



December 2021 Permission: Typical balcony.

**December 2021 permission:**

The balconies within the December 2021 permission incorporated a chamfered corner detail to the plan.

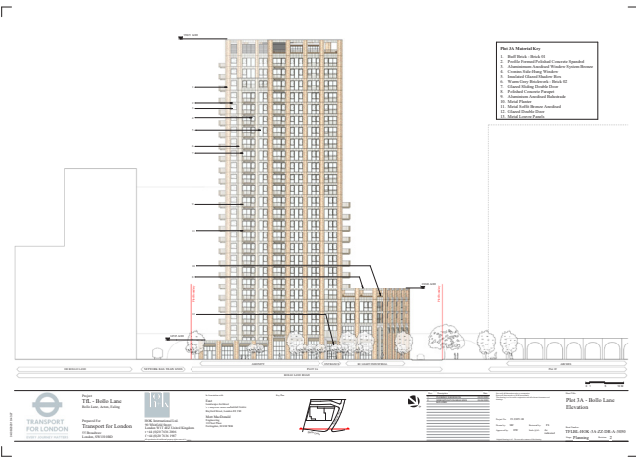


**S96A Proposal:** Typical balcony..

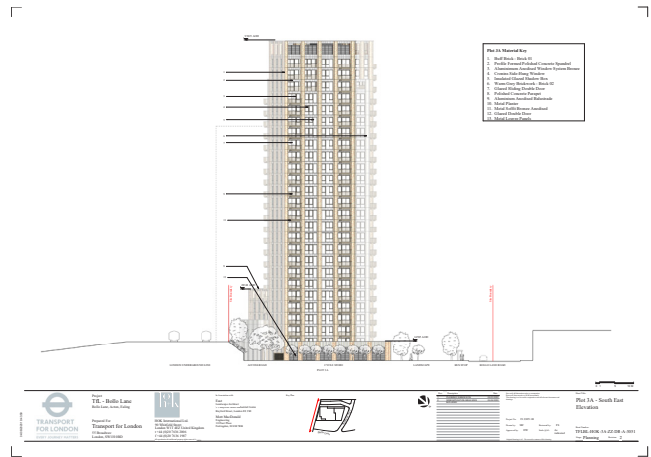
### **S96A Proposal:**

The S96A proposal incorporates a clean, square plan to the balconies.

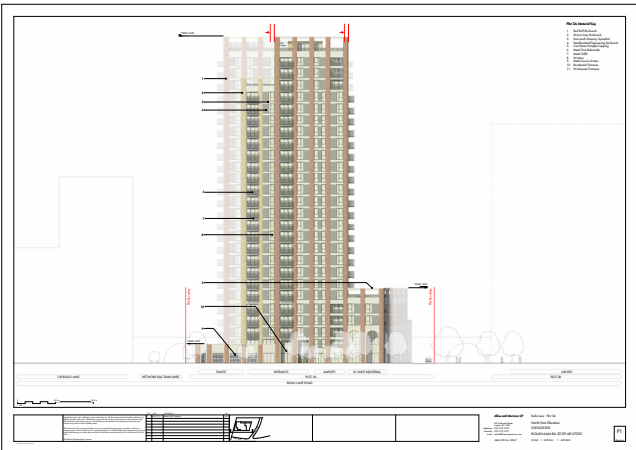
This also illustrates the 1.5m balustrade height required to mitigate against the impact wind to balconies.



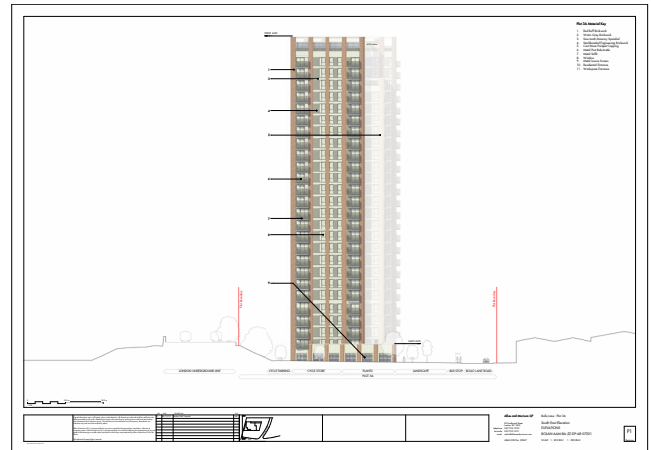
December 2021 Permission: Bollo Lane Elevation - TFLBL-HOK-3A-ZZ-DR-A-3050



