



PLANNING NMA

Eton House | Explore
18-24 Paradise Rd, Richmond TW9 1SE

Rev 01

DARLING ASSOCIATES
ARCHITECTS

M
MOOREVALE

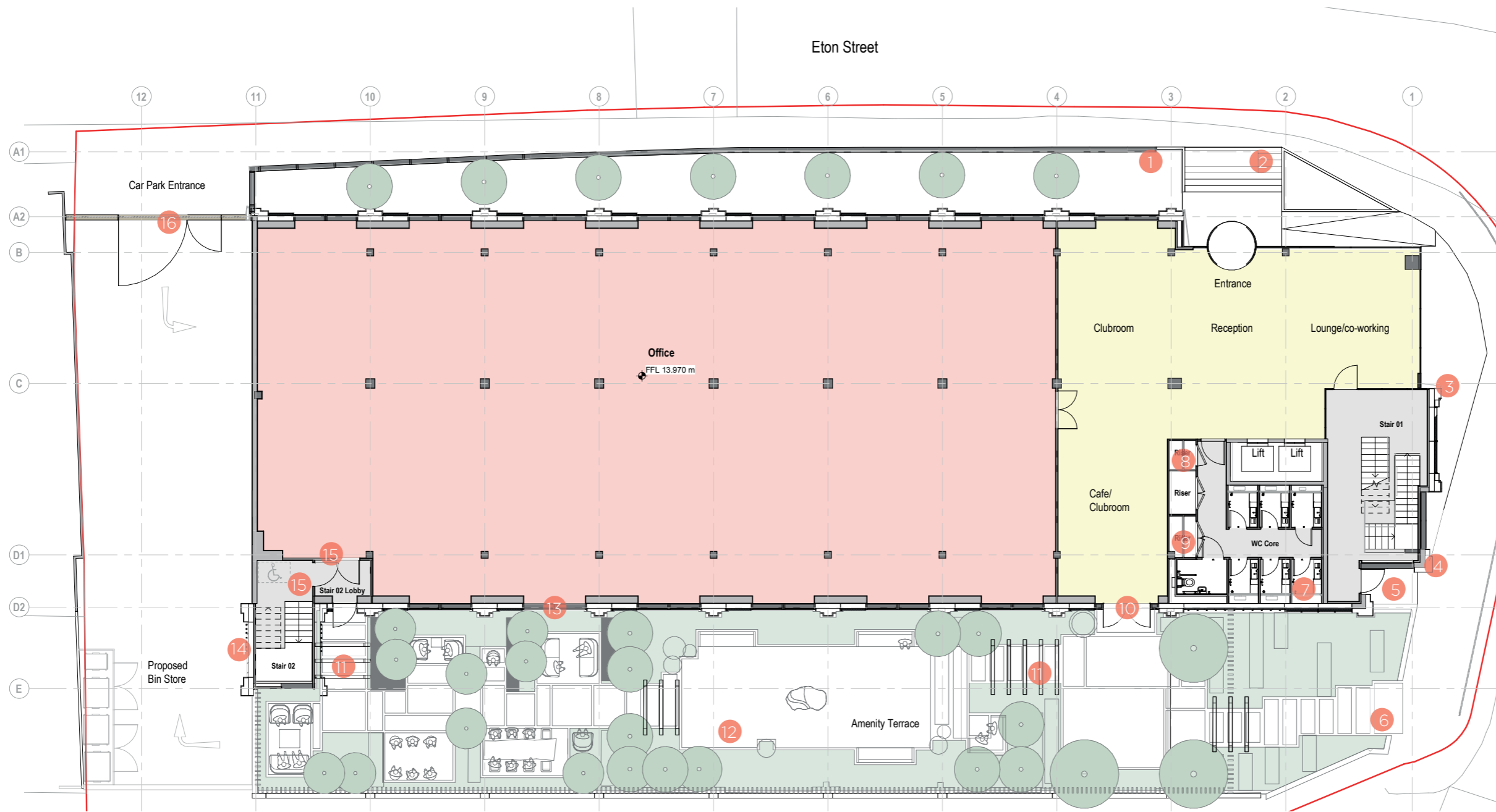
BARWOOD
CAPITAL

1 Consented vs Proposed Drawings

Plans

Consented vs Proposed Drawings

1.1 Consented - GF Plan

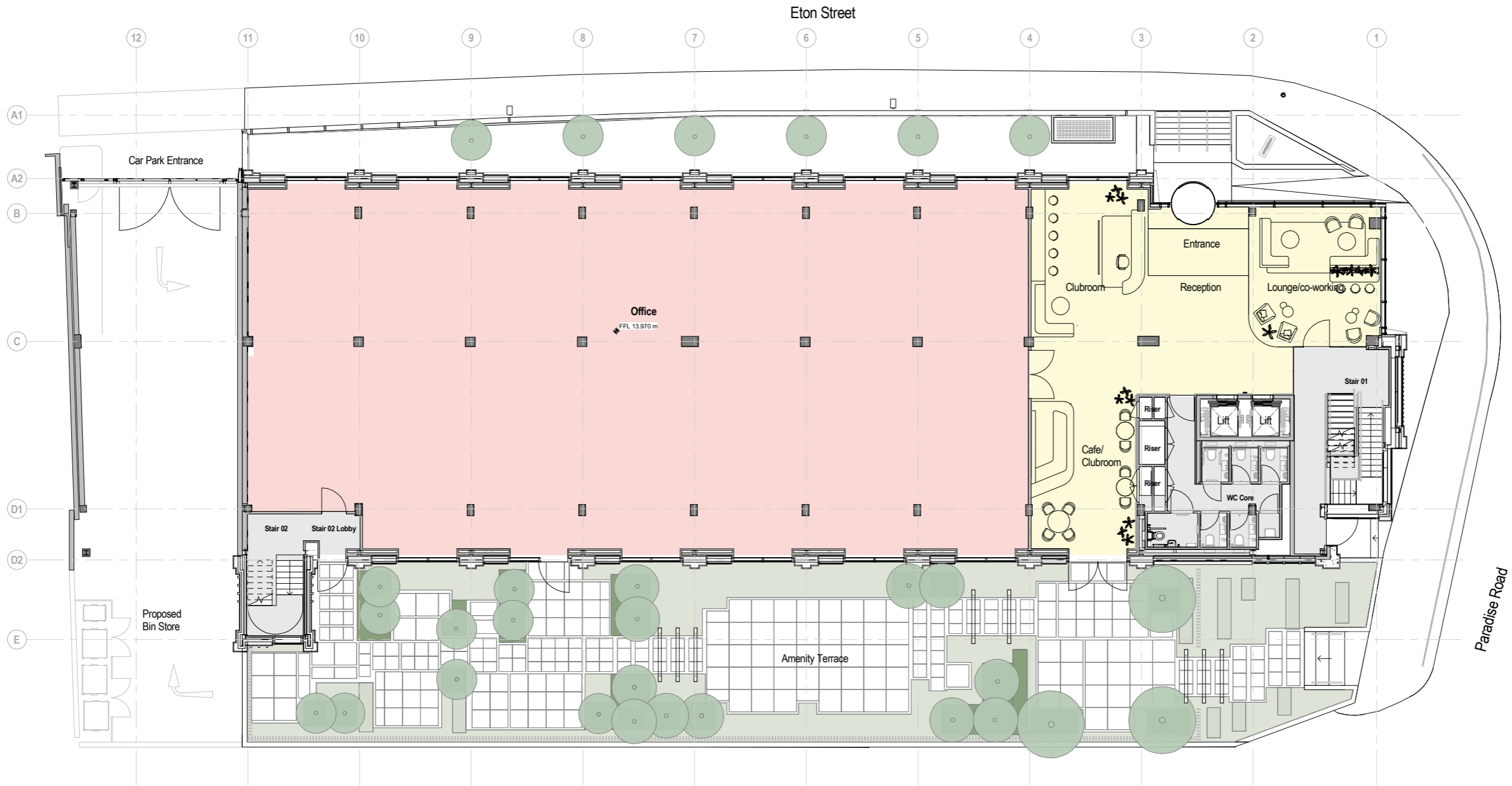


- 1 Smoke extract added here
- 2 Following more accurate street level survey Podium pushed across and stair width reduced to allow for compliant ramp.
- 3 Marginal adjustment to wall position to suit existing structure discovered during detailed survey
- 4 Corner pier adjusted to avoid cross past boundary line following detailed survey
- 5 2 no. additional steps added to work with existing levels
- 6 Steps now here from street level to garden level, required following detailed levels survey
- 7 This WC is now a cleaners cupboard with ventilation behind
- 8 Additional riser doors
- 9 Additional riser doors
- 10 Door widened to fill bay

