

## Groupwork

### Technical Note

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Project	317 Finchley Road
Title	Planning Note to Support S73 Application
Ref.	240
Rev.	B
Date	13.01.2023

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### Introduction

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The purpose of this Technical Note is to provide technical guidance regarding a non-material amendment to the consented scheme (Planning Ref. 2016/2910/P) The proposal looks to replace the following drawings:

- |   |               |    |   |
|---|---------------|----|---|
| - | 240-400 rev K | to | 240_400 rev M_Proposed Basement plan            |
| - | 240-401 rev H | to | 240_401 rev J_Proposed Lower Ground Floor plan  |
| - | 240-402 rev L | to | 240_402 rev N_Proposed Ground Floor plan        |
| - | 240-403 rev I | to | 240_403 rev K_Proposed First Floor plan         |
| - | 240-404 rev I | to | 240_404 rev K_Proposed Second Floor plan        |
| - | 240-405 rev I | to | 240_405 rev K_Proposed Third Floor plan         |
| - | 240-406 rev I | to | 240_406 rev K_Proposed Fourth Floor plan        |
| - | 240-407 rev I | to | 240_407 rev K_Proposed Fifth Floor plan         |
| - | 240-408 rev I | to | 240_408 rev K_Proposed Sixth Floor plan         |
| - | 240-409 rev H | to | 240_409 rev J_Proposed Seventh Floor plan       |
| - | 240-410 rev H | to | 240_410 rev J_Proposed Eighth Floor plan        |
| - | 240-411 rev I | to | 240_411 rev K_Proposed Ninth Floor plan         |
| - | 240-412 rev B | to | 240_412 rev D_Proposed Roof plan                |
|   |               |    |   |
| - | 240-500 rev H | to | 240_500 rev J_Proposed Section A                |
| - | 240-501 rev H | to | 240_501 rev J_Proposed Section B                |
|   |               |    |   |
| - | 240-600 rev H | to | 240_600 rev J_Proposed Finchley Road Elevation  |
| - | 240-601 rev H | to | 240_601 rev J_Proposed North Elevation          |
| - | 240-602 rev H | to | 240_602 rev J_Proposed West Elevation           |
| - | 240-603 rev I | to | 240_603 rev K_Proposed Billy Fury Way Elevation |

The proposal looks to replace the following pre-commencing condition No24 drawings:

- |   |                 |    |  |
|---|-----------------|----|--|
| - | 240-1020 rev E  | to | 240_1020 rev F_Proposed Unit 3 M4(2) Compliant                   |
| - | 240-1021 rev C  | to | 240_1021 rev D_Proposed Units 5,9,12,15,17,19,21 M4(2) Compliant |
| - | 240-1025 rev B  | to | 240_1025 rev C_Proposed Unit 4 M4(2) Compliant                   |
| - | 240-1025A rev B | to | 240_1025A rev C_Proposed Unit 7 M4(2) Compliant                  |
| - | 240-1025B rev C | to | 240_1025B rev D_Proposed Unit 8 M4(2) Compliant                  |
| - | 240-1028 rev C  | to | 240_1028 rev D_Proposed Units 16,18,20 M4(2) Compliant           |
| - | 240-1029A rev A | to | 240_1029A rev B_Proposed Unit 22 M4(2) Compliant                 |
| - | 240-1029B rev A | to | 240_1029B rev B_Proposed Unit 22 M4(2) Compliant                 |
| - |                 |    |  |

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The proposal looks to replace the following pre-commencing condition No25 drawings and designate Units 6 +10 +13 as accessible units constructed in accordance with BR Part M4(3) :

- 240-1022 rev E to 240\_1022 rev F\_Proposed Units 6, 10, 13 M4(3) Compliant

The proposal looks to replace the following pre-commencing condition No12 drawing:

- 240-1100 rev C to 240\_1100 rev D\_Proposed Recycling and Refuse Plan

This technical note should be read in conjunction with:

