

# GROSVENOR GARDEN'S HOUSE

TOWN PLANNING CONDITION 9 & LISTED BUILDING CONSENT CONDITION 7  
FLUES, VENTILATION & DRAINAGE

GGH-AUK-ZZ-ZZ-RP-A-07005 / C02 / 17.01.2024

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# INTRODUCTION

This document serves as information pursuant to the discharge of Condition 9 to Planning Permission Ref. 21/06372/FULL and Condition 7 to Listed Building Consent Ref. 21/07165/LBC.

## **Town Planning**

### **Condition 9**

"You must apply to us for approval of detailed drawings of the following parts of the development:-

The design, location and materials of all new external flues, vents and drainage pipework to include the new ventilation panels to the rear of the central roof pavilion.

- You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details."

## **Listed Building Consent**

### **Condition 7**

"You must apply to us for approval of detailed drawings showing the design, location and materials of all new external flues, vents and drainage pipework to include the new ventilation panels to the rear of the central roof pavilion.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details."

This document supersedes the previously submitted document "r2173(02)758 - TP 9 & LBC 7 Flues,Ventilation & Drainages\_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-07521

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-07150

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-07150

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-07150

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-07150

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-07150

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:

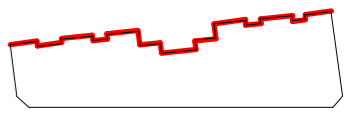
- GGH-AUK-ZZ-ZZ-DR-A-07150



# CONSENTED EATON LANE ELEVATION

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



P01 XXXXXX HOLD FOR PLANNING TS EM  
 Rev Date By Authorised

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 Web: www.aukettswanke.com

Client  
 ARDMORE

Project  
 8 EATON LANE

Title  
 CONSENTED EATON LANE  
 ELEVATION - Flues, Ventilation &  
 Drainage

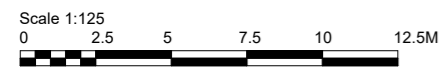
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Purpose of Issue  
 PLANNING

| Drawing Number        | Revision |
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22127  
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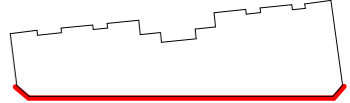


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# CONSENTED GROSVENOR GARDENS ELEVATION

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



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| C01 | 28/09/23 | FOR PLANNING | TS | EM         |
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Client  
**ARDMORE**

Project  
**8 EATON LANE**

Title  
**CONSENTED GROSVENOR GARDENS ELEVATION**

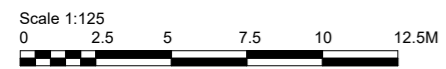
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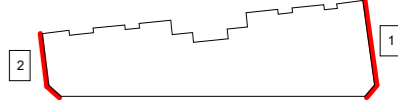
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# CONSENTED BUCKINGHAM PALACE ROAD & BEESTON PL ELEVATION

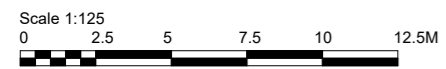
## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



