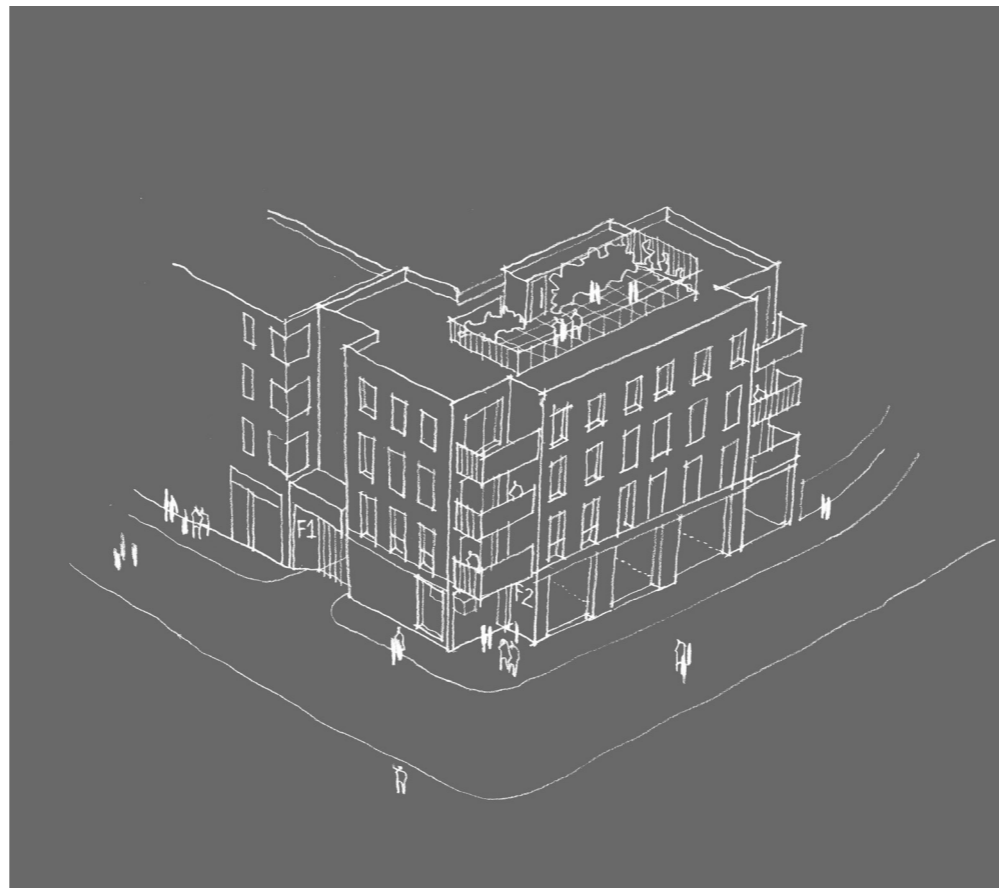


1-3 FERDINAND PLACE



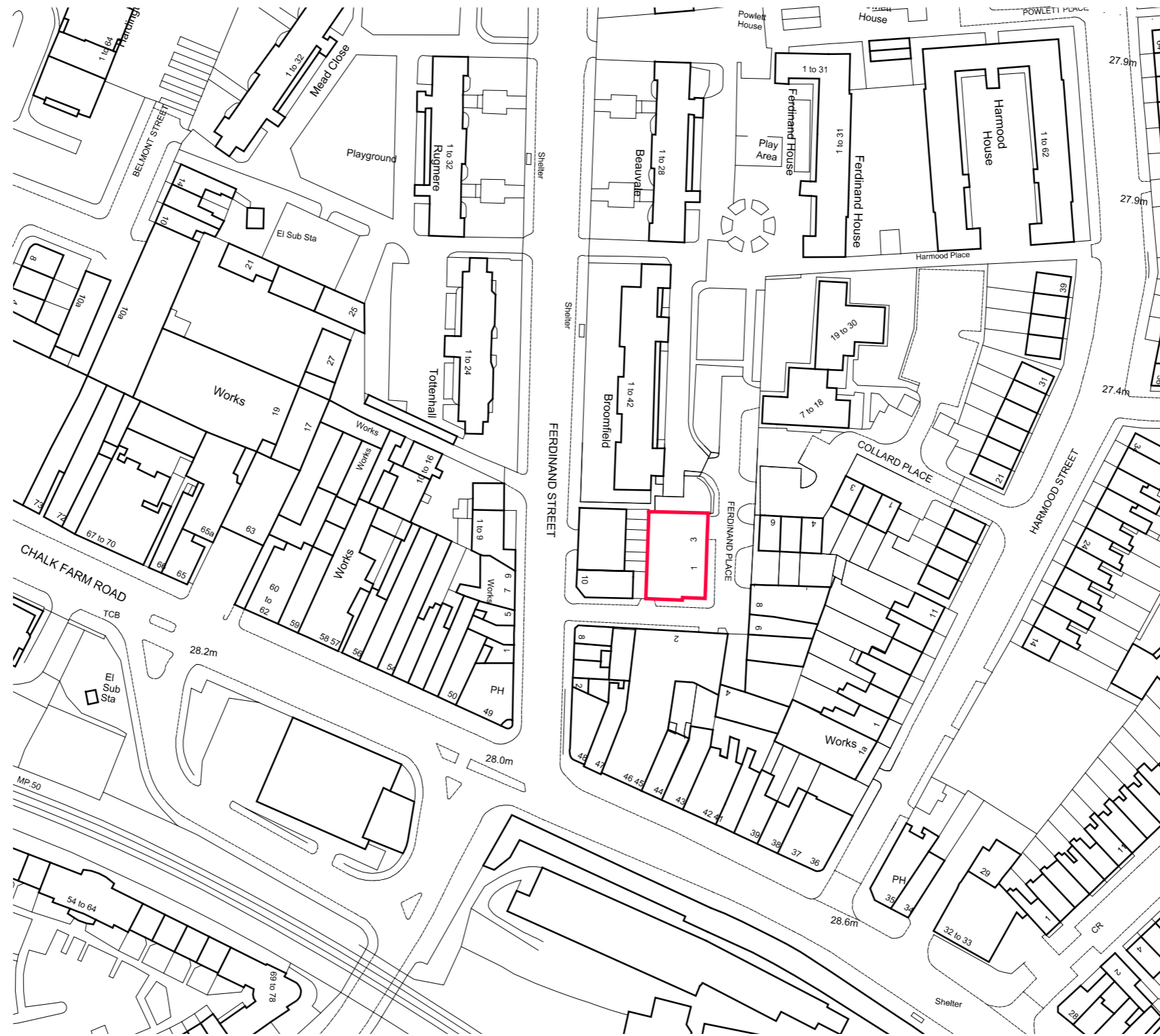
PRE-APPLICATION DOCUMENT

COVEBURGESS
6-8 Cole Street, Studio 11, SE1 4YH London

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SITE LOCATION



CURRENT CONSENT

The current site has a planning consent for eleven flats as part of a wider application for two sites in Ferdinand Place.

Planning consent N. 2016/2457/P

The current consent is for eleven flats, with two affordable flats at ground floor, and nine 1+2 bed flats on the upper three floors.

This document concerns potential amendments to the scheme on Site B. These amendments are informing a new scheme for the site, that would need a new planning permission.



