Non-Material Amendment Design Statement

2205-LHA-XX-XX-RP-A-PL-003_P01

Prepared by Lechler Hayes Architects on behalf of Tiger Developments Ltd.



Lechler Hayes Architects

Document scope

This report has been prepared by Lechler Hayes Architects (LHA) to summarise proposed amendments to the Carmoor Road PBSA design.

The amendments have been driven by a combination of regulatory change, technical design development and design team coordination that has taken place since the proposals were recommended for approval at the committee meeting in June 2023.

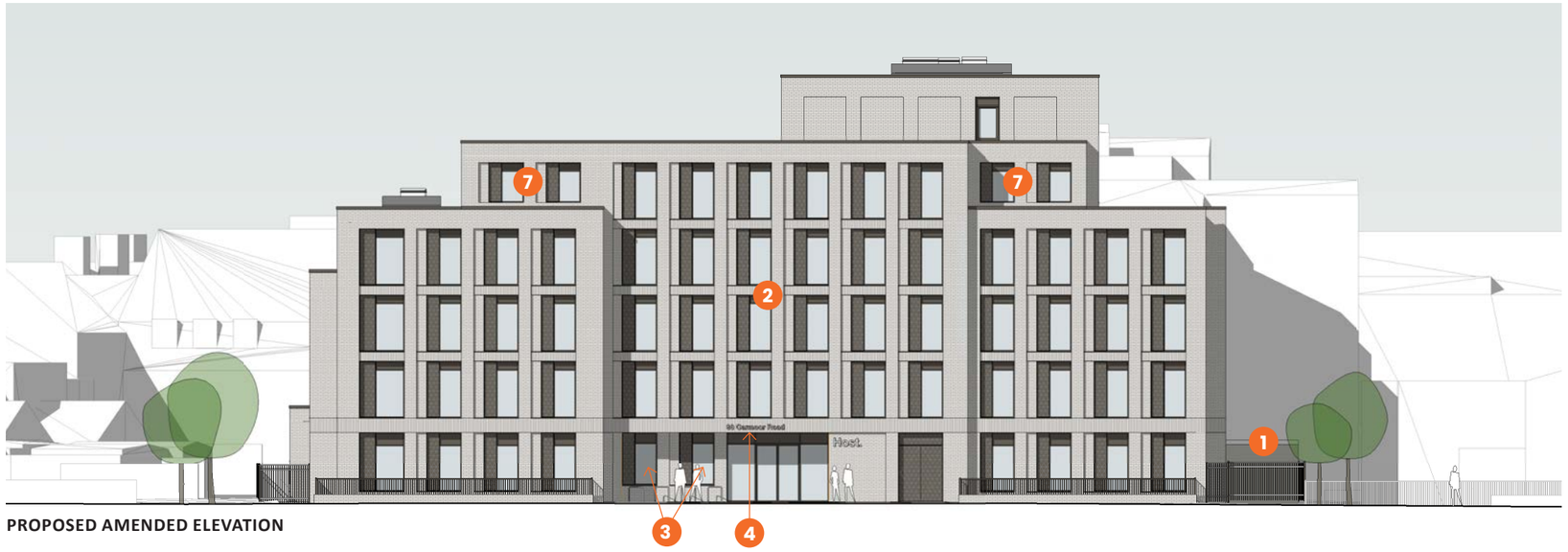
NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	REMOVAL OF SUBSTATION	LV POWER SUPPLY AVAILABLE FROM AUTUMN STREET
2	WIDTH OF WINDOWS WITH SOLDIER COURSE BANDING AT CILL/HEAD INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
3	2NO. GROUND FLOOR WINDOWS AMENDED.	TO ACCOMMODATE SUPPLY & EXTRACT VENTILATION VIA CONCEALED LOUVRE BEHIND VENT PANEL.
4	BUILDING NAME SIGNAGE INDICATED	TO IMPROVE LEGIBILITY
5	PLANT ROOM DOORS REPOSITIONED TO ADJACENT LOUVRED BAY	TO ACCOMMODATE PLANT ROOM EQUIPMENT LAYOUT.
6	EXTENT & LOUVRE FORMAT OF PLANT ENCLOSURE ON BLOCK A ROOF AMENDED.	TO ACCOMMODATE MEP STAGE 3 DESIGN AND MEET ACOUSTIC REQUIREMENT.
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING.
8	WIDTH OF AOV ON SE ELEVATION (BLOCK A, LEVEL 01 & 02) INCREASED BY 450MM (TWO BRICKS).	TO MEET THE SMOKE VENTILATION REQUIREMENT.
9	SIDE LIGHT WITH GLAZED LOUVRES (AOV) ADDED TO BLOCK A EXTERNAL DOOR.	TO MEET THE SMOKE VENTILATION REQUIREMENT (AS A RESULT OF THE CORE AMENDMENTS REQUIRED TO COMPLY WITH BS9991:2024).
10	BLOCK A COURTYARD ELEVATION AMENDED TO SUIT REVISED CORE LAYOUT	CORE AMENDMENTS REQUIRED TO COMPLY WITH BS9991:2024.
11	GROUND FLOOR PLAN AMENDED TO REDUCE MANAGEMENT OFFICE AREA IN ORDER TO PROVIDE ADDITIONAL AMENITY SPACE.	TO INCREASE AMENITY PROVISION.
12	BLOCK A & B CORE LAYOUTS REVISED	TO COMPLY WITH BS9991:2024.
13	SWITCH ROOM RELOCATED TO PLANT ROOM, FORMER SWITCH ROOM CHANGED TO STORE ROOM.	TO RELATE TO INCOMING LV POWER SUPPLY FROM AUTUMN STREET.

