

13.0

Addendum

Additional 1B2P

13.0 Addendum

13.1 Summary of Amendments

This addendum gives a brief overview of the changes required to convert the secondary amenity space into a 1B2P apartment. In short, the changes are as follows –

- Minor internal layout changes are required to omit the access previously shown from the core into the amenity space.
- Minor elevational changes are required to add in a new apartment door and bedroom window.
- The entrance to the new 1B2P is from the private garden area, as per the other ground floor apartments on the south elevation.
- Block B apartment numbers increased from 50 to 51
- NIA increased (50sqm)
- 1 additional cycle store space required in the bike store.



119
Apartments



10
Townhouses



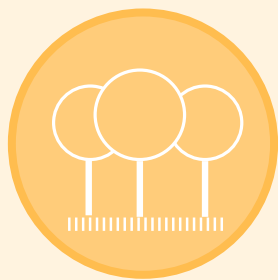
Secure Cycle
Storage



EV charging
provision



Residents
private amenity



Landscaped
public realm

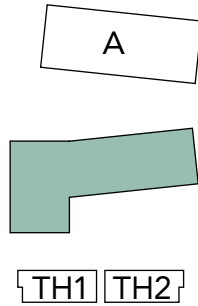


13.2 Block B - Layout Plans

13.3 Revised Ground Floor Plan

The layout on this page shows the revised ground floor plan with the 'hall' amenity space converted into a 1B2P.

Block Plan



Key

- | | | | |
|---|--------------------|---|-----------------------------|
|  | Stairs & Lifts |  | Cycle Store |
|  | Residents Entrance |  | Refuse Store |
|  | Concierge |  | Plant |
|  | Management Suite |  | 2B4P Ground Floor Apartment |
|  | Post Room |  | 2B3P Ground Floor Apartment |
|  | WC |  | 1B2P Ground Floor Apartment |
|  | Residents Amenity | | |



13.4 Block B - Elevations

Small elevational changes are required to convert the amenity space into a 1B2P, including the introduction of a front door and amending the glazing design to suit a bedroom.

Extent of the minor elevational changes required to accommodate additional 1B2P



Block B - South Elevation



Block B - East Elevation



Block B - North Elevation



Block B - West Elevation

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14.0 Amount and Use

14.1 Schedule of Accommodation Summary with additional unit

Homes

Apartments

- 1B2P 28 (21%)
- 2B3P 5 (4%)
- 2B4P 86 (67%)

Townhouses

- 3B5P 8 (6%)
- 4B7P 2 (2%)

129
New homes



Communal Space

Private residents courtyard (478 sqm)

Proposed high quality area public realm (3715 sqm)

Residents amenity space provided within Block B for use of all residents

- 'Community Lounge' Social Space (58 sqm)
- 'Mezzanine Study' Quiet working area (46 sqm)

4297sqm
amenity space



Parking

7 DDA Compliant parking bays

- Block A - 4 DDA Compliant Bays
- Block B - 3 DDA Compliant Bays

10 Standard Parking Bays

- 1 Parking Bay per Townhouse

30 Parking Spaces to be provided within the Mobility Hub

All parking bays to be provided with an EV Charging point

7 DDA & 10
Standard Bays



Cycle Storage

All apartment residents will have access to a ground floor secure cycle store and access to 1:1 cycle storage provision

