

Riverview House, Uxbridge

Class 0 Change of Use Application





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0.0 Introduction

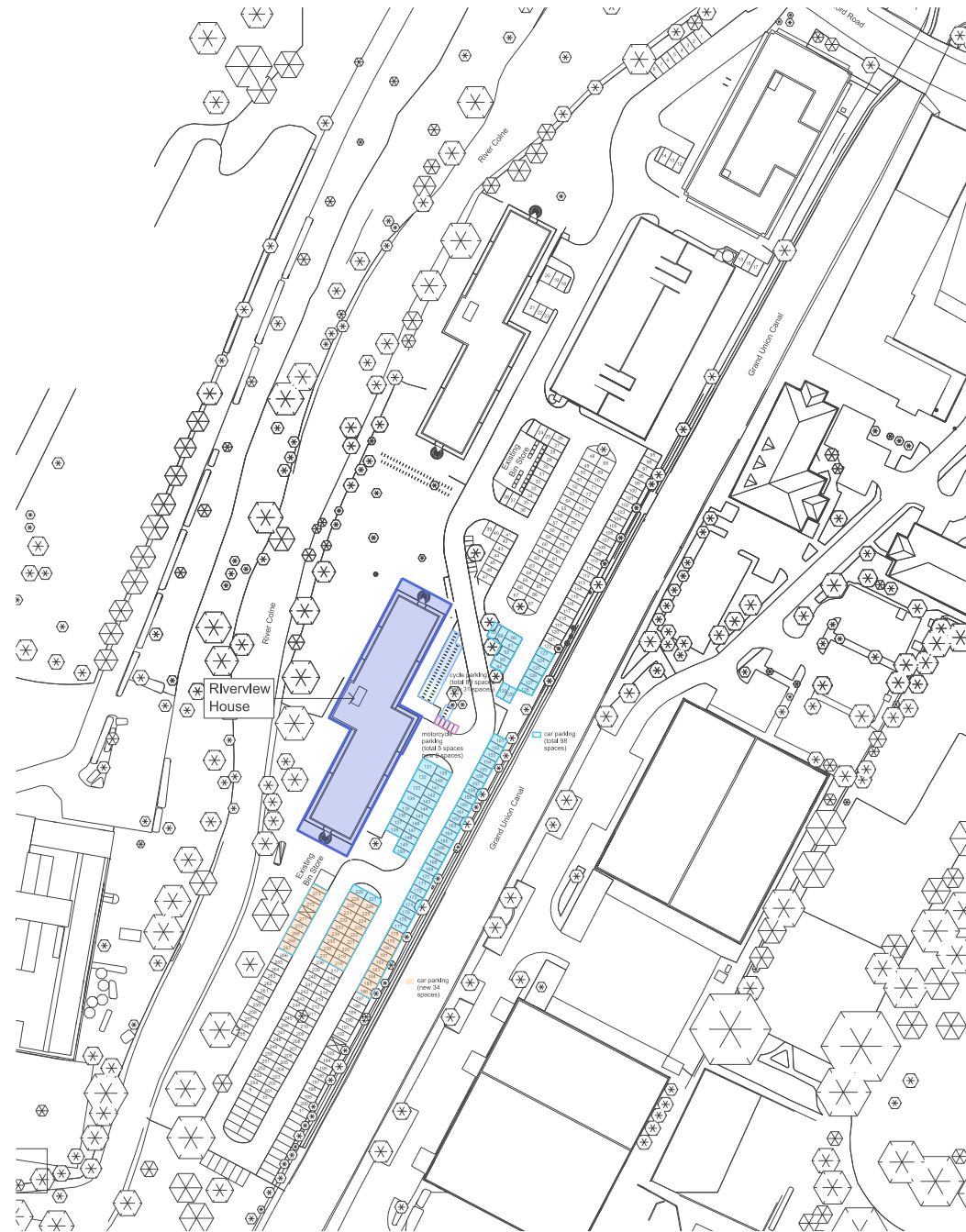
0.0 Introduction

TPM Studio have been asked on behalf of Permitted Developments Investments No. 7 Ltd to prepare and submit a statement in support of the Section 73 Application relating to the proposed redevelopment of Riverview House in Uxbridge.

