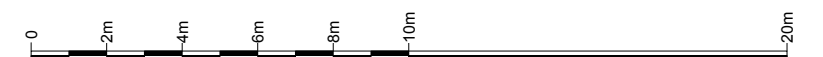


2.14 SECTION B



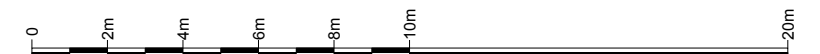
PROPOSED SECTION B 173_PL5_GS_01 REV A



2.15 SECTION D



PROPOSED SECTION D 173_PL5_GS_03 REV *

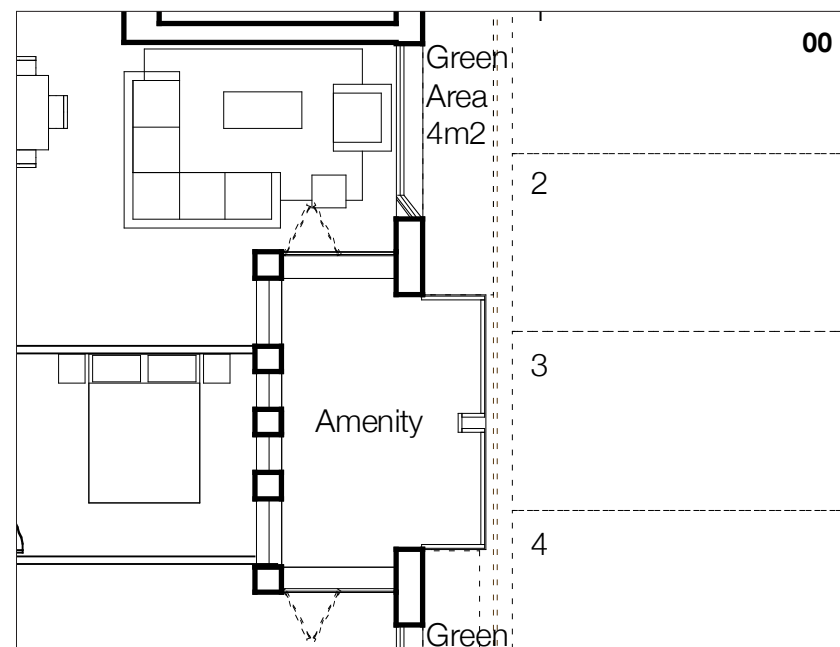


3.0 FURTHER INFORMATION

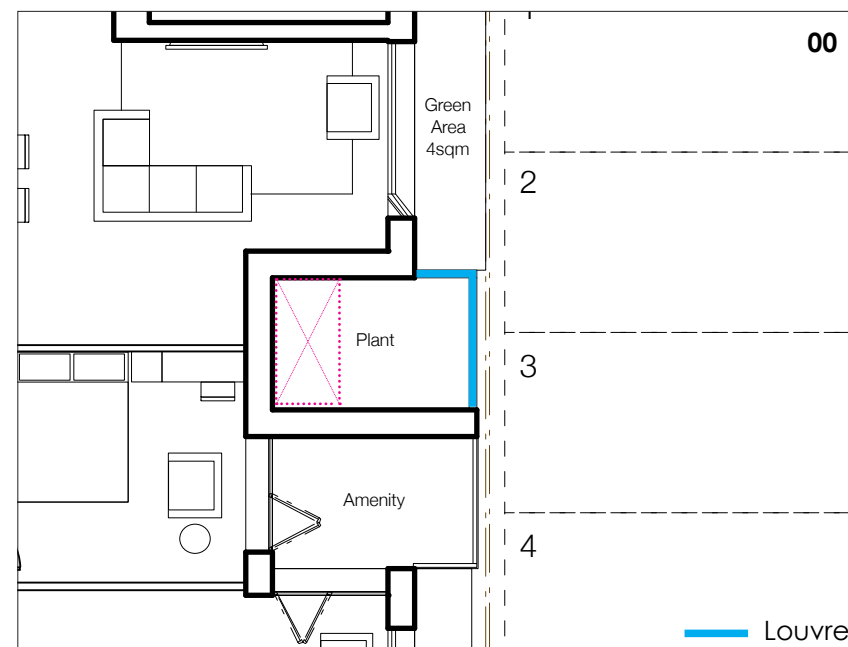
- 3.1 Block B Sub-Station Louvre
- 3.2 Block A Sub Station