1. BUCKINGHAM PALACE ROAD ELEVATION  
1: 125

2. BEESTON PLACE ELEVATION  
1: 125



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Client  
ARDMORE

Project  
8 EATON LANE

Title  
BEESTON AND BUCKINGHAM PALACE ROAD ELEVATIONS

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

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Purpose of Issue  
PLANNING

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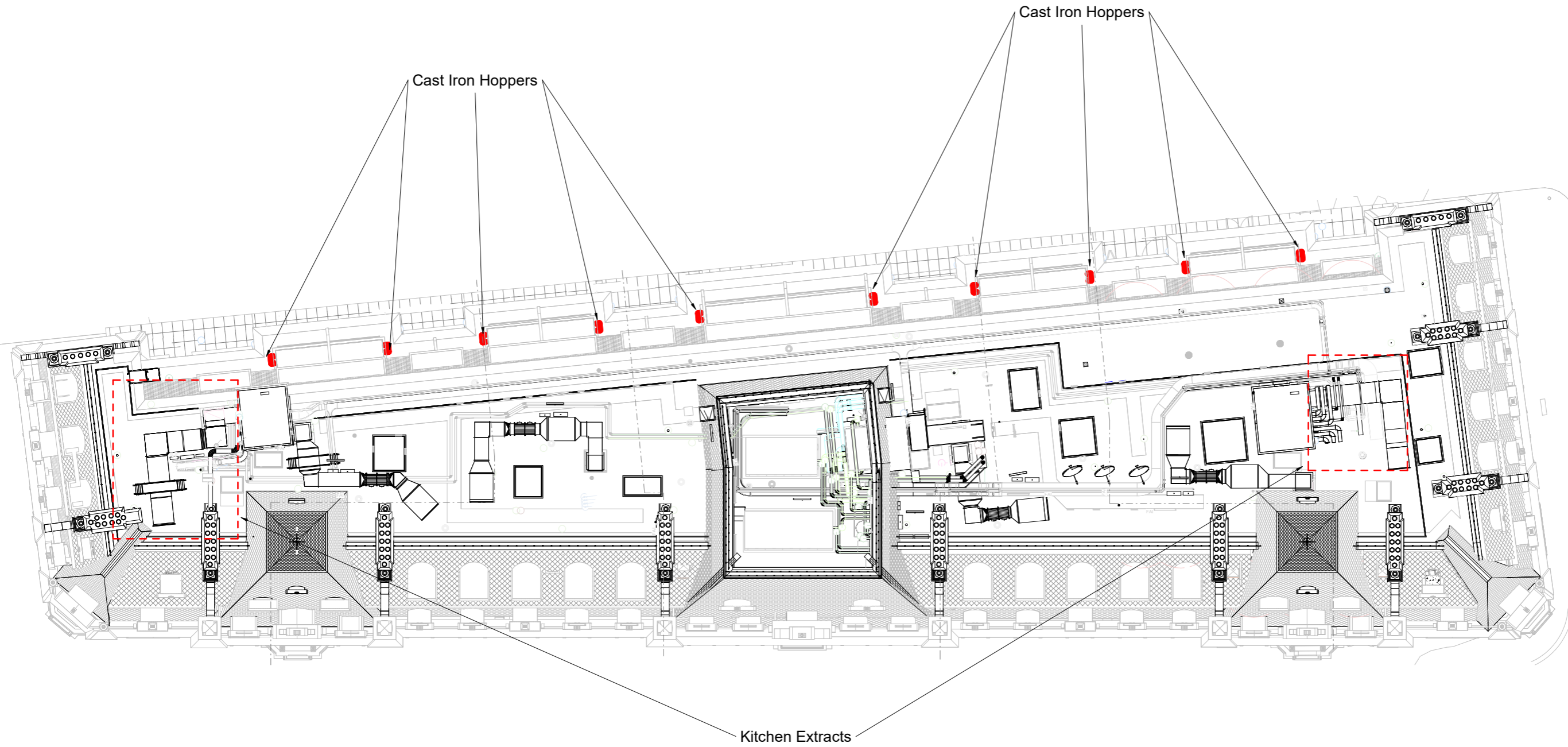
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22127  
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# CONSENTED ROOF PLAN

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



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|-----|----------|--------------|----|------------|
| C01 | 08/11/23 | FOR PLANNING | TS | EM         |
| C02 | 17/01/24 | FOR PLANNING | TS | EM         |
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**ARDMORE**

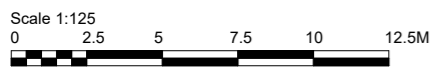
Project  
**8 EATON LANE**

Title  
**CONSENTED ROOF PLAN - Flues, Ventilation & Drainage**

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 Purpose of Issue  
**PLANNING**

