

File Note

ref: 952/2.01

Project : 75 Farringdon Road
Subject : Minor Material Amendment Application
Date : 16th November 2017

Under this MMA application we are applying to push out the 7th floor façade back to the position shown on the original planning submission drawings. As such, the original Design and Access Statement is still entirely relevant.

We are also proposing to use this application as an opportunity to regularise the design development undertaken in the intervening period through RIBA Stages 3&4.

The following list summarises the key design development items that impact on the elevation and massing of 75 Farringdon Road. These items are also highlighted on the comparative sketches accompanying the submission (952_SK-MMA). These changes have all occurred in the interim period since the submission of revised drawings in June 2017 (Application Ref: 2016/5638/P).

- Automatic opening pressure relief vents to both elevations on all floors required under building regulations as part of the pressurisation system fire strategy. This is a building regulations requirement due to the single stair building. Note that the terrace doors provide this functionality on 6th & 7th floors.
- Revised terrace doors at 6th & 7th floors to outwards openings (to reflect required fire strategy automated opening requirements) and relocated to avoid clash with balustrade/parapet.
- Updated position of balustrade verticals to reflect stepping parapet coping at 6th floor.
- Added additional horizontal rail to balustrades at 6th & 7th floors.
- 7th Floor: Increase in footprint back to original submission massing and which was assessed by Camden planning as acceptable (ref: 2016/5638/P).
- Roof: Following site discovery of existing slab levels, roof level raised by 200mm to ensure sufficient headroom in 7th floor office. Plant screen raised up to match.
- Roof Plant: Slight increase in footprint of plant screen back to original submission massing to ensure equal set back from both elevations of revised 7th floor.