The relevant consent which relates to this statement is:

- 40050/APP/2020/1009 (as amended by ref. 40050/APP/2022/1775)

Our approach has been to respect the original design of the change of use, but make small amendments to these to improve the design from a building methodology perspective.

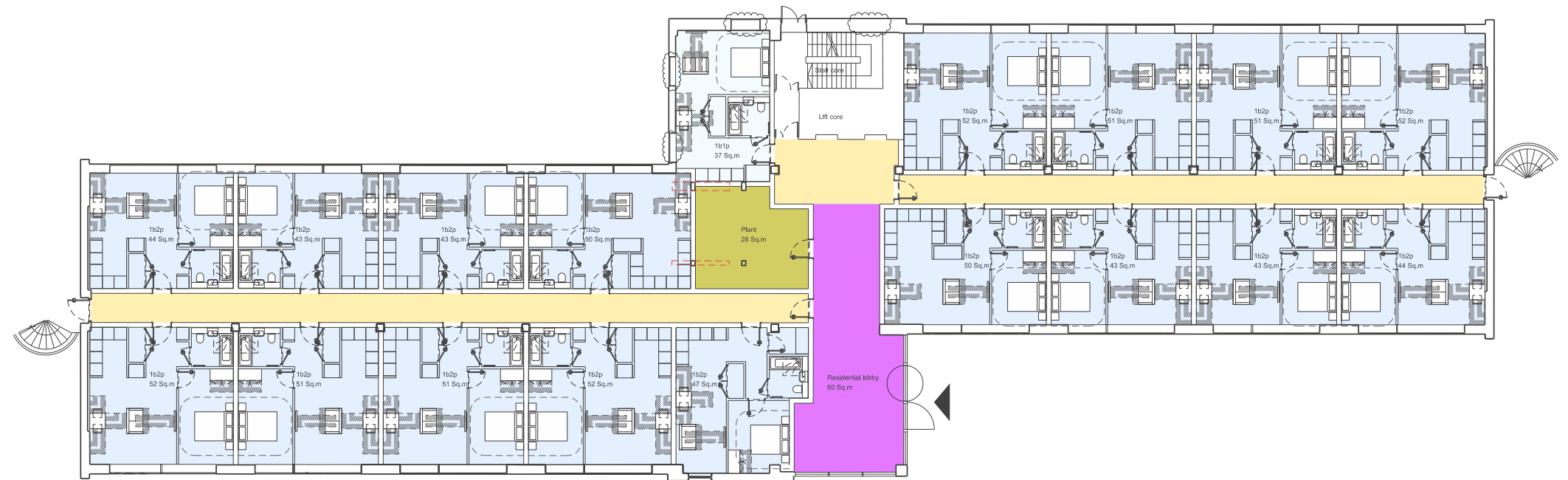


Site Plan - Riverview House

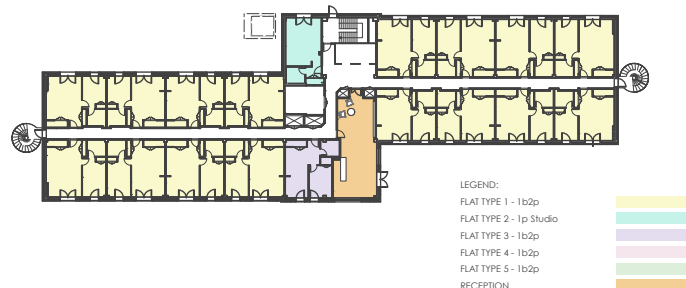
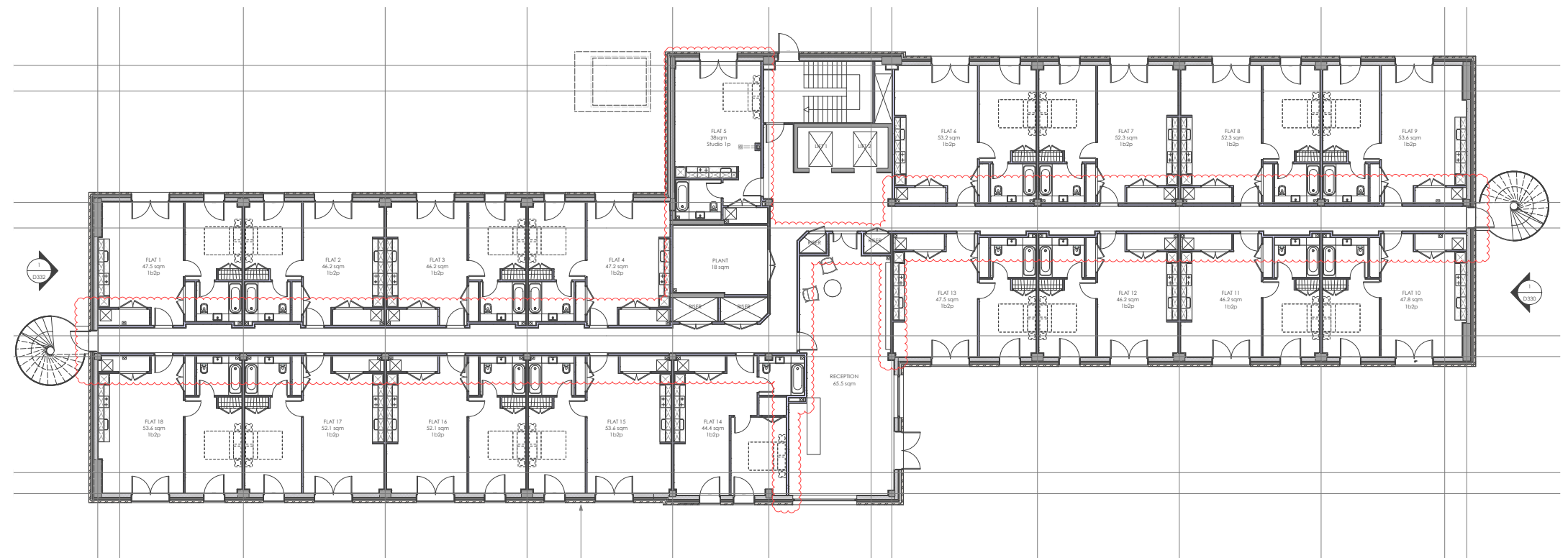
1.0 General Arrangement

1.1 Ground Floor Layout

- The arrangement of apartments on the ground, floors, is consistent with the consented scheme where the predominant changes occur along the internal wall of apartments where the width of the corridor has narrowed slightly to allow for generally 1200mm clear wall-to-wall, with passing spaces 1500mm in width. The naming conventions of the individual apartments is consistent with the NDSS and the previous application.
- Minor rationalisation of the ground floor reception and 1b2p apartment adjacent where the size and location of the existing structure is now better understood following strip out of the existing building.
- Minor internal modifications of apartments to create improved, more open plan living accommodation, with better access to storage.
- Rationalised arrangement of bathrooms and coordination of services between the ground and fourth floors.
- Modification of Apartment 5 (left-hand side of the stair core) owing to the position of the existing primary structural fin walls which cannot be removed.
- To the north and east elevations, where windows were previously not identified on plan these are now captured.
- Revised riser positions and sizes following MEP advice.



Consented Design and Application Reference Plan REF: 40050/APP/2020/1009 (as amended by ref. 40050/APP/2022/1775)

