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45 The Vineyard Planning Changes

Date: August 2024
Doc No. 5008

Revision G

Introduction

Since activating the planning permission (ref 19/0954/VRC) the scheme has undergone both a stage 3 design review and stage 4 design development. This document seeks to present the design updates with a view to substituting the existing planning drawings with an updated set to maintain the completeness of the consent, for the avoidance of doubt and in the interests of proper planning. The design updates have been made for the following reasons:

- To improve the layout and arrangement of the internal courtyards so as to provide maximum benefits to then internal environment.
- To comply with required standards and Building Regulations.
- To resolve buildability issues identified in the stage 4 development.

The changes are cosmetic and relate almost exclusively to items discreet within the scheme. There are no changes proposed to the following:

- The number of units, which remains the same.
- The number of bedrooms in each unit, which remains the same.
- The number of floors, and their levels, which remain the same.
- All external facades (including the street façade), which remains unaltered (except for the window heads to 45A ground floor (item M)).

Drawing numbers

This summary is to be read in conjunction with the following drawings:

<u>Drawing description</u>	<u>Current permitted drawing (S&T)</u>	<u>Proposed drawing (B3R)</u>
GROUND FLOOR PLAN PROPOSED	02-ST-100	800
FIRST FLOOR PLAN PROPOSED	02-ST-101	801
SECOND FLOOR PLAN PROPOSED	02-ST-102	802
ROOF PLAN PROPOSED	02-ST-103	803
FRONT (street) ELEVATION PROPOSED	03-ST-100	804
EAST SIDE SECTIONAL ELEVATION PROPOSED	03-ST-101	805
WEST SIDE SECTIONAL ELEVATION PROPOSED	03-ST-102	806
SECTION AA (Unit 45b) PROPOSED	04-ST-100	807
SECTION BB (Unit 45) PROPOSED	04-ST-101	808
SECTION CC (Unit 45a) PROPOSED	04-ST-102	809
SECTION DD PROPOSED	04-ST-103	810

Amendments

The following is a list of the amendments, the letters corresponding with the letter tags on B3R dwgs in this document.

A. Internal arrangement amendments

All three units are subject to minor internal rearrangements to improve the following issues:

i. Natural light.

The layout amendments seek to improve the levels of natural light within the scheme, particularly that enjoyed by the principal habitable rooms, and particularly units 45a and 45b. Given that the perimeter wall to the site is windowless on 3 sides the internal courtyards are crucial in providing natural light into the scheme, and the amendments seek to enhance these courtyards and therefore improve the level of natural light, particularly into the principle habitable rooms. This involves the following:

- removing ancillary accommodation from the courtyard perimeters and, particularly in the case of 45a and 45b, placing it along the windowless rear wall of the plan. This has the effect of increasing the window run to the principal rooms and decreasing the depth of the large rooms at the rear of the layouts.
- setting the courtyard terraces back on the upper floors so that instead of overhanging balconies each floor now has open terraces and the courtyards become funnel shaped, allowing greater light penetration to the lower stories. This increases the number of external amenity spaces (**G**) and fulfils the aim that all habitable rooms should have direct access to external amenity space.
- Moving the staircases adjacent to the courtyards. This ensures that all vertical circulation in the unit occurs alongside glazed facades with natural light and views into the courtyard.

The courtyards remain similar in size and position to the current approved ones, although the court to 45a moves onto the internal flank wall (**F**).

ii. Bedroom sizes (where below Technical Housing Standards).

The substandard bedroom sizes in unit 45 (bedroom 1 and 2 on dwgs 02-ST-100 & 102) have been improved through rearrangement. All bedrooms now exceed the nationally described space standard.

iii. Improve the ratio of circulation floor area to habitable floor area, particularly in unit 45a.

The current approved layouts have oversized horizontal circulation spaces, these have been reduced by siting the staircases centrally in the plan, maximising the floor area of the principal habitable rooms to either side whilst benefitting from natural light from the adjacent lightwells.

iv. The unit GIA reduces from 1,263m² currently approved to 1,196m² (although external amenity space has increased)

v. The amenity space for each unit has increased and the total has risen from 106m² to 140m² and all habitable rooms now have direct access to external amenity space (as opposed to 60% previously).

B. Bicycle storage

It is proposed to distribute the bicycle storage closer to each unit entrance within the car park and retain a central guest store (as per dwg 0800). Provision for 10 cycles is maintained.

C. Level access

It is proposed to arrange the levels in the car park so that the ramp into 45a can be omitted (as per dwg 0800), whilst maintaining step-free access.

D. Drawing arrangement (unit 45)

Unit 45 is a split-level unit and the drawings have been rearranged so the storage space under the entrance is shown on plan level 00 and the entrance lobby and bedroom above are now shown on the plans above (and the roof space to the bedroom is not now shown). This is a notation convention ensuring that all floors are shown on a plan.

E. Terrace above car park entrance

It is proposed that the first-floor terrace that sits above the car park entrance (and turntable) is now split between units 45a and 45, rather being allocated solely to 45.

F. Courtyard flank wall lowered in height.

It is proposed that the flank walls to unit 45a and 45 courtyards be lowered to allow views from the first floor terraces to the (same unit) courtyard and, more importantly, to maximise light penetration to the courtyard floors.

G. Terrace added.

Terraces have been added to ensure that all main habitable rooms have open air amenity spaces and these are linked visually within a unit.

H. Courtyard windows amended.

As the courtyards have slightly changed shape (to maximise natural light into the units and sky views out) so the window arrangement and glazing bar patterns have been amended to suit.

I. Rooflight omitted.

The improvements in the courtyard arrangements have reduced the reliance on rooflights and so the number (and area) has been reduced.

J. Omission of green roof.

The green roofs are not required for attenuation (the site is currently fully hard roofed) and the inclusion of the photovoltaic panels, as required by Condition U0070611, has meant that the extent available for green roof renders them unviable. They have therefore been omitted.

K. Roof profile changed.

The roof profile has been lowered in the easternmost corner and central section of unit 45B to allow the roof areas to be safely accessible for the servicing and maintenance of the Photovoltaics and roof coverings.

L. Soffit profile changed.

The soffit profile of the car park area has been amended to suit the insulation requirements of the floor slab above.

M. The brick soldier course to the ground floor window heads of unit 45a have been omitted for buildability reasons (they cannot be supported at the line of the cladding).**N.** Service enclosures changed.

The service enclosures along the ramp have been updated to show the incoming service meter enclosures (water, electric and gas).

O. Privacy screen added.

The terrace above the carpark has been shared between units 45A and 45 and therefore a (planted) privacy screen has been introduced between them (this could be brick but is shown lightweight for structural reasons).

P. Car park gate amended.

The car park gate has been amended to incorporate a pedestrian door at the request of building control.

Q. Plant room door added.

The plant room to 45A is now accessed from the car park and the door has been added to the east ramp elevation.

R. Window position amended.

There is a minor adjustment to the position of the windows on the east ramp elevation, although the windows themselves remain the same.

S. *Letter no longer used.***T.** Photovoltaic panels.

The photovoltaic panels proposed for the roof are now shown on the roof plan, although the final details (size, number and configuration) will be confirmed through the discharge of the relevant planning conditions. It is intended, subject to detail design, to provide sufficient for the supply of 2Kwh per unit as a minimum.

U. Window omitted.

The high-level windows proposed for the existing gable wall of unit 45 have been omitted as they do not correlate to the internal levels (their cill level would be above head height).

Existing planning dwg

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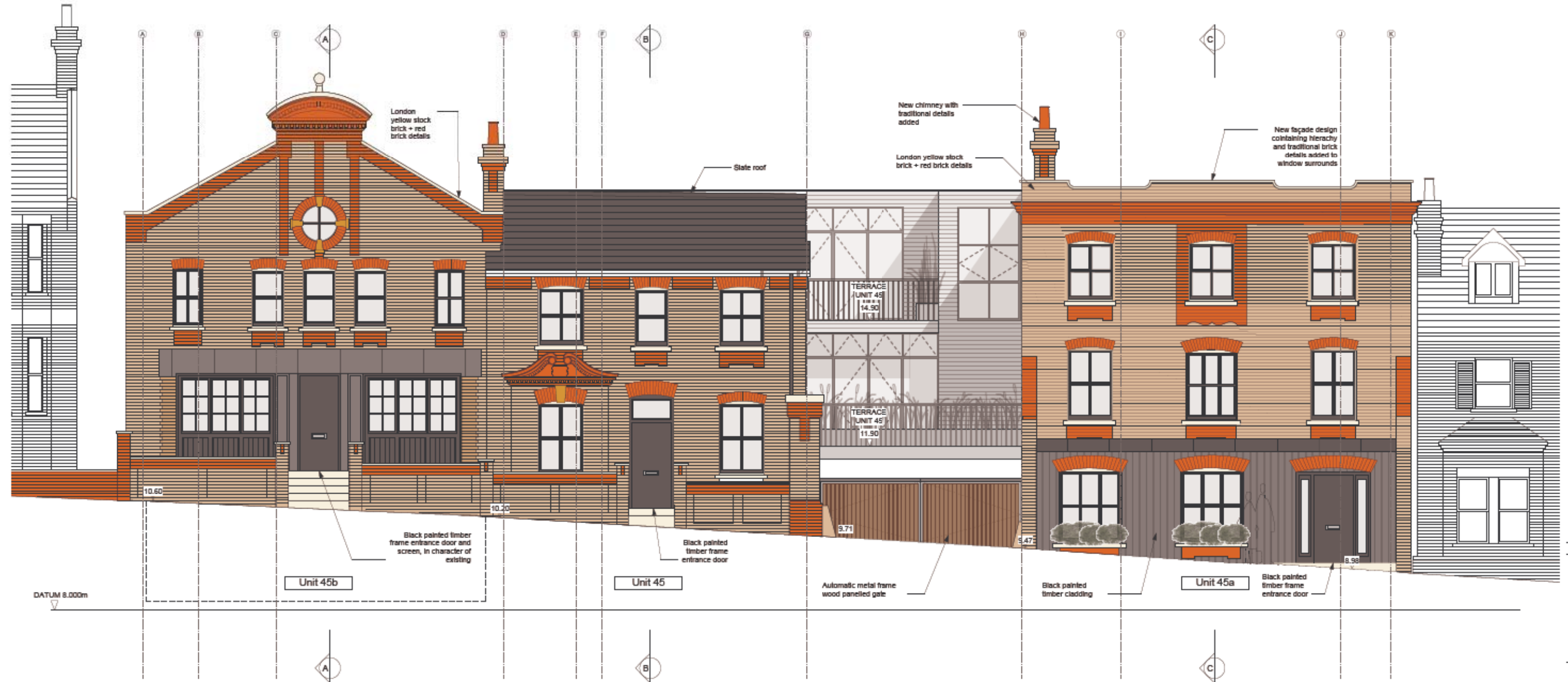
Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 FRONT ELEVATION
 PROPOSED

Drawing Status
PLANNING

Date	Scale @ A1	Scale @ A0
04.12.18	1:50	1:100
Project No.	Drawing No.	Revision
4052	03-ST-100	-



NOTE - The current proposal attach some amendments to the proposal granted with Planning permission with Ref: APP/L5810/W/17/3175565

NOTE - Unit 45b and Unit 45 façades to be same as existing. Unit 45 façade to be new built.

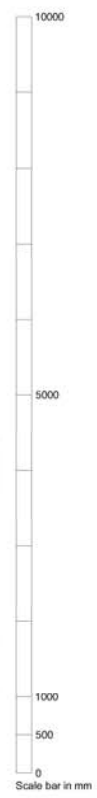
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S	R	Date	Description
S3	2	15.08.24	ISSUED FOR PLANNING

Revision

Key

- A INTERNAL ARRANGEMENT AMENDED (SEE SUMMARY OF INTERNAL CHANGES IN SEPARATE DOC)
- B BICYCLE STORAGE ARRANGED AROUND COURTYARD (CLOSER TO UNIT ENTRANCES)
- C LEVEL ENTRANCE TO 45A
- D ENTRANCE LEVEL SHOWN HERE (BEDROOM SHOWN ON LEVEL 02) - NOTE: ACTUAL LEVEL TO THESE ROOMS REMAINS THE SAME
- E TERRACE DIVIDED BETWEEN UNITS WITH GREEN WALL
- F COURTYARD FLANK WALL LOWERED IN HEIGHT (SEE ELEVATION)
- G TERRACE ADDED
- H WINDOW AMENDED (POSITION OR SIZE)
- I ROOFLIGHT OMITTED
- J GREEN ROOF OMITTED
- K -
- L SOFFIT PROFILE CHANGED
- M BRICK SOLDIER COURSE OMITTED
- N SERVICE ENCLOSURES CHANGED
- O PRIVACY SCREEN ADDED
- P CAR PARK GATE AMENDED
- Q PLANT ROOM DOOR ADDED
- R WINDOW POSITION AMENDED
- S -
- T PV PANEL ADDED
- U WINDOW OMITTED



NOTE - Unit 45b and Unit 45 façades to be same as existing.
 Unit 45 façade to be new built.

B3R Architects

Client	Penney Ltd		
Project	Project No:	Project Title:	
	19290	45 The Vineyard	
Drawing Title	FRONT ELEVATION PROPOSED		
Status	PLANNING		
Issue	Drawing No:	Stage / Revision:	Sheet: Scale:
	0804	S3 . 2	A1 1:50

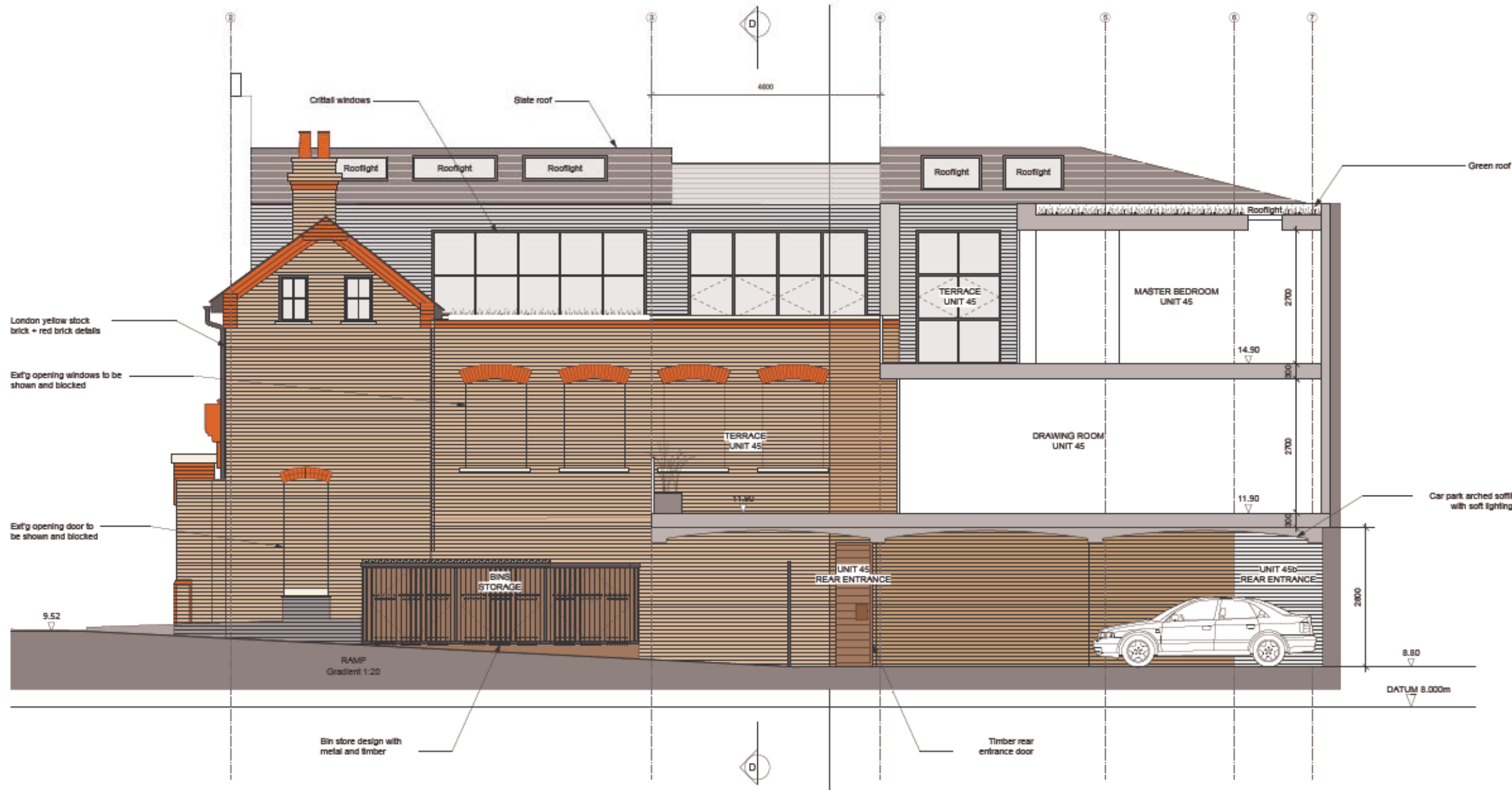
Existing planning dwg

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Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 EAST SIDE SECTIONAL ELEVATION
 PROPOSED

Drawing Status
PLANNING

Date 04.12.18 Scale @ A1 1:50 Scale @ A0 1:100

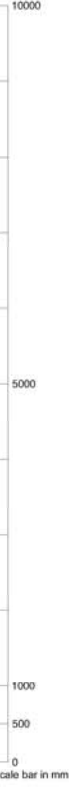
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 4052 03-ST-101 -

NOTE - The current proposal attach some amendments to the proposal granted with Planning permission with Ref: APP/L5810/W/17/3175565

Notes:
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S	R	Date	Description
S3	4	15.08.24	ISSUED FOR PLANNING

Revision
 Key



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Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 WEST SIDE SECTIONAL ELEVATION
 PROPOSED

PLANNING

Date	Scale @ A1	Scale @ A0
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Project No.	Drawing No.	Revision
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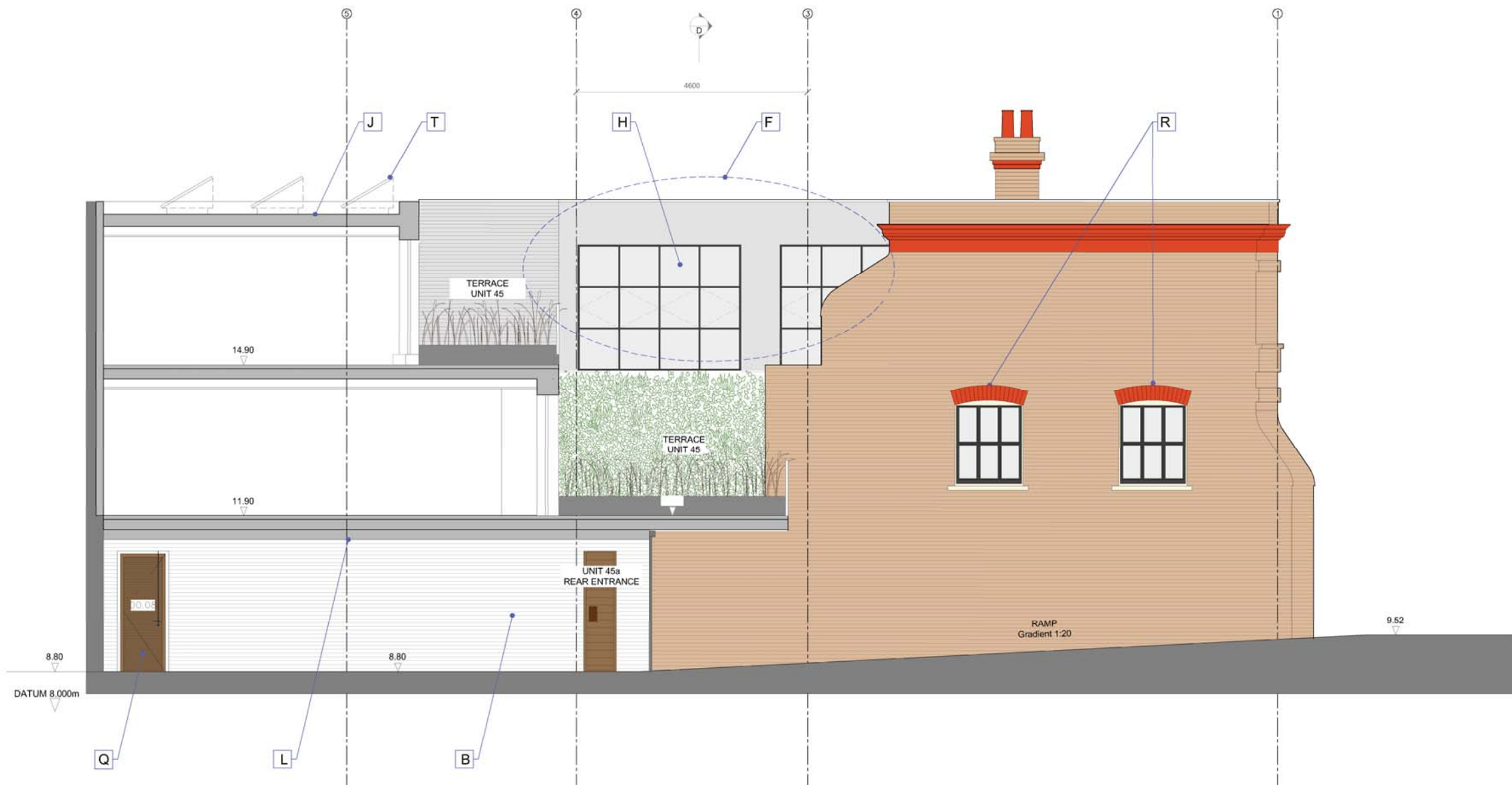


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S	R	Date	Description
S3	2	15.08.24	ISSUED FOR PLANNING

Revision
Key



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- O PRIVACY SCREEN ADDED
- P CAR PARK GATE AMENDED
- Q PLANT ROOM DOOR ADDED
- R WINDOW POSITION AMENDED
- S -
- T PV PANEL ADDED



B3R Architects

Client
Penney Ltd

Project No: 19290 Project Title: 45 The Vineyard

Drawing Title
WEST SIDE SECTIONAL ELEVATION PROPOSED

Status
PLANNING

Drawing No: 0806 Stage / Revision: S3 . 2 Sheet: A1 Scale: 1:50



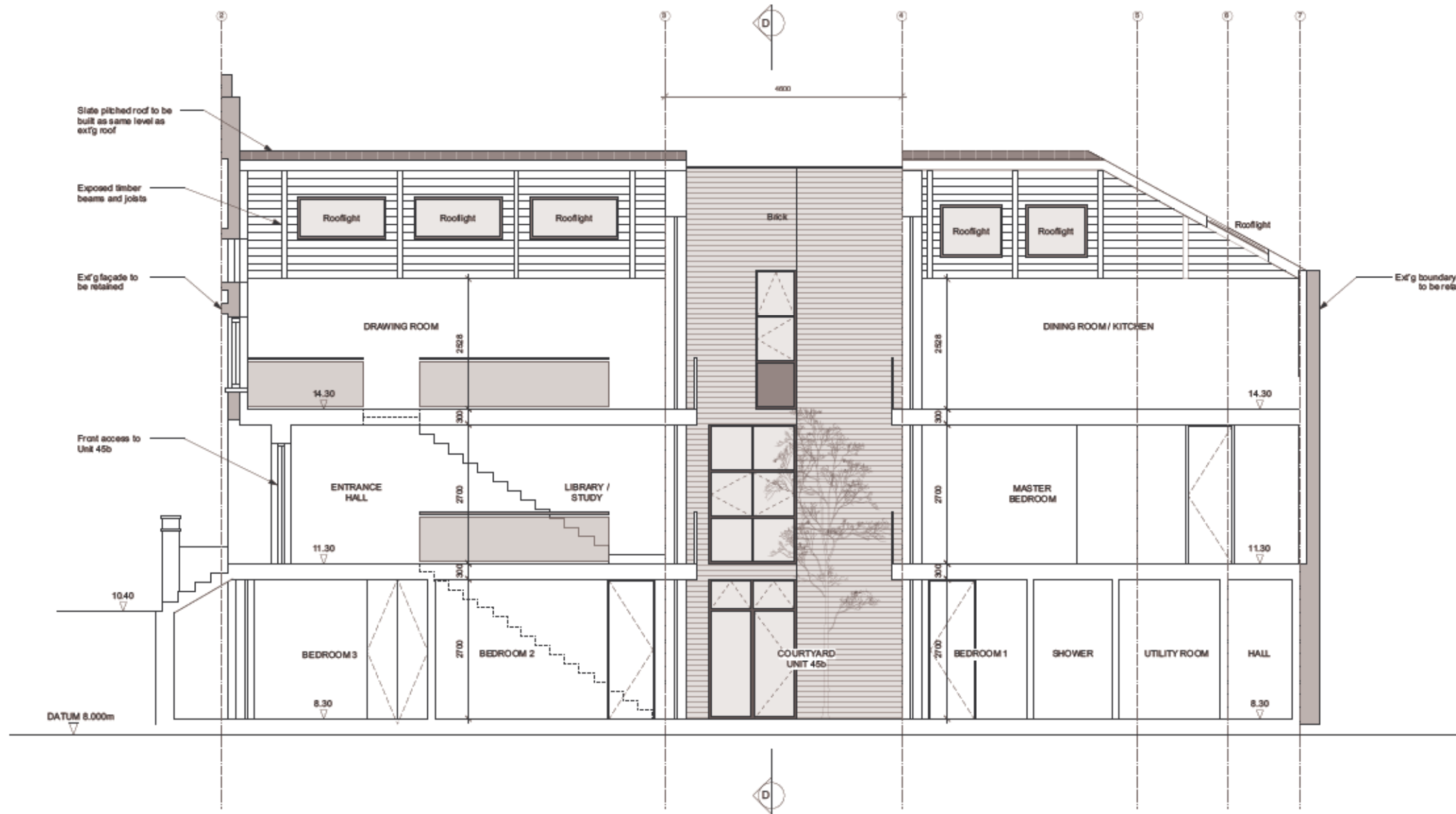
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Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 SECTION AA - Unit 45b
 PROPOSED

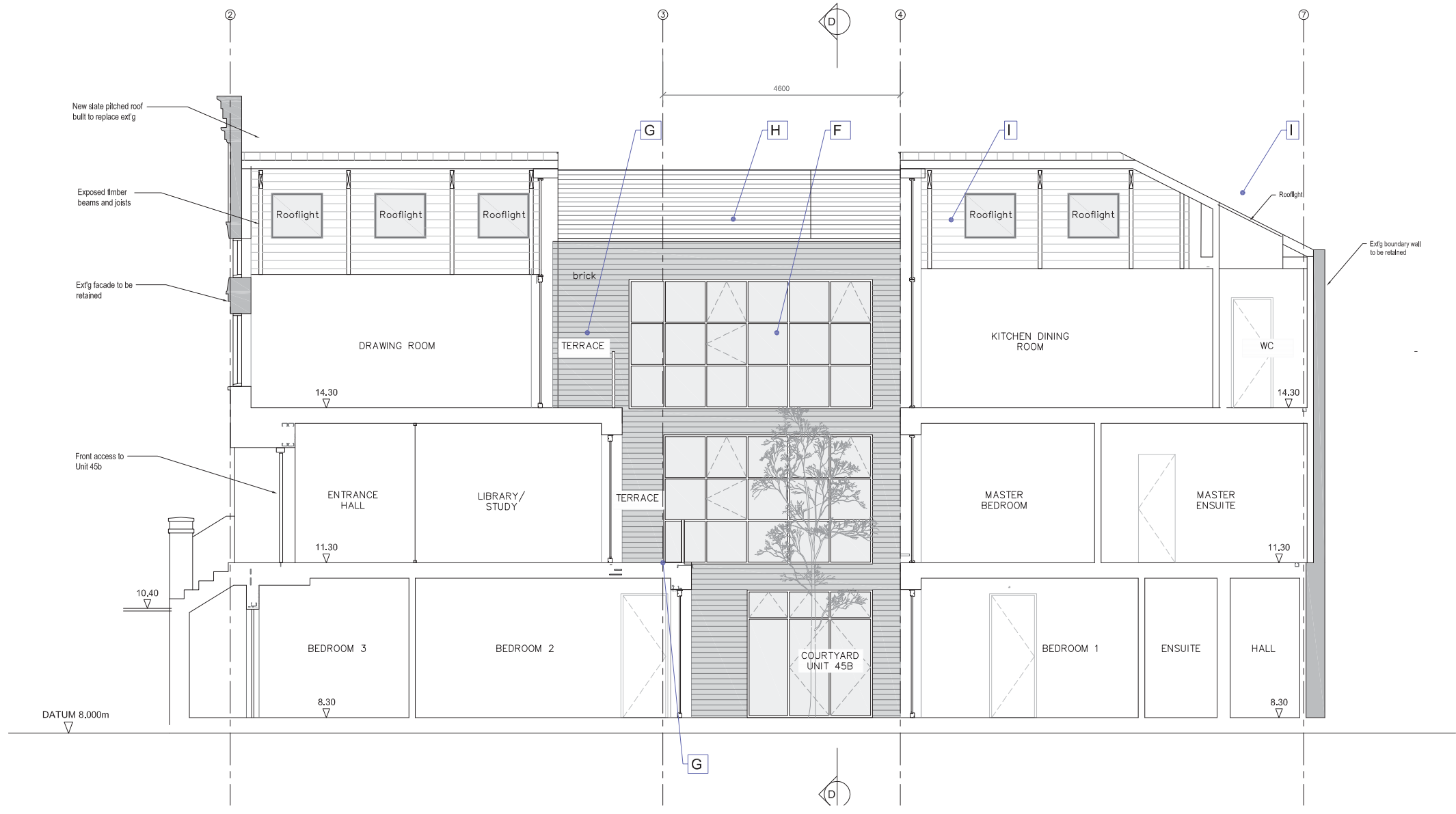
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Project No	Drawing No.	Revision
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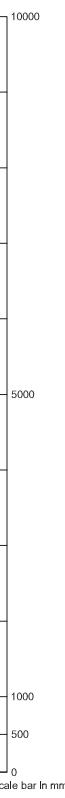
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S	R	Date	Description
S3	2	16.08.24	ISSUED FOR PLANNING

Revision
Key



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- S -
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- U WINDOW OMITTED



