



PROPOSED CHANGES TO PLANNING APPROVED SCHEME FOR NO.1 LORD STREET LeachRhodesWalker

Architects

Prepared for

 **delph
property**

8389-LRW-XX-XX-PP-A-00-001_P01 | November 2023

Proposed Changes to Planning Approved

Amendments to **Application 113914/FO/2016**

Delph Property Group are keen to bring this approved scheme forward for delivery, however regulations have changed since the original planning approval, and also feed back from potential end users has necessitated some changes to the scheme. The purpose of this NMA is to pick up those minor changes to allow for delivery of the project.

These changes have been discussed with the planning authority and we believe they are minor in nature and still retains its integrity of the approval but assists in its delivery.

These changes proposed under this NMA application are as follows;

- An additional internal stair to become a 2 stair building. No change in the number or mix of units however we have added a window in the gable wall to allow for a AOV to the stair.
- A change in the number of car spaces on basement level - with very minimal changes to the façade. The number of accessible spaces has remained as per the original consent, and the vehicular access has moved. Cycle provision remains at 100% and a cycle wash down facility has been added. A supporting document prepared by Mosodi accompanies this application.
- Co incident with the above, removal of Sub-basement level
- Change of use of ground floor retail space to residential amenity, as most occupiers are BTR and wish this to be ancillary active amenity space.

