



Committee Scheme - Building 08 Ground Floor Plan



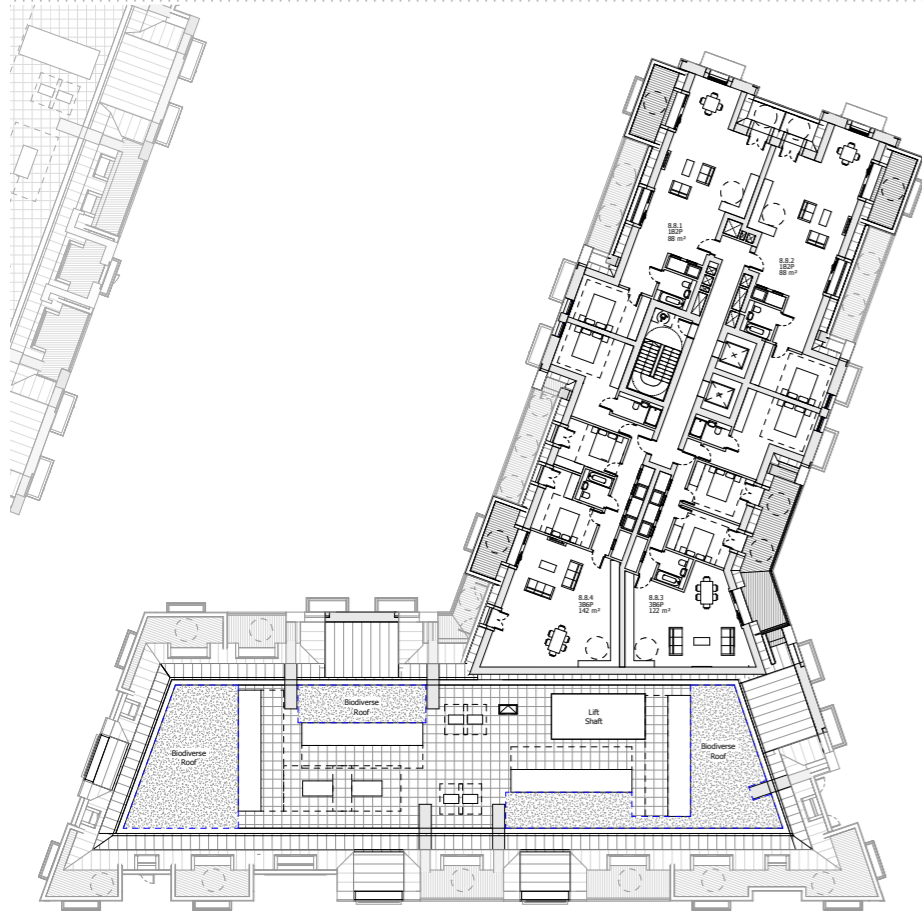
Proposed Scheme - Building 08 Ground Floor Plan

Ground Floor

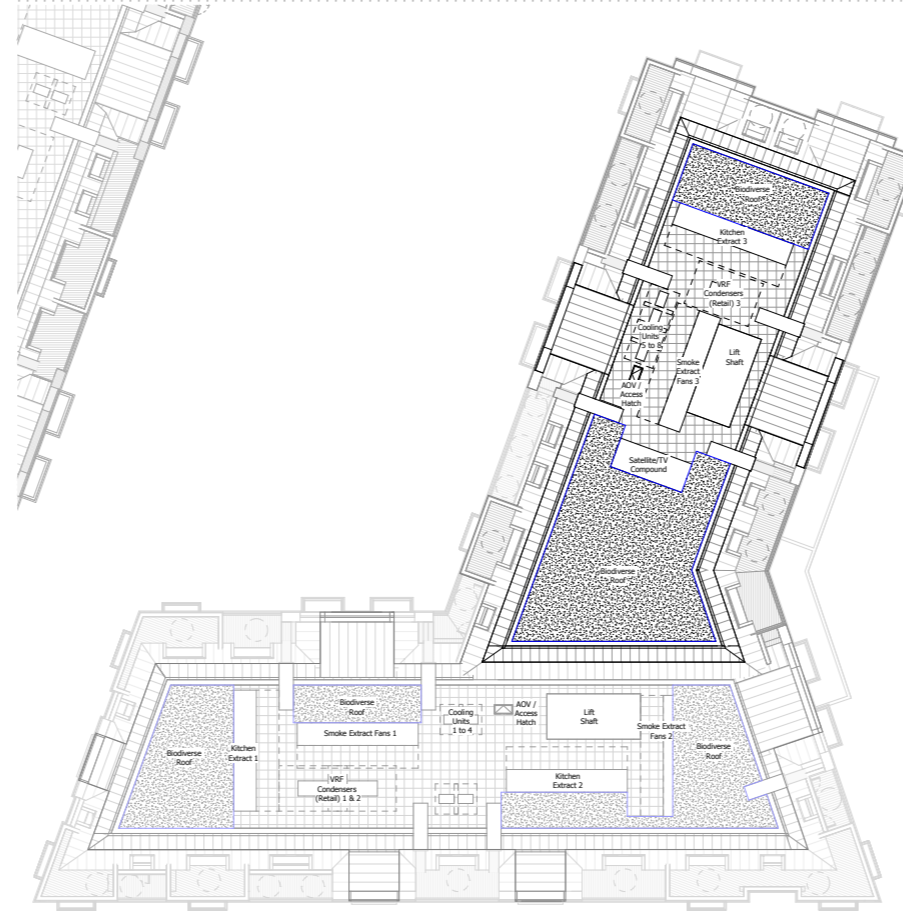
Similarly to the previous buildings the refuse store and basement entrance which were around the northern core in the committee scheme have been removed, with the residential refuse store placed in the basement. However the refuse store by the southern core has been increased. This store is a collection store which serves multiple buildings, it will be used by management to collect all of the bins from multiple building on refuse collection days. More detail on the refuse strategy can be found in the Operational Waste Management Plan