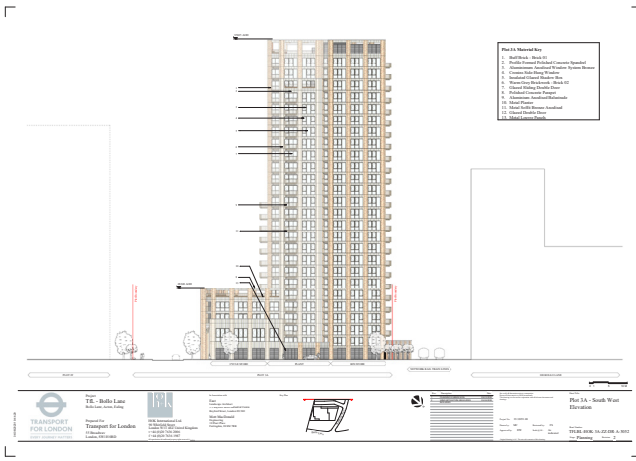
December 2021 Permission: South East Elevation - TFLBL-HOK-3A-ZZ-DR-A-3051



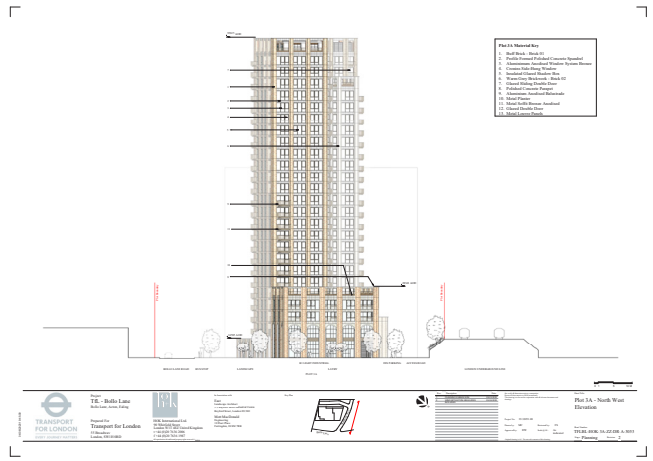
S96A Proposal: Bollo Lane Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07200



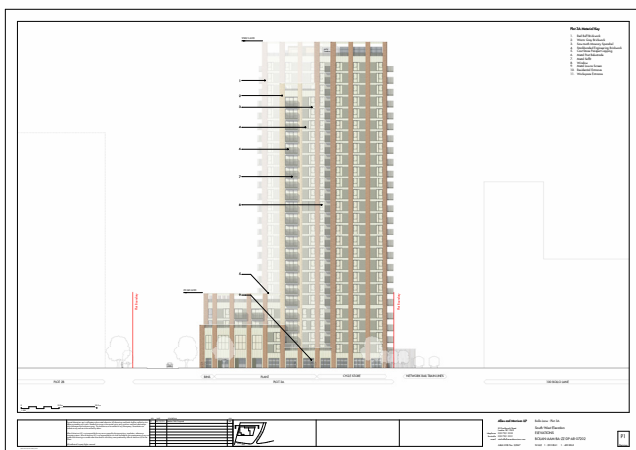
S96A Proposal: South East Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07201



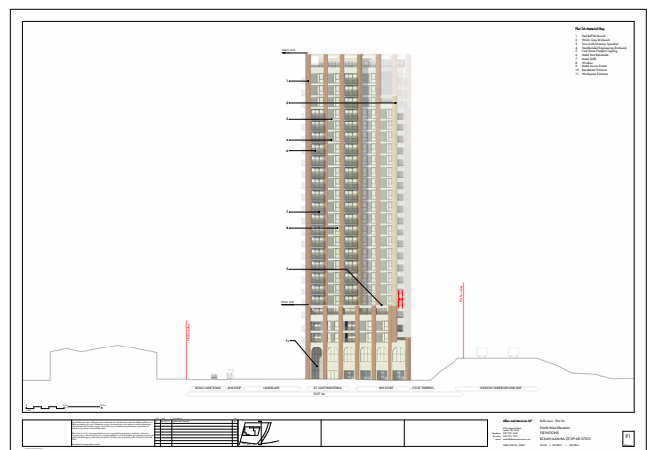
December 2021 Permission: South West Elevation - TFLBL-HOK-3A-ZZ-DR-A-3052



December 2021 Permission: Stanhope Way Elevation - TFLBL-HOK-3A-ZZ-DR-A-3053



S96A Proposal: South West Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07202



S96A Proposal: Stanhope Way Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07203

## External finishes and materials

The material quality of the 2021 Permission were selected to provide a coherent identity to the scheme, while reinforcing the historical identity of the site.

