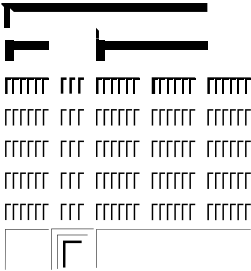


revision:	date:	note:
P01	20190425	planning submission
P02	20210113	section 73 application
P03	20220927	section 73 application - Sept 2022



1.0 Proposed Changes to Condition 2

1.0 The Proposal

1.0.1 The proposed Minor-Material Amendments comprise internal and external modifications which are summarised in the table below, alongside the reasoning for each of the amendments.

1.1 Amendment Item 1

1.1.1 Increase in height of rooftop plantroom louvres.

Reasoning

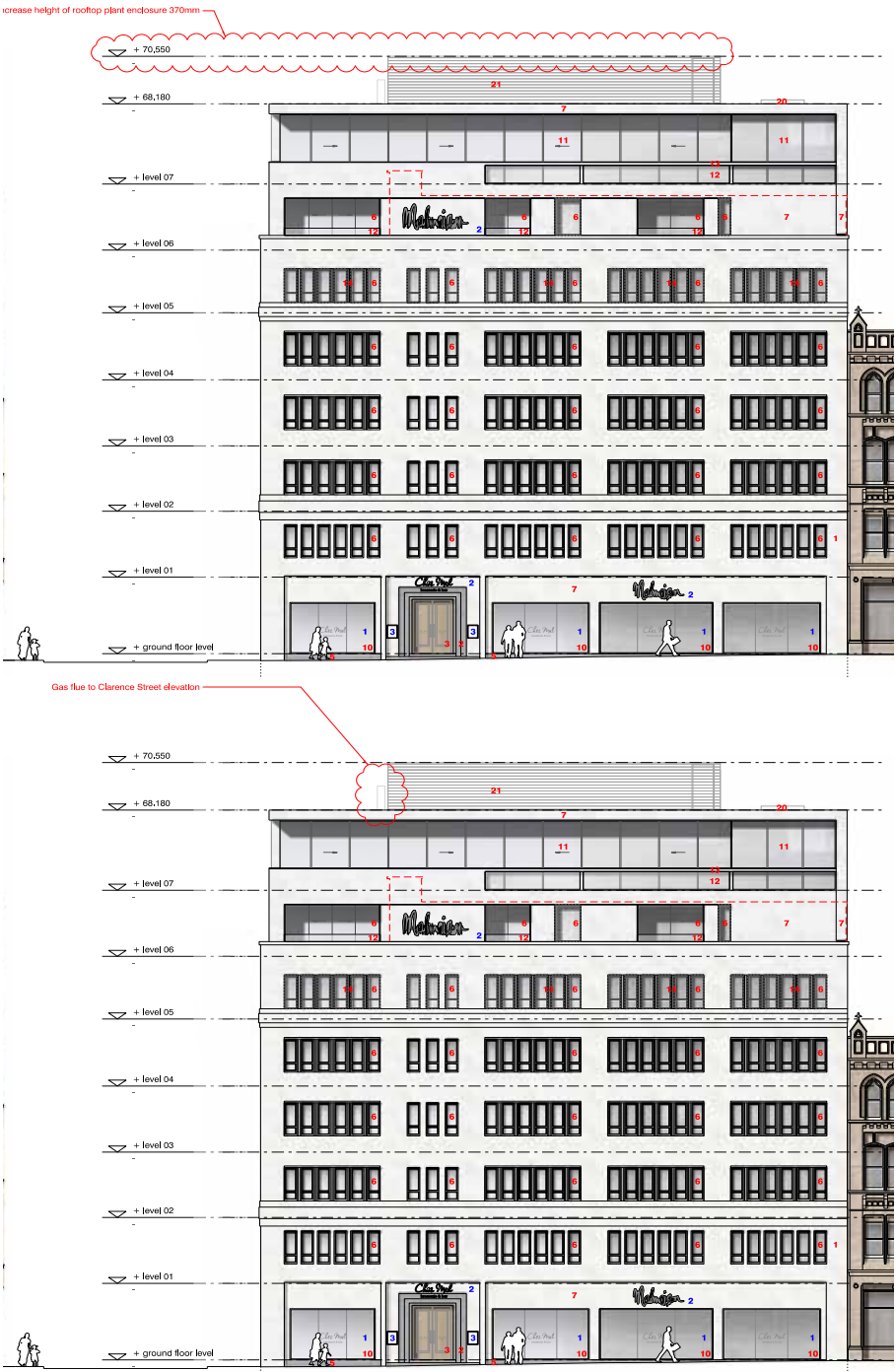
- 1.1.2 Due to further detailed design develop-ment of the plantroom, the plant has in-creased in height beyond the planning consented drawings. To conceal the plant, the plant screen needs to increase in height by an additional 370mm.
- 1.1.3 The material specification and colour Is as per the consented scheme.
- 1.1.4 The additional height cannot be seen from any of the VIA views.
- 1.1.4 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

