

The Post Building

NMA 05 Supporting Information



1.0 Proposed amendments to basement level B01

- 1.1 Change of use of basement ancillary retail (class A1) area to tenant dedicated gym and / or storage use - ancillary to the main office use (class B1).
- 1.2 Amended residential cycle and bin store layout

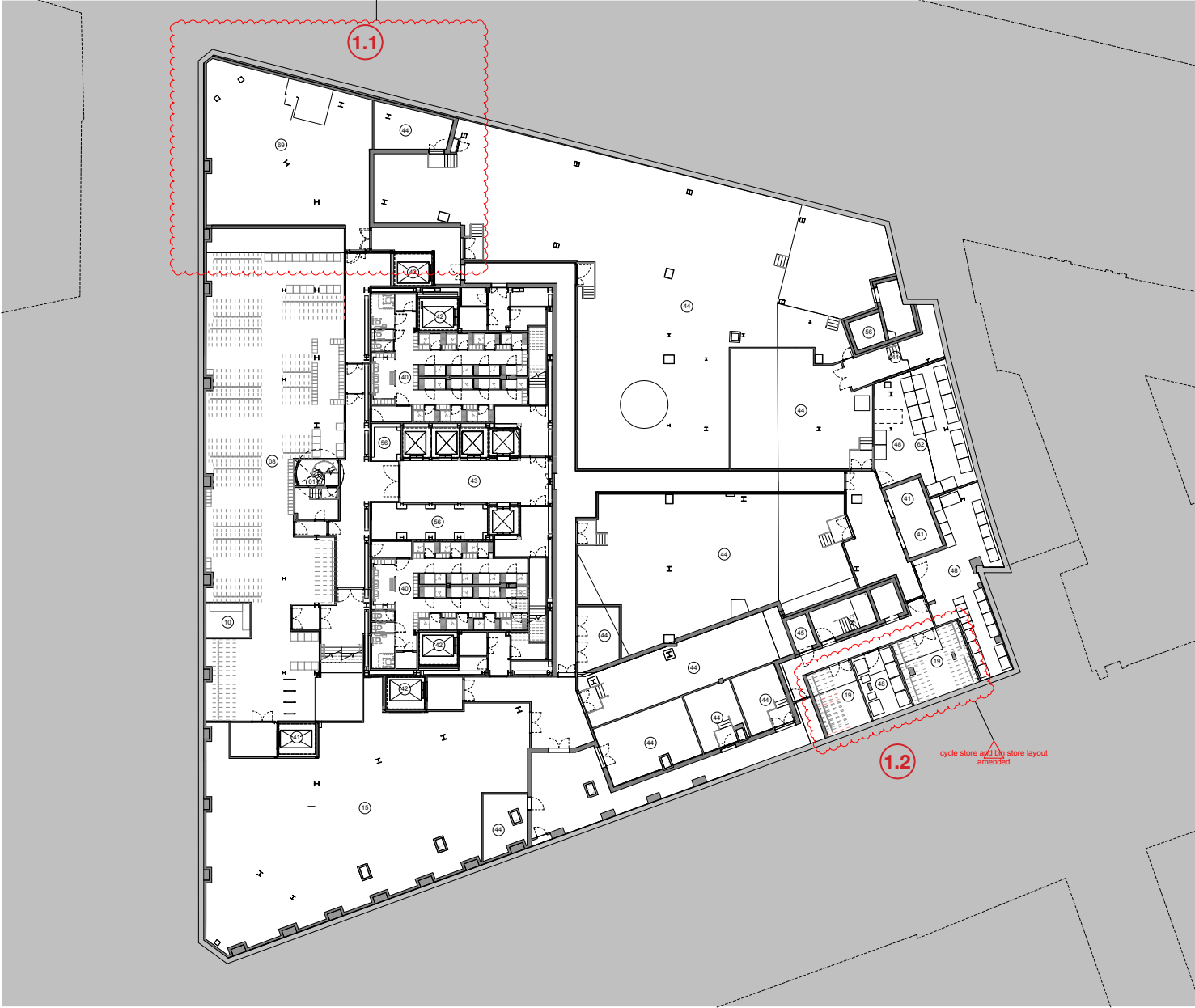
2.0 Residential shared terrace balustrade height

This document has been prepared by Allford Hall Monaghan Morris architects as supporting information to non-material amendment 05 and is provided for illustrative purposes only.

