

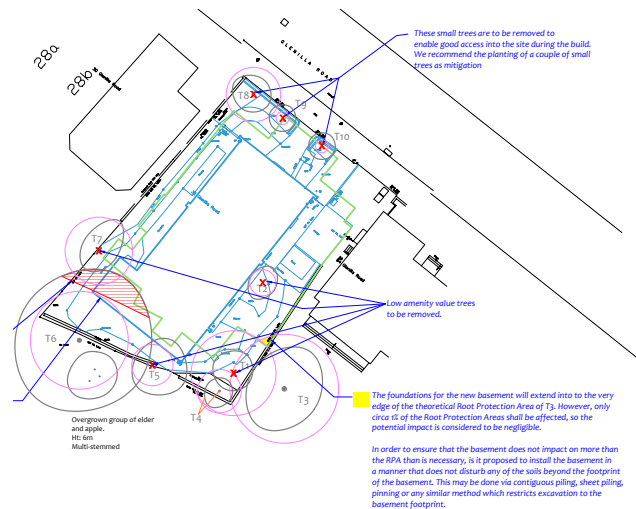
1.2 Basement

The footprint of the basement changes to follow the massing above ground and generate better internal spaces. The revised position of the 2 skylights at the back further improve the qualities of the affected internal rooms.

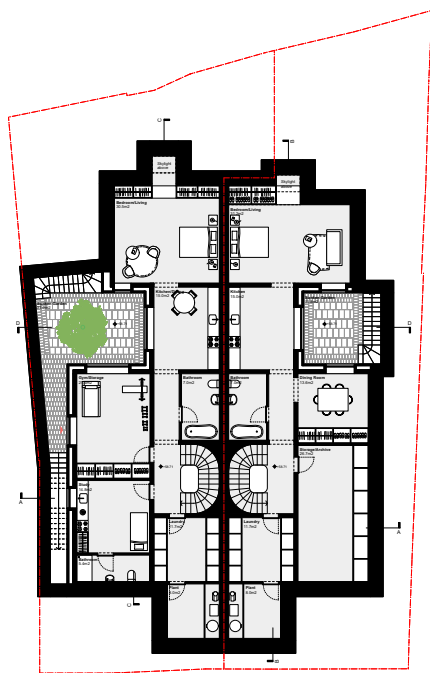
The proposal is to also set the basement slab approximately 300mm deeper than the consented scheme. This change will allow for slightly larger windows and therefore improved daylight conditions within basement rooms. This change will have virtually no impact on the external appearance of the building.

A revised basement impact assessment and accompanying cover letter has already been issued by the structural engineers, directly to the planning officer - Kristina Smith - for the application 2016 6712 P, and is also attached to this application for convenience.

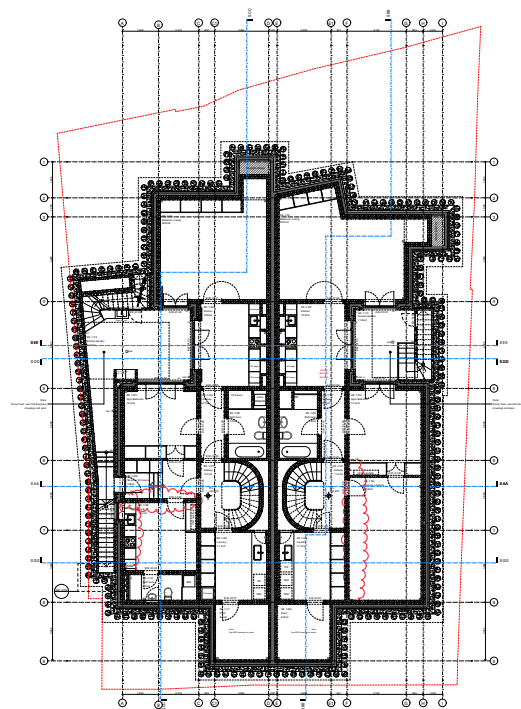
A revised arboricultural report is also attached to this application as requested by tree officer. The tree impact assessment plan shows that only 1% of the tree root protection is affected by the revised proposal, so the potential impact is considered negligible.



