

1479
421 Barlow Moor Road

DESCRIPTION OF PROPOSED CHANGES

**IN SUPPORT OF APPLICATION 131242/JO/2021 TO VARY CONDITION no. 2 to PLANNING
PERMISSION 124237/FO/2019**

25TH August 2021

Revision: 0

Unit 4
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To be read in conjunction with DV Architects drawings:

1479 PL 0100 – Proposed Ground Floor Plan – REV 4
1479 PL 0200 – Proposed Elevations – REV 3

In support of our Section 73 Application (REF: 131242/JO/2021) to Vary Condition 2 (specified plans) to Planning Permission 124237/FO/2019, please see below a description of the proposed changes as requested.

The following changes have been proposed to both Block A and Block B of the development:

- Lift shaft overrun added to accommodate lift and associated machinery
- Window heads have been lowered due to the structural beams being required to be much larger than originally anticipated.
- The depth to the 'floor' of the Juliet balcony surrounds has been increased to accommodate additional structural support.

The following changes have been proposed to Block A of the development only:

- A smoke shaft has been added to meet Building Control requirements
- Within the north elevation, a full-height ground floor window which sits centrally within the elevation has been removed and replaced with a double plant room door. This allows access to an additional plant space that was found to be required during technical design.
- Within the north elevation, a secondary exit door, located centrally with the elevation on the ground floor, has been removed and replaced with a single window to match those proposed above. This is resulting from a revised fire strategy no longer requiring secondary exit through the rear of the block.
- Within the north elevation, cladding which was previously proposed below projecting window bays has been removed and replaced with brickwork which matches the approved brickwork used within the rest of the block. Reducing the area of proposed cladding by a small amount allows this block to meet insurers and funders requirements to have cladding on less than 25% of the building, for a building of this height. The area of cladding proposed for removal has limited consequence on the overall character of the proposals as it has limited visibility due to its proximity to a boundary fence which largely obscures it from view from the neighbouring petrol station. This 25% rule is not being applied to Block B due to the lower height of the building not triggering the same funding or insurance requirements.

The following changes have been proposed to Block B of the development only:

- Within the east elevation, a secondary exit door, located centrally within the elevation at ground floor, has been removed and replaced with a full-height ground floor window to match the others proposed adjacent and above. This is resulting from a revised fire strategy no longer requiring a secondary exit adjacent to the main block entrance/exit.

Please let us know whether any further clarification is required relating to these proposed changes.