

Ed Laughton
Planning Department
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Date: 9 April 2019
Our ref: 16117/01/MH/SF/17274154v1
Your ref: PP-07753506

Dear Mr Laughton,

Application under S96 of the Town and Country Planning Act 1990 for Non-Material Amendment

The Old Vinyl Factory, the Machine Store and Pressing Plant

On behalf of our client, Crest Nicholson, please find enclosed a Section 96a application seeking a non-material amendment to planning permission (App Ref. 59872/APP/2016/3454) for the Machine Store, at The Old Vinyl Factory site (TOVF).

The application has been submitted today via the Planning Portal to Hillingdon Council and comprises the following:

- 1 Completed Application Forms and relevant certificates;
- 2 Application Cover Letter (this letter);
- 3 Application Drawings produced by HGP (see Annex 1 for the comparison schedule);
- 4 Landscape Drawings produced by Allen Pyke (see Annex 2 for the comparison schedule);
- 5 The Design and Access Statement Addendum produced by HGP;
- 6 Southern Façade Elevational Treatment Document; and
- 7 The Materials Schedule produced by HGP.

The application fee of £254 was paid via the Planning Portal (PP-07753506) in respect of the Council's fee for the NMA application (including the planning portal administrative fee of £20).

Background

The application site forms part of TOVF regeneration area identified for a comprehensive mixed-use development pursuant to an outline planning permission granted on 19 April 2013 (59872/APP/2012/1838) for a:

“Mixed use development of the Old Vinyl Factory site including demolition of up to 12,643sqm of buildings and construction of up to 112,953sqm (112,953sqm includes the retention and reuse of 784sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 GEA) up to 7,886sqm of new B1 floorspace, up to 4,000sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700sqm of D1 and D2 uses, an energy centre (up to 950sqm), car parking, works to access and creation of new accesses and landscaping”.

Following the approval of the TOVF masterplan (ref. 59872/APP/2012/1838 dated 19/04/2013), a s73 application was submitted to allow variations to the phasing of the development. This was to allow the Boiler House and the Material Store Buildings to come forward as Phases 1 and 2 and to allow the Veneer Store and/or Record Stack car parks to come forward earlier than in the approved phasing. This s73 application was approved on 31 July 2014 (ref. 59872/APP/2013/3775), following amendments to the s106 agreement.

In October 2016 a separate full planning application was submitted for the Machine Store and Pressing Plant development (ref. 59872/APP/2016/3454). This application included:

“Mixed use redevelopment of the Pressing Plant, at The Old Vinyl Factory site, including the partial demolition of the Pressing Plant (formerly Apollo House), retention of front façade and part of the western facade of the Pressing Plant and construction of a 3-screen cinema, with retail, bar, restaurant and exhibition spaces and construction of the Machine Store, comprising 81 residential units, a health centre, bars/cafes, associated parking, landscaping, and access works”.

This application was approved by Hillingdon Council subject to a s106 agreement in April 2017. The proposal comprised 81 residential units, a health centre and a 3-screen cinema. Planning permission was issued on 26 January 2018 following the finalisation of a s106 agreement. Discharge of pre-commencement condition applications have been submitted to and approved by the Council.

Proposed Non-Material Amendment

Since the granting of planning permission for the Machine Store, a number of small scale changes are proposed to the consented drawings to allow the Machine Store to come forward. These changes have been discussed with Planning Officer Ed Laughton and Jonathan Webb at a site visit held on 2 May 2018 as part of discussions relating to external design features and materials of the Machine Store. The changes comprise the following:

The Machine Store

- An architectural aluminium feature channel has been introduced over the residential entrance area to Block A and the residential and commercial entrance area to Block B to provide a visual grounding base for the brickwork above.
- Expanded metal lath panels clad the western elevation of the 2-storey car park and this cladding now extends to the Block A refuse and plant stores instead of the approved cementitious cladding. This is to simplify the palette of materials and interface details.
- High level louvres have been integrated into the commercial glazing for supply and extract air required to ventilate the commercial unit.
- The proposed parking along Pressing Plant Lane has been adjusted to include an access provision for refuse collection. This is to allow for a designated and safe access zone for refuse collection. The consented number of parking spaces remains the same.
- The consented scheme included the provision of yellow glass balconies overlooking the first-floor podium, these balconies will now include perforated steel panels to the sides rather than the coloured

glass. The reasoning behind this is due to cleaning and maintenance considerations and health and safety requirements. Moreover, the proposed perforated panels will also provide added privacy to the balconies.