REVISÉD VS. ORIGINAL FLOOR PLANS

Sub-Basement Floor Plan

Original Floor Plan



Revised Floor Plan

- Would result in a **loss of 21** car parking spaces



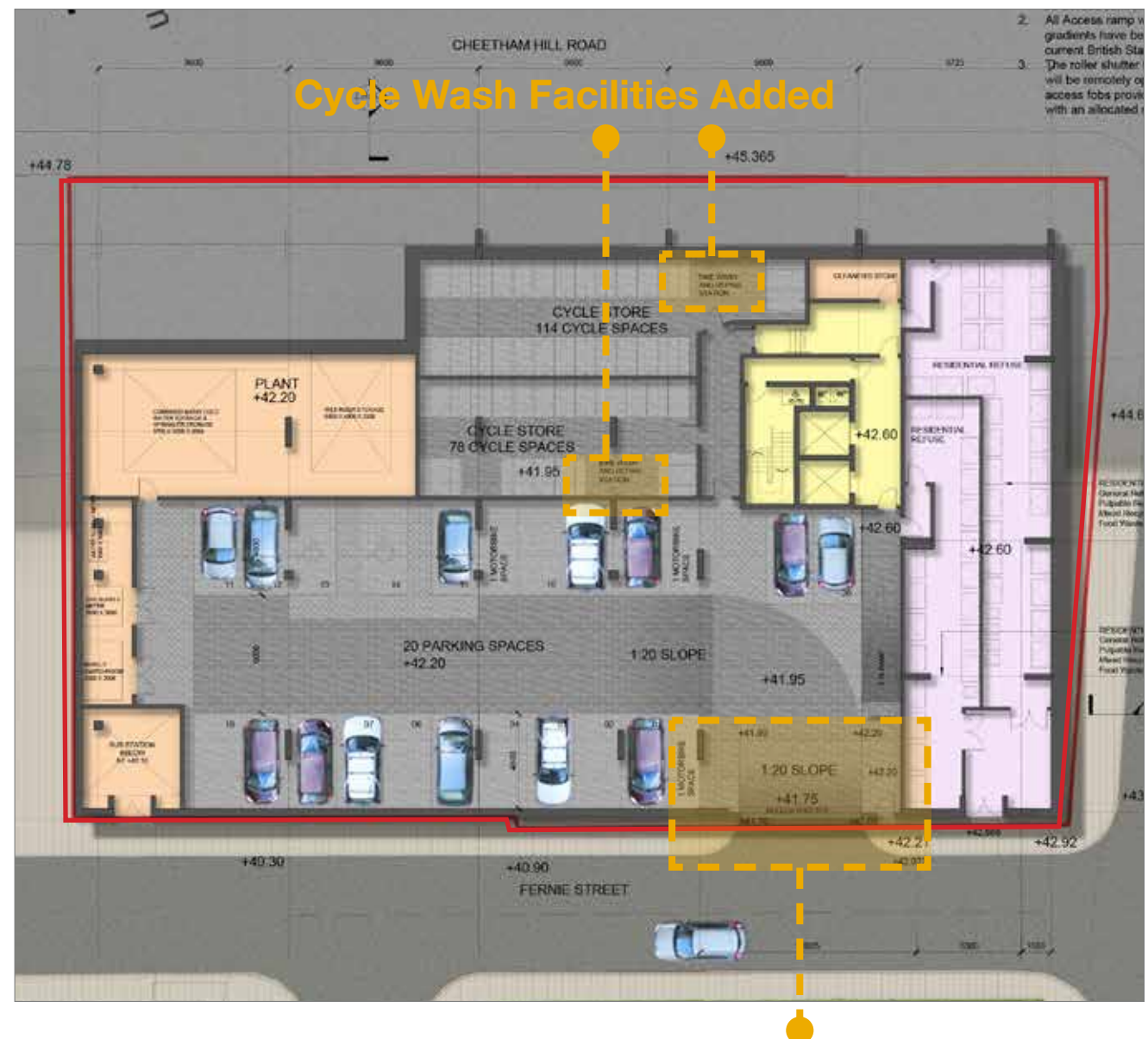
Basement Floor Plan

Original Floor Plan



Revised Floor Plan

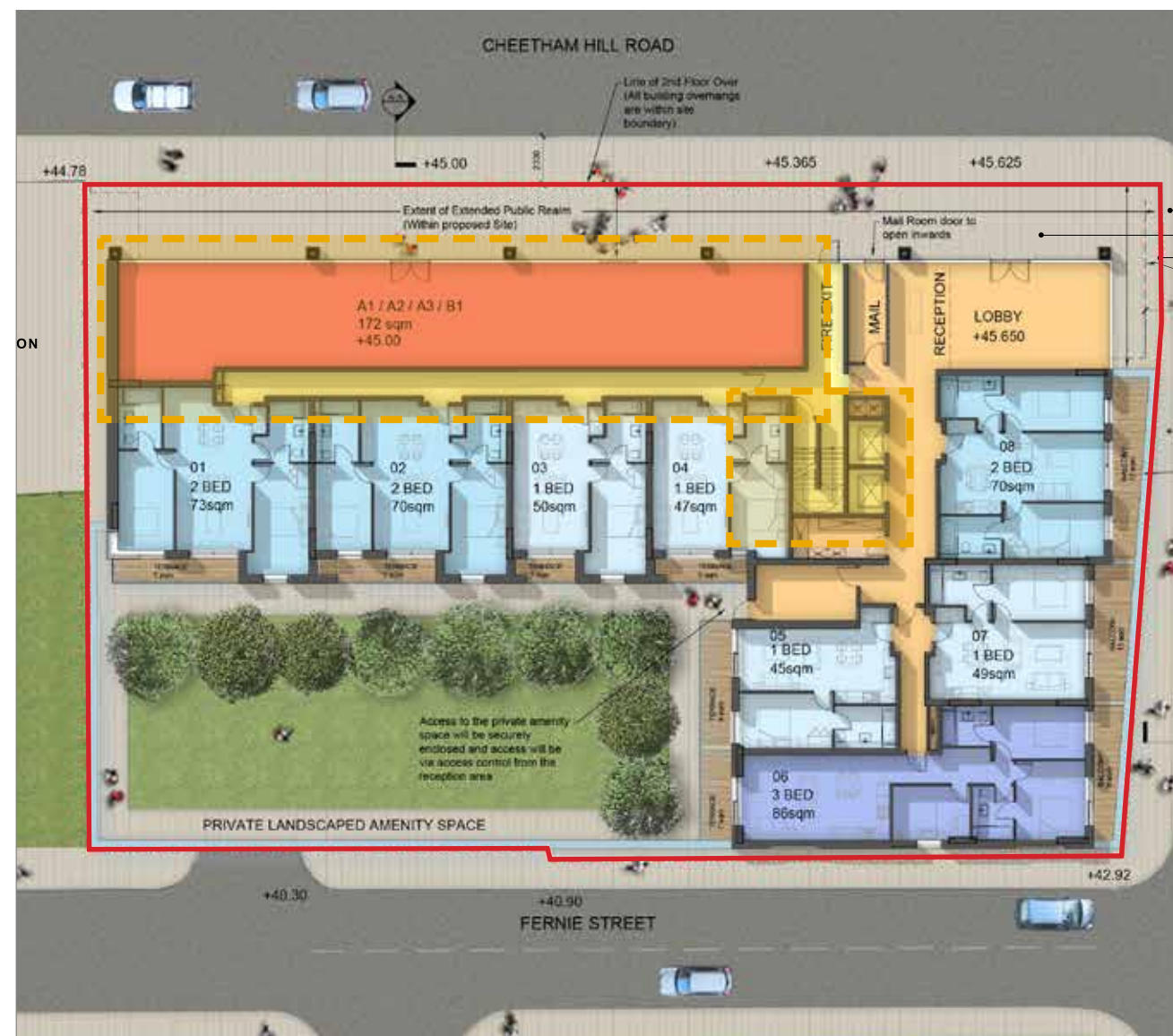
- Would result in a **loss of 26 car parking spaces** and a new scheme total of **20**
- Floor plan amended to accomodate loss of sub-basement level



