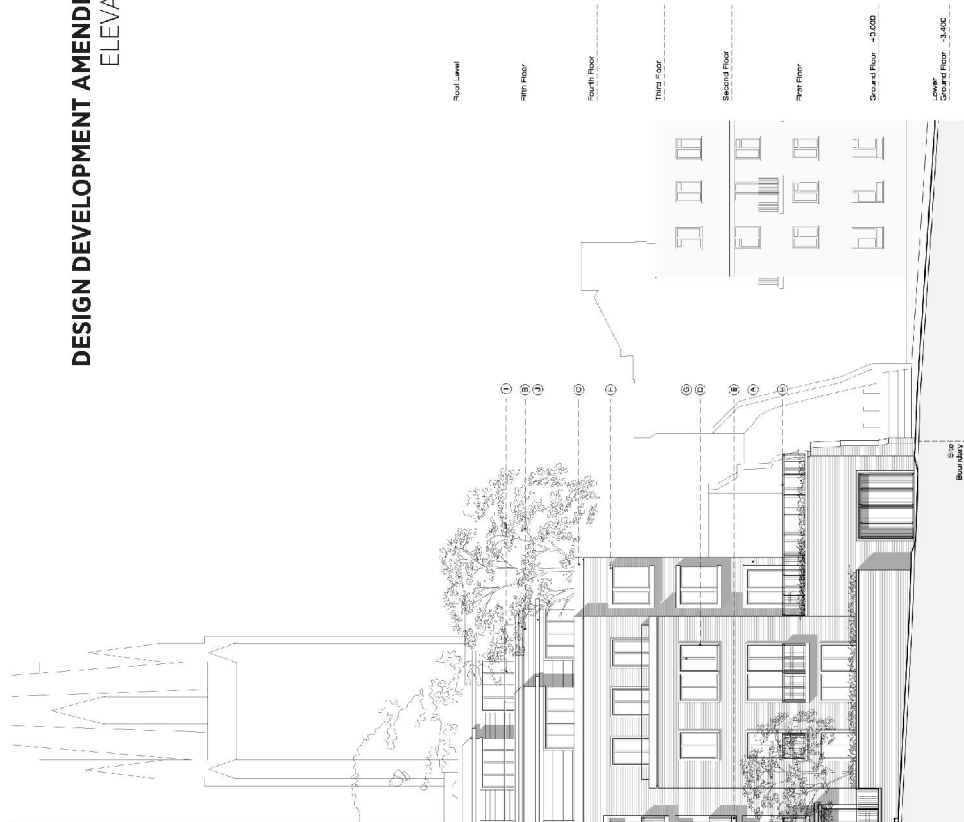
1. Lift over run added.
2. Roof plant enclosure enlarged and relocated to allow services coordination.