3.1 BLOCK B SUB-STATION LOUVRE

3.11 Consented Plans



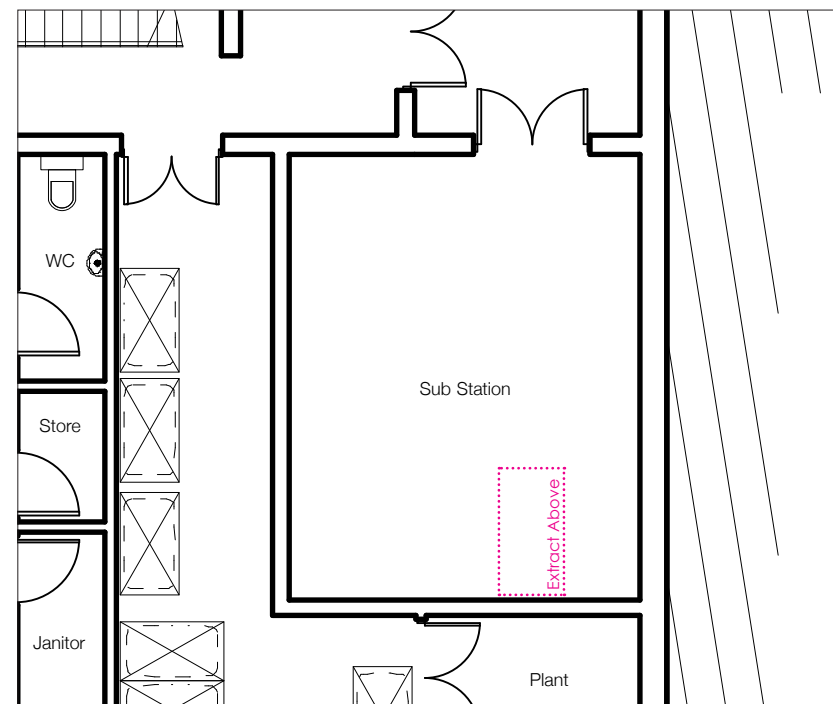
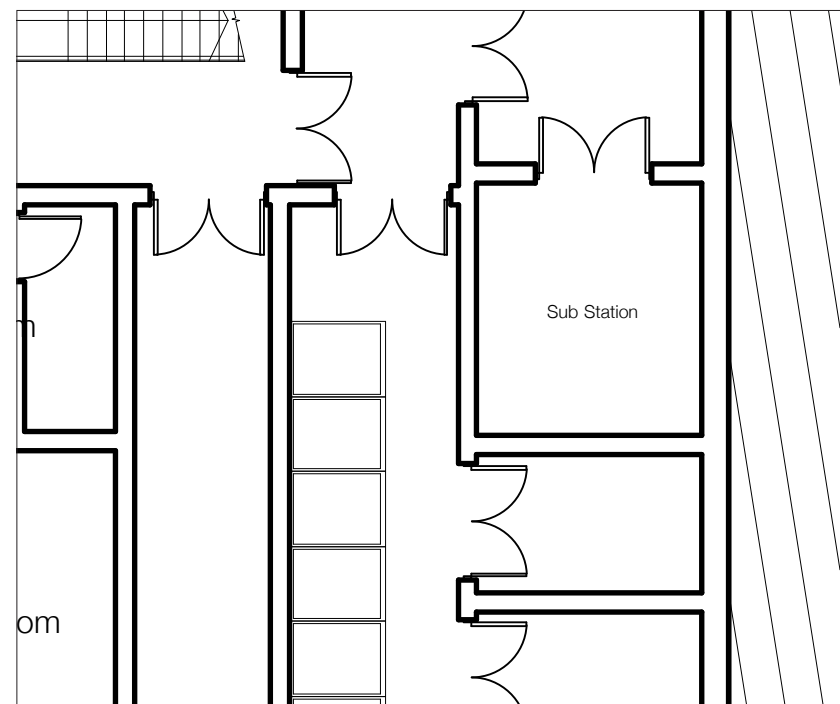
3.12 Proposed Plans



3.1.1 Sub Station Commentary

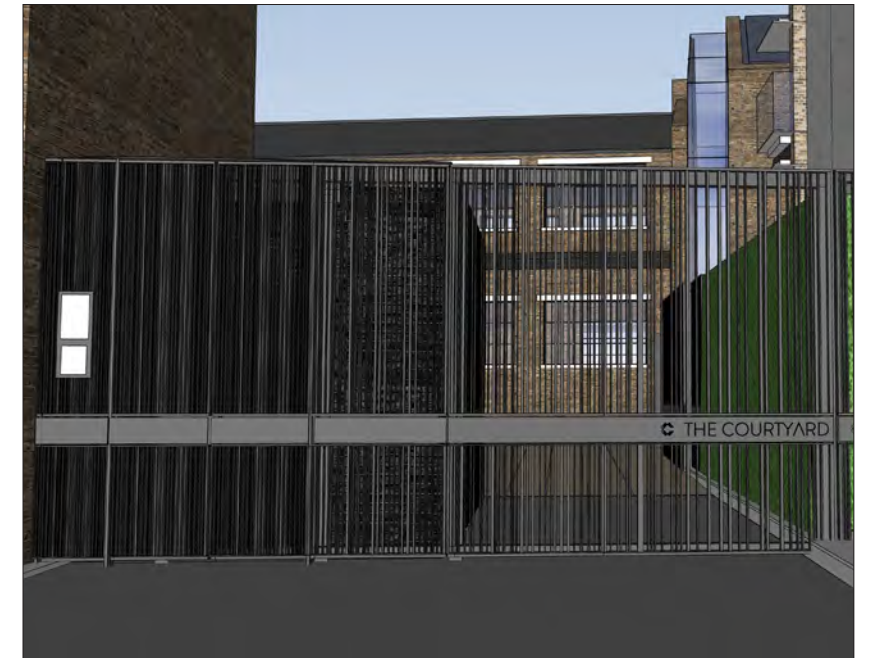
Following the consented amendment in application 2016/5890/P, we have received further design guidance from UKPN which we have had to incorporate. As such, the sub-station room on basement level has increased which has meant that other parts of the layout have been amended accordingly.

In addition, the ventilation strategy has been amended to redirect the extraction into the courtyard, following concerns associated with extracting by the Block B entrance. This has resulted in a louvre being added in replacement of a balcony facing the courtyard.