- A transom has been added to all opening slot windows for health & safety and cleaning & maintenance purposes.
- All residential slot windows in the side recesses of both blocks have been omitted due to concerns regarding fire, cleaning and privacy.
- The strategy for ventilating the 2-storey car park has been reviewed. A passive system was found to be ineffective and a mechanical system was required. A CFD analysis has been carried out, and to create the required airflow across the car park it has resulted in blocking off the western car park elevation. Expanded metal lath will clad the elevation externally but will not act for ventilation purposes. The required airflow will be directed in through two roller shutter doors introduced at the entry to each car park level.

Block A:

- Dark grey cladding in PPC aluminium forms the Block A core / balcony tower on the northern side of the building, and this is continued across horizontally to form the fascia to the recessed balconies at every floor.
- PPC metallic grey aluminium cladding is proposed to the projecting balconies on the north-east corner of Block A at the gateway into the site.
- The large square fixed windows on the north façade of Block A have been divided with a mullion to provide an added vertical emphasis and tie in with other glazed design elements across the development. The smaller glazing panels also help reduce health & safety risks with handling of heavy loads for installation and also for any future replacement of glazing.
- The height of the lift overrun has increased from the approved height of 6.1700 AOD to 61.800 AOD, due to operational requirements. The height of the top of the railing has also marginally increased from 59.125 AOD to 59.370 AOD.

Block B:

- The southern facade of Block B has been adjusted to take into consideration cleaning & maintenance and health & safety requirements. The consented scheme included the provision of projecting fins from the first-floor, however due to access difficulties for cleaning & maintenance of the high-level commercial glazing so close to the Network Rail boundary, the base of the projecting fins now begins at the third floor. Furthermore, calculations into the structural loading of the projecting fins has highlighted that the fin framework suffers structural fatigue if the fins are extended to the first-floor level. Please refer to the submitted Southern Façade Elevational Treatment Document for further details.
- Perforated steel plate balustrades are now proposed to the projecting balconies in place of glass balustrades, this is to minimise cleaning & maintenance requirements.
- Aluminium spandrel panels are proposed to replace the glazing located to the lower part of all residential slot windows within the southern façade of Block B due to site restrictions in providing safe access for cleaning.
- Floor heights within the Health Centre have been revised following close consultation with the end user, and the commercial fenestration to the south elevation adjusted accordingly.

- The large commercial glazed openings on first and second floors are now divided into 3 panels to match that off the lower two floors. A two-panel division remains for the residential openings on the floors above. This gives a clear visual identity differentiation between commercial and residential use.
- The high level fixed windows to the top floor apartments have been omitted on both north and south elevations due to overheating, CDM and cleaning and maintenance issues. It is proposed to replace the windows with PPC aluminium rainscreen cladding panels.
- The roof to Block B has been changed to a flat roof to provide adequate space for roof plant and access and maintenance requirements. A roof covering to the southern part of Block B and the perimeter parapet maintain the 'butterfly' roof appearance in accordance with the consented design of the Machine Store. Roof fall protection has been included to the eastern and western sides of the roof and has been designed with reclined handrails to minimise visual impact and prevent injury from roof access / falls. This has resulted in the height of the roof increasing marginally from the approved height of 61.200 AOD to 61.246 AOD.

Landscaping Changes

- The original material choice for the podium was timber decking, however, in reviewing the design it was noted that there was a risk that the decking would green up and could cause a slip hazard. As such a composite deck is now proposed for the podium as this would be easily maintained to prevent any build-up of algae.
- The central features have been reviewed and the proposed landscape design retains a central planter containing a tree, around the planter are proposed seating elements which will develop a more functional space.
- The planters to the edge of the podium have been re aligned for buildability of the scheme. The revised shape removes the need for odd cuts and overall material waste of both the paving finish and timber sleepers of the planters.
- The upper roof layout has been revised due to limitations of the structure, notably there have been concerns with weight loading due to the roof construction. The principals of the design remain the same as the consented landscaping scheme; with areas of intermate seating and dining/social areas. The planting design has been reduced to biodiverse roof mixes as the design can only allow for 150mm of light weight top soils with small areas mounded to 300mm to add small specimen shrubs.