B3R Architects

Client:
Penney Ltd

Project No: **19290** Project Title: **45 The Vineyard**

Drawing Title:
SECTION AA - Unit 45b
PROPOSED

Status:
PLANNING

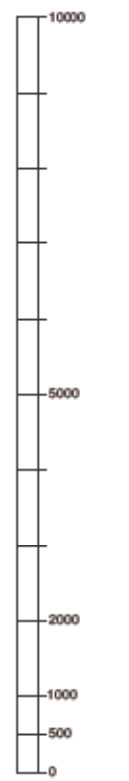
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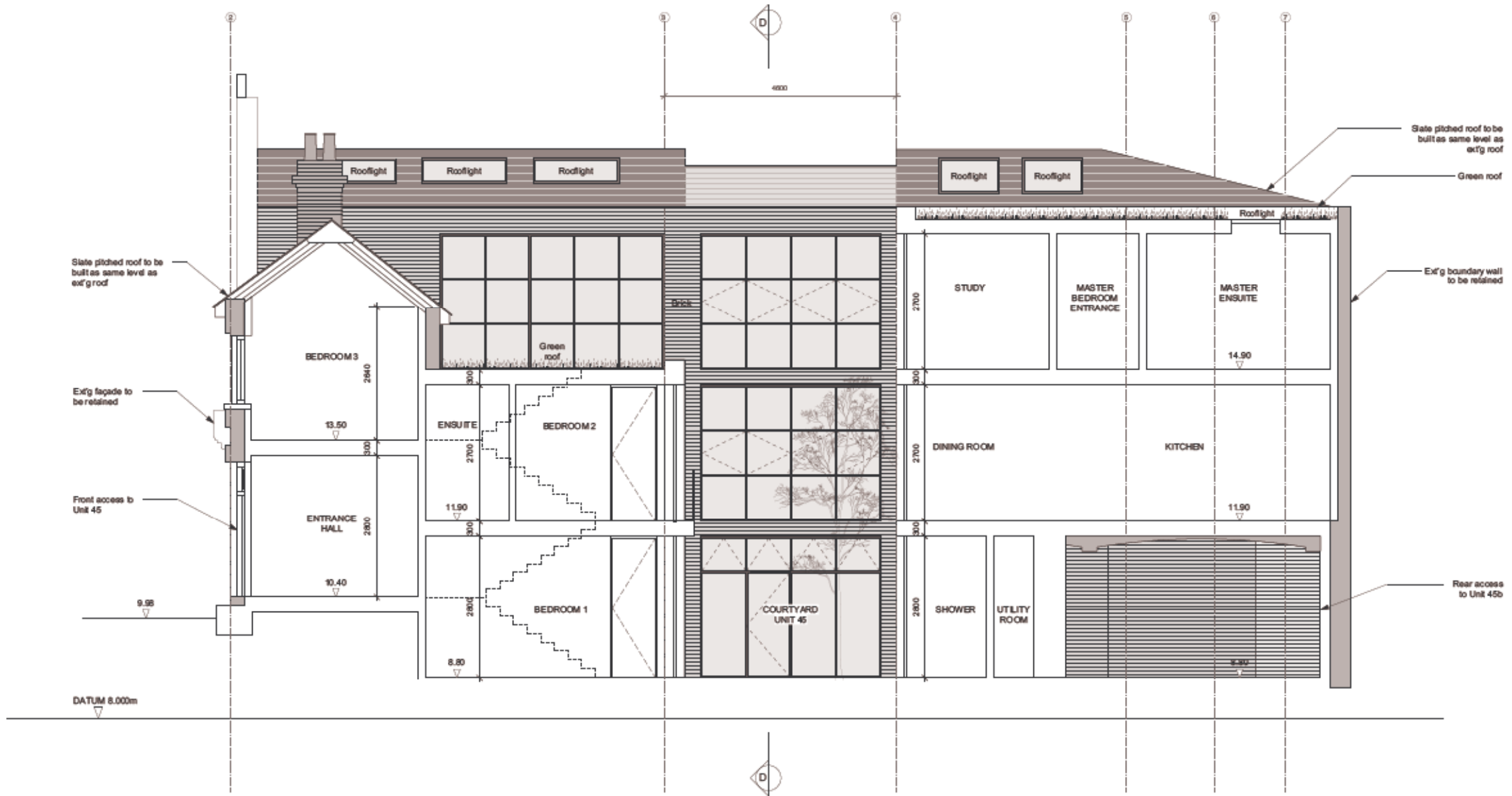
Existing planning dwg

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Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 SECTION BB - Unit 45
 PROPOSED

Drawing Status
PLANNING

Date	Scale @ A1	Scale @ A3
04.12.18	1:50	1:100
Project No	Drawing No.	Revision
4052	04-ST-101	

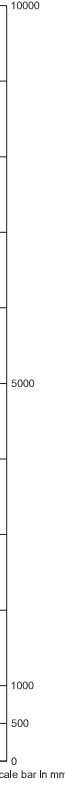
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S	R	Date	Description
S3	3	15.08.24	ISSUED FOR PLANNING

Revision
Key



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B3R Architects

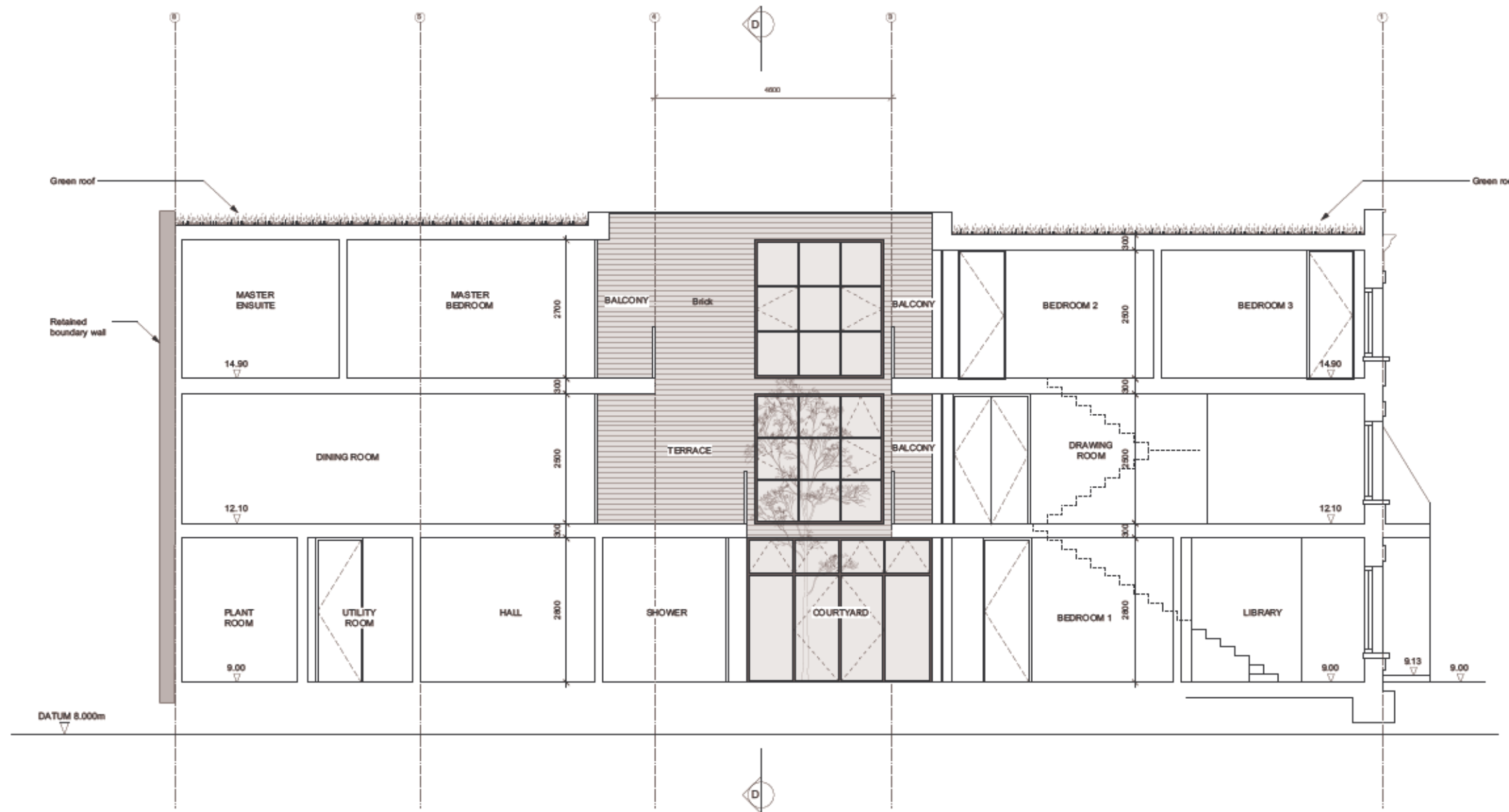
Client:
Penney Ltd

Project No: **19290** Project Title: **45 The Vineyard**

Drawing Title:
SECTION BB - Unit 45
PROPOSED

Status:
PLANNING

Drawing No: **0808** Stage / Revision: **S3 , 3** Sheet: **A1** Scale: **1:50**

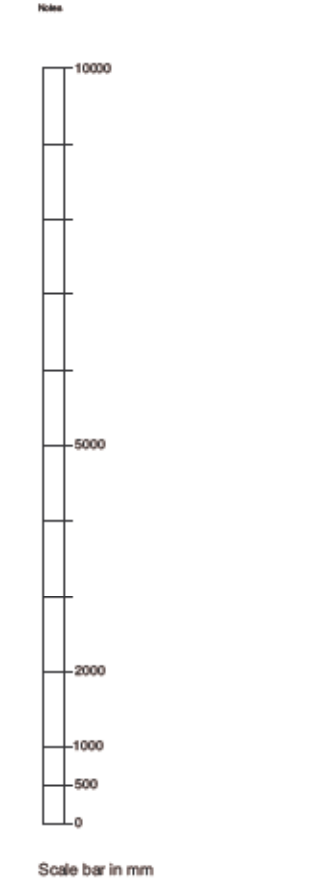


NOTE - The current proposal attach some amendments to the proposal granted with Planning permission with Ref: APP/L5810/W/17/3175565

Key Plan

Existing planning dwg

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Project
**45 THE VINEYARD
 TW10 6AS**

