

# Belgrove House

## DAS Addendum: Summary of Amendments

March 2022



ALLFORD  
HALL  
MONAGHAN  
MORRIS



# Document Purpose

**Overview**

This document provides a comparison between the Belgrove House approved planning drawing set and the drawing set submitted to LB Camden to form a Section 73 application for proposed amendments.

The drawings are presented in consecutive drawing number order with the approved planning version followed by the proposed version.

**Baseline - Approved Planning Drawings**

The approved drawing set incorporates three planning drawings that together comprise the Section 96a application approved in February by LB Camden.

The section 96a amendment was submitted following the request by TfL/LUL to reflect the LUL entrance stairway width and LUL retail area agreed following planning approval.

**Schedule of Amendments**

The proposed amendments have been numbered throughout this document for ease of reference. All numbers refer to the summary table on page 3.

# 1.0 Schedule of Proposed Amendments

## Presented in Pre-app Meeting

In the pre-application meeting with LB Camden on the 8th February AHMM presented four principal amendments to the approved design. Following the meeting officers expressed support for the proposed amendments in the advice letter issued.

The four key amendments discussed are summarised below:

- 1

**Internal alterations to the core layout and associated changes to the southern elevation**  
It is proposed to amend the main cores to meet tenant operational requirements. This change will result in design development to the south facade at levels 4 through 9.
- 2

**Change to the design of the laboratory glazing at levels 1 – 3.**  
The arrangement of the glazing bars on the lab oriel windows has been reconsidered. We have developed an updated approach which has a stronger correlation with the structure of the building and offers significantly improved views in and out of the laboratories.
- 3

**Alterations to the Euston Road main entrance.**  
The entrance design has been developed in line with landlord and tenant requirements, providing welcoming and safe access for all into the main reception area.
- 4

**Internal alterations to layout of event space at ground and lower ground floor.**  
Further to the approved design, we have considered an opportunity to combine the two perimeter staircases linking the ground and lower-ground levels into one central staircase. The proposed design provides a more direct access route, and an improved visitor and tenant experience.

## Further Amendments

In addition to the four principal amendments discussed in the pre-application meeting, a series of further amendments are also incorporated in the proposed drawings submitted for the Section 73 application.

These amendments are summarised as follows:

- GROUND LEVEL**

5

**Change of indicative use shown within ‘flexible retail and office area’**  
The indicative retail use (green) shown in approved drawings has been omitted and changed to B1 office (blue) at ground level in support of main entrance amendments and limited increase of the loading bay footprint. The linked lower-ground level of the retail unit has been allocated to B1 use (ancilliary grey) for the relocated cycle store - refer also to item 8 in this summary.

6

**Alterations to the Cycle store entrance**  
A reduction in footprint is enabled by the utilisation of a single passenger lift in lieu of the three platform lifts shown in the approved drawings.

7

**Alterations to the indicative public realm design**  
The associated indicative public realm design has been developed further to discussion with LB Camden Highways officers, TfL and others. The Crestfield Street west side on-street loading bay has been extended slightly to provide vehicle access into the tenant gas intake room. Further details are to be submitted in a Section 278 application.

**LOWER-GROUND LEVEL**

8

**Alterations to the location and layout of cycle facilities**  
In the proposed drawings the dedicated long-stay cycle store has been moved to the north east corner of the footprint. The layout will be amended accordingly. The provision of 347 spaces is consistent with the approved scheme. Accessible cycle stands are located directly adjacent to the revised cycle store entrance.

09

**Alterations to waste management & UKPN areas**  
Additional areas required by UKPN have been incorporated at lower-ground level. The waste management areas shown in the approved drawings have been transferred to the basement level.

**Basement Level**

11

**General design development**  
The combination of plant and tenant ancillary use remains consistent with the approved design. Additional detail on corridor and room distribution has been incorporated.

**LEVELS 4 & 5**

12

**External terraces design development**  
The proposed drawings incorporate additional detail for the terrace designs at these levels

13

**Facade design development**  
The proposed drawings incorporate additional detail for the facades at these levels in some areas. The design intent remains consistent with the approved scheme. Further information is to be submitted within the discharge of related planning conditions.

**LEVELS 6-9**

14

**Double-skin facade design development**  
The proposed drawings incorporate additional detail for these areas. The design intent remains consistent with the approved scheme. Full details of the proposed design will be submitted in the discharge of conditions, including Condition 11 Building Design Details.