Eighth Floor

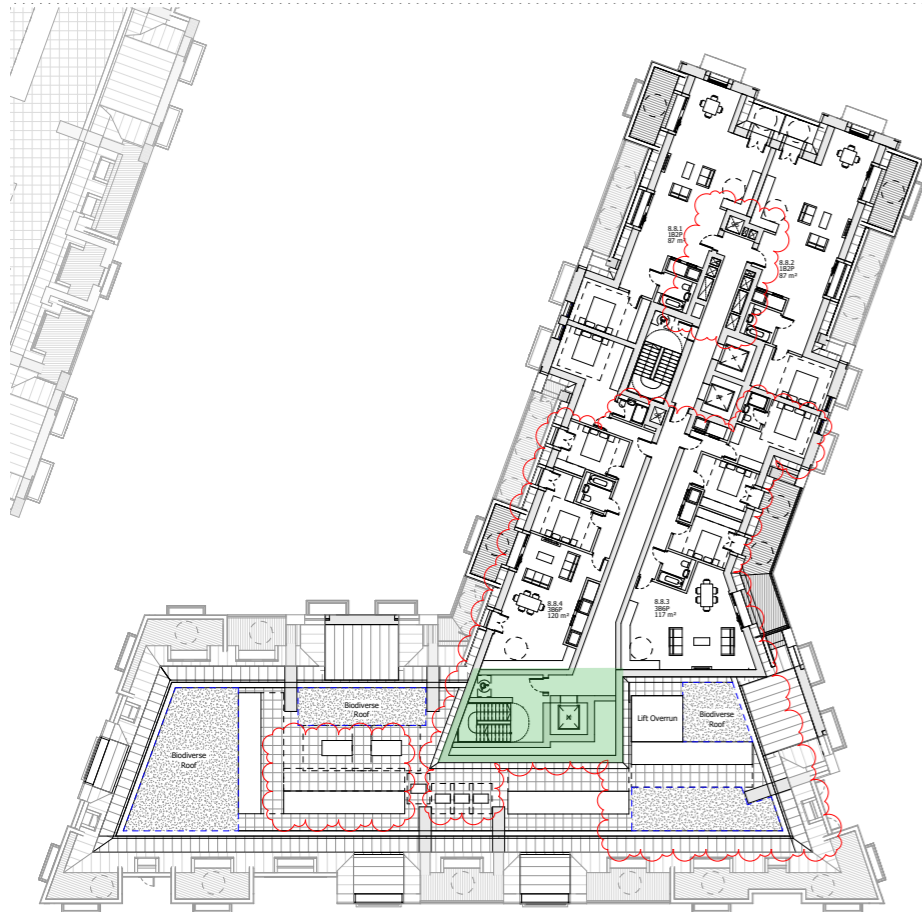
Building 08 differs from the buildings previously discussed in this document as the top floor, the 8th floor, only extends across half of the building with one of the cores previously stopping at the floor below. Both staircases and fire fighting shafts in the building now need to extend to the top occupied floor therefore the footprint of the 8th floor has had to increase to the south to accommodate the other core. See increased area shown in green. This extension is still set far back from the southern, eastern and western facades so although the change can be seen from ground level at some angles, the impact is minimal and has not changed the design intent of the stepped building form. Please see the comparative illustrative images in the appendix of this document to see the extent of this change.



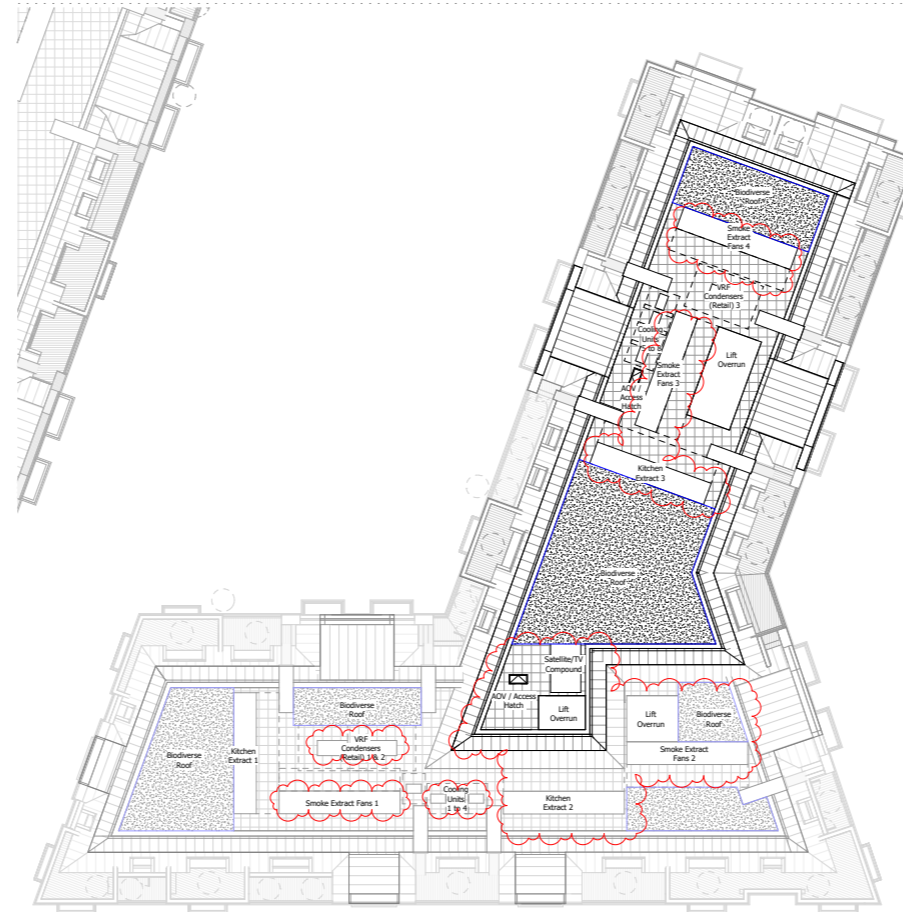
Committee Scheme - Building 08 Eighth Floor Plan



Committee Scheme - Building 08 Roof Plan



Proposed Scheme - Building 08 Eighth Floor Plan



Proposed Scheme - Building 08 Roof Plan



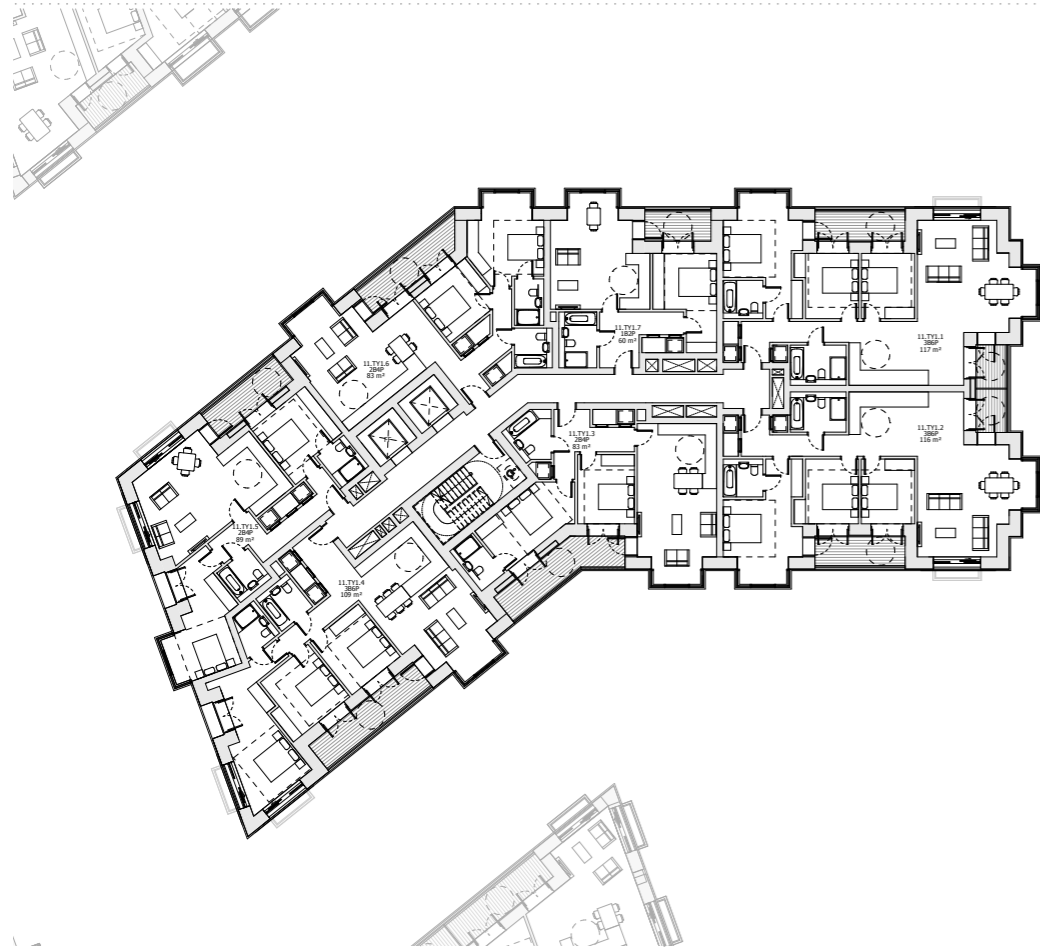
Committee Scheme - Building 10 South Elevation



