Non-Material Amendment Design Statement

2205-LHA-XX-XX-RP-A-PL-004_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 that form a second Non-Material Amendment application.

The amendments have been driven by a combination of regulatory compliance, technical design development and design team coordination.

1.2 INTRODUCTION | **Schedule of Proposed Amendments**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
2	ALTERATION TO SPANDREL PANELS WITHIN WINDOWS AND CURTAIN WALL SCREENS. PROPOSED CHANGE FROM GLAZED-IN PPC ALUMINIUM PANELS TO BACK-PAINTED GLASS, COLOUR: RAL 7013.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
3	BLOCK B LEVEL 05 ROOF ACCESS DOOR REPOSITIONED.	TO ACCOMMODATE INTERNAL PLAN ADJUSTMENT TO REDUCE TRAVEL DISTANCE TO PROTECTED STAIR IN ACCORDANCE WITH COMMENTS FROM THE FIRE ENGINEER.
4	LOUVRE SCREEN AND ASSOCIATED DOOR OMITTED AND REPLACED WITH WINDOW.	TO IMPROVE BUILDING AESTHETIC TO THE COURTYARD AND OMIT NEED FOR INSULATED CAVITY BLOCKWORK WALL INTERNALLY.
5	REMOVAL OF 1NO. WINDOW ON NORTH WEST ELEVATION (LEVEL 04).	FIRE ENGINEER HAS ADVISED EXTERNAL WALL SHOULD BE FIRE RATED IN THIS AREA.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.
7	ADDITIONAL SINGLE LEAF LOUVRED DOOR TO WATER TANK ROOM ON SOUTH EAST ELEVATION (GROUND FLOOR).	TO PROVIDE AN ALTERNATIVE MEANS OF ESCAPE FROM THE TANK ROOM IN THE EVENT OF A FIRE.
8	EXTERNAL DOOR WITHIN CW SCREEN SERVING COURTYARD AMENITY SPACE REPOSITIONED.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING TRAVEL DISTANCE WITHIN AMENITY SPACE.
9	LOUVRED DOOR ADDED TO LOUVRED BAY IN PLANT AREA OF BLOCK A, LEVEL 00.	TO PROVIDE SEPARATE ACCESS TO SWITCH ROOM FOLLOWING ITS RELOCATION
10	LOUVRE PANEL ADDED TO CW SCREEN	TO ACHIEVE LAUNDERETTE VENTILATION REQUIREMENT
11	INCREASE IN NO. OF PVS ON BLOCK B, LEVEL 06 ROOF AND ROOF ACCESS HATCH RE-POSITIONED.	TO COMPLY WITH REQUIREMENTS OF AD. L.

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

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
3	BLOCK B LEVEL 05 ROOF ACCESS DOOR REPOSITIONED.	TO ACCOMMODATE INTERNAL PLAN ADJUSTMENT TO REDUCE TRAVEL DISTANCE TO PROTECTED STAIR IN ACCORDANCE WITH COMMENTS FROM THE FIRE ENGINEER.



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

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

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
4	LOUVRE SCREEN AND ASSOCIATED DOOR OMITTED AND REPLACED WITH WINDOW.	TO IMPROVE BUILDING AESTHETIC TO THE COURTYARD AND OMIT NEED FOR INSULATED CAVITY BLOCKWORK WALL INTERNALLY.



