

Phoenix Place, Phase 2

Planning Condition 16 - Roof Level Structures



Client Taylor Wimpey Central London

Date 29 June 2020 - Rev A

Ref 32875_4

Purpose of Document

This document has been prepared by Broadway Malyan on behalf of Taylor Wimpey Central London to illustrate the details pursuant to conditional 16, provided at Mount Pleasant (Phase 2)

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Roof Terrace Plant Space

A review of roof top plant requirements revealed a lower necessity of space for plant equipment on Block B & C roof terrace level.


Redundant plant space is proposed to be brought into the demise of the residential communal roof terrace, removing one plant space from both Block B & C. Removal of the south facing plant space is preferred, offering greater benefit for sunlit amenity space.

Consented Design Intent

Indicative design intent / appearance of roof plant space from Square P.

Extract from Design & Access Statement, Page 18.



 Extent of Roof Plant

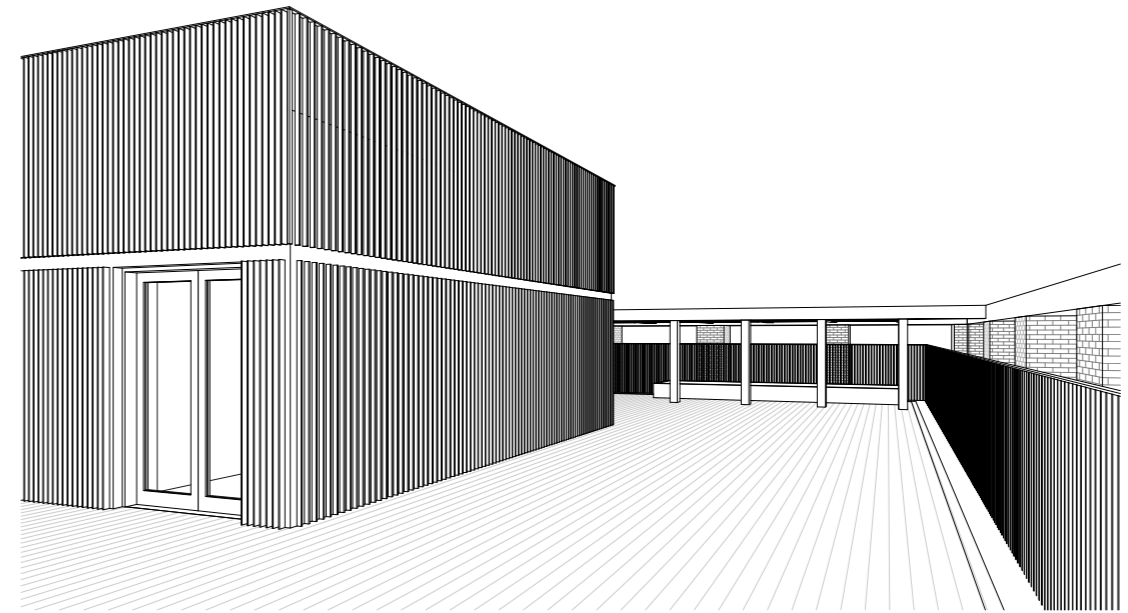
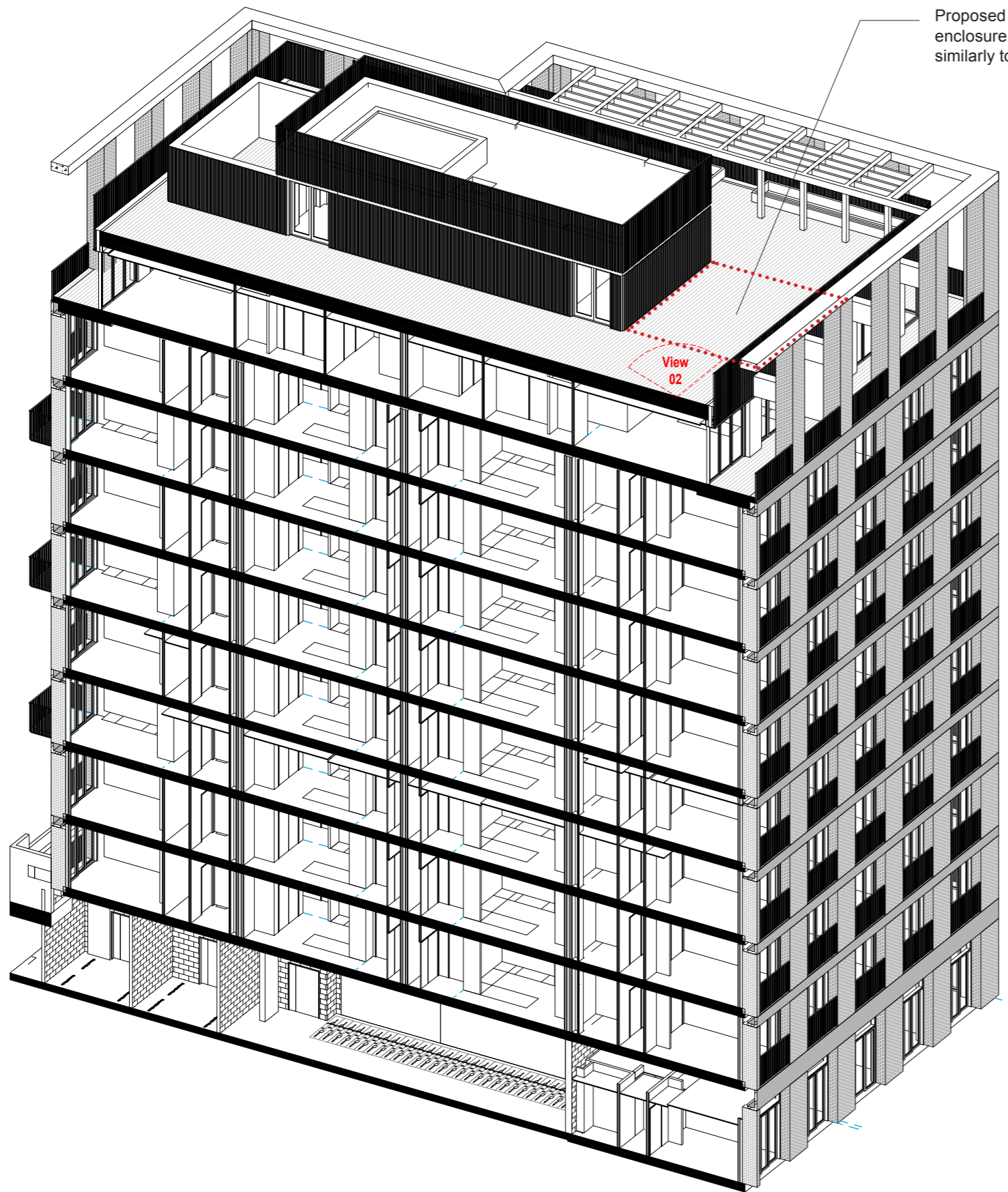
Proposed Design Solution



Proposed removal of Roof plant enclosure to the south of block C (and similarly to Block B), viewed from Square P:

Stage 4 model.