Proposed Scheme - Building 10 South Elevation

2.5 Building 10

- 1.1 The top occupied floor of Building 10 in the committee scheme was 18.13m above ground level. Given the narrow depth of floor plan and east/west orientation of the block it would not be possible to add additional staircases to this building without significantly compromising the apartments. Therefore the decision has been taken to reduce the floor to ceiling height of the typical residential floors by 50mm each to bring the building under 18m, therefore not requiring changes to the plan.



Committee Scheme - Building 11 Typical Floor Plan

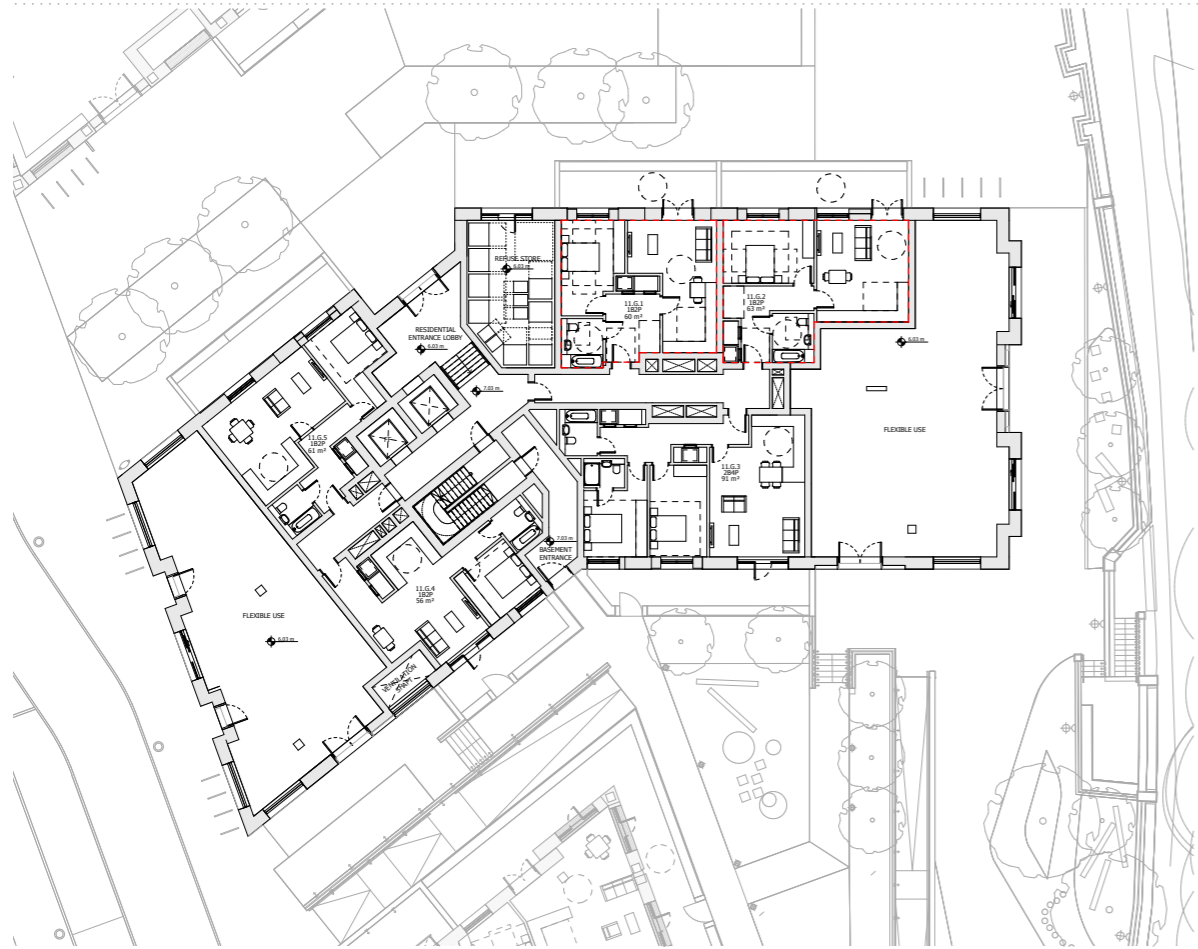


Proposed Scheme - Building 11 Typical Floor Plan

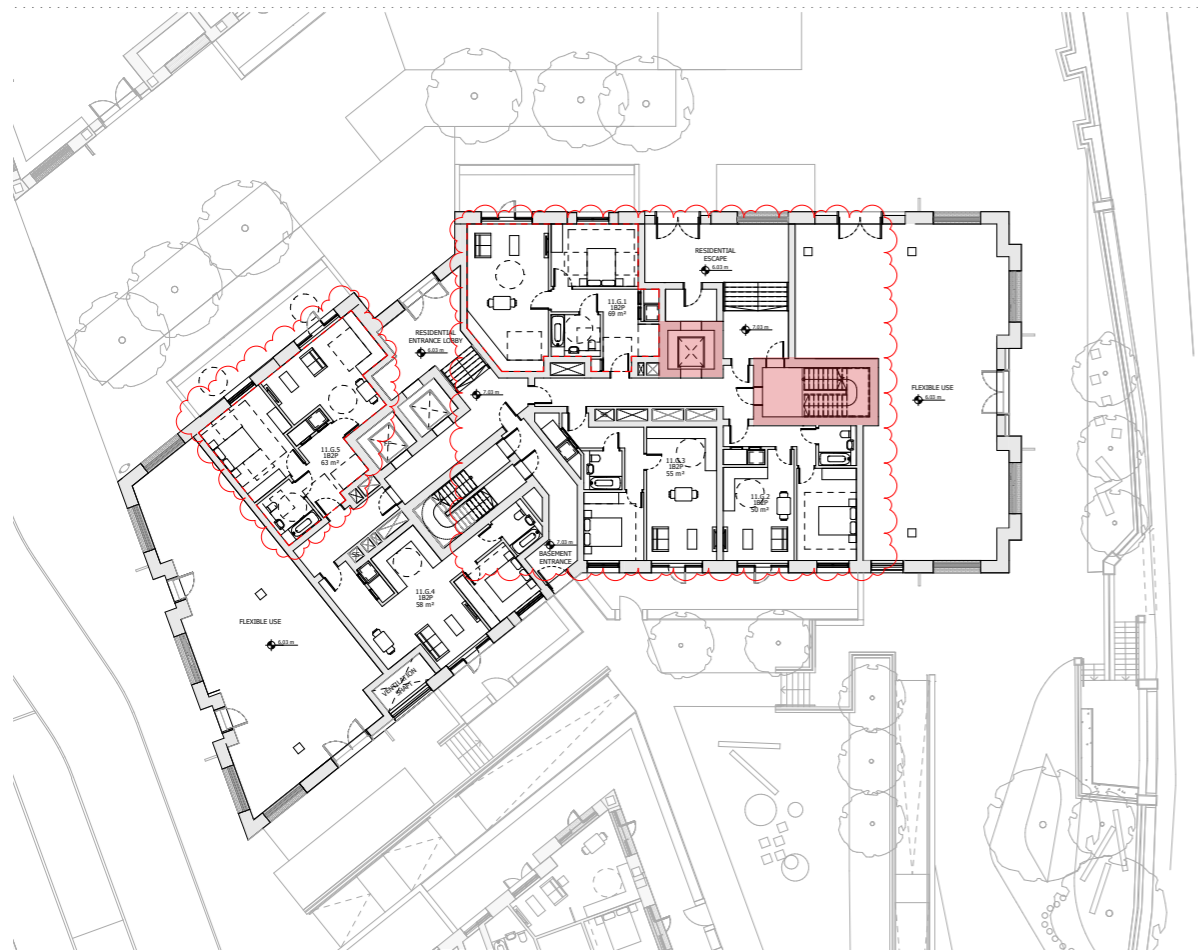
2.6 Building 11

In the committee scheme Building 11 only had one core with one staircase and two lifts. Therefore, as this building is over 18m, an additional