①



②



③



④

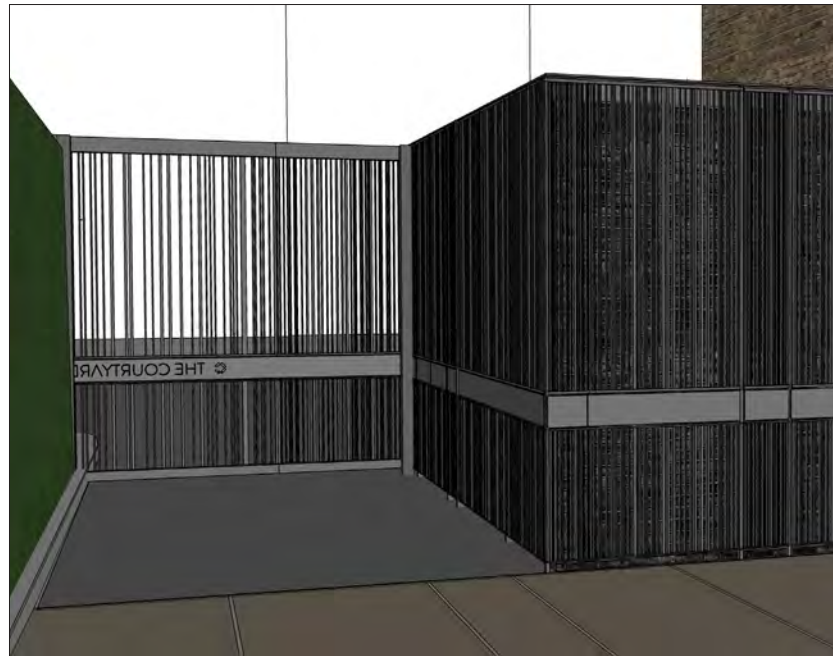
3.2 BLOCK A SUB-STATION LOUVRE

3.2.1 Sub Station Images

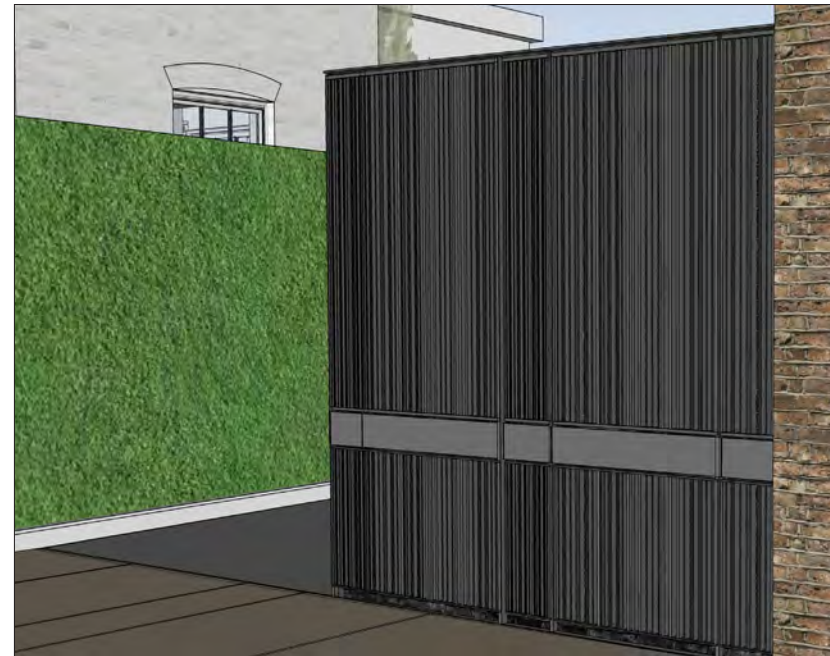
Following an enforcement letter further information was requested on the detailing of the brick sub-station and cladded enclosure.

In response to this concern 3D images have been provided to show the extent of the sub-station views through the open louvres.

In addition the sub-station brickwork is to be painted black to help conceal its image behind the louvres. The height of the louvres have also been amended in to 3100mm in order to ensure the sub-station is concealed.



5



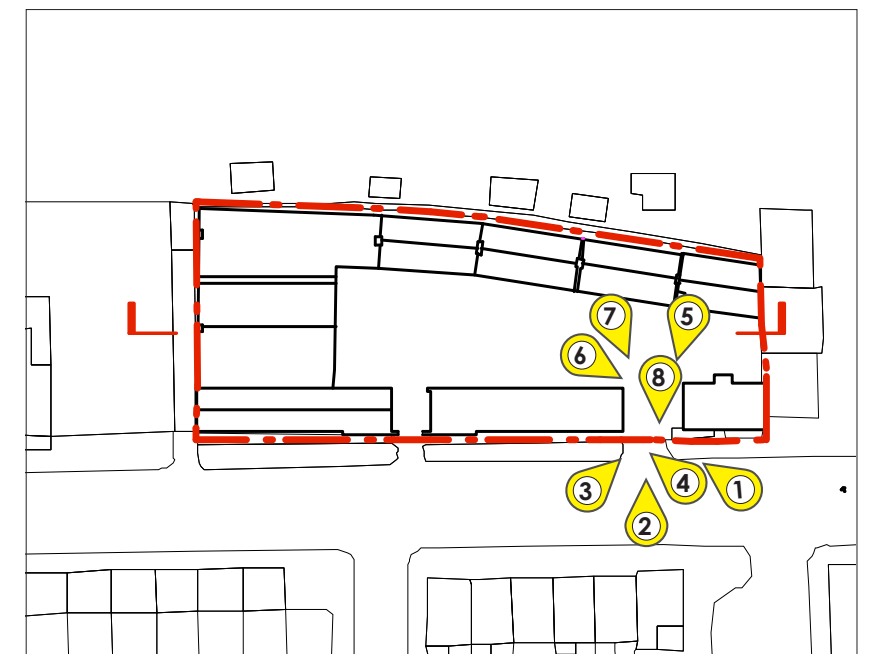
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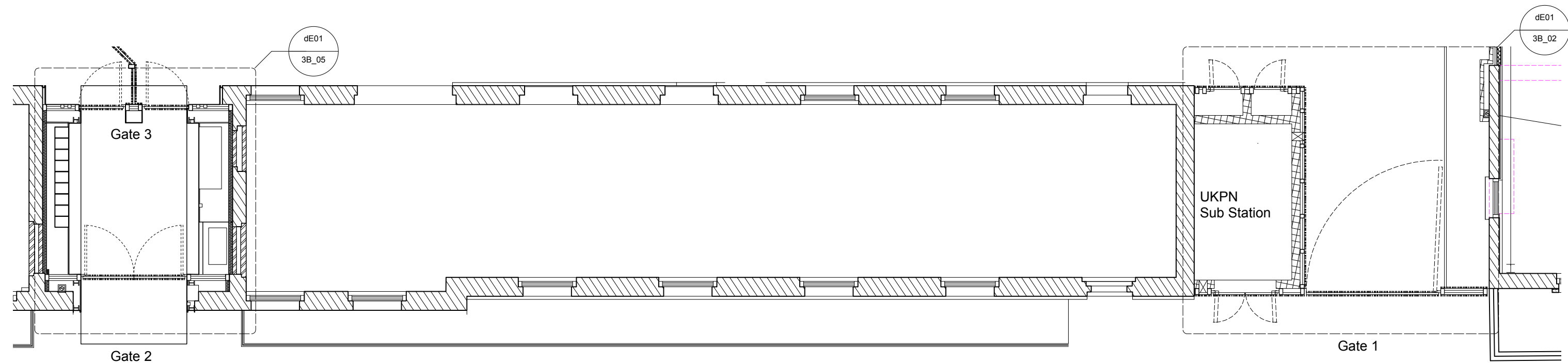