3.1 SECTION A-A



DESIGN DEVELOPMENT AMENDMENTS
ELEVATIONS



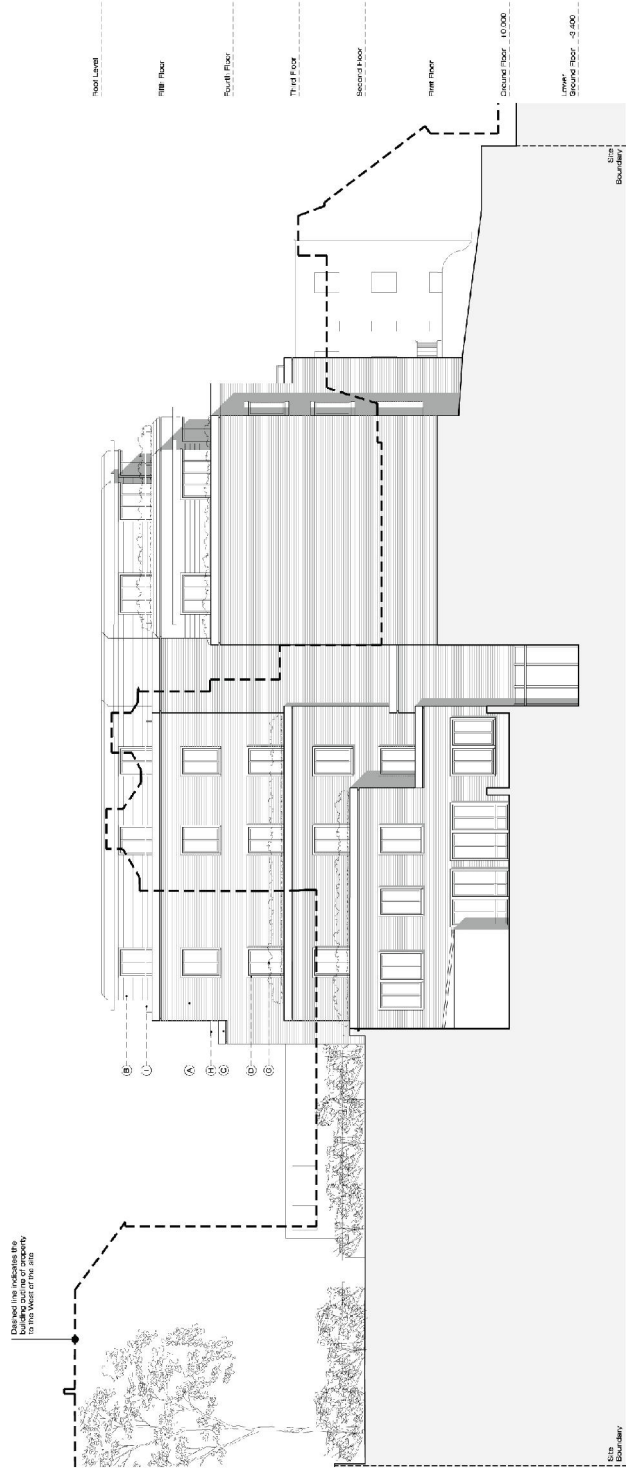
PERMITTED SOUTH ELEVATION



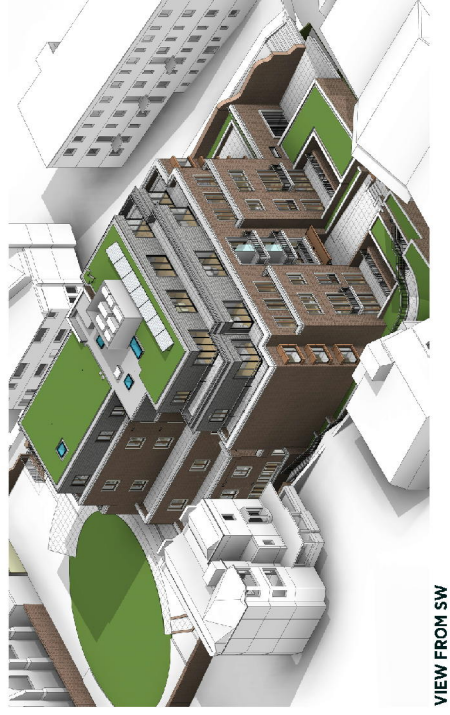
PLANNING PERMITTED EAST ELEVATION

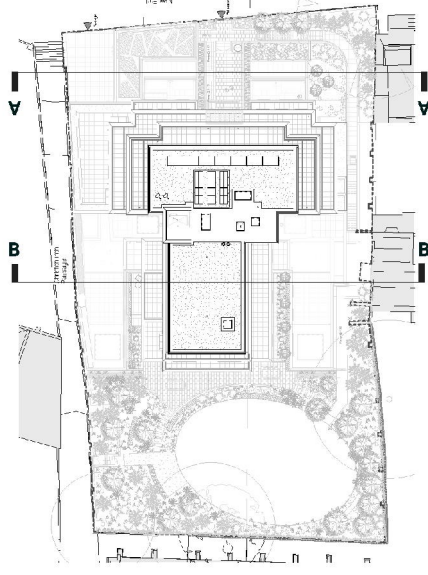
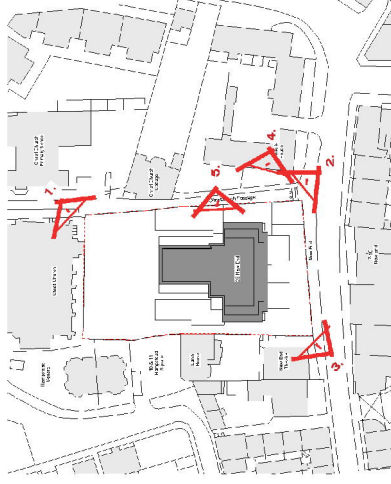