Vehicular Entrance Relocated

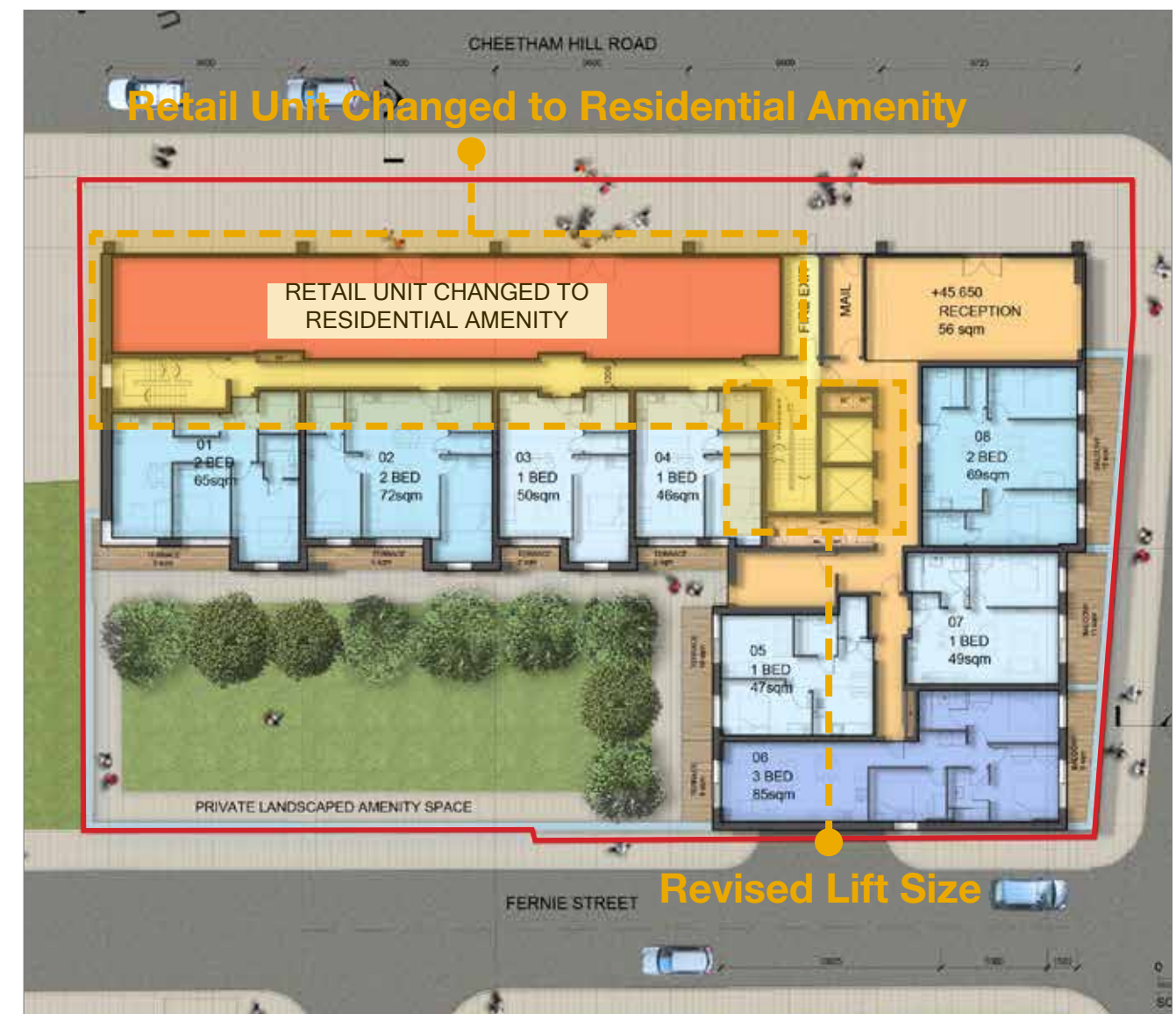
Ground Floor Plan

Original Floor Plan



Revised Floor Plan

- Additional stair with window
- Revised lift size + All apartments to meet NDSS Standards
- Retail Unit changed to residential amenity