1.2 Amendment Item 2

1.2.1 Addition of gas flue pipe to roof

Reasoning

- 1.2.2 Due to further detailed design develop-ment of the services, the addition of a gas flue pipe is required to the roof .
- 1.2.3 The additional height cannot be seen from any of the VIA views .
- 1.2.4 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



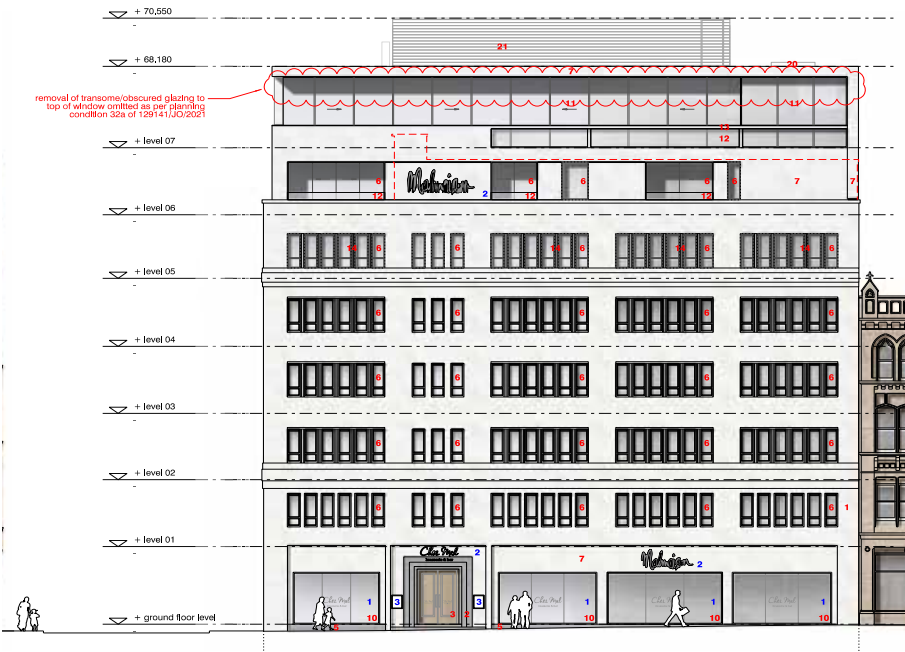
1.0 Proposed Changes to Condition 2

1.3 Amendment Item 3

1.3.1 Removal of transoms and obscure glazing to top floor windows. Omitted as per planning condition 32a of application 129141/JO/2021

Reasoning

1.3.2 In accordance with condition 32a of ap-plication 129141/JO/2021, the transoms and obscure glazing have been removed from the design and now reflect the con-sented scheme.