**ROOF LEVELS**

15

**Amendments to Photovoltaic (PV) layout**  
Further to item 1 - the proposed amendments to the central core volume will require a revision of the PV layout. An alternative product has been selected to offset a reduction in number from the layout shown in the approved drawings. The output will be consistent with the commitments of the Energy Statement. Further information will be submitted in the discharge of condition 27 ‘Photovoltaic Panels’.

16

**Amendments to roof plant layout**  
Minor changes to the indicative plant layout are proposed.

17

**Amendments to glazing at riser crown**  
Minor changes to the indicative plant layout are proposed.

**OTHER**

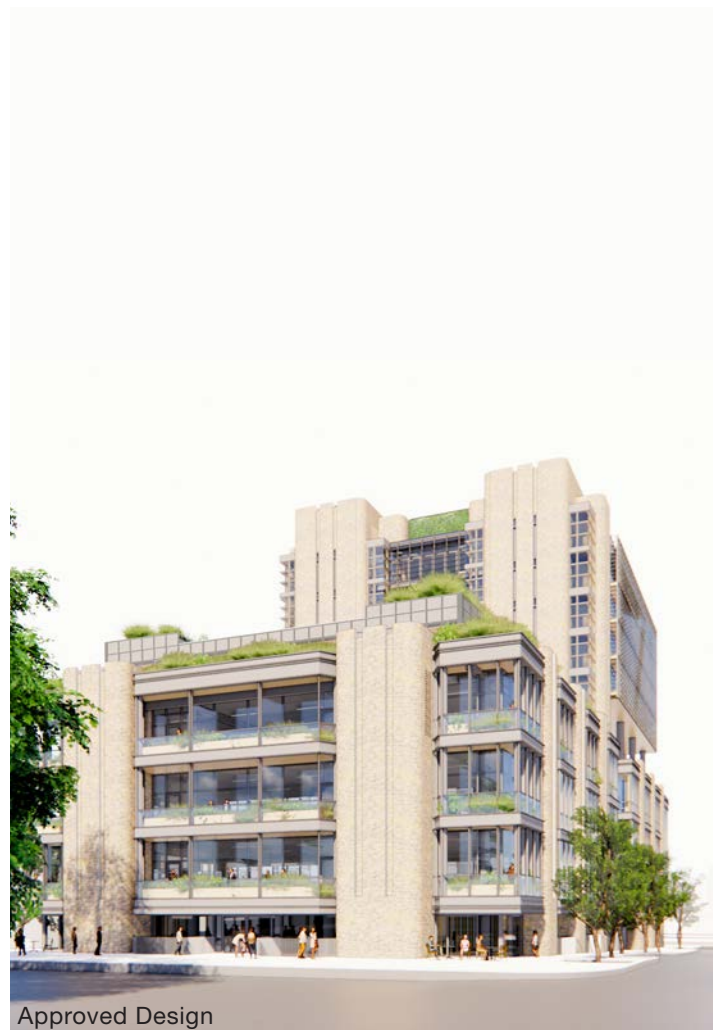
18

**South riser louvres**  
Level 3 louvres shown on south riser side elevations in approved drawings have been moved to the south elevation of same.



## 2.0 Summary of Principal Amendments

As presented in the pre-application meeting



### South Elevation

It is proposed to amend the main cores to meet tenant operational requirements. This change will result in design development to the south facade at levels 4 through 9.



### Lab Façades

The arrangement of the glazing bars on the lab oriel windows has been reconsidered.

We have developed an updated approach which has a stronger correlation with the structure of the building and offers significantly improved views in and out of the laboratories.

The vertical elements framing the external balconies addressing Argyle Square have also been reconsidered to corresponded with the updated facade rhythm.



### Euston Road Entrance

The entrance design has been developed in line with landlord and tenant requirements, providing welcoming and safe access for all into the main reception area.



### Event Space Circulation

Further to the approved design, we have considered an opportunity to combine the two perimeter staircases linking the ground and lower-ground levels into one central staircase. The proposed design provides a more direct access route, and an improved visitor and tenant experience.



