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Scale and Appearance



06- PPC RAL-7008 Railings



08- Satin Glass



09- PPC Louvered Plant Screen - RAL 7035



10- Roof Covering - Washed Pebbles



11- Roof Covering - Sedum Roof



12- Roof Covering - Biodiverse



13- Roof Covering - Porcelain Pavers - Travertine Tan Stone



13- Roof Covering - Porcelain Pavers - Travertine Tan Stone

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Use / Amount

- The use and amount of development has remained broadly unchanged. The mix of apartments still comprises of 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units). The split between open market and affordable also remains unchanged from the consented scheme.
- The apartment sizes across the scheme have had minor tweaks as required to meet the regulatory requirements of Part M4(2) and M4(3) and to incorporate the spatial demands required for the target market of buyers.
- The affordable units have been improved and enhanced, particularly the ground floor duplex where they now benefit from direct access to the terraces at lower ground floor level with improved bedroom space above.
- All of the apartments types have remained in their original positions as the consented scheme apart from at 5th floor level in Block A where 2 and 3 bed apartments have changed places.
- There is a minor reduction in retail floor space at ground level due to the requirements of fire corridors and the increased entrance lobby area. However the retail space is now all grouped together to allow for flexibility and future proofing.
- There is no change to the quantum of cycle parking as the scheme retains the 138 spaces approved, as well as the additional visitor cycle parking outside.
- The accommodation schedule follows:

	Unit No.	Unit No. Duplex Upper	Duplex	Tenure			Bed				Part M
				SR	INT	P	S	1b	2b	3b	
Ground Floor	1										
	2										
	3										
TOTAL	3										
LG Floor											
Block C	C-01		Yes	SR						3	M4(2)
	C-02		Yes	SR					2		M4(2)
	C-03		Yes	SR						3	M4(2)
	C-04		Yes	SR						3	M4(2)
LG Floor Total	4	4									
UG Floor											
Block B	B-01		Yes			P				3	M4(2)
	B-02		Yes			P				3	M4(2)
	B-03		Yes			P				3	M4(2)
	B-04		Yes			P				3	M4(2)
Block C		C-01									
		C-02									
		C-03									
		C-04									
UG Floor Total	4	8									
1st Floor											
Block A	A-01					P			2		M4(2)
	A-02					P	S				M4(2)
	A-03					P		1			M4(2)
	A-04					P		1			M4(2)
	A-05					P				3	M4(2)
	A-06					P			2		M4(2)
Block B		B-01									M4(2)
		B-02									M4(2)
		B-03									M4(2)
		B-04									M4(2)
	B-05					P	S				M4(2)
	B-06					P			2		M4(2)
	B-07					P	S				M4(2)
Block C	C-05			SR						3	M4(2)
	C-06			SR						3	M4(2)
	C-07		Yes	SR					2		M4(2)
1st Floor Total	12	16									