2.1 DESIGN | **Elevations - NE Elevation (Carmoor Road)**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	REMOVAL OF SUBSTATION	LV POWER SUPPLY AVAILABLE FROM AUTUMN STREET
2	WIDTH OF WINDOWS WITH SOLDIER COURSE BANDING AT CILL/HEAD INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
3	2NO. GROUND FLOOR WINDOWS AMENDED.	TO ACCOMMODATE SUPPLY & EXTRACT VENTILATION VIA CONCEALED LOUVRE BEHIND VENT PANEL.
4	BUILDING NAME SIGNAGE INDICATED	TO IMPROVE LEGIBILITY
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

2.2 DESIGN | **Elevations - SW Elevation (Autumn Street)**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
2	WIDTH OF WINDOWS WITH SOLDIER COURSE BANDING AT CILL/HEAD INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
5	PLANT ROOM DOORS REPOSITIONED TO ADJACENT LOUVRED BAY	TO ACCOMMODATE PLANT ROOM EQUIPMENT LAYOUT.
6	EXTENT OF PLANT ENCLOSURE ON BLOCK A ROOF AMENDED. VERTICAL LOUVRES CHANGED TO HORIZONTAL FORMAT.	TO ACCOMMODATE MEP STAGE 3 DESIGN AND MEET AIRFLOW & ACOUSTIC REQUIREMENT.