1.0 Basement level B01
Proposed amendments



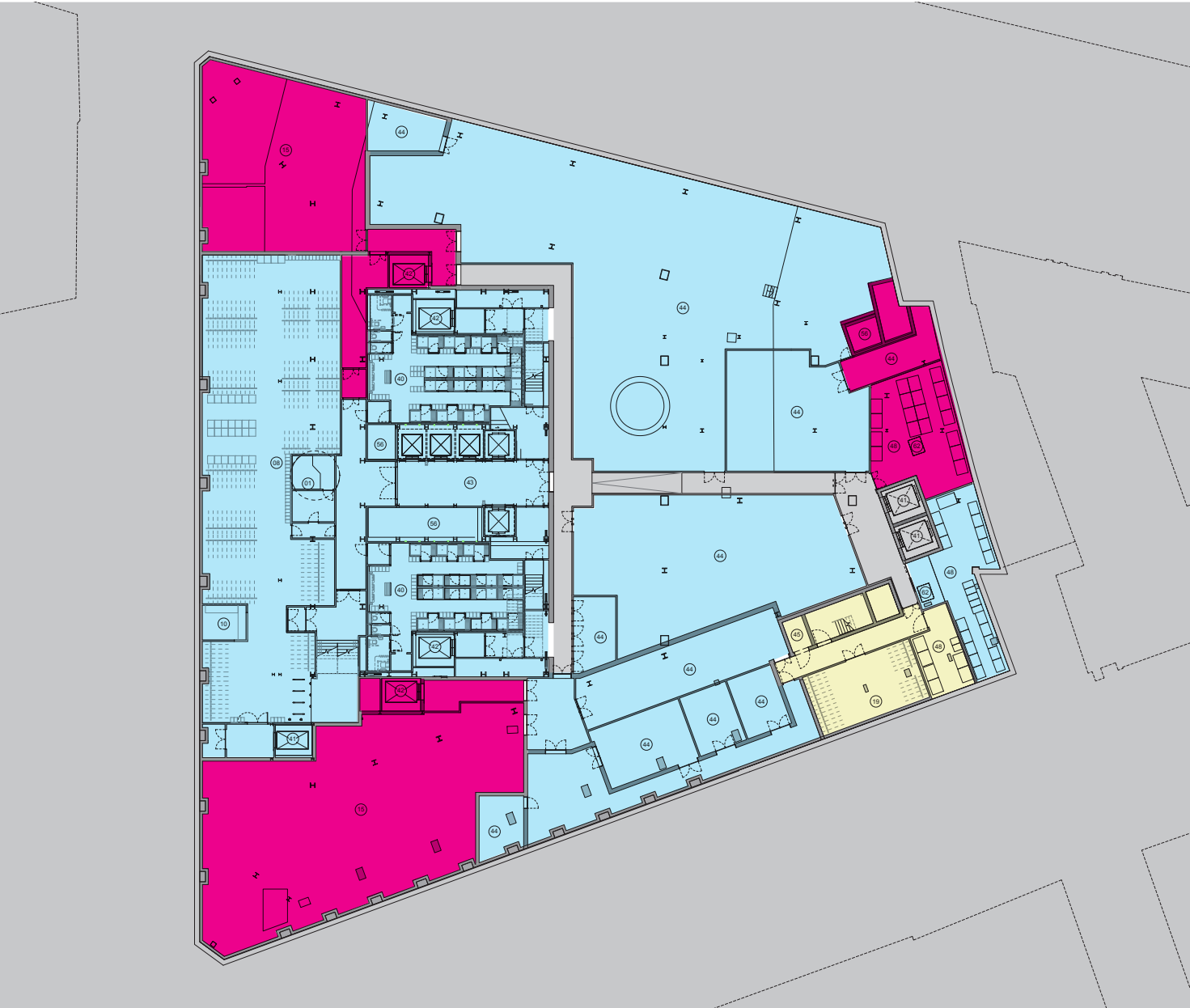
Basement Level B01 - NMA 03



Proposed Basement Level B01

1.0 Basement level B01

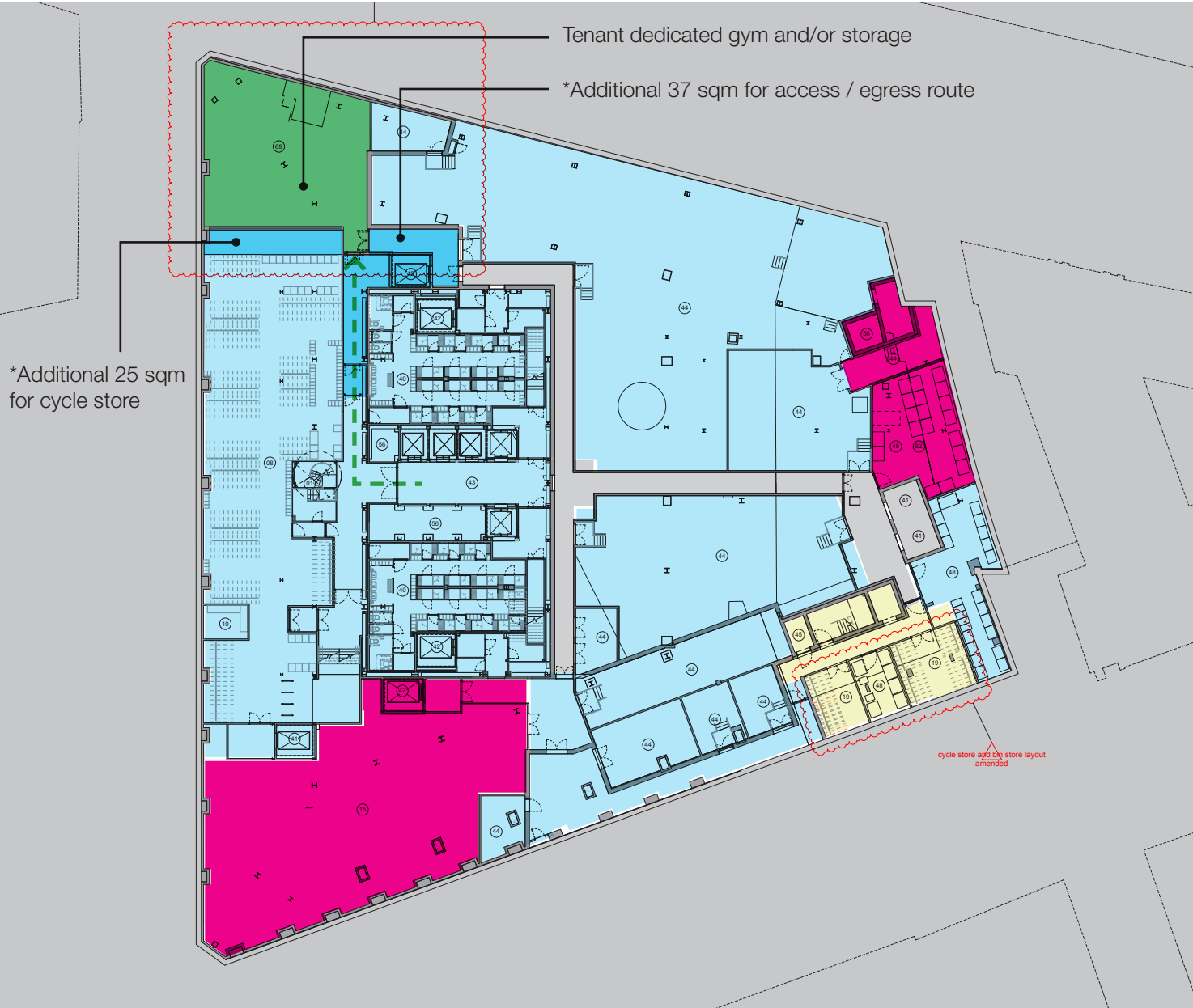
1.1 Retail use to tenant
dedicated gym / storage space



Basement Level B01 - Approved NMA 01

<div></div>	Ancillary retail (class A1) use:	1,124 sqm
<div></div>	Ancillary office (class B1) use:	2,648 sqm
<div></div>	Ancillary residential (class C3) use:	159 sqm

The proposed change affects the area originally designated as ancillary retail use at basement level. Whilst the ultimate use of this floorspace would be at the discretion of the retail tenant on the basis that the floorspace is located at basement level it is anticipated that this would be used as ancillary space to the units above.



Proposed Basement Level B01

<div></div>	Ancillary retail (class A1) use:	861 sqm
<div></div>	Ancillary office (class B1) use:	2,710 sqm*
<div></div>	Ancillary residential (class C3) use:	159 sqm
<div></div>	Tenant dedicated gym and/or storage - ancillary to main office (class B1) use:	201 sqm

As a result of the requirements of a future tenant of the office accommodation, the green highlighted area is proposed as a tenant dedicated gym and/or storage use which would be ancillary to the office (class B1) space the tenant will occupy at upper levels. Space requirements have allowed for the cycle store to increase in size, additional B1 ancillary area also forms the access / egress route from the tenant ancillary space.

