

Figure 16 - Approved section A-A ref. 23/1819/FUL



Figure 15 - Frameless glass balustrade example

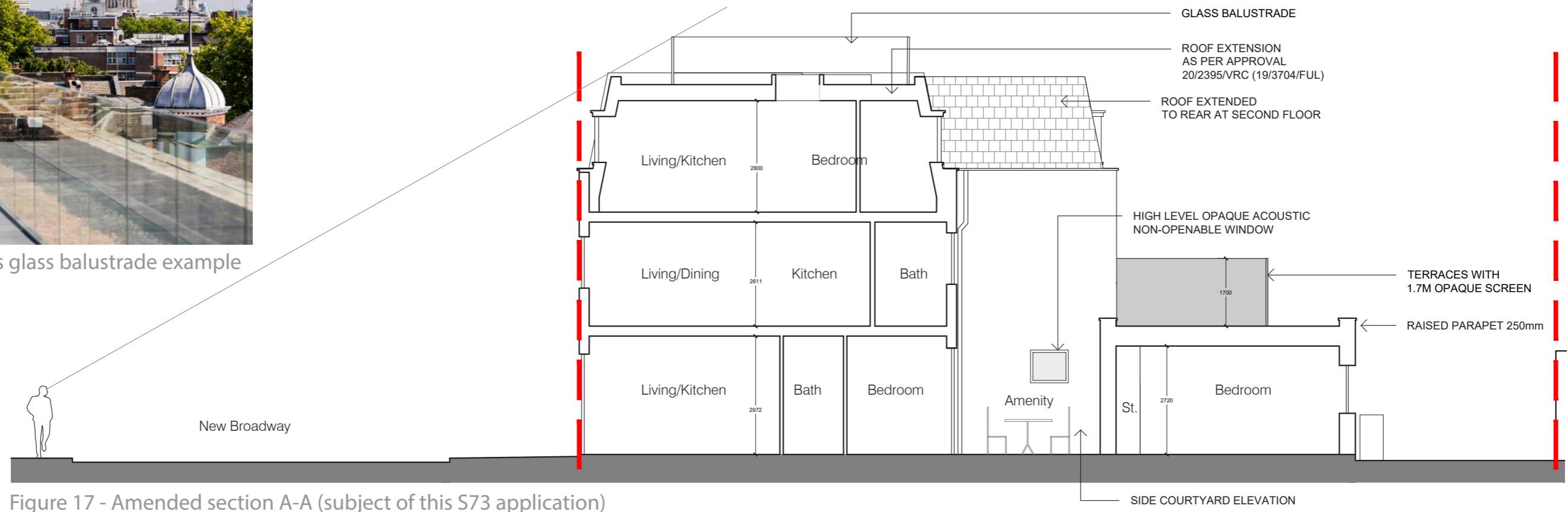


Figure 17 - Amended section A-A (subject of this S73 application)

PROPOSALS

2.1 NEW S73 APPLICATION - EXTERNAL CHANGES (CONTINUED)

Further external alterations in this S73 are as follows:

(E) Introduction of a gate in the rear ground floor railings to allow Unit 3 (largest flat in the proposed scheme) direct access to recycling bins via the external amenity space.

(F) Repositioning of front door towards street for security reasons and introduction of bin door openings within entrance hallway. Refer to Figure 18 and 19 comparing the approved arrangement and new arrangement.

(G) Removing high level courtyard facing windows (Unit 03) to improve courtyard amenity space of Unit 01 and Unit 02 with new green wall. This also allows storage to be added to the living space and make storage full height in the bedroom of Unit 03. Refer to Figure 24.

(H) Raised parapet around the ground floor rear extension (250mm above approved) to accommodate falls.

(J) Introduction of glass roof lights and PV panels on second floor roof (outside of proposed terrace zone) to gain additional natural daylight/sunlight and improving internal accommodation.

The Energy Statement by Premier Assessors date (20 June 2024) states that the following energy reduction is to be achieved via Photovoltaic panels:

Unit 1/2/4/5 - .5 kWP

Unit 3 - 1.5 kWP

Unit 6/7 - 1 kWP

Accordingly, pursuant to Condition U0183817 (U0165001 PV Panels) of Planning Permission Ref: 24/0568/VRC, it is proposed to install 11 x 540W Sharp Nu-Jd Monocrystalline Solar Panels (MCS Certified) as per the following allocation:

Unit 1/2/4/5 - 1 x 540W Sharp Nu-Jd Monocrystalline Solar Panel

Unit 3 - 3 x 540W Sharp Nu-Jd Monocrystalline Solar Panels

Unit 6/7 - 2 x 540W Sharp Nu-Jd Monocrystalline Solar Panels

All panels will be south facing with a tilt of 35 degrees from the horizontal.