PERMITTED ELEVATION



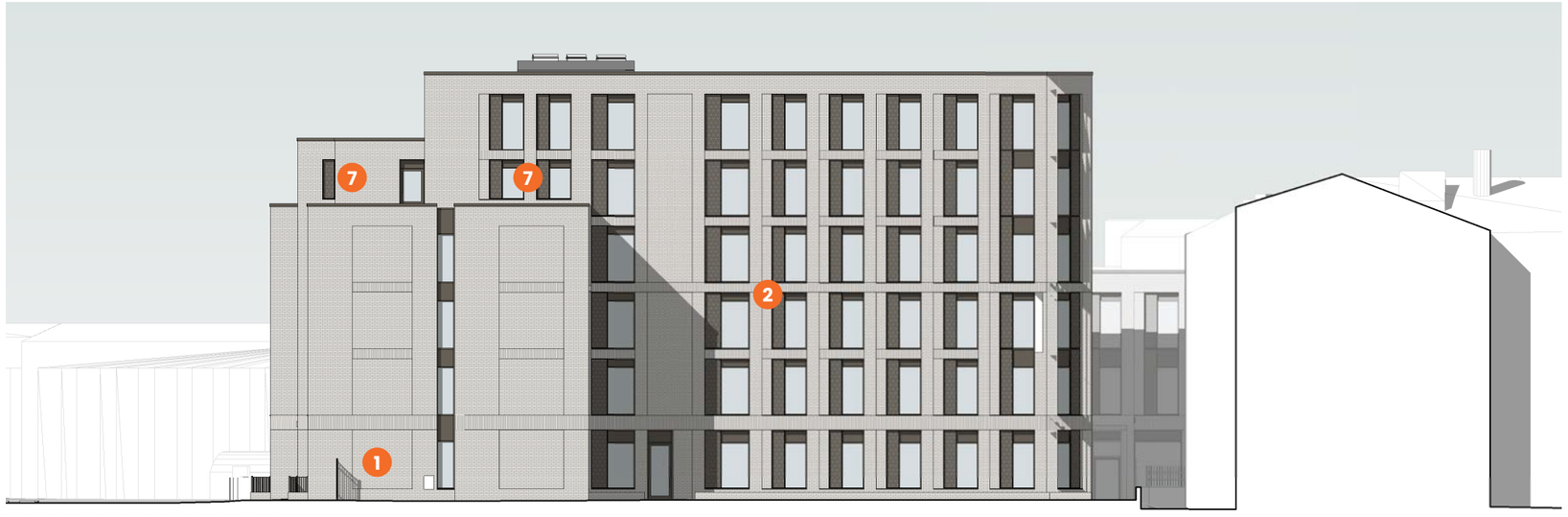
PROPOSED AMENDED ELEVATION

2.3 DESIGN | **Elevations - NW Elevation**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	REMOVAL OF SUBSTATION	LV POWER SUPPLY AVAILABLE FROM AUTUMN STREET
2	WIDTH OF WINDOWS WITH SOLDIER COURSE BANDING AT CILL/HEAD INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING.