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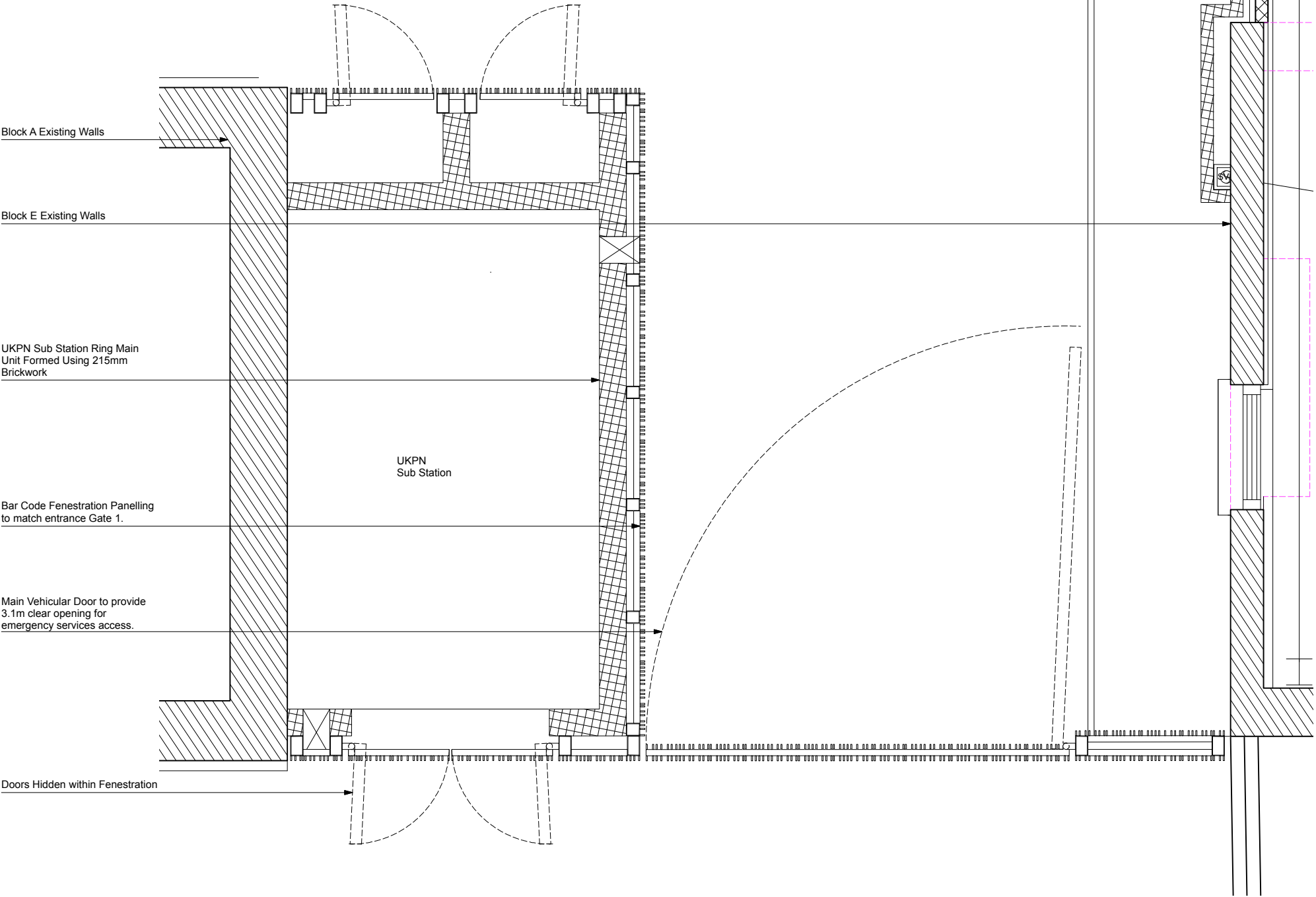