## 2.0 Summary of Principal Amendments

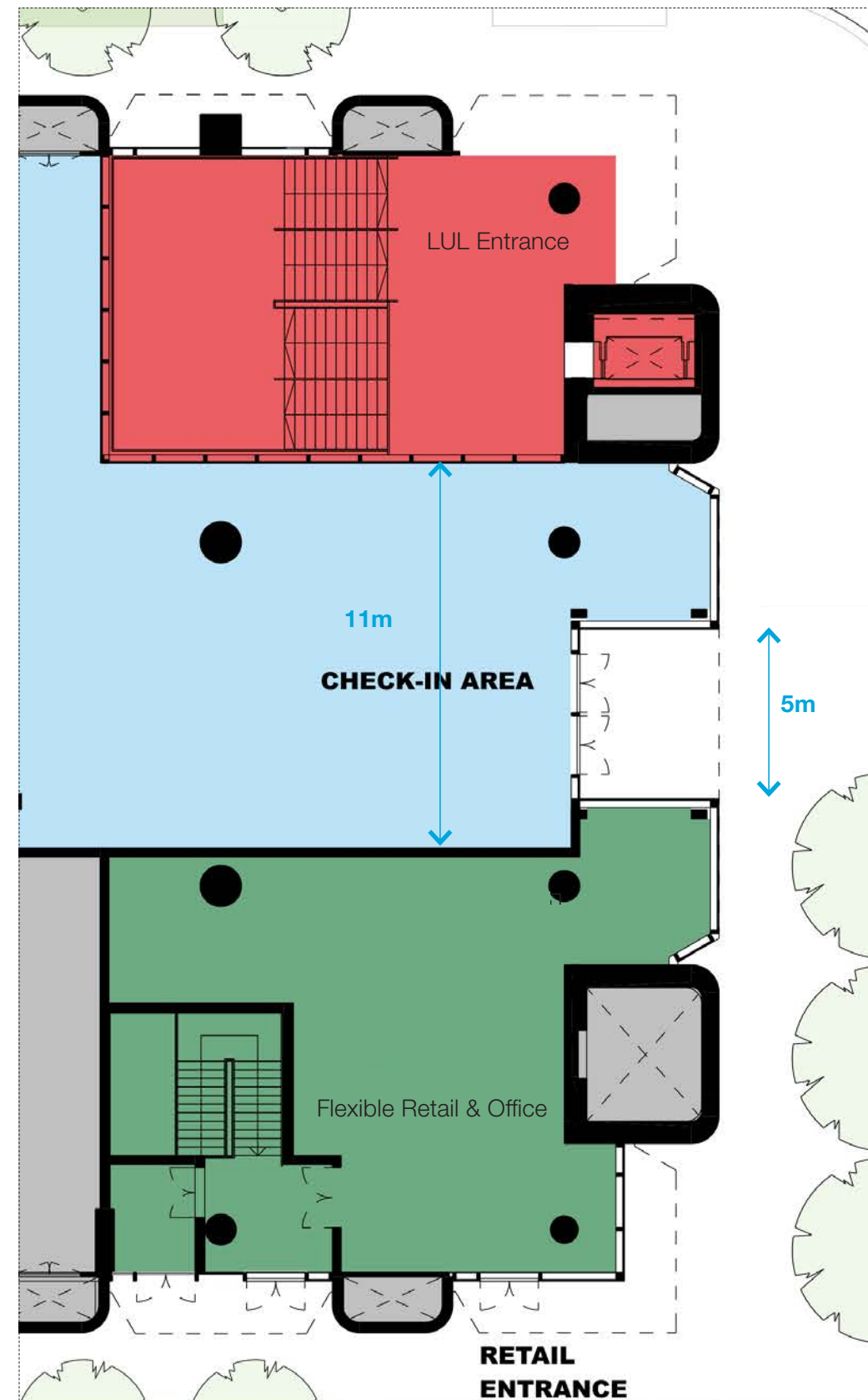
### 2.3 Main Entrance - Euston Road

In the proposed design, a reconfiguration of the flexible retail and office area provides a generous entrance space in the proposed design as shown opposite. This area was indicated as 'retail' in the approved scheme.