CURRENT CONSENT VISUAL

PROPOSAL

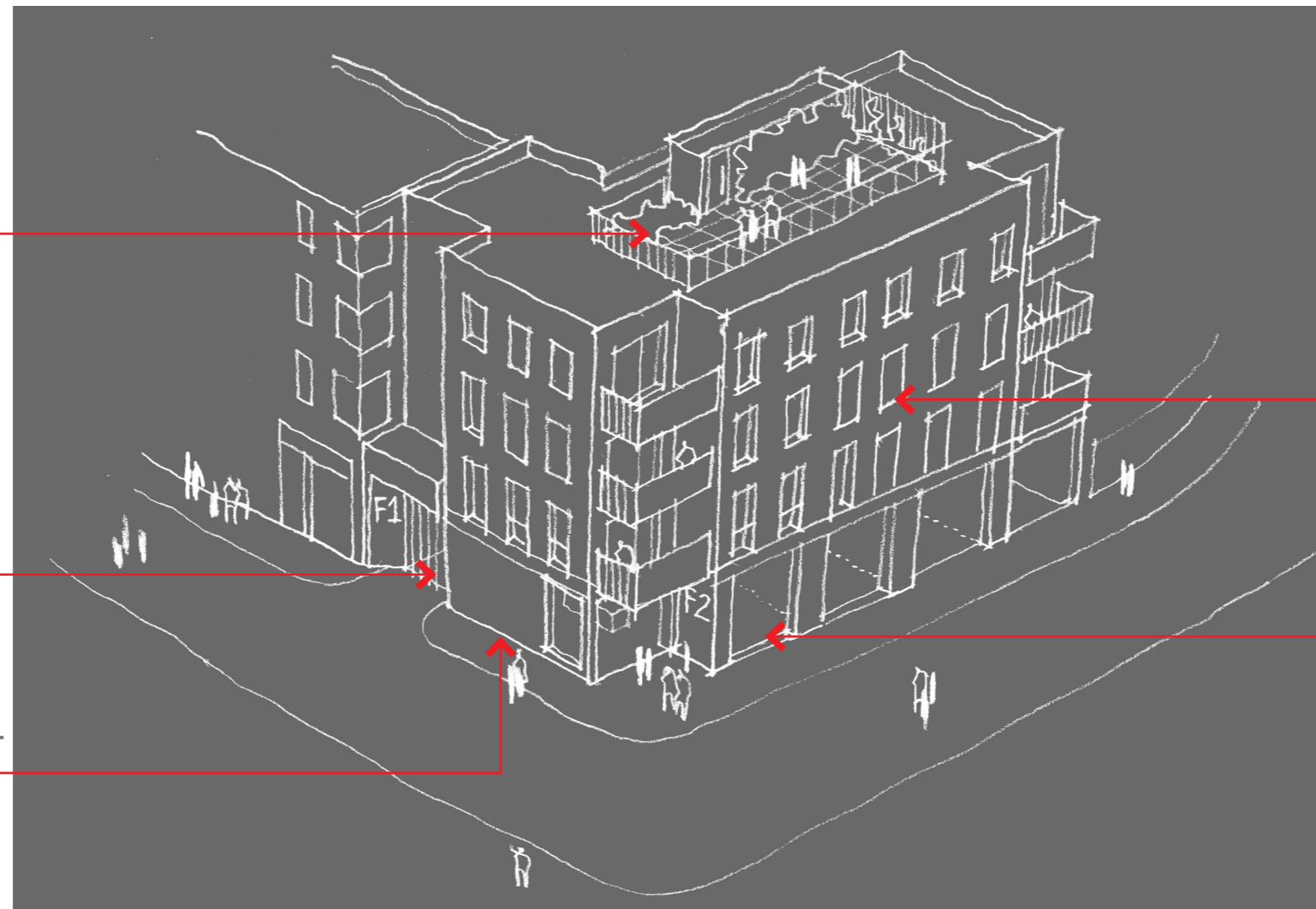
We propose five main alterations to the existing consent:

- 1 - Introduce communal roof terrace
- 2 - Relocate residential entrance (to East elevation) via private courtyard
- 3 - Extend basement for commercial space + plant
- 4 - Replan stair and flats to improve daylighting and outlook of flats
- 5 - Replace ground floor resi with commercial space

