



246868-A\_A-XX-XX-RP-TX-06002  
REV P01

# 1 TRITON SQUARE

NMA REPORT

JUNE 2018





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# 1.0

SUMMARY OF NON MATERIAL AMENDMENTS





## 1.0 SUMMARY OF NMA's

	Name	Description of NMA
(1)	Atrium Plan Profile Change	The incoming tenant has asked for a change to the atrium profile from vertically aligned balustrades to a profile that steps in and out.
(2)	Reduced Height Of Atrium Roof	Atrium roof height reduced by one storey from 73.1 to 70.4 AOD.
(3)	Plant Screen Removed	Plant screen design adjusted - The facade that extends past roof level now to include fritted glass as plant screen.
(4)	Core 2 Entrance Design	The two portals of the SW Office Entrance have been combined into one double width portal. Depth increased to enhance visibility as a second office entrance.
(5)	New Internal Stairs Void	Holes cut into slab at Level 02, 03 and 04 to accomodate internal stairs to be incorporated as part of tenant fit-out.
(6)	Infill of Area Adjacent to Cores on level 7 and 8	As part of facace technical development upper screens simplified and floorplate infilled behind. Overall increase of 48m <sup>2</sup> GIA.
(7)	Simplified Design for top of cores Level 9	Access to plant level at top of cores covered to become internal space. Addition of 219m <sup>2</sup> GIA.
(8)	Brown Roof Relocation	Access to brown roof at top of cores for maintenance via mansafe system was deemed problamatic from a health and safety perspective. Therefore the brown roofs have been relocated from top of cores Level 10 to Level 09 roof.





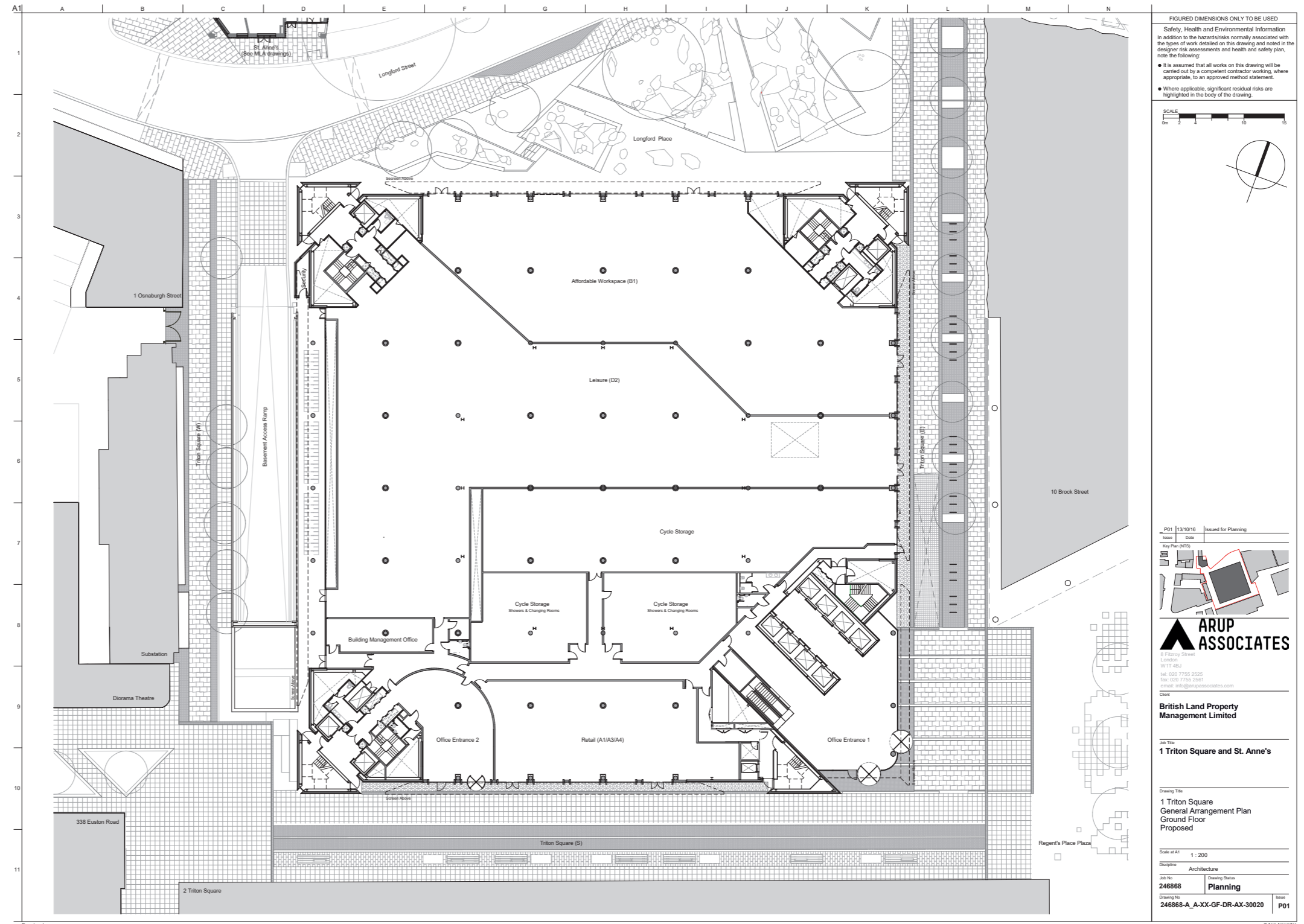
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# 2.0