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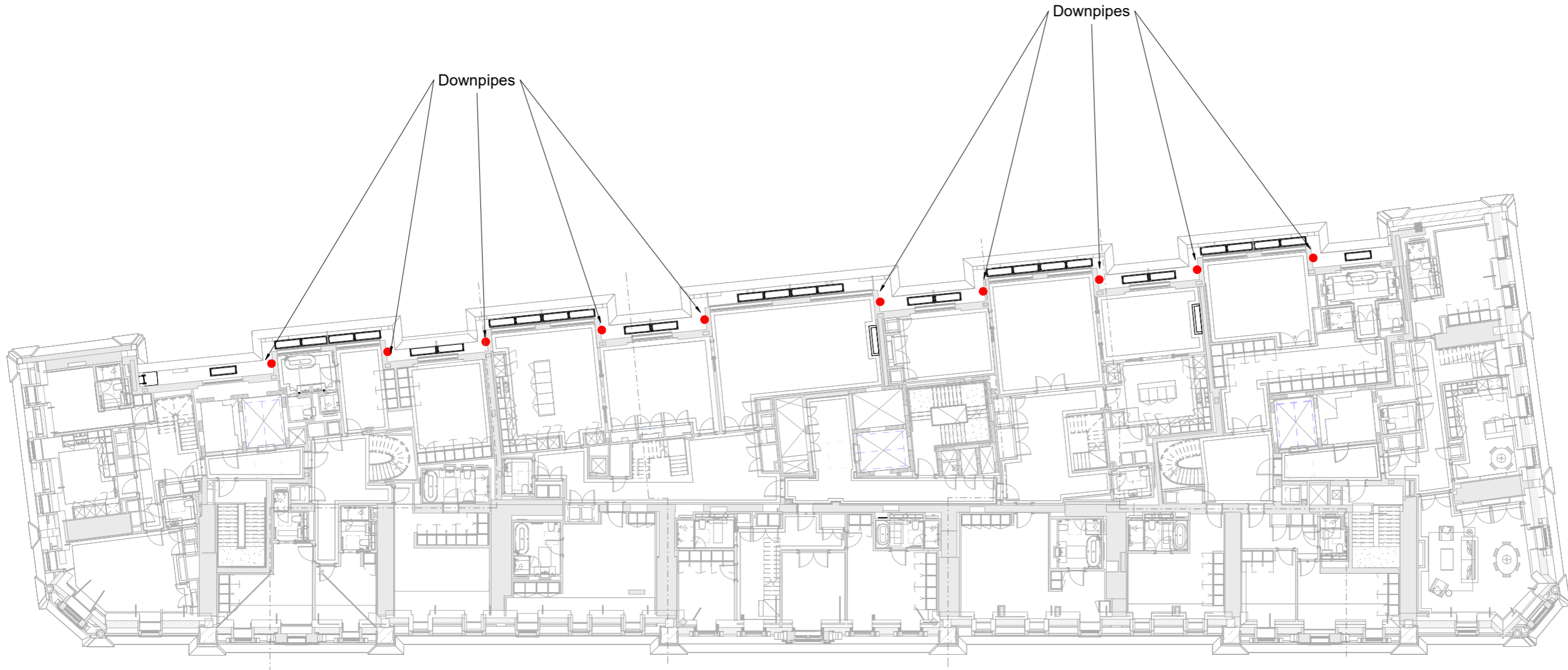


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# CONSENTED FIFTH FLOOR PLAN