- 11 Number of pergolas reduced
- 12 Floor finish broken up into smaller pavers
- 13 Additional means of escape added
- 14 Number of fins reduced due to buildability constraints.
- 15 Door removed to improve means of escape
- 16 Gate design revised

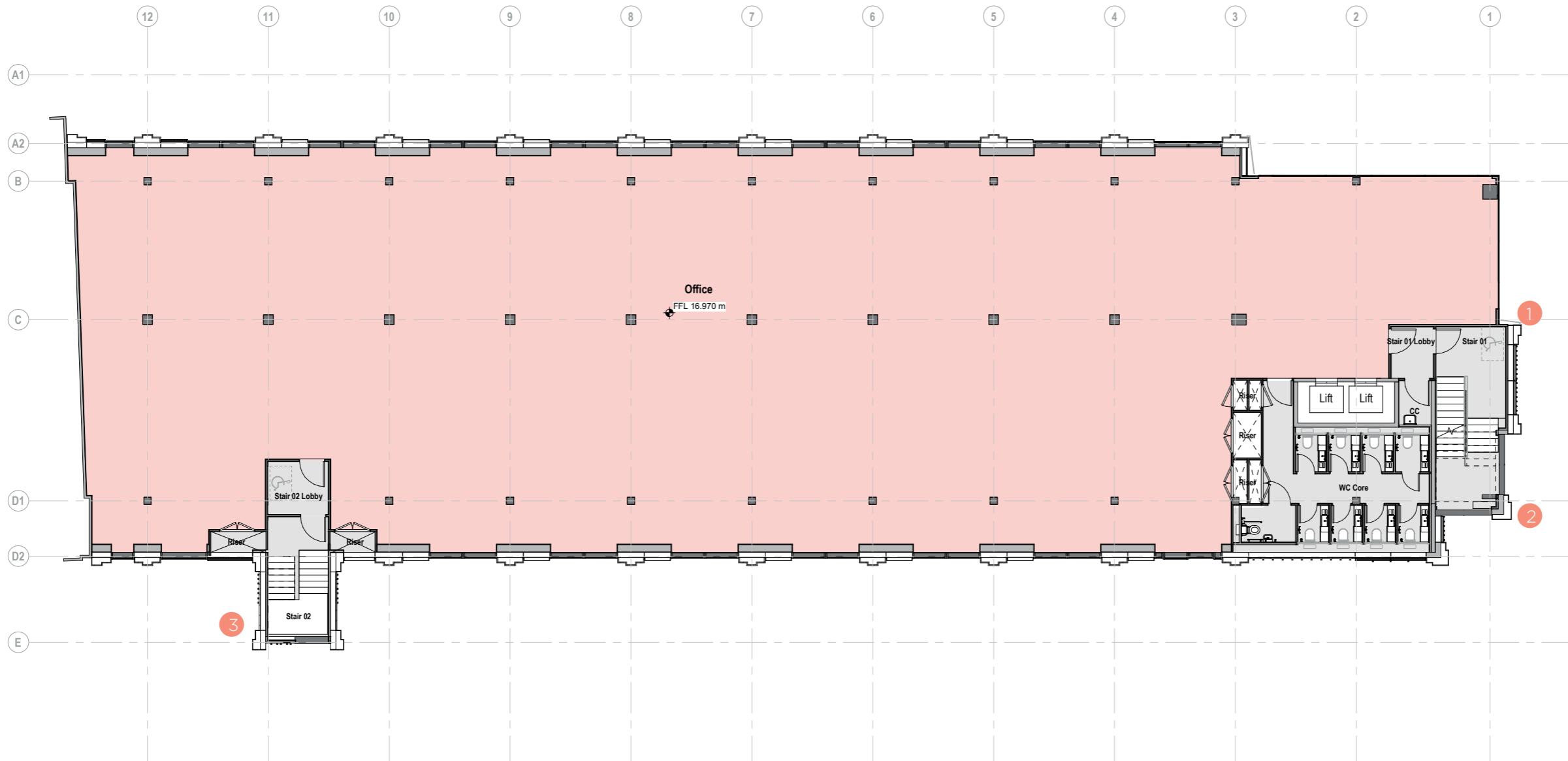
Consented vs Proposed Drawings

1.2 Proposed - GF Plan



Consented vs Proposed Drawings

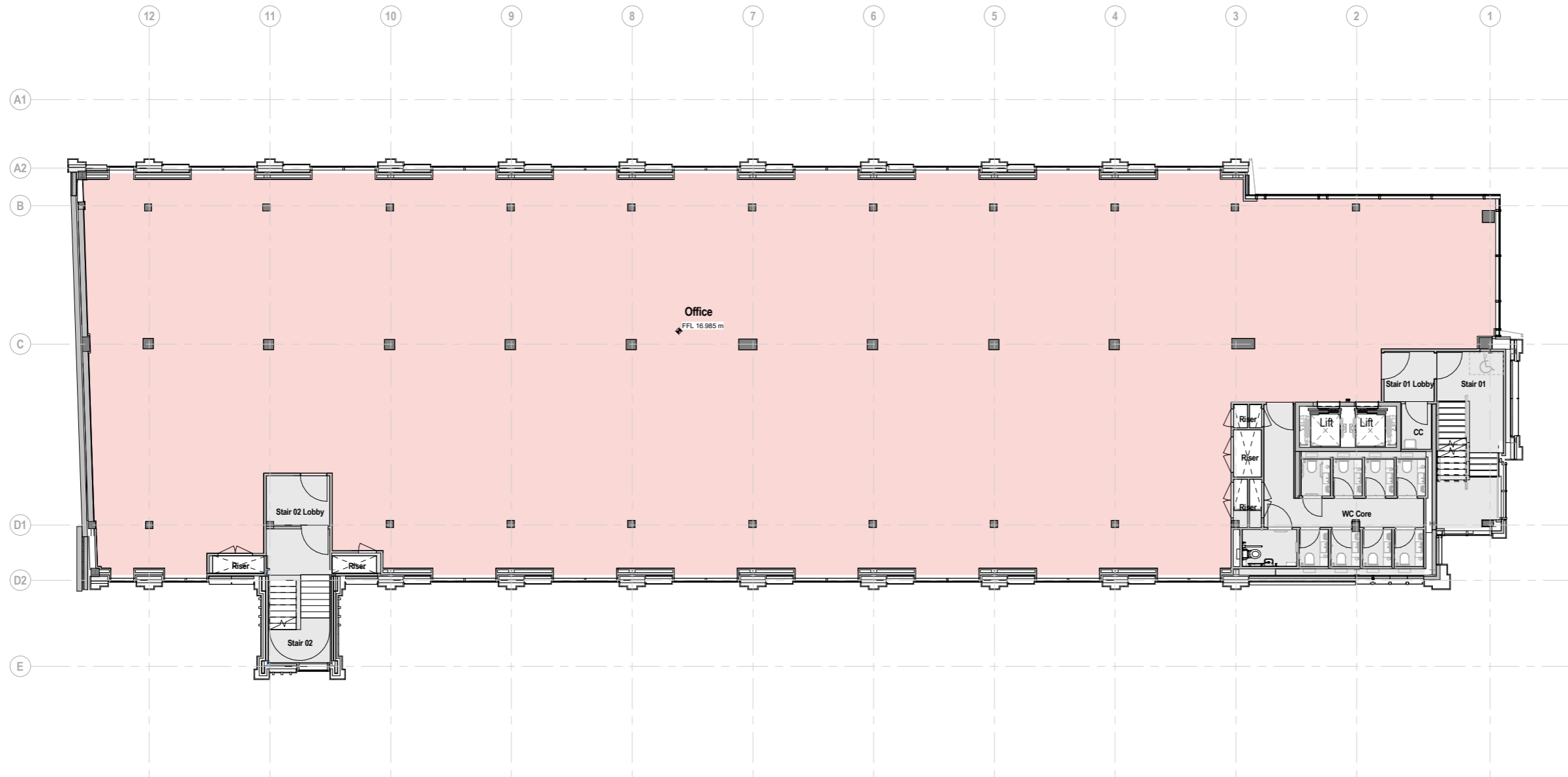
1.3 Consented - L01 Plan



- 1 Marginal adjustment to wall position to suit existing structural discovered during detailed survey
- 2 Corner pier adjusted to avoid cross past boundary line
- 3 Number of fins reduced due to buildability constraints and to appear less cluttered.

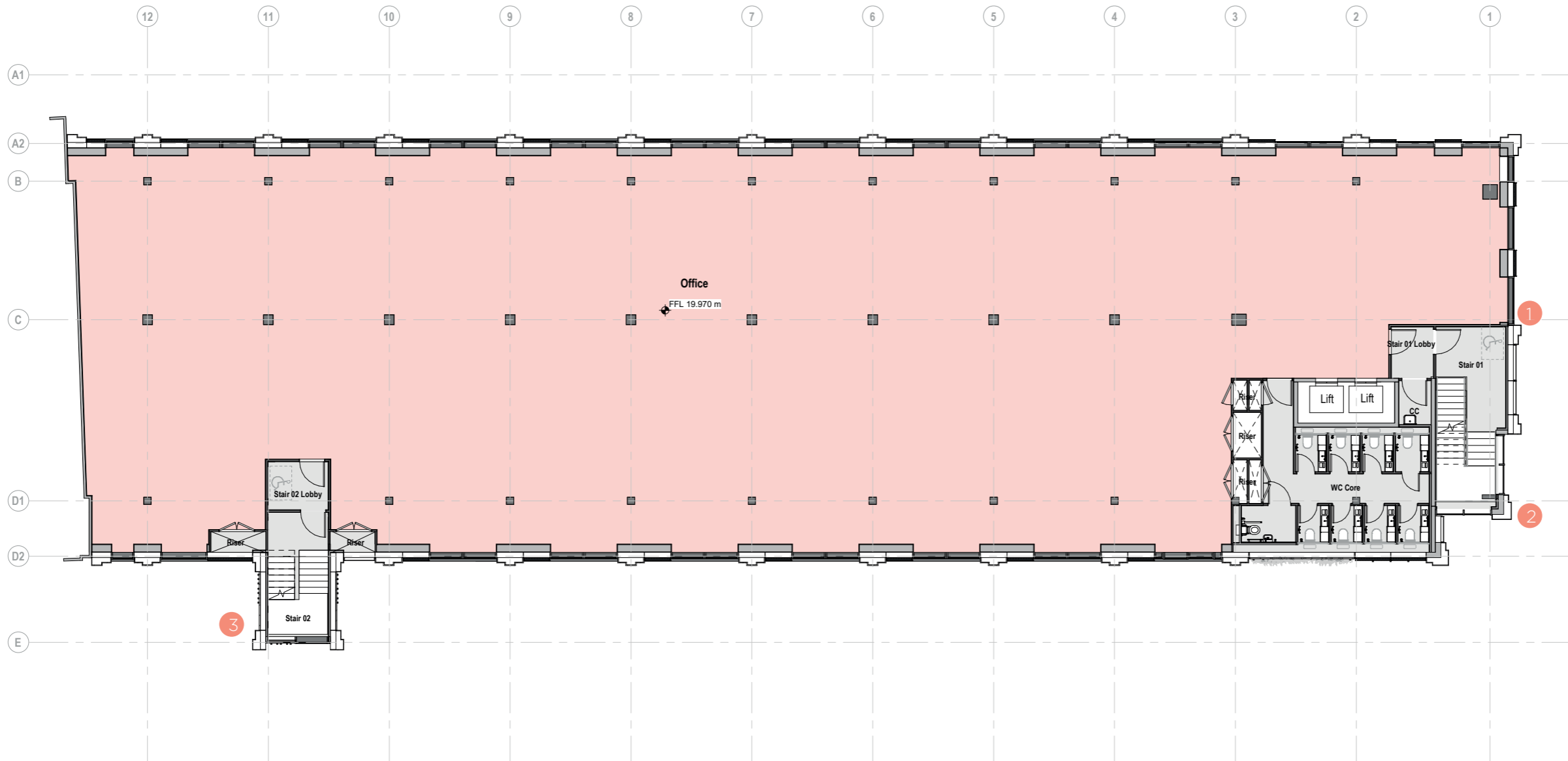
Consented vs Proposed Drawings

1.4 Proposed - L01 Plan



Consented vs Proposed Drawings

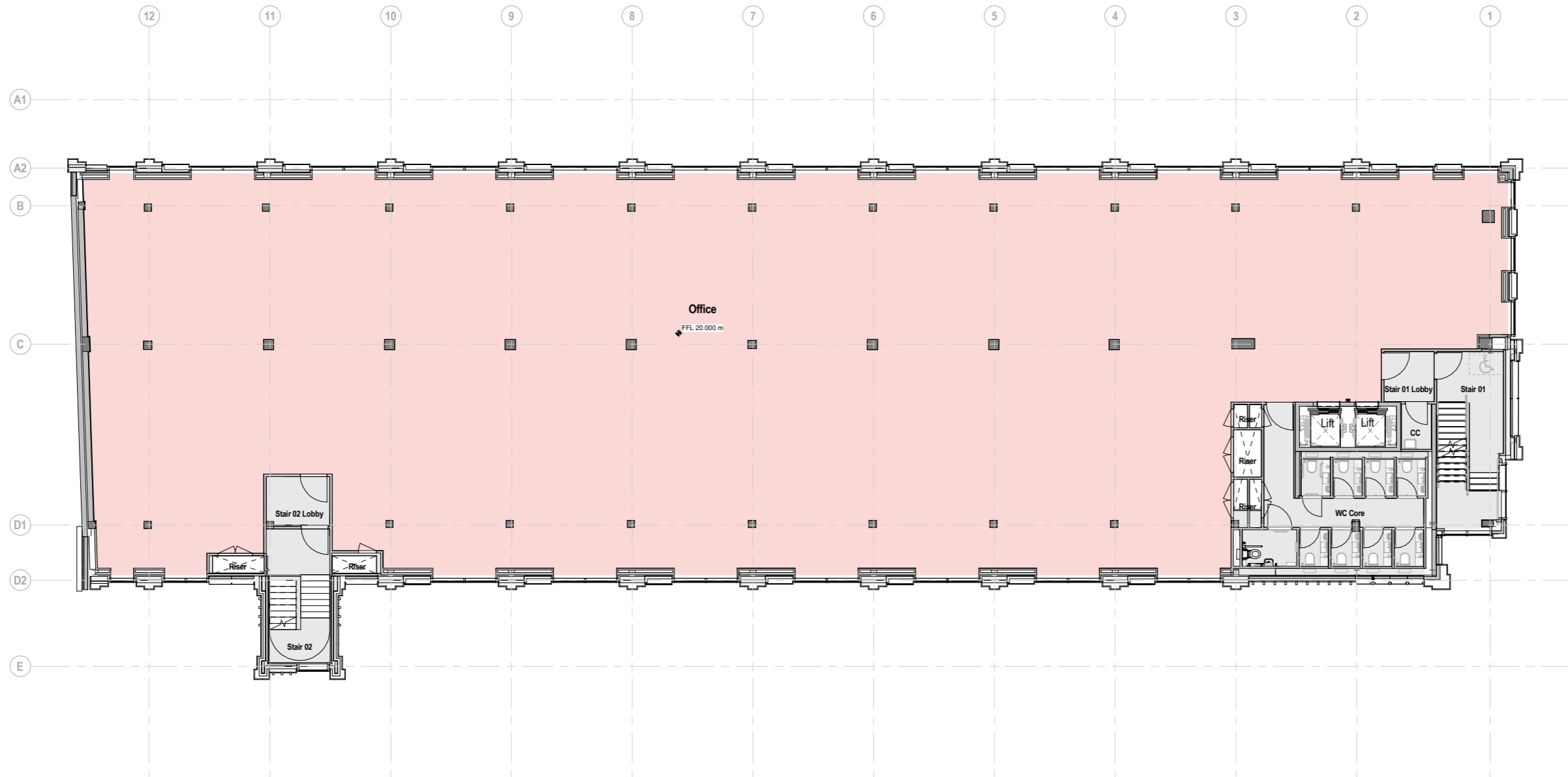
1.5 Consented - L02 Plan



- 1 Marginal adjustment to wall position to suit existing structural discovered during detailed survey
- 2 Corner pier adjusted to avoid cross past boundary line
- 3 Number of fins reduced due to buildability constraints and to appear less cluttered.

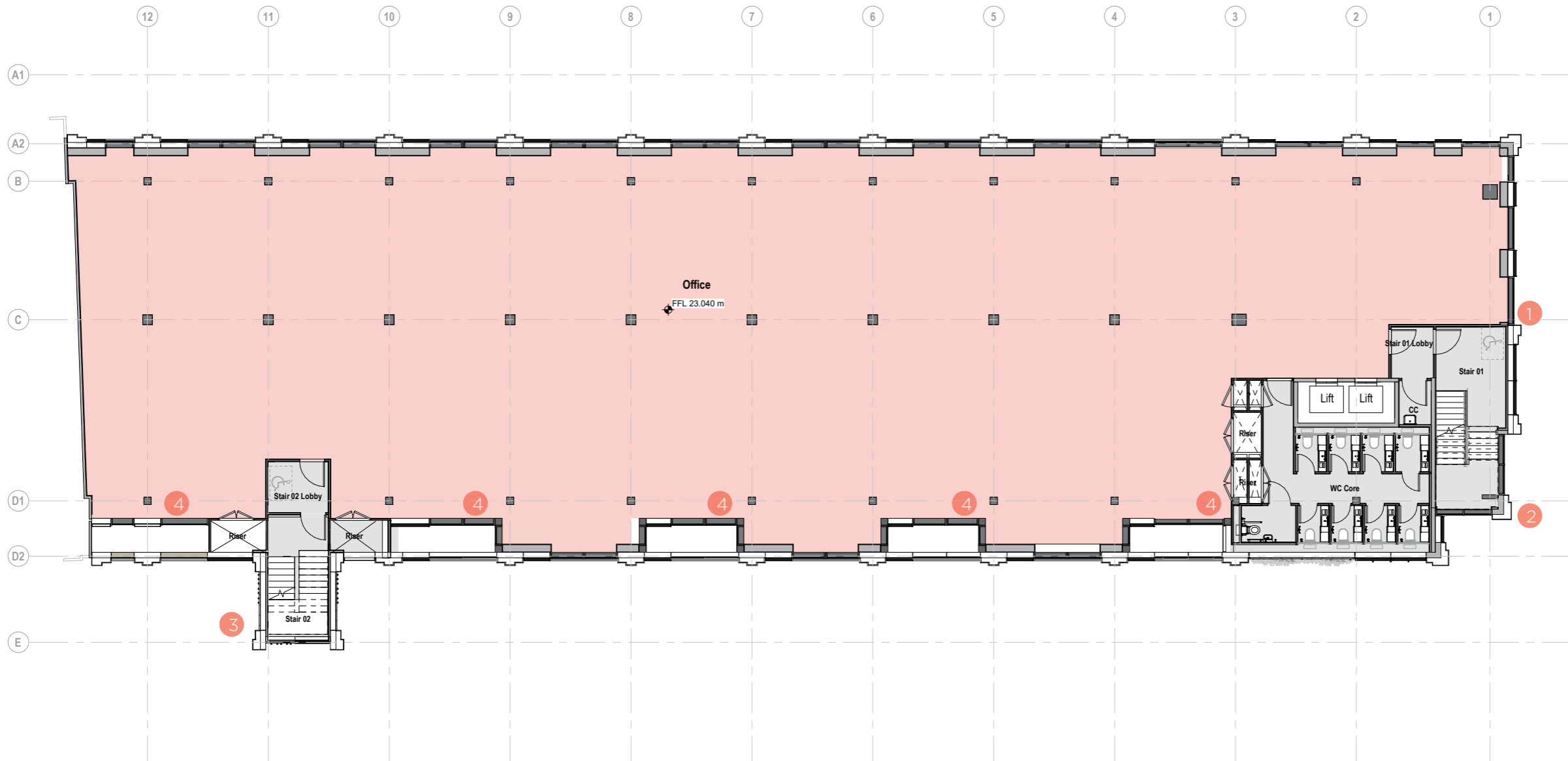
Consented vs Proposed Drawings

1.6 Proposed - L02 Plan



Consented vs Proposed Drawings

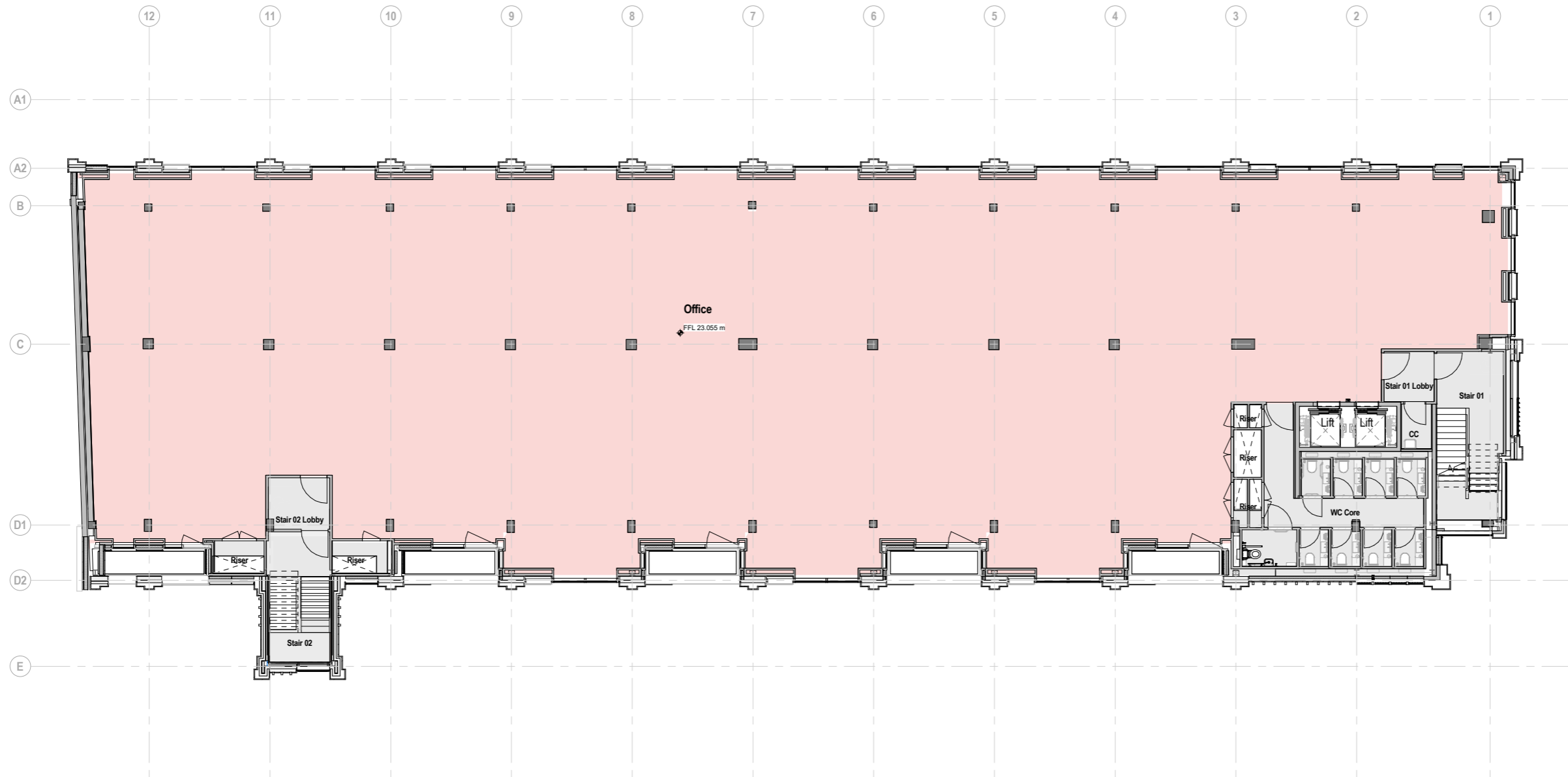
1.7 Consented - L03 Plan



- 1 Marginal adjustment to wall position to suit existing structural discovered during detailed survey
- 2 Corner pier adjusted to avoid cross past boundary line
- 3 Number of fins reduced due to buildability constraints and to appear less cluttered.
- 4 Glazed panel now a glazed door for maintenance purposes

