



78 Compayne Gardens

S73 Material amendments to Planning application ref 2017/2265/P

Amended drawings

- A1.01_PR (RevA) Proposed Ground Floor Plan
- A1.02_PR (RevA) Proposed Mezzanine
- A2.01_PR (RevA) Proposed Front Elevation (removal of bicycle shed – the outline of the proposed building remains the same)
- A2.03_PR (RevA) Proposed Garden Elevation
- A3.01_PR (RevA) Proposed Section A
- A4.01_PR (RevA) 3D Perspectives
- A4.02_PR (RevA) 3D Perspectives
- A4.03_PR (RevA) 3D Perspectives

Amendments

Bicycle store omitted from the front façade, provision for 2 bicycle storage area under staircase within house (better security).

Front fence previously attached to the bicycle store, now altered to match the side metal low level fence, to allow for a clearer front façade decluttered from unnecessary information

The house now is a 2Bed self-contained unit of 3 people, over two storeys. The Ground floor has been extended with a 45 degree corner within the 78 Ground floor flat's garden (which is owned by the applicant) The added footprint amounts to 9.7m². This allows the rearrangement of the layout and a room at the GF level – in compliance with M4(2). Space for a potential lift to the first floor remains available for future use if required.

The total area is 80.5m² – above the 70m² London guidelines

- GF 59.3m²
- FF 21.2m²
- Interior open amenity space 11m²
- Exterior front garden space, 33.4m²

The perforated brickwork patterns have been rearranged to accommodate the optimised openings

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