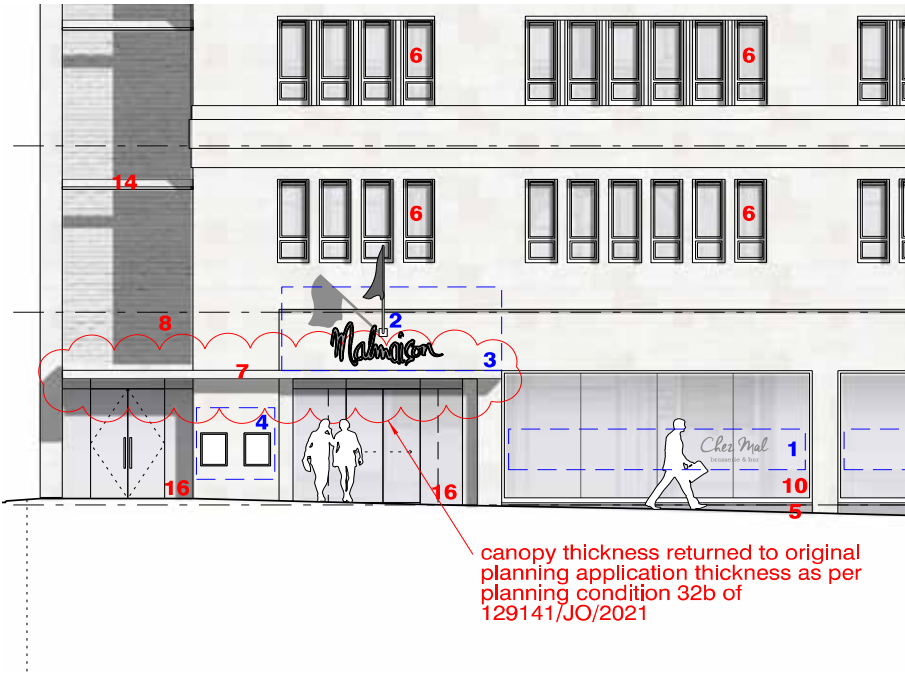


1.4 Amendment Item 4

1.4.1 Reduction in canopy thickness to Clarence Street elevation. Reduced as per planning condition 32b of application 129141/JO/2021

Reasoning

1.4.2 In accordance with condition 32b of ap-plication 129141/JO/2021, the canopy has been reduced back to the original design and now reflect the consented scheme



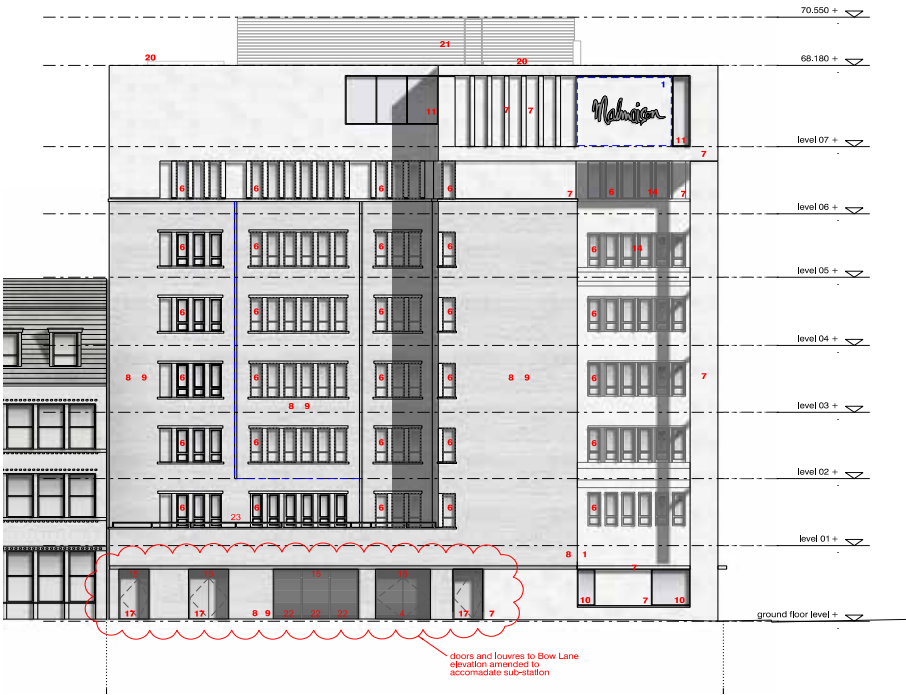
1.0 Proposed Changes to Condition 2

1.5 Amendment Item 5

1.5.1 Variation of Bow Lane ground floor elevation to accommodate new substation and ventilation louvres.

Reasoning

- 1.5.2 Due to detailed design development of the Services design, it has been proposed to add a Substation and new ventilation louvres on Bow Lane elevation
- 1.5.3 It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.