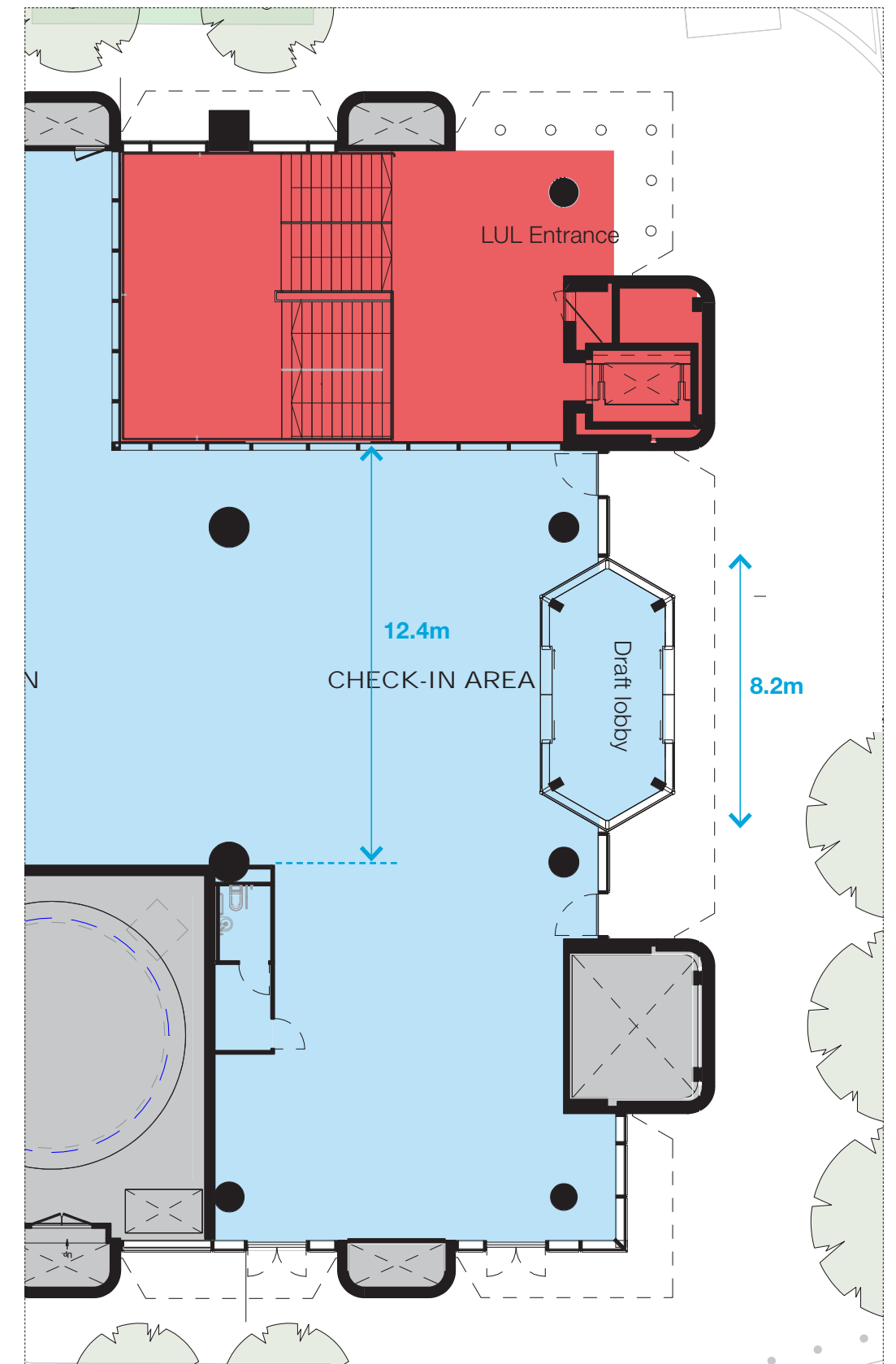
A draft lobby is provided in the proposed design. It is anticipated that access will be via powered sliding doors. Planting will be incorporated within the enclosure, providing an enjoyable view from the street.

In the proposed design pass doors will be located on either side of the entrance in addition.

Recessing the whole glazed portion of the ground floor back from the facade line will provide Belgrove House with an inviting and generous civic presence when viewed from the Euston Road footpath.