First Floor Plan

Original Floor Plan



Revised Floor Plan

- Additional stair with window
- Revised lift size + All apartments to meet NDSS Standards



Second Floor Plan

Original Floor Plan



Revised Floor Plan

- Additional stair with window
- Revised lift size + All apartments to meet NDSS Standards



Typical Floor Plan (Levels 3,5,7,9,11,13)

Original Floor Plan



Revised Floor Plan

- Additional stair with window
- Revised lift size + All apartments to meet NDSS Standards



Typical Floor Plan (Levels 4,6,8,10,12,14)

Original Floor Plan



Revised Floor Plan

- Additional stair with window
- Revised lift size + All apartments to meet NDSS Standards



Fifteenth Floor Plan

Original Floor Plan



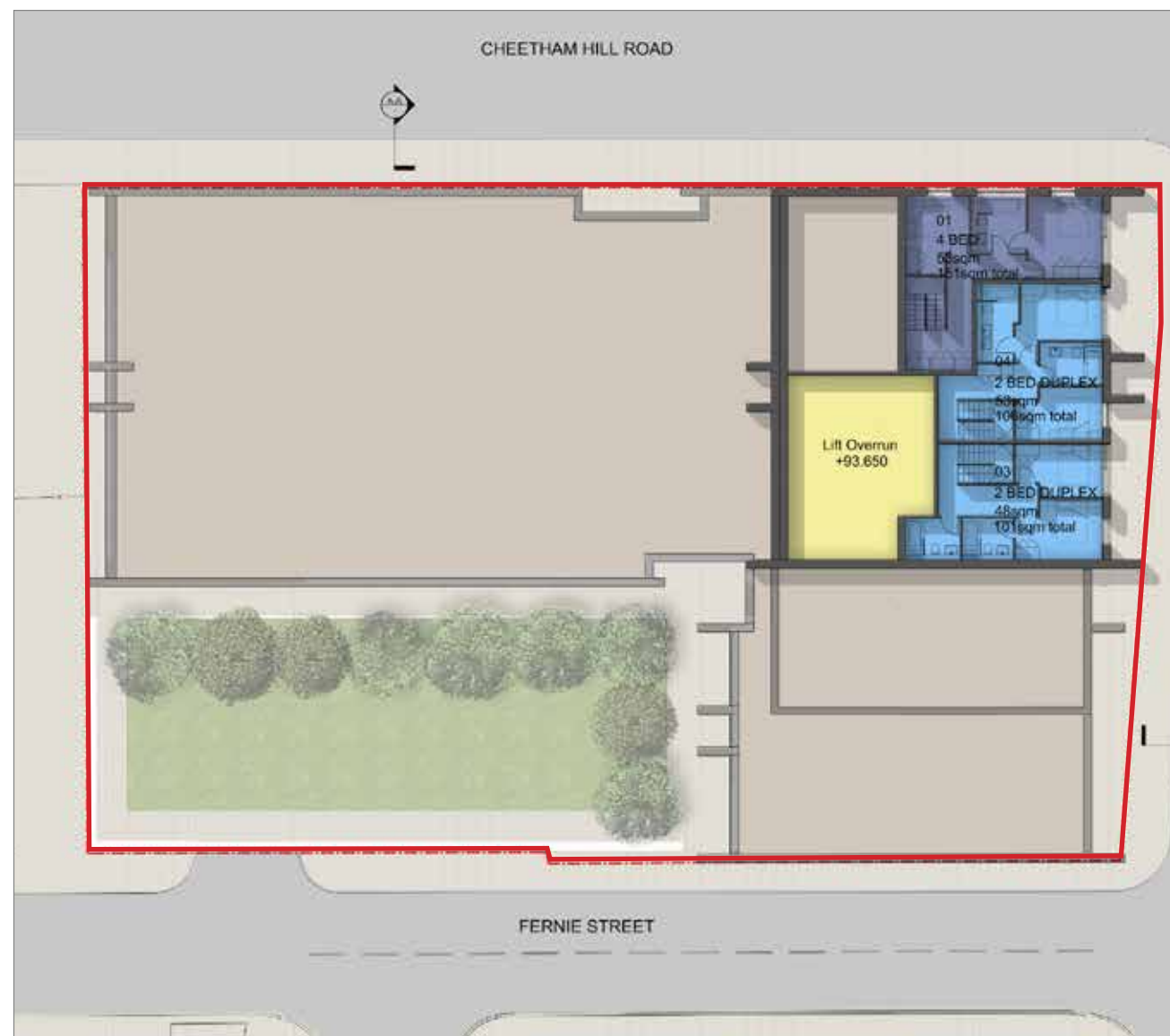
Revised Floor Plan