CONSENTED PLANNING DRAWINGS AND PROPOSED AMENDMENTS DRAWINGS

CONSENTED PLANNING DRAWING

246868-A\_A-XX-GF-DR-AX-30020  
Ground Floor Plan



**FIGURED DIMENSIONS ONLY TO BE USED**

Safety, Health and Environmental Information  
In addition to the hazards risks normally associated with the types of work detailed on this drawing and noted in the designer risk assessments and health and safety plan, note the following:

- It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.
- Where applicable, significant residual risks are highlighted in the body of the drawing.

SCALE  
0m 2 4 6 8 10 12 15

Issue Date Issued for Planning  
13/10/16

Key Plan (N15)

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Client  
**British Land Property Management Limited**

Job Title  
**1 Triton Square and St. Anne's**

Drawing Title  
**1 Triton Square  
General Arrangement Plan  
Ground Floor  
Proposed**

Scale of A1  
1 : 200

Discipline  
Architecture

Job No. Drawing Status  
246868 Planning

Drawing No. Sheet  
246868-A\_A-XX-GF-DR-AX-30020 P01

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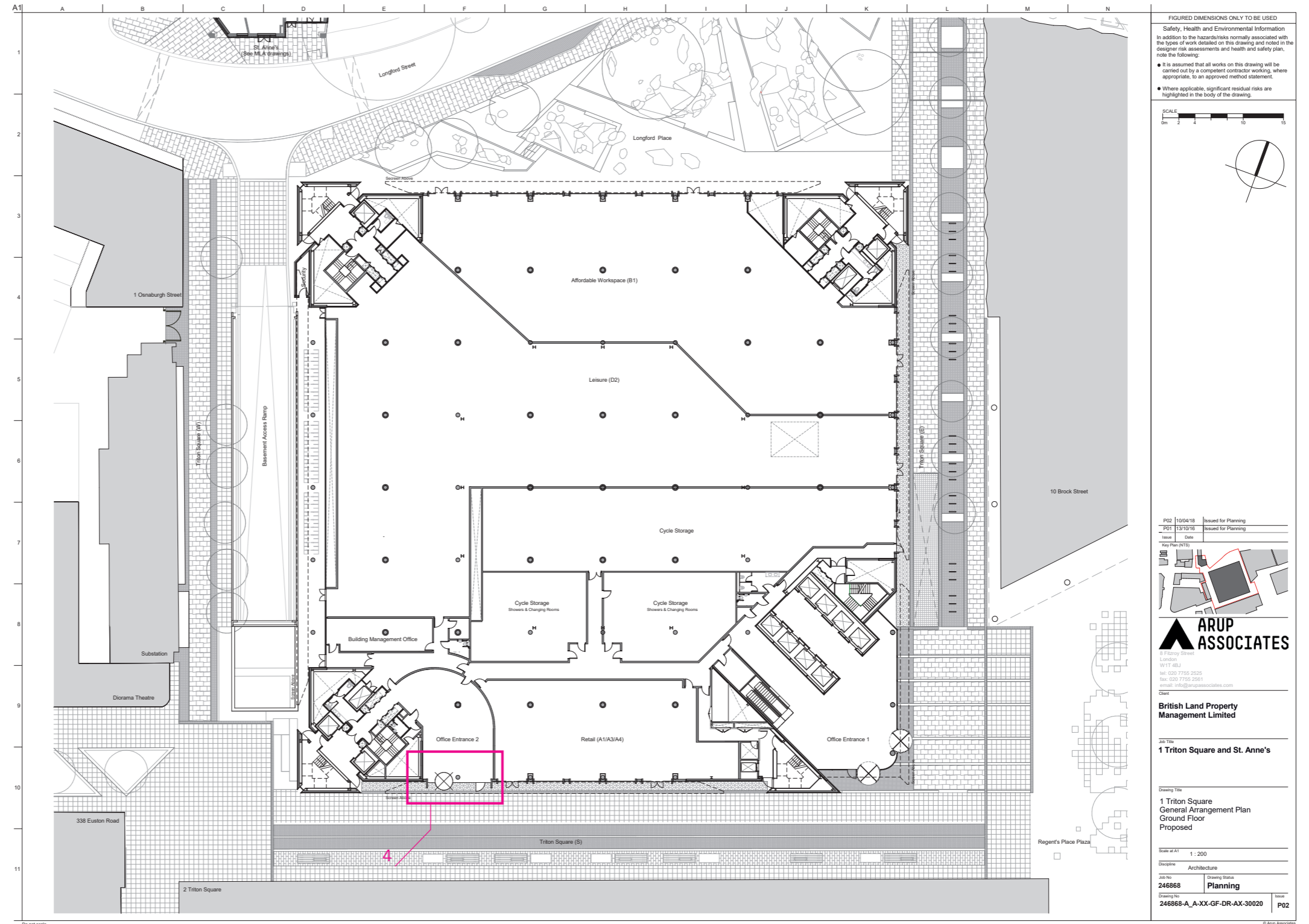