PLANNING PERMITTED NORTH ELEVATION

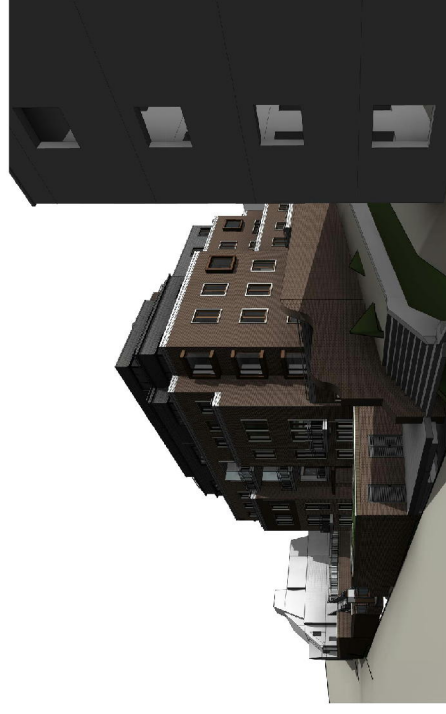


PLANNING PERMITTED WEST ELEVATION





1. PERSPECTIVE VIEW FROM CHRISTCHURCH



2. PERSPECTIVE VIEW FROM NEW END



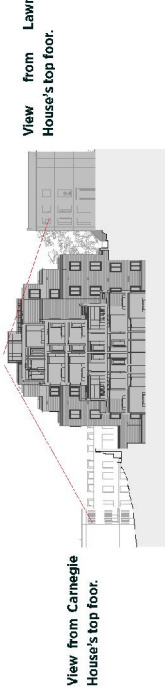
3. PERSPECTIVE VIEW FROM NEW END THEATRE



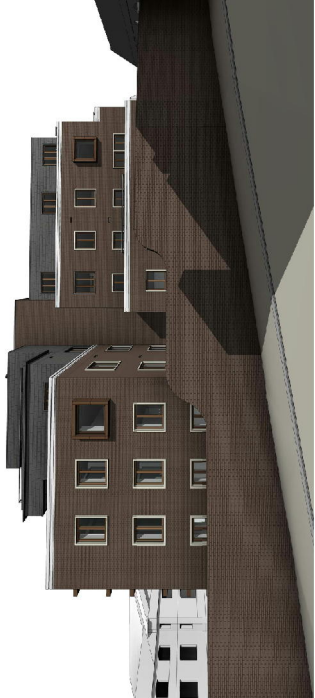
4. PERSPECTIVE VIEW FROM CARNEGIE HOUSE'S TOP FLOOR



DIAGRAMMATIC SECTION A-A

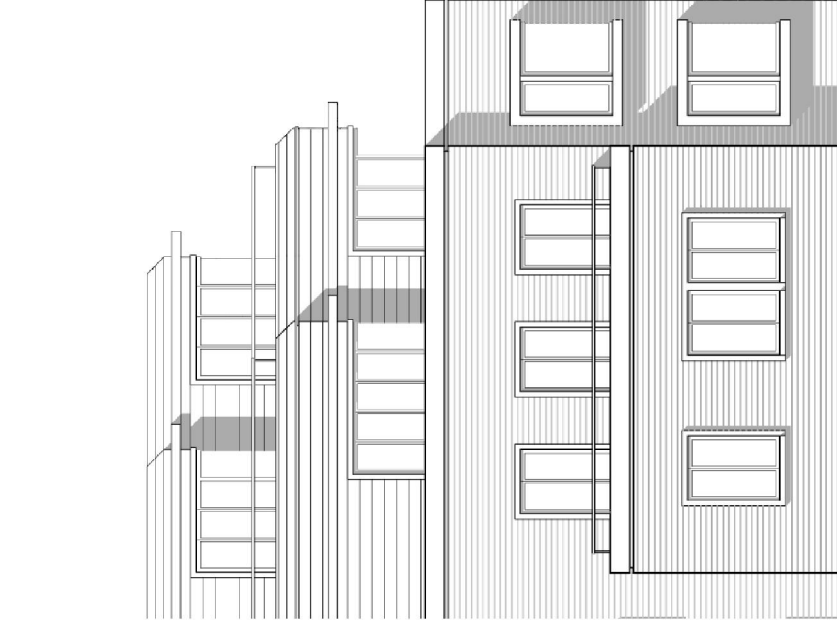


DIAGRAMMATIC SECTION B-B



5. PERSPECTIVE VIEW FROM CHRISTCHURCH PASSAGE

71 SOUTH ELEVATION



PLANNING PERMITTED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION