

GROSVENOR GARDEN'S HOUSE

TOWN PLANNING CONDITION 5(I) & LISTED BUILDING CONSENT CONDITION 4(I)
WINDOWS AND DORMERS

GGH-AUK-ZZ-ZZ-RP-A-07002 / C03 / 17.01.2024

CONTENTS

INTRODUCTION

DRAWINGS

CONSENTED EATON LANE ELEVATION

CONSENTED GROSVENOR GARDENS ELEVATION

CONSENTED BUCKINGHAM PALACE ROAD & BEESTON PL ELEVATION

PROPOSED EATON LANE ELEVATION - TYPICAL BRICK CLAD BAY AND CURTIAN WALL

PROPOSED EATON LANE ELEVATION - CENTRAL BAY

PROPOSED EATON LANE ELEVATION - CURTAIN WALL BAY

PROPOSED EATON LANE TYPICAL BRICK WALL BAY DETAIL

PROPOSED EATON LANE TYPICAL CURTAIN WALL BAY DETAIL

EATON LANE TYPICAL BRICK WALL WINDOW JAMB DETAIL

EATON LANE CURTAIN WALL PLAN DETAIL

EATON LANE GROUND FLOOR PLAN DETAIL

CONSENTED ROOF PLAN

ROOF SECTION AA

ROOF SECTION BB

ROOF SECTION CC

ROOF SECTION EE

ROOF SECTION DD

ROOF SECTION FF (FORMERLY JJ)

ROOF SECTION GG (FORMERLly KK)

ROOF DETAILS

6TH FLOOR ZINC DORMER SASH WINDOW

EATON LANE ZINC DORMER

6TH FLOOR ZINC DORMER HEAD /JAMB/SILL DETAIL

EATON LANE ZINC DORMER HEAD/JAMB/SILL DETAIL

INTRODUCTION

This document serves as information pursuant to the discharge of Condition 5(ii) to Planning Permission Ref. 21/06372/FULL and Condition 4(ii) to Listed Building Consent Ref. 21/07165/LBC.

Town Planning

Condition 5

“Notwithstanding the details shown on the proposed rear façade, you must apply to us for approval of detailed drawings, including specification of materials, of the following parts of the development:”

ii) Windows and Dormers

Listed Building Consent

Condition 4

“Notwithstanding the details shown on the proposed elevations, you must apply to us for approval or detailed drawings, including specification of materials of the following parts of the development:”

ii) Windows and Dormers

This document supersedes the previously submitted document “2173(02)752 - TP 5 & LBC 4 Windows & Dormers_Rev C”.

The following changes to the scheme have been included in this document:

The construction of the new Eaton Lane façade has changed from pre-cast concrete panels with an SFS backing to handset brickwork with and SFS backing. The changes related to this can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07320
- GGH-AUK-ZZ-ZZ-DR-A-07321
- GGH-AUK-ZZ-ZZ-DR-A-07322
- GGH-AUK-ZZ-ZZ-DR-A-07520
- GGH-AUK-ZZ-ZZ-DR-A-07521
- GGH-AUK-ZZ-ZZ-DR-A-07522
- GGH-AUK-ZZ-ZZ-DR-A-07523
- GGH-AUK-ZZ-ZZ-DR-A-07524
- GGH-AUK-ZZ-ZZ-DR-A-07526
- GGH-AUK-ZZ-ZZ-DR-A-07527
- GGH-AUK-ZZ-00-DR-A-07111
- GGH-AUK-ZZ-07-DR-A-07326
- GGH-AUK-ZZ-07-DR-A-07327
- GGH-AUK-ZZ-07-DR-A-07533
- GGH-AUK-ZZ-05-DR-A-07535

The doors to the UKPN room on Eaton Lane have been changed from a single door to a double door in line with UKPN requirements. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

The lift overrun to the east core lift has been slightly amended to correct a graphical error. The interface between the overrun and the mansard roof on Eaton Lane is lower than previously indicated. The overall massing of the overrun has not changed. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

Joints to the stonework panels on Eaton Lane have been added indicatively. These were not previously included but will be needed to ensure the scheme is buildable. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

The platform lift in the undercroft on Eaton Lane has been amended to show a glass-fronted lift rather than the stone-clad lift previously indicated. This follows further engagement with lift suppliers which has revealed that the stone-fronted lift is not feasible. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