The proposed changes are also highlighted within the supporting Design and Access Statement Addendum and annex 1 and 2 of this letter include drawing comparison schedules, which identify which drawings have been updated as a result of the small-scale design changes to the scheme.

Conclusion

In the context of the development, the proposed changes do not have a material impact on the previously approved scheme (App Ref. 59872/APP/2016/3454). It is therefore considered that the amendments can be approved as non-material amendments.

The approved high-quality design is maintained with small scale changes to facilitate detailed design evolution and given the nature of the proposed changes and feedback received from Hillingdon Council we trust the enclosed NMA application can be approved.

We look forward to receiving confirmation that the enclosed application has been validated. However, if you require further information in the meantime please do not hesitate to contact me or my colleague Sarah Fabes.



Yours sincerely

A handwritten signature in blue ink, appearing to read "HJC D.E.", with a horizontal line underneath.

Hannah Whitney
Planning Director

Copy David Creasy (Crest Nicholson)
 William Sendell (Crest Nicholson)



Annex 1: Application Drawings Comparison Schedule

Drawing Comparison Schedule

Project: Machine Store, Hayes

Document Number: 14805TA-HGP-Sch-A-1000

Revision: P2

Project No.: 14805TA

Drawing Title	Approved Drawing Number	Proposed Drawing Number	Summary of Changes
Proposed GA basement plan level B01	1601MP SKM (00)B01 P9	14805TA-HGP-Block A&B-B1-A-009 P2	1. Internal car park and cycle parking layouts reconfigured following tracking, structural design and car park mechanical ventilation design development. 2. Health Centre entrance lobby layout revised to suit end user requirements. Lift position altered.
Proposed GA plan level 00	1601MP SKM (00)100 P9	14805TA-HGP-Block A&B-GF & UGF-A-010 P2	1. Internal car and cycle parking layouts reconfigured following tracking, structural design and car park mechanical ventilation design development. 2. Roller shutter doors introduced to car park for security purposes. 3. Health Centre entrance lobby layout revised to suit end user requirements. Building recess at ground floor level omitted. Lift position altered. 4. External parking layout amended to include safe access provision for refuse collection.
Proposed GA plan level 01	1601MP SKM (00)101 P9	14805TA-HGP-Block A&B-1FL-A-011 P3	1. Podium deck landscape design amended - refer to revised Landscape Architect proposals. 2. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 02	1601MP SKM (00)102 P8	14805TA-HGP-Block A&B-2FL-A-012 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 03	1601MP SKM (00)103 P8	14805TA-HGP-Block A&B-3FL-A-013 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 04	1601MP SKM (00)104 P8	14805TA-HGP-Block A&B-4FL-A-014 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 05	1601MP SKM (00)105 P8	14805TA-HGP-Block A&B-5FL-A-015 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 06	1601MP SKM (00)106 P8	14805TA-HGP-Block A&B-6FL-A-016 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan level 07	1601MP SKM (00)107 P8	14805TA-HGP-Block A&B-7FL-A-017 P2	1. Block A & B recesses amended and slot windows omitted for fire and overlooking purposes.
Proposed GA plan roof level	1601MP SKM (00)108 P8	14805TA-HGP-Block A&B-LRF-A-018 P3	1. Block A glass balustrade brought inbound from roof edge. 2. Landscape design amended - refer to revised Landscape Architect proposals. 3. Glazing to north side of staircore replaced with rainscreen cladding. 4. Block B - changed to flat roof with perimeter parapet. 5. Raked barriers to western and eastern ends of flat roof.
Proposed GA plan upper roof level	1601MP SKM (00)109 P1	14805TA-HGP-Block A&B-URF-A-019 P3	1. Roof covering to maintain 'butterfly' roof appearance (south of Block B).
GA elevation east proposed	1601MP SKM (00)201 P5	14805TA-HGP-Site-Elev-A-201 P3	Refer to separate Block A and Block B east elevation notes.
GA elevation south proposed	1601MP SKM (00)202 P5	14805TA-HGP-Site-Elev-A-202 P3	Refer to separate Block A and Block B south elevation notes.
GA elevation west proposed	1601MP SKM (00)203 P5	14805TA-HGP-Site-Elev-A-203 P3	Refer to separate Block A and Block B west elevation notes.
Proposed GA Plan Basement Level - Block A	1601REA SKM (00)B01 P2	14805TA-HGP-Block A-B1-A-108 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans
Proposed GA Plan Level 00 - Block A	1601REA SKM (00)100 P2	14805TA-HGP-Block A-GF&UGF-A-110 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Commercial unit amended to end user, structural, M&E and Building Control requirements.
Proposed GA Plan Level 01 & 02 - Block A	1601REA SKM (00)101 102 00	14805TA-HGP-Block A-1/2FL-A-120 P3	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA Plan Level 03 & 05 - Block A	1601REA SKM (00)103 - 105 00	14805TA-HGP-Block A-3/5FL-A-140 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA Plan Level 06 - Block A	1601REA SKM (00)106 P2	14805TA-HGP-Block A-6FL-A-170 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA Plan Level 07 - Block A	1601REA SKM (00)107 00	14805TA-HGP-Block A-7FL-A-180 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA Plan Roof Level - Block A	1601REA SKM (00)108 00	14805TA-HGP-Block A-LRF-A-190 P3	Refer to HGP 009 - 019 series drawing notes - Block Plans
Proposed GA Elevation North - Block A	1601REA SKM (00)200 P2	14805TA-HGP-Block A-Elev-A-210 P6	1. Transom added to all opening slot windows for H&S and C&M purposes. 2. Large square fixed windows divided with a mullion to provide added vertical emphasis and reduce H&S risks with handling heavy loads. 3. Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. 4. High level louvres integrated into commercial glazing for supply and extract air to ventilate commercial unit. 5. Roof terrace parapet height increased to take into consideration roof build up and waterproofing requirements. Perimeter glass balustrade heights reduced from 1800mm to 1400mm for C&M requirements. 6. Glazing to north side of staircore replaced with rainscreen cladding.
Proposed GA Elevation East - Block A	1601REA SKM (00)201 P2	14805TA-HGP-Block A-Elev-A-211 P6	1. Perforated side panels introduced to podium facing balconies for H&S and C&M requirements. 2. Roof terrace parapet height increased to take into consideration roof build up and waterproofing requirements. Perimeter glass balustrade heights reduced from 1800mm to 1400mm for C&M requirements.