PERMITTED ELEVATION

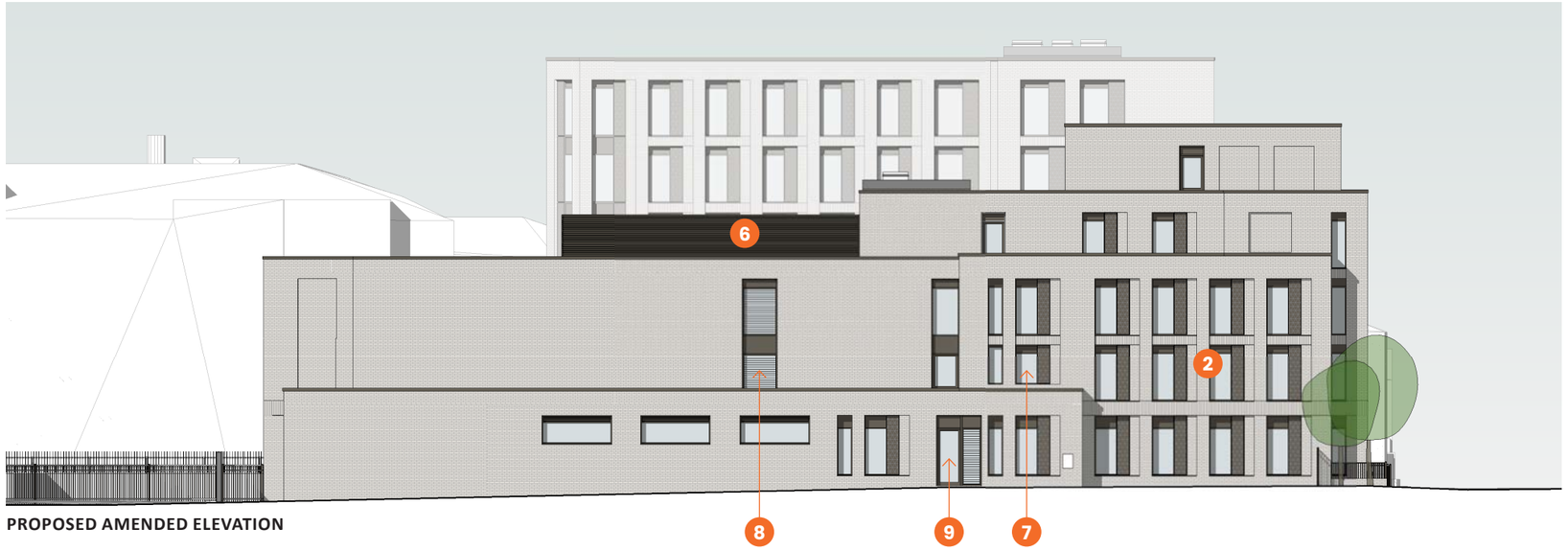


PROPOSED AMENDED ELEVATION

NO.	PROPOSED CHANGE	REASON FOR CHANGE
2	WIDTH OF WINDOWS INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
6	EXTENT OF PLANT ENCLOSURE ON BLOCK A ROOF AMENDED. VERTICAL LOUVRES CHANGED TO HORIZONTAL FORMAT.	TO ACCOMMODATE MEP STAGE 3 DESIGN AND MEET ACOUSTIC REQUIREMENT.
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING.
8	WIDTH OF AOV ON SE ELEVATION INCREASED BY 450MM (TWO BRICKS).	TO MEET THE SMOKE VENTILATION REQUIREMENT.
9	SIDE LIGHT WITH GLAZED LOUVRES (AOV) ADDED TO BLOCK A EXTERNAL DOOR.	TO MEET THE SMOKE VENTILATION REQUIREMENT (AS A RESULT OF THE CORE AMENDMENTS REQUIRED TO COMPLY WITH BS9991:2024).



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

2.5 DESIGN | **Elevations - NW Courtyard Elevation (Block A)**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
5	PLANT ROOM DOORS REPOSITIONED TO ADJACENT LOUVRED BAY	TO ACCOMMODATE PLANT ROOM EQUIPMENT LAYOUT.
6	EXTENT OF PLANT ENCLOSURE ON BLOCK A ROOF AMENDED. VERTICAL LOUVRES CHANGED TO HORIZONTAL FORMAT.	TO ACCOMMODATE MEP STAGE 3 DESIGN AND MEET ACOUSTIC REQUIREMENT.
10	BLOCK A COURTYARD ELEVATION AMENDED TO SUIT REVISED CORE LAYOUT	CORE AMENDMENTS REQUIRED TO COMPLY WITH BS9991:2024.
11	GROUND FLOOR PLAN AMENDED TO REDUCE MANAGEMENT OFFICE AREA IN ORDER TO PROVIDE ADDITIONAL AMENITY SPACE.	TO INCREASE AMENITY PROVISION.