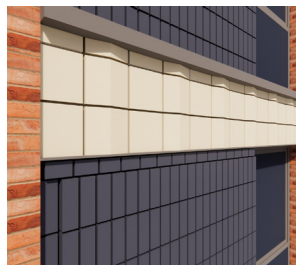
The main palette of material is masonry and glass.

The S96A Proposal makes the following amendments the external finishes and materials.



**2021 Permission:** Textured masonry beams.

December 2021 Permission; Masonry beams span above window openings and between brick piers. They are generally 3.2m wide to give horizontal ordering to the building. Formed in concrete, they are highly textured to give a playfulness and refinement to the elevations. This material will be polished and due to its light colour will act in contrast to the brickwork.



**S96A Proposal:** Sawtooth brickwork.



The S96A Proposal includes for a sawtooth brickwork profile in light buff colour that will provide an equally playful, refinement to the elevations.



**2021 Permission:** Glazed shadowbox window panel.



**2021 Permission:** Light bronze metalwork.

Glazed shadowbox infill panels incorporated into the plan to receive partywalls, internal partitions and/ or kitchen layouts.

NB: glazed shadowbox detail no longer be permissible to provide adequate fire or acoustic separation between properties.



**S96A Proposal:** Staffordshire blue engineering brickwork..



**S96A Proposal:** Mid-grey metalwork.

Stackbonded staffordshire blue engineering brickwork panel.

Metalwork colour amended in response to the masonry infill panel selection.



## 2.6 Corrections and Clarity of Drawn Information

### Introduction

In the preparation of material in support of the S96A Proposal it has been necessary to separate out non-typical floor plans, reallocate typical floors and, where necessary, introduce new drawings.

### **TFLBL-HOK-3A-ZZ-DR-A-1206**

Plot 3A - General Arrangement Plan - Residential Mezzanine.

For clarity of information this S96A Proposal consolidates the residential mezzanine floor plan and Level 1 Light Industrial Level Floor Plan into a single Mezzanine Level Floor Plan.

### **TFLBL-HOK-3A-ZZ-DR-A-1209**

Plot 3A - General Arrangement Plan - Levels 2 to 3.

General Arrangement drawing has been renamed to illustrate Level 2 only. A new General Arrangement drawing is prepared to illustrate Level 3.

### **TFLBL-HOK-3A-ZZ-DR-A-1214**

Plot 3A - General Arrangement Plan - Levels 22 to 23.

General Arrangement drawing has been amended to illustrate Level 22 only.

### **TFLBL-HOK-3A-ZZ-DR-A-1215**

Plot 3A - General Arrangement Plan - Levels 24.

General Arrangement drawing has been amended to illustrate Levels 23 to 24 only.