- Revised lift size



Sixteenth Floor Plan

Original Floor Plan



Revised Floor Plan



REVISED VS. ORIGINAL ELEVATIONS

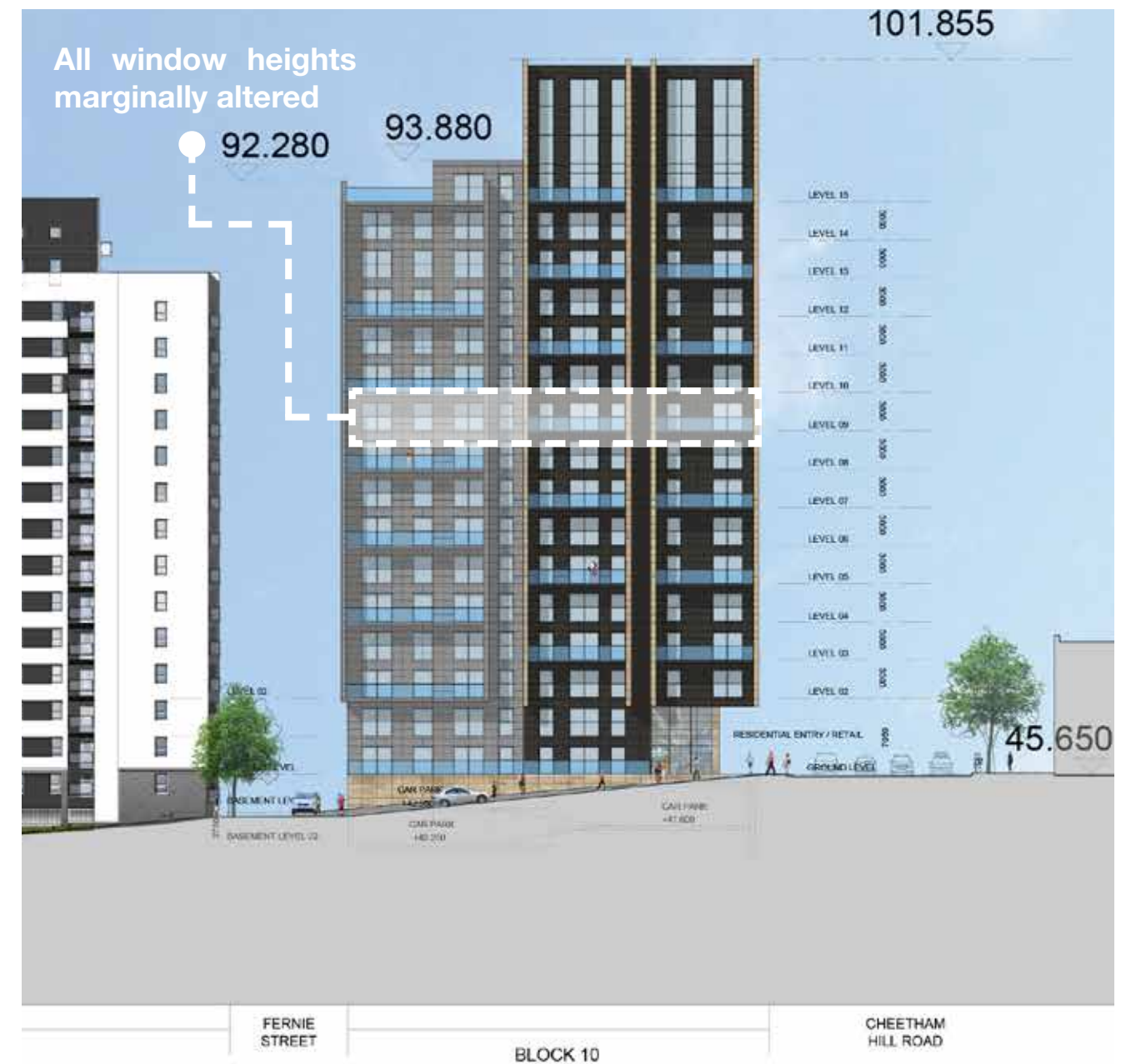
North Elevation

Original Elevation



MATERIAL KEY	
	1. AEROLITE SANDSTONE
	2. AEROLITE BLACK CERAMIC
	3. ANODISED ALUMINIUM PANEL SILVER

Revised Elevation



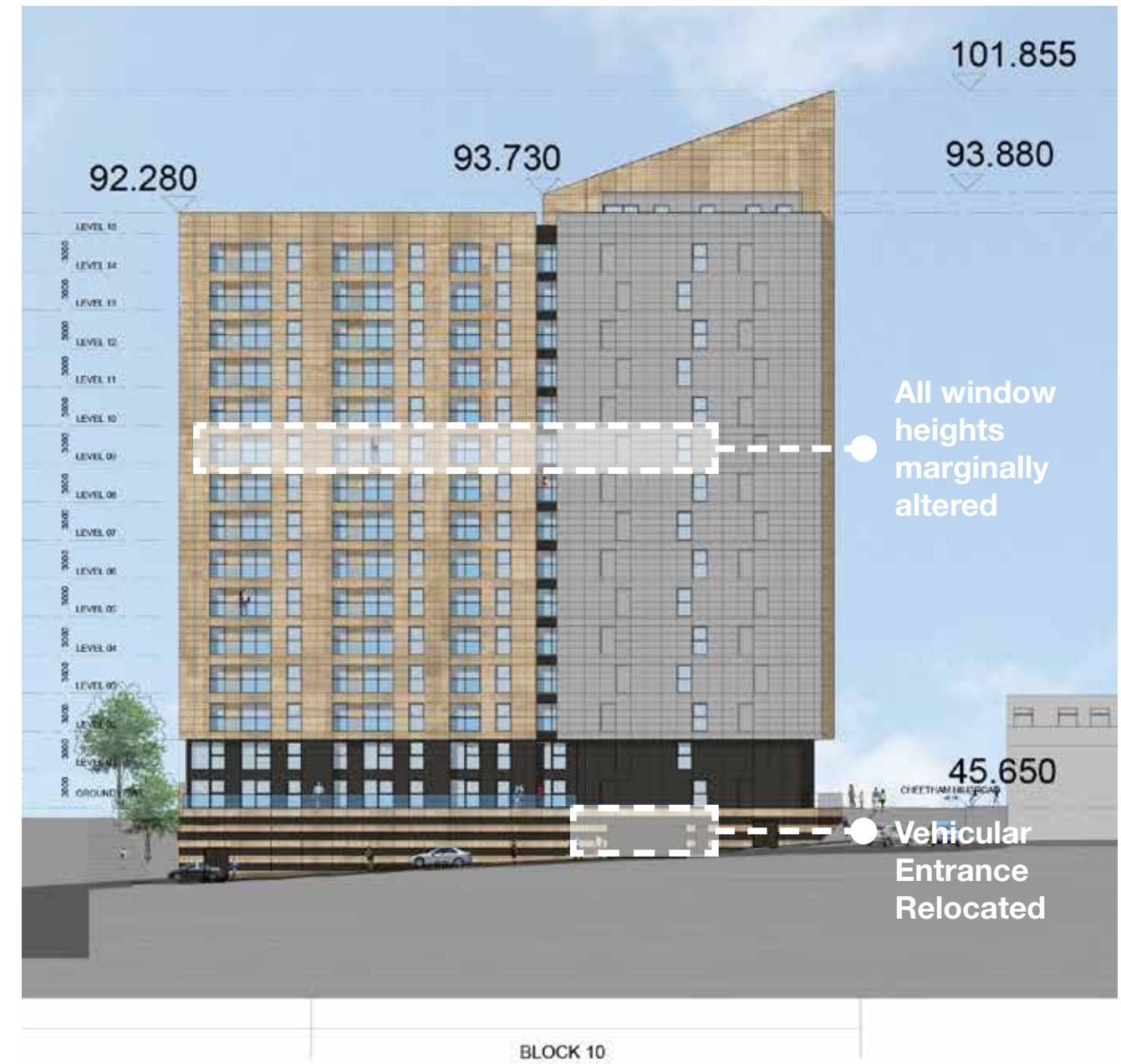
East Elevation