The stairs to the rear entrance on Eaton Lane have been reduced in width to create more space for vehicles manoeuvring into the car lifts and reduce the risk of a collision with the stair handrails. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

The sills at the base of the inset brick panels on the Eaton Lane façade have been amended. Previously stone sills were shown under the windows but no sill indicated at the point where the brickwork steps out. The stone sills below the windows remain as before and a metal flashing has been introduced to the step in the brickwork. This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07320
- GGH-AUK-ZZ-ZZ-DR-A-07321

The spandrels to the windows and curtain walls were previously shown as white. These have been changed to reflect the design intent that they match the colour of the framing (Grey, RAL colour 7024). This change can be seen on the following drawings:

- GGH-AUK-ZZ-ZZ-DR-A-07120

CONSENTED EATON LANE ELEVATION

TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



C01	28/09/23	FOR PLANNING	TS	EM
C02	08/11/23	FOR PLANNING	TS	EM
C03	17/01/24	FOR PLANNING	TS	EM
Rev	Date		By	Authorised

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Client
ARDMORE

Project
8 EATON LANE

Title
CONSENTED EATON LANE
ELEVATION

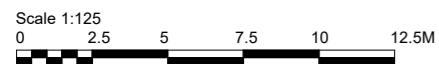
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17/01/24	TS	EM	DS

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Purpose of Issue
PLANNING

Drawing Number	Revision
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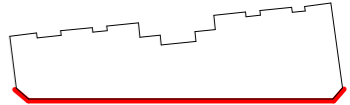
AUK Project Number
22127



CONSENTED GROSVENOR GARDENS ELEVATION

TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



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Client
ARDMORE

Project
8 EATON LANE

Title
CONSENTED GROSVENOR GARDENS ELEVATION

Date	Drawn	Checked	Authorised
28/09/23	TS	EM	DS

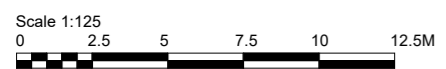
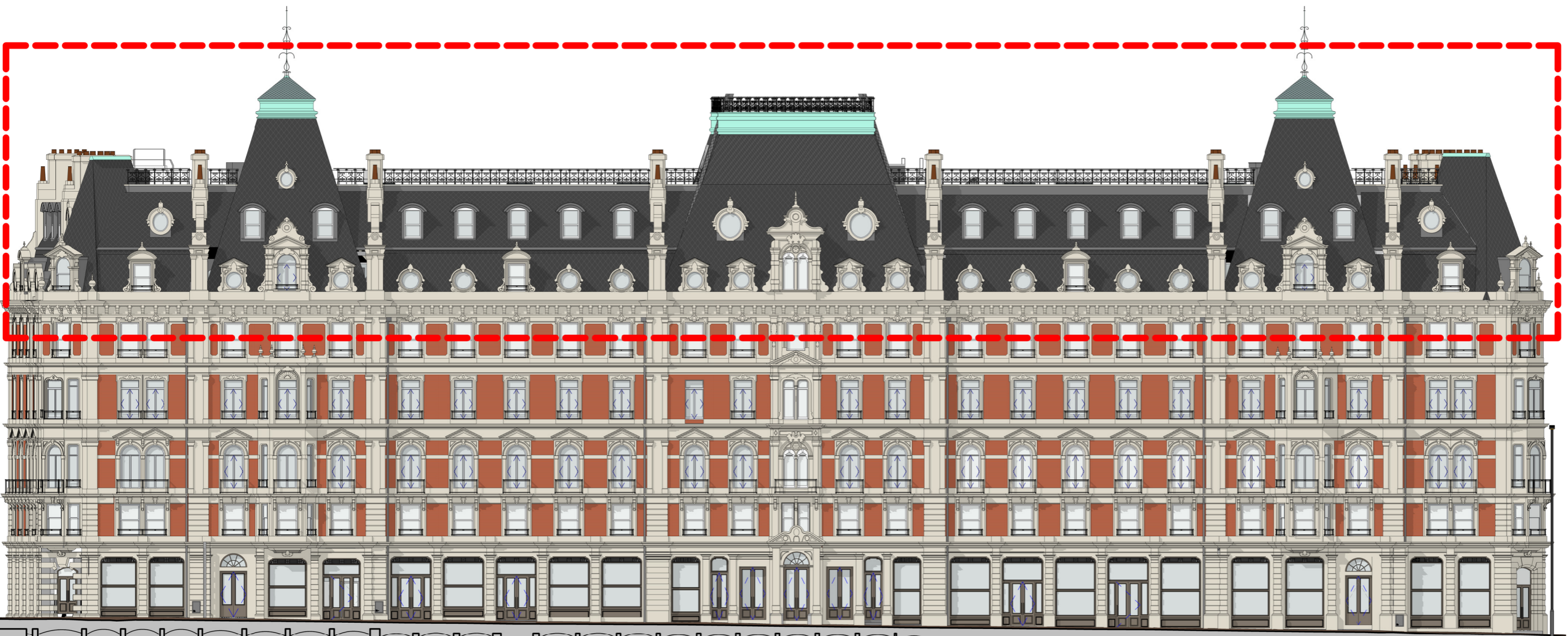
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Purpose of Issue
PLANNING

