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Ref: 8575-Agar Grove Phase 2
15th October 2020

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Dear David,

Please find attached drawings setting out our submission for a non-material amendment for phase 2 of the development at Agar Grove in relation to 2 areas:

1. Provision of additional bin and cycle storage between blocks H East and H West
2. Re-location of gas housing from east elevation of block G in private courtyard to North elevation of block G
3. Amendment of gate pattern on main private courtyard entrances

Specific information to clarify these items further can be found below:

1. *Additional Bin and Cycle Store*

Due to the Refuse guidance changing from the scheme was granted permission in 2014 to now, the refuse distance guidance for communal bin collection went from a maximum of 30 metres from stop off point to 12 metres. To ensure this provision is now complied with an additional bin store between both blocks H fronting x road is being proposed. This has the added benefit of increasing the provision of cycle storage across this scheme well beyond the minimum required for compliance.

A part of condition discharge for condition 9 and 10 submitted 15th June 2018 (compliance conditions so not technically needing discharge) we submitted the following drawings

Condition 9 (Refuse compliance)
T14011-ART-DR-A-1b-S-00-GA-006 (C1)
T14011-ART-DR-A-1bF00-GA-062 (C2)
T14011-ART-DR-A-1bG00-GA-061 (C1)
T14011-ART-DR-A-1bH00-GA-062 (C2)

Condition 10 (Cycle store compliance)
T14011-ART-DR-A-1bF00-GA-066 (C2)
T14011-ART-DR-A-1bG00-GA-066 (C1)
T14011-ART-DR-A-1bH00-GA-066 (C2)

For the purposes of the NMA we propose the revision of some of the above-mentioned drawings to the below to include provision of single storey bike and bin store, brick wok matching elevations and brick finish already approved.

T14011-ART-DR-A-1b-S-00-GA-006 (C3) site plan
T14011-ART-DR-A-1bG00-GA-061 (C2)
T14011-ART-DR-A-1bH00-GA-062 (C3)
T14011-ART-DR-A-1bH00-GA-066 (C5)

2. Gas housing re-location to north elevation of block G

For access and maintenance purposes this has been proposed to be north of block G in order to avoid any conflict with the existing plant room and the bike and cycle storage between block G and H in the private courtyard. Please see drawing below for more information

T14011-ATP-DR-A-2G00-GA-3-601 North Elevation Preliminary.pdf

3. Amendment of gate pattern on main private courtyard entrances

The gate pattern approved in 2014 was subsequently found to be climbable and therefore Secure by Design risk. The client has worked with London Borough Camden client to arrive and alternative solution that is proposed to be applied to all courtyard elevations of the scheme and would be intended to be following on to phase 3 of this development. Please see drawing attached below for more information.

T14011-ART-DR-A-1bH-DD-852 - External Walls and Gates To main Street.pdf

Although minor in nature, the addition of

1. more sensibly placed bin stores via the provision of an additional single storey ancillary building to the main blocks
2. amendment to the pattern of the secure courtyard entrance gates
3. re-location of gas meter to north of block G

go some way to further enhancing the development to the phase 2 scheme and give some betterment to the previously approved scheme

I trust this information is acceptable. Please do not hesitate to contact us if you require more information. We will also get in touch by email to inform you of our submission.

Kind Regards,

Ann-Marie



Ann-Marie Fallon Associate & CEPH Designer

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Cc: Michelle Christensen - Camden