Proposed Design Solution



2 Roof Amenity Perspective
Scale

1 Block B - Axonometric Section
Scale

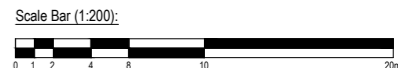
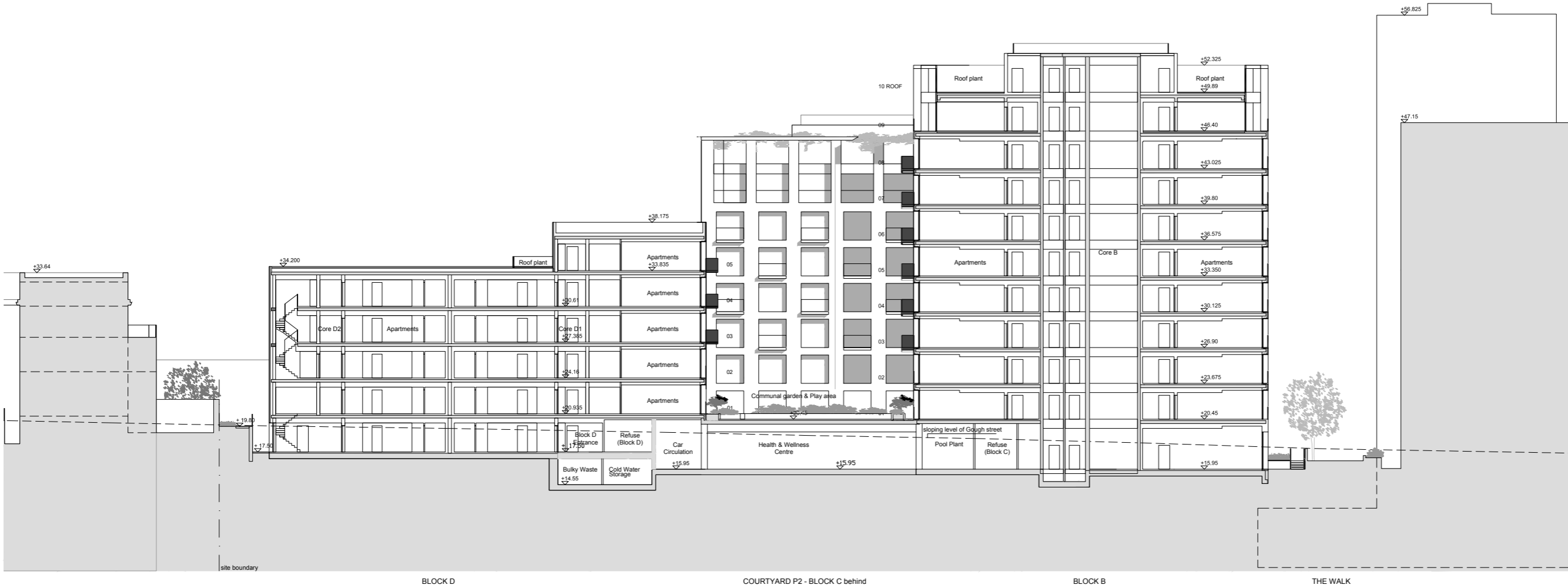
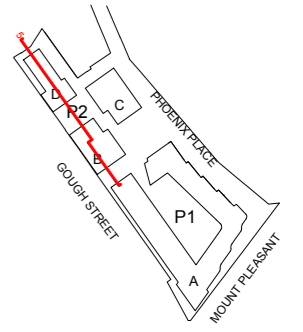
Revision	Date	Description
BroadwayMalyan^{BM}		
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Client Taylor Wimpey, Central London		
Project Mount Pleasant Phase 2 Mount Pleasant, London		
Description Roof Amenity Perspective Plant Space Removed		
Status Work in Progress		
Scale	Drawn By	Date
@A1	JP	20.11.19
Job Number	Drawing Number	Revision
32875_4	BMA-DR-SK-0053	
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GA Section

A comparrison between consented and proposed section.

Consented Section 05 - Block B & D

Contractors and consultants are not to scale dimensions from this drawing



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Client
Taylor Wimpey Central London

Project
**Phoenix Place
Phase 2**

Description
**Proposed Section - NMA-2
Block B, C & D
Section 05**

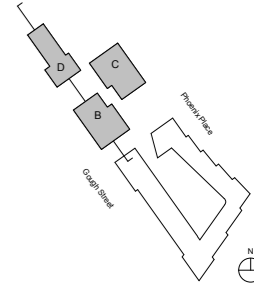
Status
For Planning

Scale	Drawn By	Date
1:200@A1	JP	25.06.19
Job Number	Drawing Number	Revision
32875_4	A-P2-04-PL2-05	-

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Proposed Section 05 - Block B & D

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Consented Spot Level. _____

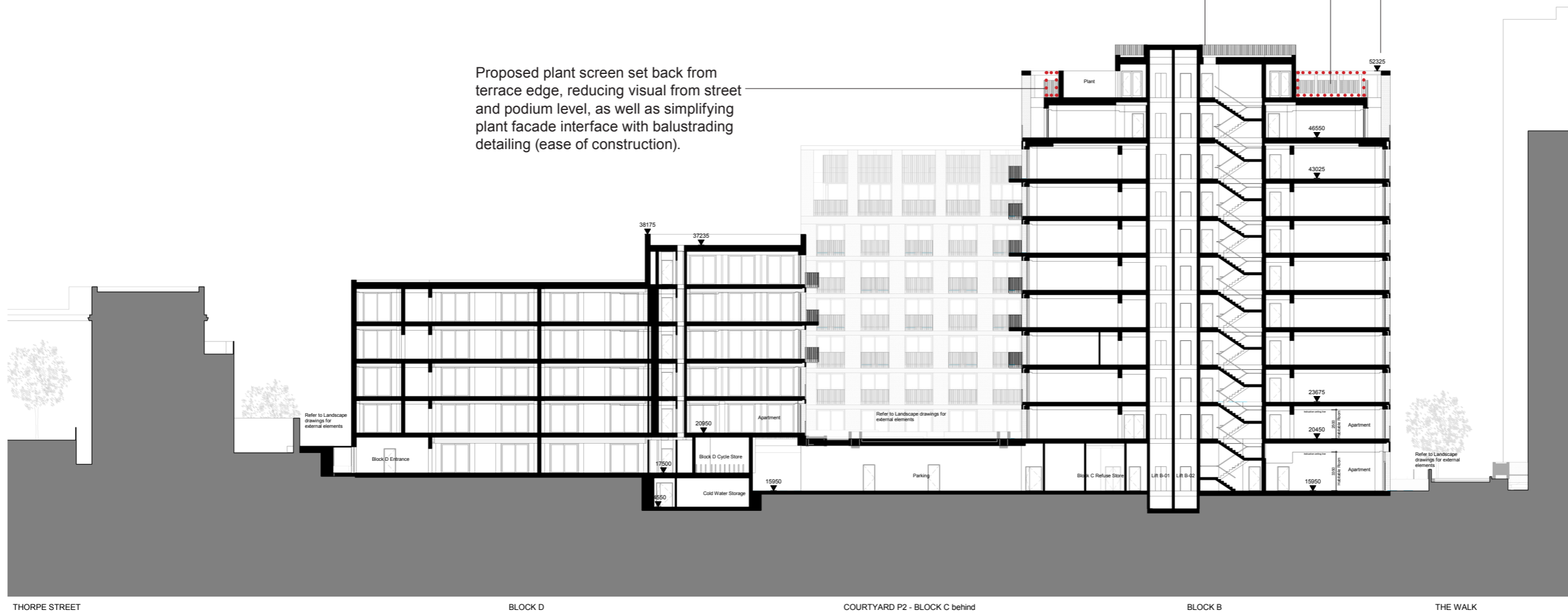
Proposed removal of Roof plant enclosure. _____

Lift overrun set to specification requirements, aligned to roof balustrading height. _____

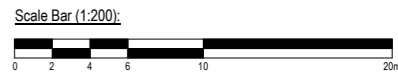
Photovoltaic Panels sited here (not suitable for terrace level plant enclosures). As well as service riser termination and smoke ventilation equipment termination, located at core.

(For further details refer to 1:50 scale drawing within the following chapter)

Proposed plant screen set back from terrace edge, reducing visual from street and podium level, as well as simplifying plant facade interface with balustrading detailing (ease of construction).



NOTES:
 - This drawing is for design intent only.
 - Subject to on-going structural and M&E coordination.
 - Areas Subject to stage 4 coordination.
 - All landscape elements are indicative only, co-ordination with the landscape team is currently on-going. Refer to landscape drawings for design intent and all external levels.
 This drawing is to be read in conjunction with -
 02-Series Site Layouts
 05-Series Elevations
 For all structural setting-out refer to structural engineers drawing.



Revision	Date	Description
T2	27.01.20	Issued for Stage 4A
T1	18.12.19	Issued for DRAFT Stage 4A

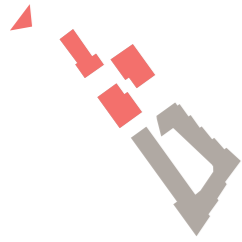
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Client
Taylor Wimpey, Central London
 Project
Mount Pleasant Phase 2
Mount Pleasant, London
 Description
Sections
Section 05
Block B & D

Status
Stage 4A For Comment & Review
 Scale 1:200 Drawn By @A1 JP Date 06.09.19
 Job Number 32875_4 Drawing Number BMA-ZZ-XX-DR-A-04-0205 Revision T2



Indicative design intent.

Extract from Design & Access
Statement, Page 71.



Proposed Scheme:

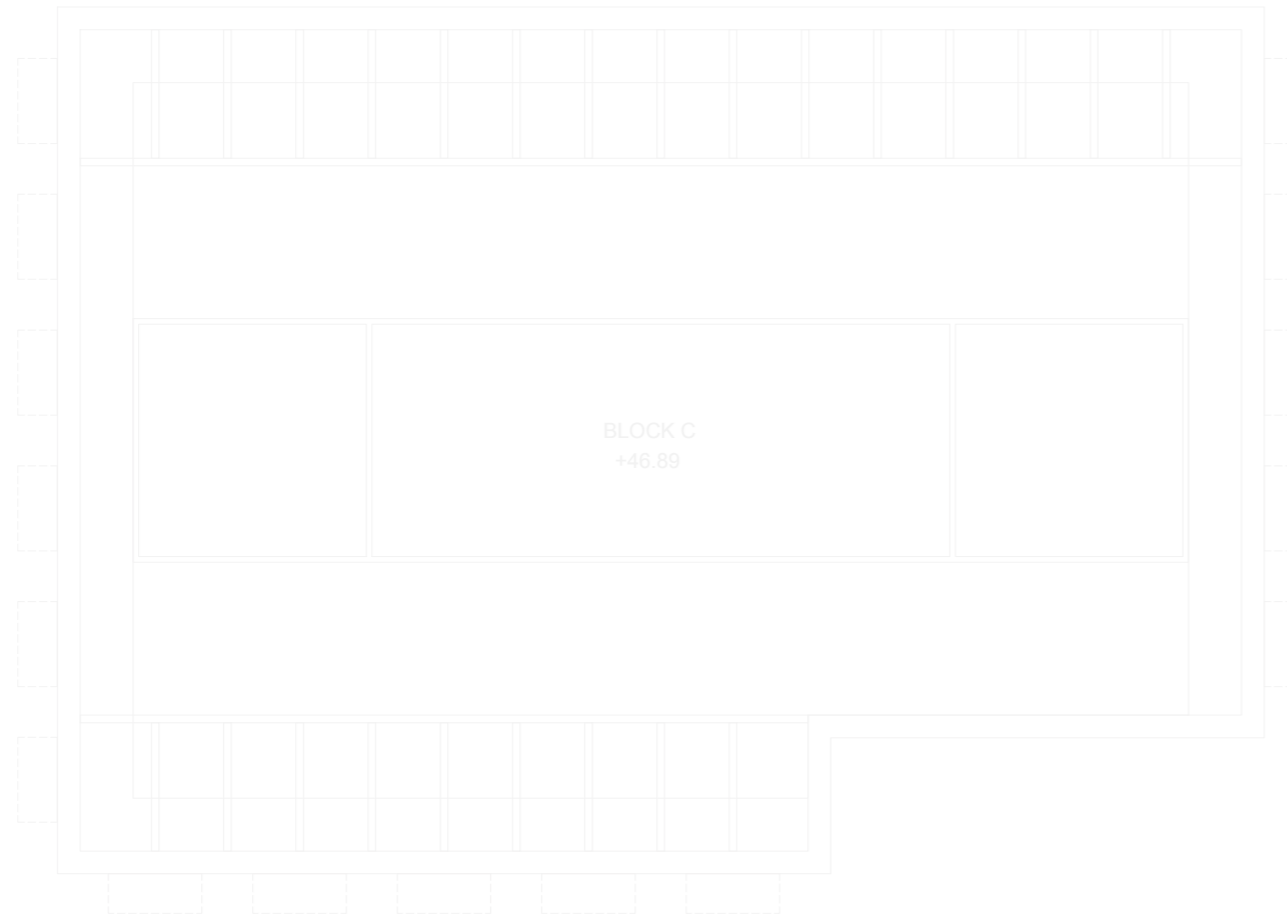
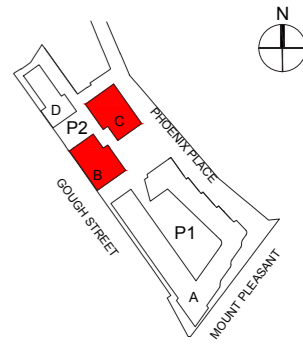
Stage 4 model.

Roof Terrace Level & Roof Plans

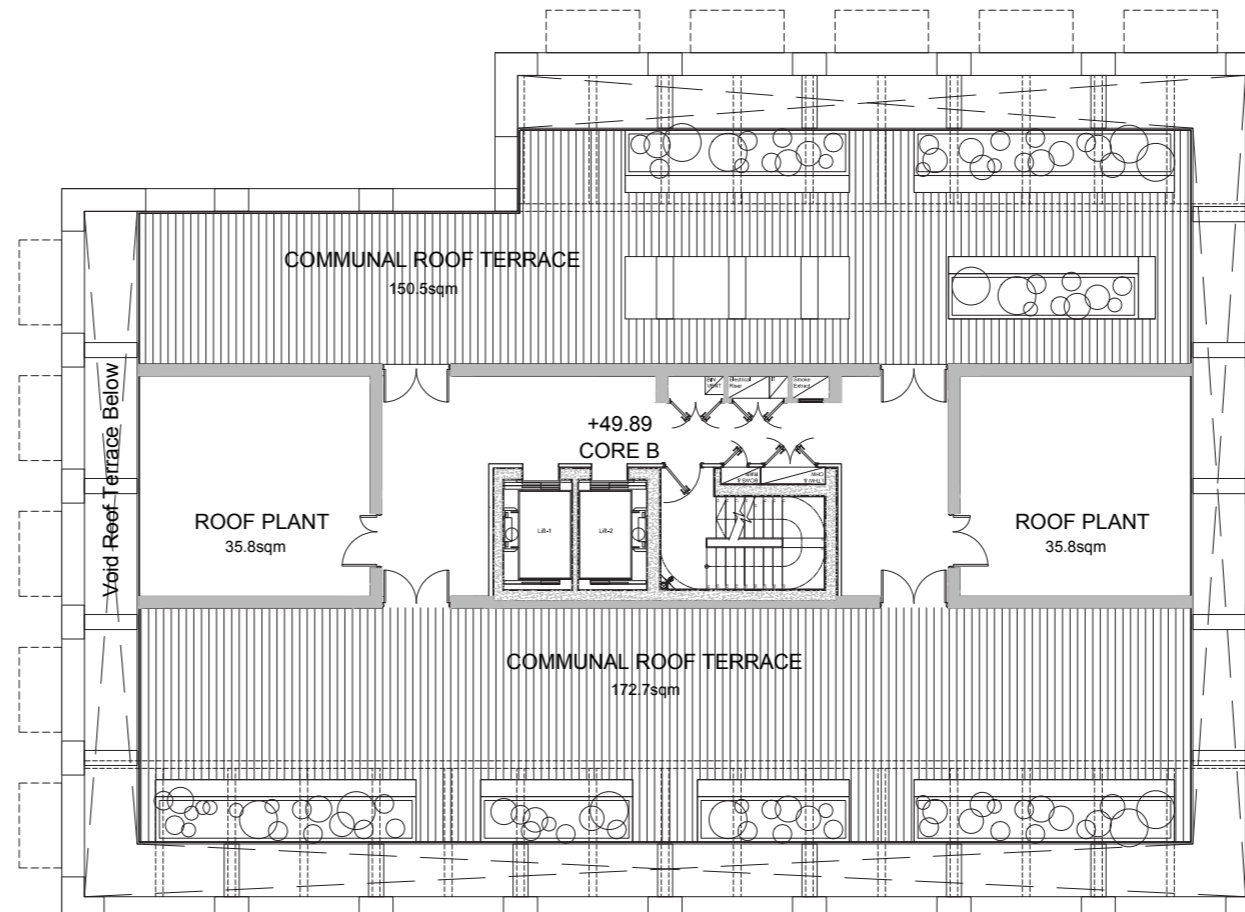
Consented Plan Level 10 - Block B Roof Terrace



Contractors and consultants are not to scale dimensions from this drawing



(Note: Plans partly faded for this documentation, Block C roof terrace item of comparison).



Scale Bar (1:100):



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Client
Taylor Wimpey Central London

Project
**Phoenix Place
Phase 2**

Description
**Proposed Plan
Block B & C
Level 10 +49.89**

Status
For Planning

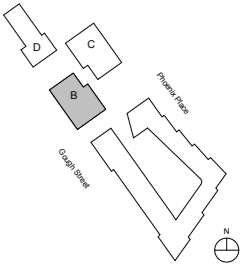
Scale 1:100@A1 Drawn By BM Date 02.04.19

Job Number 32875_4 Drawing Number A-P2-70-PL-10 Revision -

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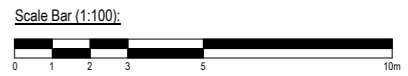
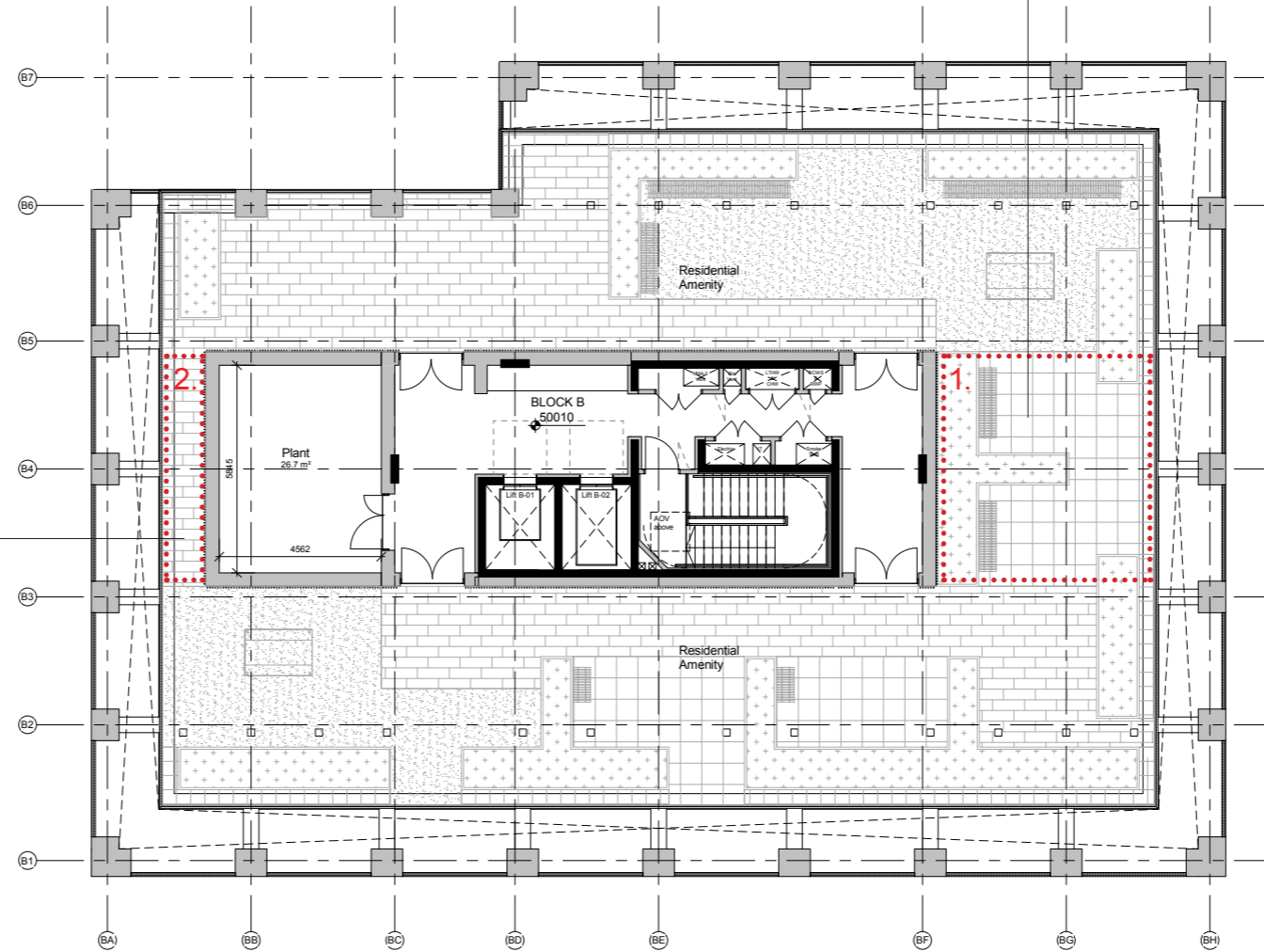
Proposed Plan Level 10 - Block B Roof Terrace

Contractors and consultants are not to scale dimensions from this drawing



1. Proposed removal of Roof plant enclosure.

2. Proposed plant screen set back from terrace edge, reducing visual from street and podium level, as well as simplifying plant facade interface with balustrading detailing (ease of construction).



Revision	Date	Description

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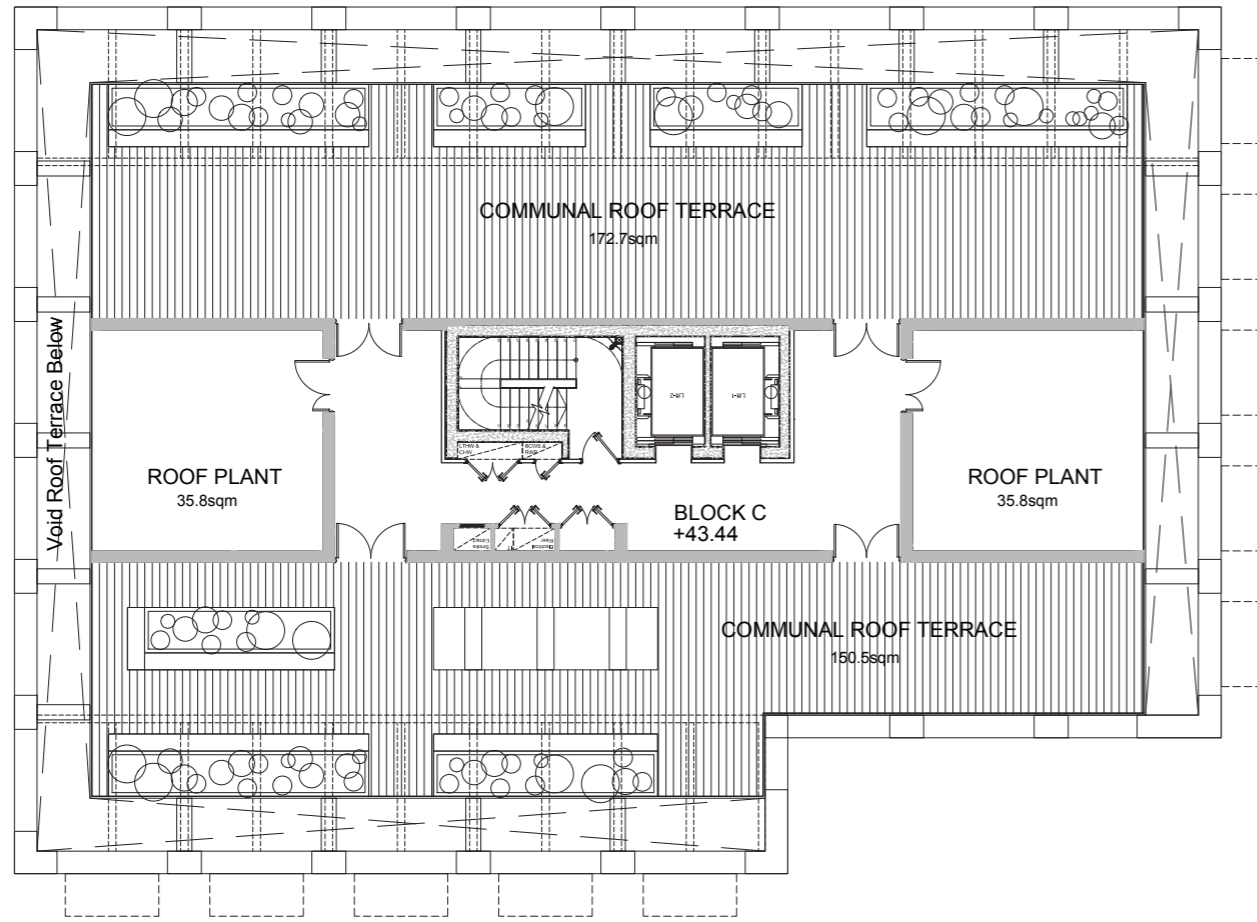
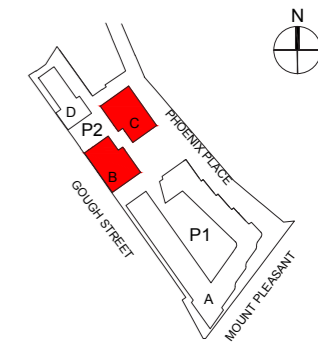
Client
Taylor Wimpey, Central London
Project
**Mount Pleasant Phase 2
Mount Pleasant, London**
Description
**Block B-L10-P.Condition16
Block B
Roof Terrace**

Status
For Planning
Scale 1:100 Drawn By @A1 JP Date 20.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-005915 Revision

Consented Plan Level 08 - Block C Roof Terrace



Contractors and consultants are not to scale dimensions from this drawing



(Note: Plans partly faded for this documentation, Block C roof terrace item of comparison).

Scale Bar (1:100):



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Client
Taylor Wimpey Central London

Project
**Phoenix Place
Phase 2**

Description
**Proposed Plan
Block B & C
Level 08 +43.025 / +43.44**

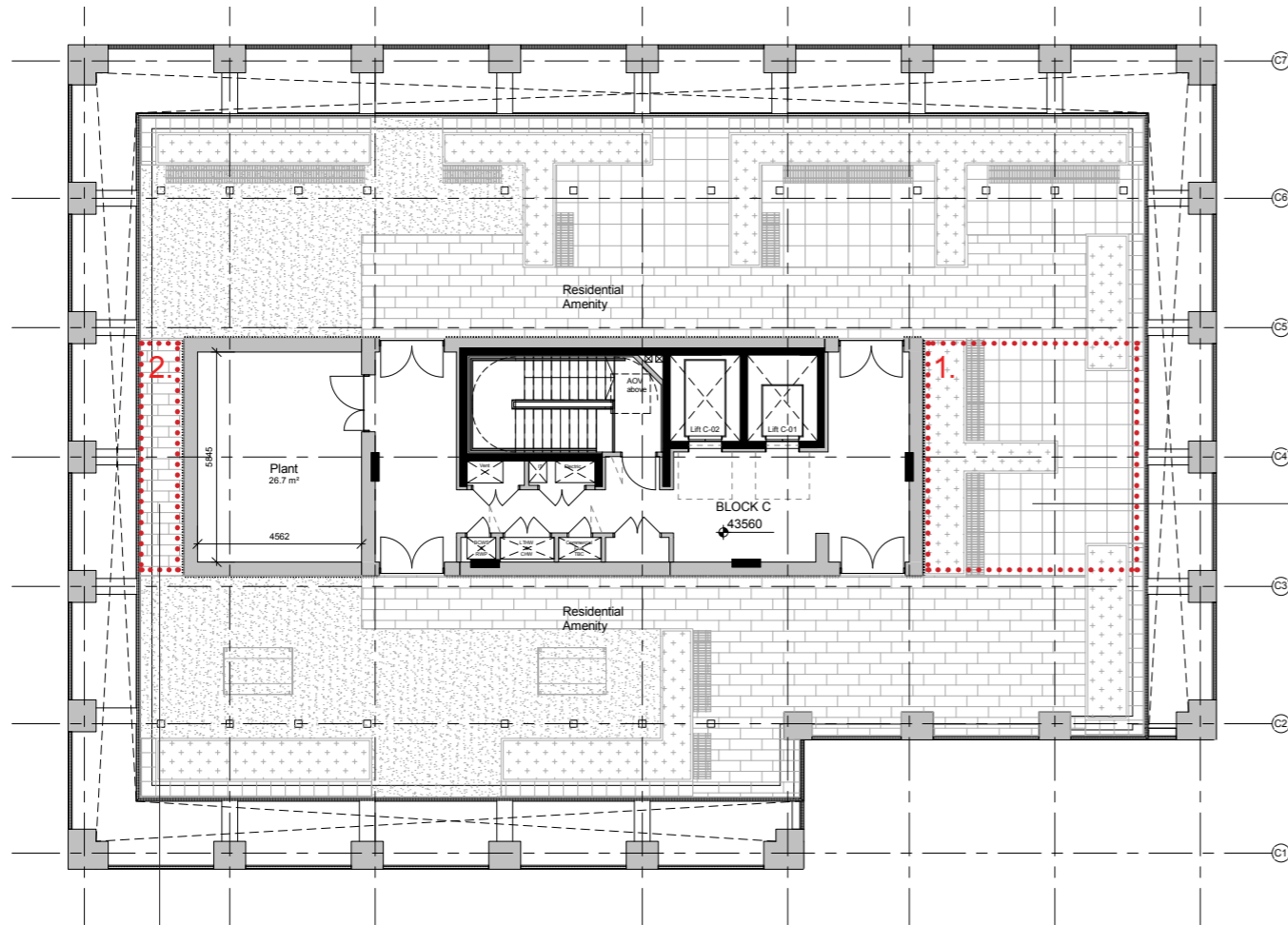
Status
For Planning

Scale 1:100@A1 Drawn By BM Date 02.04.19

Job Number 32875_4 Drawing Number A-P2-70-PL-08 Revision -

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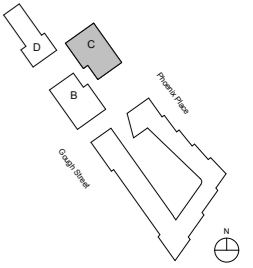
Proposed Plan Level 08 - Block C Roof Terrace



1. Proposed removal of Roof plant enclosure.

2. Proposed plant screen set back from terrace edge, reducing visual from street and podium level, as well as simplifying plant facade interface with balustrading detailing (ease of construction).

Contractors and consultants are not to scale dimensions from this drawing



Scale Bar (1:100):



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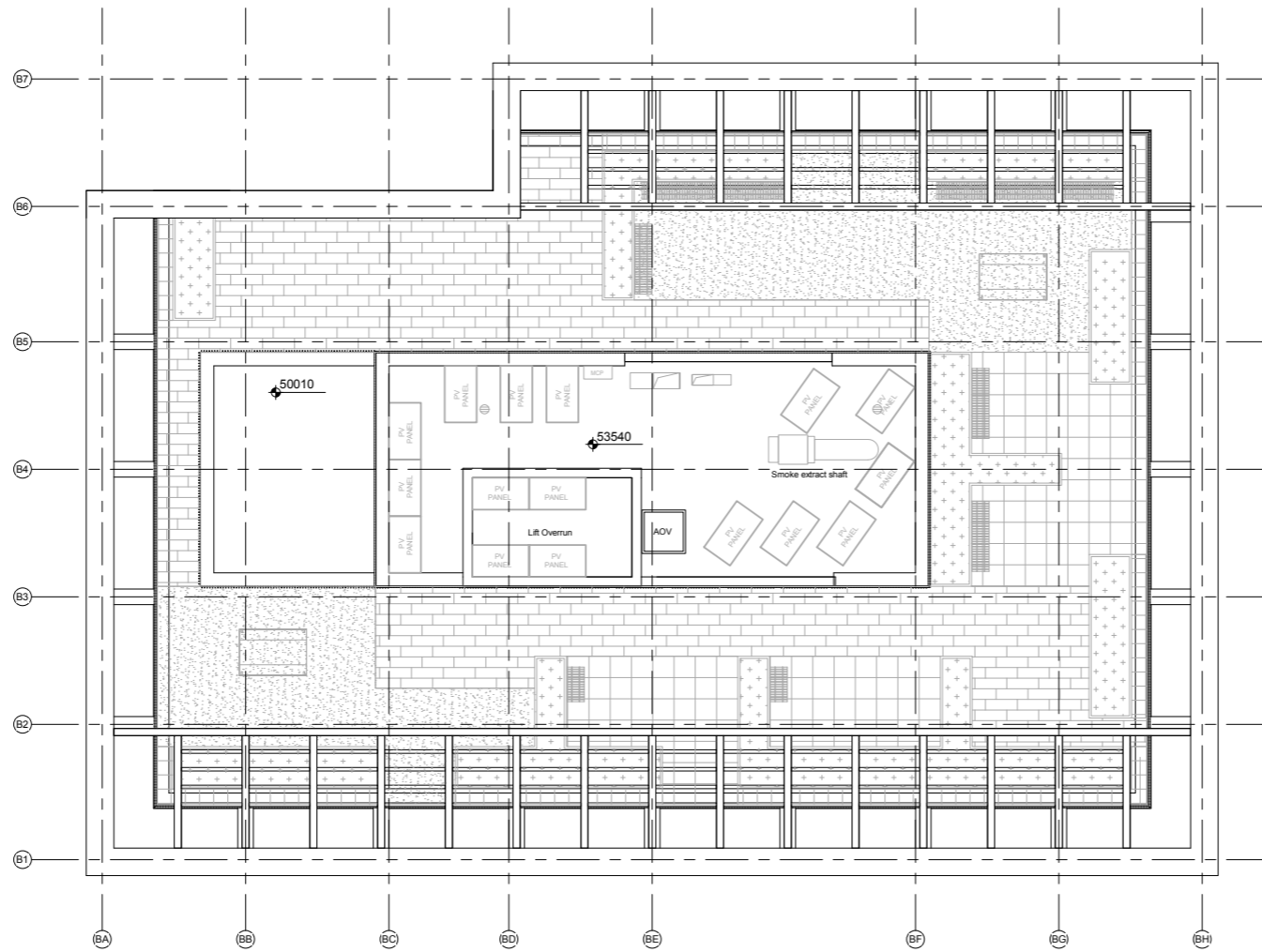
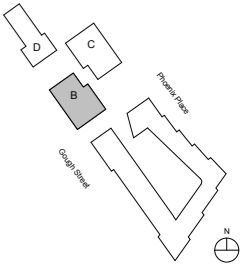
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Client
Taylor Wimpey, Central London
Project
Mount Pleasant Phase 2
Mount Pleasant, London
Description
Block C-L08-P.Condition16
Block C
Roof Terrace

Status
For Planning
Scale 1:100 Drawn By @A1 JP Date 20.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-006017 Revision

Proposed Plan - Block B Roof Plan

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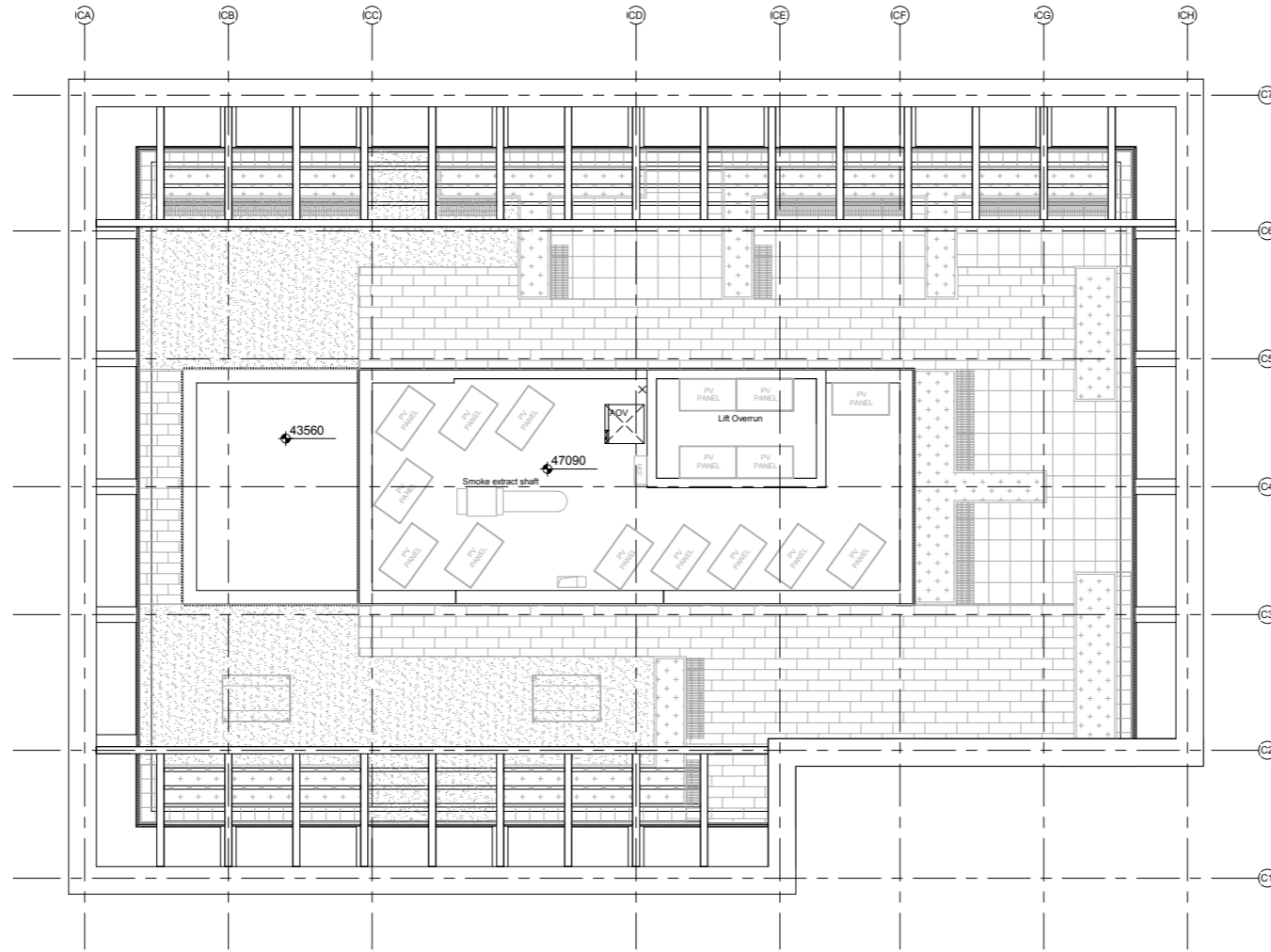
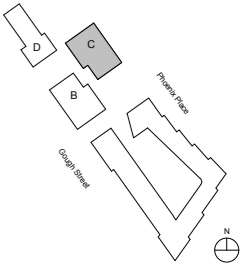
Client
Taylor Wimpey, Central London
Project
Mount Pleasant Phase 2
Mount Pleasant, London
Description
Block B-L11-P.Condition16
Block B
Roof Level

Status
For Planning
Scale 1:100 Drawn By @A1 AO Date 18.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-0055 Revision

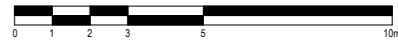
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Proposed Plan - Block C Roof Level

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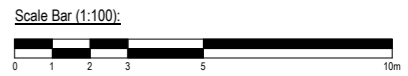
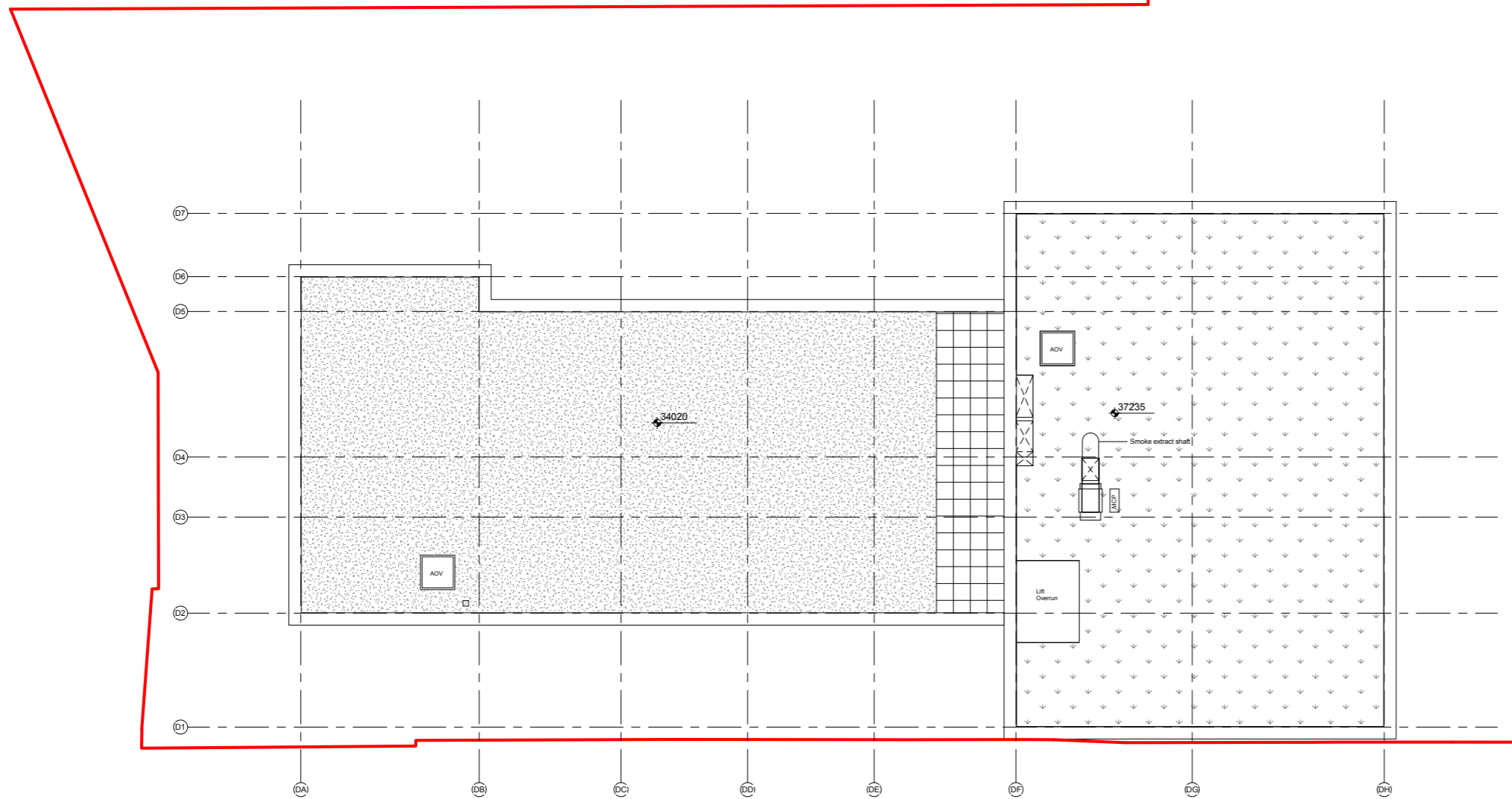
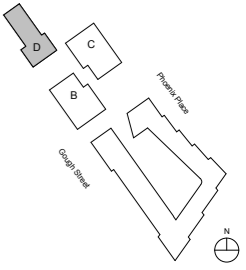
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Client
Taylor Wimpey, Central London
Project
**Mount Pleasant Phase 2
Mount Pleasant, London**
Description
**Block C-L09-P.Condition16
Block C
Roof Level**