Drawing Comparison Schedule

Project: Machine Store, Hayes

Document Number: 14805TA-HGP-Sch-A-1000

Revision: P2

Project No.: 14805TA

Drawing Title	Approved Drawing Number	Proposed Drawing Number	Summary of Changes
Proposed GA Elevation South - Block A	1601REA SKM (00)202 P2	14805TA-HGP-Block A-Elev-A-212 P6	- Transom added to all opening slot windows for H&S and C&M purposes. - PPC aluminium rainscreen cladding introduced above all top floor windows to match the north elevation. - Roof terrace parapet height increased to take into consideration roof build up and waterproofing requirements. Perimeter glass balustrade heights reduced from 1800mm to 1400mm for C&M requirements.
Proposed GA Elevation West - Block A	1601REA SKM (00)203 P2	14805TA-HGP-Block A-Elev-A-213 P6	- Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. - High level louvres integrated into commercial glazing for supply and extract air to ventilate commercial unit. - Expanded metal lath panels introduced to clad the western elevation of the 2 storey car park. This extends to the Block A refuse and plant stores instead of cementitious cladding, in order to simplify the palette of materials and interface details. - Roof terrace parapet height increased to take into consideration roof build up and waterproofing requirements. Perimeter glass balustrade heights reduced from 1800mm to 1400mm for C&M requirements.
Proposed GA Section - Block A	1601REA SKM (00)300 P1	14805TA-HGP-Block A&B-SiteSec-A-300 P3	- Roof terrace parapet height increased to take into consideration roof build up and waterproofing requirements. Perimeter glass balustrade heights reduced from 1800mm to 1400mm for C&M requirements. - Perforated side panels introduced to podium facing balconies for H&S and C&M requirements. - Lift overrun height increased to lift manufacturers requirements.
Proposed GA plan basement level • block B	1601REB SKM (00)B01 P2	14805TA-HGP-Block B-B1-A-109 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Commercial unit amended to end user, structural, M&E and Building Control requirements.
Proposed GA plan level 00 • block B	1601REB SKM (00)100 P3	14805TA-HGP-Block B-GF&UGF-A-111 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Commercial unit amended to end user, structural, M&E and Building Control requirements.
Proposed GA plan level 01 • block B	1601REB SKM (00)101 P3	14805TA-HGP-Block B-1FL-A-121 P3	Refer to HGP 009 - 019 series drawing notes - Block Plans Commercial unit amended to end user, structural, M&E and Building Control requirements. Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA plan level 02 • block B	1601REB SKM (00)102 00	14805TA-HGP-Block B-2FL-A-131 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Commercial unit amended to end user, structural, M&E and Building Control requirements. Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA plan level 03 • block B	1601REB SKM (00)103 00	14805TA-HGP-Block B-3FL-A-141 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA plan level 04-06 inc • block B	1601REB SKM (00)104-106 00	14805TA-HGP-Block B-4/6FL-A-171 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA plan level 07 • block B	1601REB SKM (00)107 P2	14805TA-HGP-Block B-7FL-A-181 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans Flat types amended to comply with Part M4(2) & M4(3)
Proposed GA plan level 08 • block B	1601REB SKM (00)108 P2	14805TA-HGP-Block B-RF-A-191 P2	Refer to HGP 009 - 019 series drawing notes - Block Plans