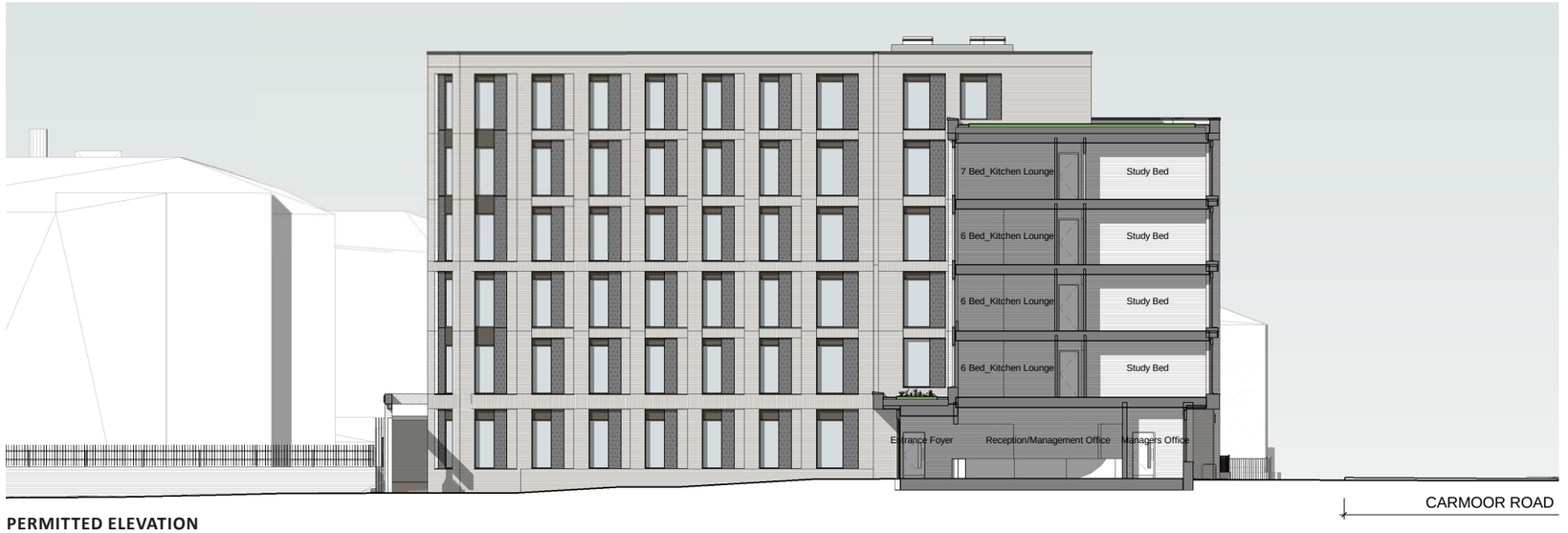
PERMITTED ELEVATION



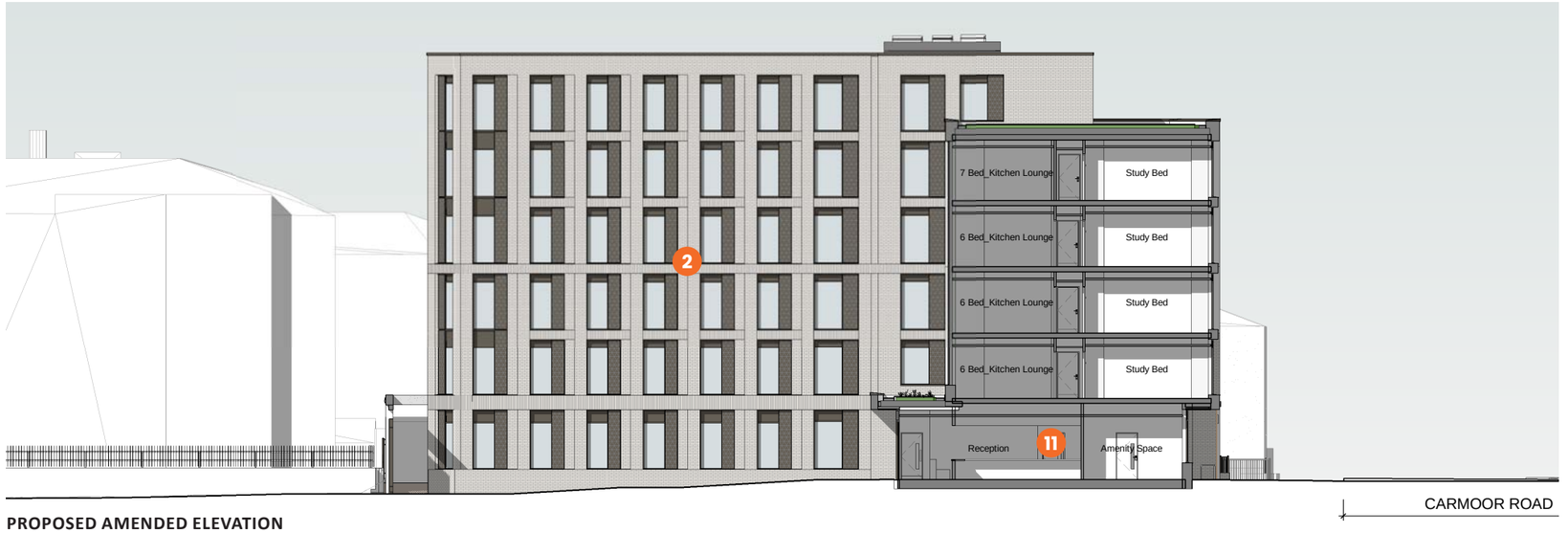
PROPOSED AMENDED ELEVATION

2.6 DESIGN | **Elevations - SE Elevation**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
2	WIDTH OF WINDOWS INCREASED BY HALF A BRICK (112.5MM). KNOCK-ON CHANGE OF ADJACENT PIERS REDUCING IN WIDTH BY HALF A BRICK	TO WORK TO SOLDIER COURSE BRICKWORK SETTING OUT
11	GROUND FLOOR PLAN AMENDED TO REDUCE MANAGEMENT OFFICE AREA IN ORDER TO PROVIDE ADDITIONAL AMENITY SPACE.	TO INCREASE AMENITY PROVISION.