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

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Client  
 ARDMORE

Project  
 8 EATON LANE

Title  
 CONSENTED FIFTH FLOOR PLAN -  
 Flues, Ventilation & Drainage

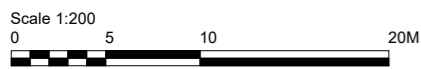
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Purpose of Issue  
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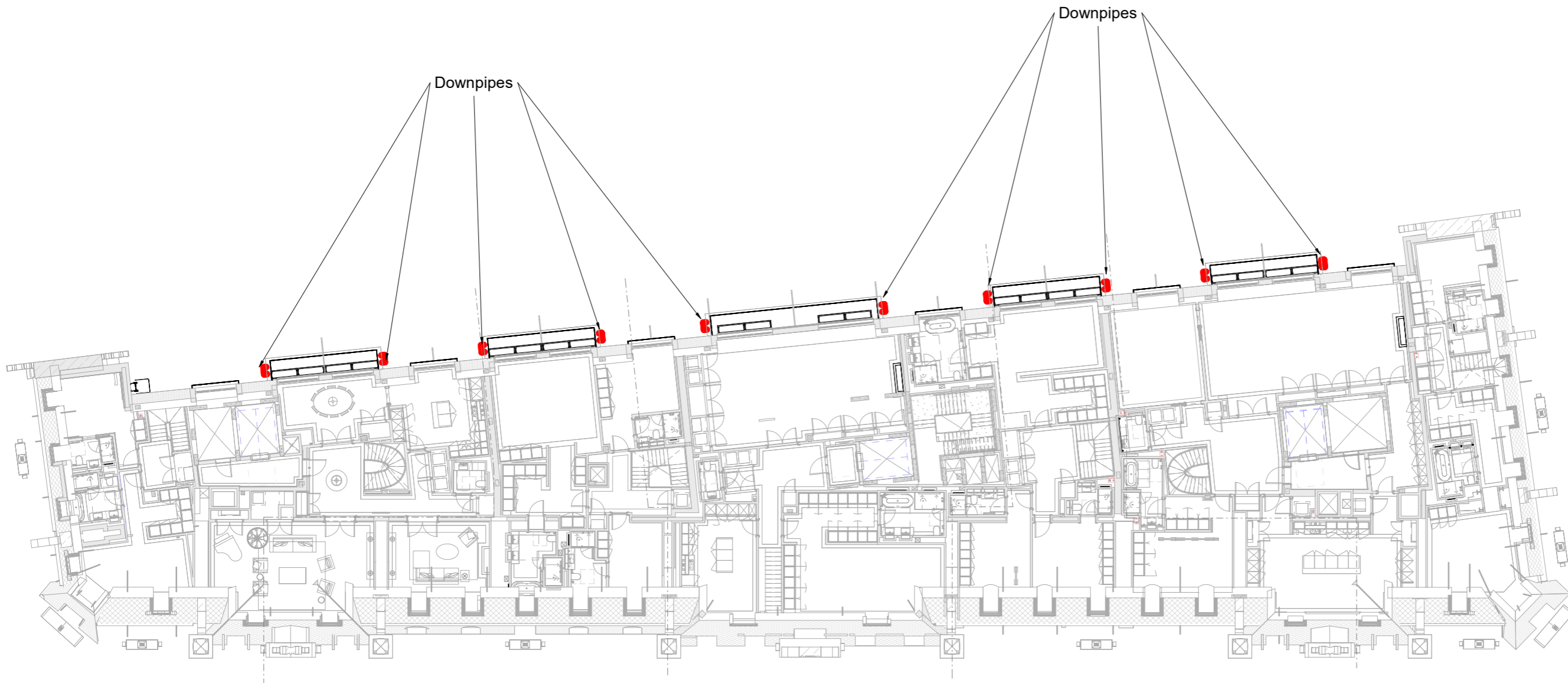


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# CONSENTED SIXTH FLOOR PLAN