- Previously issued design and access statement by Groupwork - May 2016
- Updated Basement Impact Assessment by Webb Yates - J2680-S-RP-0004\_02\_S9 Basement Impact Assessment

The non-material amendment will propose alterations to the façade as listed below:

- 1.0 Modification to the finish of external walls behind stone super-structure**
- 2.0 Amendment to footprint of Basement and Lower ground plan**
- 3.0 Modification to Billy Fury Way stair**
- 4.0 Dimensions of stone Columns and Lintels**
- 5.0 Re-composition of stair core glazing**
- 6.0 Structural steel bracings between columns and lintels**
- 7.0 Internal layout re-arrangement to meet current fire safety regulations**

## 1 Modification to the finish of external walls behind stone super-structure

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1.1 The external wall system has been adjusted to achieve higher U-Values which will in-turn make for higher quality living conditions and reduce on-going maintenance for the proposed scheme. The wall system proposed is externally finished in a colour pigmented render. The proposed render finish will be colour matched to the structural stone exoskeleton it sits behind which does not deviate from the previously approved wall system colour. The image below demonstrates the similarities in the previously approved finish and the proposed render finish options.



Fig. 1 Proposed grey render system



Fig. 2 Proposed red render system

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1.2 The proposed external wall system, as seen in fig. 4 below, provides a more robust and durable exterior than the previously approved scheme in fig. 3.

