

Our Ref: MN/7451/App\_240621.  
24<sup>th</sup> June 2021

Bromley Town Planning  
Civic Centre  
Stockwell Close  
Bromley  
BR1 3UH

**F.A.O: Mr Russell Penn**

Dear Mr Penn,

**Re: Planning application at 69-71 Church Road, Anerley, Crystal Palace, SE19 2TA  
Variation of Conditions 2 & 9 Application – Submitting of comparison drawings.**

In response to the invalidation letter dated 16<sup>th</sup> June for the Variation application for the project at 69-71 Church Road, Anerley, ref: DC/19/03203/RECON, I attach the following drawings with the original approved drawings overlaid in red, as requested, for your consideration.

Drawing **7451-PD-206** West (Front) & South (side) Elevations

Drawing **7451-PD-207** East (Rear) & North (Side) Elevations

Drawing **7451-PD-208** South & North Sections

Drawing **7451-PD-210** Lower Ground & Ground Floor Plans

Drawing **7451-PD-211** First & Second Floor Plans

Drawing **7451-PD-212** Third & Fourth Floor Plans

Drawing **7451-PD-215** Site & Location Plan

As explained on the accompanying letter submitted with the Variation application Offset Architects inherited the Planning drawings from another architects in order to prepare the Building Control drawings. Unfortunately we have found it difficult to make the approved drawings comply with the requirements of the Building Regulations. This is primarily due to thickness of walls and floors to achieve required thermal and sound insulation, the size of the lift to be disabled compliant, meeting requirements for the fire strategy (the approved drawings were not accepted by Building Control) and achieving space standards and furniture layouts and to achieve compliance with AD M4(2) as required on the Planning approval.



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The main changes proposed are:

- Overall height remains as approved. Parapet at terrace level raised approx 150mm to allow for insulation to roof and waterproofing upstand.
- Rear of building extended to allow for necessary internal layout changes to enable compliance with building regulations, space standards and AD M4(2) (Noted as requirement for previously approved scheme).
- Floor and wall thicknesses increased where required to achieve required thermal and sound insulation properties to comply with Building Regulations.
- Angle of front wall of residential units revised to gain required space to comply with flat / room sizes / furniture layouts.
- Doors to side elevation altered to simplify cycle/bin store access and to add external entrance door to flat 1 to comply with Building Control fire strategy.
- Windows relatively unchanged but positions revised slightly to suit internal layouts and necessary structural elements.
- Windows added to recessed elevation at rear to coordinate with plans. The approved plans had windows shown on plans but not on elevation.
- The lift, as approved, was too small to comply with AD M4(2) requirements. New lift increased to achieve required car size for disabled users.
- Lift over-run added to elevation. Not indicated on approved elevations.
- Some elements of render replaced with brickwork.
- Steel feature beams added to rear to link design with approved building at rear of site.
- Privacy screen, as requested on conditional approval notice, to roof terrace raised and formed with frosted glass.
- Lower ground floor and ground floor levels lowered to enable primary access from side path. Also allows access from rear amenity space of flat 1 to larger shared amenity area. Window levels to rear adjusted to suit. Level adjustment also required to allow allowable sloped access to rear block's refuse store. Refuse store location approved under application DC/20/04432/FULL1.
- Level access route with guard rail to front block's refuse / cycle store.
- To comply with the fire strategy and Building Regulation fire safety regulations the cycle store was not able to be accessed from the staircore so has been combined with the refuse store with an external access.

As noted on the original Variation application letter there are also some minor changes to the proposed materials and amenity space location. Since this application was approved a scheme was submitted and approved for a block of flats to the rear of the site (ref: DC/20/04432/FULL1). The proposed revisions are to use a buff colour Mystique brick as well as adding some feature decorative steel beams to compliment and align better with this

new rear block. The approved rear block has also meant the amenity space has had to be revised and relocated. It is now proposed to be a shared space serving both apartment blocks and is shown on the plans being submitted.

I hope the above and submitted comparison drawings are satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,