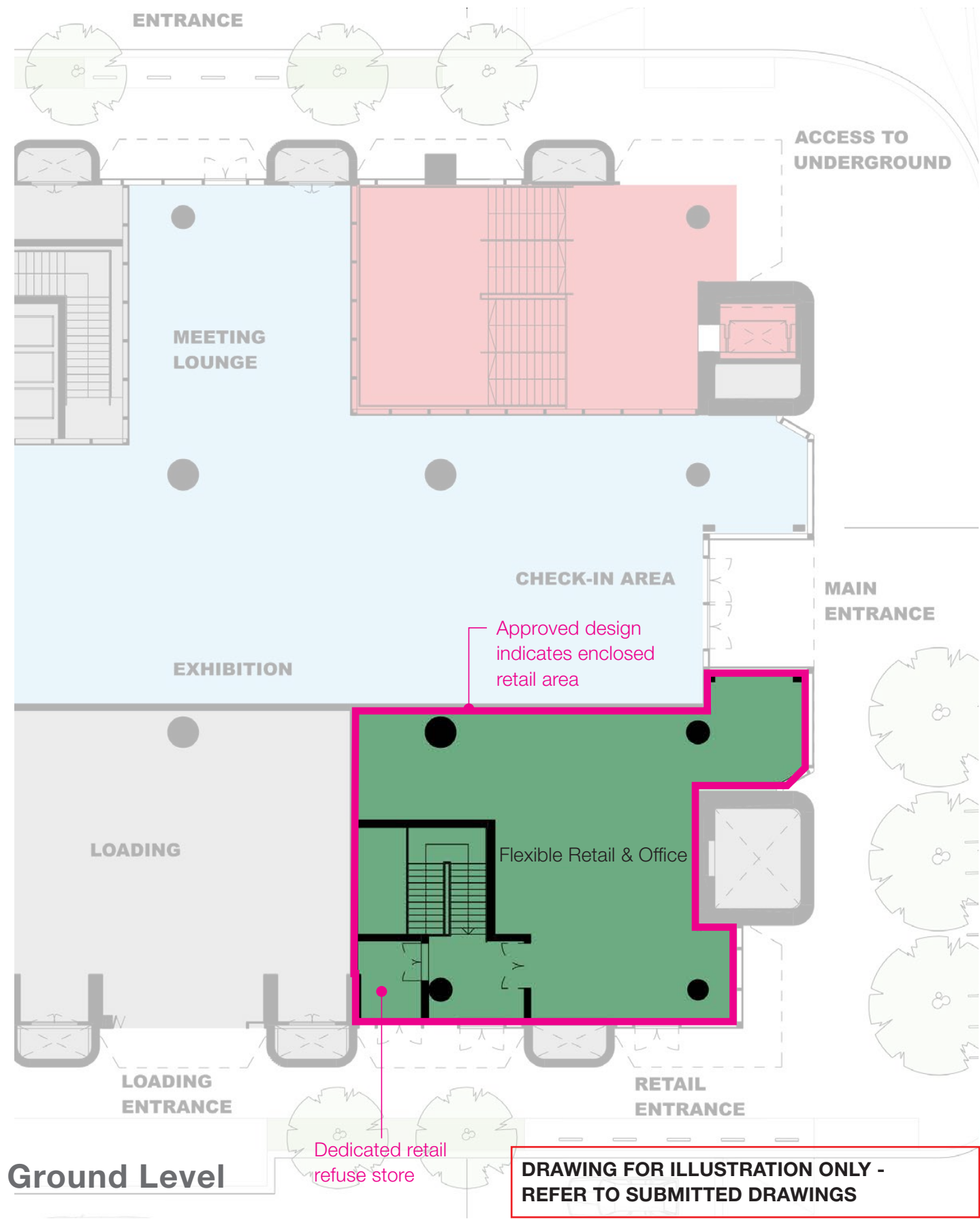
Approved design - ground floor plan NMA approved January 2022