1.0 Basement level B01

1.2 Amended residential cycle and bin store layout



Basement Level B01 - Approved NMA 01

- Residential bike store
- Residential refuse store



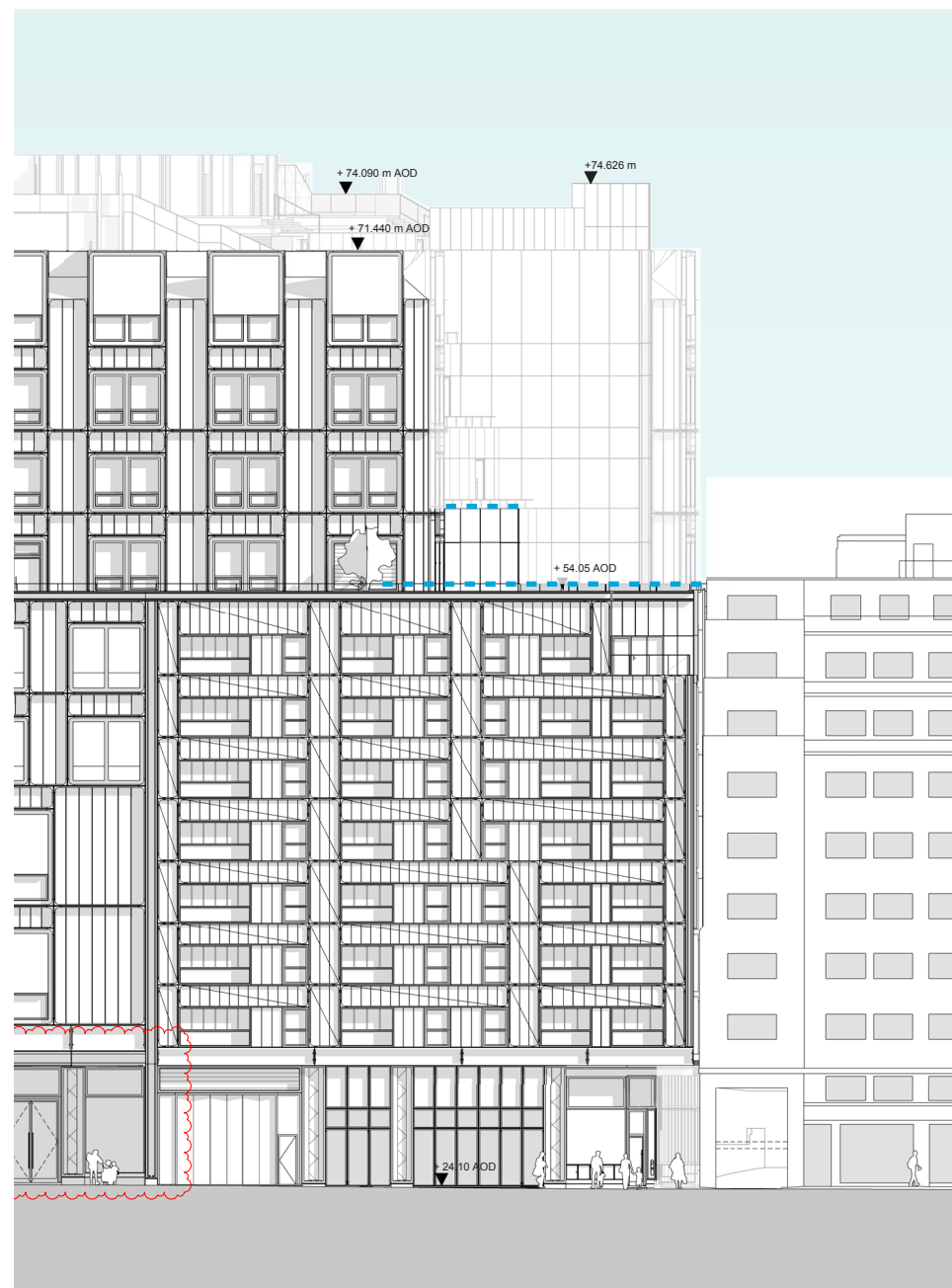
Proposed Basement Level B01

- Residential bike store
- Residential refuse store

Incoming electrical cables for the sub-stations at ground level run through the centre of the previously consented residential cycle store layout. This has prevented the use of double stacked cycle racks in this area. Therefore the cycle store has been split in two with the refuse store occupying the area of reduced headroom.

Note: area and the amount of cycles remains the same as the previously consented scheme.

2.0 Residential shared terrace balustrade height



Approved Planning (NMA 04)



Proposed

Following the raising of the structural level of the residential roof in order to accommodate transfer structure the glazed portion of balustrade has increased in height accordingly to allow for 1500mm from FFL (over and above the 1100mm statutory requirement due to children's play space)