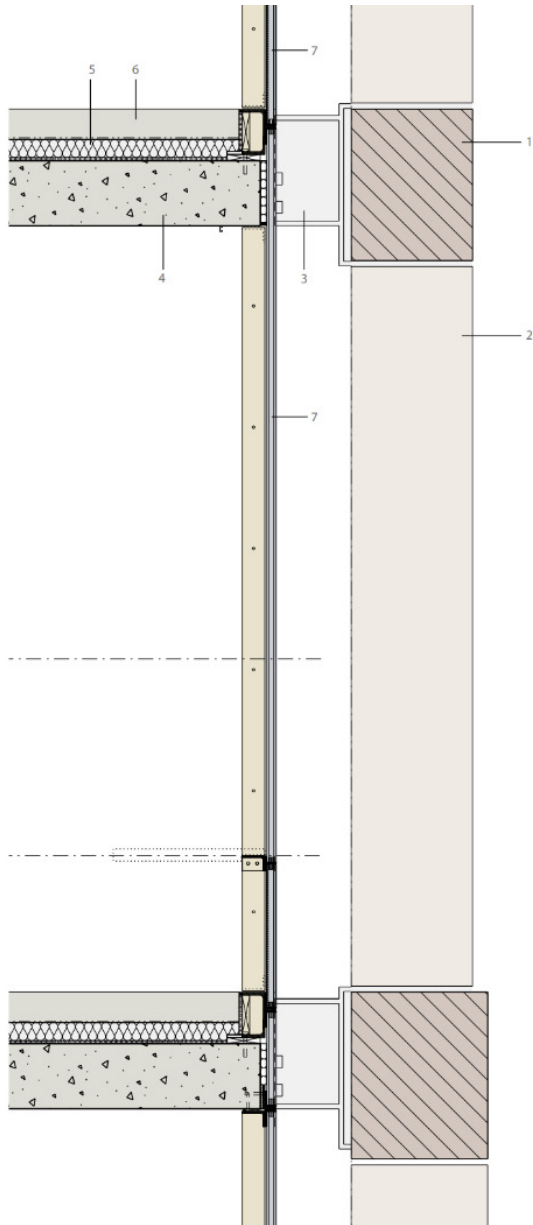


Fig. 3 Approved façade detail section

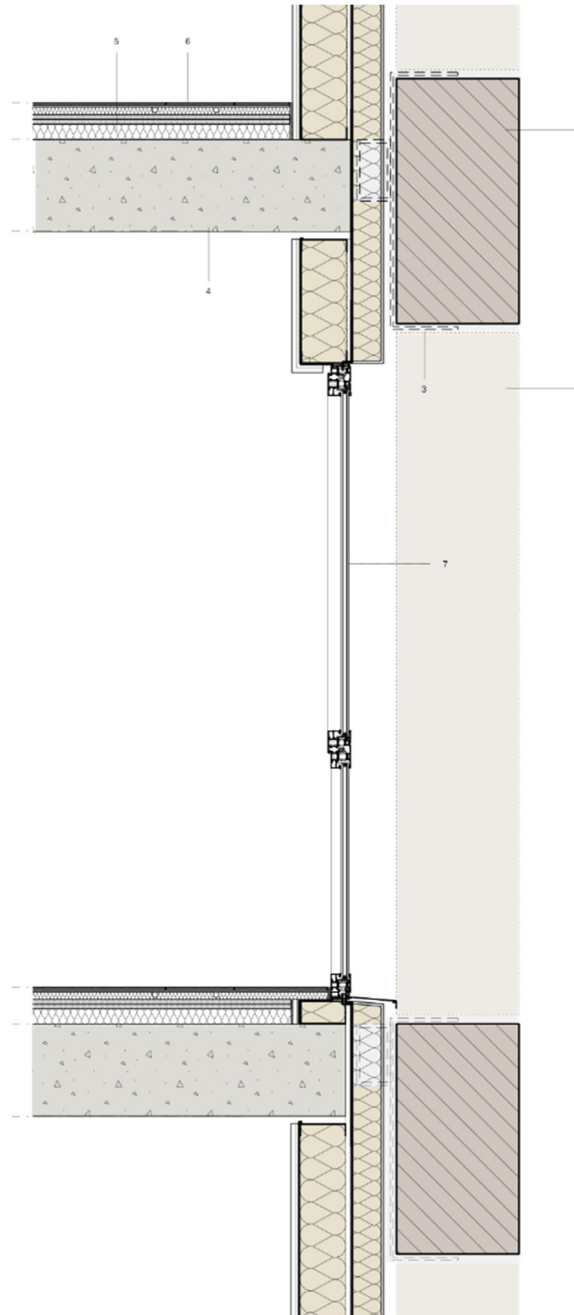


Fig. 4 Proposed façade detail section

## 2.0 Amendment to footprint of basement and lower ground plan

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2.1 Development in the scheme's structural performance has enabled us to adjust the basement plan and lower ground plan footprint along the east side as seen highlighted in fig. 5 and fig. 6. With the implementation of the UKPN substation used to distribute electrics throughout the local area, the amended footprint offers a preferable place to store and access the substation safely. Please see the Basement impact assessment J2680-S-RP-0004\_02\_S9 Basement Impact Assessment submitted alongside this Technical note for further details on the effect this adjustment has on its surroundings.