Proposed design

# 3.0 Further Amendments

## 3.1 Indicative use within flexible retail and office area

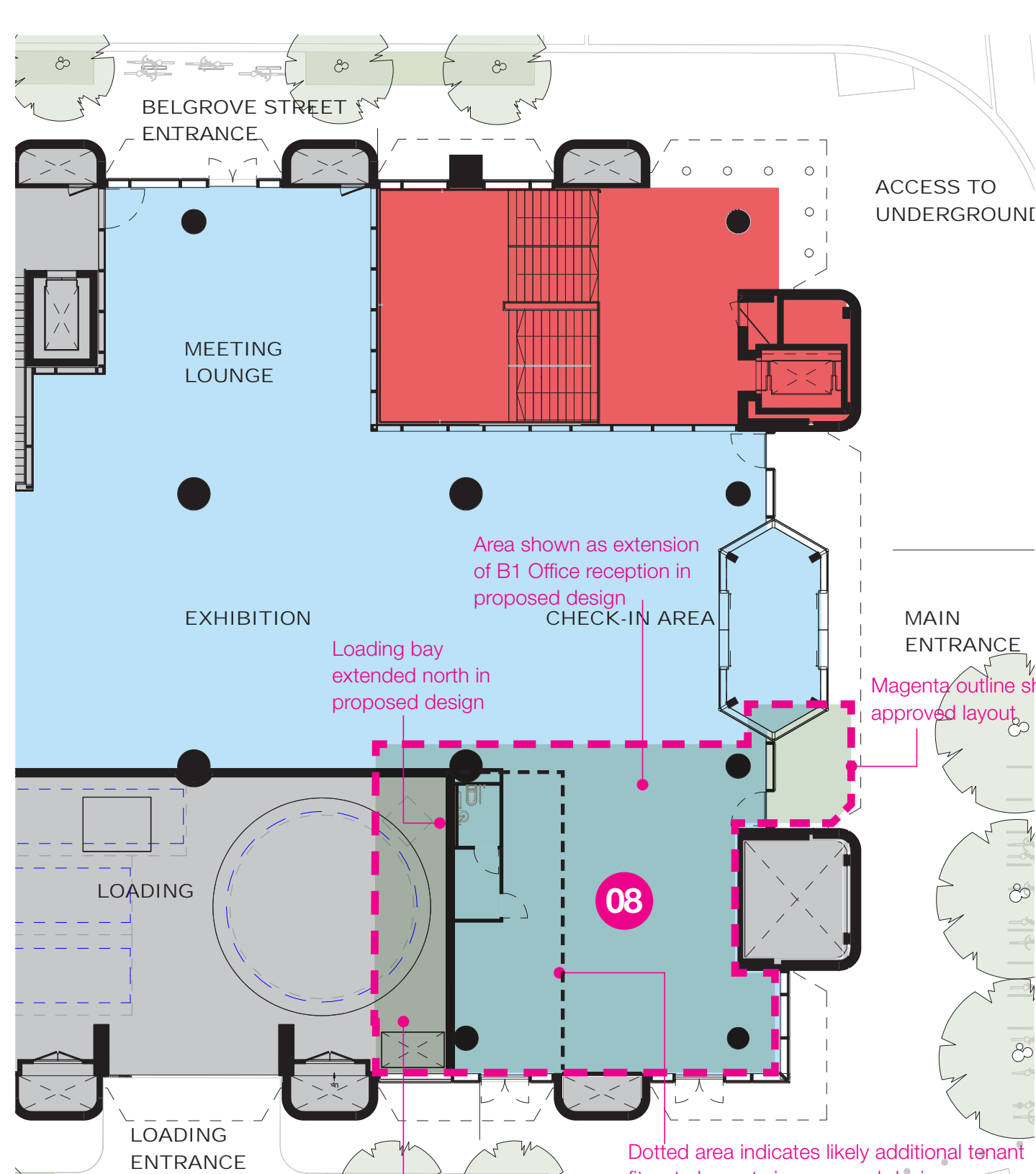


3.0 Further Amendments

3.1 Indicative use within flexible retail and office area



Lower-ground Level

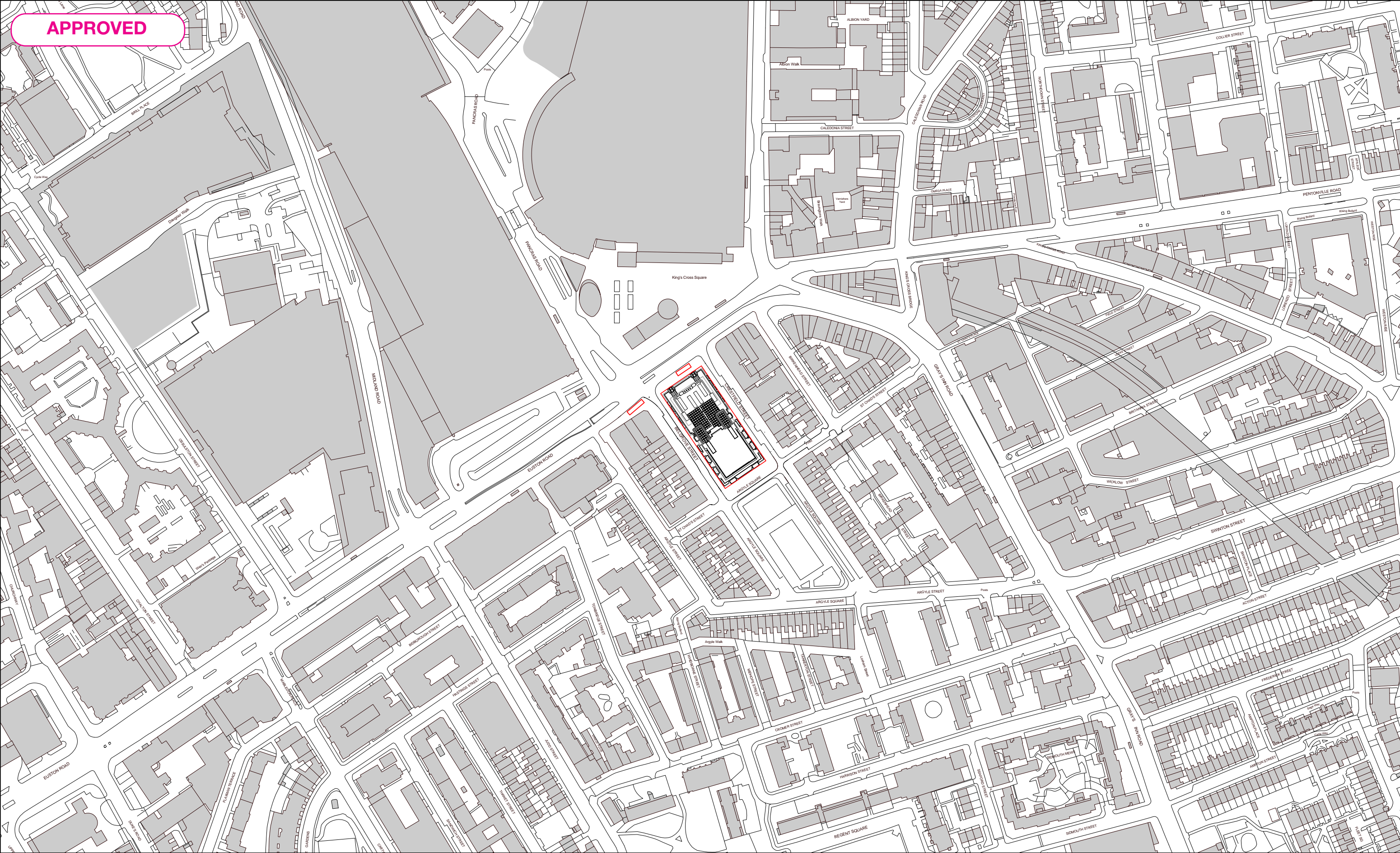


Ground Level

**DRAWING FOR ILLUSTRATION ONLY -  
REFER TO SUBMITTED DRAWINGS**

Approved and Proposed Drawings - Comparison





01050100

0 10 50 100m

REV	DATE	DESCRIPTION
P01	21/08/20	PLANNING
P02	05/11/20	PLANNING REVISED
P03	11/12/20	PLANNING REVISED

CLIENT:	PRECIS ADVISORY LTD / ACCESS SELF STORAGE	<b>NOTE</b> When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible. The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.  Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:- - any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared - any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM - any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to prepare it - the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information - any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates
CONTRACTOR:		
PROJECT MANAGER:	CPC	
STRUCTURAL ENGINEER:	AKTII	
MECHANICAL ENGINEER:	ATELIER TEN	
COST CONSULTANT:	ALINEA	
FAÇADE CONSULTANT:	FMDC	
FIRE CONSULTANT:	BUREAU VERITAS	
LANDSCAPE CONSULTANT:	BHSLA	
ACOUSTIC CONSULTANT:	SANDY BROWN	

LOCATION

17002 BELGROVE HOUSE

drawing title / location

SITE LOCATION PLAN

drawn by	checked	scale	status
AHMM	HN	1 : 1250@A1	PLANNING
project	zone	source classification	drawing no. revision
17002	P	A (00)_P000	P03