1.6 Amendment Item 6

1.6.1 Addition of handrail to first floor on Bow Lane.

Reasoning

- 1.6.2 Due to the height of the new parapet on the first floor of Bow Lane, it is necessary to add a handrail to achieve 1100mm high from FFL of the terrace.
- 1.6.3 The brick parapet hasn't been increased to ensure that the top of the brickwork aligns with the adjacent window.
- 1.6.3 It is considered that this doesn't have a detrimental effect on the architectural ap-pearance of the building.



1.0 Proposed Changes to Condition 2

1.8 Amended Drawings

1.8.1 Amendment to:

7415-al(05)0021-P02	proposed ground floor plan
7415-al(05)0029-P03	proposed roof plan
7415-al(05)0030-P05	proposed princess street elevation
7415-al(05)0031-P05	proposed clarence street elevation
7415-al(05)0032-P05	proposed bow lane elevation
7415-al(05)0050-P03	verified view 01 – view east on princess street
7415-al(05)0051-P03	verified view 02 – view north-west on princess street
7415-al(05)0052-P04	verified view 03 – view south-west on clarence street
7415-al(05)0053-P03	verified view 04 – view north-east from albert square
7415-al(05)0054-P03	verified view 05 – view south-east on john dalton street
7415-al(05)0055-P04	verified view 06 – view SW from pall mall
7415-al(05)0060-P04	proposed princess street profile sections & critical dimensions
7415-al(05)0061-P03	proposed clarence street profile sections & critical dimensions
7415-al(05)0062-P05	proposed bow lane profile sections & critical dimensions
7410-al(SK)0040-P01	proposed princess street elevation – NMA comparison
7410-al(SK)0041-P01	proposed clarence street elevation – NMA comparison
7410-al(SK)0042-P01	proposed bow lane elevation – NMA comparison