**PROPOSED AMENDMENT DRAWING**

**246868-A\_A-XX-GF-DR-AX-30020  
Ground Floor Plan**

**Amendment**

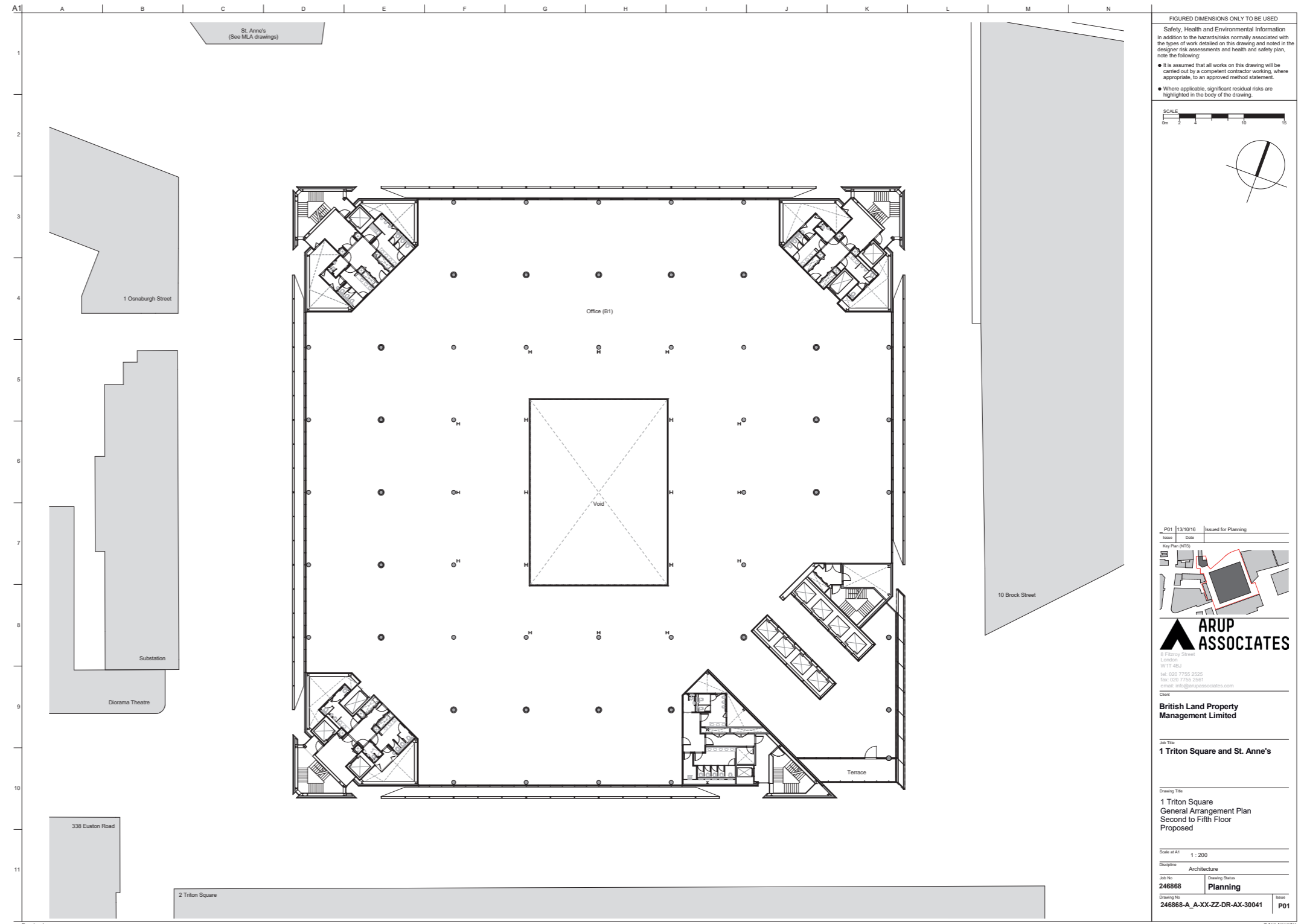
(4) The two portals of the SW Office Entrance have been combined into one double width portal. Depth increased from 300mm to 1000mm to enhance visibility as a second office entrance. Proportions and consistency of design approach maintained.



CONSENTED PLANNING DRAWING

(DRAWING NO LONGER RELEVANT)

