



# HAYES TOWN CENTRE ESTATE, PHASE 1

PHASE 1 ROOF PLAN & PARAPET HEIGHT UPDATE

(SECTION 73 APPLICATION)

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# 1. Introduction

# 1.1 Summary & Drawing Register

## Hayes Town Centre Estate Phase 1

### Introduction - comparison of S96a proposal to revised roof plan and parapet height changes

This application has been submitted for the approval of minor alterations to the roof plan and a small increase in the height of the Phase 1 building in Hayes Town Centre.

For clarity the submitted drawings also show changes that have already been confirmed as non-material amendments through a s96a application (ref. 76550/APP/2022/3662) granted on 16 March 2023.

The roof level heating plant room has been removed from the roof of core A in accordance with Synergy's stage 4 design development

The purpose of raising the parapet height is to ensure adequate guarding at roof level to comply with Part K of the building regulations.

### Key changes Roof plan & Elevations

The change to the roof plan is that the heating plant room has been removed according to the energy strategy stage 4 design

The change to the elevations is that the parapet height for Block A has been raised by 500mm to provide guarding to the roof level and comply with Part K by being a minimum of 1.1m above finished roof level

This raise in parapet height is also in accordance with the recommendations of the specified products for the roof waterproofing system

Previously for the S96a application the parapet was shown at 58050 AOD and has now been raised to 58550 AOD

### Drawing Register

Drawing Number	– Revision	Sheet Name	Revised
HTC-PRP-P1ZZZZ-GA-A-20010	– Rev P6	Site Plan in Existing Context	No Change
HTC-PRP-P1ZZZZ-GA-A-20011	– Rev P6	Site Plan in Outline Masterplan	No Change
HTC-PRP-P1ZZ-00- GA-A-20100	– Rev P10	Phase 1 Ground Level GA	No Change
HTC-PRP-P1ZZ-01-GA-A-20101	– Rev P9	Phase 1 Level 1 GA	No Change
HTC-PR-PP1ZZ-02-GA-A-20102	– Rev P9	Phase 1 Level 2 GA	No Change
HTC-PR-PP1ZZ-03-GA-A-20103	– Rev P9	Phase 1 Level 3 GA	No Change
HTC-PRP-P1ZZ-04-GA-A-20104	– Rev P9	Phase 1 Level 4 GA	No Change
HTC-PR-PP1ZZ-05-GA-A-20105	– Rev P9	Phase 1 Level 5 GA	No Change
HTC-PR-PP1ZZ-06-GA-A-20106	– Rev P9	Phase 1 Level 6 GA	No Change
HTC-PR-PP1ZZ-07-GA-A-20107	– Rev P9	Phase 1 Level 7 GA	No Change
HTC-PRP-P1ZZ-08-RF-A-20108	– Rev P9	Phase 1 Level 8 Roof	Revised since s96a approved March 2023’
HTC- PRP-P1ZZ-ZZ-ELV-A-20200	– Rev P9	Elevation Phase 1 North	Revised since s96a approved March 2023’
HTC- PRP-P1ZZ-ZZ-ELV-A-20201	– Rev P8	Elevation Phase 1 East	Revised since s96a approved March 2023’
HTC- PRP-P1ZZ-ZZ-ELV-A-20202	– Rev P8	Elevation Phase 1 West	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-ELV-A-20203	– Rev P8	Elevation Phase 1 South	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-ELV-A-20204	– Rev P8	Elevation Phase 1 Courtyard North	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-ELV-A-20205	– Rev P8	Elevation Phase 1 Courtyard East	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-ELV-A-20206	– Rev P8	Elevation Phase 1 Courtyard West	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-ELV-A-20207	– Rev P9	Elevation Phase 1 Courtyard South	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-SEC-A-20220	– Rev P6	Phase 1 Section A-A	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-SEC-A-20221	– Rev P6	Phase 1 Section B-B	Revised since s96a approved March 2023’
HTC-PRP-P1ZZ-ZZ-SEC-A-20222	– Rev P6	Phase 1 Section C-C	Revised since s96a approved March 2023’

## 2. Revised Drawings