

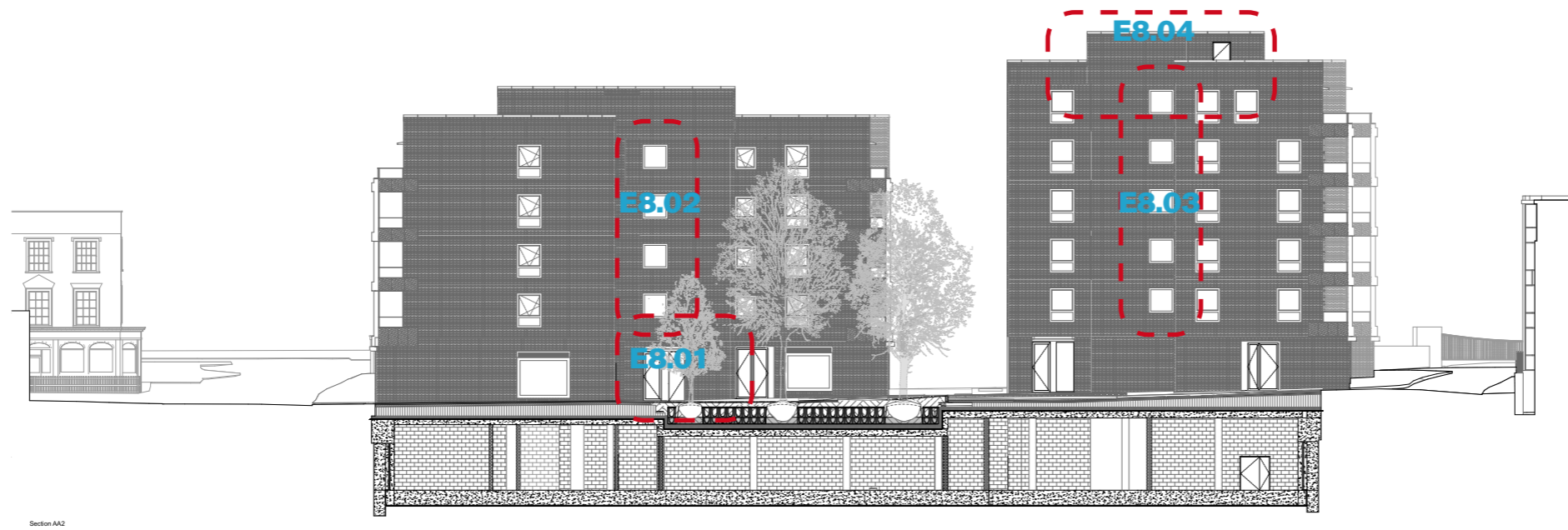
E7.01 - Grilles added to ventilate basement plant room.

E8.01 - Additional external door for basement access.

E8.02 - Windows to stair reduced in size.

E8.03 - Windows to stair moved and size reduced.

E8.04 - Affordable residential plant enclosure extended east.



Sections BB2 & AA2, amendments marked in red

9.0 Area schedule

The adjacent tables show the areas that were agreed in the planning application and how they have shifted with the proposed amendments. There are many small movements which are a result of the project approaching a more detailed level of resolution and have a negligible effect to the area totals. Below is a list of more substantial alterations which are reflected in the table.

- The increase in residential areas by 74m² is a result of a combination of adjusting the building to fit brick dimensions (01.02) combined with a general thinning of the façade construction as we have progressed the detail.
- The increase in the office area by 62m² can largely be attributed to the adjusted escape route on ground floor to the north (GF.03) and changes in the basement plant rooms.

9.1 Area table - consented scheme

Land Use	Existing GIA	Proposed GIA	Net Change GIA
Light industrial (Class B1(C)) and storage and distribution (Class B8)	3,196	3,285	+89
Office (Class B1(a))	0	16,526	+16,526
Retail (Flexible Class A1 and A3)	0	782	+782
Residential (Class C3)	0	4,009	+4,009
Total	3,196	24,602	+21,406

9.2 Area table - Revised scheme

Land Use	Existing GIA	Proposed GIA	Net Change GIA
Light industrial (Class B1(C)) and storage and distribution (Class B8)	3,196	3,273* (-12)	+77
Office (Class B1(a))	0	16,588 (+62)	+16,588
Retail (Flexible Class A1 and A3)	0	764(-18)	+764
Residential (Class C3)	0	4,083 (+74)	+4,083
Total	3,196	24,708 (+106)	+21,512

* The total of light industrial area includes 462m² of affordable workspace