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

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Client  
**ARDMORE**

Project  
**8 EATON LANE**

Title  
**CONSENTED SIXTH FLOOR PLAN -  
 Flues, Ventilation & Drainage**

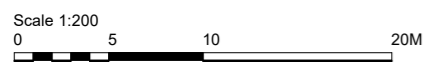
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Purpose of Issue  
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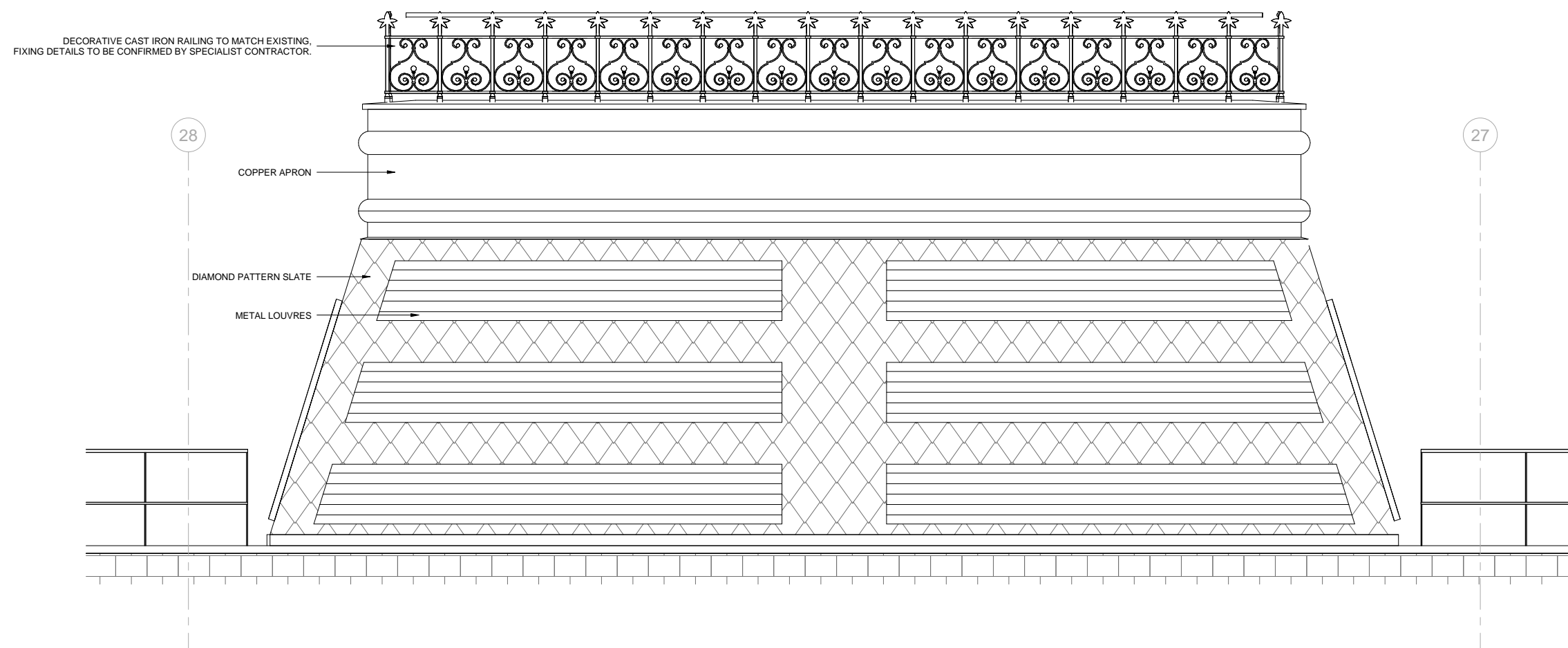
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# PROPOSED TURRET REAR ELEVATION

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



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Client  
ARDMORE

Project  
8 EATON LANE

Title  
PROPOSED TURRET REAR ELEVATION

| Date     | Drawn | Checked | Authorised |
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| 08/11/23 | TS    | EM      | DS         |