Drawing Title
**SECTION CC - 45a
 PROPOSED**

Drawing Status
PLANNING

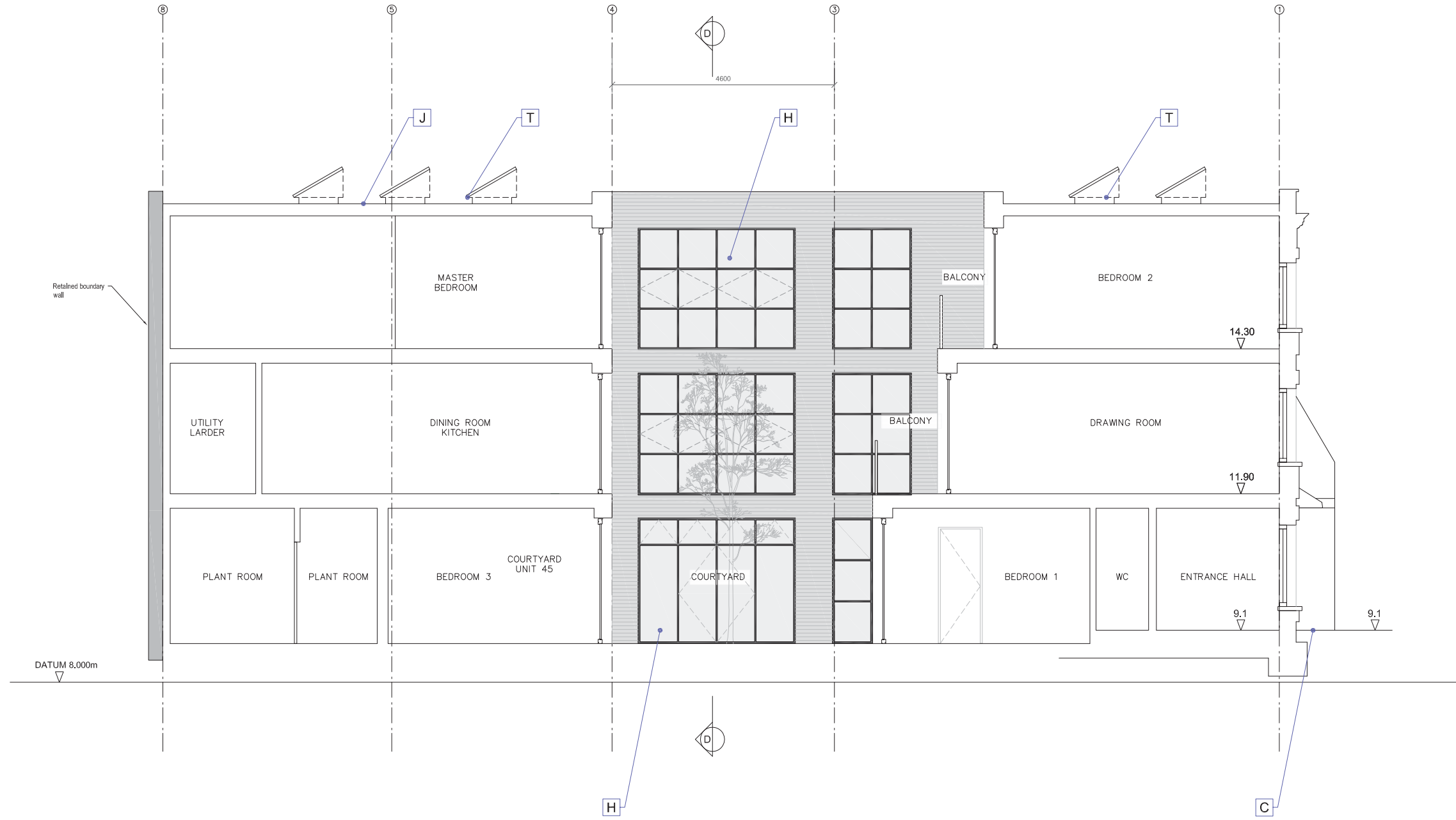
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Project No	Drawing No.	Revision
4052	04-ST-102	

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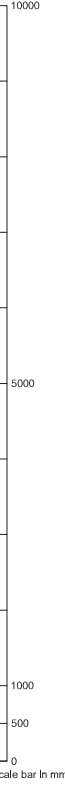
S	R	Date	Description
S3	2	15.08.24	ISSUED FOR PLANNING

Revision

Key



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- Q PLANT ROOM DOOR ADDED
- R WINDOW POSITION AMENDED
- S -
- T PV PANEL ADDED



B3R Architects

Client:	Penney Ltd
Project No:	0809
Project Title:	45 The Vineyard
Drawing Title:	SECTION CC - Unit 45a
	PROPOSED
Status:	PLANNING
Drawing No:	0809
Stage / Revision:	S3 . 2
Sheet:	A1
Scale:	1:50

Key Plan

Existing planning dwg

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Client
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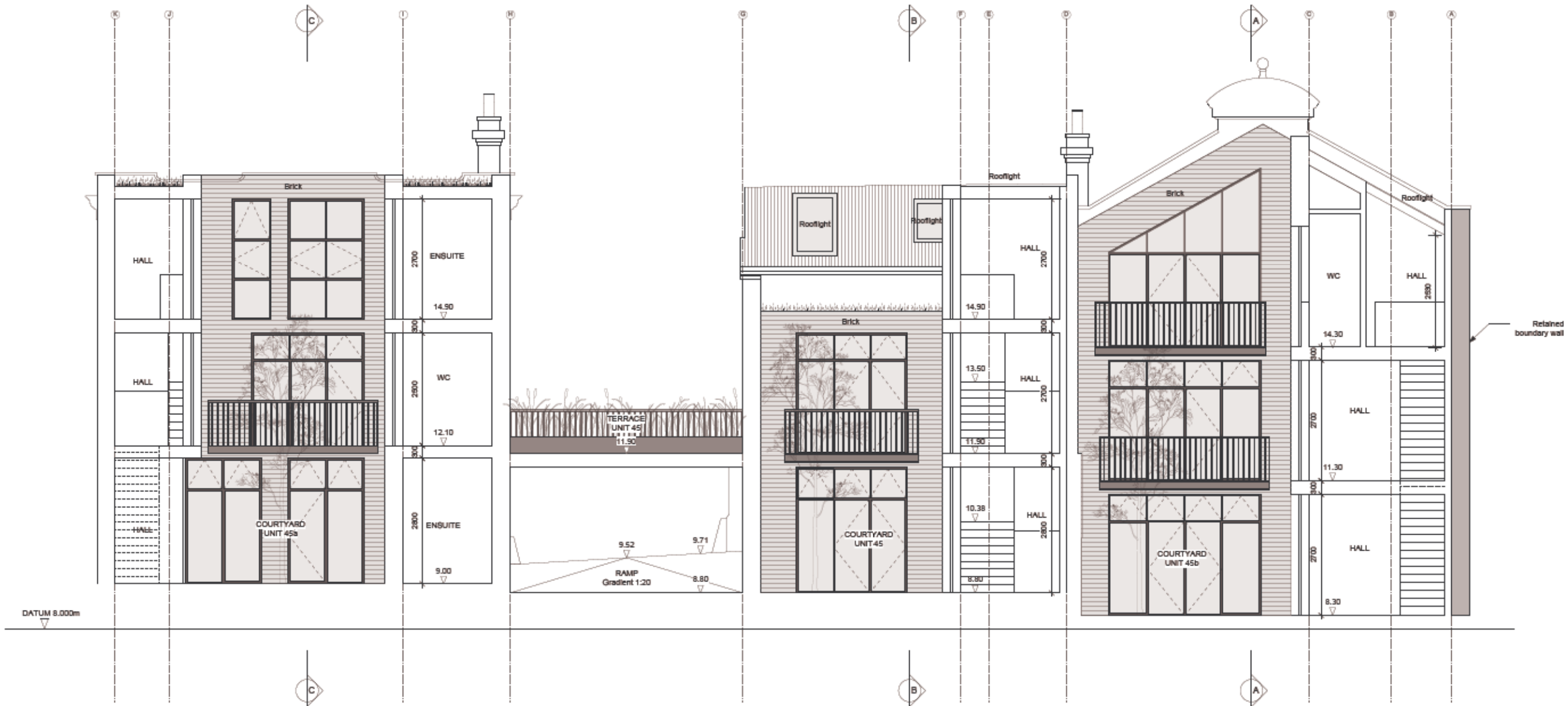
Project
45 THE VINEYARD
TW10 6AS

Drawing Title
SECTION DD
PROPOSED

Drawing Status
PLANNING

Date 04.12.18 Scale @ A1 1:50 Scale @ A0 1:100

Project No. 4052 Drawing No. 04-ST-103 Revision

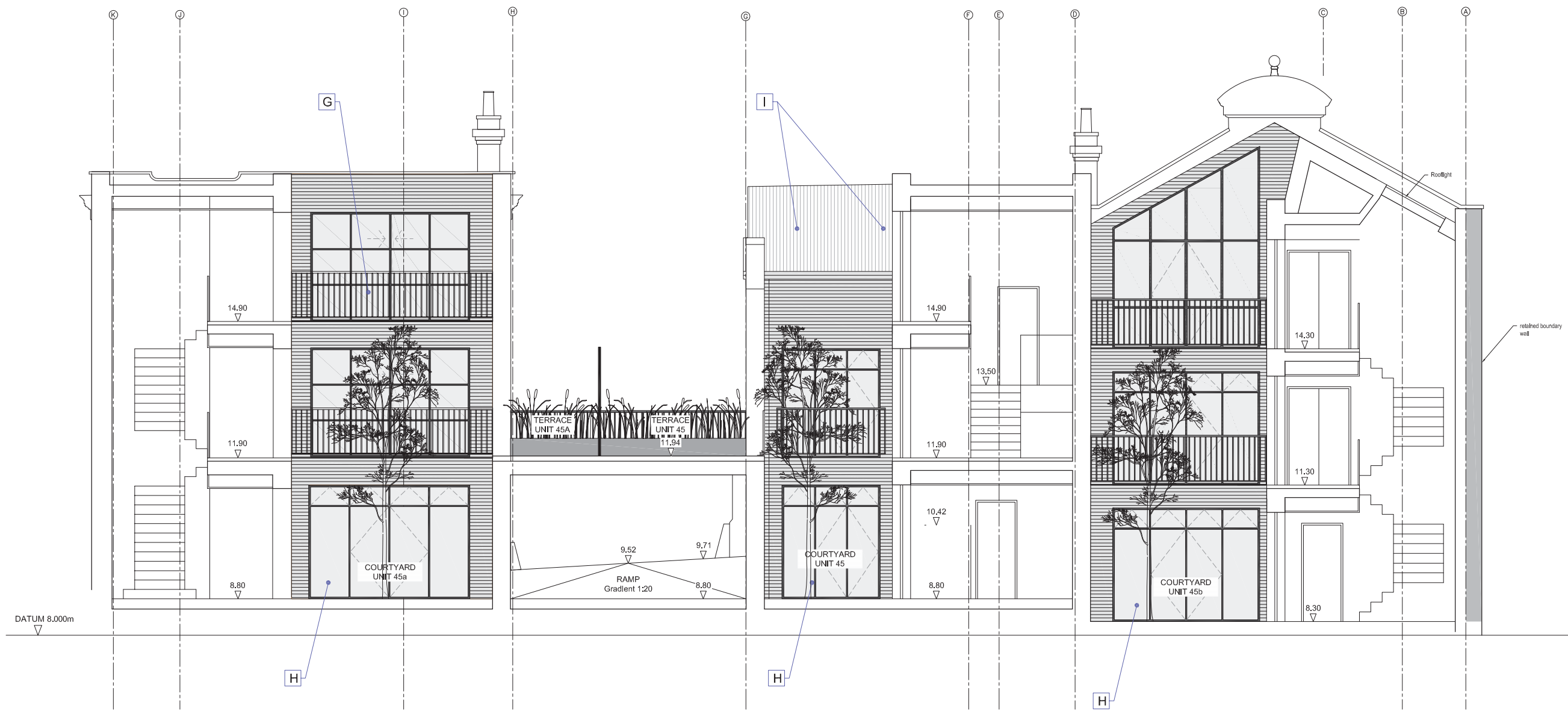


NOTE - The current proposal attach some amendments to the proposal granted with Planning permission with Ref: APP/L5810/W/17/3175565

Notes:
Do not scale from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and any discrepancies reported to B3R immediately.