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Use / Amount

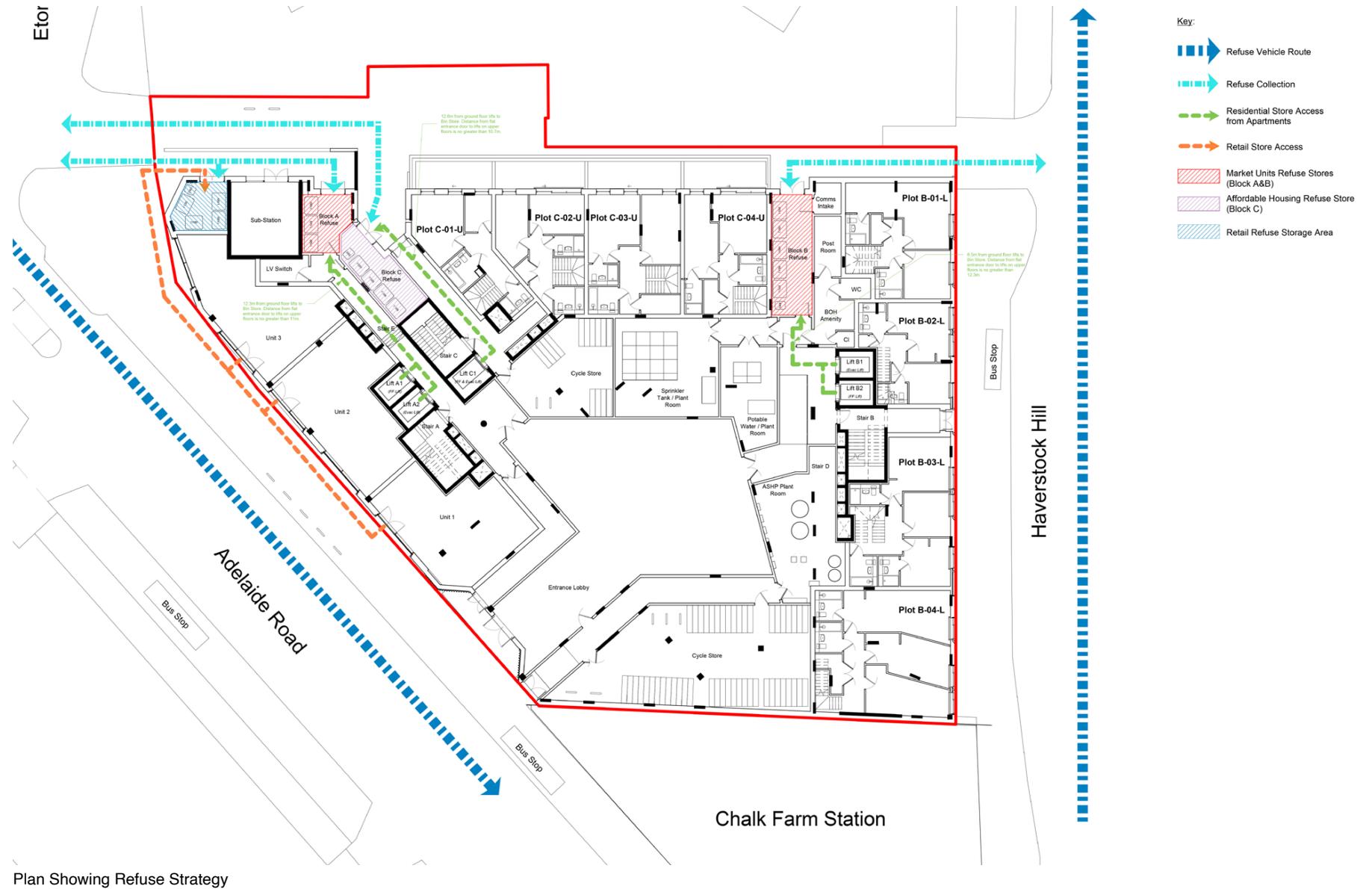
	Unit No.	Unit No. Duplex Upper	Duplex	Tenure			Bed				Part M
				SR	INT	P	S	1b	2b	3b	
2nd Floor											
Block A											
	A-07					P			2		M4(2)
	A-08					P	S				M4(2)
	A-09					P		1			M4(2)
	A-10					P		1			M4(2)
	A-11					P			2		M4(2)
	A-12					P			2		M4(2)
Block B											
	B-08					P			2		M4(3)
	B-09					P		1			M4(3)
	B-10					P		1			M4(2)
	B-11					P			2		M4(2)
	B-12					P			2		M4(2)
Block C											
	C-08	C-07									M4(2)
	C-09			SR						3	M4(2)
2nd Floor Total	13	14									
3rd Floor											
Block A											
	A-13					P			2		M4(2)
	A-14					P	S				M4(2)
	A-15					P		1			M4(2)
	A-16					P		1			M4(2)
	A-17					P			2		M4(2)
	A-18					P			2		M4(2)
Block B											
	B-13					P			2		M4(3)
	B-14					P		1			M4(3)
	B-15					P		1			M4(2)
	B-16					P			2		M4(2)
	B-17					P			2		M4(2)
Block C											
	C-10				INT			1			M4(3)
	C-11				INT		S				M4(2)
	C-12				INT			1			M4(2)
	C-13				INT				2		M4(2)
3rd Floor Total	15	15									