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AUK Project Number
22127

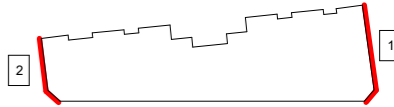
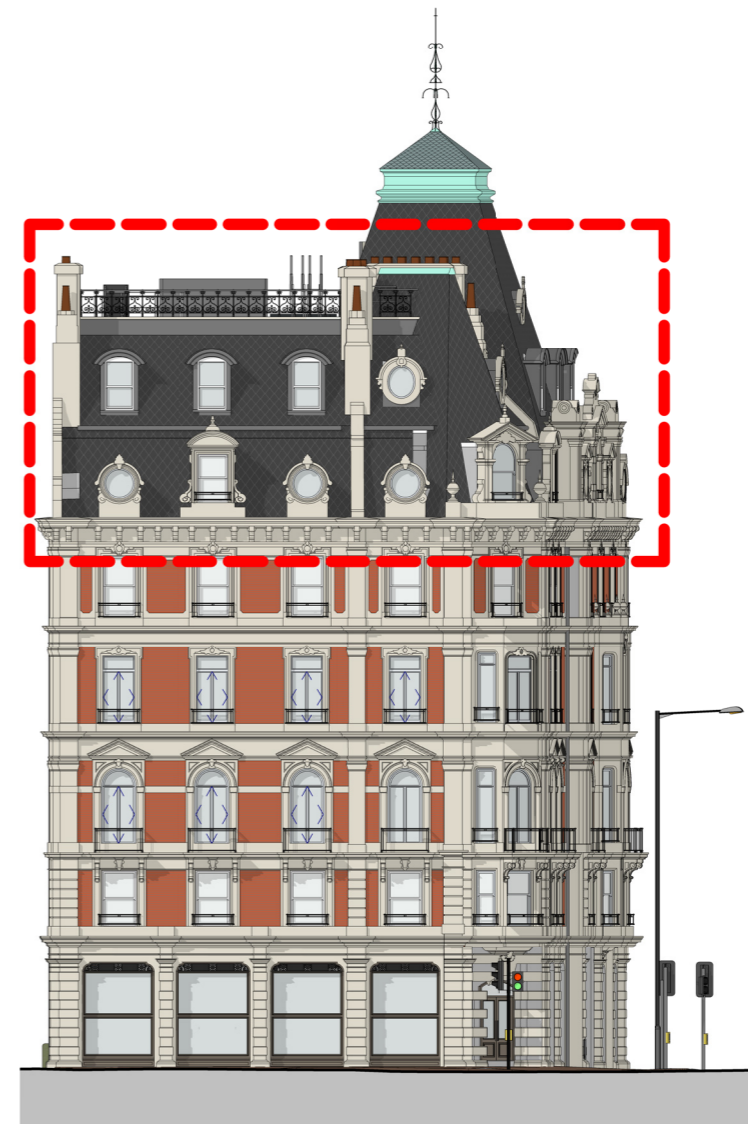
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CONSENTED BUCKINGHAM PALACE ROAD & BEESTON PL ELEVATION

TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



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Client
ARDMORE

Project
8 EATON LANE

Title
BEESTON AND BUCKINGHAM PALACE
ROAD ELEVATIONS

Date	Drawn	Checked	Authorised
28/09/23	TS	EM	DS

Scale
1 : 125@A1

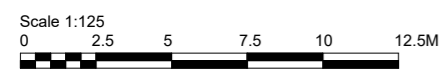
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PLANNING