PERMITTED ELEVATION



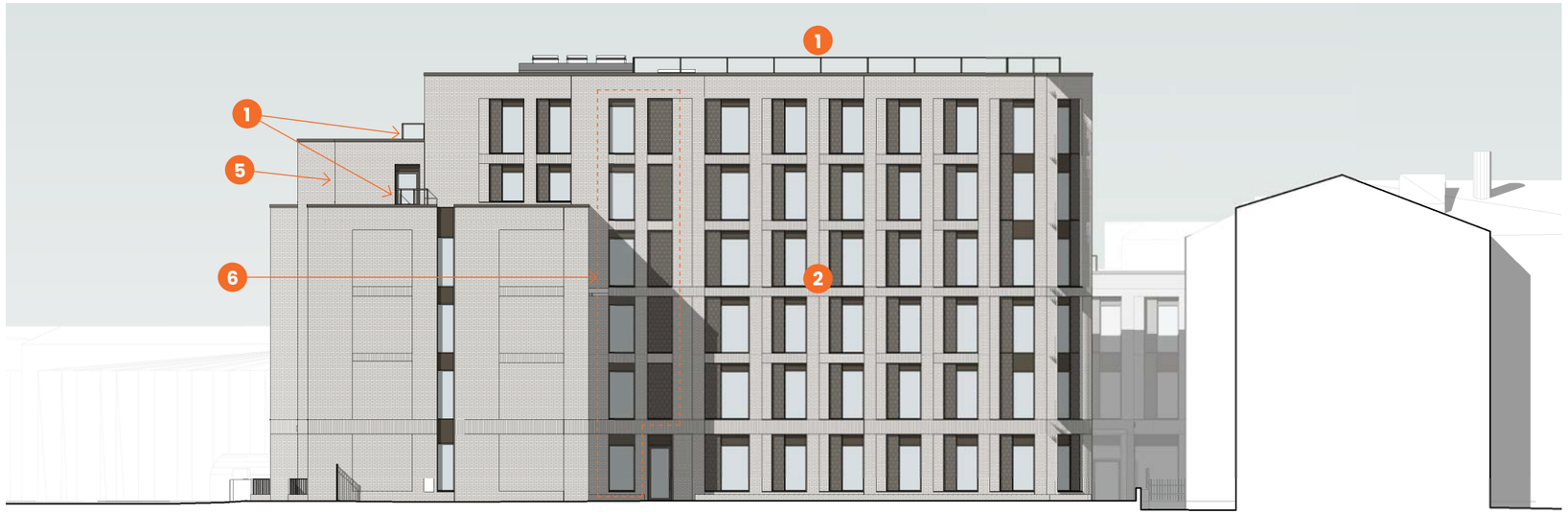
PROPOSED AMENDED ELEVATION

2.3 DESIGN | **Elevations - NW Elevation**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
5	REMOVAL OF 1NO. WINDOW ON NORTH WEST ELEVATION (LEVEL 04).	FIRE ENGINEER HAS ADVISED EXTERNAL WALL SHOULD BE FIRE RATED IN THIS AREA.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
7	ADDITIONAL SINGLE LEAF LOUVRED DOOR TO WATER TANK ROOM ON SOUTH EAST ELEVATION (GROUND FLOOR).	TO PROVIDE AN ALTERNATIVE MEANS OF ESCAPE FROM THE TANK ROOM IN THE EVENT OF A FIRE.



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

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

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.
8	EXTERNAL DOOR WITHIN CW SCREEN SERVING COURTYARD AMENITY SPACE REPOSITIONED.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING TRAVEL DISTANCE WITHIN AMENITY SPACE.
9	LOUVRED DOOR ADDED TO LOUVRED BAY IN PLANT AREA OF BLOCK A, LEVEL 00.	TO PROVIDE SEPARATE ACCESS TO SWITCH ROOM FOLLOWING ITS RELOCATION
10	LOUVRE PANEL ADDED TO CW SCREEN	TO ACHIEVE LAUNDERETTE VENTILATION REQUIREMENT