December 2021 Permission:			S96A Proposal:		
Drawing number:	Drawing title:	Revision:	Drawing number:	Drawing title:	Revision:
TFLBL-HOK-3A-ZZ-DR-A-1200	Plot 3A Site Location Plan	2		Plot 3A - Site Location Plan	N/A
TFLBL-HOK-3A-ZZ-DR-A-1201	Plot 3A - Block Plan	1		Plot 3A - Block Plan	N/A
TFLBL-HOK-3A-ZZ-DR-A-1202	Plot 3A - Demolition Plan	1		Plot 3A - Demolition Plan	N/A
TFLBL-HOK-3A-00-DR-A-1203	Plot 3A Setting Out Plan	2	22067-AAM-ZZ-07-DR-A-07090	Plot 3A Setting Out Plan	P1
TFLBL-HOK-3A-00-DR-A-1204	Plot 3A Access, Circulation, Refuse & Parking Strategy	2	22067-AAM-ZZ-07-DR-A-07095	Plot 3A Access, Circulation, Refuse & Parking Strategy	P1
TFLBL-HOK-3A-00-DR-A-1205	Plot 3A General Arrangement Plan - Ground Floor	3	BOLAN-AAM-BA-00-DP-AR-07100	Plot 3A - General Arrangement Plan - Ground Floor	P1
TFLBL-HOK-3A-ZZ-DR-A-1206	Plot 3A General Arrangement Plan - Residential Mezzanine	2	BOLAN-AAM-BA-0M-DP-AR-07150	Plot 3A General Arrangement Plan - Mezzanine	P1
TFLBL-HOK-3A-ZZ-DR-A-1207	Plot 3A General Arrangement Plan - Level 1 Light Industrial	2	General Arrangement omitted from submission pack.		
TFLBL-HOK-3A-ZZ-DR-A-1208	Plot 3A General Arrangement Plan - Level 1 Residential	2	BOLAN-AAM-BA-01-DP-AR-07101	Plot 3A General Arrangement Plan - Level 01	P1
TFLBL-HOK-3A-ZZ-DR-A-1209	Plot 3A General Arrangement Plan - Levels 2 to 3	2	BOLAN-AAM-BA-02-DP-AR-07102	Plot 3A General Arrangement Plan - Level 02	P1
TFLBL-HOK-3A-04-DR-A-1210	Plot 3A General Arrangement Plan - Level 4	2	BOLAN-AAM-BA-03-DP-AR-07103	Plot 3A General Arrangement Plan - Level 03	P1
TFLBL-HOK-3A-ZZ-DR-A-1211	Plot 3A General Arrangement Plan - Levels 5 to 11	2	BOLAN-AAM-BA-04-DP-AR-07104	Plot 3A General Arrangement Plan - Level 04	P1
TFLBL-HOK-3A-12-DR-A-1212	Plot 3A General Arrangement Plan - Level 12	2	BOLAN-AAM-BA-05-DP-AR-07105	Plot 3A General Arrangement Plan - Levels 05 - 11	P1
TFLBL-HOK-3A-ZZ-DR-A-1213	Plot 3A General Arrangement Plan - Levels 13 to 21	2	BOLAN-AAM-BA-12-DP-AR-07112	Plot 3A General Arrangement Plan - Level 12	P1
TFLBL-HOK-3A-ZZ-DR-A-1214	Plot 3A General Arrangement Plan - Levels 22 and 23	2	BOLAN-AAM-BA-13-DP-AR-07113	Plot 3A General Arrangement Plan - Levels 13 - 21	P1
TFLBL-HOK-3A-24-DR-A-1215	Plot 3A General Arrangement Plan - Level 24	2	BOLAN-AAM-BA-22-DP-AR-07122	Plot 3A General Arrangement Plan - Level 22	P1
TFLBL-HOK-3A-25-DR-A-1216	Plot 3A General Arrangement Plan - Level 25	2	BOLAN-AAM-BA-24-DP-AR-07123	Plot 3A General Arrangement Plan - Levels 23 - 24	P1
TFLBL-HOK-3A-25-DR-A-1216	Plot 3A General Arrangement Plan - Level 25	2	BOLAN-AAM-BA-25-DP-AR-07125	Plot 3A General Arrangement Plan - Level 25	P1
TFLBL-HOK-3A-RF-DR-A-1217	Plot 3A General Arrangement Plan - Roof Plan	2	BOLAN-AAM-BA-26-DP-AR-07126	Plot 3A General Arrangement Plan - Roof Level	P1
TFLBL-HOK-3A-ZZ-DR-A-1250	Plot 3A ISO - Lower Level	1	BOLAN-AAM-BA-ZZ-DP-AR-07800	Plot 3A 3D and Bay Study Views - ISO - Lower Level	P1
TFLBL-HOK-3A-ZZ-DR-A-1251	Plot 3A ISO - Full Building	1	BOLAN-AAM-BA-ZZ-DP-AR-07801	Plot 3A 3D and Bay Study Views - ISO - Full Building	P1
TFLBL-HOK-3A-ZZ-DR-A-1252	Plot 3A ISO - Upper Level	1	BOLAN-AAM-BA-ZZ-DP-AR-07802	Plot 3A 3D and Bay Study Views - ISO - Upper Levels	P1
TFLBL-HOK-3A-ZZ-DR-A-3050	Plot 3A Bollo Lane Elevation	2	BOLAN-AAM-BA-ZZ-DP-AR-07200	Plot 3A Elevation - North-East Elevation	P1
TFLBL-HOK-3A-ZZ-DR-A-3051	Plot 3A South-East Elevation	2	BOLAN-AAM-BA-ZZ-DP-AR-07201	Plot 3A Elevation - South-East Elevation	P1
TFLBL-HOK-3A-ZZ-DR-A-3052	Plot 3A South-West Elevation	2	BOLAN-AAM-BA-ZZ-DP-AR-07202	Plot 3A Elevation - South-West Elevation	P1