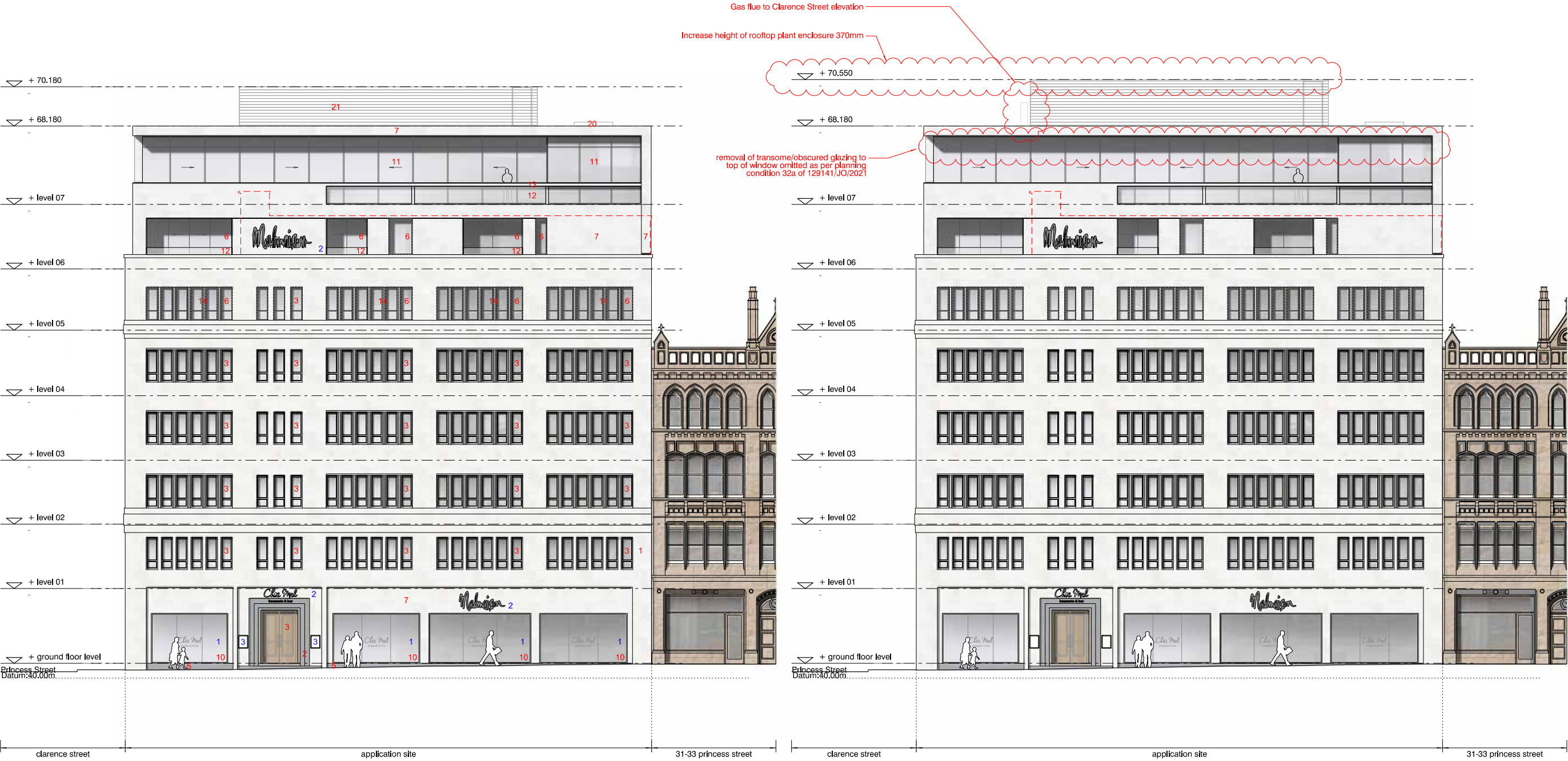
1.8.2 Superseded by:

7415-al(05)0021-P03	proposed ground floor plan
7415-al(05)0029-P04	proposed roof plan
7415-al(05)0030-P06	proposed princess street elevation
7415-al(05)0031-P06	proposed clarence street elevation
7415-al(05)0032-P06	proposed bow lane elevation
7415-al(05)0050-P04	verified view 01 – view east on princess street
7415-al(05)0051-P04	verified view 02 – view north-west on princess street
7415-al(05)0052-P05	verified view 03 – view south-west on clarence street
7415-al(05)0053-P04	verified view 04 – view north-east from albert square
7415-al(05)0054-P04	verified view 05 – view south-east on john dalton street
7415-al(05)0055-P05	verified view 06 – view SW from pall mall
7415-al(05)0060-P05	proposed princess street profile sections & critical dimensions
7415-al(05)0061-P04	proposed clarence street profile sections & critical dimensions
7415-al(05)0062-P06	proposed bow lane profile sections & critical dimensions
7410-al(SK)0040-P02	proposed princess street elevation – NMA comparison
7410-al(SK)0041-P02	proposed clarence street elevation – NMA comparison
7410-al(SK)0042-P02	proposed bow lane elevation – NMA comparison

1.8.3 Additional drawings:

7410-al(SK)0050-P01	verified view 01 - view east on princess st comparison
7410-al(SK)0051-P01	verified view 02 - view north-west on princess street comparison
7410-al(SK)0052-P01	verified view 03 - view south-west on clarence street comparison
7410-al(SK)0053-P01	verified view 04 - view north east from albert square comparison
7410-al(SK)0054-P01	verified view 05 - view south-east on john dalton street comparison
7410-al(SK)0055-P01	verified view 06 - view SW from pall mall comparison