de01 Gloucester Avenue Elevation
1:50 @ A1, 1:100 @ A3



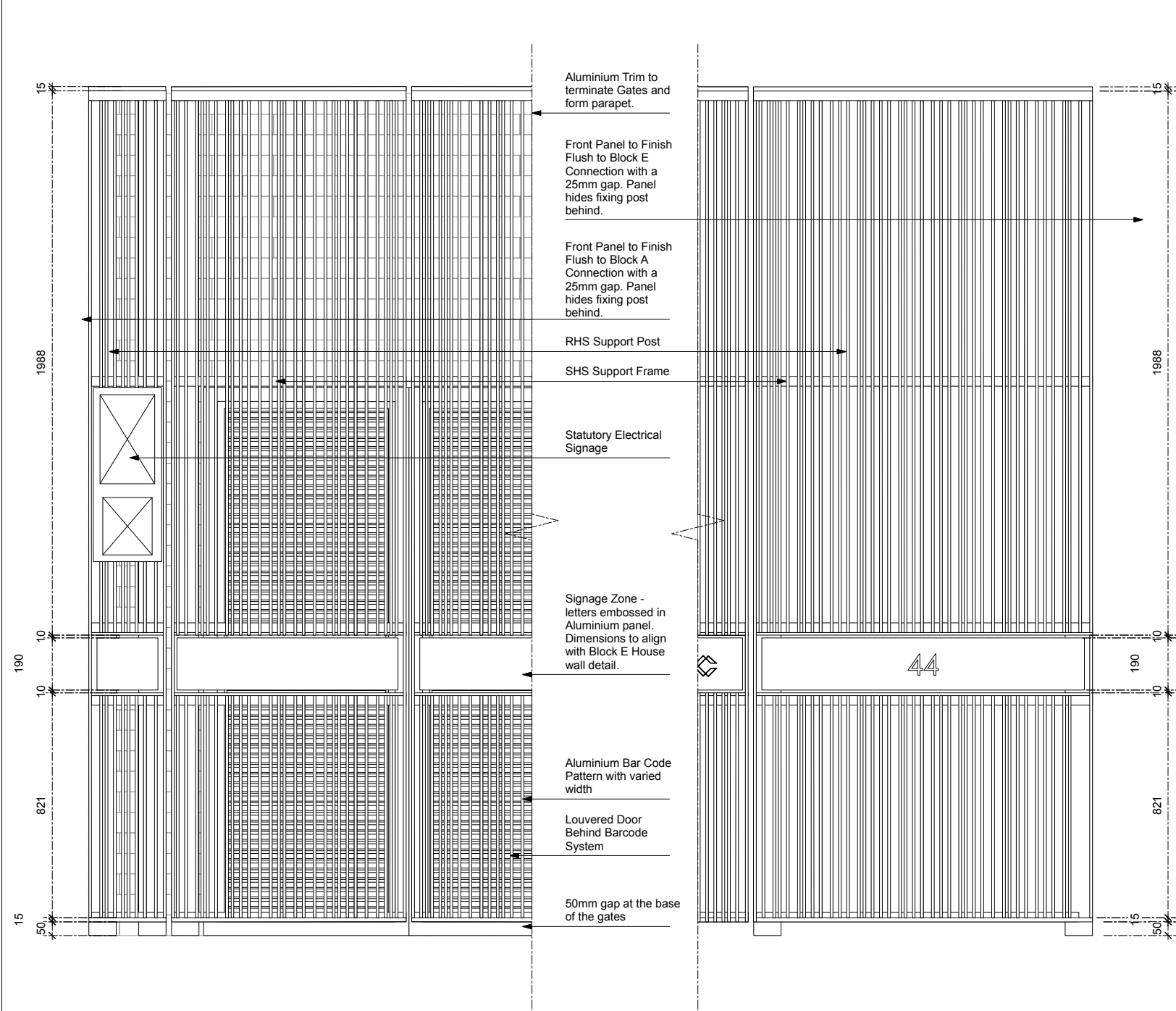
de02 Gloucester Avenue Street Frontage Plan
1:50 @ A1, 1:100 @ A3

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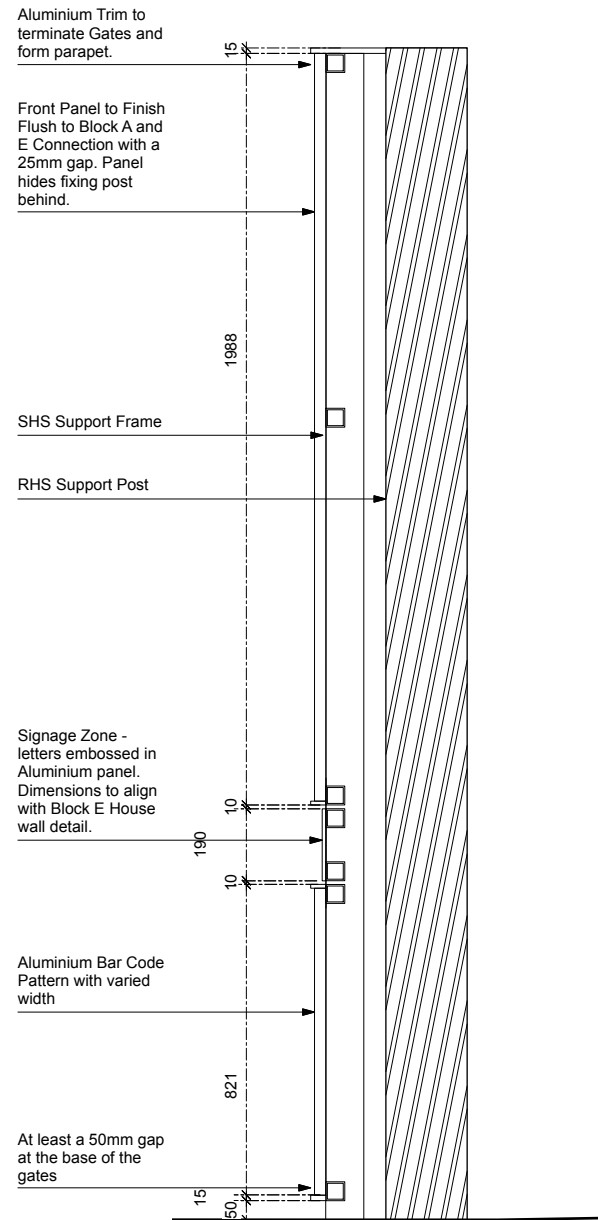
de01 Gate 1 Detailed Plan
1:20 @ A1, 1:40 @ A3