The Townhouses will have their own provision for in-curtilage cycle storage

129
Cycle Spaces



Residential Block B

Apartment Area Schedule

Level	Name	Unit Type	Area
00 Ground Floor	B-00-001	TYPE-A1-1B2P	51.7 m²
00 Ground Floor	B-00-002	TYPE-C2-2B4P	71.16 m²
00 Ground Floor	B-00-003	TYPE-A1-1B2P	51.25 m²
00 Ground Floor	B-00-004	TYPE-C4-2B3P	68.08 m²
00 Ground Floor	B-00-005	TYPE-C3-2B3P	68.09 m²
00 Ground Floor	B-00-006	TYPE-C1-2B4P	70.93 m²
00 Ground Floor	B-00-007	TYPE-C1-2B4P	70.95 m²
00 Ground Floor	B-00-008	TYPE-A1-1B2P	52.44 m²
00 Ground Floor			504.61 m²
01 First Floor	B-01-001	TYPE-B1-1B2P	50.32 m²
01 First Floor	B-01-002	TYPE-D1-2B4P	70.44 m²
01 First Floor	B-01-003	TYPE-B1-1B2P	50.46 m²
01 First Floor	B-01-004	TYPE-E1-2B4P	71.63 m²
01 First Floor	B-01-005	TYPE-E2-2B4P	71.71 m²
01 First Floor	B-01-006	TYPE-D2-2B4P	70.44 m²
01 First Floor	B-01-007	TYPE-D2-2B4P	70.44 m²
01 First Floor	B-01-008	TYPE-B2-1B2P	50.49 m²
01 First Floor	B-01-009	TYPE-B2-1B2P	50.49 m²
01 First Floor	B-01-010	TYPE-E2-2B4P	71.66 m²
01 First Floor	B-01-011	TYPE-E1-2B4P	71.68 m²
01 First Floor			699.75 m²
02 Second Floor	B-02-001	TYPE-E3-2B4P	70.66 m²
02 Second Floor	B-02-002	TYPE-F1-2B4P	77.93 m²
02 Second Floor	B-02-003	TYPE-D2-2B4P	70.32 m²
02 Second Floor	B-02-004	TYPE-B1-1B2P	50.57 m²
02 Second Floor	B-02-005	TYPE-E1-2B4P	71.71 m²
02 Second Floor	B-02-006	TYPE-E2-2B4P	71.71 m²
02 Second Floor	B-02-007	TYPE-D1-2B4P	70.44 m²
02 Second Floor	B-02-008	TYPE-D1-2B4P	70.44 m²
02 Second Floor	B-02-009	TYPE-B2-1B2P	50.49 m²
02 Second Floor	B-02-010	TYPE-B2-1B2P	50.32 m²
02 Second Floor	B-02-011	TYPE-E2-2B4P	71.68 m²
02 Second Floor	B-02-012	TYPE-E1-2B4P	71.68 m²
02 Second Floor			797.97 m²

Level	Name	Unit Type	Area
03 Third Floor	B-03-001	TYPE-E3-2B4P	70.91 m²
03 Third Floor	B-03-002	TYPE-F1-2B4P	77.93 m²
03 Third Floor	B-03-003	TYPE-D1-2B4P	70.44 m²
03 Third Floor	B-03-004	TYPE-B1-1B2P	50.6 m²
03 Third Floor	B-03-005	TYPE-E1-2B4P	71.71 m²
03 Third Floor	B-03-006	TYPE-E2-2B4P	71.72 m²
03 Third Floor	B-03-007	TYPE-D2-2B4P	70.44 m²
03 Third Floor	B-03-008	TYPE-D2-2B4P	70.44 m²
03 Third Floor	B-03-009	TYPE-B2-1B2P	50.45 m²
03 Third Floor	B-03-010	TYPE-B2-1B2P	50.5 m²
03 Third Floor			655.15 m²
04 Fourth Floor	B-04-001	TYPE-E3-2B4P	70.94 m²
04 Fourth Floor	B-04-002	TYPE-F1-2B4P	78.44 m²
04 Fourth Floor	B-04-003	TYPE-D1-2B4P	70.44 m²
04 Fourth Floor	B-04-004	TYPE-B1-1B2P	50.6 m²
04 Fourth Floor	B-04-005	TYPE-E1-2B4P	72 m²
04 Fourth Floor	B-04-006	TYPE-E2-2B4P	72 m²
04 Fourth Floor	B-04-007	TYPE-D2-2B4P	70.44 m²
04 Fourth Floor	B-04-008	TYPE-D2-2B4P	70.44 m²
04 Fourth Floor	B-04-009	TYPE-B2-1B2P	50.45 m²
04 Fourth Floor	B-04-010	TYPE-B2-1B2P	50.47 m²
04 Fourth Floor			656.21 m²
Totals			3313.68 m²

Unit Totals

Name	No.	Area
TYPE-A1-1B2P	3	155.38 m²
TYPE-B1-1B2P	5	252.56 m²
TYPE-B2-1B2P	8	403.68 m²
TYPE-C1-2B4P	2	141.89 m²
TYPE-C2-2B4P	1	71.16 m²
TYPE-C3-2B3P	1	68.09 m²
TYPE-C4-2B3P	1	68.08 m²
TYPE-D1-2B4P	5	352.18 m²
TYPE-D2-2B4P	7	492.95 m²
TYPE-E1-2B4P	6	430.41 m²
TYPE-E2-2B4P	6	430.48 m²
TYPE-E3-2B4P	3	212.52 m²
TYPE-F1-2B4P	3	234.3 m²
51	51	3313.68 m²

GIA Totals

Block	Level	Number	Area
Block B	01 First Floor	B-00-001	956.54 m²
Block B	02 Second Floor	B-00-002	1024.02 m²
Block B	03 Third Floor	B-00-003	863.56 m²
Block B	04 Fourth Floor	B-00-004	863.56 m²
Roof	05 Lower Roof	B-05-001	9.01 m²
Total -			4694.3 m²