staircase is required to meet emerging fire regulations. This has been placed at the end of the corridor away from the existing staircase (see new staircase highlighted in red). This additional staircase also requires fire fighting lift in close proximity so these proposals have introduced a 3rd lift (also highlighted in red).

These changes have not impacted the number of units or habitable rooms in this block.



Committee Scheme - Building 11 Ground Floor Plan



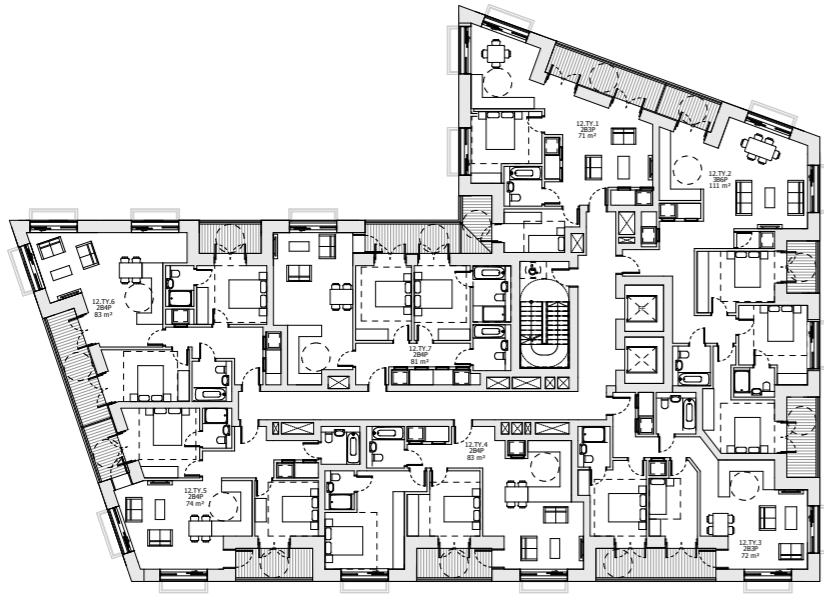
Proposed Scheme - Building 11 Ground Floor Plan

Ground Floor

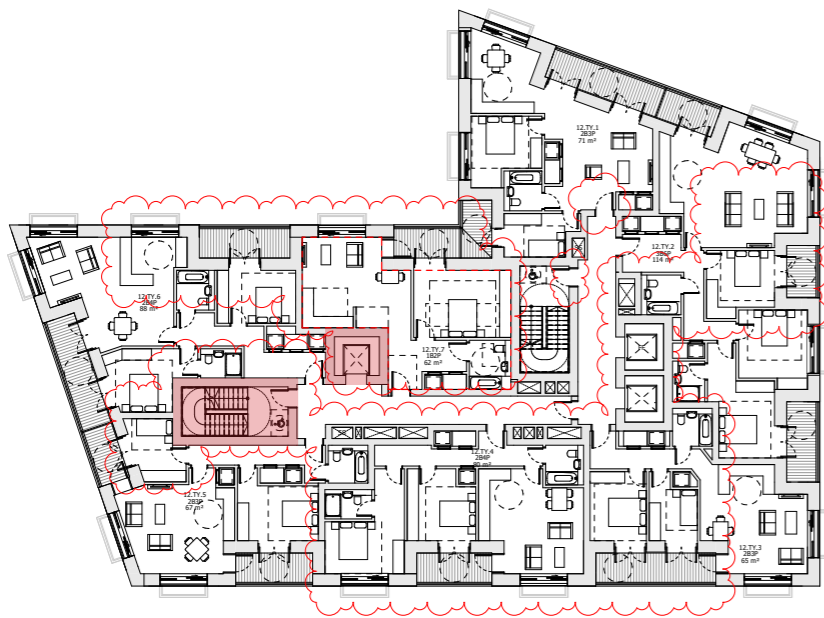
A separate entrance at ground floor level has been introduced to the new stair and lift. This, and moving the refuse store to the basement, has impacted the residential unit layouts on this level including the wheelchair accessible units, however the same number have been provided.