<div>Setting out and all G.A. drawings prepared from survey information provided by others. All setting out must be checked on site All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given All fixings and weatherings must be checked on site All dimensions must be checked on site This drawing must not be scaled This drawing must be read in conjunction with the relevant specification clauses This drawing must not be used for land transfer purposes This drawing must not be used on site unless issued for construction</div>	<div>WARNING TO HOME BUYERS Property Misdescriptions Act 1991 Buyers are warned that this is a working drawing and not intended to be treated as descriptive material describing in relation to any particular property or development, any of the specified matters prescribed by any order and under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur, during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.</div>	Notes		P1 Submitted for Condition 3b Discharge 24.05.18		<div>Client St Ermins Property Company Limited Project 44 Gloucester Avenue London NW1 8JD</div>		<div>Twenty First Architecture Ltd. 314 Goswell Road, London, EC1V 7AF Tel: +44(0)20 7952 0252 www.21starchitecture.com</div>	
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						<div>Scale 1:20 @ A1, 1:40 @ A3</div>	<div>Date Mar 2019</div>		
						<div>Drwg. No. 173_PL-COND_03b_02</div>	<div>Revision P1</div>		

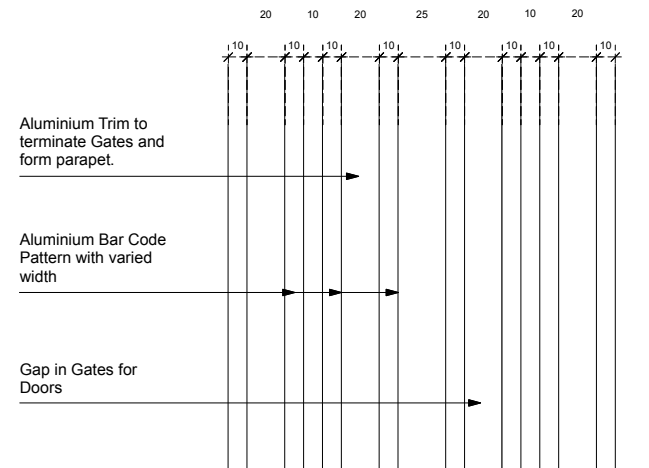


de01 Gate 1 Elevation to Block A
1:10 @ A1, 1:20 @ A3

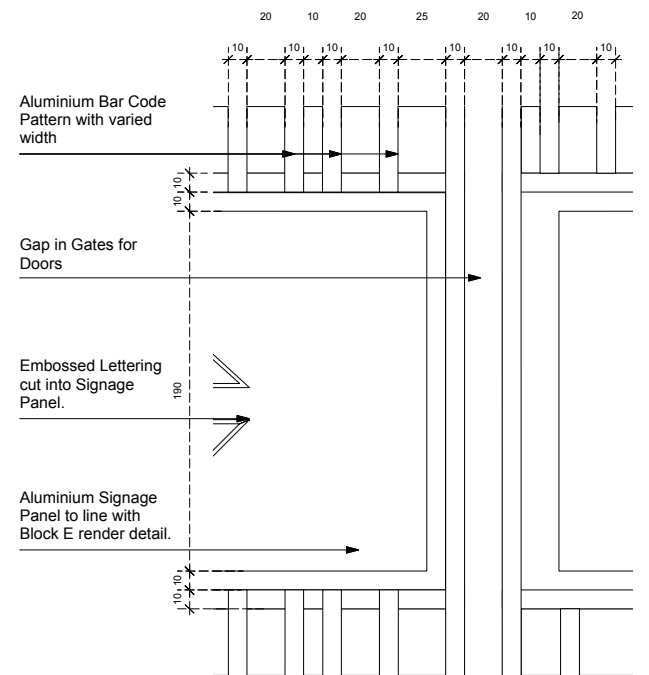
de02 Gate 1 Elevation to Block E
1:10 @ A1, 1:20 @ A3