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	REMOVAL OF SUBSTATION	LV POWER SUPPLY AVAILABLE FROM AUTUMN STREET
3	2NO. GROUND FLOOR WINDOWS AMENDED.	TO ACCOMMODATE SUPPLY & EXTRACT VENTILATION VIA CONCEALED LOUVRE BEHIND VENT PANEL.
5	PLANT ROOM DOORS REPOSITIONED TO ADJACENT LOUVRED BAY	TO ACCOMMODATE PLANT ROOM EQUIPMENT LAYOUT.
9	SIDE LIGHT WITH GLAZED LOUVRES (AOV) ADDED TO BLOCK A EXTERNAL DOOR.	TO MEET THE SMOKE VENTILATION REQUIREMENT (AS A RESULT OF THE CORE AMENDMENTS REQUIRED TO COMPLY WITH BS9991:2024).
11	GROUND FLOOR PLAN AMENDED TO REDUCE MANAGEMENT OFFICE AREA IN ORDER TO PROVIDE ADDITIONAL AMENITY SPACE.	TO INCREASE AMENITY PROVISION.
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.
13	SWITCH ROOM RELOCATED TO PLANT ROOM, FORMER SWITCH ROOM CHANGED TO STORE ROOM.	TO RELATE TO INCOMING LV POWER SUPPLY FROM AUTUMN STREET.



PERMITTED PLAN



PROPOSED AMENDED PLAN

2.8 DESIGN | **Plans - First Floor Plan**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
8	WIDTH OF AOV ON SE ELEVATION (BLOCK A, LEVEL 01 & 02) INCREASED BY 450MM (TWO BRICKS).	TO MEET THE SMOKE VENTILATION REQUIREMENT.
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.



PERMITTED PLAN



PROPOSED AMENDED PLAN

2.9 DESIGN | **Plans - Second Floor Plan**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
8	WIDTH OF AOV ON SE ELEVATION (BLOCK A, LEVEL 01 & 02) INCREASED BY 450MM (TWO BRICKS).	TO MEET THE SMOKE VENTILATION REQUIREMENT.
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
6	EXTENT OF PLANT ENCLOSURE ON BLOCK A ROOF AMENDED. VERTICAL LOUVRES CHANGED TO HORIZONTAL FORMAT.	TO ACCOMMODATE MEP STAGE 3 DESIGN AND MEET ACOUSTIC REQUIREMENT.
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING.
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
7	WINDOW CILL HEIGHTS RAISED TO ACCOMMODATE EXTENDED PARAPET FLASHING	PARAPET EXTENDED TO CLOSE OFF NARROW SECTIONS OF ROOF THAT WOULD BE HAZARDOUS TO ACCESS AND WINDOW CILLS RAISED TO PROVIDE MINIMUM UPSTAND REQUIRED FOR WEATHERPROOFING.
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.