Drawing Number	Revision
GGH-AUK-ZZ-DR-A-07122	C01

AUK Project Number
22127
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1 BUCKINGHAM PALACE ROAD ELEVATION
07122 1 : 125

2 BEESTON PLACE ELEVATION
07122 1 : 125



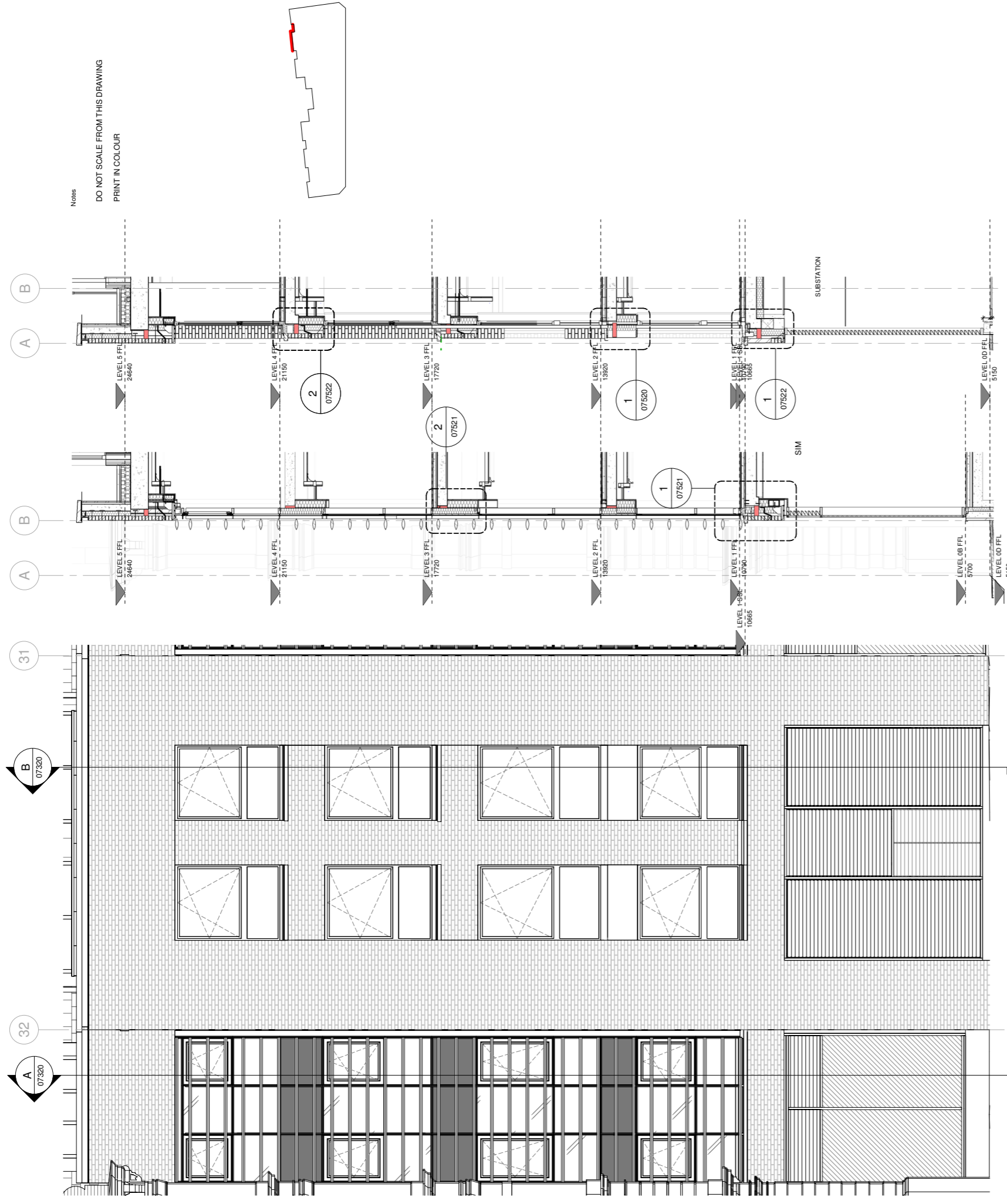
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PROPOSED EATON LANE ELEVATION