2.7 Building 12

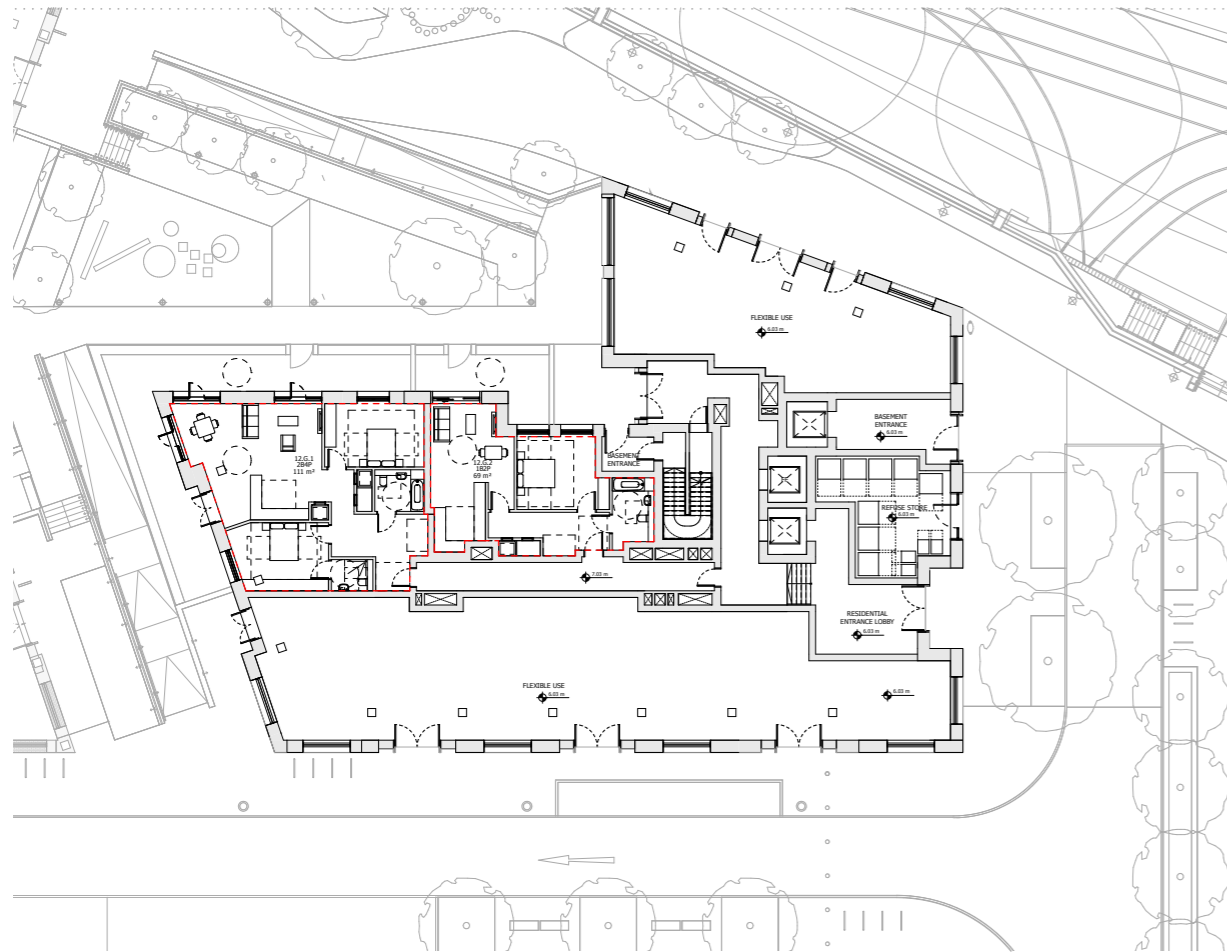
Similarly to Building 11, an additional staircase and lift have been added to Building 12 to meet the emerging fire regulations. This has led to the loss of 9 habitable rooms, but no units, in this building. The original lifts have also been moved slightly to accommodate the refuse store at ground which has resulted in changes to the residential layouts.



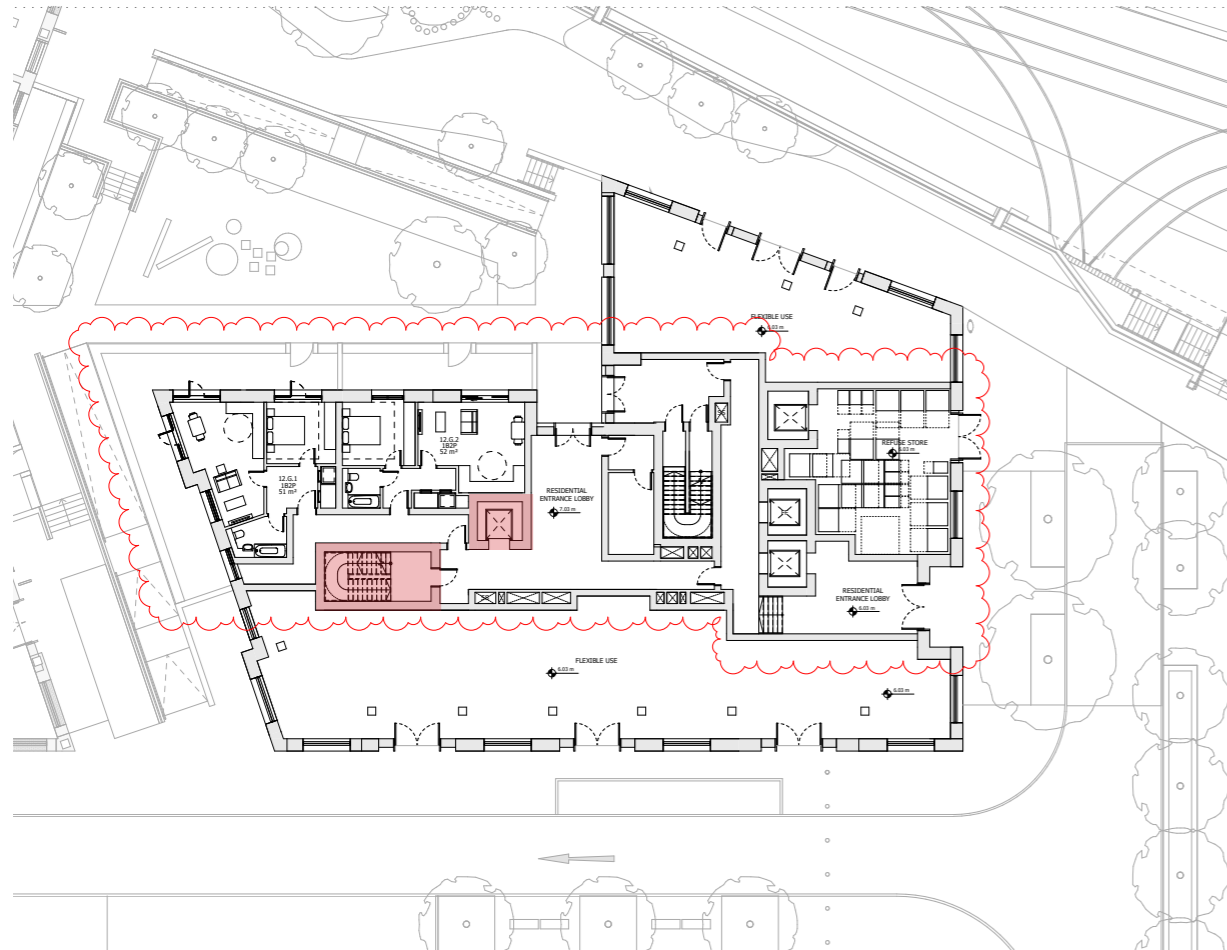
Committee Scheme - Building 12 Typical Floor Plan