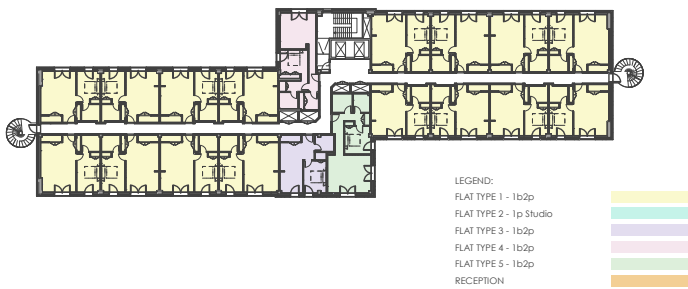


Proposed Apartment Typology Key Plan

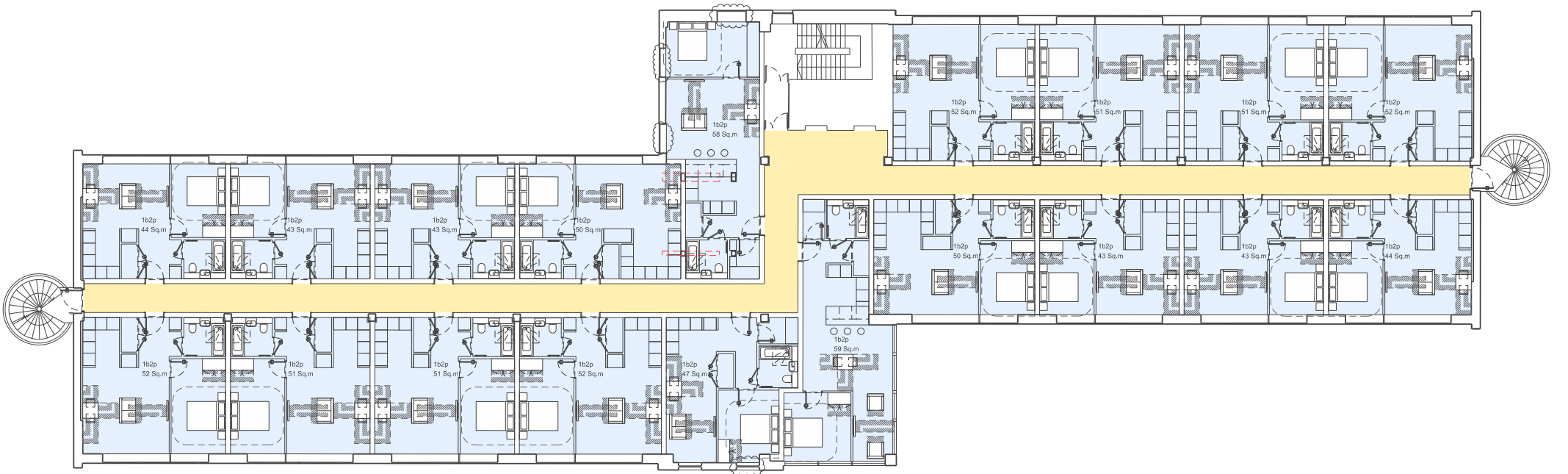
Proposed Amended Plan REF: 1153-P130-0 GA PROPOSED GROUND FLOOR PLAN