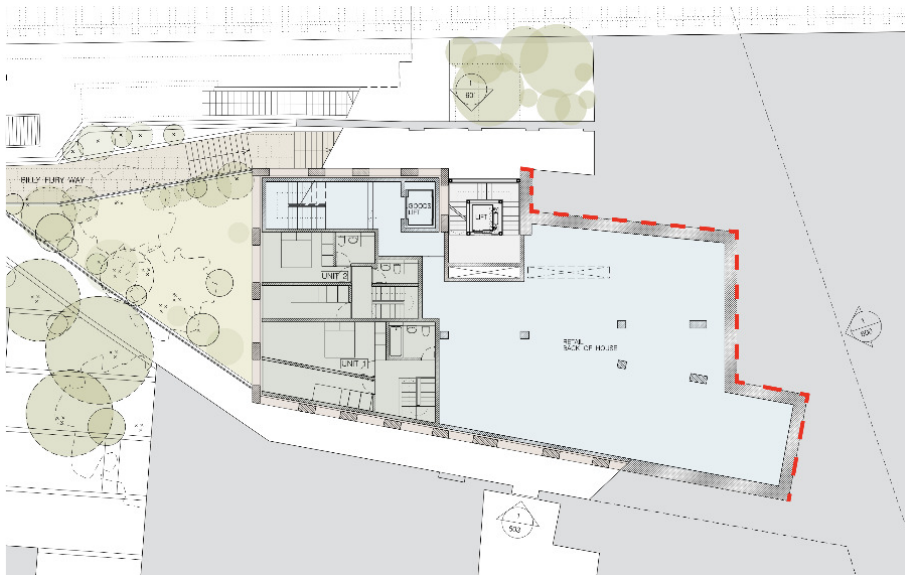


Fig. 5 Approved lower ground floor plan

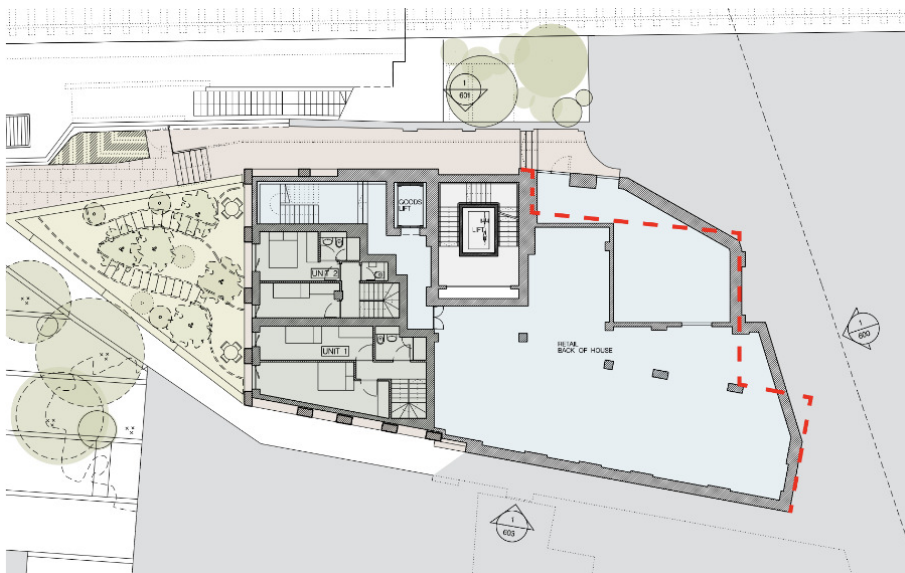


Fig. 6 Proposed Lower Ground floor plan



### 3.0 Modification to Billy Fury Way stair

3.1 The Billy Fury Way staircase has been adjusted to minimise the impact on the wall to the north of the site which is shared with the train station. To achieve this the proposed Billy Fury Way stair will be fixed and supported from the proposed reinforced concrete walls of the Lower ground and sits independent of any existing structures. This proposal provides access to the UKPN substation within regulations. The proposed stair has minimal effect on the previously approved scheme by maintaining the same finishing tile as the surrounding area and the previously approved stair. This can be seen below in figs 7 and 8.

