

File Note

Job / File No	807/P07
Doc No	FN_0003-01
Date	20.10.2022, revision 01, 09.01.2023
Subject	Text for updated planning drawings
Note Author	JS

5th Quad Support Building

Updated Planning Drawings Summary

This summary outlines the updates to the approved 5th Quad Support Building planning drawings submitted under application no: 2021/6029/P.

This document should be read in conjunction with the full design and access statement for that consented scheme.

The updates detailed in this summary comprise the following:

- A reduction of the proposed building height and extent.
- This reduction corresponds to a lessening of the impact of the scheme on the site and adjoining buildings.
- They result in an increased area of biodiversity compared to the previously submitted scheme.
- They result in an increased area of on-site renewable energy generation compared to the previously submitted scheme.



5th Quad Support Building as submitted 13.10.2021 (excluding PVs).

5th Quad Support Building as per updated drawings.

Updates Summary

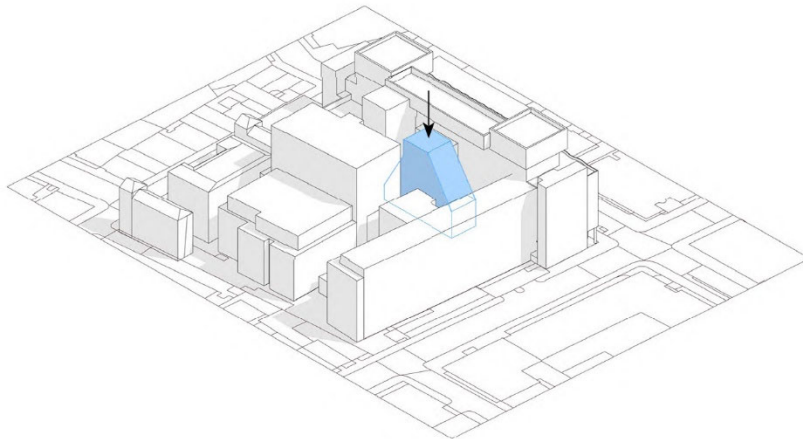
The modifications to the submitted scheme are outlined below, these should be read in conjunction with the attached drawings:

1. Removal of Level 5

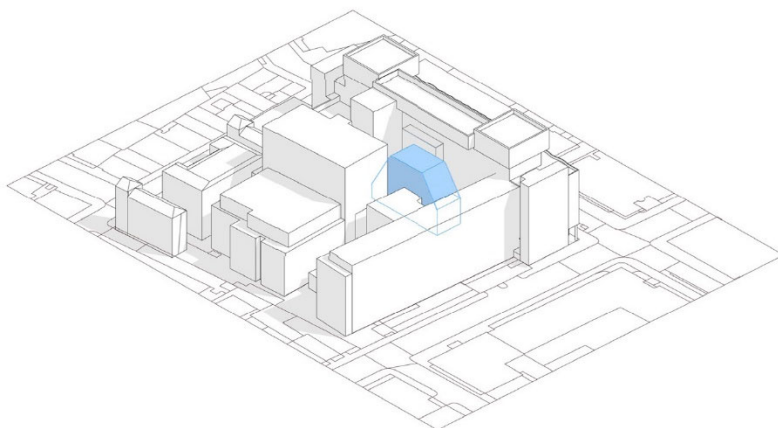
The Sainsbury Welcome Centre undertook a review of their operational requirements and concluded that a 5th floor was surplus to requirements for the 5th Quad Support Building and more efficient layout could be utilised. The removal of this floor results in the following:

- A reduction in the overall height of the building from +56.025m (AOD) taken from the top of the balustrade to 51.155m (AOD) at the equivalent point.
- A reduction in the overall GIA of the proposed building from 905m² to 804m².

- c) The removal of a maintenance bridge link from level 6, this removes the impact on the existing building façade at this level.
- d) An increase in the green roof area of the building resulting in an increase in the on-site biodiversity compared to the previously submitted scheme.
- e) An increase in the area of on-site solar panels for on-site renewable energy generation compared to the previously submitted scheme.
- f) A minor realignment of the internal floor levels at levels 1-4 to accommodate additional raised access floor zones.
- g) The retention of views from level 5 of the existing SWC building.



5th Quad Support Building overall massing as submitted 13.10.2021.



5th Quad Support Building reduced massing as described in the updated drawings (removing Level 5).

2. Modifications to the Elevations

The removal of level 5 has resulted in the internal reconfiguration of level 4. This internal reconfiguration now accommodates a large meeting room originally planned at level 5. The associated ancillary accommodation, including wellbeing rooms, accessible wc/baby changing room and kitchenette have been repositioned to enable this.

This internal reconfiguration, and the removal of level 5 has resulted in the following modifications to the façades as described in detail below:

South Façade:

- a) In General:
 - The depth of the air vent profiles has increased by 150 mm.
- b) Level 4:
 - The relocation of two windows to match the internal plan reconfiguration. No addition or reduction of windows is proposed.

- The reduction of one air vent, and the relocation of three air vents.
- c) Level 3:
 - The reduction of one air vent, and the relocation of one air vent.
- d) Level 2:
 - The reduction of two air vents.
- e) Level 1:
 - The relocation of two air vents.
 - The omission of visible structural bracing on the façade.

North Façade:

- f) In General:
 - The depth of the air vent profiles has increased by 150 mm.
- g) Level 4:
 - The addition of two air vents.
- h) Level 3:
 - The reduction of one air vent, and the relocation of one air vent.
- i) Level 2:
 - The reduction of two air vents
- j) Level 1:
 - The reduction of two air vents.
 - The omission of visible structural bracing on the façade.