de03 Gate 1 Section
1:10 @ A1, 1:20 @ A3

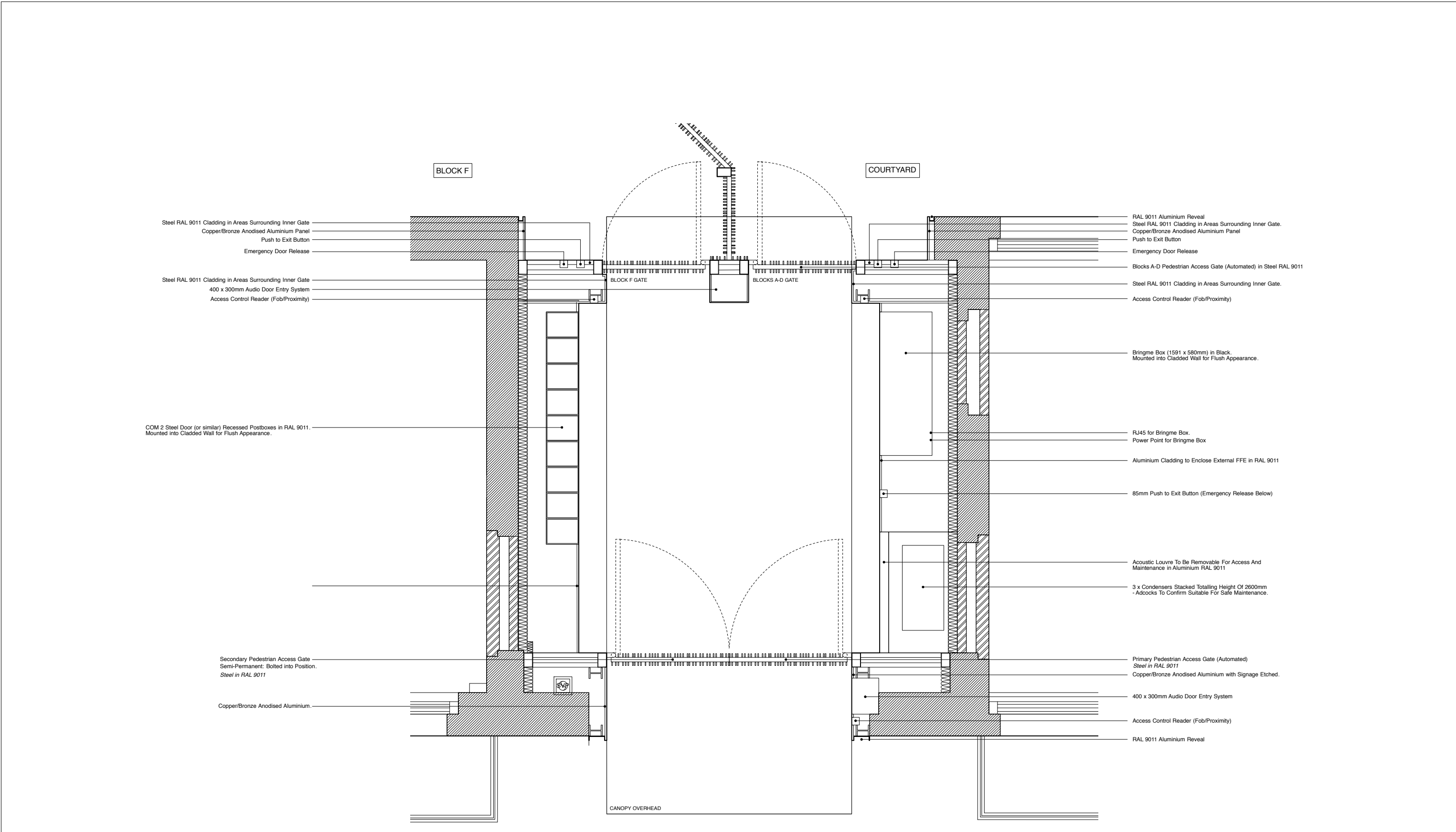


de04 Gate 1 Fenestration Detail
1:2 @ A1, 1:4 @ A3



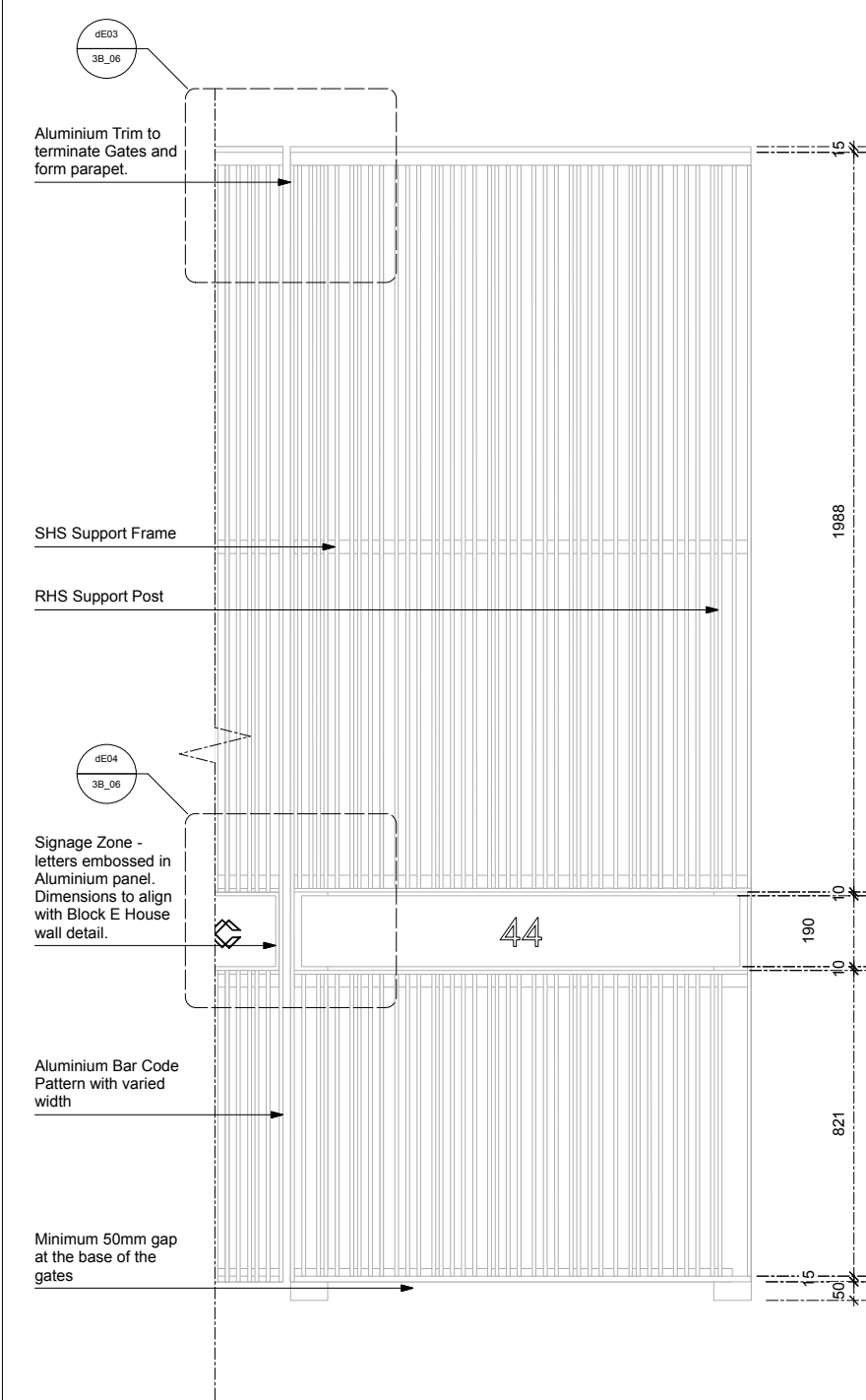
de05 Gate 1 Fenestration Detail
1:2 @ A1, 1:4 @ A3