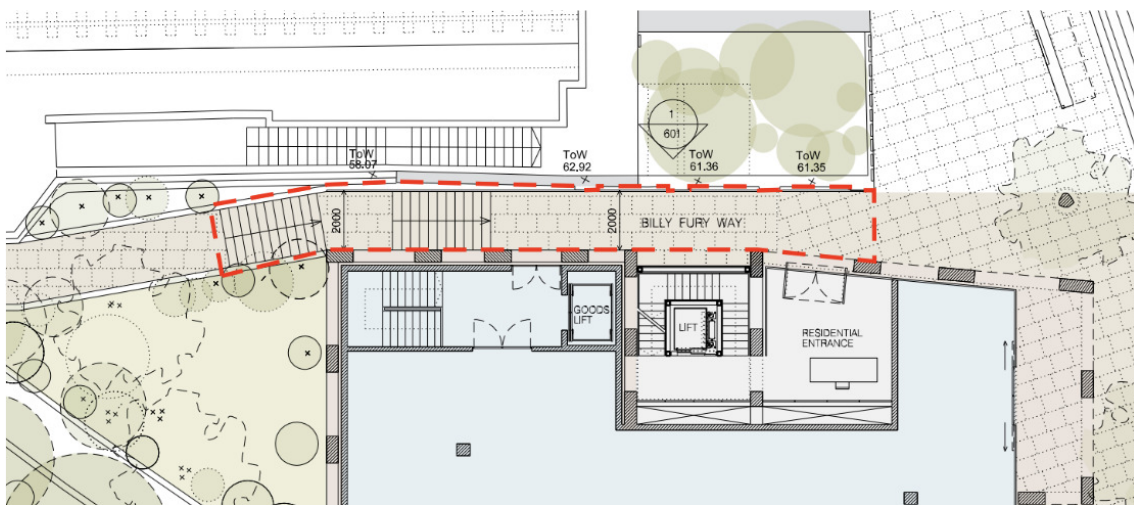


Fig. 7 Approved Billy Fury Way stair

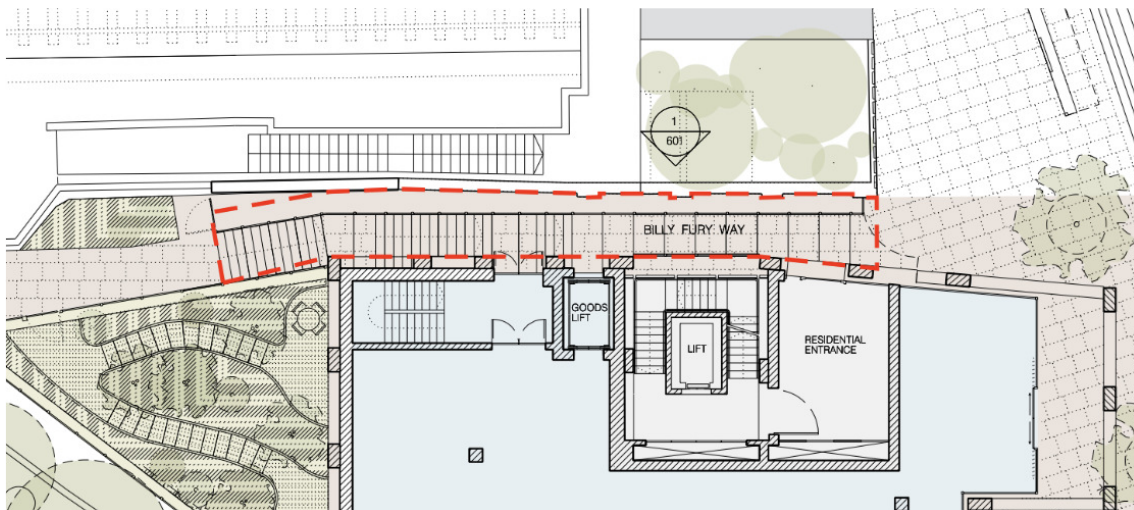


Fig. 8 Proposed Billy Fury Way stair

### 4.0 Dimensions of stone Columns and Lintels

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4.1 Minor refinements to stone column and lintel dimensions are proposed as part of the minor material amendment. The slanted stone columns as highlighted in fig. 10 are proposed in a similar geometry to the column and lintels across the planning approved scheme in fig. 9. This simplifies the installation on site and the manufacturing process resulting in less material wastage.