East Façade:

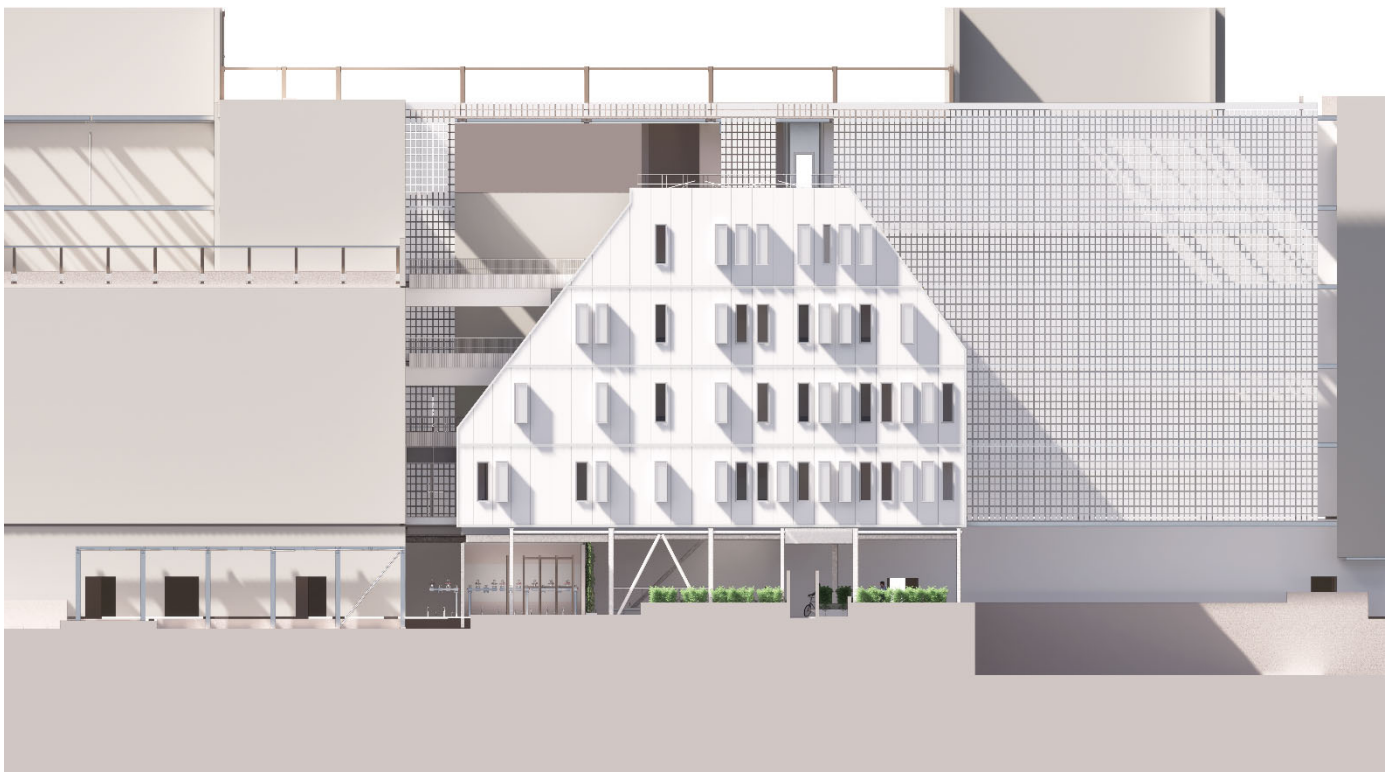
- k) Level 2:
 - A switch between opaque cladding panels and clear glazing in one bay.
 - The removal of four opening window units for fixed cladding panels in four bays.
- l) Level 1:
 - A switch between opaque cladding panels and clear glazing in three bays.
 - The removal of two opening window units for fixed cladding panels in four bays.

West Façade:

- m) Level 4:
 - A switch between opaque cladding panels and clear glazing in three small bays.
 - The removal of four opening window units for fixed cladding panels in two bays and two fixed windows in two bays.
- n) Level 3:
 - A switch between opaque cladding panels and clear glazing in one bay.
 - The removal of four opening window units for fixed cladding panels in two bays and two fixed windows in two bays.
- o) Level 2:
 - The removal of two opening window units for two fixed windows in two bays.
- p) Level 1:
 - A switch between opaque cladding panels and clear glazing in one bay.
 - The removal of four opening window units for fixed cladding panels in three bays and one fixed windows in one bay.



5th Quad Support Building South Façade as submitted 13.10.2021.



5th Quad Support Building South Façade as described on the updated drawings (removing Level 5).

3. Modifications to Link Bridges / Building Soffit

The finalisation of the technical design has resulted in the following modifications to the north/south and east/west link bridges and building soffit:

- a) The lowering of the soffit level by approx. 300 mm to the bridge links and building to accommodate additional thermal insulation and to visually conceal services runs beneath the bridge links.
- b) The introduction of cladding to the link bridge structural beams to provide thermal insulation and avoid cold bridges in to the existing and proposed building. The introduction of this cladding will wrap each beam and not result in an increase in the visual impact of the beams themselves.
- c) An increase in the number of vertical balusters in the balustrade design to the east/west bridge link to ensure safe access between buildings.

4. Inclusive Access

The reconfiguration of the 4th floor includes an accessible WC with baby-change space. All other floors, and the 4th floor can access other WC groups with accessible WCs approximately 20m from the north/south bridge link.

An accessible shower facility is available on the ground floor of the main SWC building.

Construction Management Plan

The Draft Construction Management Plan previously submitted as part of application 2021/6029/P remains valid for this modification to construct 4 floors instead of 5. The finalised Construction Management Plan has been resubmitted 03 January 2023 following comments from LB Camden.

End