TFLBL-HOK-3A-ZZ-DR-A-3053	Plot 3A North-West Elevation	2	BOLAN-AAM-BA-ZZ-DP-AR-07203	Plot 3A Elevation - North-West Elevation	P1
TFLBL-HOK-3A-ZZ-DR-A-3054	Plot 3A Section A-A	1	BOLAN-AAM-BA-ZZ-DP-AR-07300	Plot 3A Section - Section A-A	P1
TFLBL-HOK-3A-ZZ-DR-A-3055	Plot 3A Section B-B	1	BOLAN-AAM-BA-ZZ-DP-AR-07301	Plot 3A Section - Section B-B	P1
TFLBL-HOK-3A-ZZ-DR-A-5010	Plot 3A Bay Study 01 - Entrance and Collonade	1	BOLAN-AAM-BA-ZZ-DP-AR-07400	Plot 3A 3D and Bay Study Views - Bay Study 01 - Entrance and Collonade	P1
TFLBL-HOK-3A-ZZ-DR-A-5011	Plot 3A Bay Study 02 - Mid Level	1	BOLAN-AAM-BA-ZZ-DP-AR-07401	Plot 3A 3D and Bay Study Views - Bay Study 02 - Mid Level	P1
TFLBL-HOK-3A-ZZ-DR-A-5012	Plot 3A Bay Study 03 - Roof Level	1	BOLAN-AAM-BA-ZZ-DP-AR-07402	Plot 3A 3D and Bay Study Views - Bay Study 03 - Roof Level	P1
TFLBL-HOK-3A-ZZ-DR-A-1220	Plot 3A Unit Plan - 1B2P Type A	1	BOLAN-AAM-BA-ZZ-DP-AR-07600	Plot 3A Unit Type - 1B2P_A_Type 101	P1
TFLBL-HOK-3A-ZZ-DR-A-1221	Plot 3A Unit Plan - 1B2P Type B	1	BOLAN-AAM-BA-ZZ-DP-AR-07601	Plot 3A Unit Type - 1B2P_A_Type 102	P1
TFLBL-HOK-3A-ZZ-DR-A-1222	Plot 3A Unit Plan - 1B2P Type C WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07602	Plot 3A Unit Type - 1B2P_A_Type 103	P1
TFLBL-HOK-3A-ZZ-DR-A-1223	Plot 3A Unit Plan - 1B2P Type D WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07603	Plot 3A Unit Type - 1B2P_A_Type 104	P1
TFLBL-HOK-3A-ZZ-DR-A-1224	Plot 3A Unit Plan - 1B2P Type E WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07604	Plot 3A Unit Type - 1B2P_A_Type 105	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07605	Plot 3A Unit Type - 1B2P_A_Type 106	P1
TFLBL-HOK-3A-ZZ-DR-A-1226	Plot 3A Unit Plan - 1B2P Type G	1	BOLAN-AAM-BA-ZZ-DP-AR-07606	Plot 3A Unit Type - 1B2P_A_Type 107	P1
TFLBL-HOK-3A-ZZ-DR-A-1227	Plot 3A Unit Plan - 1B2P Type H	1	BOLAN-AAM-BA-ZZ-DP-AR-07607	Plot 3A Unit Type - 1B2P_AW_Type 112	P1
TFLBL-HOK-3A-ZZ-DR-A-1229	Plot 3A Unit Plan - 2B4P Type A	1	BOLAN-AAM-BA-ZZ-DP-AR-07608	Plot 3A Unit Type - 1B2P_AW_Type 113	P1
TFLBL-HOK-3A-ZZ-DR-A-1230	Plot 3A Unit Plan - 2B4P Type B	1	BOLAN-AAM-BA-ZZ-DP-AR-07609	Plot 3A Unit Type - 2B4P_A_Type 201	P1
TFLBL-HOK-3A-ZZ-DR-A-1231	Plot 3A Unit Plan - 2B3P Type C WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07610	Plot 3A Unit Type - 2B4P_A_Type 202	P1
TFLBL-HOK-3A-ZZ-DR-A-1232	Plot 3A Unit Plan - 2B4P Type D	1	BOLAN-AAM-BA-ZZ-DP-AR-07611	Plot 3A Unit Type - 2B3P_A_Type 203	P1
TFLBL-HOK-3A-ZZ-DR-A-1233	Plot 3A Unit Plan - 2B4P Type E WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07612	Plot 3A Unit Type - 2B3P_A_Type 205	P1
TFLBL-HOK-3A-ZZ-DR-A-1234	Plot 3A Unit Plan - 2B4P Type F WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07613	Plot 3A Unit Type - 2B3P_A_Type 204	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07614	Plot 3A Unit Type - 2B3P_A_Type 206	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07615	Plot 3A Unit Type - 2B3P_AW_Type 211	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07616	Plot 3A Unit Type - 2B4P_AW_Type 212	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07617	Plot 3A Unit Type - 2B4P_AW_Type 213	P1
TFLBL-HOK-3A-ZZ-DR-A-1239	Plot 3A Unit Plan - 2B4P Type K WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07618	Plot 3A Unit Type - 2B4P_AW_Type 214	P1
-	-	-	BOLAN-AAM-BA-ZZ-DP-AR-07619	Plot 3A Unit Type - 3B5P_A_Type 301	P1
TFLBL-HOK-3A-ZZ-DR-A-1241	Plot 3A Unit Plan - 3B5P Type B WCA	1	BOLAN-AAM-BA-ZZ-DP-AR-07620	Plot 3A Unit Type - 1B2P_A_Type108	P1
TFLBL-HOK-3A-ZZ-DR-A-1242	Plot 3A Unit Plan - 3B5P Type C	1			