Scale  
1 : 25@A1

Purpose of Issue

PLANNING

| Drawing Number           | Revision |
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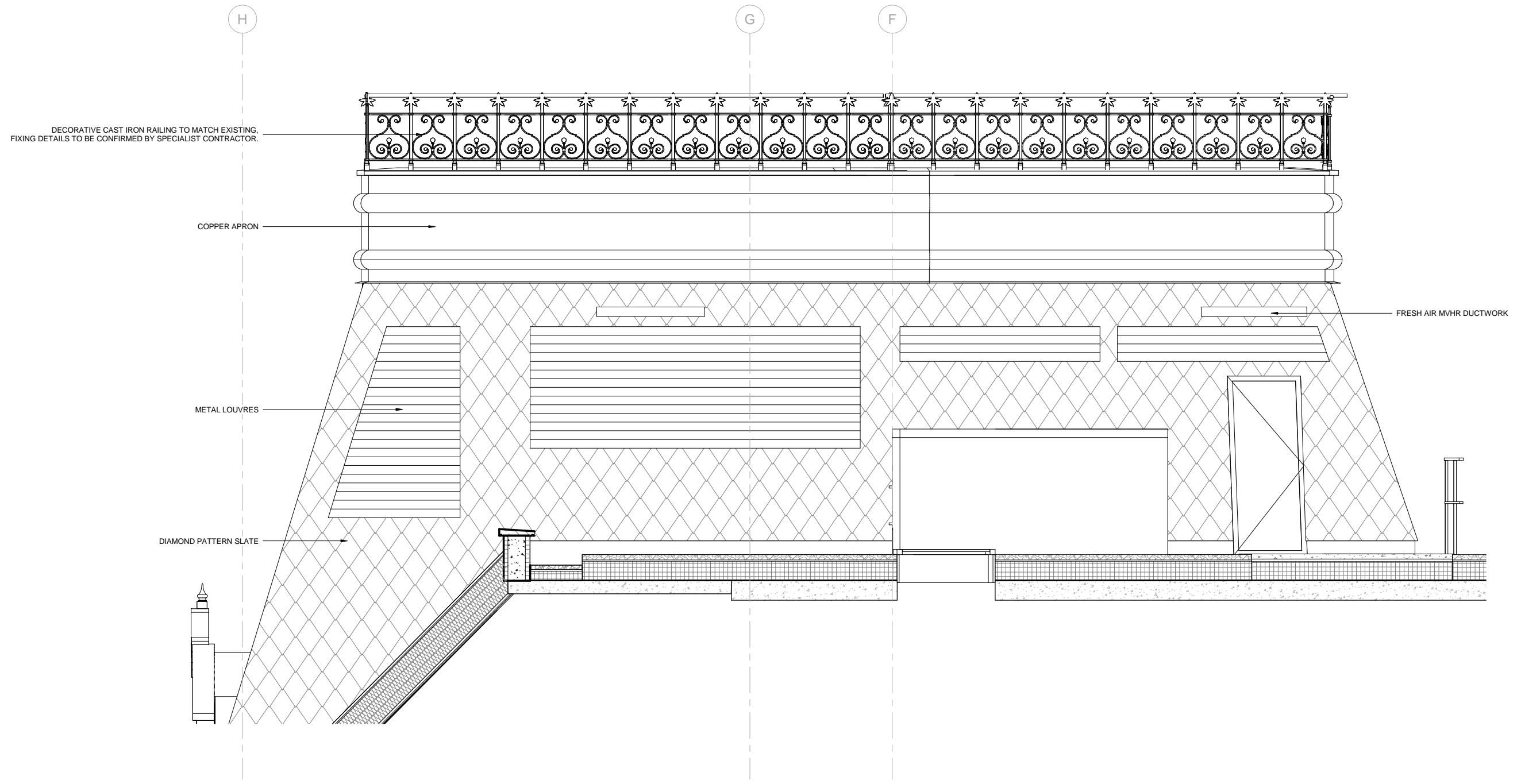
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I Turret Rear Elevation  
07350 1 : 25

# PROPOSED EATON LANE ELEVATION

## TYPICAL CURTIAN WALL BAY DETAIL

Notes



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Client  
**ARDMORE**

Project  
**8 EATON LANE**

Title  
**PROPOSED TURRET EAST ELEVATION**

| Date     | Drawn | Checked | Authorised |
|----------|-------|---------|------------|
| 08/11/23 | TS    | EM      | DS         |