Proposed GA elevation north • block B	1601REB SKM (00)200 P2	14805TA-HGP-Block B-Elev-A-220 P5	- Transom added to all opening slot windows for H&S and C&M purposes. - PPC aluminium rainscreen cladding to replace high level glazing on top floor for CDM purposes. - Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. - Recess omitted at ground level to accommodate revised lift position as per end user requirements.
Proposed GA elevation east • block B	1601REB SKM (00)201 P2	14805TA-HGP-Block B-Elev-A-221 P5	- Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. EML introduced to clad refuse stores and roller shutter doors added to provide security for car park. - Base of balcony fins raised to 3rd floor. EML cladding proposed to balcony fins instead of mild steel. - Pitched roof and PV's omitted. Guarding introduced to protect from low central parapet heights. - Perforated side panels introduced to podium facing balconies for H&S and C&M requirements.

Drawing Comparison Schedule

Project: Machine Store, Hayes

Document Number: 14805TA-HGP-Sch-A-1000

Revision: P2

Project No.: 14805TA

Drawing Title	Approved Drawing Number	Proposed Drawing Number	Summary of Changes
Proposed GA elevation south • block B	1601REB SKM (00)202 P3	14805TA-HGP-Block B-Elev-A-222 P5	1. Health Centre fenestration amended to accommodate end user floor height requirements. 1st and 2nd floor commercial glazing divided into 3 to match lower floors. Base of balcony fins raised to 3rd floor. 2. Transom added to all opening residential slot windows for H&S and C&M purposes. Lower panels changed to aluminium spandrel for CDM reasons. 3. EML cladding proposed to balcony fins instead of mild steel. 4. PPC aluminium rainscreen cladding to replace high level glazing on top floor for CDM purposes. 5. All Block B south facade balustrades changed to perforated mild steel for CDM reasons. 6. Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. EML introduced to clad refuse stores and roller shutter doors added to provide security for car park.
Proposed GA elevation west • block B	1601REB SKM (00)203 P2	14805TA-HGP-Block B-Elev-A-223 P5	1. Architectural aluminium feature channel introduced to provide a visual grounding base for the brickwork whilst acting to conceal downstand beams and thermal performance requirements. Expanded metal lath panels introduced to clad the western elevation of the 2 storey car park. 2. Base of balcony fins raised to 3rd floor. EML cladding proposed to balcony fins instead of mild steel. 3. Pitched roof omitted. Guarding introduced to protect from low central parapet heights. 4. Perforated side panels introduced to podium facing balconies for H&S and C&M requirements. 5. Recess omitted at ground level to accommodate revised lift position as per end user requirements. 6. PPC aluminium rainscreen cladding to replace high level glazing on top floor for CDM purposes.
Proposed GA section • block B	1601REB SKM (00)300 P1	14805TA-HGP-Block A&B-SiteSec-A-301 P2	1. Health Centre fenestration amended to accommodate end user floor height requirements - FFL to FFL heights amended. 2. EML cladding proposed to balcony fins instead of mild steel. 3. Perforated side panels introduced to podium facing balconies for H&S and C&M requirements. 4. Block B - changed to flat roof with perimeter parapet - PV's omitted. Raked barriers to western and eastern ends of flat roof. Roof covering to maintain 'butterfly' roof appearance (south of Block B).