Status
For Planning
Scale 1:100 Drawn By @A1 AO Date 18.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-005619 Revision

Proposed Plan Level 06 - Block D Roof Terrace

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Revision	Date	Description

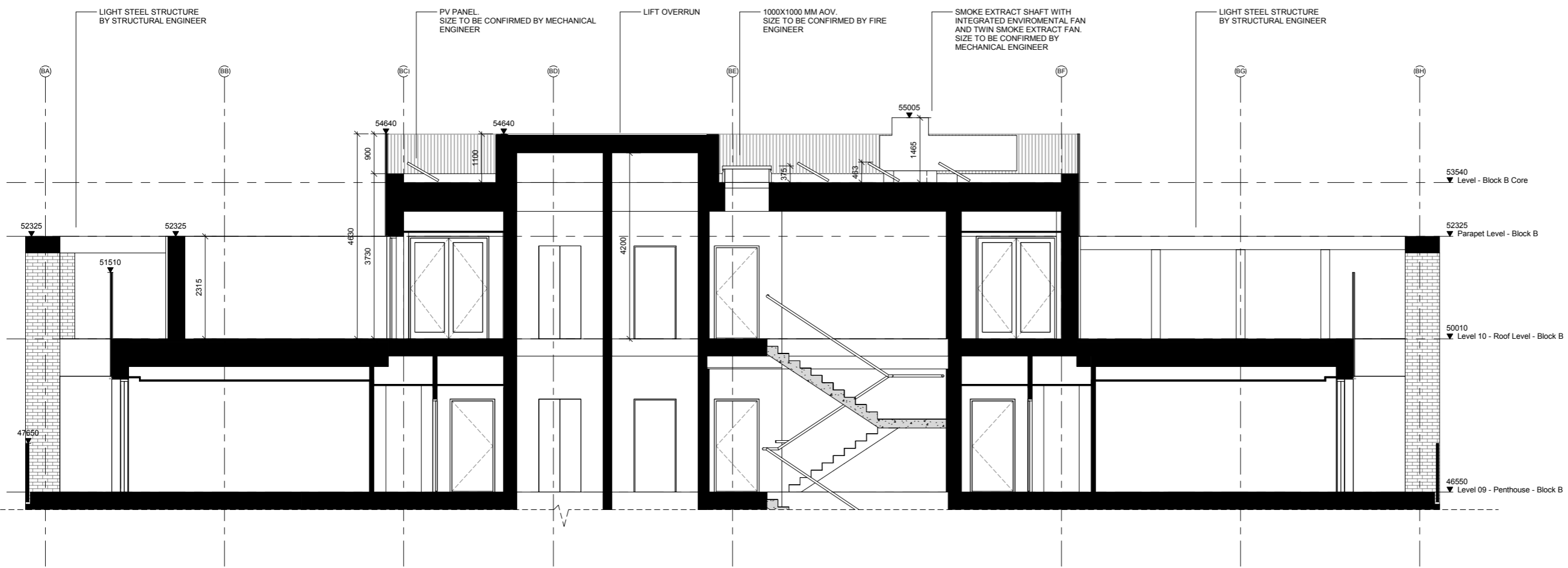
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Client
Taylor Wimpey, Central London
Project
**Mount Pleasant Phase 2
Mount Pleasant, London**
Description
**Block D-L06-P.Condition16
Block D**

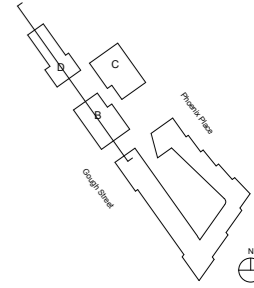
Status
For Planning
Scale 1:100 Drawn By @A1 AO Date 18.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-0058 Revision



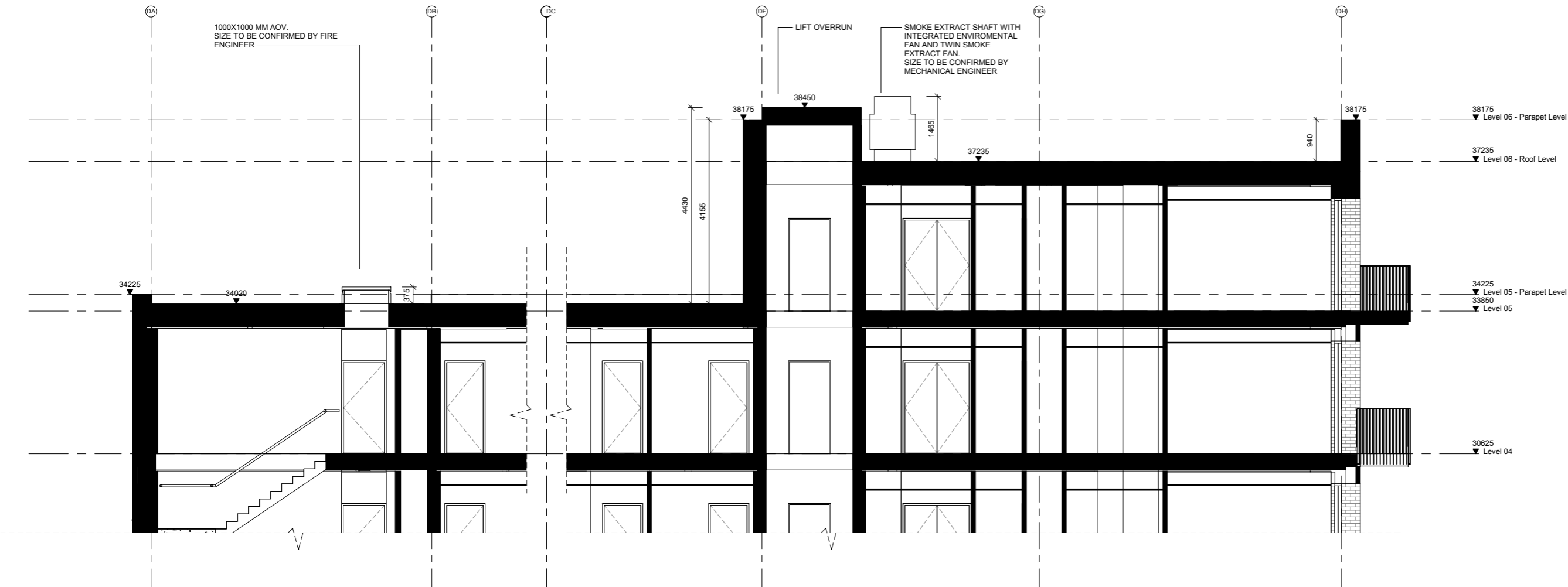
Roof Section - Block B - Generic heights

Scale 1: 50

Contractors and consultants are not to scale dimensions from this drawing



Scale Bar (1:50):



Roof Section - Block D - Generic heights

Scale 1: 50

Revision	Date	Description

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Client
Taylor Wimpey, Central London
Project
**Mount Pleasant Phase 2
Mount Pleasant, London**
Description
**Roof Section-P.Condition 16
Block B, C & D**

Status
For Planning
Scale 1: 50 Drawn By AO Date 18.02.20
Job Number 32875_4 Drawing Number BMA-DR-SK-005721 Revision