

Royal Borough of Greenwich  
Directorate of Regeneration,  
Enterprise & Skills  
The Woolwich Centre,  
5<sup>th</sup> Floor,  
35 Wellington Street,  
London,  
SE18 6HQ

4348/0004/RN/RN  
Monday, 30 October 2023

Dear sir/ madam,

### **19/0512/F - 87 Blackwall Lane, Greenwich, SE10 0AP – Non – material Amendments**

#### **1.0 Non-Material Amendments**

- 1.1 Following detailed analysis, co-ordination and consultation with consultants such as Building Control, Fire officer and Secured by Design we have identified minor alterations that we would like to make to the approved scheme 19/0512/F.
- 1.2 The changes have been shown within drawings attached to this application and summarised as follows.

#### **2.0 Removal of one lift**

- 2.1 The omission of one lift has no impact on the external appearance of the building.
- 2.2 The one lift shown in our plans is an Evacuation lift with a dedicated electrical back up UPS room. The lift meets EN81:70 Disability Access and EN81:73 Behaviour of lift in a fire. This approach has been signed off by our building control consultant ACT and the fire officer, Fire Dynamics, on the project.

#### **3.0 Recessed Areas of Brick**

- 3.1 The approved elevations included areas of recessed brick above window heads at ground level and the upper most storey.
- 3.2 The latest proposals include additional areas of recessed brick to provide more wall space internally. This additional wall space is utilised to create more kitchen worktop space to meet...
  1. M(4)2 and M(4)3 minimum requirements for worktop length and future provision.
  2. Volume of Kitchen storage required as specified in our Employers Requirements.
- 3.3 Minimum requirements for lighting and ventilation are still met despite less glazing.
- 3.4 We explored alternative treatments to these areas including spandrel panels, protruding bricks and different brick colours. However we feel our proposal is the most appropriate and utilises aspects of

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the original design intent with areas of recessed brick shown in various locations.

#### **4.0 Railings at 3<sup>rd</sup> Floor Private Roof Terrace**

- 4.1 Flat 3-05 on Third Floor benefits from a relatively large private roof terrace.
- 4.2 For Building Regulations we must provide protection from falling as per approved document K.
- 4.3 Diagram 3.1 indicates External balconies should be protected to a height of 1100mm from floor finish.
- 4.4 The parapet is not high enough on its own. We propose to provide the railings instead of raising the parapet because this has less of a visual impact.

#### **5.0 Louvres**

- 5.1 Upon review of MEP proposals we have provided louvres for supply and extract of gases to suit their designs. These areas are clearly shown on the Elevations at the heads of windows or above windows.

#### **6.0 Stair case windows**

- 6.1 The approved drawings show windows in the corner from stair core to adjacent flats in the North from Ground floor to 3<sup>rd</sup> Floor.
- 6.2 The juxtaposition of these windows would potentially allow fire to spread from stairs to flat or vice versa.
- 6.3 We have reduced the width of the windows and moved them South to ensure that fire spread is no longer a concern.

#### **7.0 Enclosed Bike Store**

- 7.1 Following consultation with our Secure by Design Officer we have been asked to enclose the bike store with robust materials. The bike store walls will be constructed in similar materials to the rest of the building as shown in drawing 0334.

#### **8.0 Doors and windows reconfiguration**

- 8.1 This concerns the North Elevation of Commercial Unit 1.
- 8.2 One large window has been replaced with one door with louvres in the panel above and one smaller window. This achieves two things.
  - 1. Provides additional louvre area provision as required by the MEP engineer.
  - 2. Provides a shorter distance for the occupant of Commercial Unit 1 to walk to their bin store.

Yours sincerely

Rory Newell ba (hons) dip/arch arb riba  
Associate

For and on behalf of  
gdm architects

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