Scale  
**1 : 25@A1**

Purpose of Issue  
**PLANNING**

| Drawing Number           | Revision |
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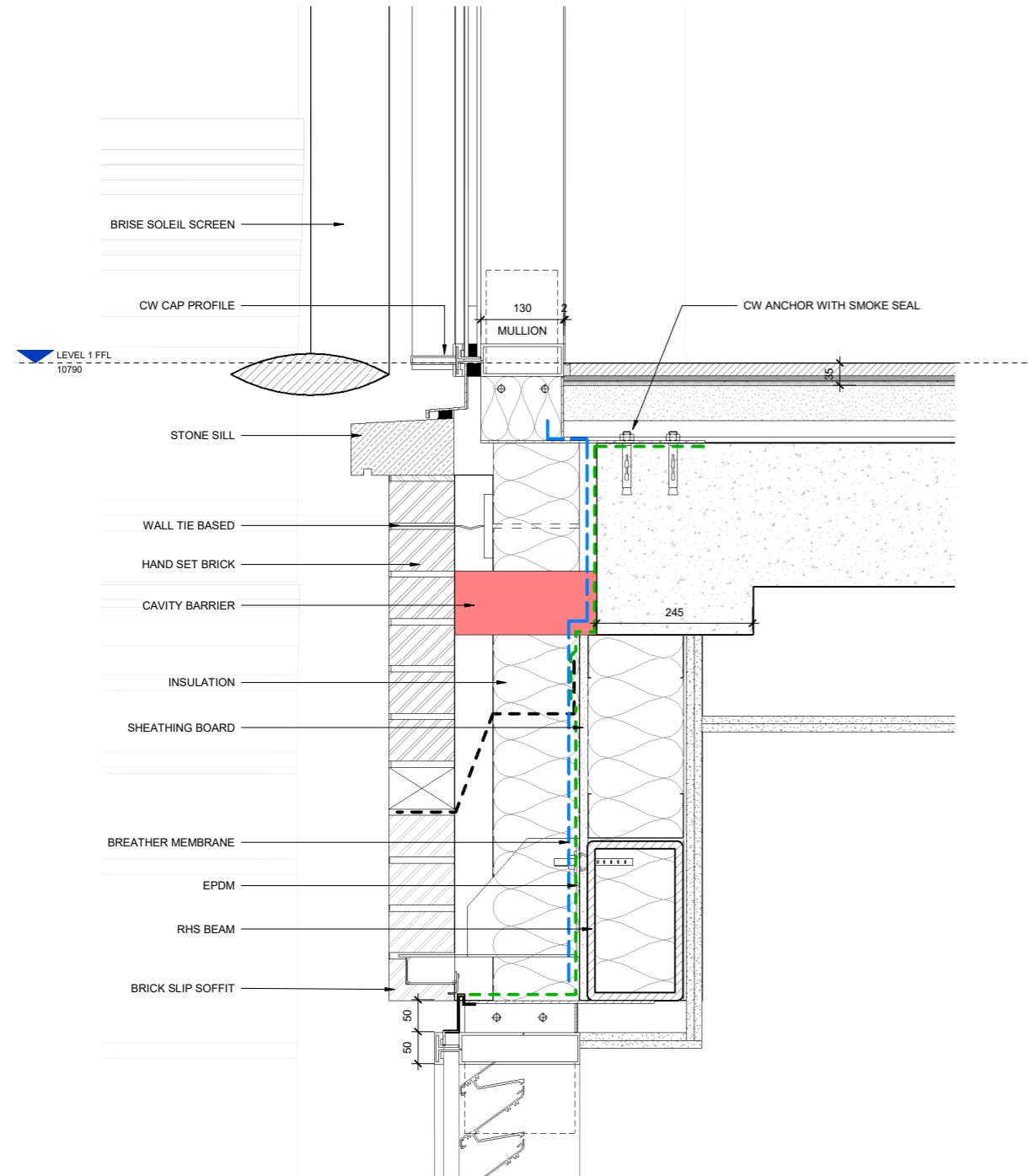
