



25 DULWICH VILLAGE
NON MATERIAL AMENDMENT APPLICATION . SEPT 21

INTRODUCTION

This document has been prepared for The Dulwich Estate for a Non Material Amendment to the consented scheme ref 20/AP/3206, for the proposed change of use and residential units at 25 Dulwich Village, SE21 7BN.

The amendment consists of minor alterations to the cycle and bin storage required following feedback from the Building Control Body.

The following drawings have been submitted as part of the application:

054 PR3 PO - Revision A

054 PR3 ES - Revision C



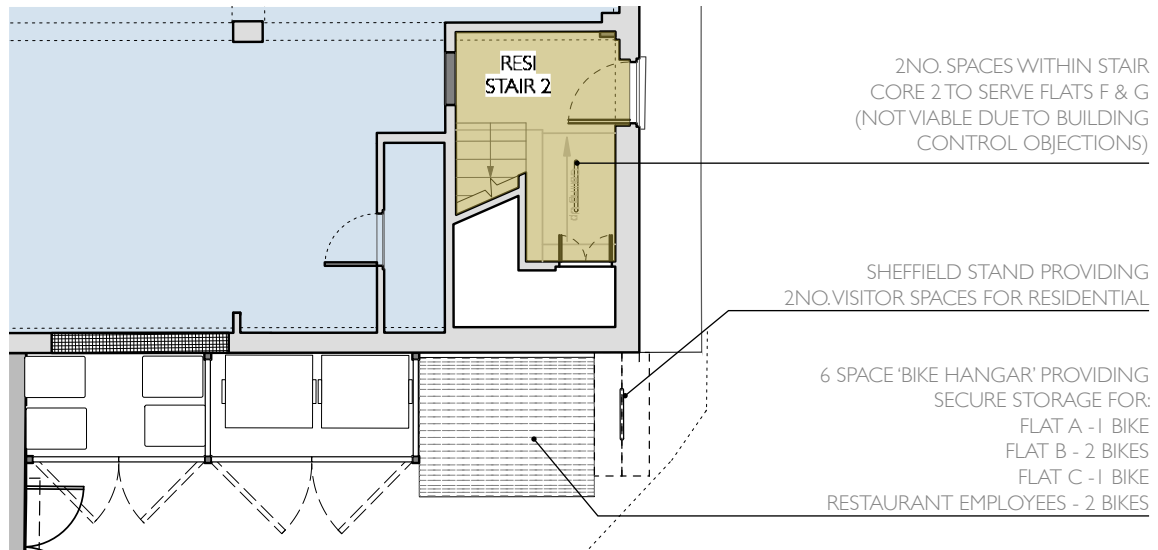
CYCLE STORAGE

Both cycle and bin storage provision are located on the South Elevation.

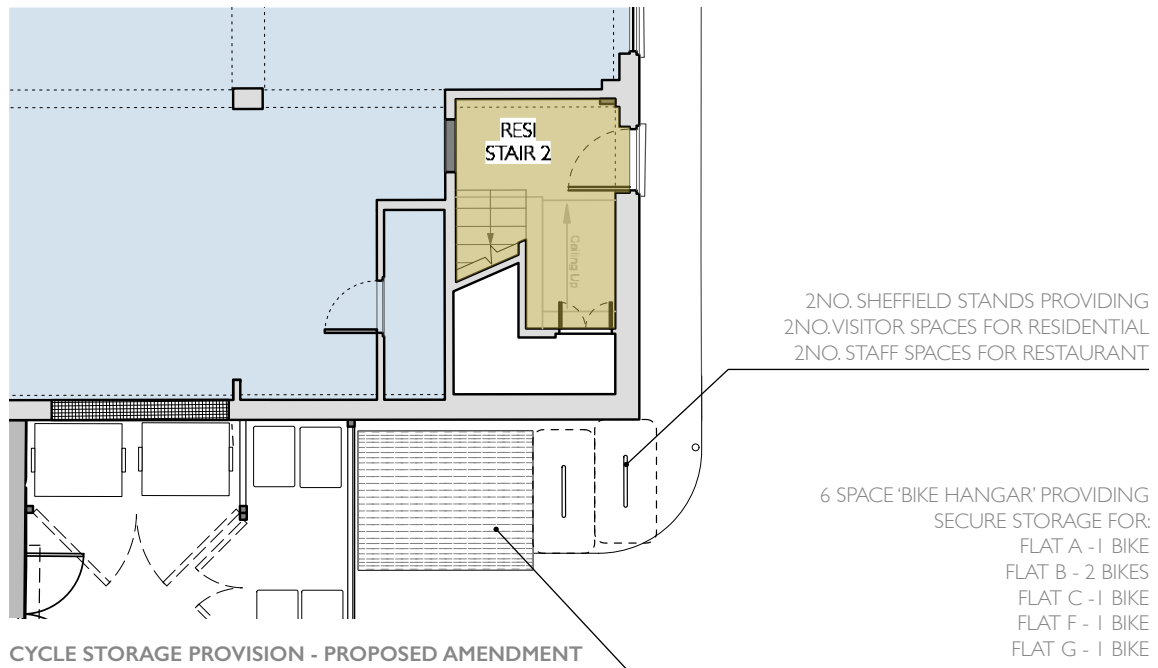
The existing consent 20/AP/3206 allows for 2no. Bike Spaces within the rear stair core as provision for the proposed Flats F and G.