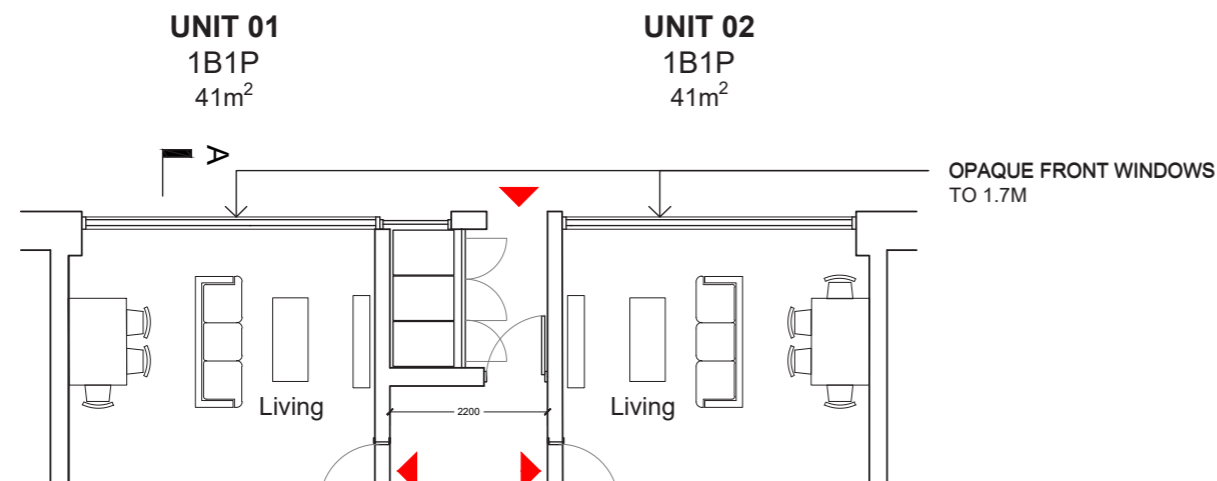


Figure 18 - Approved partial ground floor plan ref. 23/1819/FUL

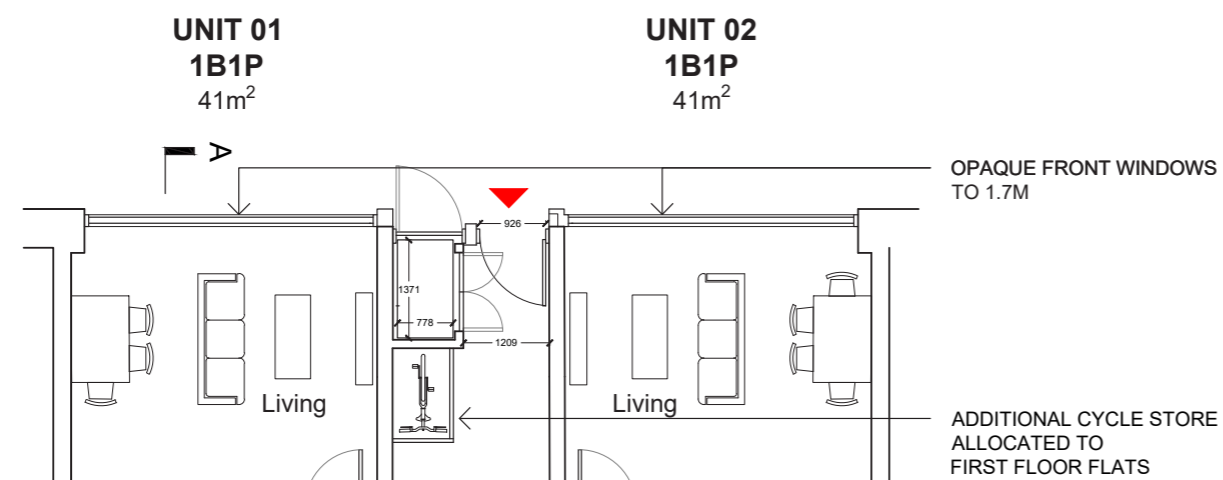


Figure 19 - Amended partial ground floor plan (subject of this S73 application)