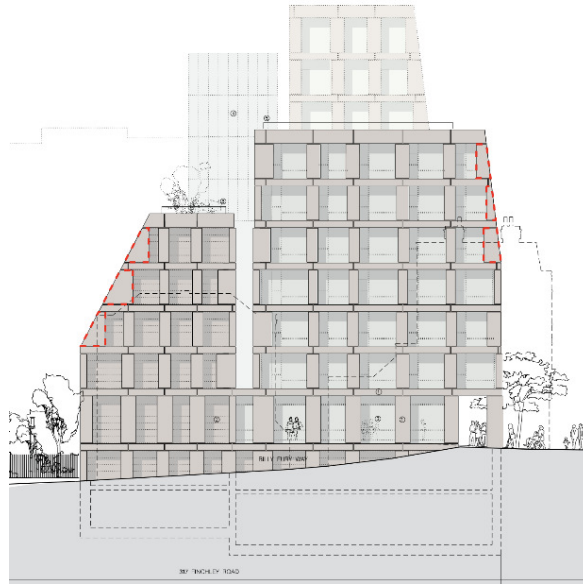


Fig. 9 Approved slanted stone columns

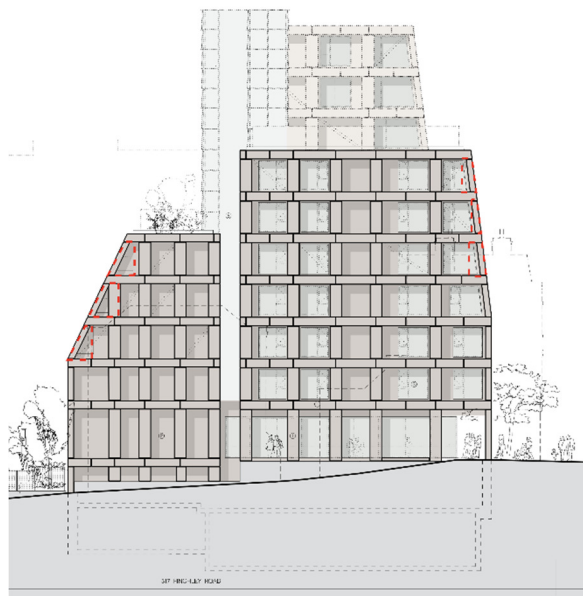


Fig. 10 Proposed slanted stone columns



## 5.0 Re-composition of stair core glazing

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5.1 The composition of glazing has been altered on the stair-core to follow similar proportions of the glazing throughout the rest of the planning approved scheme, forming a more cohesive design. The stair core glazed facade is stepped and lapped to allow natural through-ventilation. Single glazed panel raised to form balustrade to the staircase roof for maintenance and access to the smoke ventilation equipment installed to meet current fire regulations.