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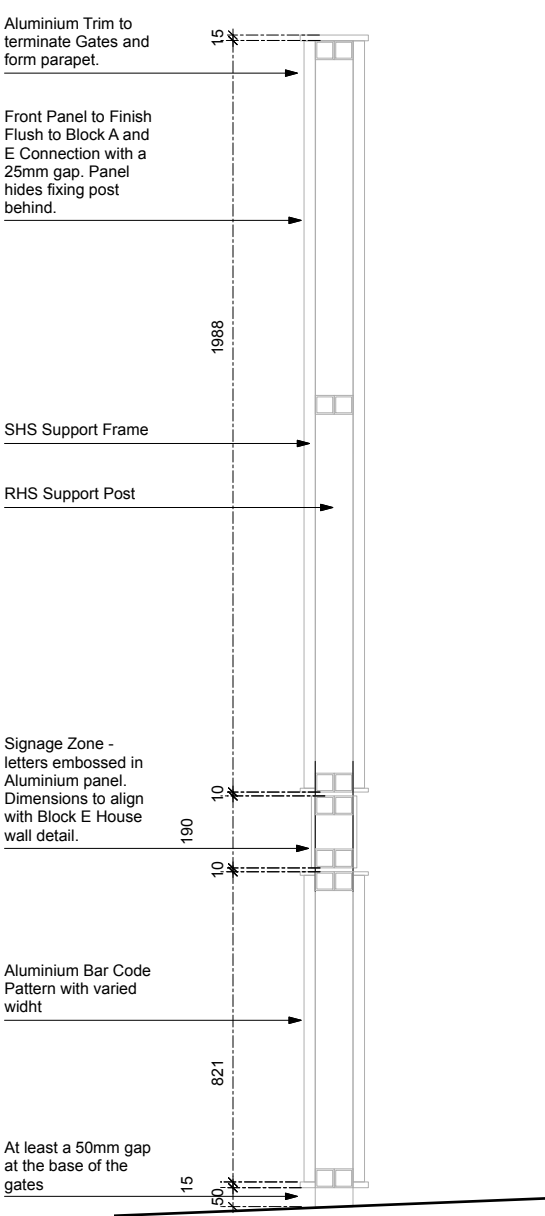


de01 Gate 2 Detailed Plan
1:20 @ A1, 1:40 @ A3

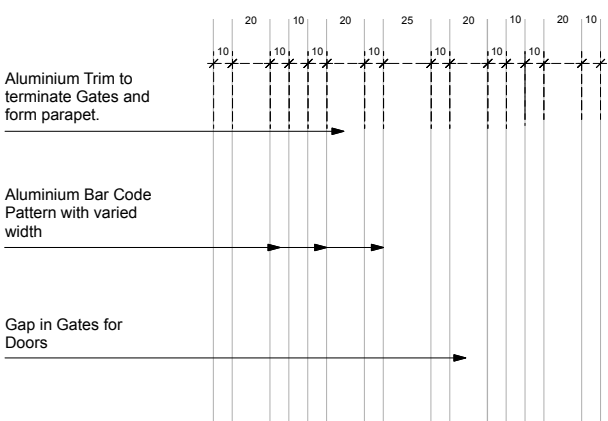
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Scale 1:20 @ A1, 1:40 @ A3	Date Mar 2019											
Drwg. No. 173_PL-COND_03b_04	Revision P2											



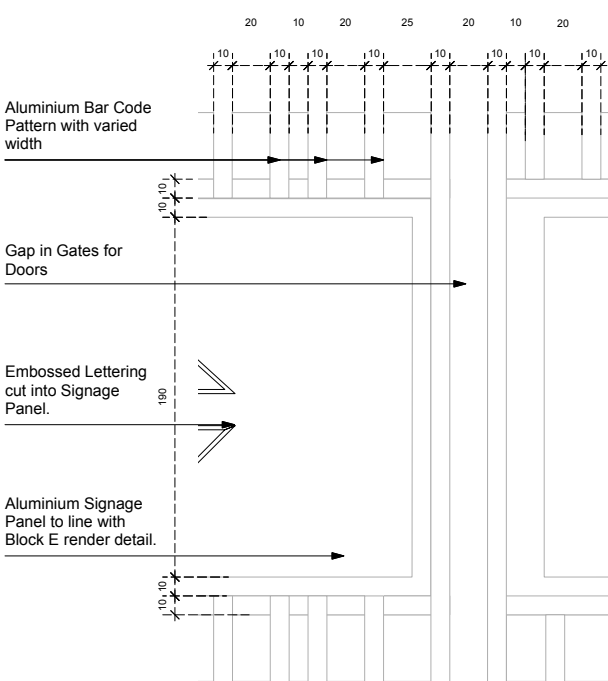
de01 Gate 2 + 3 Elevation to Block A
1:10 @ A1, 1:20 @ A3



de02 Gate 2 + 3 Section
1:10 @ A1, 1:20 @ A3



de03 Gate 2 + 3 Fenestration Detail
1:2 @ A1, 1:4 @ A3



de04 Gate 2 + 3 Fenestration Detail
1:2 @ A1, 1:4 @ A3

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Status	Drawn	Checked																		
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