S	R	Date	Description
S3	2	15.08.24	ISSUED FOR PLANNING

Revision
Key



- A INTERNAL ARRANGEMENT AMENDED (SEE SUMMARY OF INTERNAL CHANGES IN SEPARATE DOC)
- B BICYCLE STORAGE ARRANGED AROUND COURTYARD (CLOSER TO UNIT ENTRANCES)
- C LEVEL ENTRANCE TO 45A
- D ENTRANCE LEVEL SHOWN HERE (BEDROOM SHOWN ON LEVEL 02) - NOTE: ACTUAL LEVEL TO THESE ROOMS REMAINS THE SAME
- E TERRACE DIVIDED BETWEEN UNITS WITH GREEN WALL
- F COURTYARD FLANK WALL LOWERED IN HEIGHT (SEE ELEVATION)
- G TERRACE ADDED
- H WINDOW AMENDED (POSITION OR SIZE)
- I ROOFLIGHT OMITTED
- J GREEN ROOF OMITTED
- K -
- L SOFFIT PROFILE CHANGED
- M BRICK SOLDIER COURSE OMITTED
- N SERVICE ENCLOSURES CHANGED
- O PRIVACY SCREEN ADDED
- P CAR PARK GATE AMENDED
- Q PLANT ROOM DOOR ADDED
- R WINDOW POSITION AMENDED
- S -
- T PV PANEL ADDED
- U WINDOW OMITTED

B3R Architects

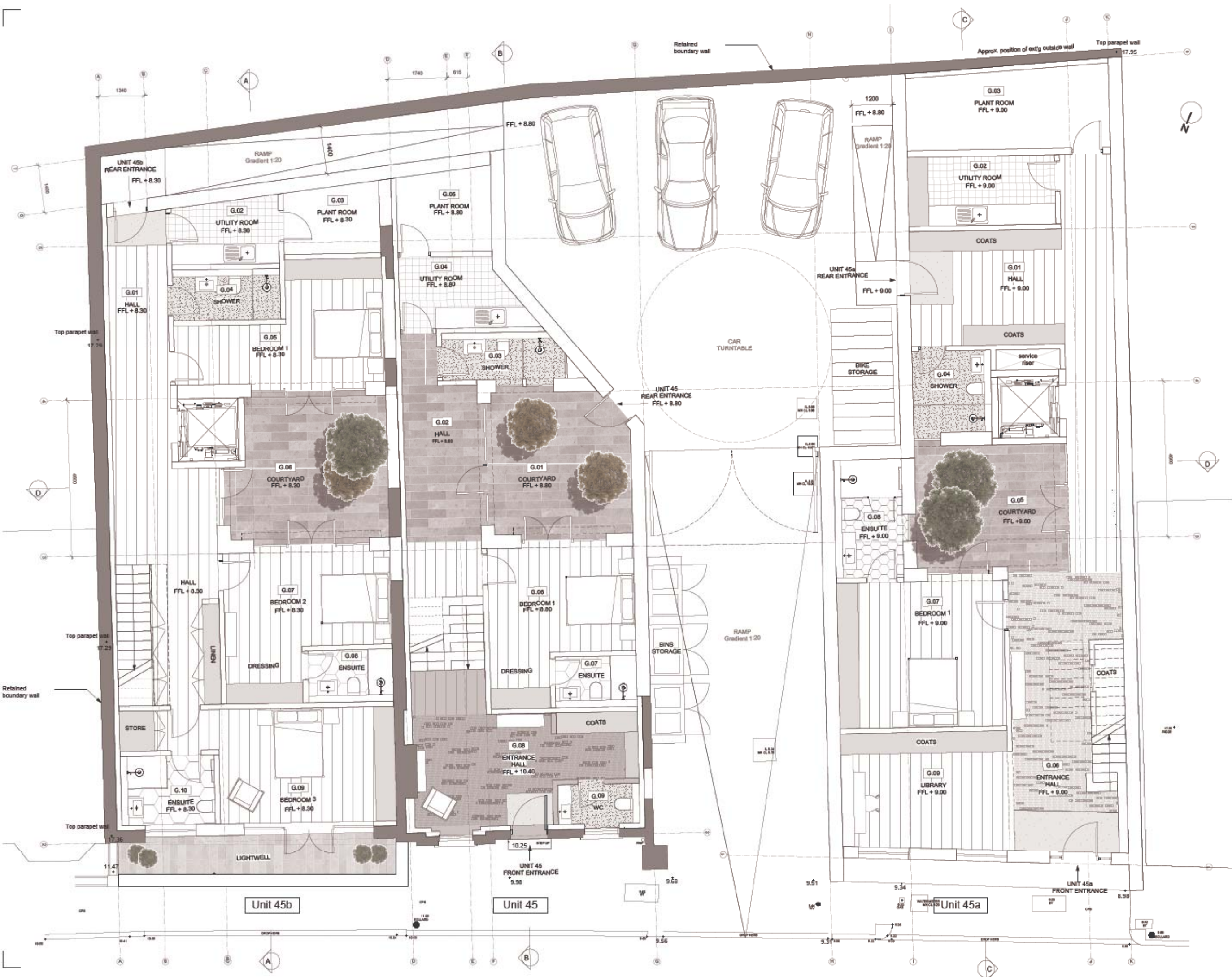
Client:
Penney Ltd

Project No: **19290** Project Title: **45 The Vineyard**

Drawing Title:
**SECTION DD
PROPOSED**

Status:
PLANNING

Drawing No: **0810** Stage / Revision: **S3 . 2** Sheet: **A1** Scale: **1:50**



Existing planning dwg

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 Verify all dimensions and levels on site prior to construction.
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Notes

10000
5000
2000
1000
500
0

Scale bar in mm

GIA	
Unit 45b	421 sq m
Unit 45	334 sq m
Unit 45a	508 sq m
Courtyards	
Unit 45b	20 sq m
Unit 45	18 sq m
Unit 45a	17 sq m

Rev. Date Note Approved

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Client
UCG LTD

Project
**45 THE VINEYARD
 TW10 6AS**

Drawing Title
**GROUND FLOOR PLAN
 PROPOSED**

Drawing Status
PLANNING

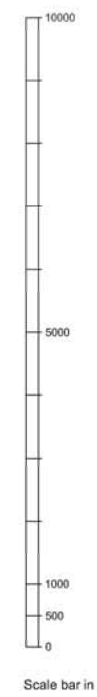
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04.12.18	1:50	1:100
Project No.	Drawing No.	Revision
4052	02-ST-100	-



Notes:
 1. All walls from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and any discrepancies reported to EDR immediately.

S	R	Date	Description
S3	2	19.08.24	ISSUED FOR PLANNING

Revision
 Key



GIA (total)	
Unit 45b	402 sq m
Unit 45	326 sq m
Unit 45a	468 sq m

Terraces (per floor)	
Unit 45b	25 sq m
Unit 45	12 sq m
Unit 45a	23 sq m

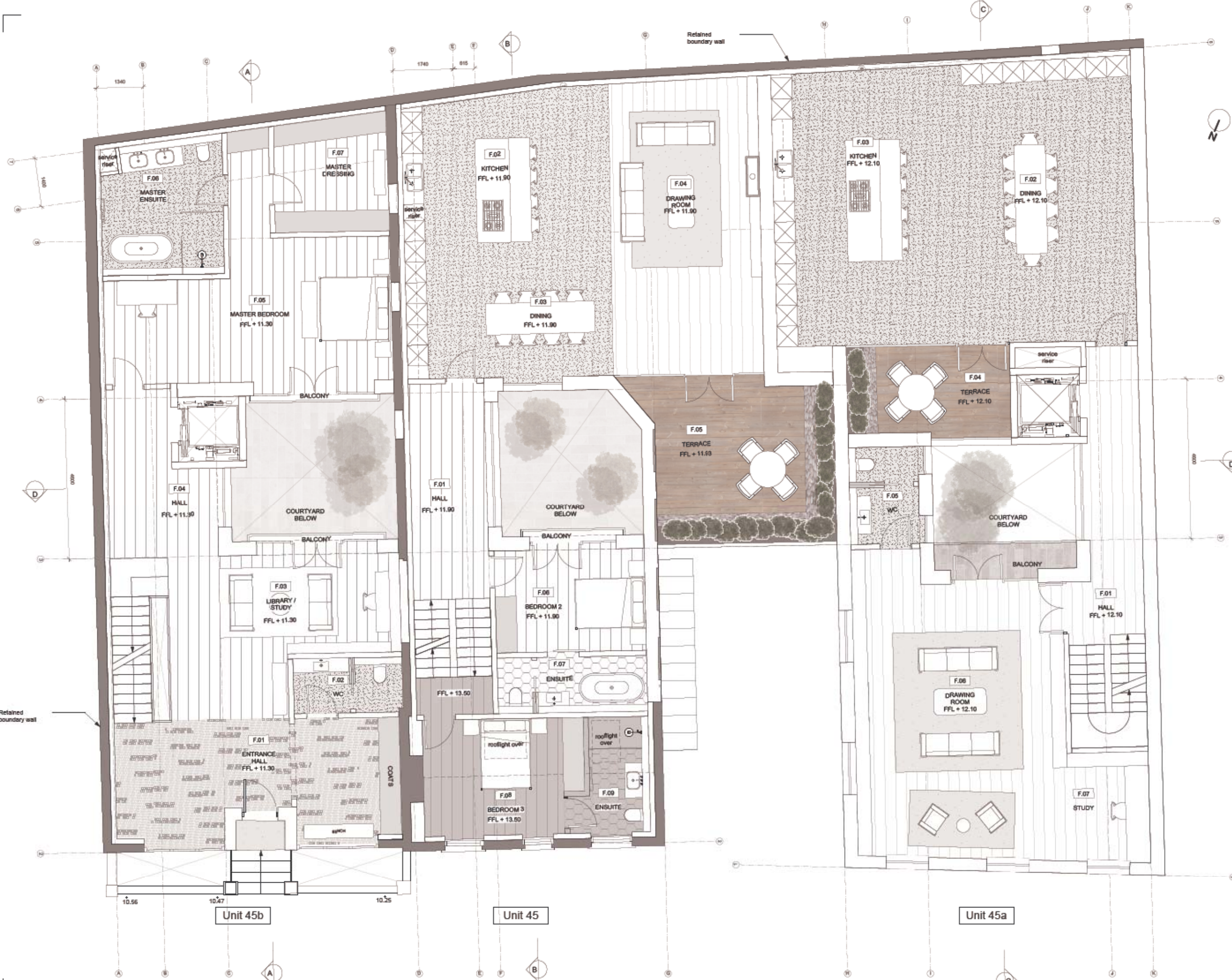


B3R Architects

Client
Penney Ltd
 Project No: 19290 Project Title: 45 The Vineyard

Drawing Title
GROUND FLOOR PLAN PROPOSED

Status
PLANNING
 Drawing No: 0800 Stage / Revision: S3 / 2 Sheet: A1 Scale: 1:50



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Notes



GIA	
Unit 45b	421 sq m
Unit 45	334 sq m
Unit 45a	508 sq m
Terraces	
Unit 45	25 sq m
Unit 45a	12 sq m