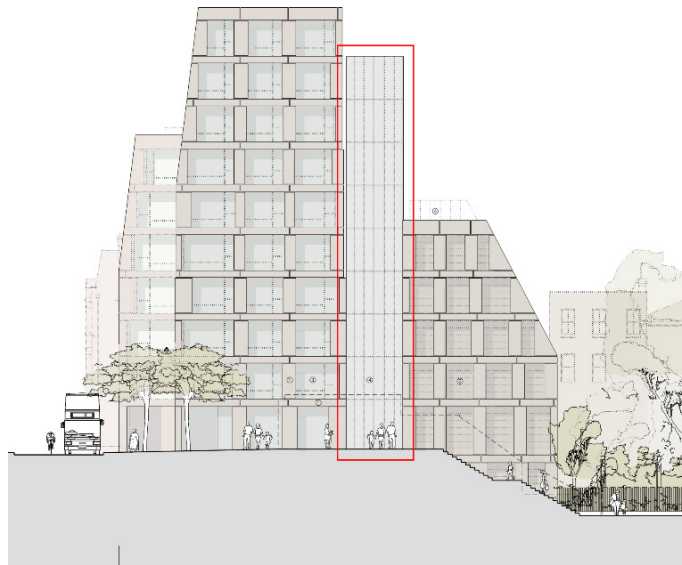


Fig. 11 Approved stair core glazing composition

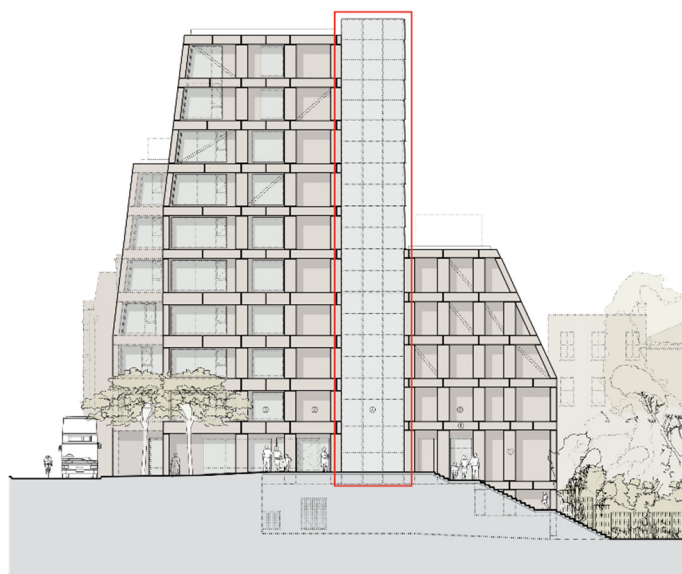


Fig. 12 Proposed stair core glazing composition

### 6.0 Structural steel bracings between columns and lintels

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6.1 By introducing occasional steel bracings we've been enabled further refinement in the stone exoskeleton. This enables the slimming of stone columns and further emphasises the planning approved scheme of expressing the structure externally. The bracings will be colour matched to surrounding metalwork. The minimal impact of the steel bracings can be seen in fig. 13.

