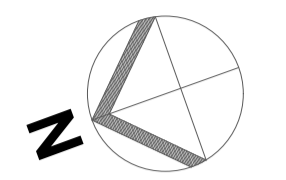


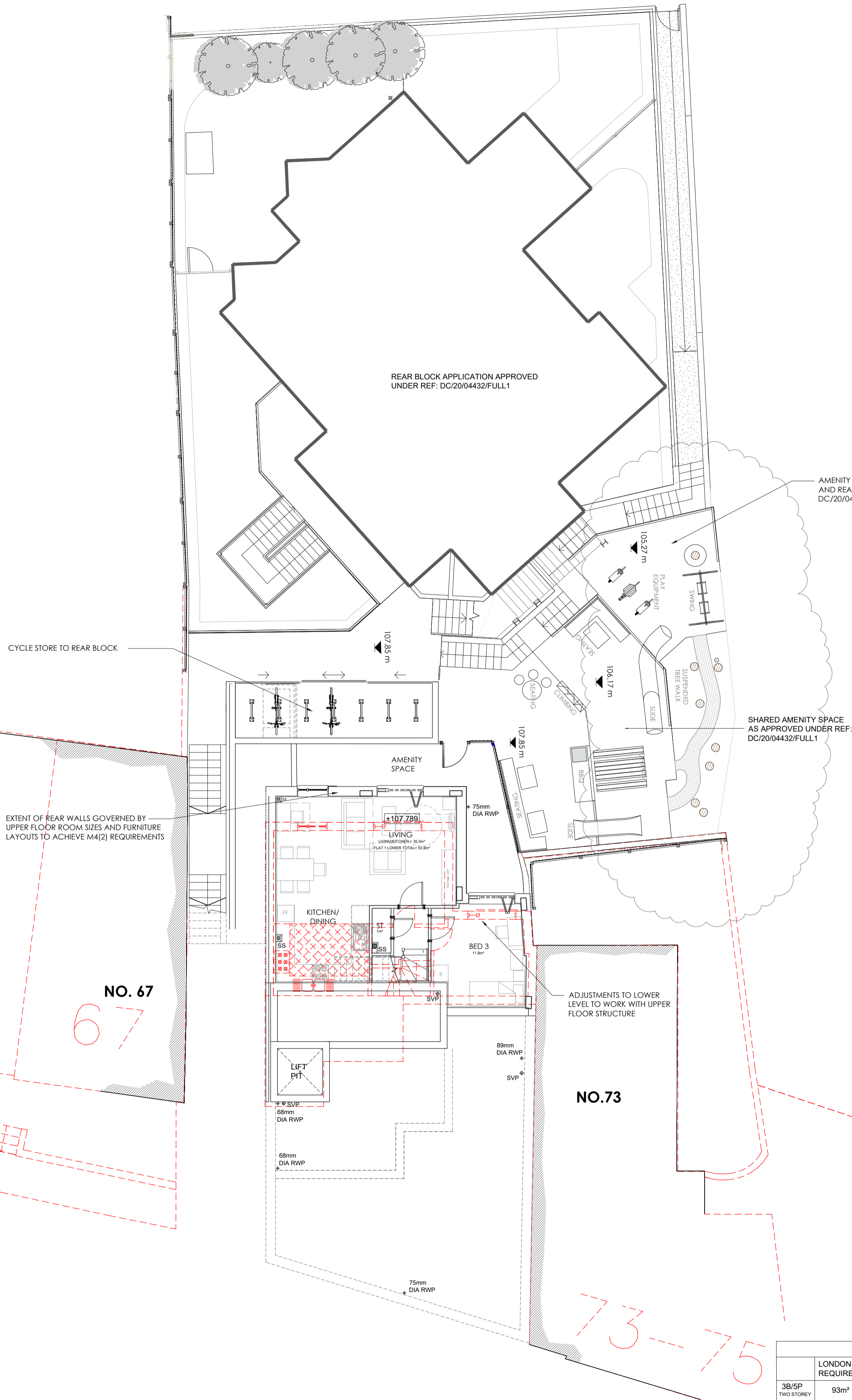
REFER TO DRAWING 7451-PD-200 FOR PROPOSED PLANS WITHOUT APPROVED SCHEME OVERLAY



----- OUTLINE OF APPROVED SCHEME

DIFFERENCES FROM APPROVED DRAWINGS:

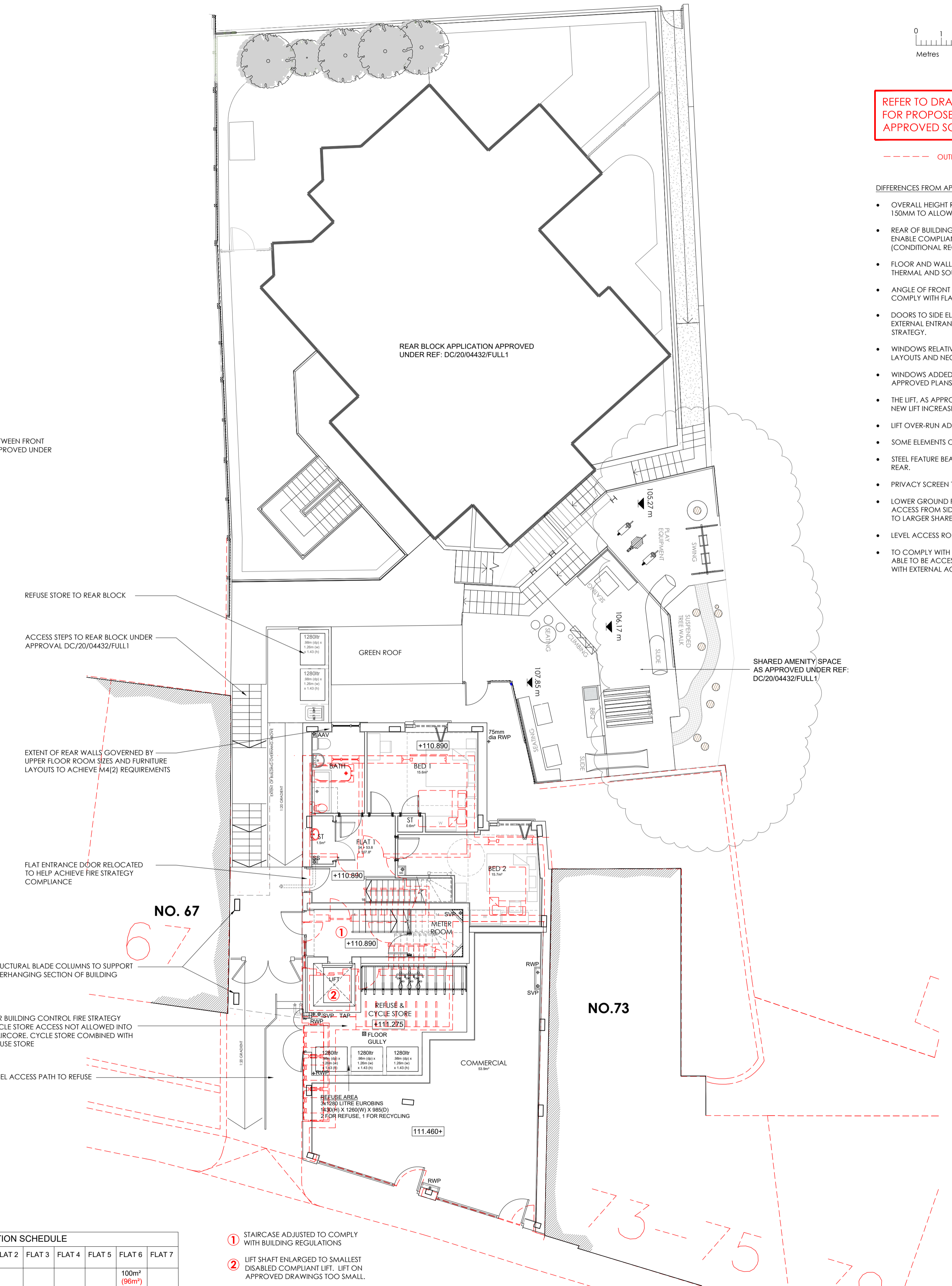
- OVERALL HEIGHT REMAINS AS APPROVED. PARAPET AT TERRACE LEVEL RAISED APPROX 150MM TO ALLOW FOR INSULATION TO ROOF AND WATERPROOFING UPSTAND.
- REAR OF BUILDING EXTENDED TO ALLOW FOR NECESSARY INTERNAL LAYOUT CHANGES TO ENABLE COMPLIANCE WITH BUILDING REGULATIONS - SPACE STANDARDS AND AD M4(2) (CONDITIONAL 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.
- 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. 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.
- 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.
- PRIVACY SCREEN 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 ADJUSTED TO SUIT.
- LEVEL ACCESS ROUTE WITH GUARD RAIL TO FRONT BLOCK'S REFUSE / CYCLE STORE.
- TO COMPLY WITH FIRE STRATEGY AND BUILDING REGULATIONS THE CYCLE STORE WAS NOT ABLE TO BE ACCESSED FROM STAIRCORE SO HAS BEEN COMBINED WITH REFUSE STORE WITH EXTERNAL ACCESS.



ACCOMMODATION SCHEDULE							
LONDON PLAN REQUIREMENT	FLAT 1	FLAT 2	FLAT 3	FLAT 4	FLAT 5	FLAT 6	FLAT 7
3B/5P TWO STOREY	93m ²	107.8m ² (96.5m ²)					100m ² (96m ²)
1B/2P	50m ²		50m ² (42m ²)	50.3m ² (51m ²)			
2B/3P	61m ²		62.3m ² (51m ²)		70.7m ² (62m ²)		69.2m ² (61m ²)

NOTE - FLAT 2 WAS 1B/2P NOW 2B/3P & FLAT 3 WAS 2B/3P NOW 1B/2P

LOWER GROUND FLOOR PLAN - COMPARISON
SCALE 1:100



- 1 STAIRCASE ADJUSTED TO COMPLY WITH BUILDING REGULATIONS
- 2 LIFT SHAFT ENLARGED TO SMALLEST DISABLED COMPLIANT LIFT. LIFT ON APPROVED DRAWINGS TOO SMALL.

GROUND FLOOR PLAN - COMPARISON
SCALE 1:100

Rev	Date	Comments
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PLANNING

Client
AVF DEVELOPMENTS

Project
69-71 CHURCH ROAD
ANERLEY
CRYSTAL PALACE

Title
PROPOSED PLANS
LOWER GROUND AND GROUND FLOOR
SHOWING COMPARISON WITH
APPROVED SCHEME

Project No. **7451** Date JUNE 2021

Drawing No. **7451-PD-210** Revision

Scale AS SHOWN @ A1 Drawn MN Check RC

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