	Unit No.	Unit No. Duplex Upper	Duplex	Tenure			Bed				Part M
				SR	INT	P	S	1b	2b	3b	
4th Floor Total											
	15	15									
5th Floor											
Block A											
	A-25					P				3	M4(2)
	A-26					P			2		M4(2)
	A-27					P			2		M4(2)
	A-28					P			2		M4(2)
Block B											
	B-23	A-24				P				3	M4(3)
	B-24					P			2		M4(2)
	B-25					P			2		M4(2)
	B-26					P				3	M4(2)
5th Floor Total	8	9									
6th Floor											
Block A											
	A-29					P				3	M4(2)
	A-30					P				3	M4(2)
Block B											
	B-27					P				3	M4(3)
	B-28					P			2		M4(2)
	B-29					P			2		M4(2)
	B-30					P				3	M4(2)
6th Floor Total	6	6									
TOTAL	77		10	9	8	60	8	18	32	19	

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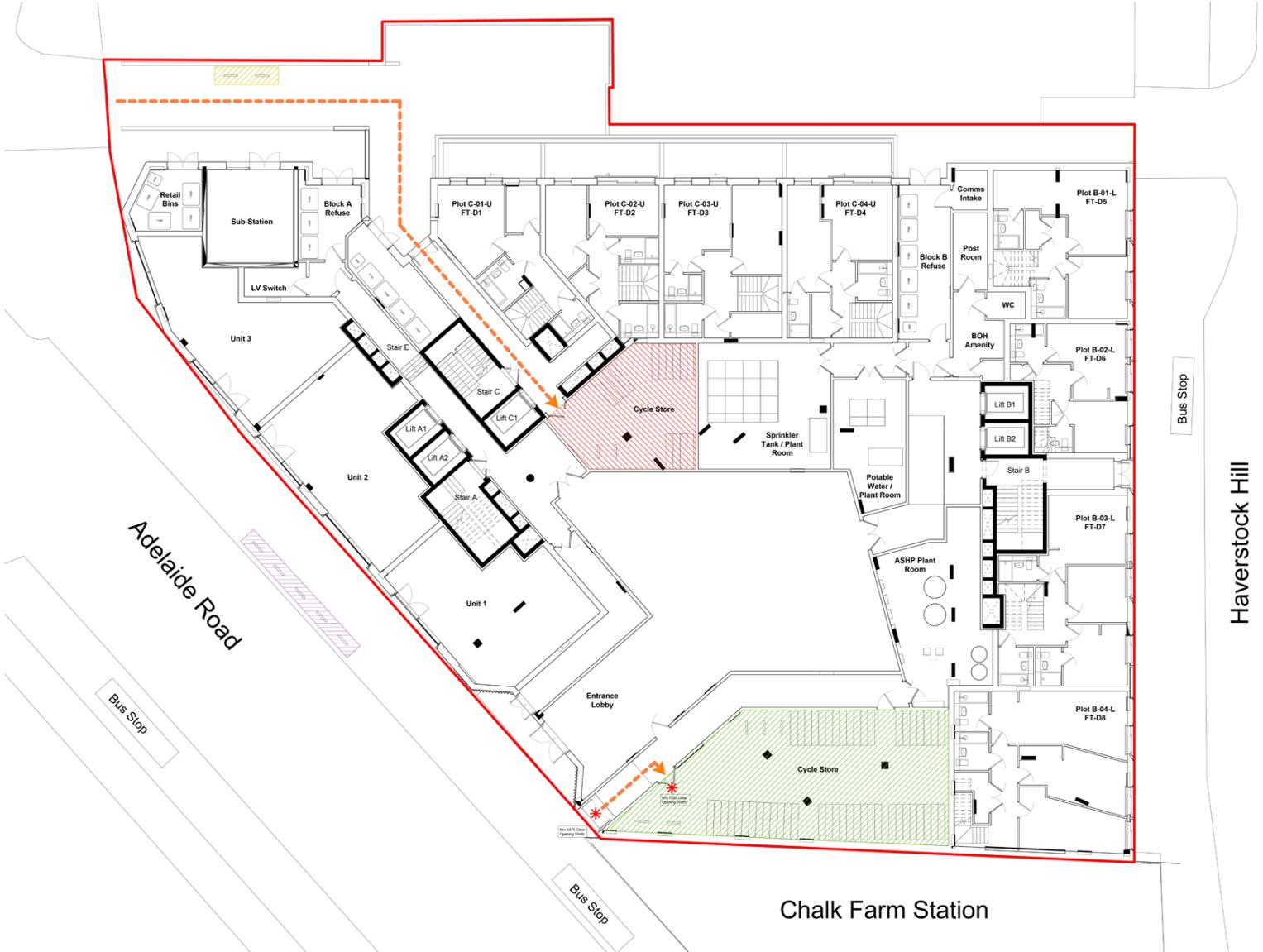
Access