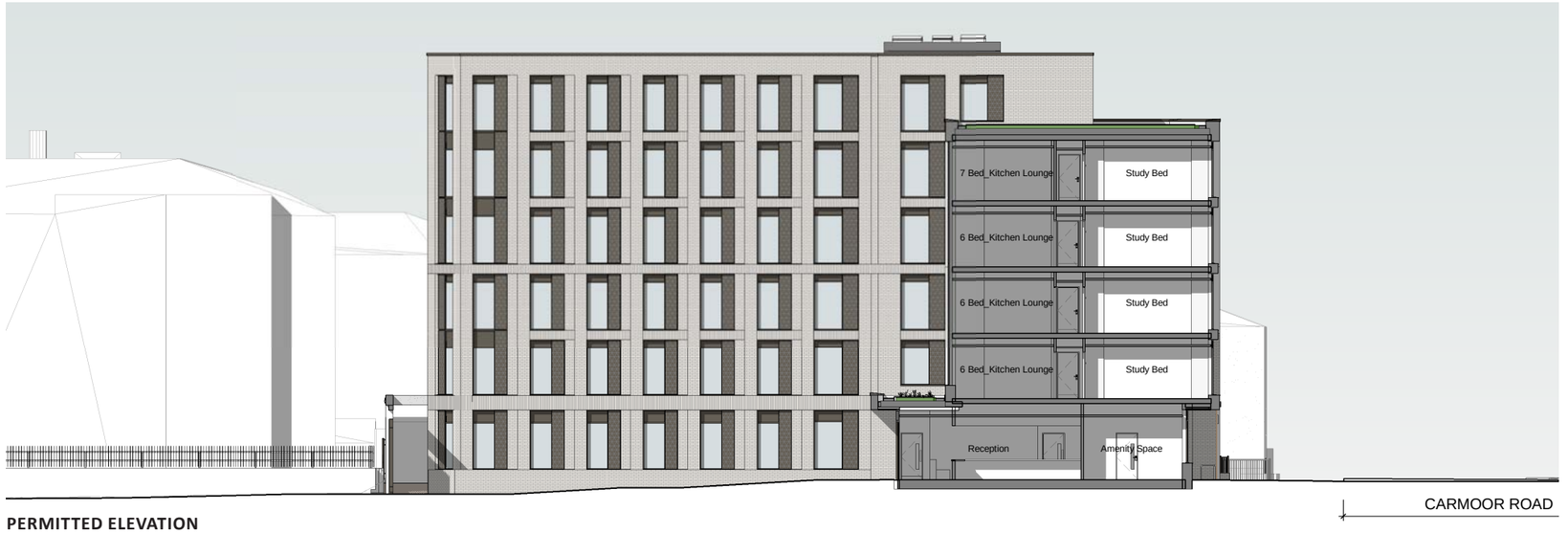
PERMITTED ELEVATION



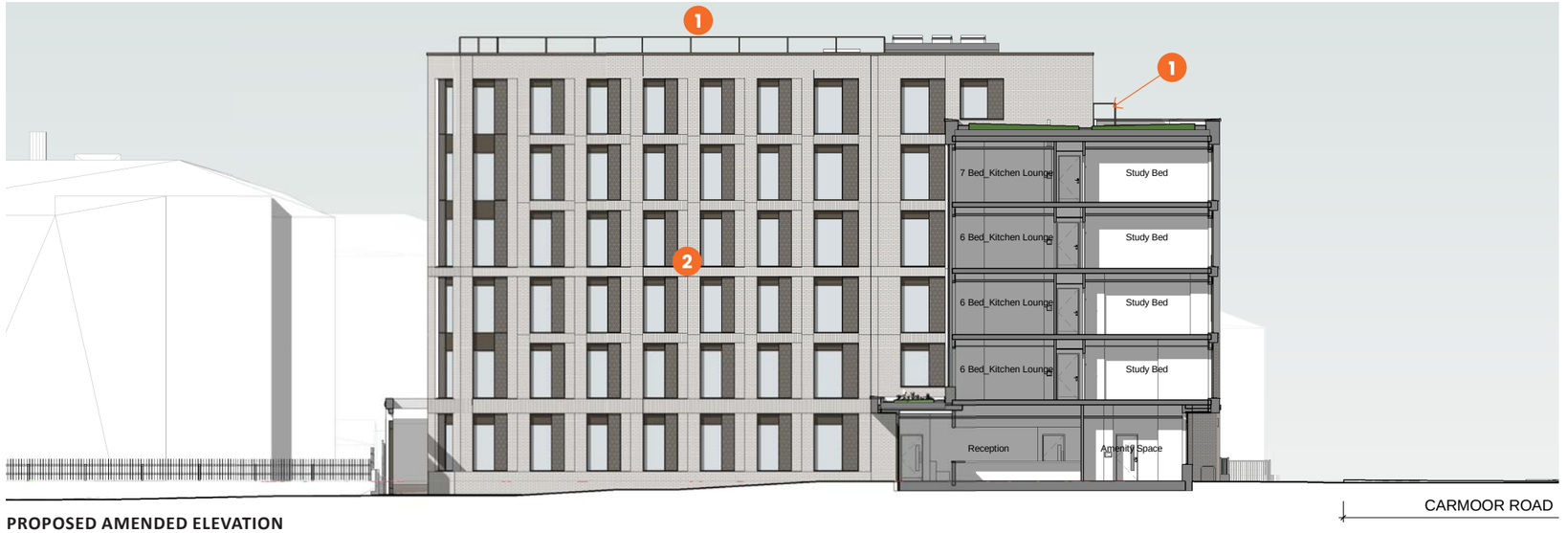
PROPOSED AMENDED ELEVATION

2.6 DESIGN | **Elevations - SE Elevation**

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF ROOF GUARDING	TO REDUCE RISK OF FALLING FROM HEIGHT FOR MAINTENANCE PERSONNEL.
2	WINDOW & CURTAIN WALL SPANDREL PANELS CHANGED TO BACK-PAINTED GLASS.	TO COMPLY WITH REQUEST FROM MCC OFFICERS FOLLOWING SITE REVIEW OF SAMPLE PANEL.



PERMITTED ELEVATION



PROPOSED AMENDED ELEVATION

NO.	PROPOSED CHANGE	REASON FOR CHANGE
4	LOUVRE SCREEN AND ASSOCIATED DOOR OMITTED AND REPLACED WITH WINDOW.	TO IMPROVE BUILDING AESTHETIC TO THE COURTYARD AND OMIT NEED FOR INSULATED CAVITY BLOCKWORK WALL INTERNALLY.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.
7	ADDITIONAL SINGLE LEAF LOUVRED DOOR TO WATER TANK ROOM ON SOUTH EAST ELEVATION (GROUND FLOOR).	TO PROVIDE AN ALTERNATIVE MEANS OF ESCAPE FROM THE TANK ROOM IN THE EVENT OF A FIRE.
8	EXTERNAL DOOR WITHIN CW SCREEN SERVING COURTYARD AMENITY SPACE REPOSITIONED.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING TRAVEL DISTANCE WITHIN AMENITY SPACE.
9	LOUVRED DOOR ADDED TO LOUVRED BAY IN PLANT AREA OF BLOCK A, LEVEL 00.	TO PROVIDE SEPARATE ACCESS TO SWITCH ROOM FOLLOWING ITS RELOCATION



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.



PERMITTED PLAN



PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.

