

48-56 Bayham Place, London NW1 0EU



S96A Non Material Amendment Application

PROJECT INFORMATION

Further information on the post completion status of an erected single storey extension at 3rd floor level plus double roof extension to providing 9 self-contained units, rear extension at second floor level and associated works at:

48-56 Bayham Place
London NW1 0EU

Date: 06 March 2019

Project No.: aa-a-15001

Ref Application No: 2017/2739/P

Report by:

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01 AMENDMENTS

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INTRODUCTION

The information on the following pages documents the post completion condition of 48 - 56 Bayham Place. Post completion drawings have been prepared following a survey of the building whilst it is on site and nearing completion. These drawings reflect expected opening proportions, and locations. This section 96a application aims to collate the proposed non material amendments to the scheme. All drawings within this document have been attached separately.

01 AMENDMENTS

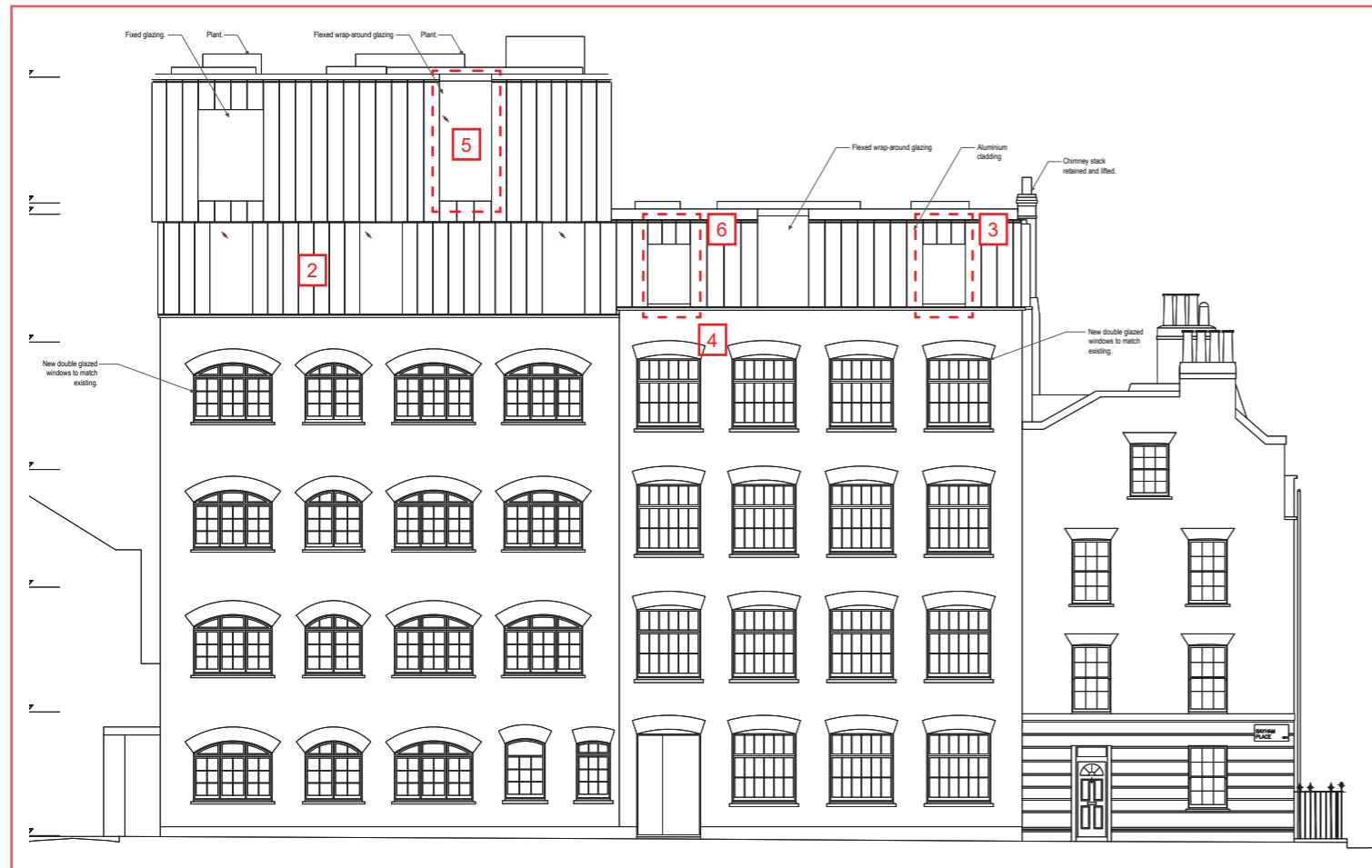
CONSENTED AND PROPOSED FRONT ELEVATION

Modifications to this elevation can be summarised as:

1. Minor amendments to the lateral position of windows
2. Omission of 1.No window with perforated panel
3. 1.No wrap around window supplemented with fixed glazed window with sloped window head detail
4. Omission of projecting hoist beam
5. Window reduced in width
6. Perforated panel removed, on elevation facing Koko.



