

19th February 2020

Dear Sir / Madam,

MCC Reference - 126236/NMC/2020

Further to recent emails and phonecall with MCC planning department and their Technical Services Team, we have been advised to submit a Variation Application to substitute a previously submitted NMA application associated with the above reference.

As advised, we have submitted the application with the fee exempt and would request that you transfer the fee from the above NMA to a new variation application please.

While we have submitted the same documents/drawings in this application as the NMA, the forms do not allow us to describe the changes other than request which condition to be changed. I have therefore copied on the following pages for reference the requested amendments to the scheme to form part of the variation application, in case the information cannot be transferred from the NMA or if the NMA is deleted upon transfer.

I have also indicated that it is Condition 2 to be varied, as this is usually the condition that lists the drawings to be amended, however the original approval does not actually list the approved drawings, therefore I would request clarification if this is the appropriate condition to vary.

If you require any further information please do not hesitate to get in touch,

Yours sincerely,

Rob Ware

For and behalf of Union Architecture
Cc;

Please describe the amendments you are seeking to make;

External works amendments as follows;

- Existing access junction and gates to be retained at existing setting out and width (not widened as originally proposed) with tracking provided to show suitable size for vehicles.
- Raised planters proposed in front of existing building removed from drawings as they would impede maintenance.
- Internal railings and gates around the proposed parking area have been removed
- Pedestrian gate from Mauldeth Road West increased from single to double access gate. Pedestrian footpath from gate to school widened.
- External hard landscaped teaching space removed from plans and provided as turf only.
- Additional maintenance path provided around the proposed building with graded landscape provided to address level changes.

Layout amended internally for applicants requirements, several new doors added, however window positions remain the same.

Elevations updated to show additional door positions reflecting updated plans. Masonry detail removed with elevations simplified.

Additional coloured box frames and signage around windows close to entrance.

Facing materials colours amended; glazed green brick and light grey brick replaced with buff brick and red/brown mixture.

Old Plan/Drawing Numbers;

17-138-SP03 - Proposed Site Plan
17-138-SP03-1 - Proposed Site Plan
17-138-SP04 - Proposed Landscape and External Works Plan
17-138-SP04-1 - Proposed Landscape and External Works Plan
17-138-PL01 - Proposed Floor Plans
17-138-EL02 - Proposed Elevations
17-138-EL03 - Proposed Elevations

New Plan/Drawing Numbers;

17-138-SP03 - Proposed Site Plan - REV F
17-138-SP03-1 - Proposed Site Plan - REV B
17-138-SP04 - Proposed Landscape and External Works Plan - REV F
17-138-SP04-1 - Proposed Landscape and External Works Plan - REV A
17-138-PL01 - Proposed Ground Floor Plan - REV E
17-138-PL02 - Proposed Ground Floor Plan - REV E
17-138-PL03 - Proposed Roof Plan - REV D
17-138-EL02 - Proposed Elevations - REV F
17-138-EL03 - Proposed Elevations - REV D
Entrance tracking drawings
Proposed Materials Palette Document

Please state why you wish to make this amendment;

The existing access does not require widening as the tracking diagram shows the current layout and gate width can accommodate the vehicles required.

The applicant (school) has confirmed they require additional maintenance space around the current and proposed buildings, requiring removal of the previously proposed raised planters and addition of a wider path around the proposed building.

The applicant has also confirmed they do not need the external hard landscaped teaching space and as such has been removed from the external works drawing.

The pedestrian gate and footpath from Mauldeth Rd West have been widened to accommodate a larger footfall for the schools requirements.

The original proposals included for railings and gates to enclose the internal car parking area, this was to secure the staff car park through the day, however the school have confirmed this is no longer required and as such have been removed from the drawings.

the applicant has also requested several internal amendments to the layout of the floor plans, however these only required minimal amendments to the elevations with the additional of several new doors and tweaking of window positions. The original scale, massing and feel of the building elevations remain similar to the originally approved.

Unfortunately the originally proposed green glazed brick is not on a short enough lead-in time to be ordered for the scheme, in addition the cost of the material was prohibitive to the scheme, therefore an alternative facing material has been proposed that more closely reflect the existing school building masonry.

The elevations have also been simplified, removing masonry detailing, however coloured box frames and school signage have been added to the windows/elevations to enliven the building around the proposed entrance and public domain.