Proposed Scheme - Building 12 Typical Floor Plan



Committee Scheme - Building 12 Ground Floor Plan



Proposed Scheme - Building 12 Ground Floor Plan

Ground Floor

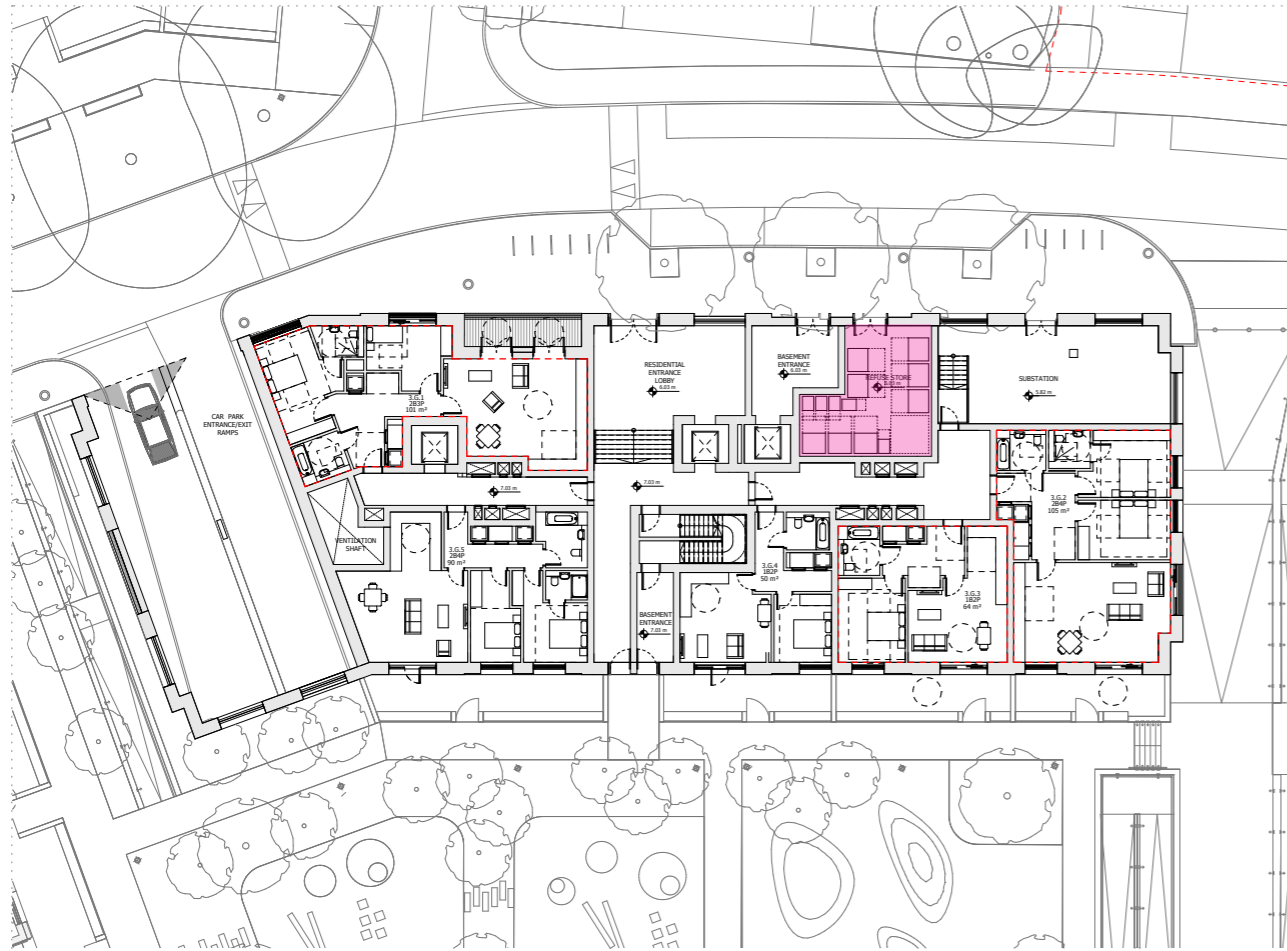
Building 12 now contains a refuse collection store as per the updated waste strategy and the lifts have been extended down to the basement, resulting in the separate basement entrance shown in the committee scheme being removed.

The wheelchair accessible units which were proposed at ground floor have been replaced by typical units due to the core changes. The accessible units have been re-provided on the typical floors.

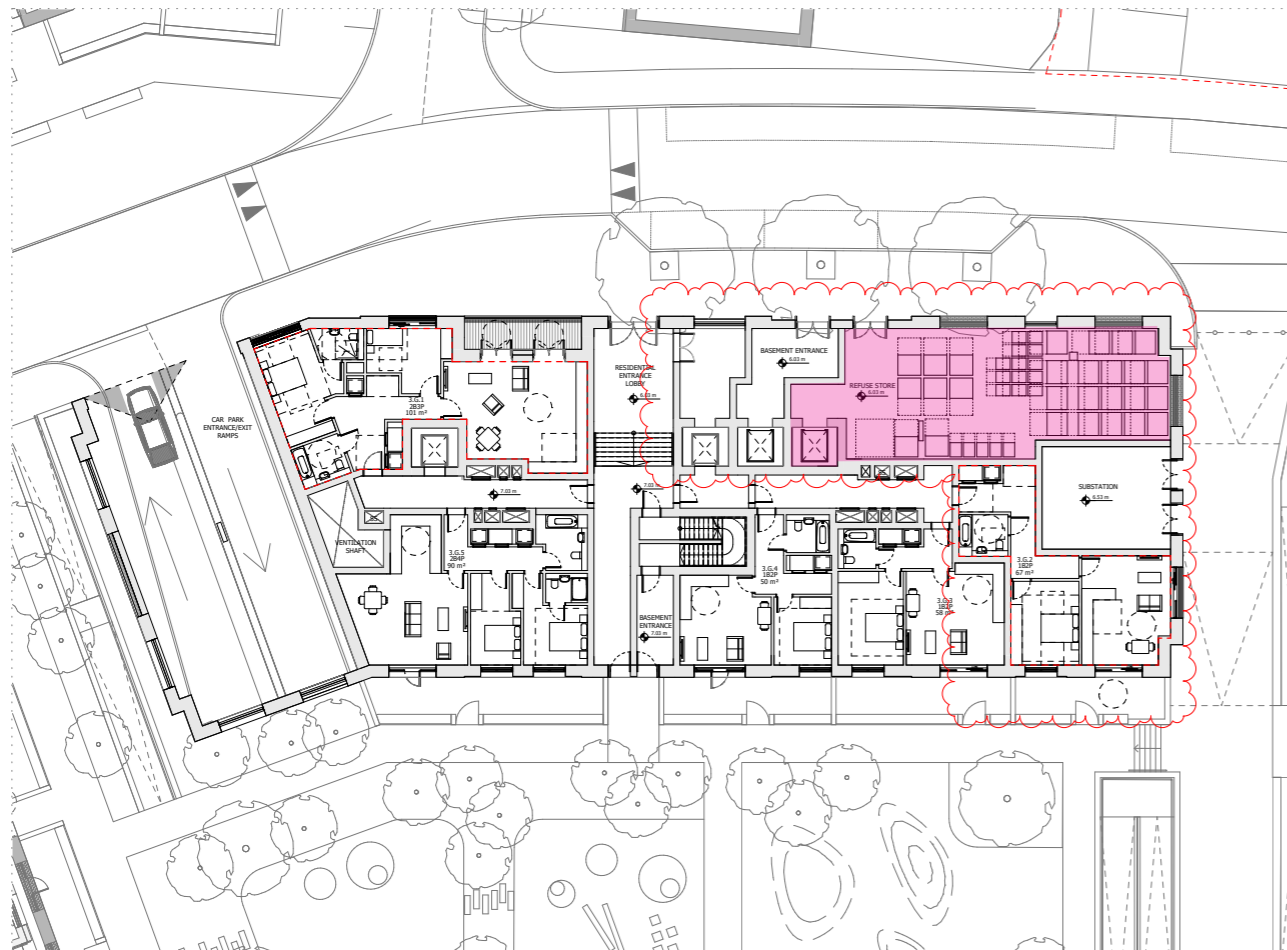
2.8 Building 03

Building 03 is under 18m so no changes are required to the core layouts to accommodate extra staircases. However the updated refuse strategy has resulted in larger collection store required on the ground floor of B03 which has had knock on effects to the location of the substation and some of the ground floor residential units.