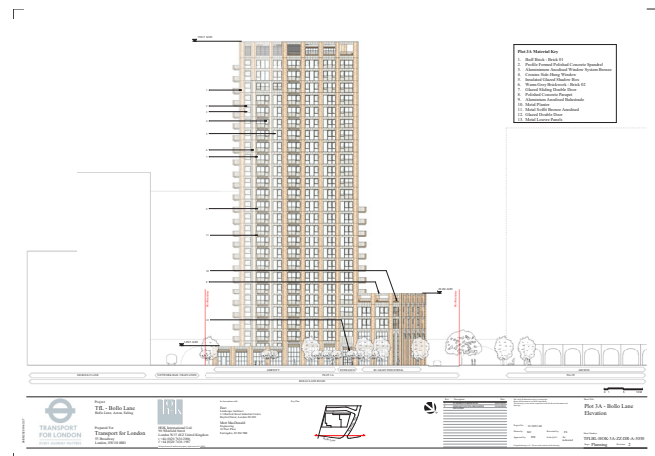
S96A Proposal: document register..





**December 2021 Permission:** The building design has a defined and articulated top.

The December 2021 Permission annotates the top of parapet at a height of +95,825m AOD, however the elevation and the parapet cap at the top of the building had been drawn at a ~1.8m lower height.