- The development has now been designed to operate separately between different tenures. Thus Block C (affordable units) now have their own dedicated cycle store containing 30 spaces accessed through their own building entrance. This significantly improves the usability and saves residents entering 1 building then leaving and walking around the corner to go into their own entrance. The balance of cycle spaces in the open market part is now accessed via a separate service corridor to prevent bikes being wheeled from the feature entrance lobby space.
- The cycle access and parking meet the requirements of the London Cycling Design Standards and incorporate 10% accessible cycle parking spaces.
- Like the cycle parking the refuse stores have been separated to maintain separation between the blocks thus Block C now has a dedicated refuse store access externally adjacent to the main entrance doors.
- The plans that follow show the refuse and cycle strategy.



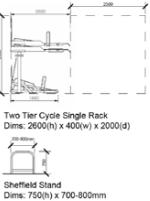
5

Access



- Key:**
- Route to residential cycle store
 - Market Units Cycle Store (Block C) (108 spaces)
 - 49 Two Tier Single Racks
 - 5 Sheffield Hoops
 - Affordable Housing Cycle Store (Block C) (32 spaces)
 - 14 Two Tier Single Racks
 - 2 Sheffield Hoops
 - Sheffield bike hoops providing 4 no. visitor spaces
 - Sheffield bike hoops providing 9 no. retail spaces
 - Push button / Pressure pad operated automated door

Cycle Rack Details:



- Notes:**
- Cycle storage area walls to be constructed using blockwork
 - Lighting to all cycle storage areas to be provided with PIR sensors



Precedent Image of Cycle Storage

Plan Showing Cycle Strategy

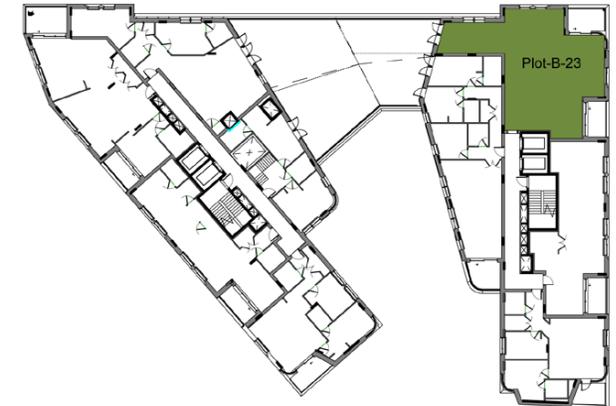
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Part M4(3) Regulations

- The mix of units and tenure distribution of the Part M4(3) units has remained unchanged, however a 3 bed unit has been relocated from the 5th floor of Block A to the 6th Floor of Block B due to the spatial demands of the layout requirements. The new positions are shown on the plan opposite.
- PWA have reviewed the apartment layouts in relation to the Part M4(3) requirements and have tweaked the them to fully meet the current requirements. These are shown on the following pages.