These changes have resulted in the loss of 1 habitable room at ground floor and 1 wheelchair accessible unit has been replaced by a typical unit. There are no changes to the upper floors of Building 03.



Committee Scheme - Building 03 Ground Floor Plan



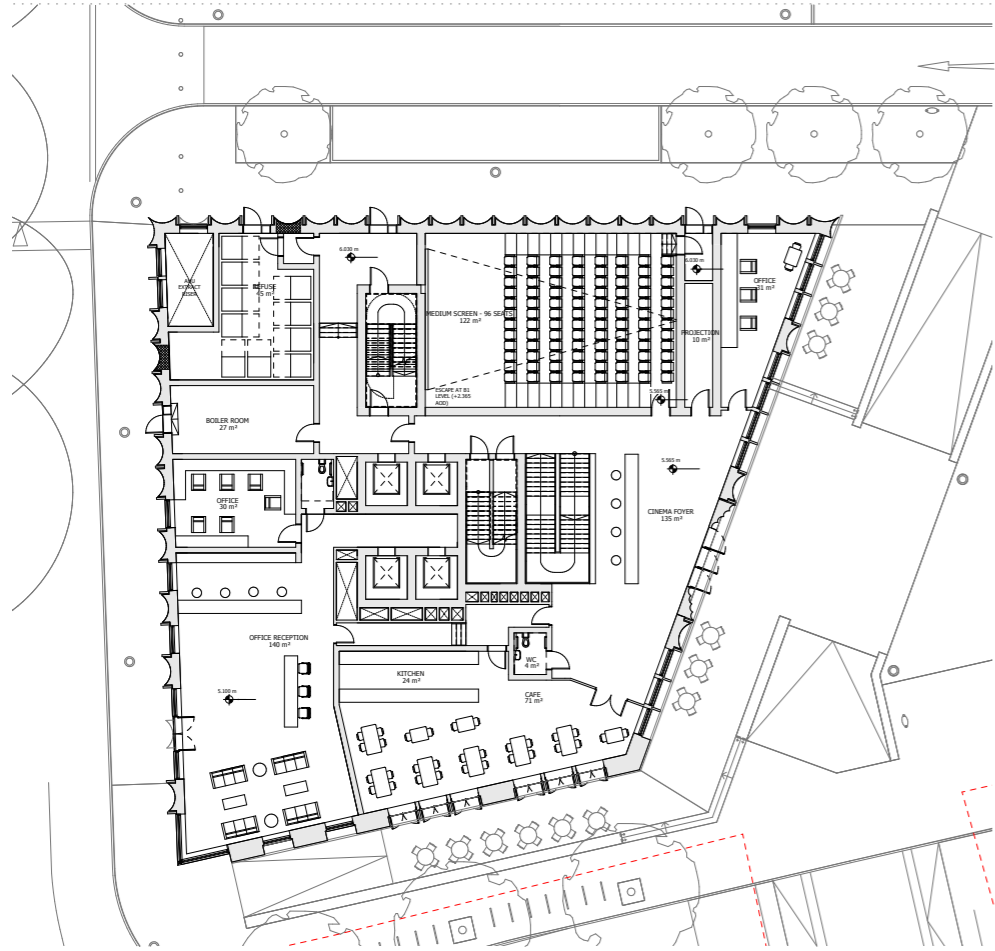
Proposed Scheme - Building 03 Ground Floor Plan

2.9 Building 01

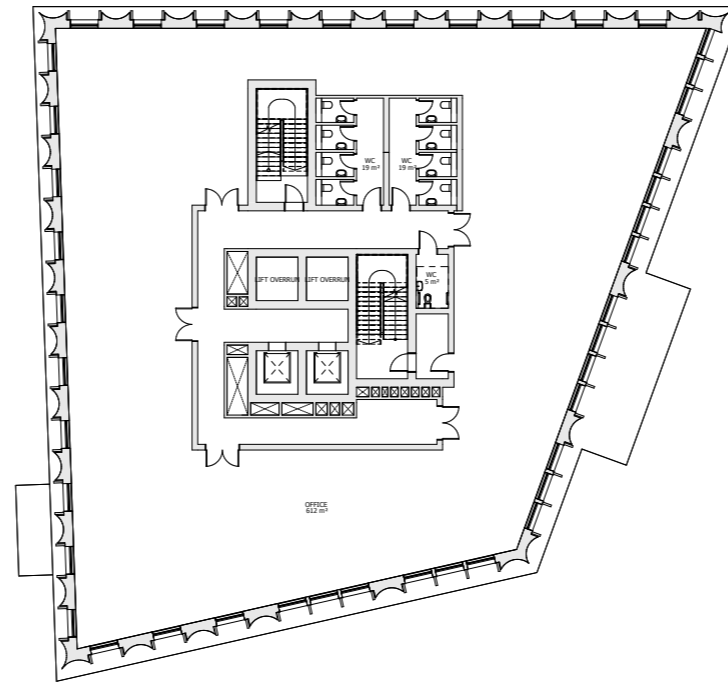
The committee scheme proposed Building 01 as cinema use at ground and 2 levels of basement with 3 levels of office above. These scheme amendments propose to replace the 3 levels of office with residential accommodation to replace residential NIA lost from other buildings across the development due to the fire-led changes.

The 2,571 m² GIA of office is replaced by 2,081m² residential with 17 units which are a mix of 1,2 & 3 beds.

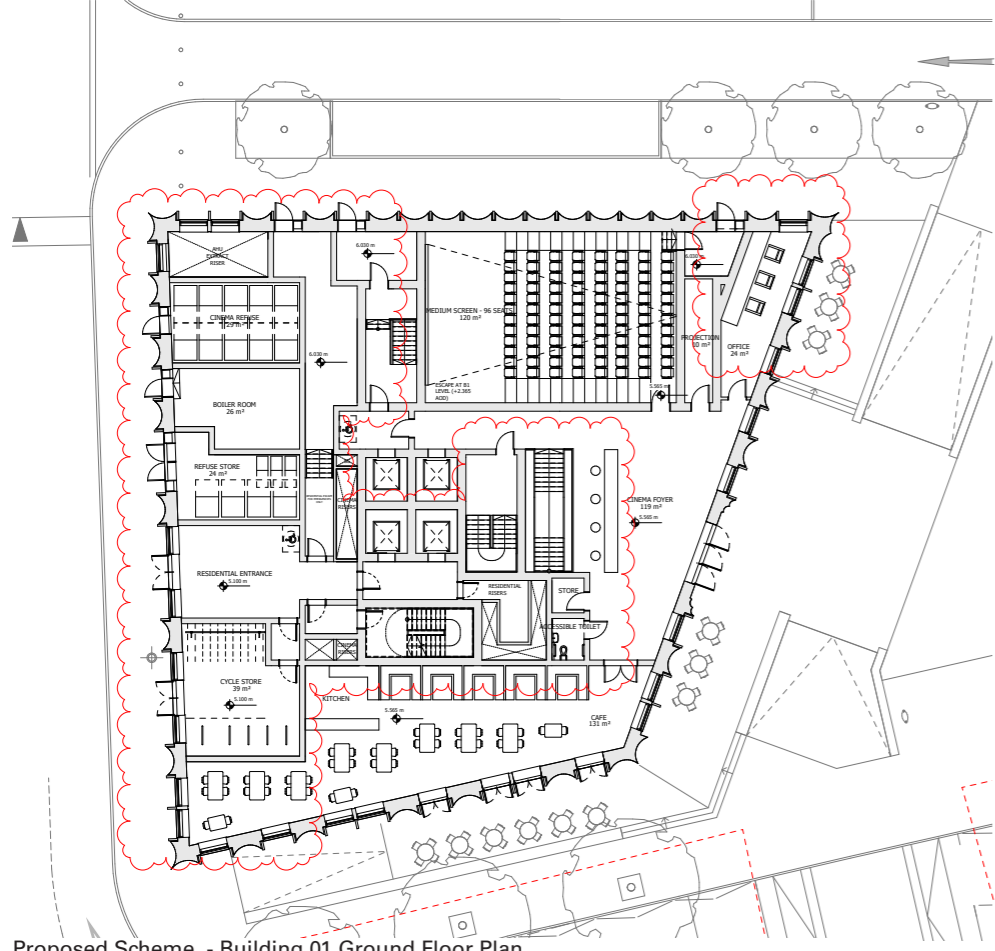
The layout of the cinema has only undergone minor changes to suit the addition of the residential core, entrance, cycle and refuse stores.