Scale bar in mm

Rev. Date Note Approved

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Client
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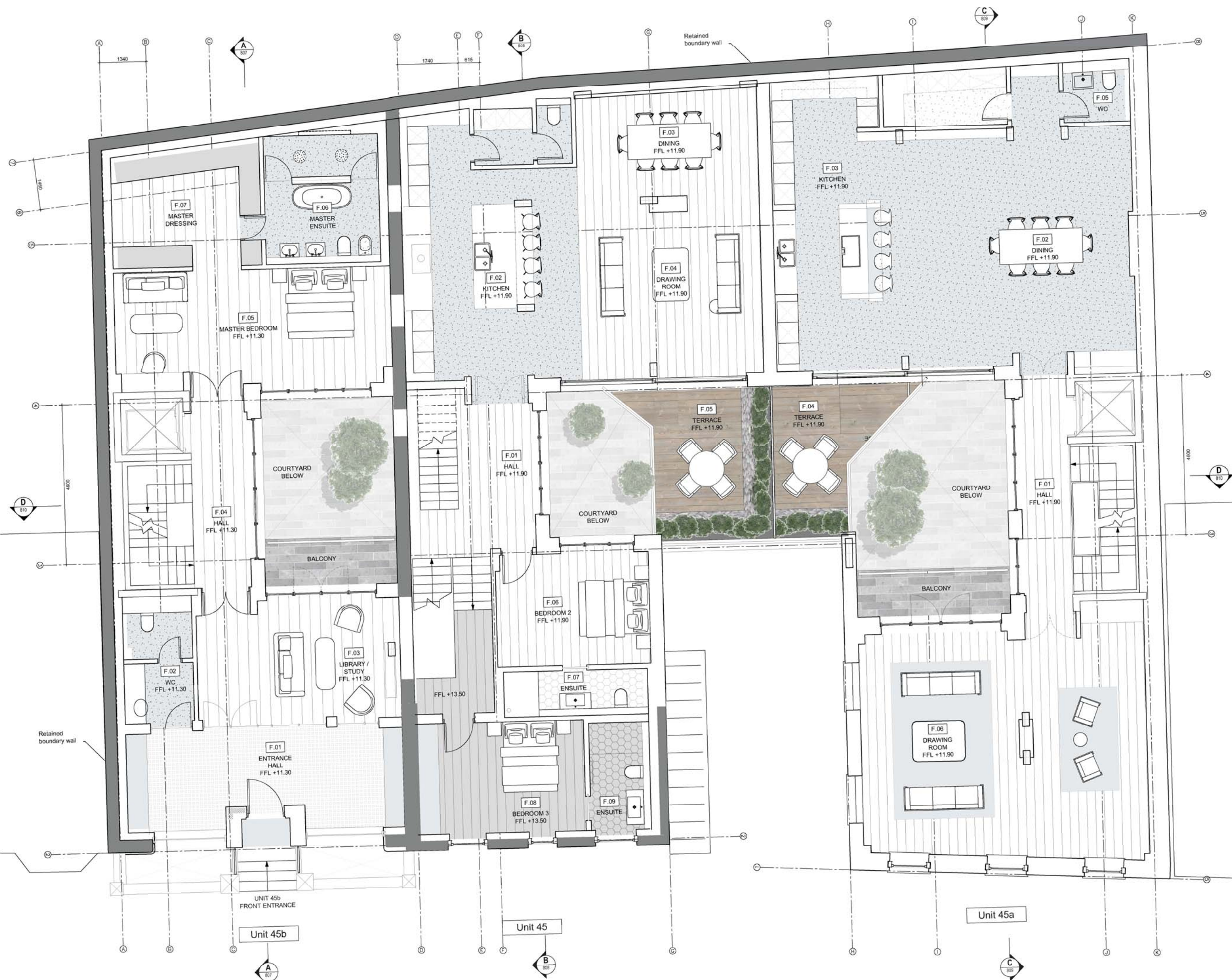
Project
**45 THE VINEYARD
 TW10 6AS**

Drawing Title
**FIRST FLOOR PLAN
 PROPOSED**

Drawing Status
PLANNING

Date: 04.12.18 Scale @ A1: 1:50 Scale @ A0: 1:100

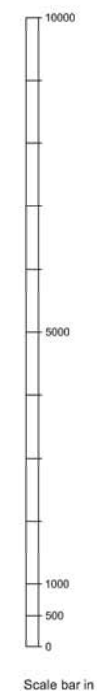
Project No.: 4052 Drawing No.: 02-ST-101 Revision: -



Notes:
 1. All walls from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and any discrepancy reported to B3R immediately.

S	R	Date	Description
S3	3	19.08.24	ISSUED FOR PLANNING

Revision
 Key



GIA (total)	
Unit 45b	402 sq m
Unit 45	326 sq m
Unit 45a	468 sq m
Terraces (per floor)	
Unit 45b	6 sq m
Unit 45	17 sq m
Unit 45a	19 sq m