PROPOSALS

2.2 NEW S73 APPLICATION - INTERNAL CHANGES

In addition to external alterations, this S73 application seeks to make the following internal alterations (refer to the plans in Figure 24 and 25);

- (K) Repositioning and reversing of internal staircase to facilitate the introduction of internal lobbies within ground floor units 1 and 2. On first floor level, this allows units 4 and 5 to enter each flat at a different point in the internal lobby. This allows each flat to have an open plan kitchen / living arrangement in a more liveable space format. These changes do not alter the size or number of bedrooms in units 1 - 5. Units 6 and 7, on the second floor, become larger due to the second floor rear mansard extension.
- (L) Introduction of walk in showers in lieu of bathrooms in ground floor flats 1 and 2.
- (M) Removal of bike storage from first floor landing and repositioning within units 6 and 7.
- (N) Compliance with cycle parking. There are 10 cycle parking spaces required in accordance with The London Plan 2021 (refer to Figure 23) and 10 spaces are provided (refer to highlighted portions of Figure 20 and 21).

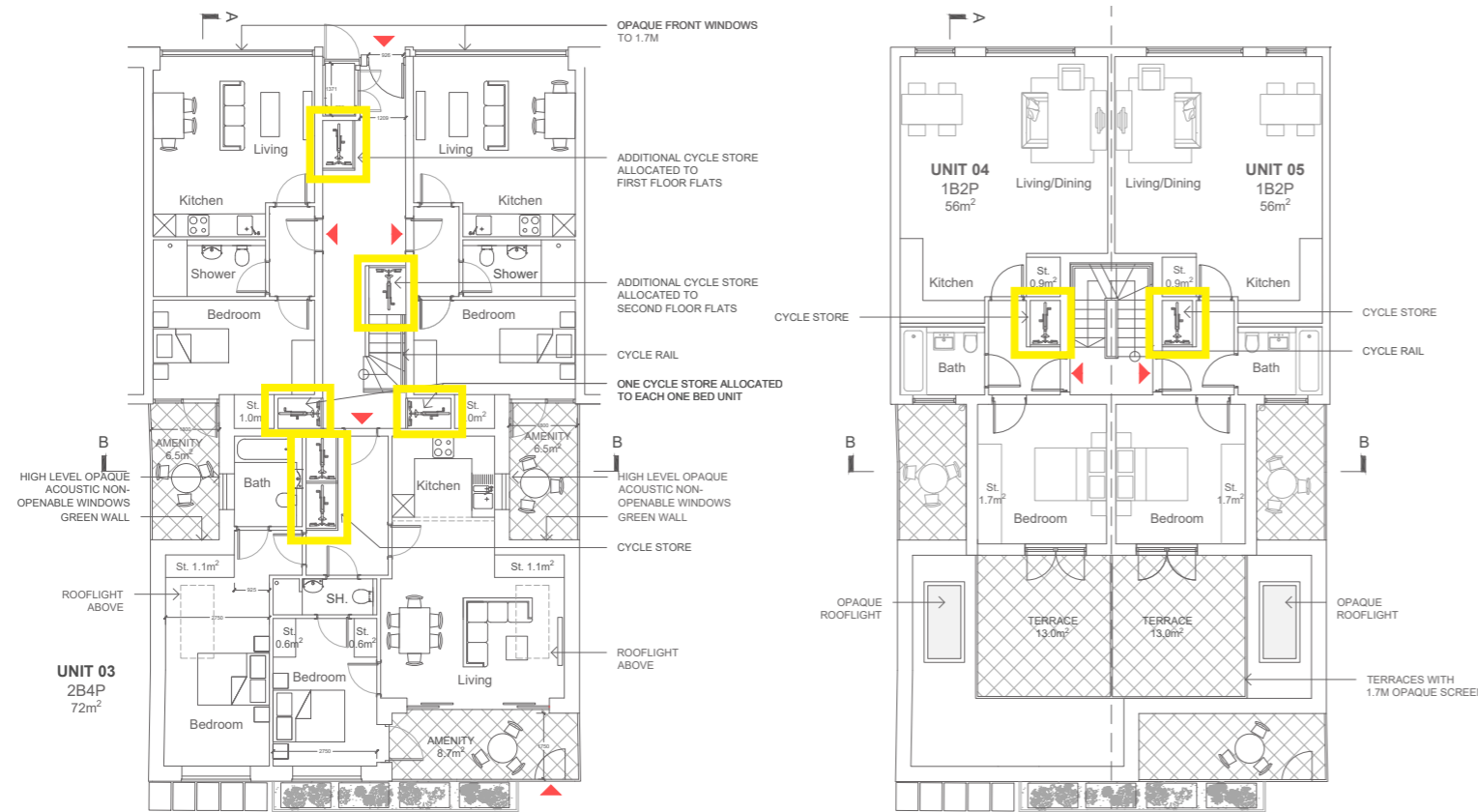


Figure 20 - Amended ground and first floor plan (subject of this S73 application)

The details above are pursuant to the discharge of the following condition:

U0183813 PK06A Cycle Parking

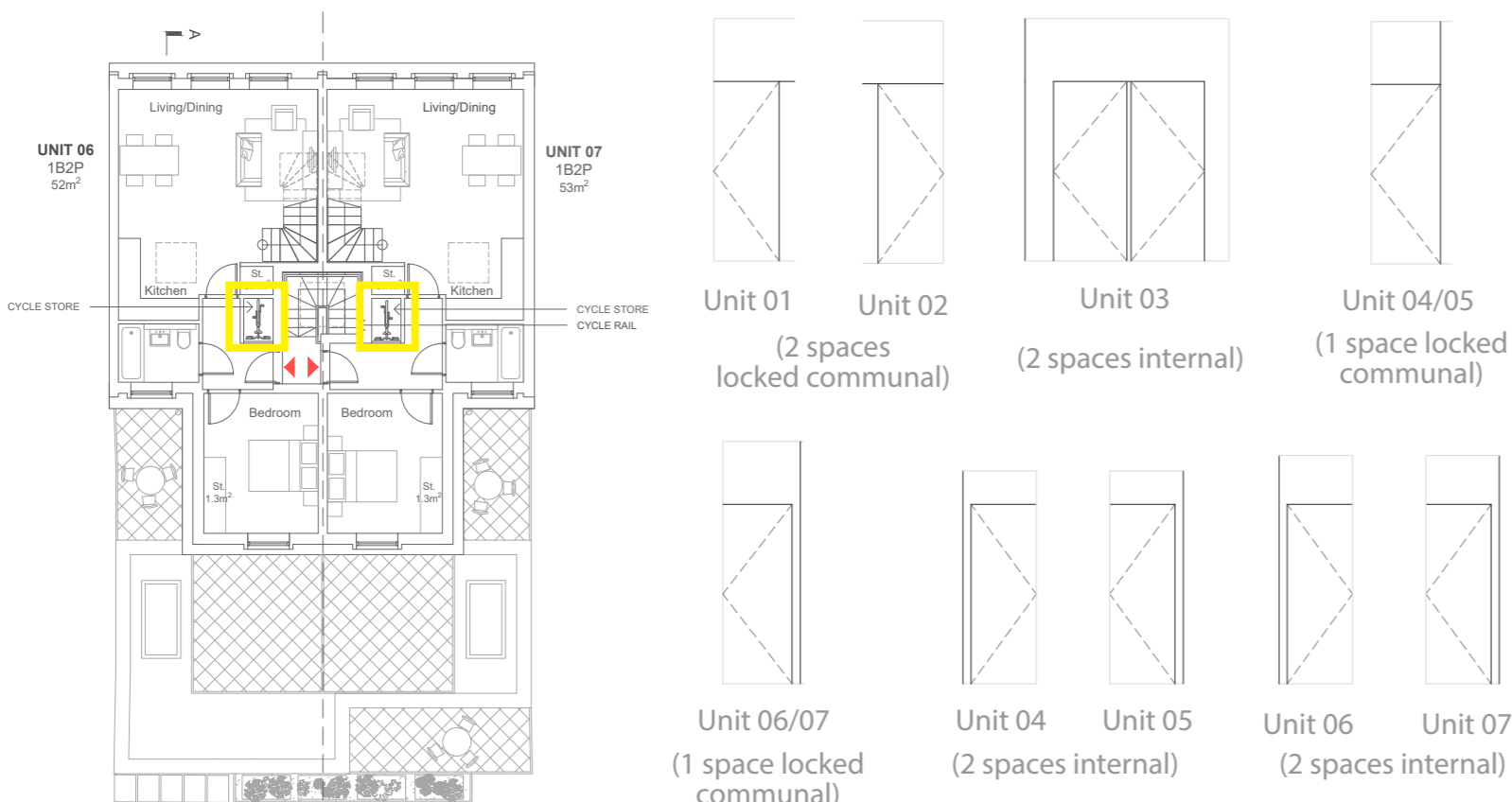


Figure 21 - Amended second floor plan (subject of this S73 application)