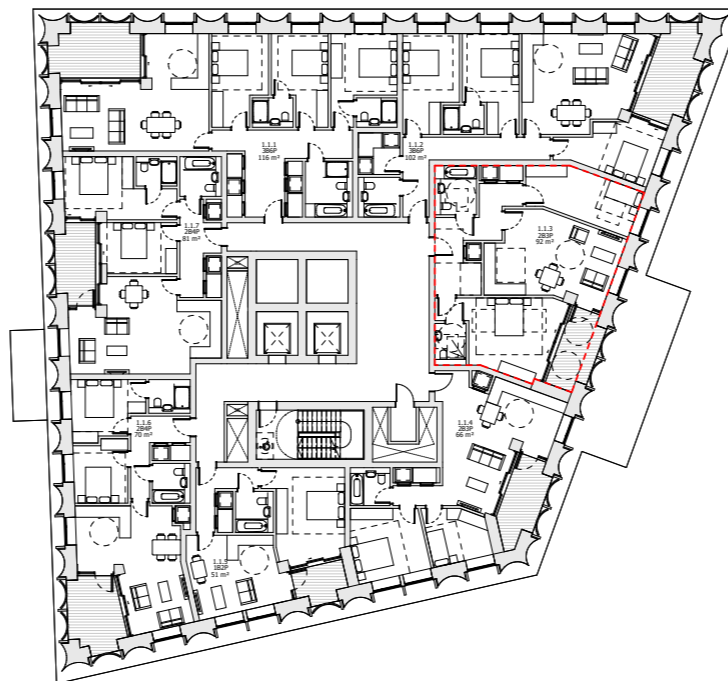
Committee Scheme - Building 01 Ground Floor Plan



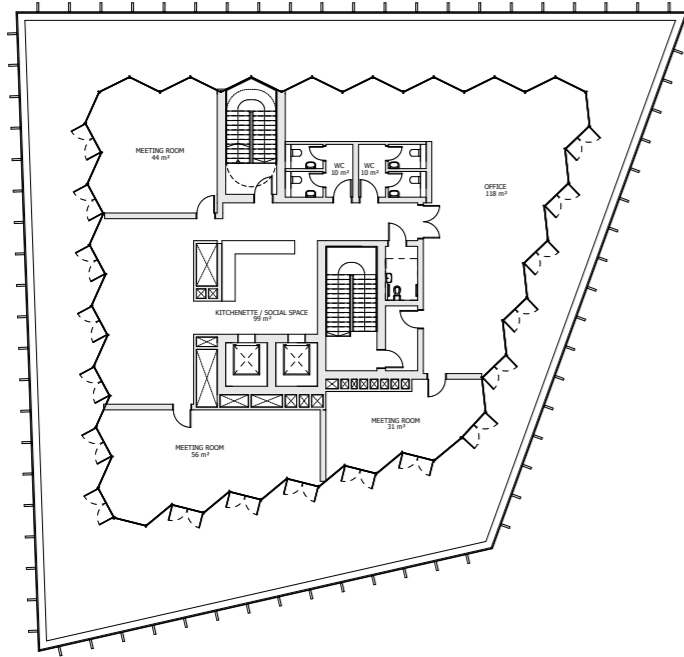
Committee Scheme - Building 01 First & Second Floor Plan



Proposed Scheme - Building 01 Ground Floor Plan



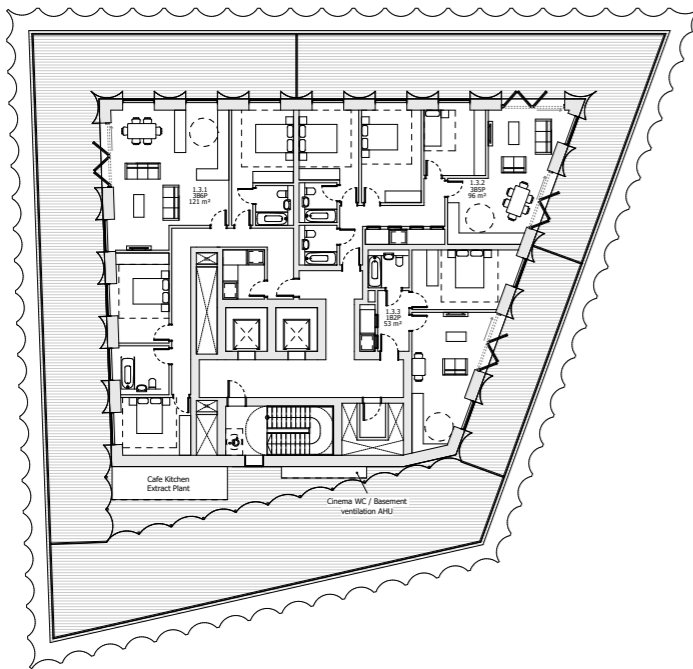
Proposed Scheme - Building 01 First & Second Floor Plan



Committee Scheme - Building 01 Third Floor Plan



Committee Scheme - Building 01 East Elevation



Proposed Scheme - Building 01 Third Floor Plan



Proposed Scheme - Building 01 East Elevation



Committee Scheme: View from Lower Richmond Road looking towards new cinema building



Proposed Scheme: View from Lower Richmond Road looking towards new cinema building

Elevation Changes

These scheme amendments aim to keep the design intent of Building 01 as similar as possible to the committee scheme, however some minimal changes are required to suit the change in use. Inset balconies have been introduced to the 1st and 2nd floors. The location of windows has been changed to suit the internal layouts, which is carried down to the ground floor. The residential windows are also now openable. The 3rd floor, which is set-back from the floors below, was previously proposed to be glazed which would not suit the new residential use so these amendments propose bronze metal cladding with the same fluted language as the precast below.

The overall height of the building has reduced by 1.6m due to the reduced floor to ceiling heights required for the residential floors.