Tree Impact Assessment Plan



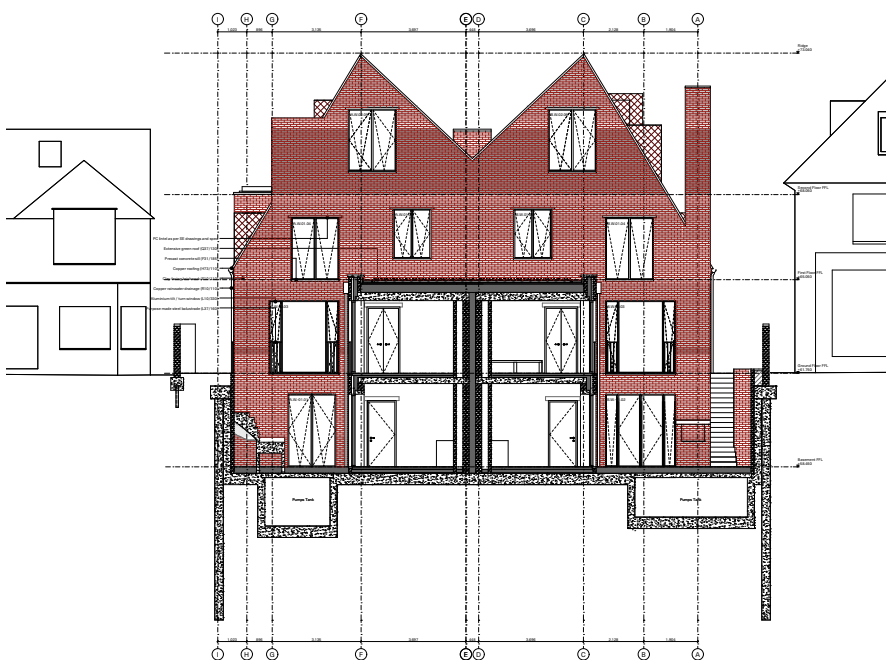
Basement Floor Plan - Consented



Basement Floor Plan - Proposed



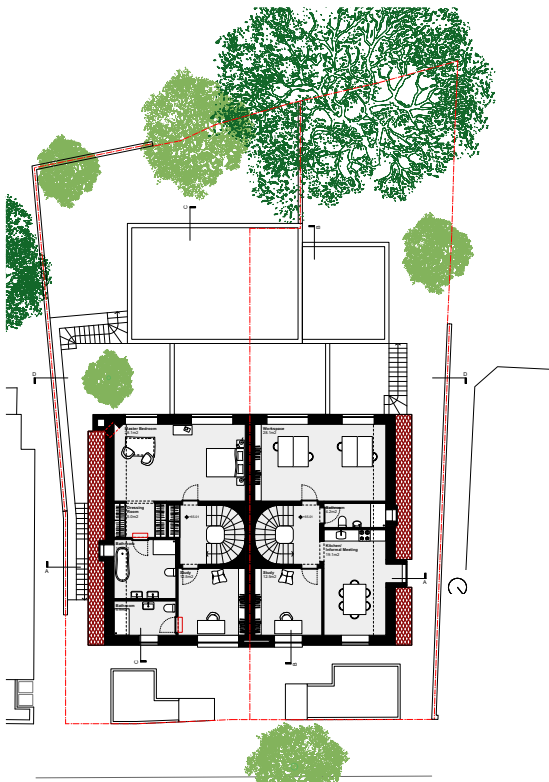
South Elevation A - Consented (basement floor level set at +58.71)



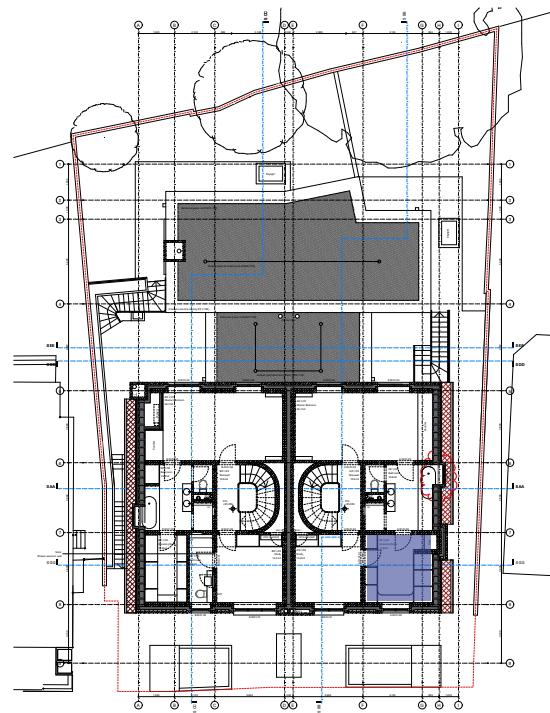
South Elevation A - Proposed (basement floor level set at +58.45mm)

1.3 First Floor

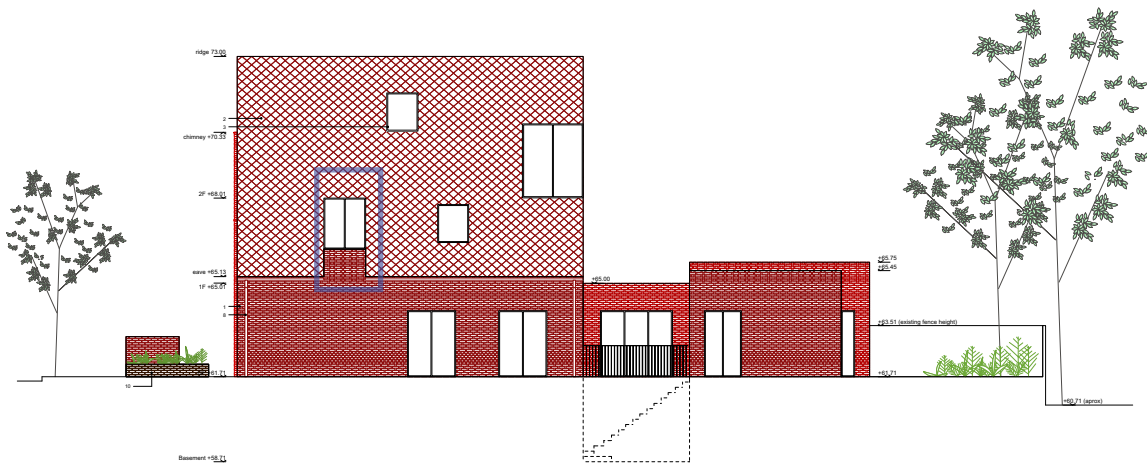
With the exception of the room highlighted in blue below, the first floor layouts suffered only minor changes. The room highlighted in blue changed from being a kitchenette to a dressing room. Due to issues of privacy and overlooking, the dormer (highlighted in blue) on the west elevation associated to this dressing room is now proposed to be a rooflight.



First Floor Plan - Consented



First Floor Plan - Proposed



West Elevation - Consented



West Elevation - Proposed