1.2 First and Second Floor Layout

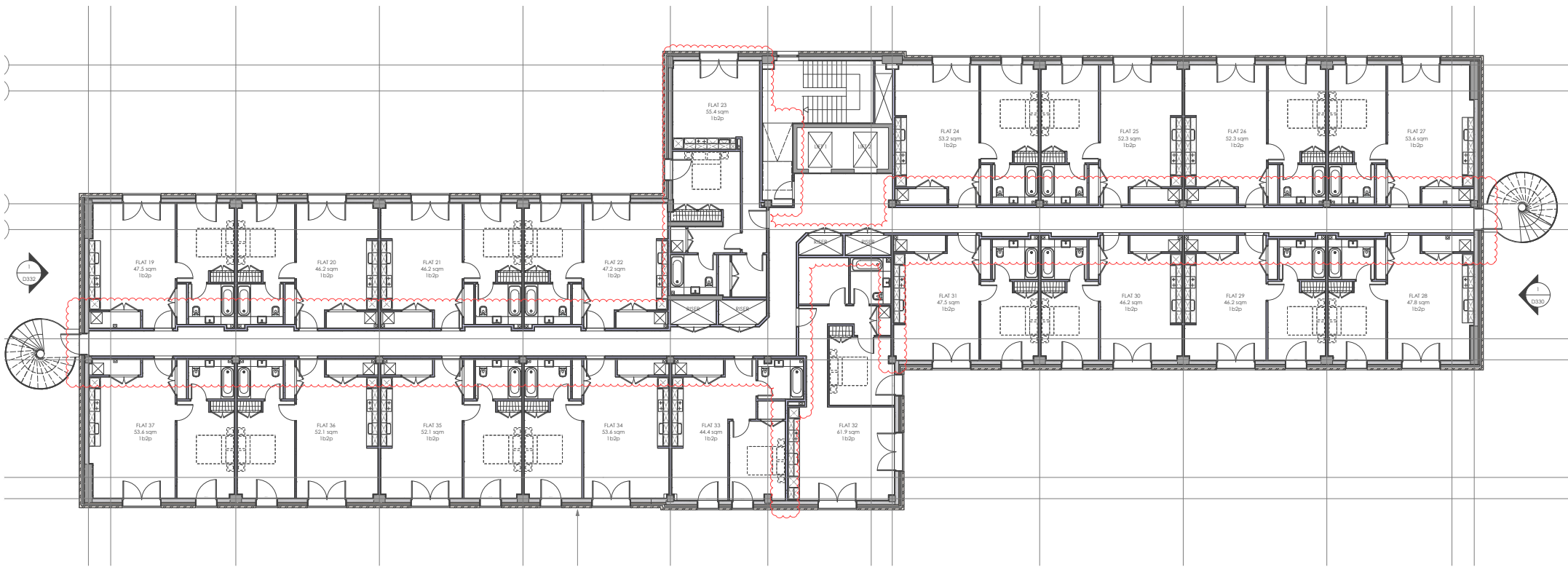
- The arrangement of apartments on the first and second floors are consistent with the consented scheme where the predominant changes occur along the internal wall of apartments where the width of the corridor has narrowed slightly to allow for generally 1200mm clear wall-to-wall, with passing spaces 1500mm in width. The naming conventions of the individual apartments is consistent with the NDSS and the previous application.
- Inclusion of a localised ramp adjacent to the lift core and between the stair landing and the lift lobby. The ramp allows for level differences between the slab and stair landing.
- Minor internal modifications of apartments to create improved, more open plan living accommodation, with better access to storage.
- Rationalised arrangement of bathrooms and coordination of services between the ground and fourth floors.
- Modification of Apartment 23/42 (left-hand side of the stair core) owing to the position of the existing primary structural fin walls which cannot be removed.
- To the north and east elevations, where windows where previously not identified on plan these are now captured.
- Inclusion of risers where these were previously missed of the arrangement plan.
- Modification of the internal layout of apartment 32/51, following changes to the arrangement of the service risers.



Proposed Apartment Typology Key Plan



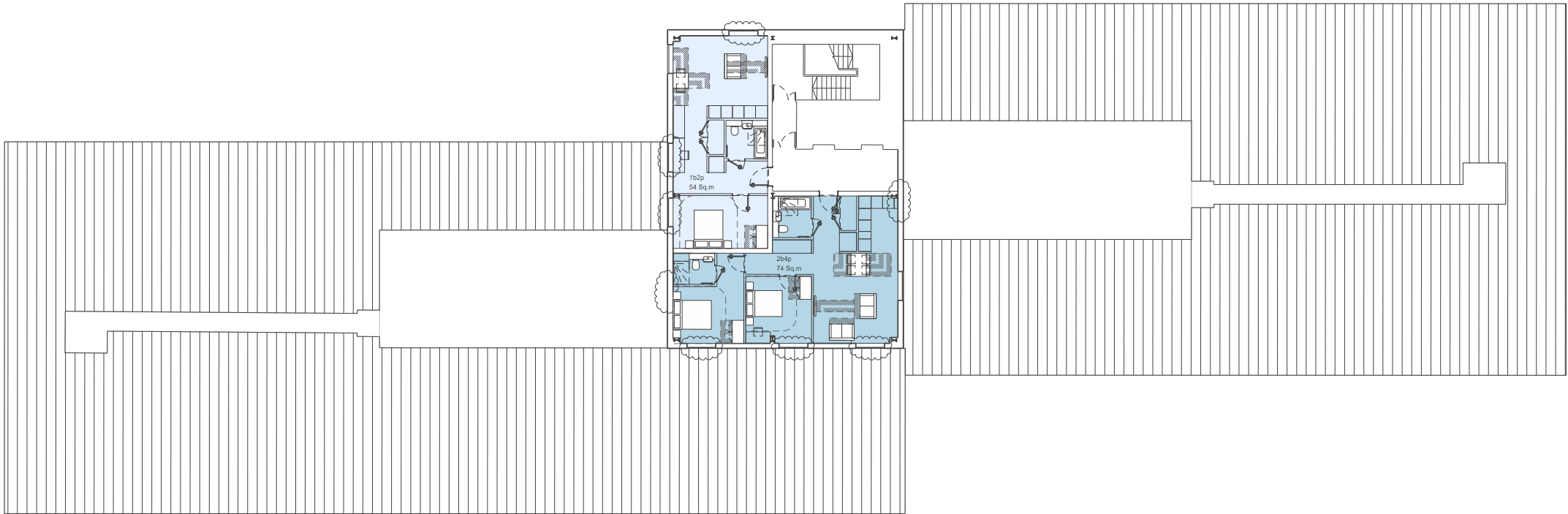
Consented Design and Application Reference Plan REF: 40050/APP/2020/1009 (as amended by ref. 40050/APP/2022/1775)