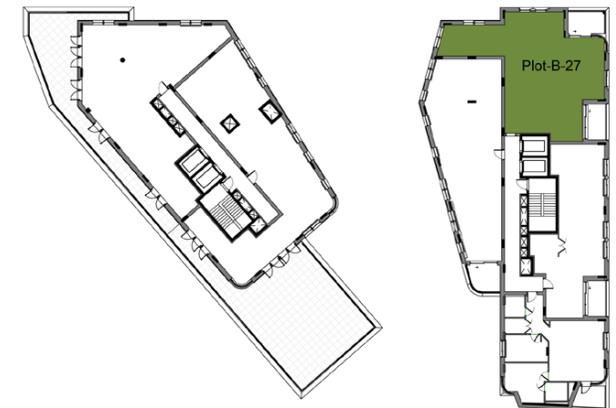
2nd Floor M4(3) Location Plan



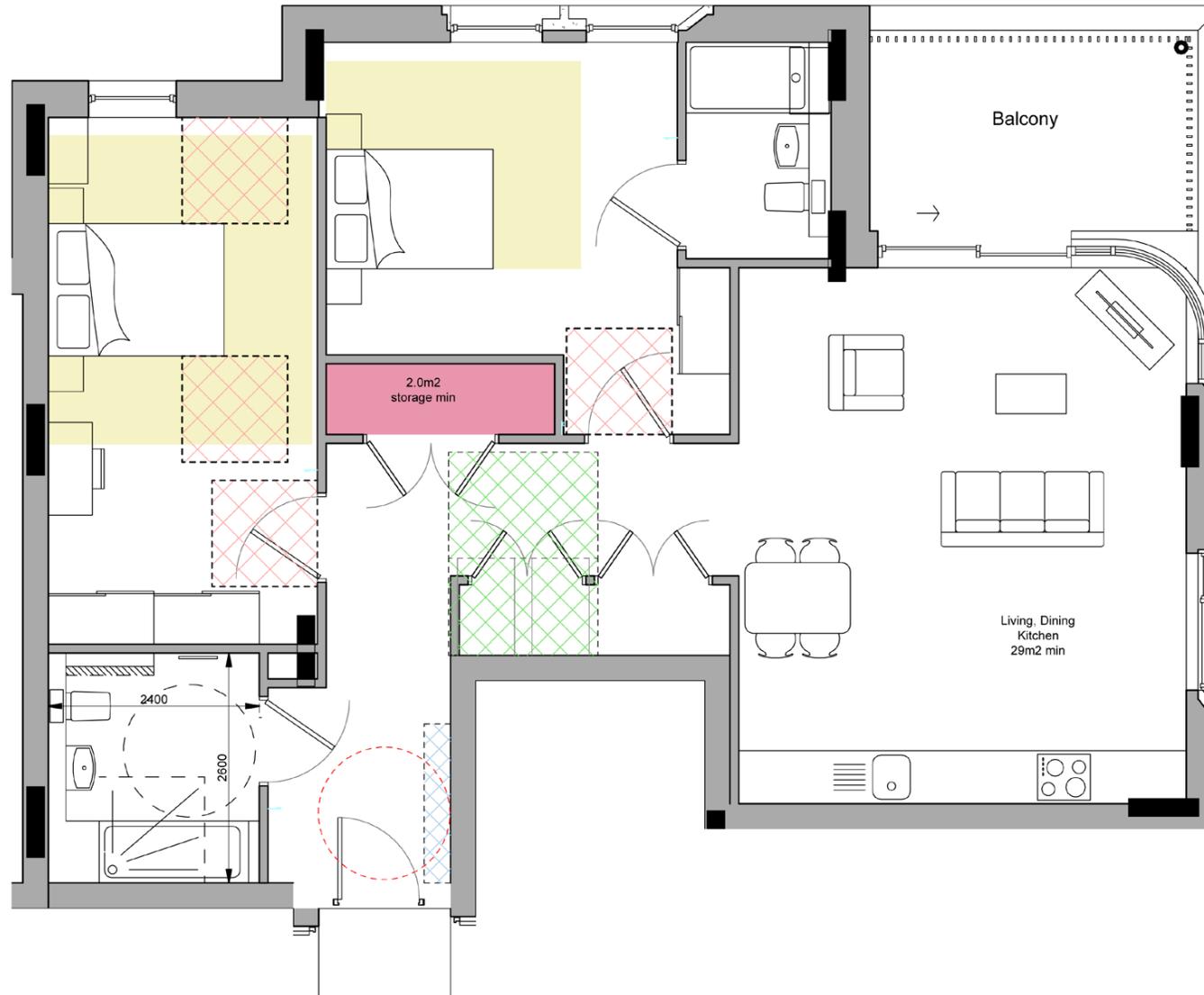
5th Floor M4(3) Location Plan



3rd Floor M4(3) Location Plan



6th Floor M4(3) Location Plan



M4(3) Zones Key:

Wheelchair storage and transfer space

- 1100x1700mm Space (DxW)
- 1200mm Clear Access Zone



100mm wide clear access zone to bed

- Primary bedroom to provide clear zone to both sides and foot of bed clear of all furniture
- Secondary bedrooms to provide clear zone to one side and foot of bed clear of all furniture



Manoeuvring space - 1200x1200mm

- Clear of doorway when in the closed position



Principle entrance - Min. 300mm nib to leading edge

- 300mm nib is to be maintained for a minimum 1800mm beyond leading edge



1500mm Clear turning circle

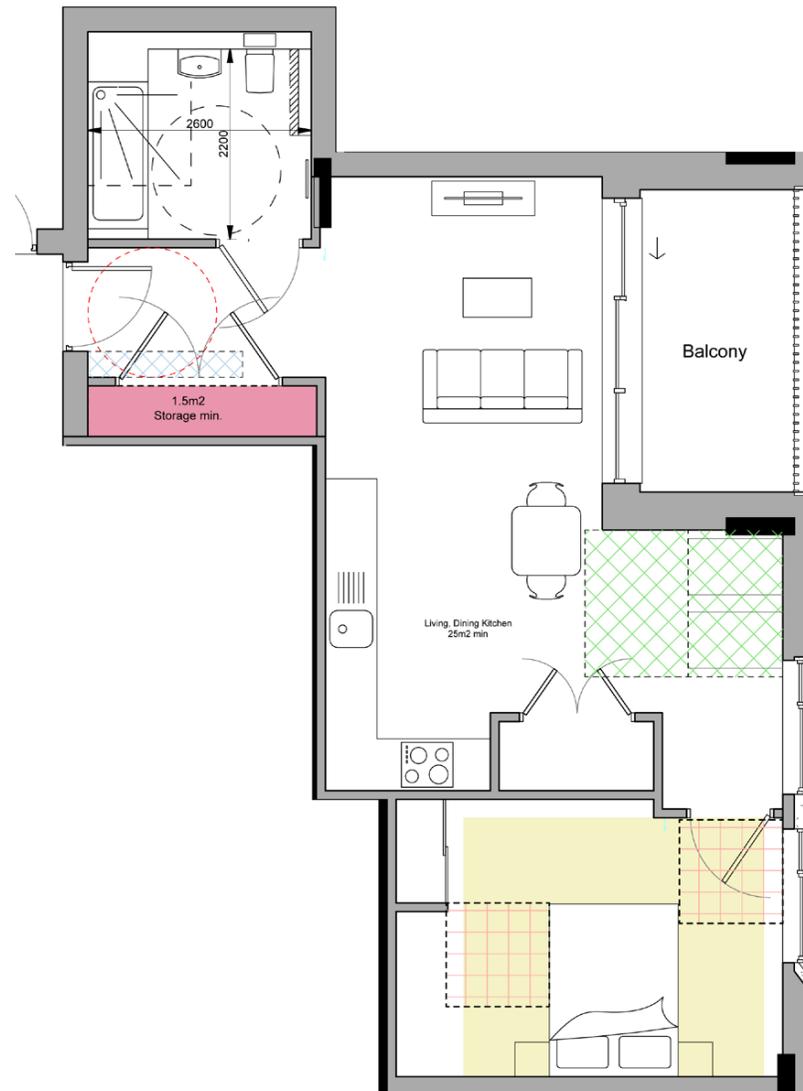
- Clear of doorway when in the closed position



Storage area

- Storage area relative to number of bedrooms in a flat
- 1.5m² relates to 1 bedroom
- 2m² relates to 2 bedroom
- 2.5m² relates to 3 bedroom