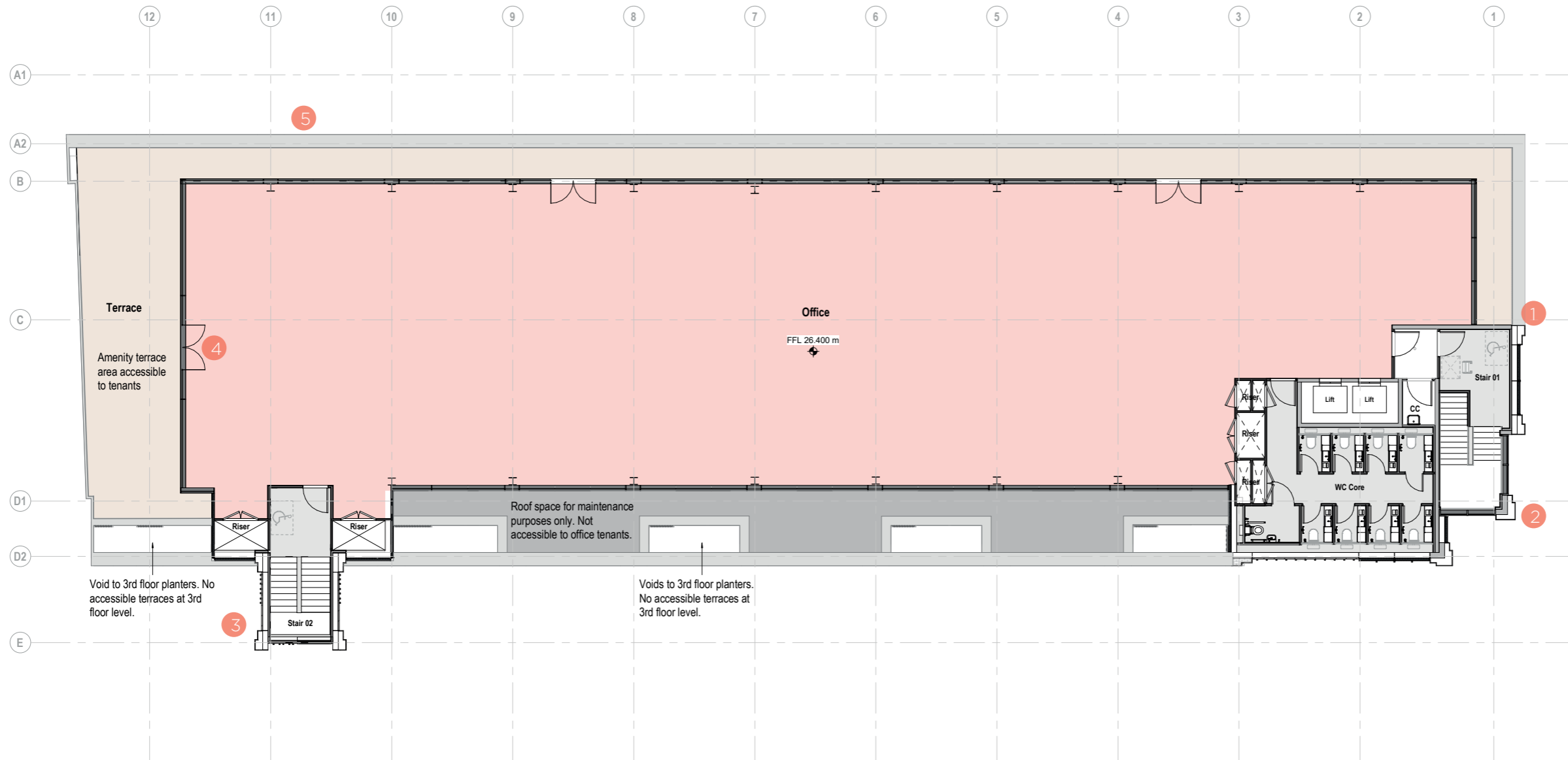
Consented vs Proposed Drawings

1.8 Proposed - L03 Plan



Consented vs Proposed Drawings

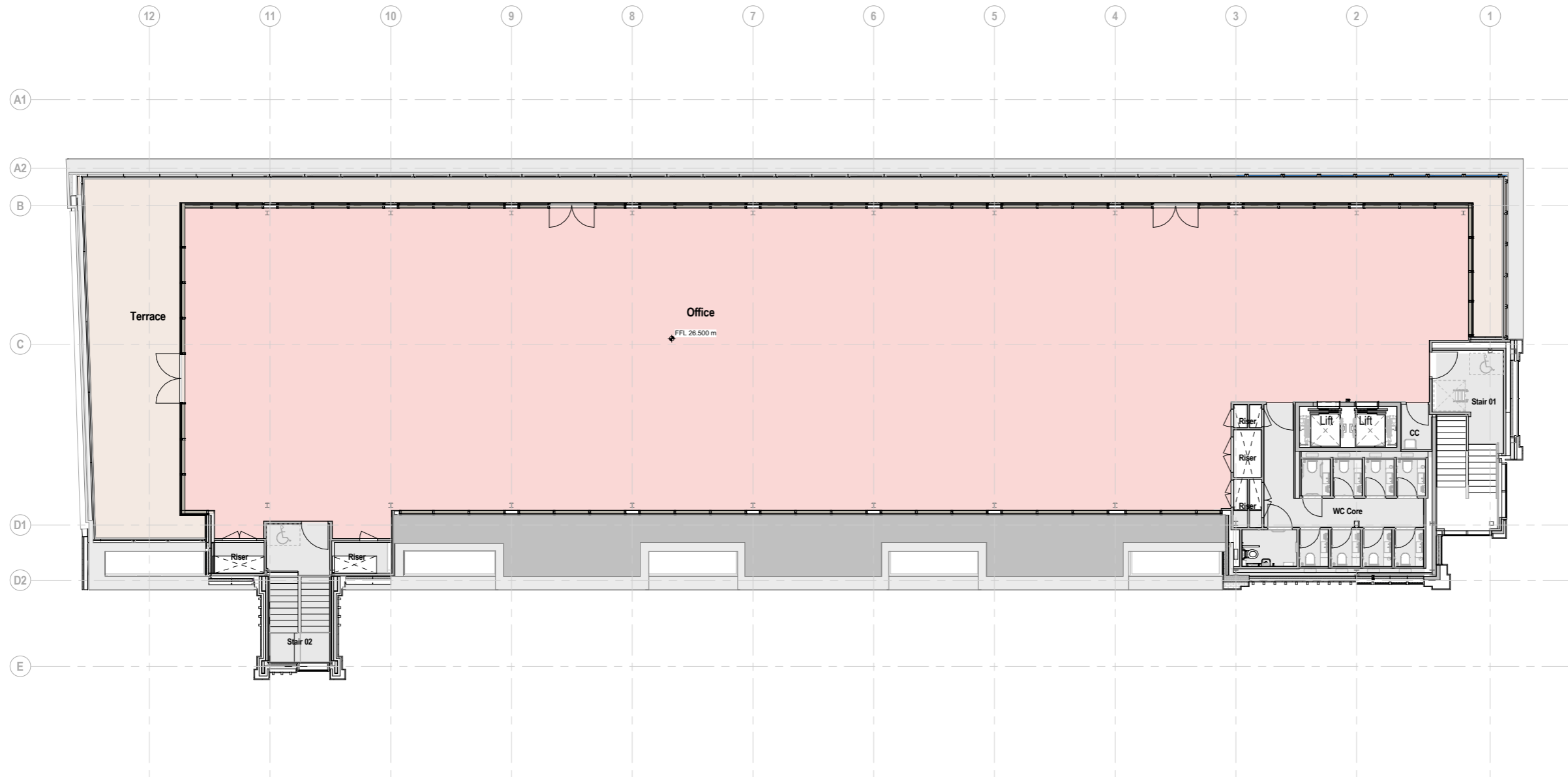
1.9 Consented - L04 Plan



- 1 Marginal adjustment to wall position to suit existing structural discovered during detailed survey
- 2 Corner pier adjusted to avoid cross past boundary line
- 3 Number of fins reduced due to buildability constraints and to appear less cluttered.
- 4 Door flipped to open outwards following detailed occupancy calculations for terrace to allow for improved accessible access to terrace
- 5 Balustrade was not clearly shown on plan at planning stage