1. ADD COMMUNAL ROOF TERRACE

2. RELOCATE RESIDENTIAL ENTRANCE THROUGH COURTYARD

3. POTENTIAL BASEMENT COMMERCIAL SPACE



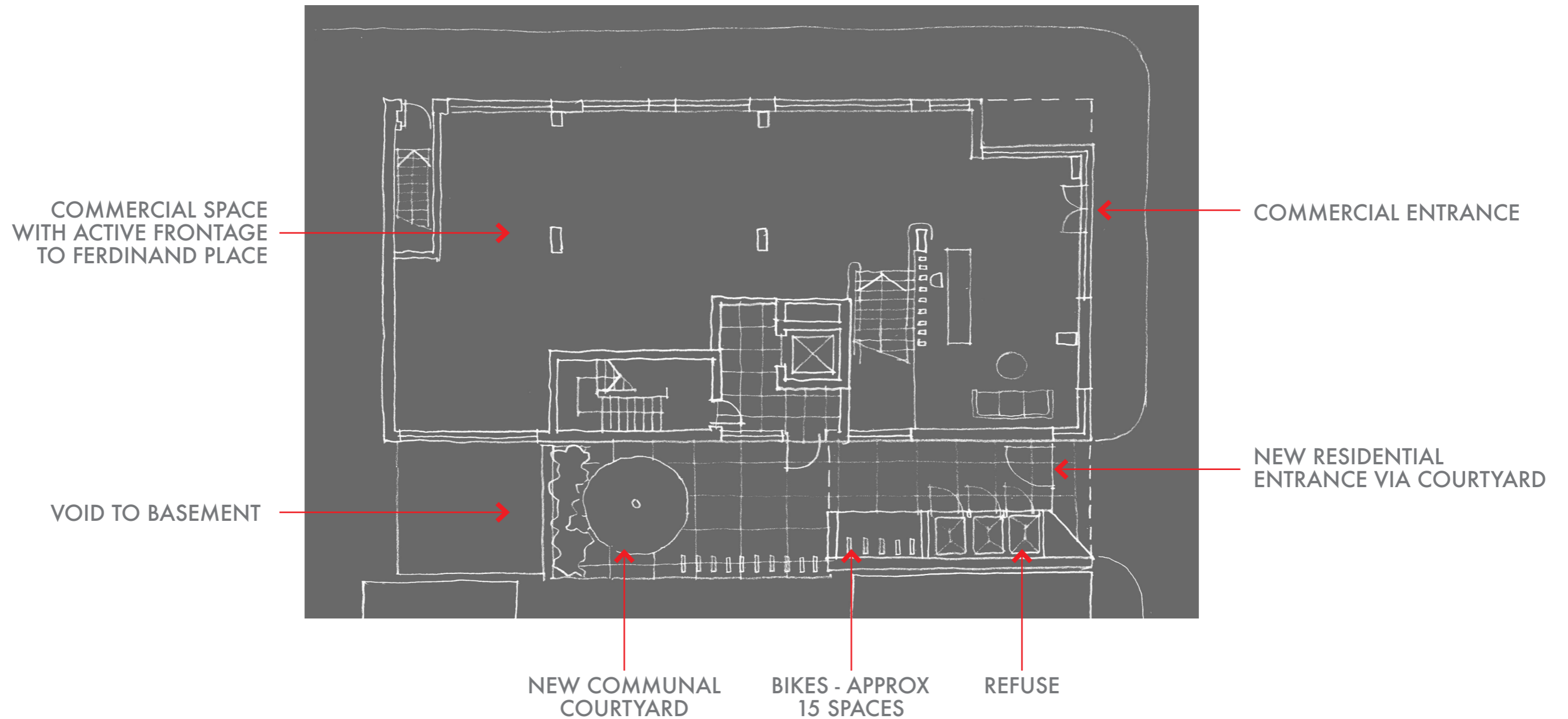
4. REPLAN FLATS TO IMPROVE DAYLIGHTING AND EFFICIENCY

5. ADD COMMERCIAL SPACE AT GROUND FLOOR

GROUND FLOOR

We propose four changes to the existing consent:

- Replace ground floor resi with flexible workspace for local small scale businesses
- Relocate residential entrance (to East elevation) via private courtyard
- Provide covered and secured bike parking and refuse store next to new entrance
- Create small communal courtyard next to entrance



UPPER FLOORS

We propose three changes to the existing consent:

- Replan flats to provide two front facing balconies
- Relocate rear balcony to flat 1
- Replan stair and flats to improve flat entry sequence



ROOF TERRACE

- Introduce small roof terrace for residents' use
- Proposal could provide small private allotments
- Plan area keeps away from edges to avoid overlooking



NEW ROOF TERRACE

ELEVATION



CONSENTED SCHEME

- Reconfigured elevation to create simpler more vertical proportions
- Large windows create detail frontage to commercial space at ground floor
- Elevation in traditional brick



PROPOSED SCHEME

ARCHITECTURE



CONSENTED SCHEME



PROPOSED SCHEME

ARCHITECTURE



CONSENTED SCHEME



PROPOSED SCHEME

AREA SCHEDULE

1-3 Ferdinand Place				
Building B	NIA		AMENITIES	
	m ²	ft ²	m ²	ft ²
Lower Ground Floor (Optional)				
Commercial Unit	180.00	1938	16.0	172
Ground Floor				
Commercial Unit	185.00	1991	52.0	560
First Floor				
Flat B1 (Wch Adaptable) - 2b (4p)	70.00	753	4.5	48
Flat B2 (Wch Adaptable) - 2b (4p)	70.00	753	4.5	48
Flat B3 - 1b (2p)	50.00	538		0
Second Floor				
Flat B4 - 2b (4p)	70.00	753	4.5	48
Flat B5 - 2b (4p)	70.00	753	4.5	48
Flat B6 - 1b (2p)	50.00	538		0
Third Floor				
Flat B7 - 3b (4p)	74.00	797	9.0	97
Flat B8 - 2b (3p)	61.00	657	4.5	48
Flat B9 - 1b (2p)	50.00	538		0
Total	930.00	10010	99.5	1071

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