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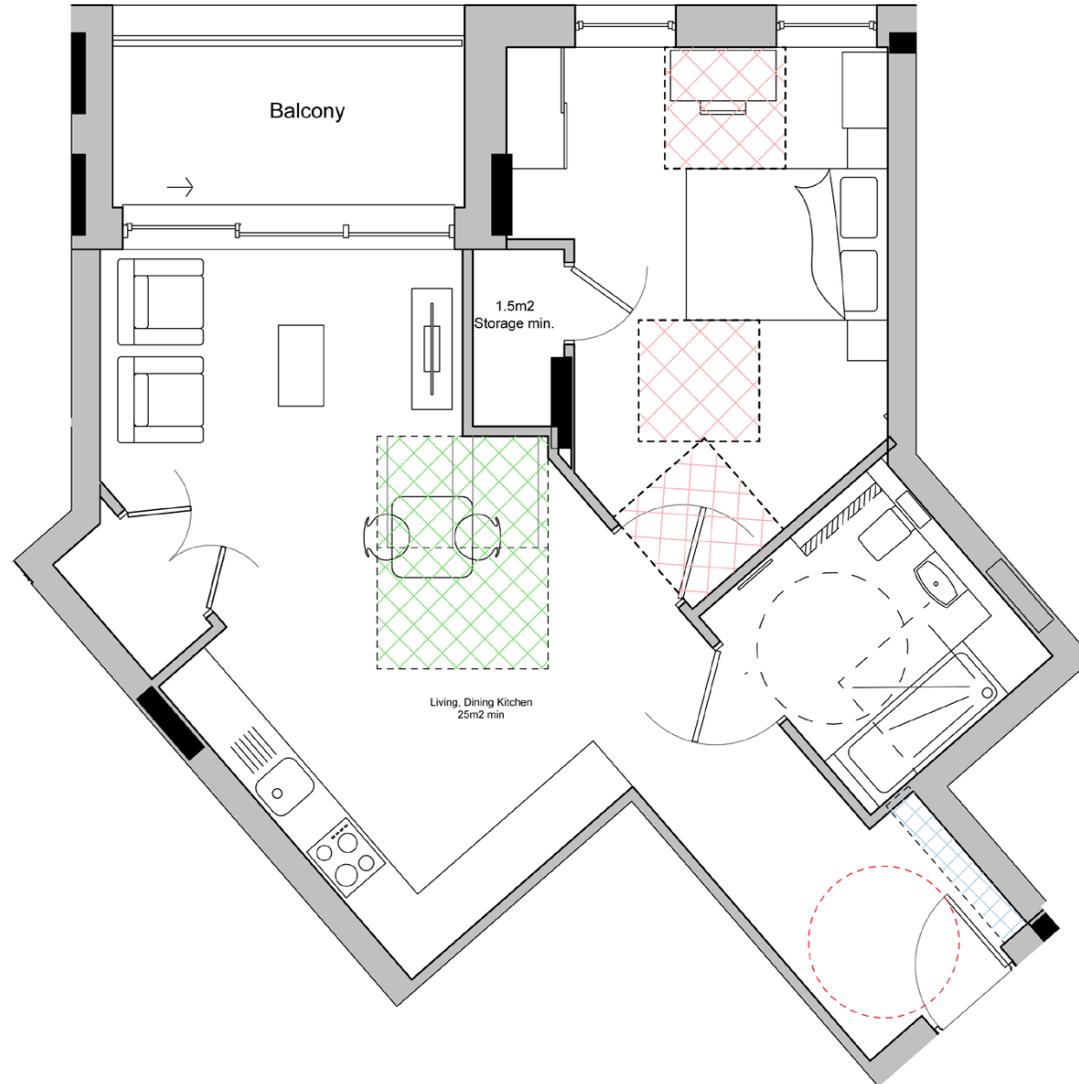
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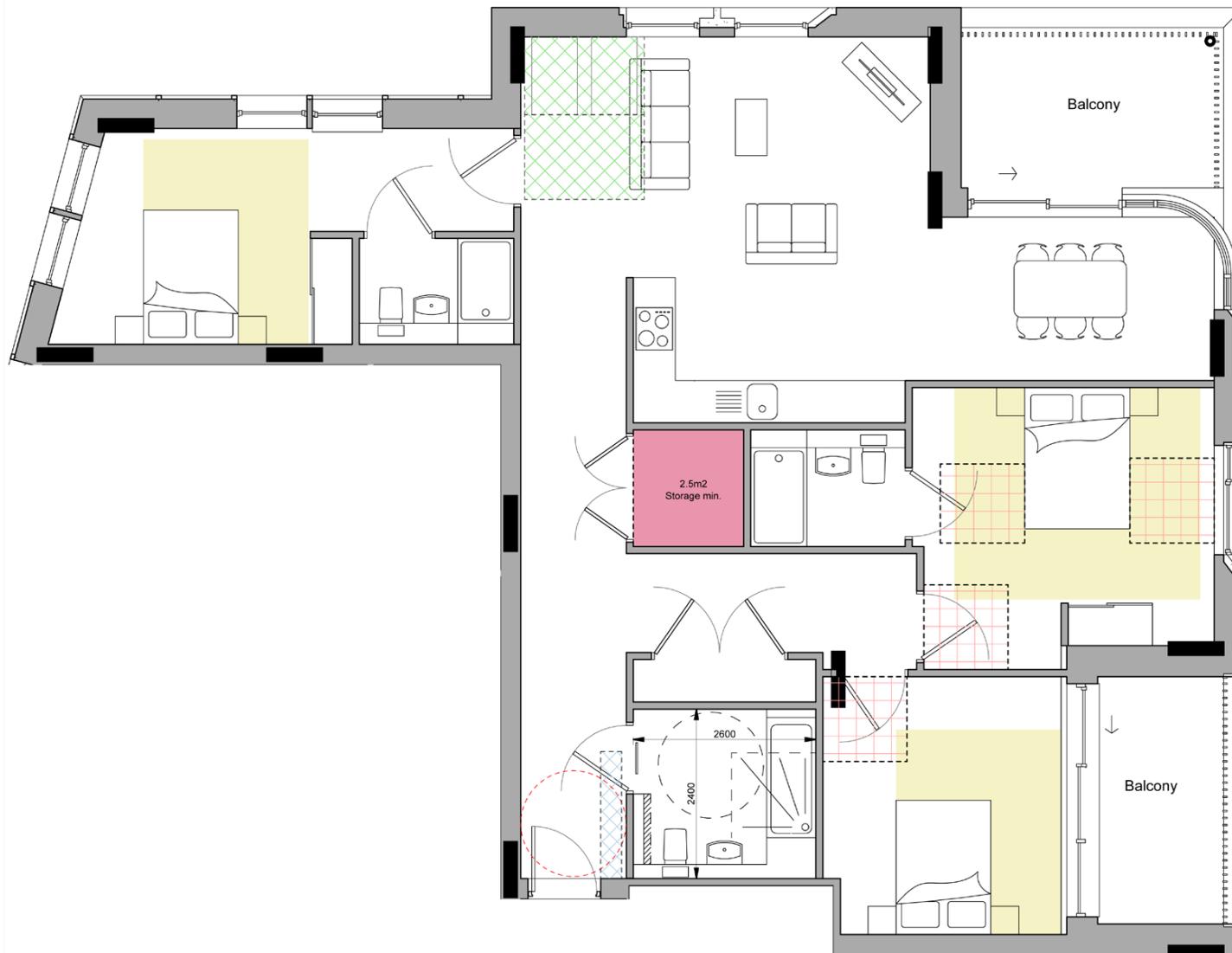
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- The proposed minor amendments to the scheme improve the safety and usability of the building to allow it to be constructed to meet the current legal and regulatory, requirements and the planning conditions, as well as improving the experience and life for the residents and visitors.
- The proposed minor amendments will also provide improved fire safety and sustainability, which are two key considerations in any modern development.
- The changes enhance the visual appearance of the building especially around the entrance. Whilst the changes to the internal courtyard reduce overlooking between the apartments and allow the creation of exciting vistas out of the space.
- There is no harm or negative impact in terms of building massing from the consented scheme with only the setback plant screens on the roof as a new edition, as these allow a sustainable energy strategy to be adopted.
- The amendments combined with the quality palette of external materials will deliver the statement landmark development originally intended and which the site deserves.
- Overall and in the context of the approved development, the amendments sought are considered non-material.
- The client and the design team are poised to deliver the scheme in to deliver new high quality residential accommodation to the borough.



CGI of proposed scheme looking towards Chalk Farm Station