Consented Front Elevation



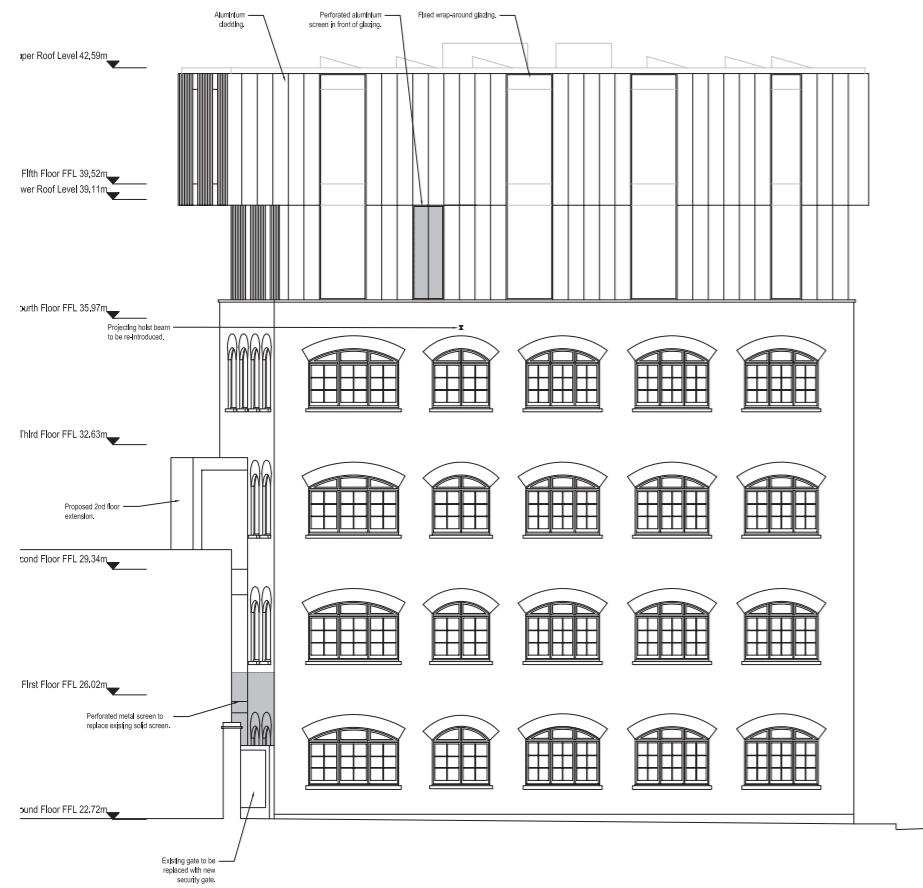
Proposed Front Elevation

01 AMENDMENTS

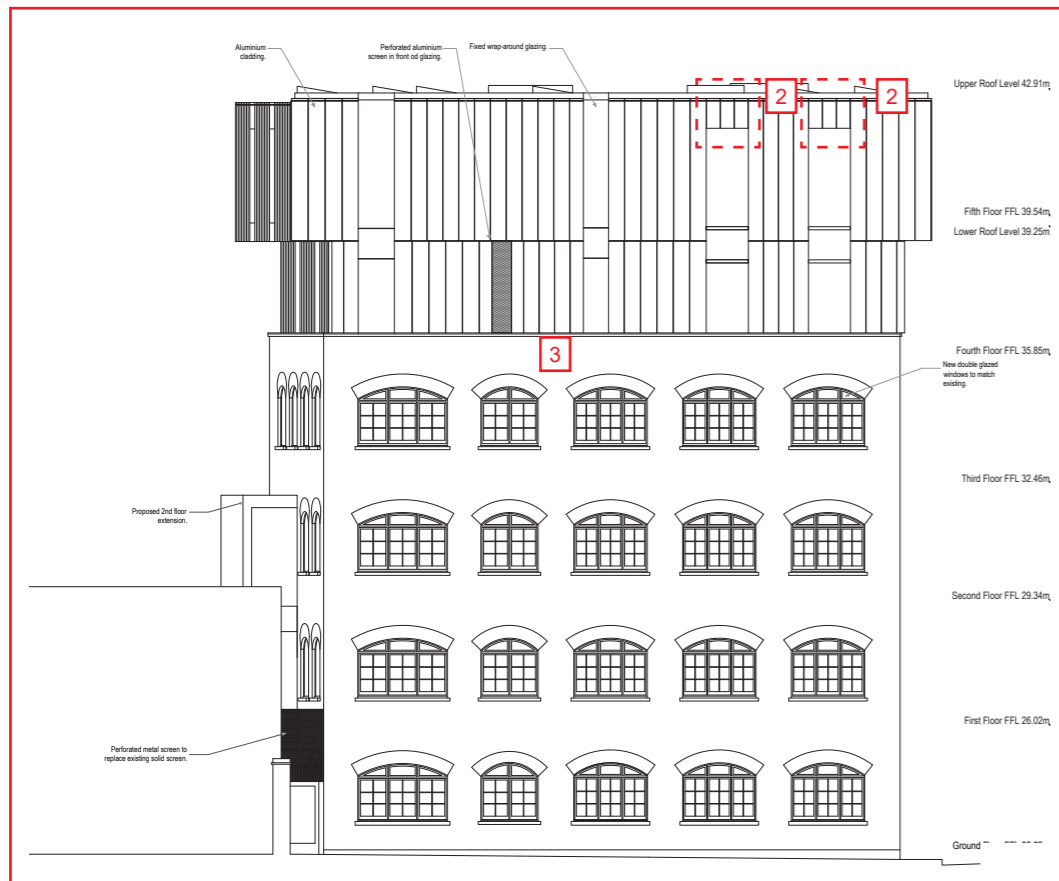
CONSENTED AND PROPOSED SIDE ELEVATION

Modifications to this elevation can be summarised as:

1. Minor amendments to the lateral position of windows
2. no Wrap-around window head detail supplemented with sloped window head detail
3. Omission of projecting hoist beam
4. Window reduced in width