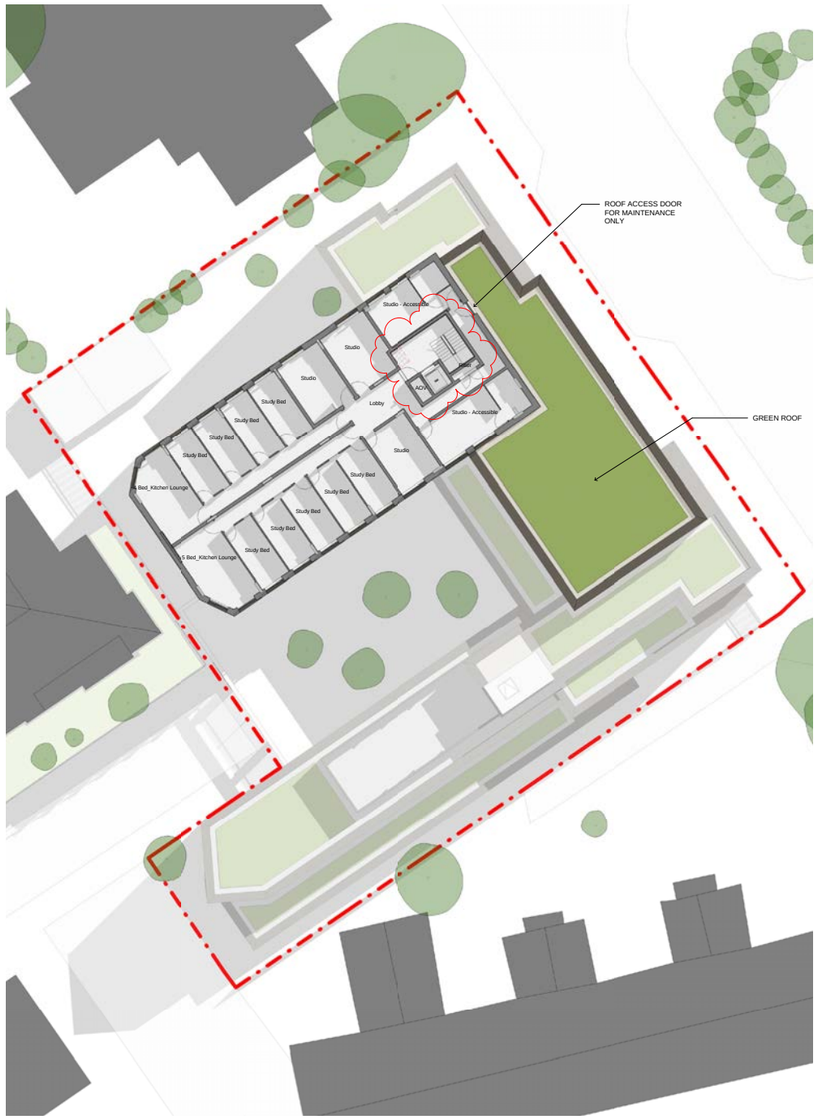


PERMITTED PLAN

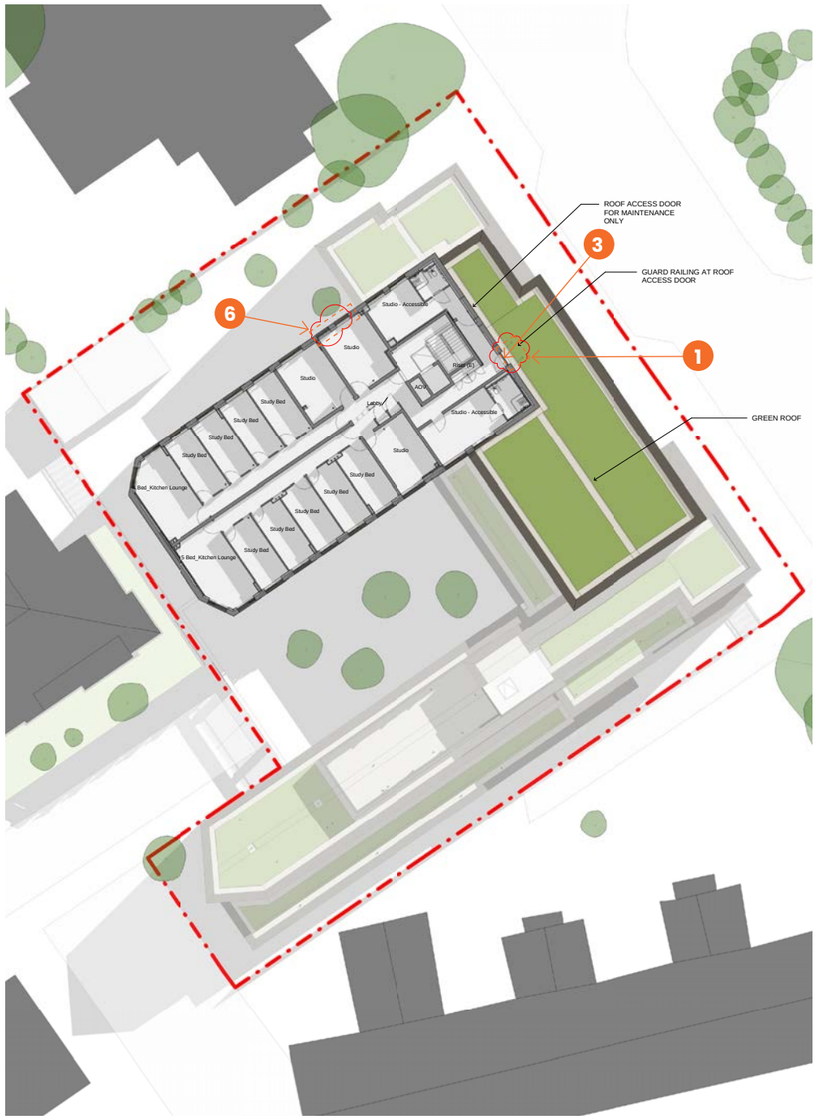


PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
3	BLOCK B LEVEL 05 ROOF ACCESS DOOR REPOSITIONED.	TO ACCOMMODATE INTERNAL PLAN ADJUSTMENT TO REDUCE TRAVEL DISTANCE TO PROTECTED STAIR IN ACCORDANCE WITH COMMENTS FROM THE FIRE ENGINEER.
6	ALTERATION TO WINDOWS AT LEVELS 00-05 ON THE NORTH WEST ELEVATION.	TO ADDRESS FIRE ENGINEER COMMENTS REGARDING RISK OF SPREAD OF FIRE BETWEEN CLUSTER FLATS AND STUDIOS DUE TO GLAZING ARRANGEMENT ON INTERNAL CORNER.