The Building Control Approved Inspector have advised that storage of bicycles within a stair forming an escape route will not be acceptable, in part due to the increasing use of electric bicycles.

As such, the existing external provision has been amended to allow for 2 additional spaces. To rationalise the provision, all residential provision for flats has been brought within the proposed cycle hanger, with the required spaces for the restaurant staff and residential visitors provided with two freestanding Sheffield stands.



CYCLE STORAGE PROVISION - CONSENTED SCHEME (20-AP-3206)



CYCLE STORAGE PROVISION - PROPOSED AMENDMENT



BIKE HANGER - SECURE CYCLE PROVISION

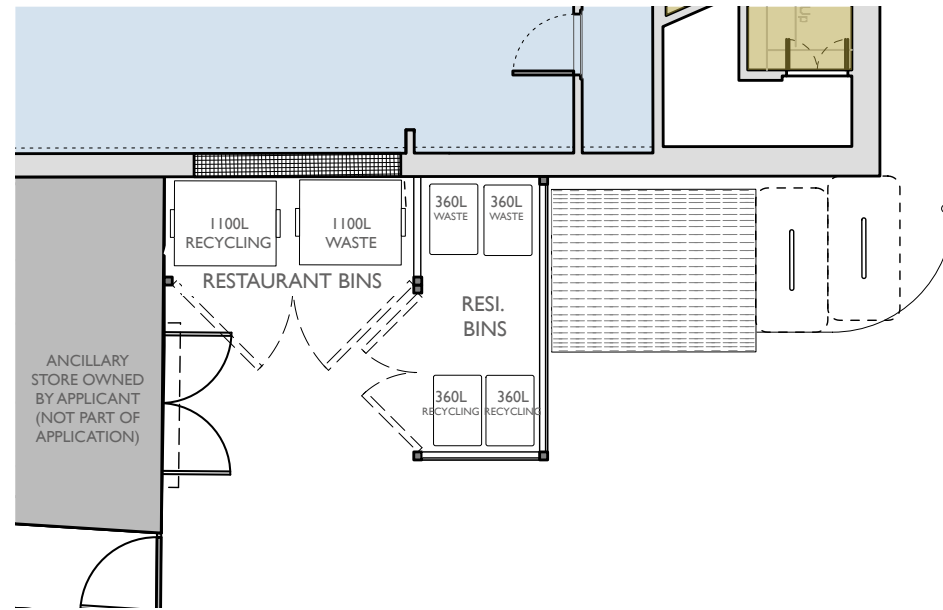
BIN STORAGE

To create space for the additional cycle stand required, the bin storage has been reconfigured into a more efficient layout. Note the no. of bins provided is unchanged from the consented scheme, with residential and retail bins still both separately enclosed in timber slatted storage.

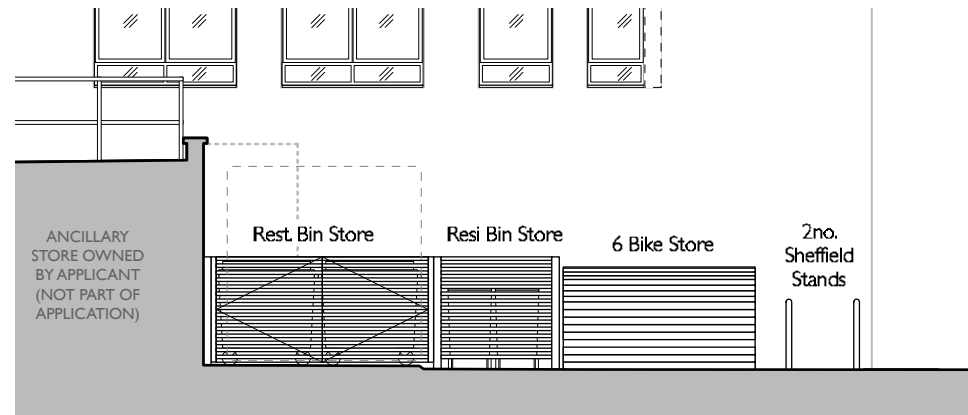
2x1100ltr bins for waste and recycling have been allowed for a potential restaurant (previously consented.)

4x360ltr bins for waste and recycling have been provided for the 7no residential units.

As per the consented scheme, adequate refuse and recycling capacity is incorporated into the design of each apartment, to allow storage prior to being placed in the communal store. Please refer to the proposed first floor plans.



PLAN BIN STORE PROVISION



SOUTH ELEVATION BIN AND SECURE CYCLE PROVISION