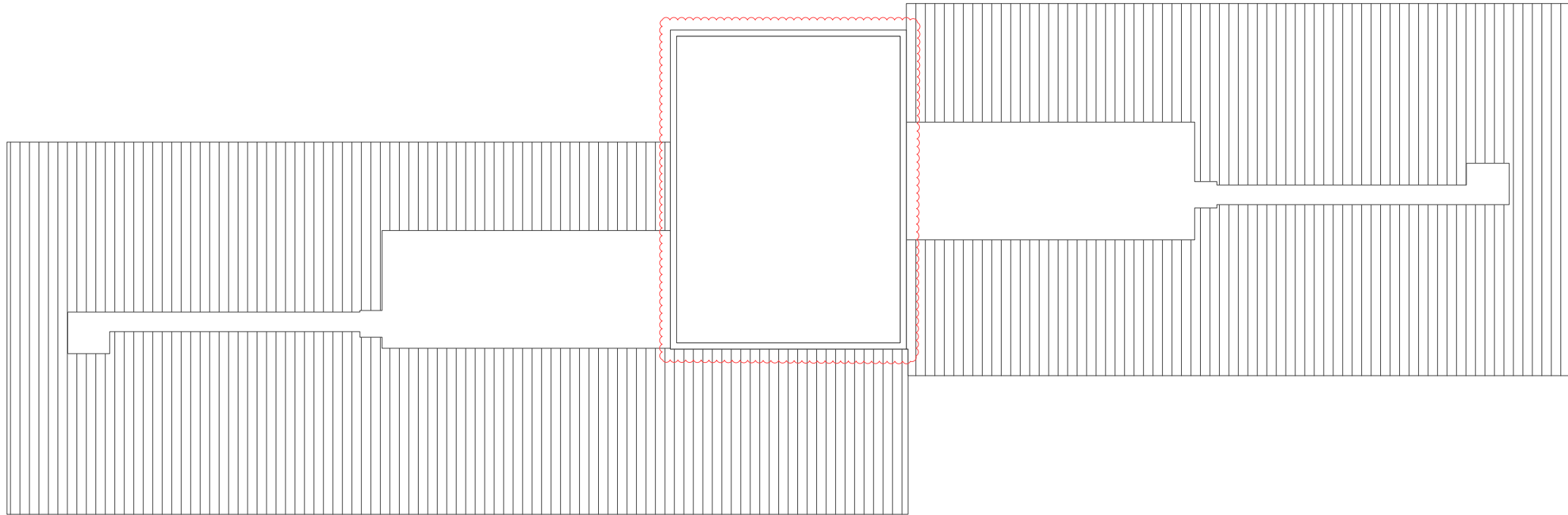
Proposed Amended Plan REF: 1153-P131/2-0_GA PROPOSED FIRST FLOOR PLAN

1.3 Third Floor/Roof Layout

- As a result of a further application in which the addition of two stories have been approved, the adjacent two flats have been made redundant. Therefore, this amendment aims to omit these within its related application.



Consented Design and Application Reference Plan REF: 40050/APP/2020/1009 (as amended by ref. 40050/APP/2022/1775)



Proposed Amended Roof Plan REF: 1153-P136-0_GA PROPOSED ROOF PLAN