GEA Totals

Block	Level	Number	Area
Block B	00 Ground Floor	B-00-000	1060.81 m²
Block B	01 First Floor	B-00-001	1107.88 m²
Block B	02 Second Floor	B-00-002	1110.17 m²
Block B	03 Third Floor	B-00-003	939.81 m²
Block B	04 Fourth Floor	B-00-004	939.92 m²
Total -			5158.59 m²

NIA Totals

Level	Area
02 Second Floor	797.97 m²
03 Third Floor	655.15 m²
04 Fourth Floor	656.21 m²
Total -	3313.68 m²

14.2 Planning Drawing Register

Sheet Name	Drawing Number	Revision	Revision Date	Drawing Status	Scale	Size	Drawing Type
Existing Plans - Site							
Site Location Plan	RODSTA-BUT-ZZ-00-DP-A-00001	PL01	10.06.22	PLANNING	1:1250	A3	PLAN
Site Location Plan	RODSTA-BUT-ZZ-00-DP-A-00002	PL01	10.06.22	PLANNING	1:1250	A3	PLAN
Existing Site Plan & Block Plan	RODSTA-BUT-ZZ-00-DP-A-01000	PL01	10.06.22	PLANNING	1:500	A2	PLAN
Proposed Plans - Site							
Proposed Site Plan & Block Plan	RODSTA-BUT-ZZ-00-DP-A-01001	PL03	09.06.23	PLANNING	1:500	A2	PLAN
PLANNING							
Proposed Plans - Residential Block A							
Ground Floor Plan	RODSTA-BUT-A-00-DP-A-01005	PL02	08.08.22	PLANNING	1:100	A1	PLAN
First Floor Plan	RODSTA-BUT-A-01-DP-A-01006	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Second - Seventh Floor Plan	RODSTA-BUT-A-02-DP-A-01007	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Roof Plan	RODSTA-BUT-A-R7-DP-A-01013	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Proposed Plans - Residential Block B							
Ground Floor Plan	RODSTA-BUT-B-00-DP-A-01014	PL03	09.06.23	PLANNING	1:100	A1	PLAN
First Floor Plan	RODSTA-BUT-B-01-DP-A-01015	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Second Floor Plan	RODSTA-BUT-B-02-DP-A-01016	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Third Floor Plan	RODSTA-BUT-B-03-DP-A-01017	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Fourth Floor Plan	RODSTA-BUT-B-04-DP-A-01018	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Roof Plan	RODSTA-BUT-B-R5-DP-A-01019	PL02	08.08.22	PLANNING	1:100	A1	PLAN
Proposed Plans - Townhouses							
Ground Floor Plan	RODSTA-BUT-T-00-DP-A-01022	PL01	10.06.22	PLANNING	1:100	A1	PLAN
First Floor Plan	RODSTA-BUT-T-01-DP-A-01023	PL01	10.06.22	PLANNING	1:100	A1	PLAN
Second Floor Plan	RODSTA-BUT-T-02-DP-A-01024	PL01	10.06.22	PLANNING	1:100	A1	PLAN
Roof Plan	RODSTA-BUT-T-R2-DP-A-01025	PL01	10.06.22	PLANNING	1:100	A1	PLAN
Elevations - Residential Block A							
North Elevation	RODSTA-BUT-A-XX-DE-A-01030	PL02	19.08.22	PLANNING	1:100	A1	ELEVATION
East and West Elevation	RODSTA-BUT-A-XX-DE-A-01031	PL02	19.08.22	PLANNING	1:100	A1	ELEVATION
South Elevation	RODSTA-BUT-A-XX-DE-A-01032	PL02	19.08.22	PLANNING	1:100	A1	ELEVATION
Elevations - Residential Block B							
North and East Elevation	RODSTA-BUT-B-XX-DE-A-01033	PL02	19.08.22	PLANNING	1:100	A1	ELEVATION
South and West Elevation	RODSTA-BUT-B-XX-DE-A-01034	PL03	09.06.23	PLANNING	1:100	A1	ELEVATION
Elevations - Townhouses							
Townhouse A - Block Elevations	RODSTA-BUT-TA-XX-DE-A-01035	PL01	10.06.22	PLANNING	1:100	A2	ELEVATION
Townhouse B - Block Elevations	RODSTA-BUT-TB-XX-DE-A-01036	PL01	10.06.22	PLANNING	1:100	A2	ELEVATION
Bay Elevations, Plan and Sections							
Block A - Bay Study 1	RODSTA-BUT-A-XX-DZ-A-01040	PL02	19.08.22	PLANNING	1:50	A1	PLAN/SECTION
Block B - Bay Study 2	RODSTA-BUT-A-XX-DZ-A-01041	PL02	19.08.22	PLANNING	1:50	A1	PLAN/SECTION

Key

Drawing revised to show the additional 1B2P

Buttress

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