246868-A\_A-XX-ZZ-DR-AX-30041  
Level 02-05 Floor Plan



TYPICAL LEVEL 2-5 PLAN





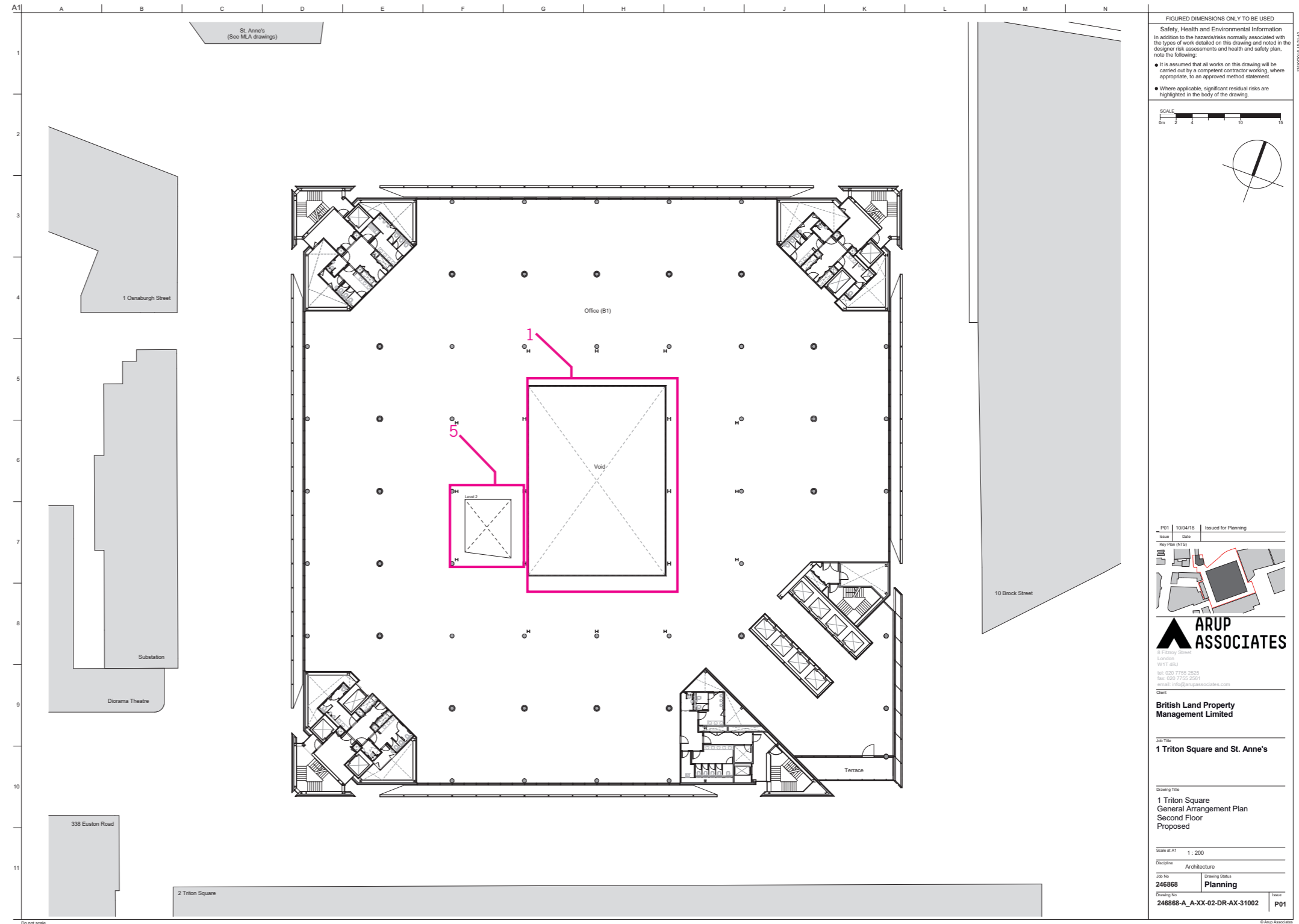
**PROPOSED AMENDMENT DRAWING**

(ADDITIONAL DRAWING)

**246868-A\_A-XX-02-DR-AX-31002**  
**Level 02 Floor Plan**

**Amendment**

- (1) The incoming tenant has asked for a change to the atrium profile from vertically aligned balustrades to a profile that steps in and out. This shift is to the north and south sides of the atrium only.
- (5) Slab opening formed at Level 02, 03, 04 to accommodate internal stairs to be incorporated as part of tenant fit-out works.



**FIGURED DIMENSIONS ONLY TO BE USED**  
**Safety, Health and Environmental Information**  
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 • It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.  
 • Where applicable, significant residual risks are highlighted in the body of the drawing.



Issue: P01 Date: 10/04/18 Issued for Planning



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Client:  
**British Land Property Management Limited**

Job Title:  
**1 Triton Square and St. Anne's**

Drawing Title:  
**1 Triton Square  
 General Arrangement Plan  
 Second Floor  
 Proposed**

Scale of A1: 1 : 200

Discipline: Architecture

Job No: 246868 Drawing No: Planning

Drawing No: 246868-A\_A-XX-02-DR-AX-31002 Issue: P01