Consented Side Elevation



Proposed Side Elevation

01 AMENDMENTS

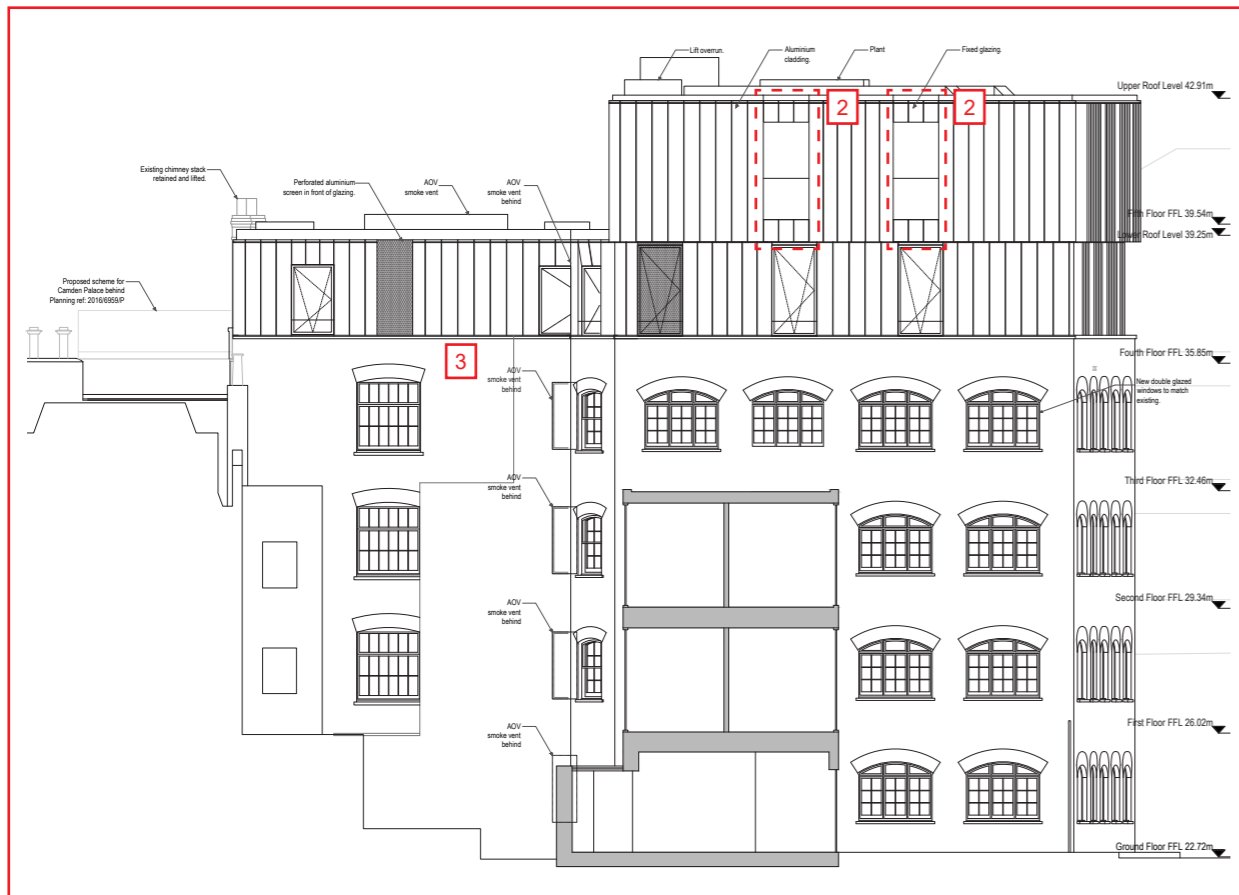
CONSENTED AND PROPOSED REAR ELEVATION

Modifications to this elevation can be summarised as:

1. Minor amendments to the lateral position of windows
2. Amendment of glazed voids at rear to include a handrail for cleaning purposes
3. Amendments to brick parapet height



Consented Rear Elevation



Proposed Rear Elevation

01 AMENDMENTS

CONSENTED AND PROPOSED SIDE B ELEVATION

Modifications to this elevation can be summarised as:

1. Minor amendments to the lateral position of windows,
2. Addition of a maintenance roof access ladder.
3. Removal of one window with perforated screen