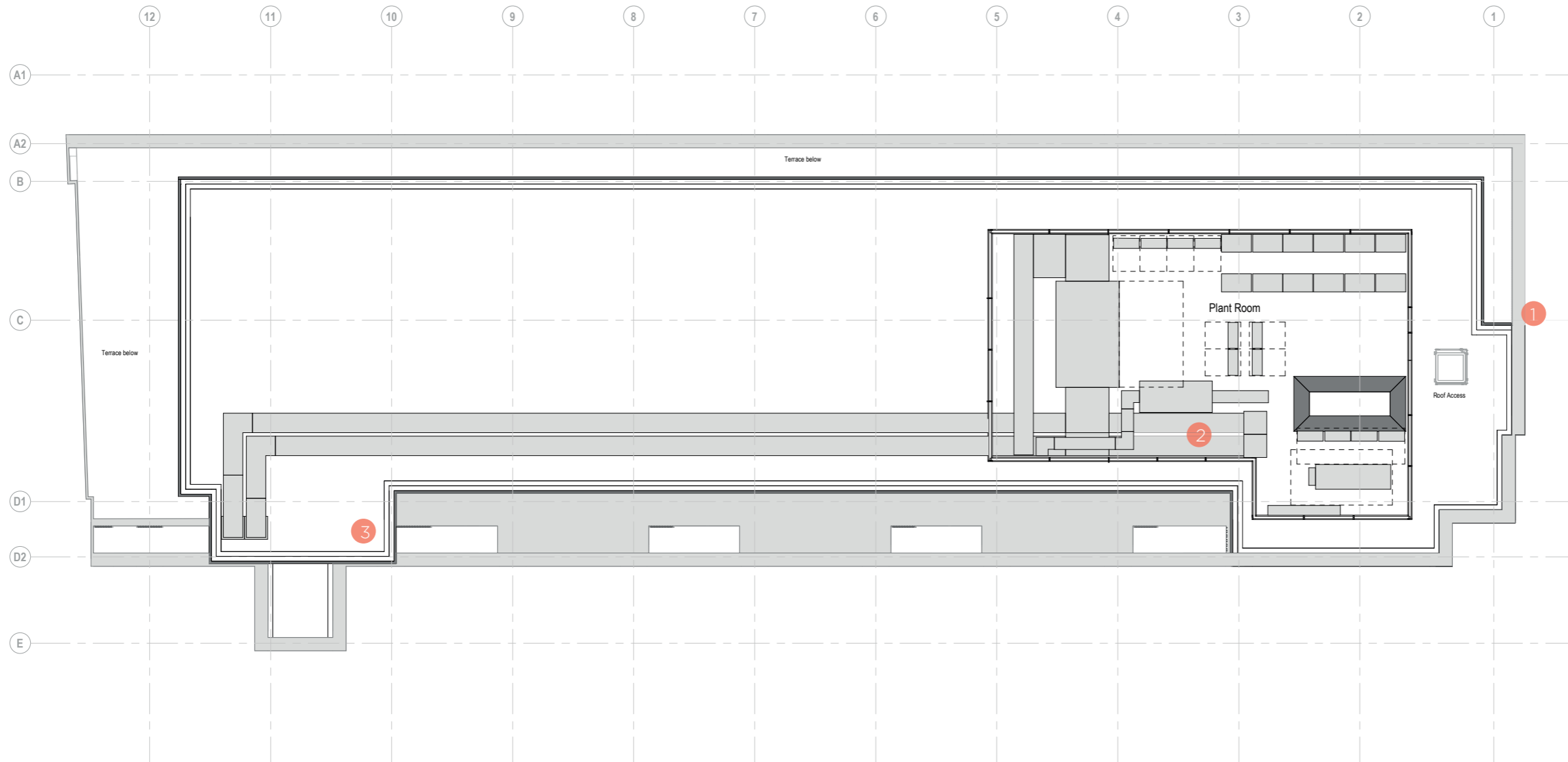
Consented vs Proposed Drawings

1.10 Proposed - L04 Plan



Consented vs Proposed Drawings

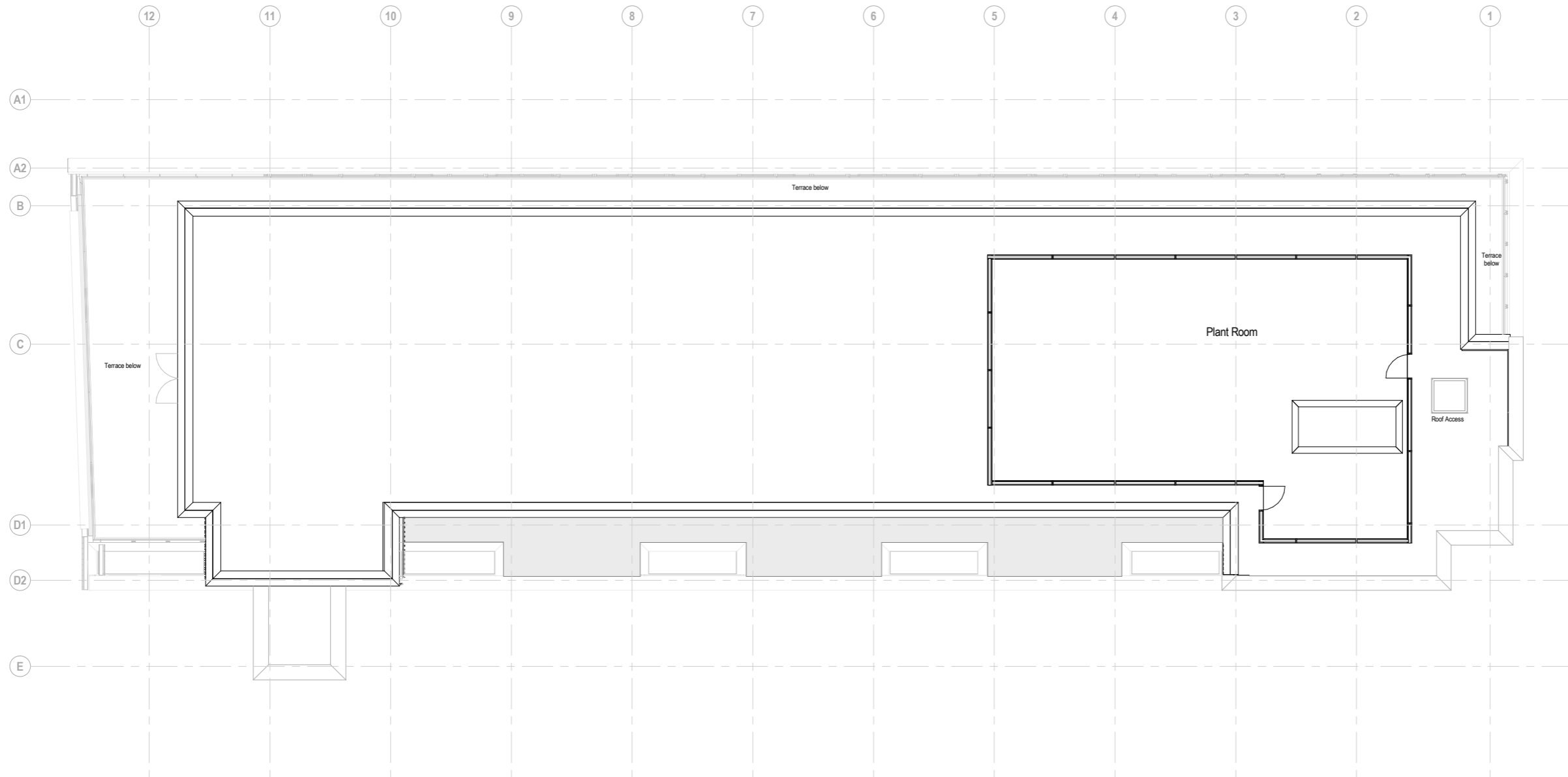
1.11 Consented - Roof Plan



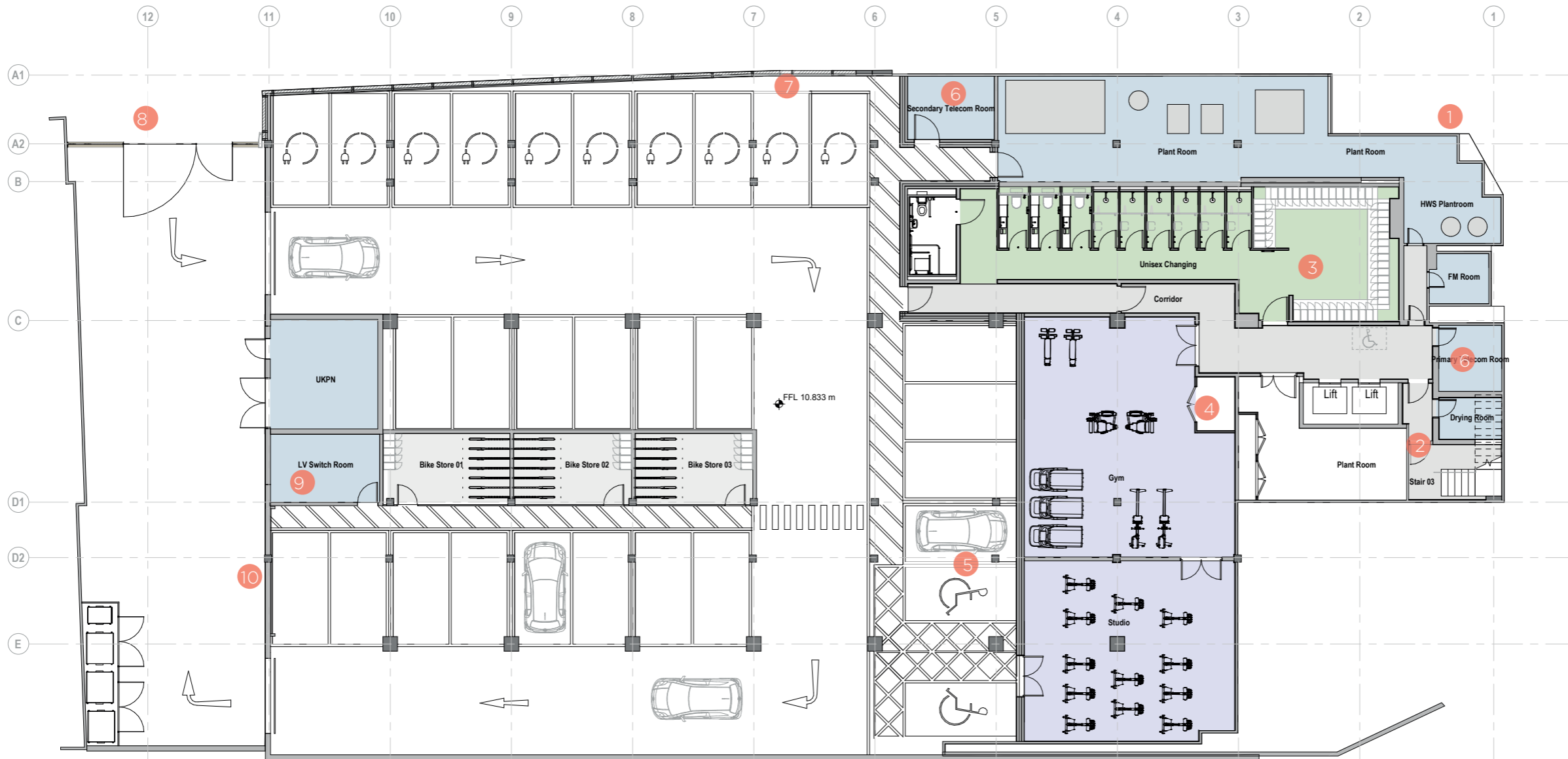
- 1 Marginal adjustment to wall position to suit existing structural discovered during detailed survey
- 2 Generally plant area is similar to planning though the screen itself is now formed of acoustic louvres rather than mesh as shown on elevations
- 3 Ducts come into riser here.