Figure 22 - Cycle stores (elevations)

Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4	dwelling (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings 	<ul style="list-style-type: none"> • 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

Figure 23 - The London Plan 2021 Cycle Storage Requirements

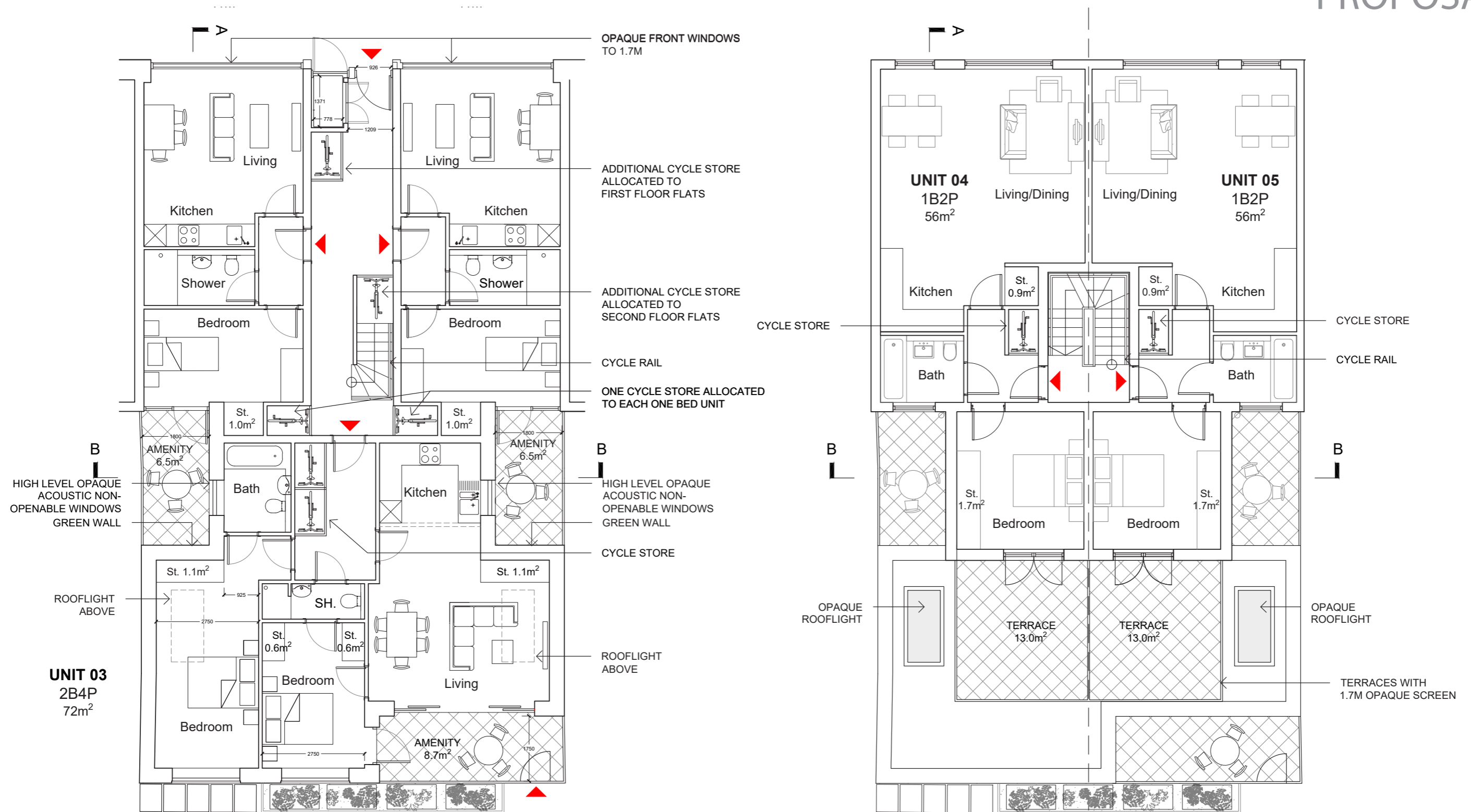


Figure 24 - Amended ground and first floor plan (subject of this S73 application)