TYPICAL BRICK BAY AND CURTAIN WALL

Notes

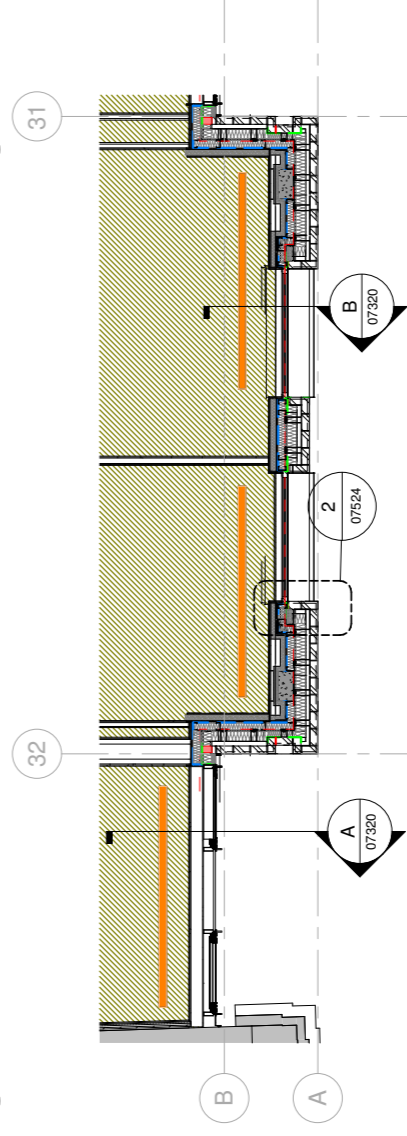
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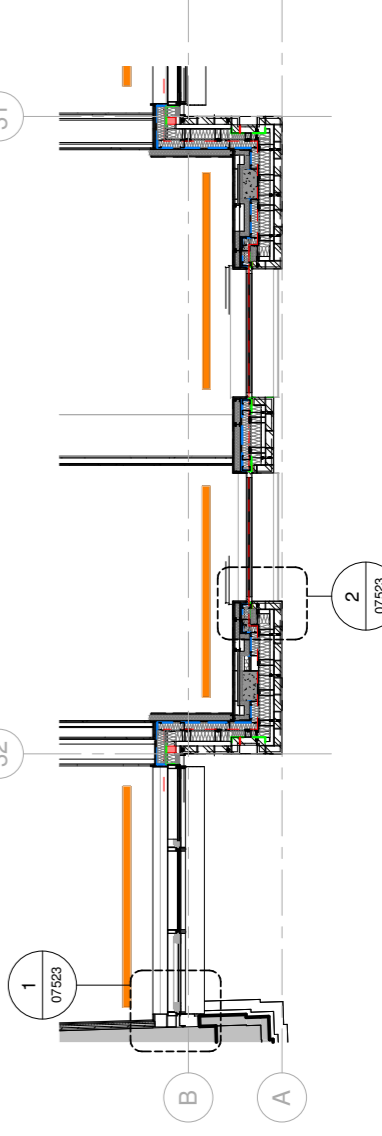
1 00-04 Eaton Lane Typical Brick and Cladding Bay Elevation
07320 1:50

A Eaton Lane - Typical Bay Section A
07320 1:50

B Eaton Lane - Typical Curtain Wall Bay Section B
07320 1:50



5 02 Second Floor Brick and Curtain Wall Slab Floor Plan
07320 1:50



2 02 Second Floor Brick and Curtain Wall Plan
07320 1:50

Scale 1:50



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Client
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Project
8 EATON LANE