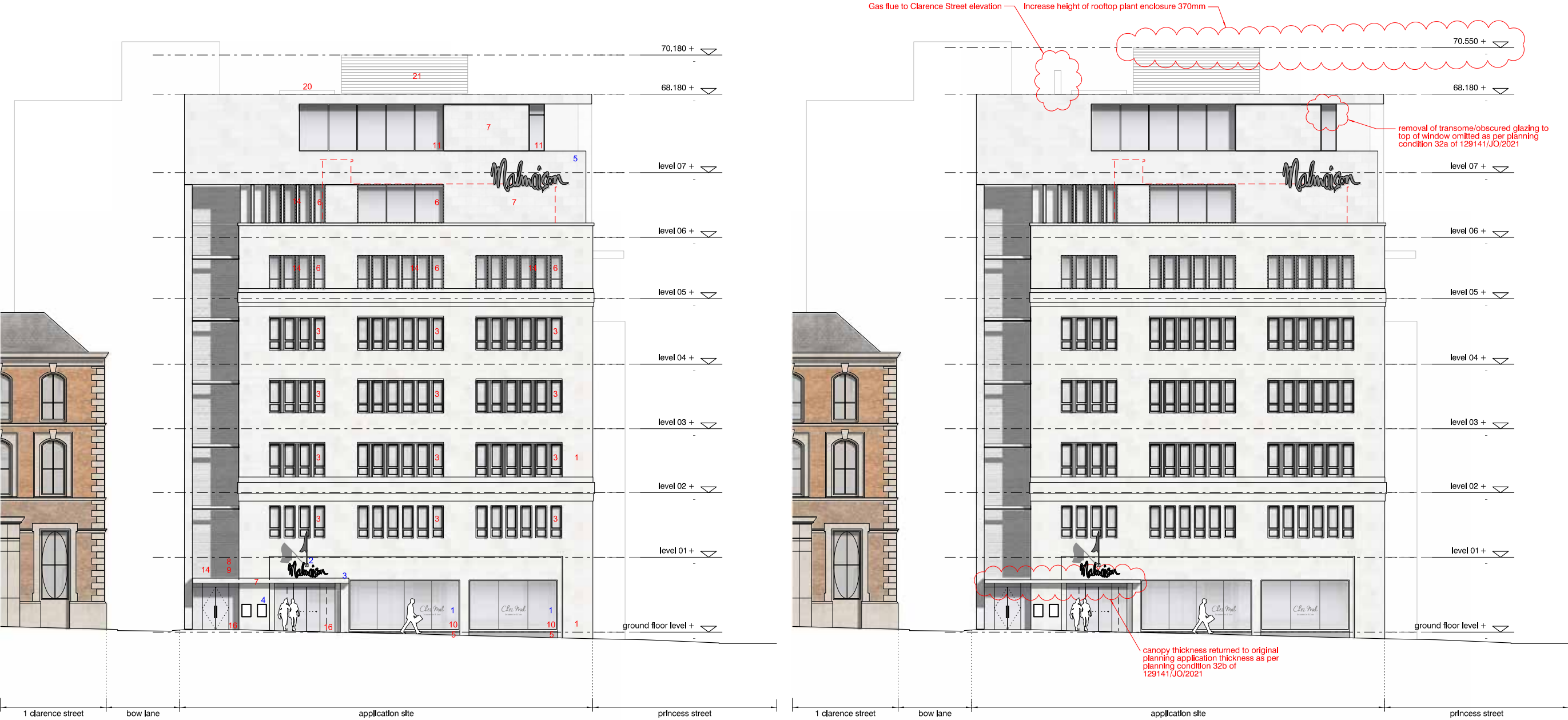
1.0 Proposed Changes to Condition 2
Princess Street Elevation Comparison