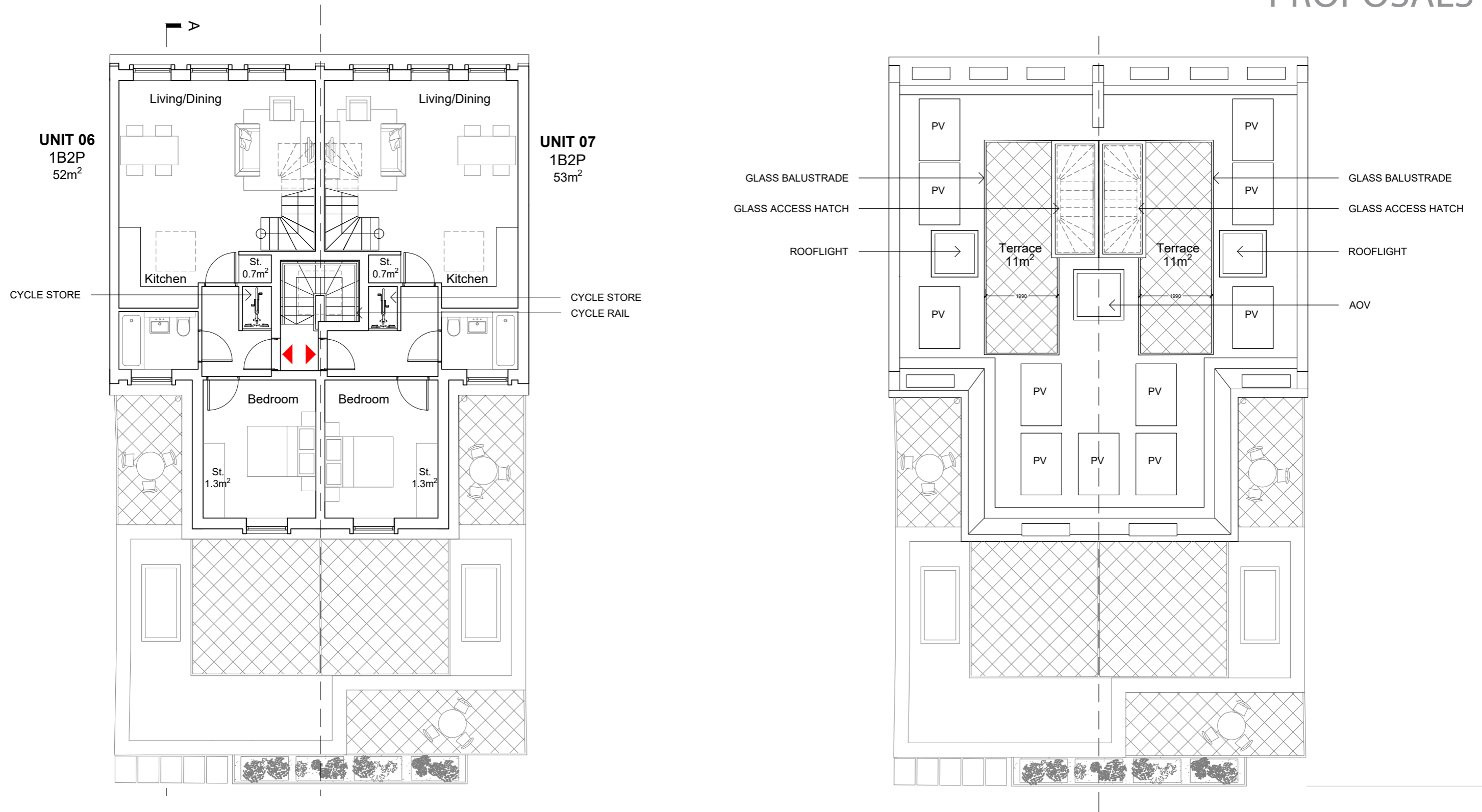


Figure 25 - Amended second floor and roof plan (subject of this S73 application)