Annex 2: Landscape Drawings Comparison Schedule

FILE NOTE

Job Number/Title:	Machine Store
Date:	6 th March 2019
Reason for note:	Non Material Amendment Planning Submission - Landscape
Recorded by:	Will Dutch
File Ref:	2778-FN-02

1. Documents Reference

1.1.

Original Approved Planning Documents	Latest Planning Documents for NMA Application
• 0275-SEW-ZZ-ZZ-DR-L-307100 • 0275-SEW-ZZ-ZZ-DR-L-307101 • 0275-SEW-ZZ-ZZ-DR-L-307102 • 0275-SEW-ZZ-ZZ-DR-L-307103 • 0275-SEW-ZZ-ZZ-DR-L-307104 • 0275-SEW-ZZ-ZZ-DR-L-307105 • 0275-SEW-ZZ-ZZ-DR-L-307106 • 0275-SEW-ZZ-ZZ-DR-L-307107 • 0275-SEW-ZZ-ZZ-DR-L-307108 • 0275-SEW-ZZ-ZZ-DR-L-307109 • 0275-SEW-ZZ-ZZ-DR-L-307110 • 0275-SEW-ZZ-ZZ-DR-L-307111 • 0275-SEW-ZZ-ZZ-DR-L-307112 • 0275-SEW-ZZ-ZZ-DR-L-00321 • 0275-SEW-ZZ-ZZ-DR-L-00322 • 0275-SEW-ZZ-ZZ-SH-L-451000 • 0275-SEW-ZZ-ZZ-SP-L-450000 • 0275-SEW-ZZ-ZZ-SP-L-450001	• 14805-APA-LGN-LA-5700 • 14805-APA-LGF-LA-5101 • 14805-APA-LGF-LA-5102 • 14805-APA-FFP-LA-5103 • 14805-APA-URP-LA-5104 • 14805-APA-FFP-LA-5010 • 14805-APA-FFP-LA-5301 • 14805-APA-URP-LA-5020 • 14805-APA-URP-LA-5302 • 14805-APA-DOC-LA-5701 • 14805-APA-GFP-LA-5600 • 14805-APA-GFP-LA-5601 • 14805-APA-FFP-LA-5602 • 14805-APA-FFP-LA-5603 • 14805-APA-URP-LA-5605 • 14805-APA-FFP-LA-5606

1.2. Description of changes

1.2.1. Ground Floor

- Parking bay alignments – Disabled bays have been added and original bay positions moved accordingly.

1.2.2. First Floor Podium

- Overall podium design has been rationalised from original proposals, the design was assessed for buildability and suitability of material choices. The form and principals remain the same, 3 central planters with trees form the core of the space and articulated planters to the boundary of the podium contain planting and defensible space for the private terraces.

When reviewing the original scheme there were several elements which had not been considered for the final implemented scheme. The podium is generally north facing and will be predominantly shaded by Block B. The original material choice was timber decking, in this situation the decking would green up and could cause a slip hazard. It was decided that a composite deck was to be proposed as this could be easily maintained to prevent any build-up of algae, this would also maintain the appearance of the existing material choice.

The central features were designed out as they were an impractical feature within the landscape. The new proposals retain a central planter containing a tree, around the planter are proposed seating elements which will develop functional space.

The planters to the edge of the podium have been realigned for buildability of the scheme. The revised shape removes the need for odd cuts and overall material waste of both the paving finish and timber sleepers of the planters.

- The upper roof layout was revised due to limitations in the structure, there were concerns with weight loadings due to the roof construction. The principals of the design remain the same with areas of intimate seating and dining/social areas. The planting design has been reduced to biodiverse roof mixes as the design can only allow for 150mm of light weight top soils with small areas mounded to 300mm to add small specimen shrubs.