**December 2021 Permission:** Bollo Lane Elevation - TFLBL-HOK-3A-ZZ-DR-A-3050

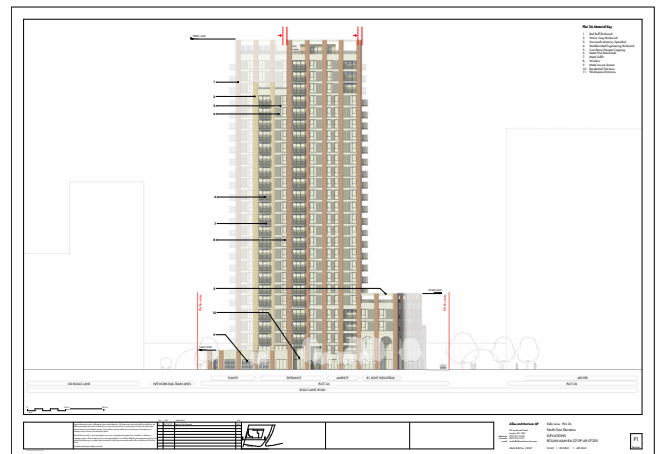
95825 AOD



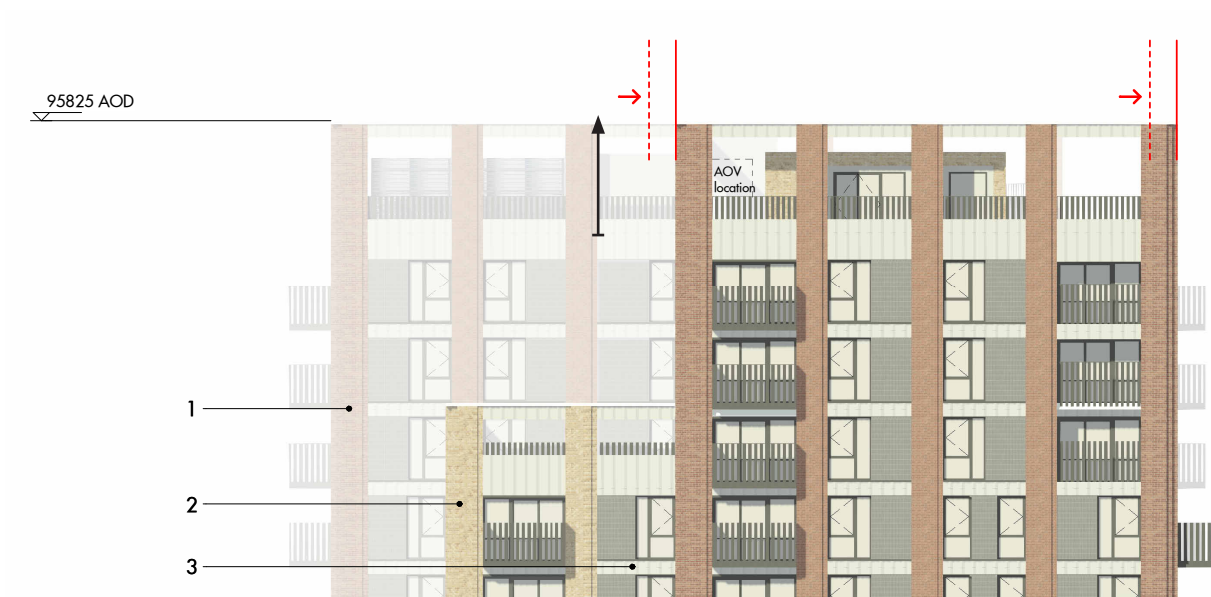
**December 2021 Permission:** Bollo Lane Elevation - TFLBL-HOK-3A-ZZ-DR-A-3050

The S96A Proposal has been drawn to correctly represent the parapet heights as reported in the 2021 Permission at +95,825m AOD.

The overall height of the S96A Proposal matches that of the December 2021 Permission.



S96A Proposal: Bollo Lane Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07200



S96A Proposal: Bollo Lane Elevation - BOLAN-AAM-BA-ZZ-DP-AR-07200



## 2.7 Landscape and Public Realm

This chapter describes the amendments within this Proposed S96A non-material amendments application relating to the public realm and landscape design. For clarity of information, amendments have been grouped into the following sub-headings

1. Parking, Servicing, Access
  - Key changes to access strategy following removal of road to rear of Plot 3A;
  - Removal of access road to the rear of Plot 3A and redistribution of car parking to Stanhope Way;
2. Urban Greening Factor
  - Updated UGF following recent amendments to the proposal;
3. Wind Mitigation
  - Amendments to public realm and landscape that omit wind baffles within the public realm and add improve wind conditions to the amenity terraces;
4. Tree Planting
  - Tree planting as further wind mitigation;
5. Hard Landscape
  - Changes to hard landscape following removal of access road and redistributed parking;
6. Play Space
  - Redistribution of play space following revised building footprint;
  - Amendments to ground floor public realm and landscape to accommodate more play space;

## 2.8 Overview



Key amendments to public realm and landscape include:

1. Removal of rear access road / introduction of cycle store.
2. Retention of existing embankment.
3. Relocated blue-badge parking to Stanhope Way.
4. Increased play / soft landscaping at ground floor.