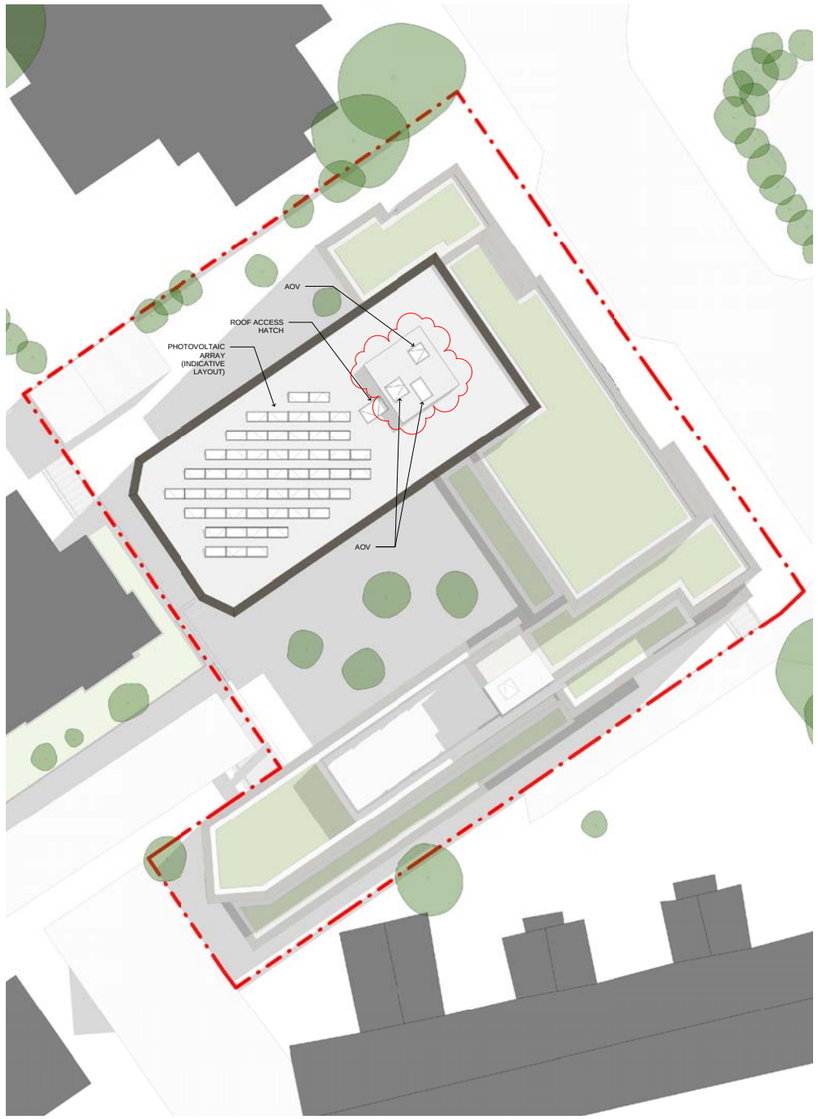


PERMITTED PLAN

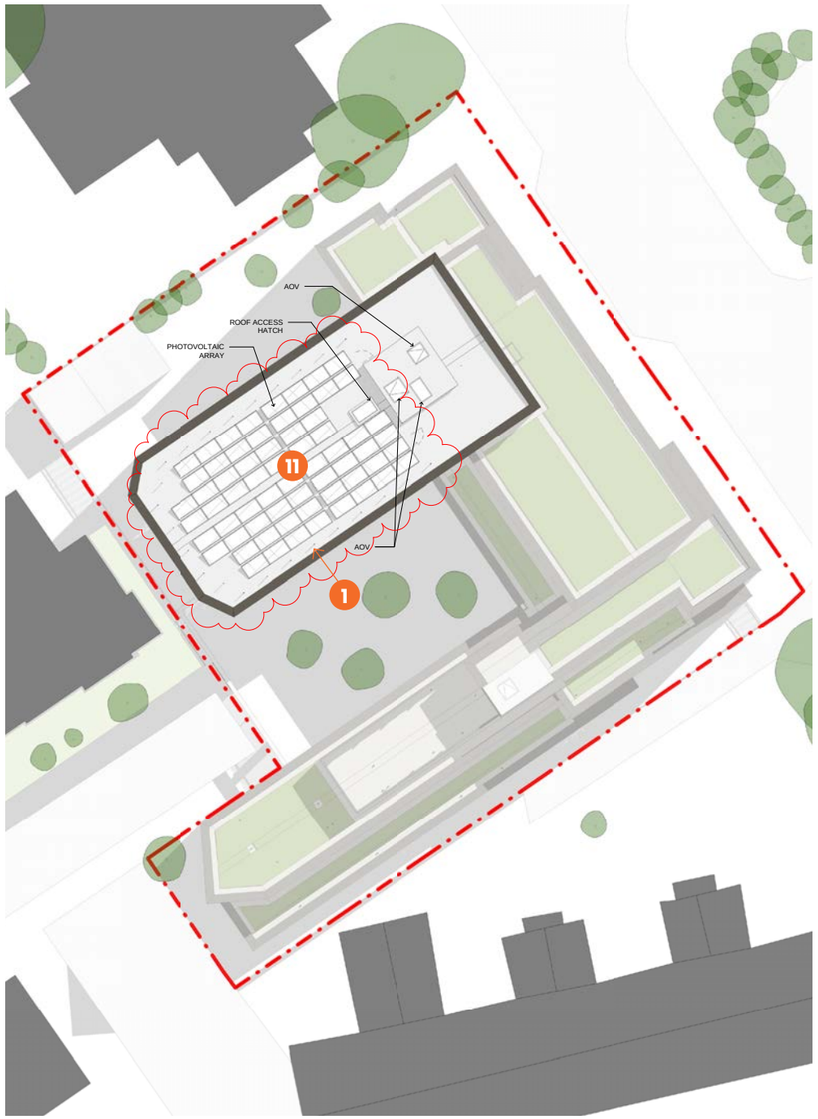


PROPOSED AMENDED PLAN

NO.	PROPOSED CHANGE	REASON FOR CHANGE
1	PROVISION OF GUARDING TO ROOF AREAS.	TO REDUCE THE RISK OF FALLS FROM HEIGHT FOR MAINTENANCE PERSONNEL WHEN ACCESSING THE ROOF. PLEASE REFER TO SUPPORTING STATEMENT REGARDING THIS ITEM.
11	INCREASE IN NO. OF PVS ON BLOCK B, LEVEL 06 ROOF AND ROOF ACCESS HATCH RE-POSITIONED.	TO COMPLY WITH REQUIREMENTS OF AD. L.



PERMITTED PLAN



PROPOSED AMENDED PLAN