Scale bar in mm



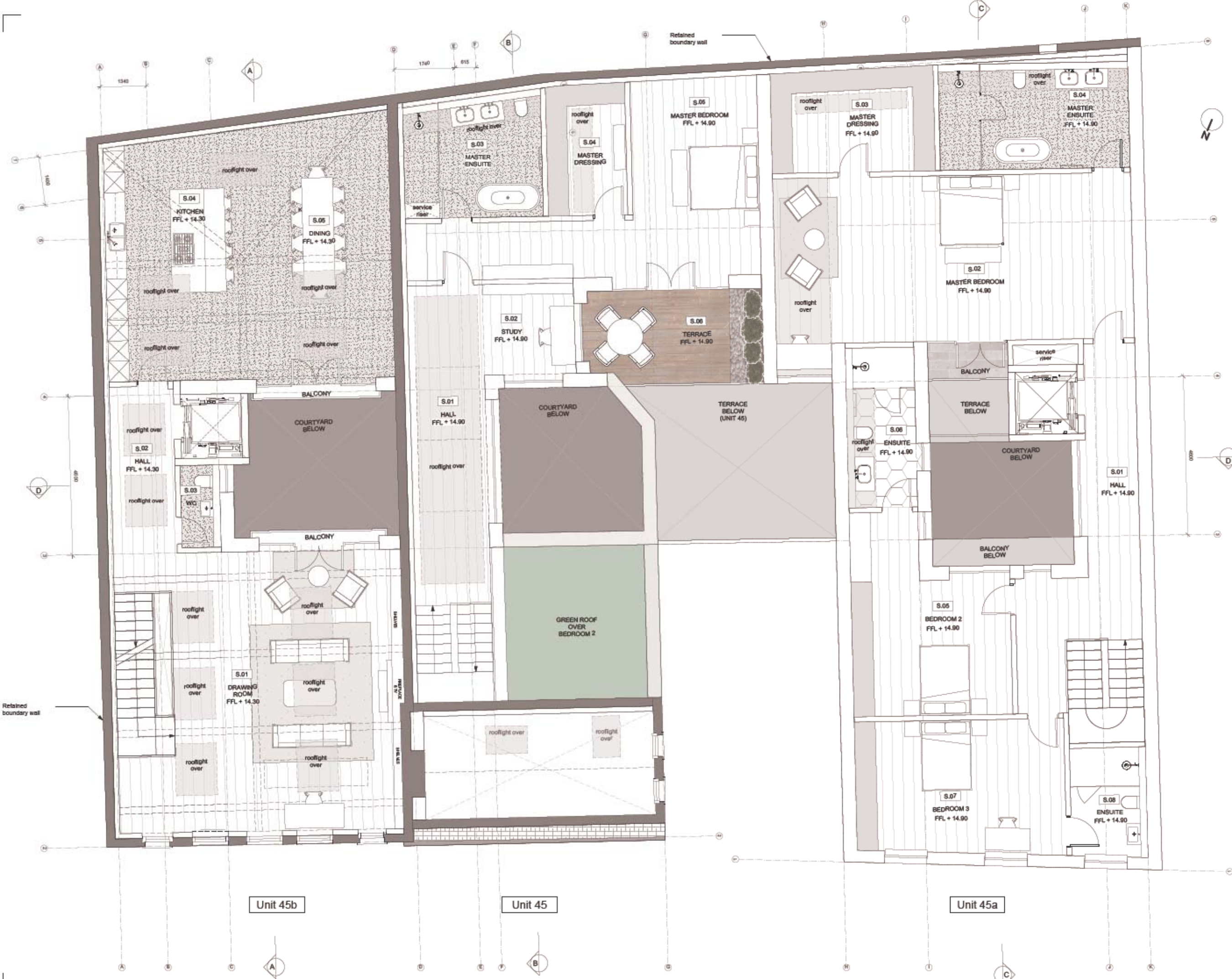
B3R Architects

Client
Penney Ltd
 Project No: 19290 Project Title: 45 The Vineyard

Drawing Title
FIRST FLOOR PLAN PROPOSED

Status
PLANNING

Drawing No: 0801 Stage / Revision: S3 . 3 Sheet: A1 Scale: 1:50

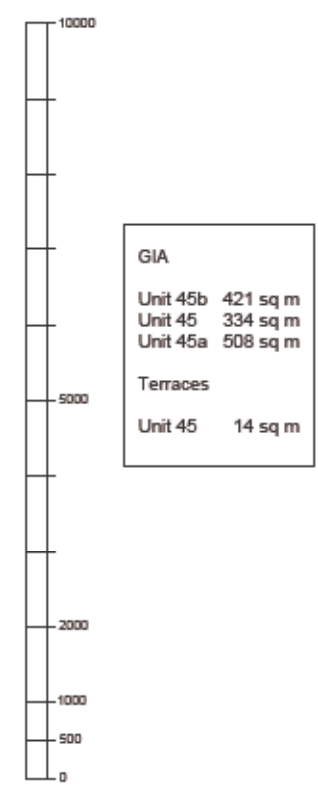


Key Plan

Existing planning dwg

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Notes



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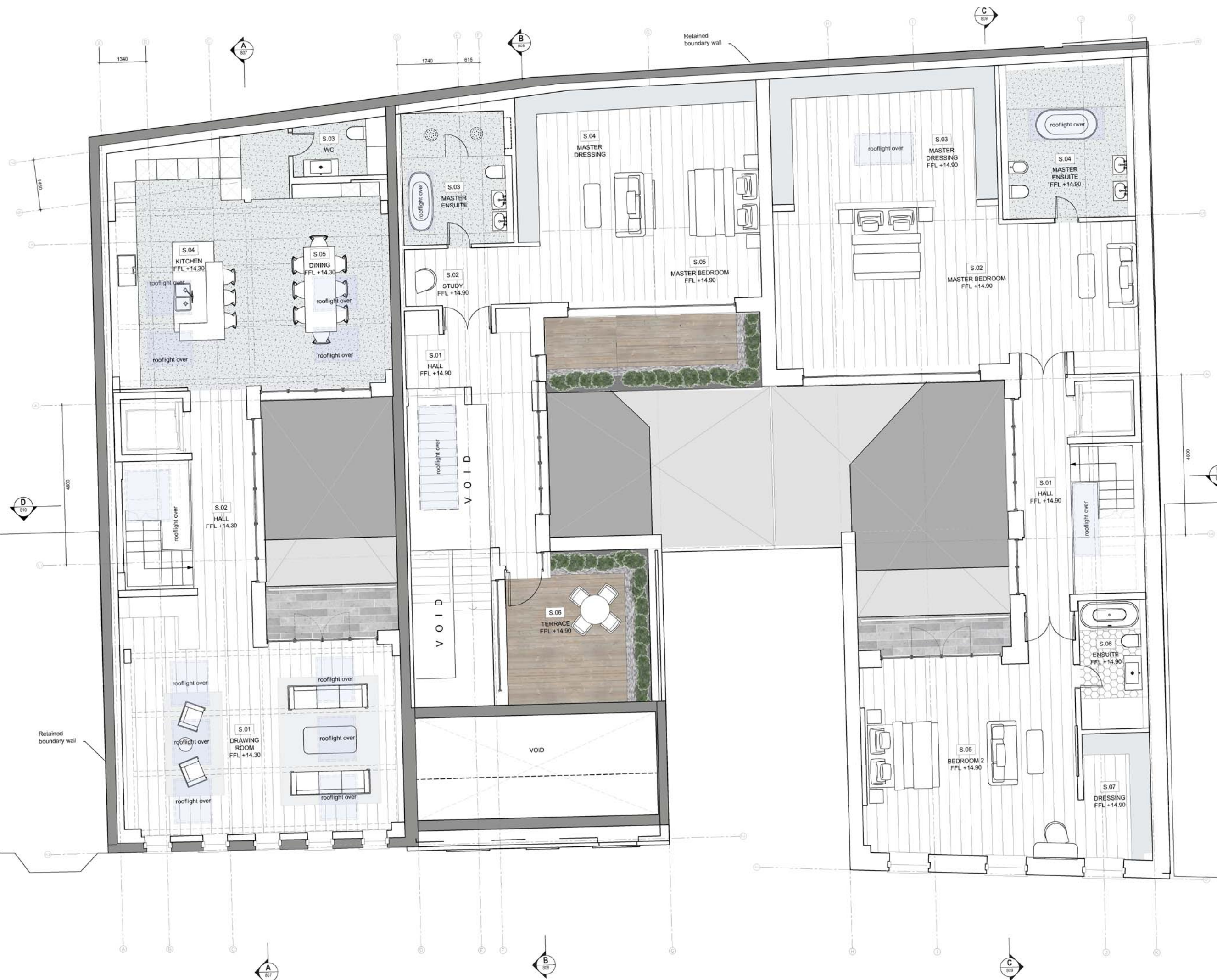
Client
UCG LTD

Project
**45 THE VINEYARD
 TW10 6AS**

Drawing Title
**SECOND FLOOR PLAN
 PROPOSED**

Drawing Status
PLANNING

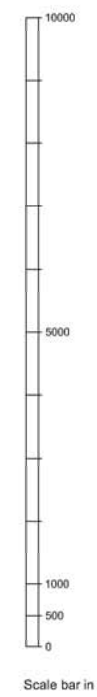
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04.12.18	1:50	1:100
Project No.	Drawing No.	Revision
4052	02-ST-102	-



Notes:
 1. All walls from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and the discrepancy reported to EIR immediately.

S	R	Date	Description
S3	2	19.08.24	ISSUED FOR PLANNING

Revision
 Key



GIA (total)	
Unit 45b	402 sq m
Unit 45	326 sq m
Unit 45a	468 sq m
Terraces (per floor)	
Unit 45b	6 sq m
Unit 45	26 sq m
Unit 45a	6 sq m



B3R Architects

Client
Penney Ltd

Project
 Project No: 19290 Project Title: 45 The Vineyard

Drawing Title
SECOND FLOOR PLAN PROPOSED

Status
PLANNING

Drawing No: 0802 Stage / Revision: S3 . 2 Sheet: A1 Scale: 1:50

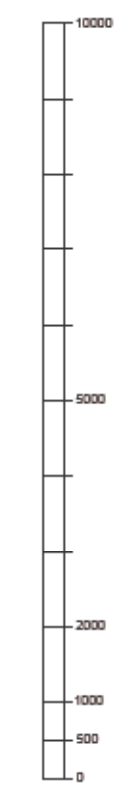


Key Plan

Existing planning dwg

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Notes



Scale bar in mm

Rev. Date Note Approved

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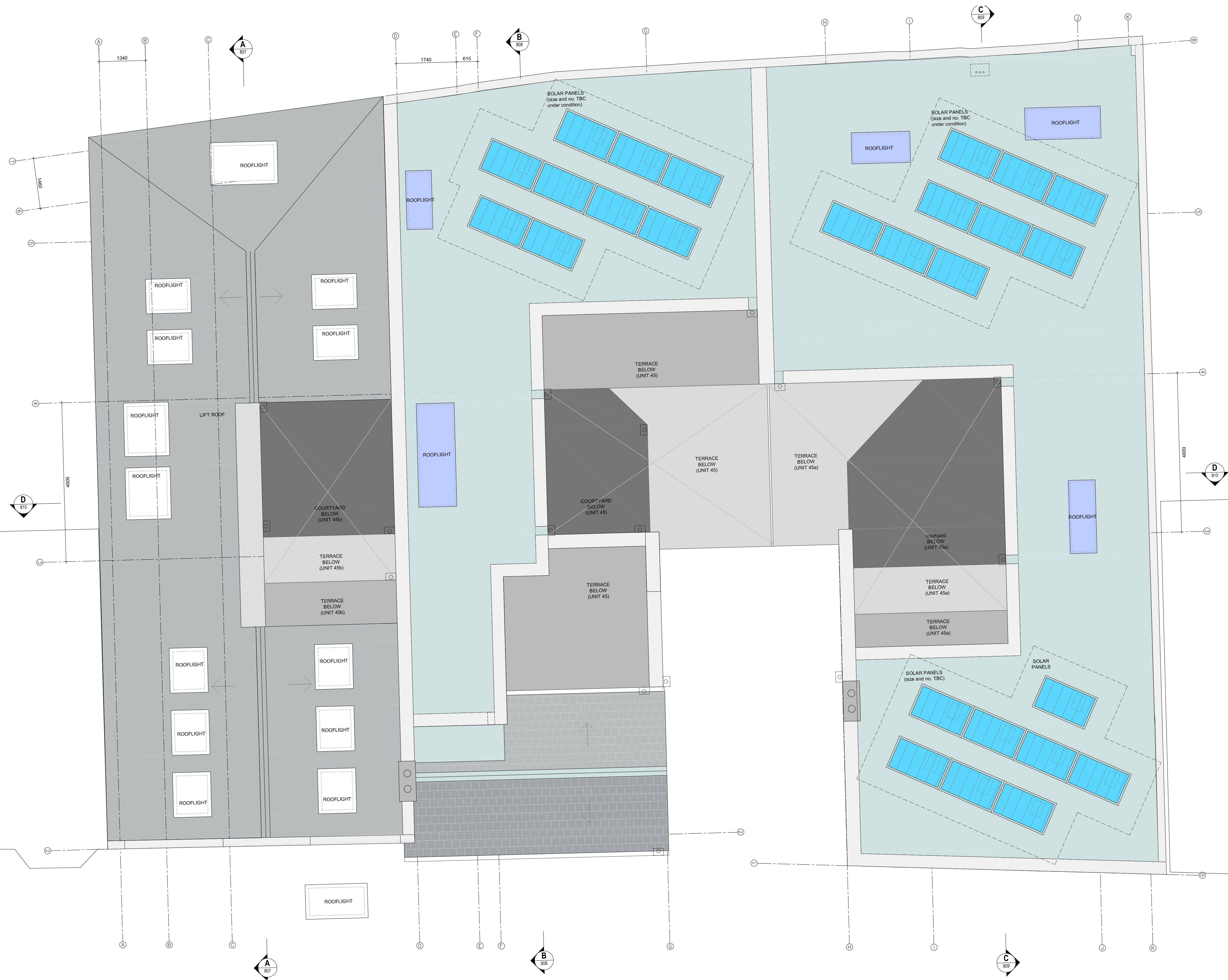
Client
 UCG LTD

Project
 45 THE VINEYARD
 TW10 6AS

Drawing Title
 ROOF PLAN
 PROPOSED

Drawing Status
PLANNING

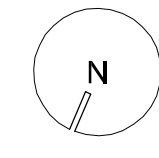
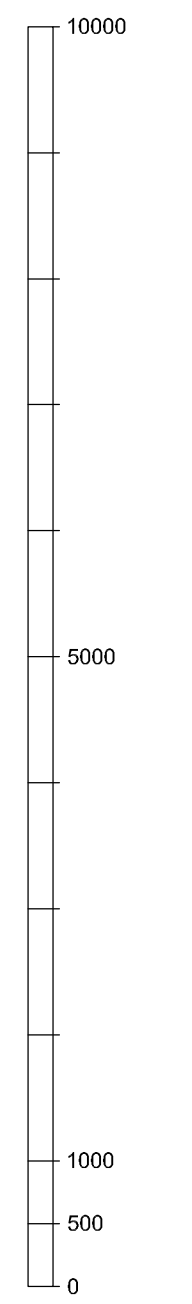
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Project No.	Drawing No.	Revision
4052	02-ST-103	-



Notes:
Do not scale from this drawing. All dimensions relating to existing structure must be checked on site by the contractor and any discrepancies reported to B3R immediately.

S	R	Date	Description
S3	2	21.08.24	ISSUED FOR PLANNING

Revision
Key



B3R Architects

Client:
Penney Ltd

Project:
Project No: **19290** Project Title: **45 The Vineyard**

Drawing Title:
ROOF PLAN PROPOSED

Status:
PLANNING

Issue:
Drawing No: **0803** Stage / Revision: **S3 . 2** Sheet: **A1** Scale: **1:50**