consented scheme - application no:129141/JO/2021

proposed elevation

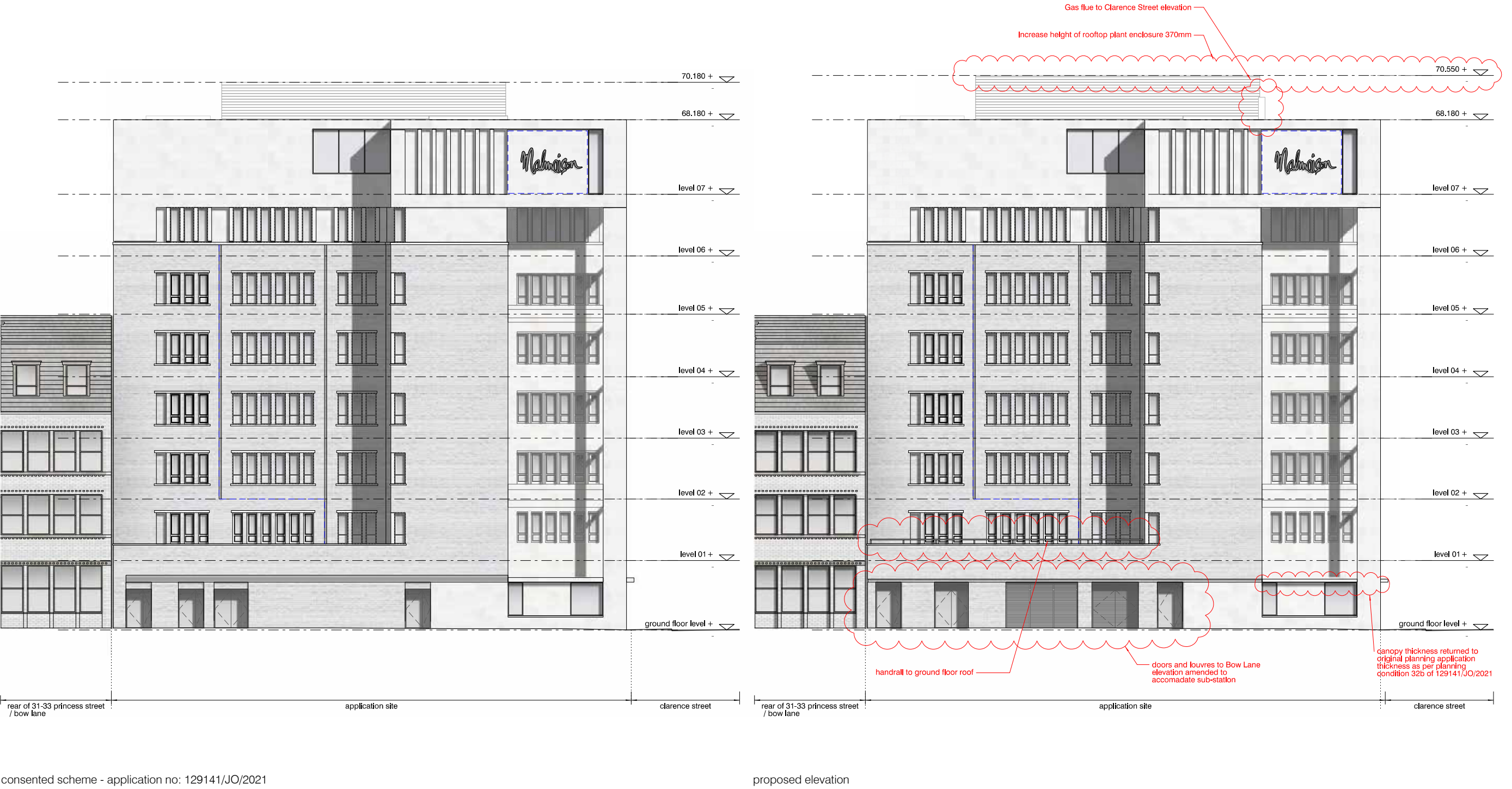
1.0 Proposed Changes to Condition 2
Clarence Street Elevation Comparison



