

## Condition 1

This condition relates to the approved drawings. We have provided a copy of all drawings which have changed since our planning permission was granted due to Stage 4 design changes. These are listed as follows:

- 115 02 001 Lower Ground Floor Plan (Rev P2)
- 115 02 00 Ground Floor Plan (Rev P2)
- 115 02 01 First Floor Plan (Rev P2)
- 115 02 02 Second Floor Plan (Rev P2)
- 115 02 03 Roof Plan (Rev P2)
- 115 03 AA Section AA (Rev P3)
- 115 03 BB Section BB (Rev P3)
- 115 03 DD Section DD (Rev P3)
- 115 04 E East Elevation with streetfront (Rev P3)
- 115 04 E1 East Elevation with lightwell (Rev P3)
- 115 04 W West Elevation (Rev P3)

Changes seen on these drawings are marginal and are described below:

- Slight adjustments to the size and spacing of some of windows [however, not so they will have any different impact on neighbours or effect on the appearance of the building]. This change is due to mortar joints being increased from 10mm to 20 mm to allow for a more monolithic textural appearance, based on relevant precedents. This will allow the proposed building to aesthetically sit better with the rest of the buildings on Frederick Street. More details on materiality can be found in our response to condition 3, also included as part of this application.
- The length of the rear staircase has increased by 450 mm [towards the proposed private garden] to comply with Part K Building regulations. This has a very small impact on the West elevation increasing the cladding area of the staircase, but should have no different impact on the neighbours or the outlook. The staircase has also been pushed into the building by 110 mm to allow for the build-up of the cladding to be within the West boundary wall. This decision was made in relation to Party Wall Awards.
- In order to achieve the required SAP calculations, and propose a more sustainable building, the new drawings show Air Source Heat Pumps [removing the use of gas]. Three of the ASHPs will be situated on the lower roof [not visible from Frederick Street]. These will, however, be visible on the West Elevation.
- One RWP is now external instead of internal and appears on the West Elevation.
- The layout to the lower ground floor bedroom and en-suite has been updated to provide more usable space in the bedroom.