Title
PROPOSED EATON LANE - TYPICAL BRICK BAY AND CURTAIN WALL ELEVATION

Date	Drawn	TS	EM	Checked	Authorised
08/11/23					

Scale
1:50@A1

Purpose of Issue
PLANNING

Drawing Number	Revision
GGH-AUK-ZZ-ZZ-DR-A-07320	C02
AUK Project Number	22127

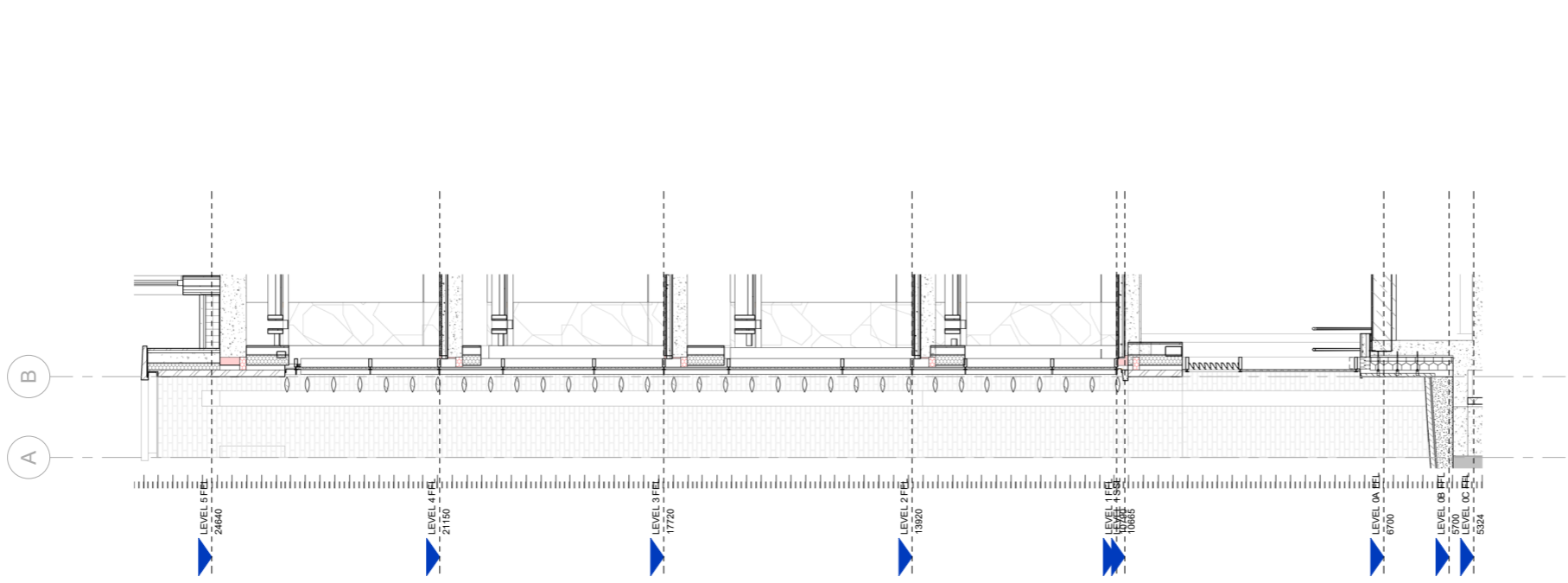
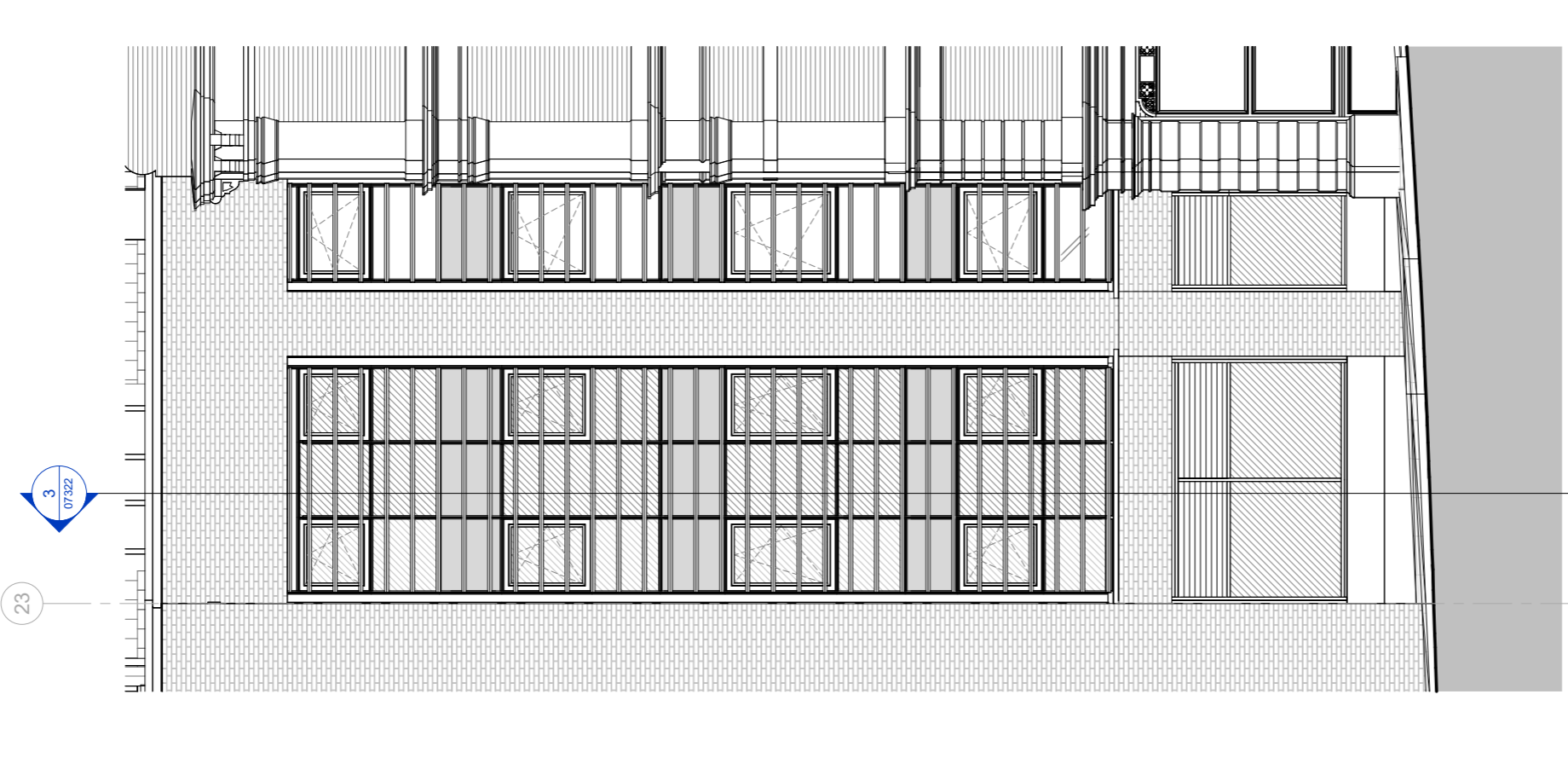
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PROPOSED EATON LANE ELEVATION

