100 Avenue Road

NMA 2

LPA Ref: 2022/1609/P

Further commentary and Information to Support Application

29 September 2022

Alterations including (in summary) reconfiguration of residential units and access corridors and hallways; removal of back-of-house goods lifts and reconfiguration of service spaces; alterations to services on roof of lower block; alterations to residential amenity area at 23rd floor level; relocation of openable windows; rearrangement of amenity space at first floor level of main tower; relocation of access doors at ground floor level; reconfiguration of landscaping at base of main tower; reconfiguration of bin stores and substation accesses; reconfiguration of retail and community space to planning permission granted under reference 2014/1617/P (allowed by appeal under APP/X5210/W/14/3001616 dated 18/02/2016 and as varied by 2016/2048/P dated 10/05/2016, 2018/4239/P dated 04/08/2020 and 2019/1405/P dated 07/05/2019) for: demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or cafe/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Officer Information Request	Applicant Response
The inclusion of the annotation for the LUL access at the ground floor unit	*This has been included to Drawing PL100 as requested*
A statement and schedule setting out the need to remove the terrace from the DMR units on the low block (for the PV;s) and the resulting remaining terrace provision of the other tenures.	*The decision to remove the terrace from level 7 of the lower block was driven by a number of issues.* *It is pertinent to note that only part of the DMR terrace is being removed, and existing terrace for DMR on level 5 remains in situ.* *The greatest obstacle in providing a terrace at this level was a matter of access. The original planning application had allowed for a lift and staircase within the northernmost 'back box', which now accommodates the lift safety generator. We explored a number of options to provide a staircase and level access to this position, but found that each would result in changes to the envelope of the building.* *Following a re-assessment of areas, we established that we had overprovided on playable space, and that the removal of this space would not contradict planning policy or the quality of the scheme.* *The allocation of this space as photovoltaic panels was a result of the above, rather than a driving factor.* *The removal of this area, maintains the other areas of amenity to a level that continues meet and exceed policy requirements* *We also note that this is the DMR that is affected and not the affordable.* *Please see the table below, which sets out the current amenity areas.*

Amenity Provision				
Components	Planning requirement	Original Consent	Current Approved SchemeNMA1	Proposed NMA 2 scheme with L7 Terrace now removed
Included Items				
Amenity	1640	1807	1793	1793
Playable Space Affordable	75	176	196	196
Market	68	572	267.5	125
Excluded Items				
Community (winch)	0	0	230	230
Natural Green Space	1276	0	0	0
Totals				
Exc. Natural Green Space, Exc. Winch	1783	2555	2256.5	2114
Inc. Natural Green Space, Inc. Winch	3059	2555	2486.9	2344

Applicant to confirm the drawing numbers back to officers	Please see the table below, which hopefully sets out the new NMA 2 drawings for approval.

List of Superseded Plans/ Documents			Listed of Consolidated drawings (ie the approved drawings after NMA2	
SC_GRID_0_A_PL099	P5		SC_GRID_0_A_PL099	P6
SC_GRID_0_A_PL100	P5		SC_GRID_0_A_PL100	P7
SC_GRID_0_A_PL101	P3		SC_GRID_0_A_PL101	P4
SC_GRID_0_A_PL102	P3		SC_GRID_0_A_PL102	P4
SC_GRID_0_A_PL105	P4		SC_GRID_0_A_PL105	P5
SC_GRID_0_A_PL106	P3		SC_GRID_0_A_PL106	P4
SC_GRID_0_A_PL107	P3		SC_GRID_0_A_PL107	P4
SC_GRID_0_A_PL108	P2		SC_GRID_0_A_PL108	P3
SC_GRID_0_A_PL113	P2		SC_GRID_0_A_PL113	P3
SC_GRID_0_A_PL119	P2		SC_GRID_0_A_PL119	P3
SC_GRID_0_A_PL121	P2		SC_GRID_0_A_PL121	P3
SC_GRID_0_A_PL123	P2		SC_GRID_0_A_PL123	P3
SC_GRID_0_A_PL124	P2		SC_GRID_0_A_PL124	P3
SC_GRID_0_A_PL200	P3		SC_GRID_0_A_PL200	P4
SC_GRID_0_A_PL201	P4		SC_GRID_0_A_PL201	P5
SC_GRID_0_A_PL202	P4		SC_GRID_0_A_PL202	P6
SC_GRID_0_A_PL203	P4		SC_GRID_0_A_PL203	P6
SC_GRID_0_A_PL204	P4		SC_GRID_0_A_PL204	P5
SC_GRID_0_A_PL205	P4		SC_GRID_0_A_PL205	P6
SC_GRID_0_A_PL206	P4		SC_GRID_0_A_PL206	P6
SC_GRID_0_A_PL207	P4		SC_GRID_0_A_PL207	P6
SC_GRID_0_A_PL210	P2		SC_GRID_0_A_PL210	P3
SC_GRID_0_A_PL211	P2		SC_GRID_0_A_PL211	P3
SC_GRID_0_A_PL213	P3		SC_GRID_0_A_PL213	P4
SC_GRID_0_A_PL214	P3		SC_GRID_0_A_PL214	P4
SC_GRID_0_A_PL401	P2		SC_GRID_0_A_PL401	P3
SC_GRID_0_A_PL402	P3		SC_GRID_0_A_PL402	P4
SC_GRID_0_A_PL403	P2		SC_GRID_0_A_PL403	P3
SC_GRID_0_A_PL404	P3		SC_GRID_0_A_PL404	P4
SC_GRID_0_A_PL405	P3		SC_GRID_0_A_PL405	P4
SC_GRID_0_A_PL406	P3		SC_GRID_0_A_PL406	P4