PERMITTED PLAN



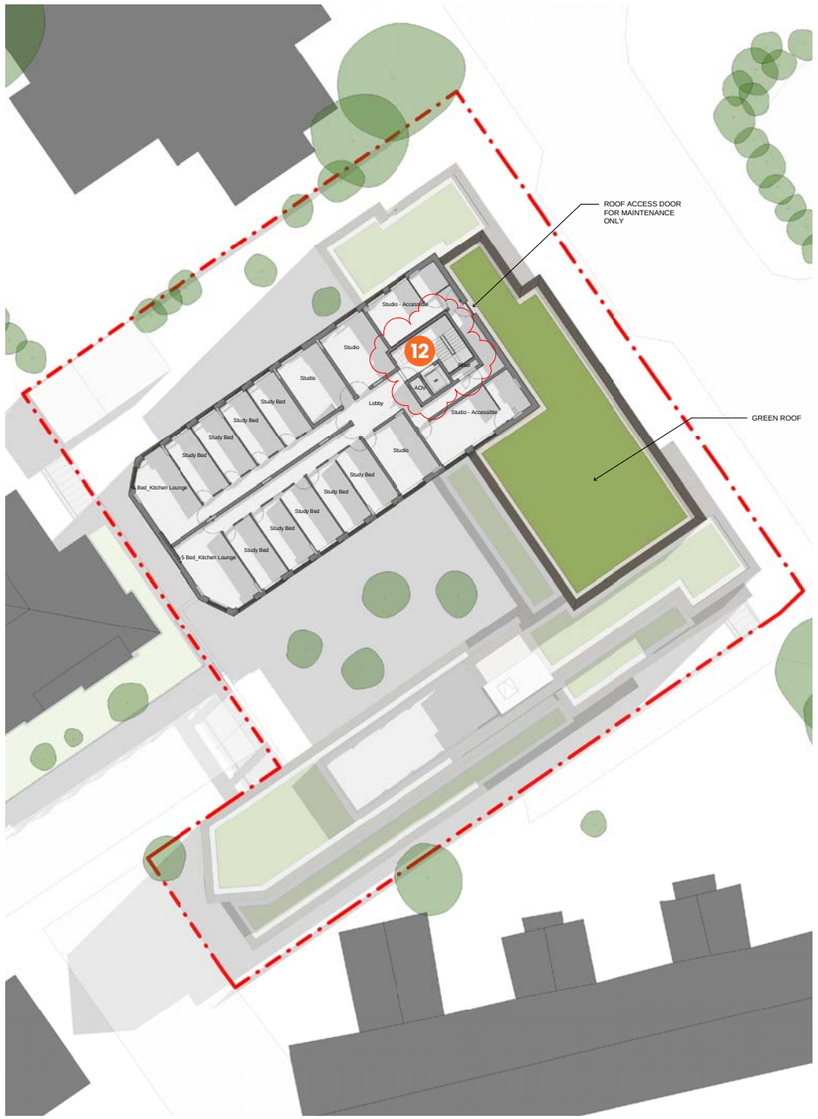
PROPOSED AMENDED PLAN

2.12 DESIGN | **Plans - Fifth Floor Plan**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.

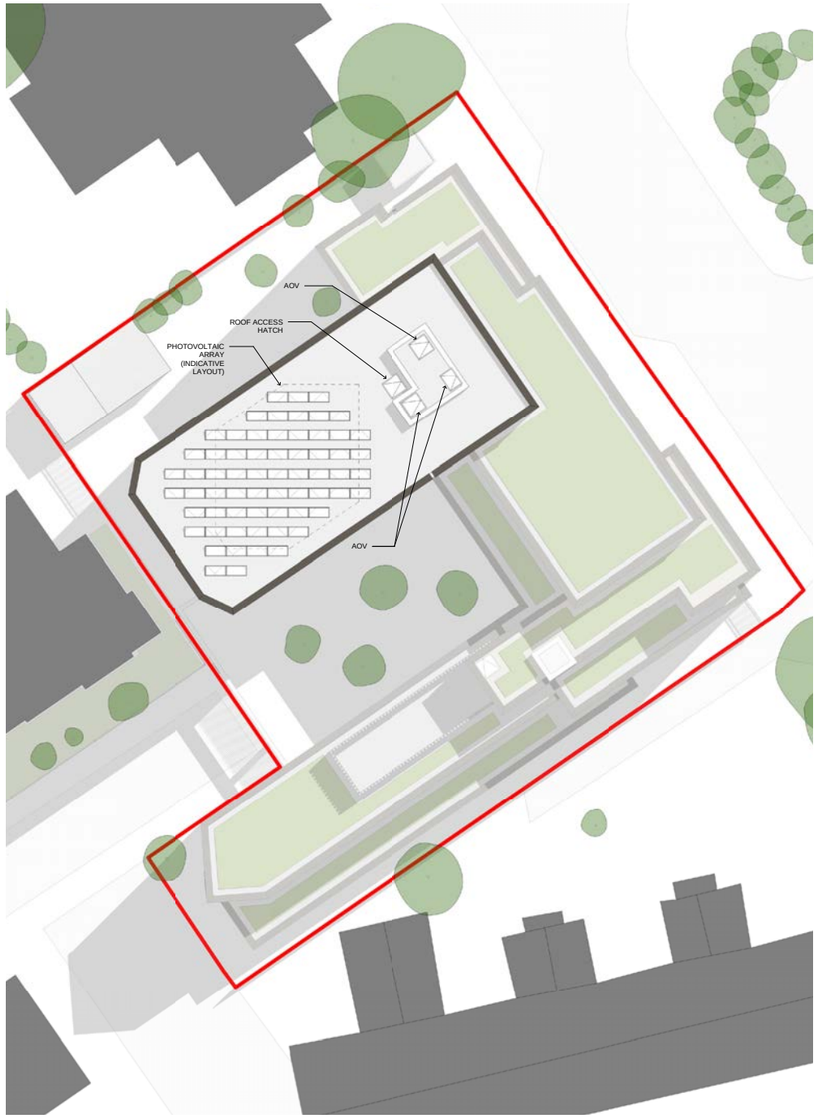