Consented vs Proposed Drawings

1.12 Proposed - Roof Plan (plant equipment excluded)

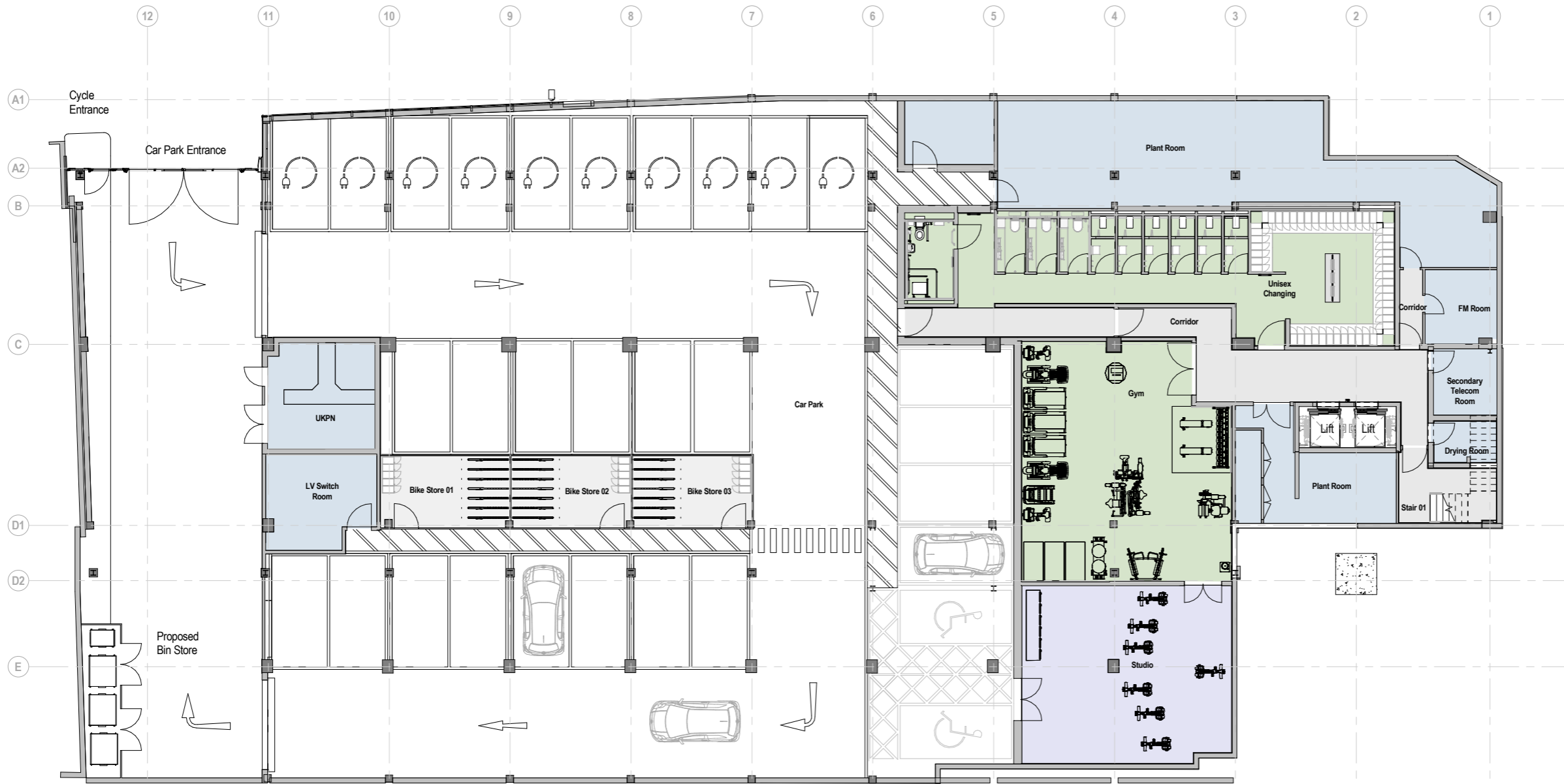


Consented vs Proposed Drawings
 1.13 Consented - Basement Plan



- 1 Adjusted to suit angled rather than stepped condition
- 2 Lobby removed following improvement of layout with fire engineer
- 3 Vanity introduced here
- 4 Cupboard removed
- 5 Columns moved off grid to allow for better parking space provision.
- 6 Primary and secondary telecom rooms have swapped location to allow for improved maintenance access
- 7 Area behind spaces now occupied by plant
- 8 Gate design revised
- 9 Size of room increased as shown
- 10 Introduction of additional louvred screen to achieve smoke ventilation requirements.

Consented vs Proposed Drawings
1.14 Proposed - Basement Plan



2 Consented vs Proposed Drawings

Elevations

Consented vs Proposed Drawings

2.1 Consented - East Elevation



- 1 Coping laps over brick slightly more. On south side stepped up due to enlarged beam to support cantilever.
- 2 Minor, approx 20mm cill overlap here.
- 3 Gate design improved for accessibility
- 4 Mesh design refined to reduce complexity
- 5 Joints not shown on planning set
- 6 Soldier courses not shown on planning drawings
- 7 Planning set does not accurately show balustrade post spacing
- 8 These single lines are to be capped mullions

- 11 Now, +32.723 as a consequence of points 12 & 13
- 12 This was incorrect due to existing roof level being incorrect at planning stage. Correct level 248mm higher
- 13 This was incorrect due to existing roof level being incorrect at planning stage. Correct level 100mm higher
- 14 Additional mullion here more in line with general bay configuration
- 15 Minor, approx 20mm cill overlap here.
- 16 Shown here as grey but to be champagne as per CGI views
- 17 Mullion arrangement adjusted to suit new ramp/door setting out
- 18 Staircase to get thinner as podium gets wider to allow for longer ramp following more detailed street levels survey
- 9 Trees not shown on this elevation but clearly on plan
- 10 To be louvred screen

Consented vs Proposed Drawings

2.2 Proposed - East Elevation



Consented vs Proposed Drawings

2.3 Consented - South Elevation



- 1 Door into plant enclosure not shown at planning
- 2 Marginal adjustment to wall position to suit existing structure discovered during detailed survey
- 3 Colour to be in champagne and mullion arrangement adjusted
- 4 Louvred screen required to satisfy acoustic requirements
- 5 Piers slightly wider to better suit general forms throughout
- 6 Spandrels are slightly deeper following discovery of existing structure constraints
- 7 Coping to top not previously shown
- 8 reduced fins due to build-ability constraints and to appear less cluttered
- 9 Slightly different arrangement to brick courses at top corners

Consented vs Proposed Drawings

2.4 Proposed - South Elevation



Consented vs Proposed Drawings

2.5 Consented - West Elevation



Consented vs Proposed Drawings
2.6 Proposed - West Elevation

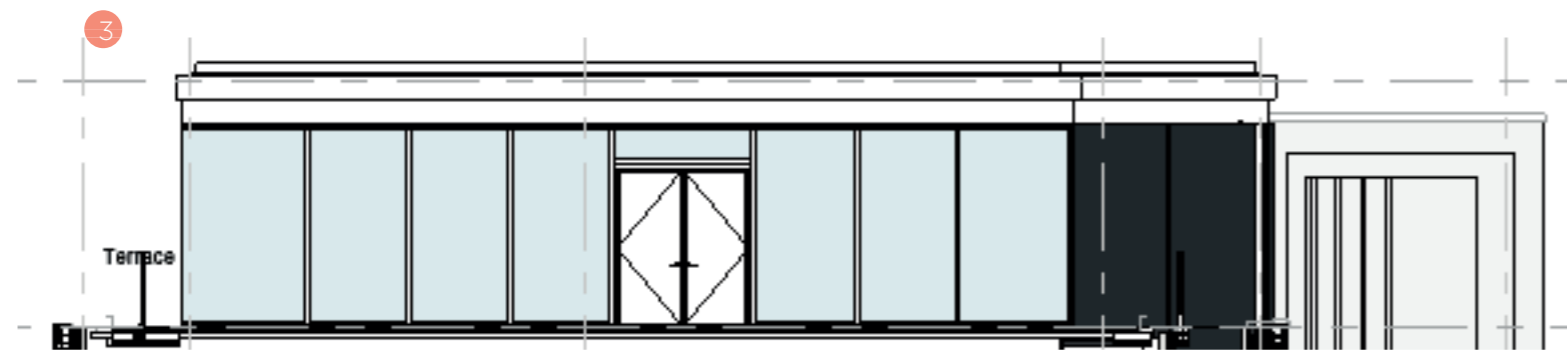


Consented vs Proposed Drawings

2.7 Consented - North Elevation



- 1 reduced fins due to build-ability constraints and to appear less cluttered
- 2 Planning set blocked this out
- 3 Additional mullions not shown here. See screenshot
- 4 As per previous elevation comments



Consented vs Proposed Drawings
2.8 Proposed - North Elevation