Original Elevation



MATERIAL KEY	
1. AEROLITE SANDSTONE	
2. AEROLITE BLACK CERAMIC	
3. ANODISED ALUMINIUM PANEL SILVER	

Revised Elevation



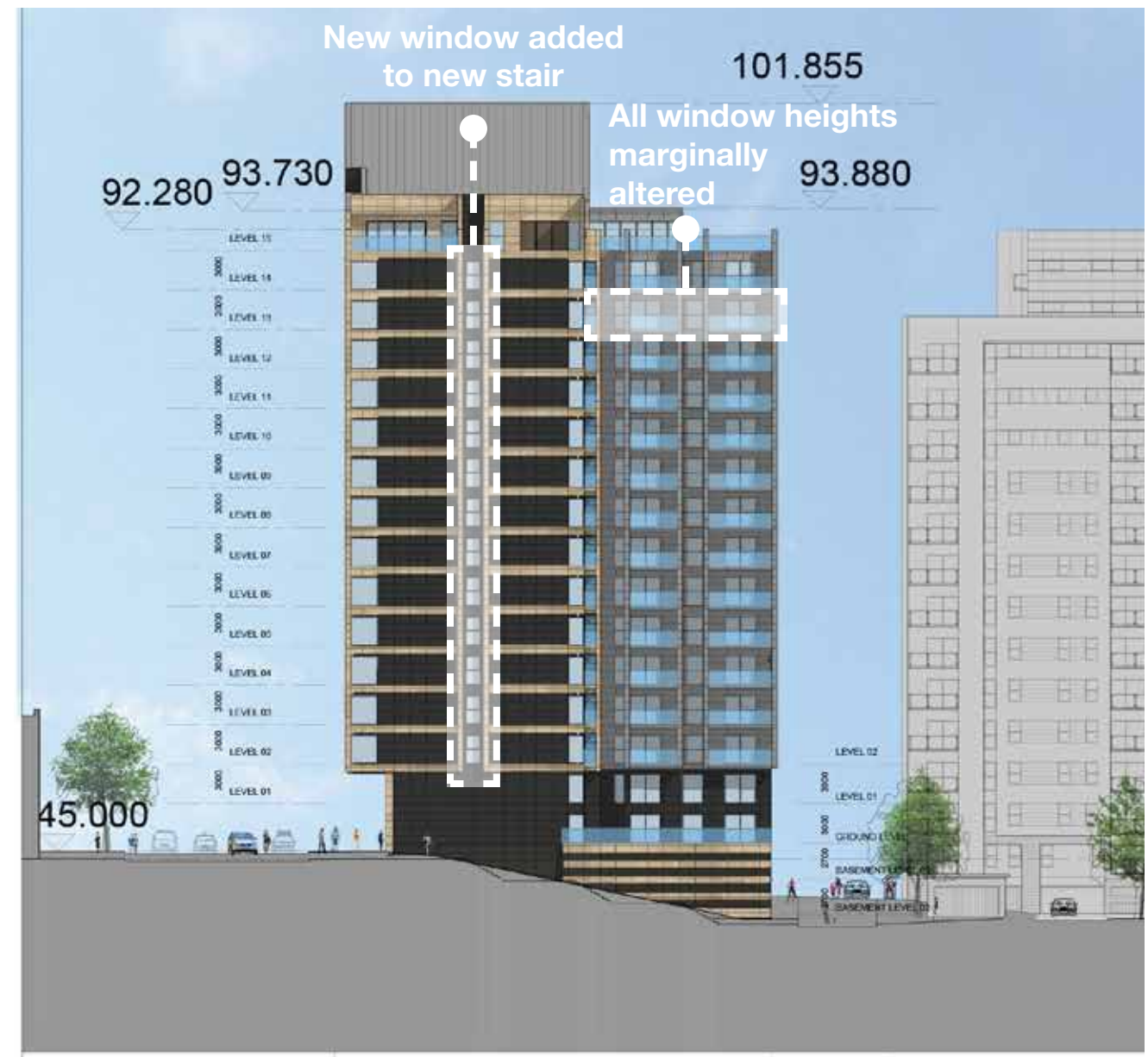
South Elevation

Original Elevation



MATERIAL KEY	
	1. AEROLITE SANDSTONE
	2. AEROLITE BLACK CERAMIC
	3. ANODISED ALUMINIUM PANEL SILVER

Revised Elevation



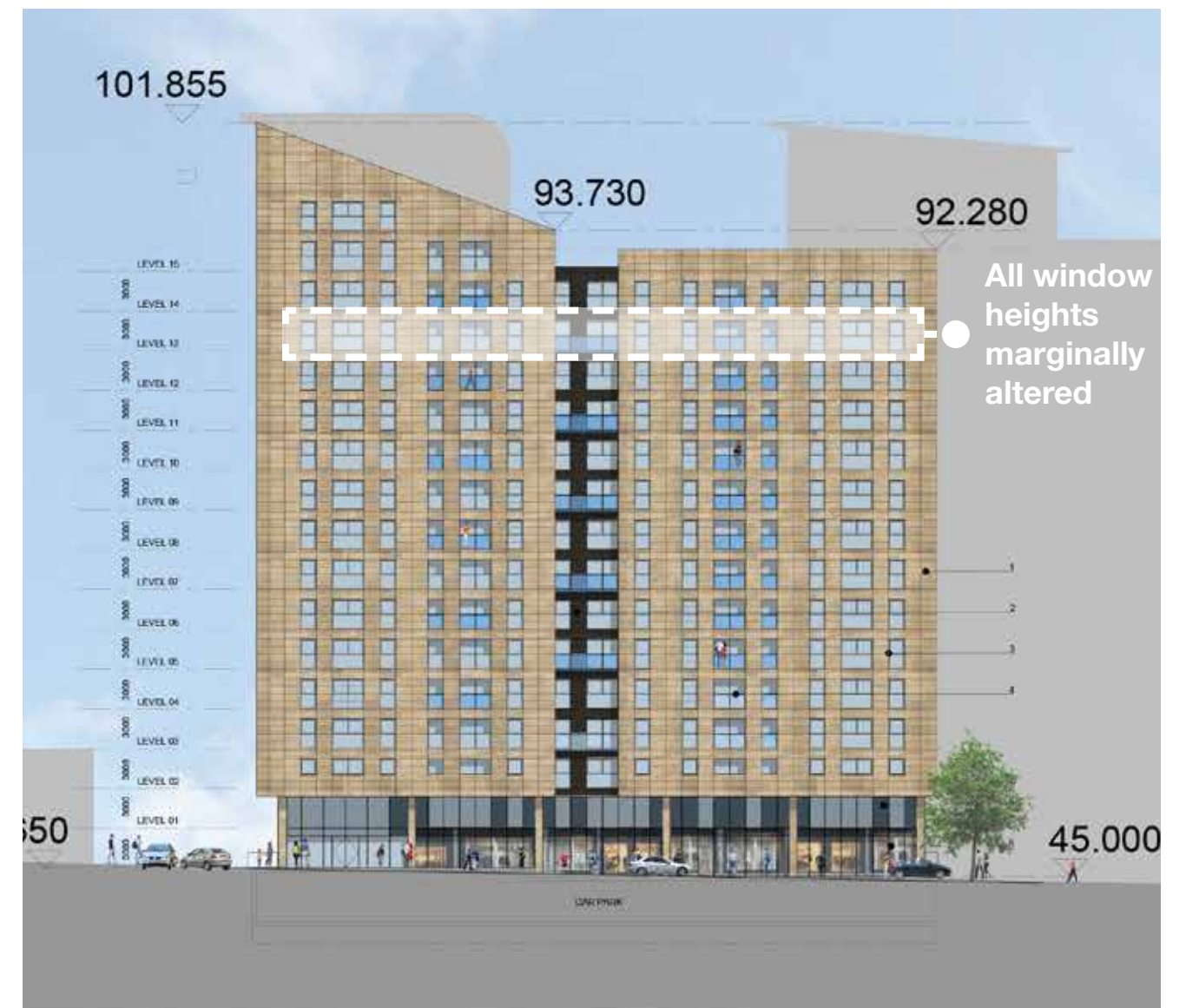
West Elevation

Original Elevation



MATERIAL KEY	
	1. AEROLITE SANDSTONE
	2. AEROLITE BLACK CERAMIC
	3. ANODISED ALUMINIUM PANEL SILVER

Revised Elevation



LEACH RHODES WALKER CONTACT US

info@lrw.co.uk | www.lrw.co.uk



Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk

Office 215, The Frames
1 Phipp Street
London
EC2A 4PS
t: +44(0)207 993 1363
e: london@lrw.co.uk