Consented Section FF - Showing Elevation B



Proposed Side B Elevation

01 AMENDMENTS

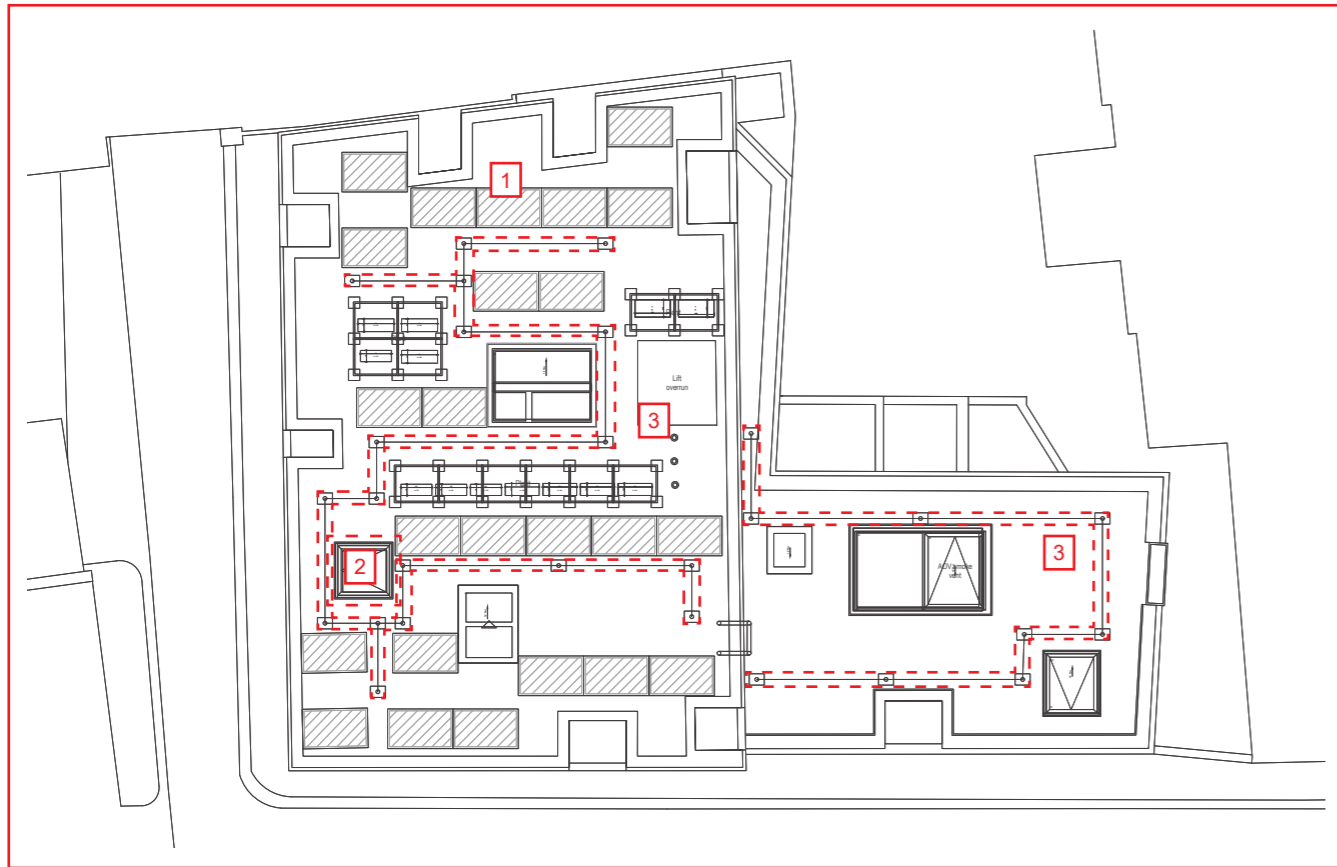
CONSENTED AND PROPOSED ROOF PLAN

Modifications to this elevation can be summarised as:

1. Amendments to the approximate location of PV panels once installed,
2. Amendments to the location of Rooflights,
3. Addition of a mansafe fall arrest safety system + Ladder.



Consented Roof Plan



Proposed Roof Plan

In principle ambigram architects feel there have been no material changes to the built scheme, as it has been constructed to the same specification and same general appearance as documented in the planning application however we do seek to keep the council informed of minor modifications which have been made as the project progressed in the form of this section 96a application.

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