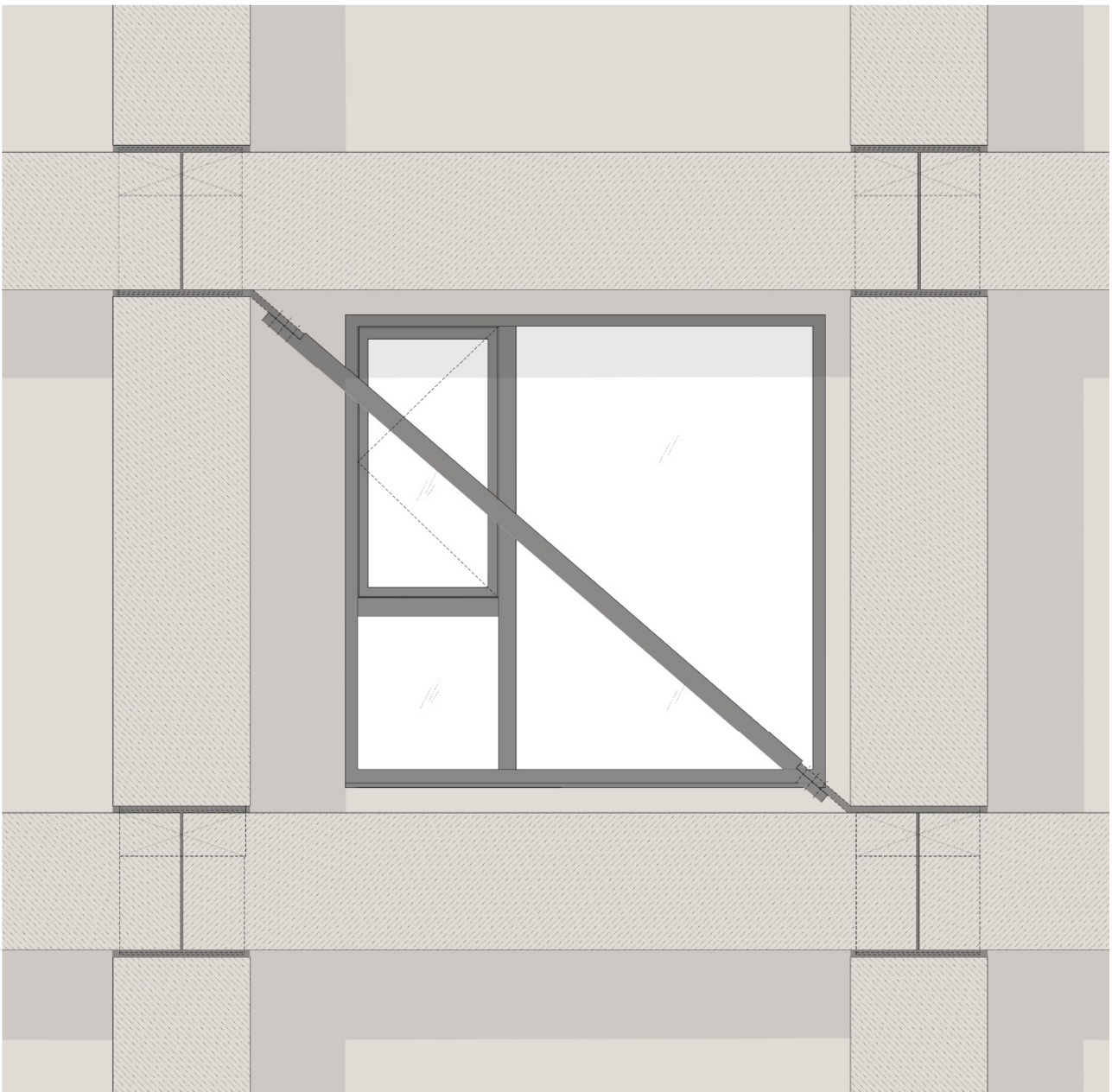


Fig. 13 Proposed structural steel bracing elevation

## 7.0 Internal layout re-arrangement to meet current fire safety regulations

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7.1 Further to LFB consultation request have been made to upgrade the scheme to meet current fire regulations. Summary below of changes which have been introduced, please read in conjunction to Hydrock Fire Strategy/ Technical note:

- Mechanical smoke ventilation shaft incorporated with minimum 0.6m<sup>2</sup> free area and AOV within each lobby.
- Smoke lobbies to all floors incorporated to separate/protect the main stair from the apartments.
- Plant associated with the smoke ventilation + generator have been located on the main staircore roof.
- Sprinklers and LD1 detection introduced to all apartments.

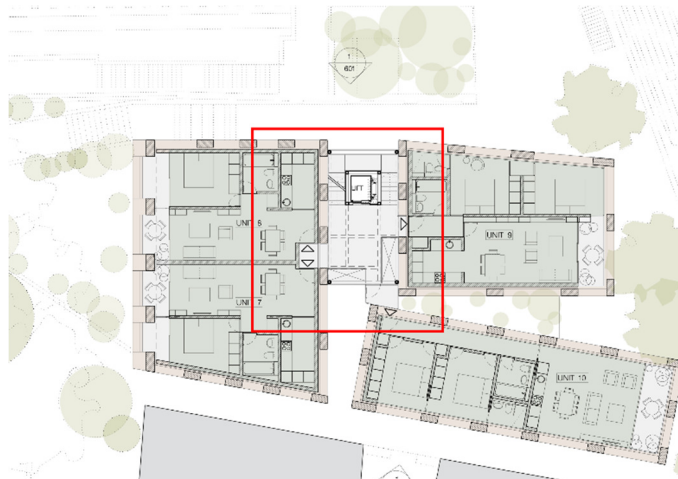


Fig. 14 Approved typical floor plan

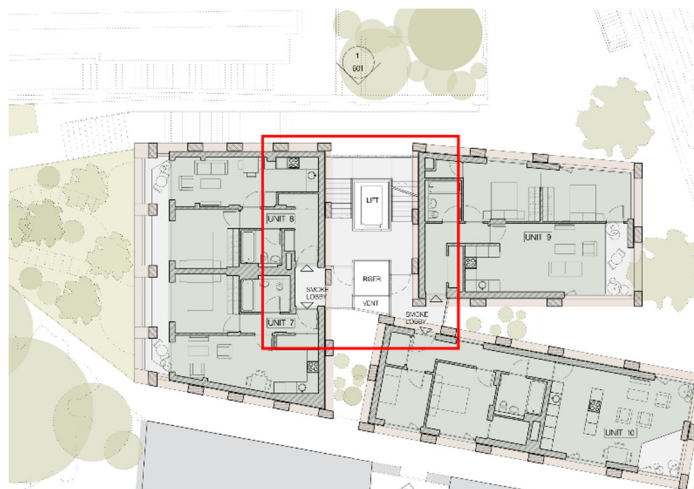


Fig. 15 Proposed typical floor plan