CENTRAL BAY

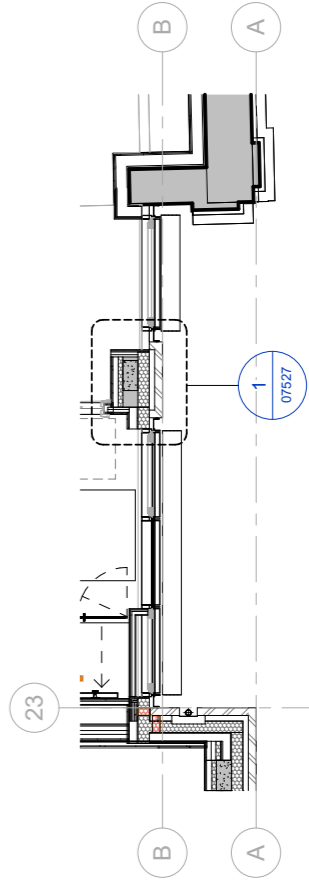
Notes

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1 00-04 Eaton Lane - Curtain Wall Bay (West) 1:50
07322

3 Eaton Lane - Curtain Wall Bay (West) Section 1:50
07322



2 02 Second Floor Curtain Wall Bay (West) Plan 1:50
07322

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Project
8 EATON LANE

Title
EATON LANE - CURTAIN WALL BAY (WEST)

Date	Drawn	Checked	Authorised
17/01/24	TS	EM	DS
Scale 1 : 50 @ A1			
Purpose of Issue PLANNING			

Drawing Number
GGH-AUK-ZZ-ZZ-DR-A-07322 Revision
C03
AUK Project Number
22127



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C01	24/09/23	FOR PLANNING	TS
C02	08/11/23	FOR PLANNING	TS
C03	17/01/24	FOR PLANNING	EM

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