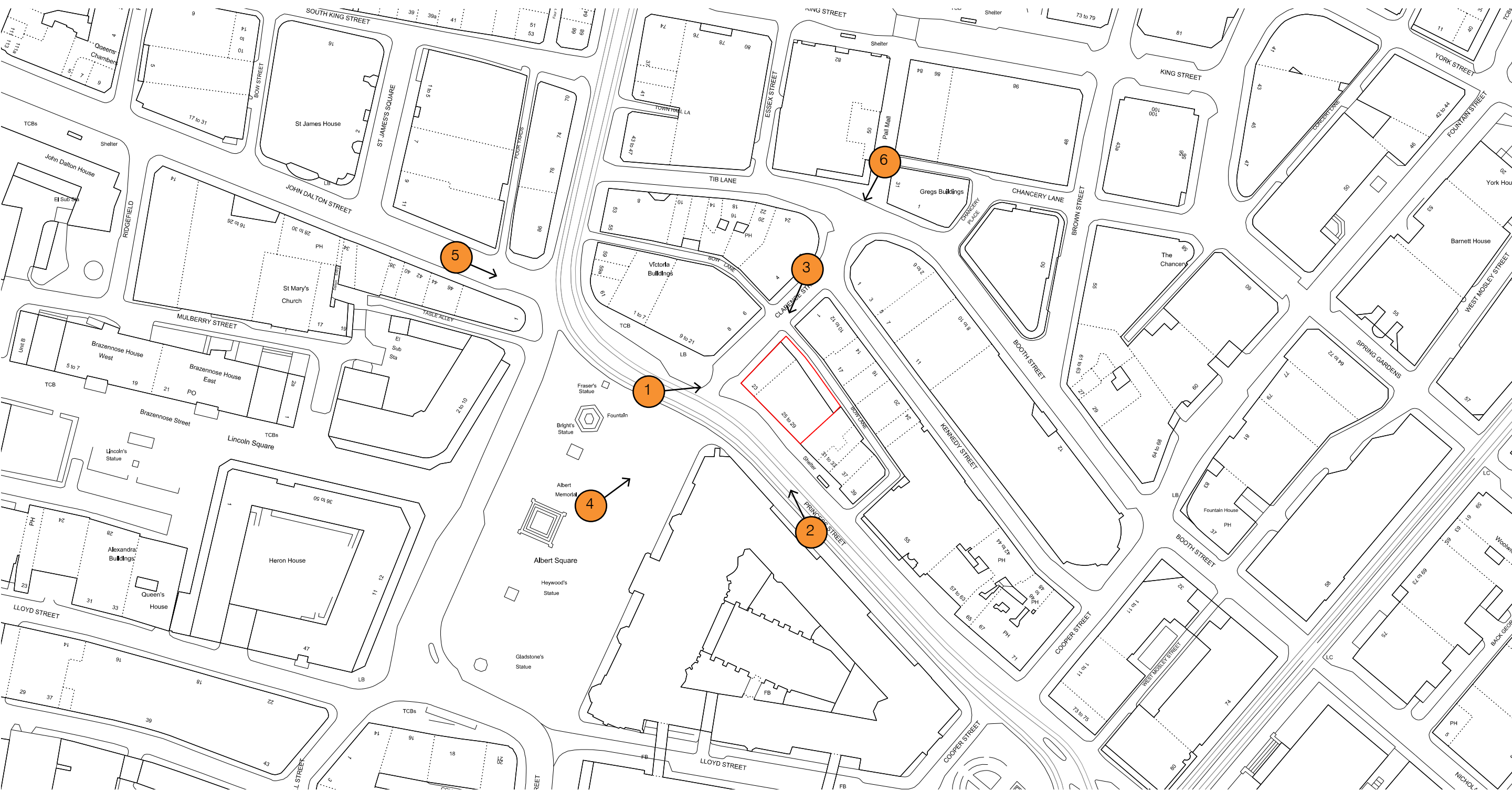
consented scheme - application no:129141/JO/2021

proposed elevation

1.0 Proposed Changes to Condition 2 Bow Lane Elevation Comparison



2.0 Proposed Changes to Visual Impact Assessment - Views Key



key view points

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 01



consented scheme - application no:129141/JO/2021



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 02



consented scheme - application no: 129141/JO/2021



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 03



consented scheme - application no:129141/JO/2021



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 04



consented scheme - application no:129141/JO/2021



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 05



consented scheme - application no:129141/JO/2021



proposed view

2.0 Proposed Changes to Visual Impact
Assessment - Viewpoint 06



consented scheme - application no:129141/JO/2021



proposed view