PERMITTED PLAN

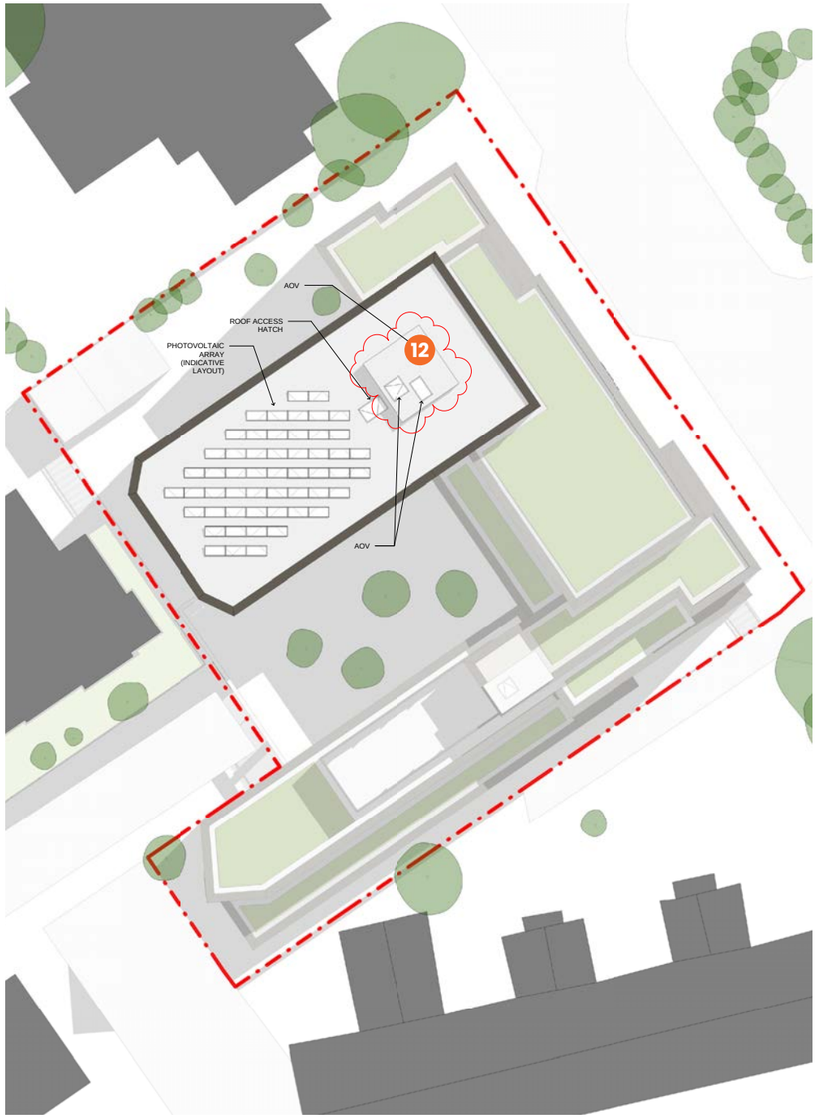


PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
12	BLOCK A & B CORE LAYOUTS REVISED.	TO COMPLY WITH BS9991:2024.



PERMITTED PLAN



PROPOSED AMENDED PLAN