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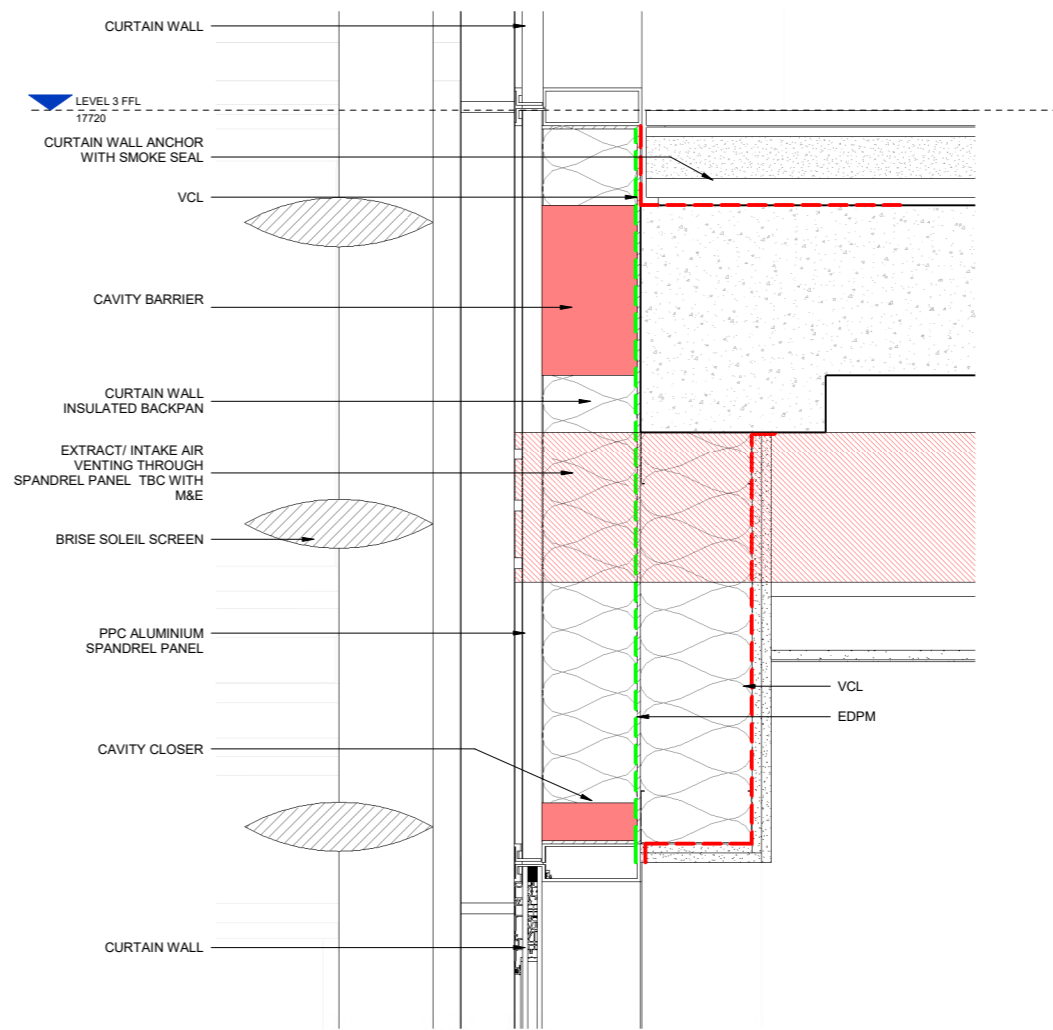
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# PROPOSED EATON LANE ELEVATION

## LL BAY DETAIL

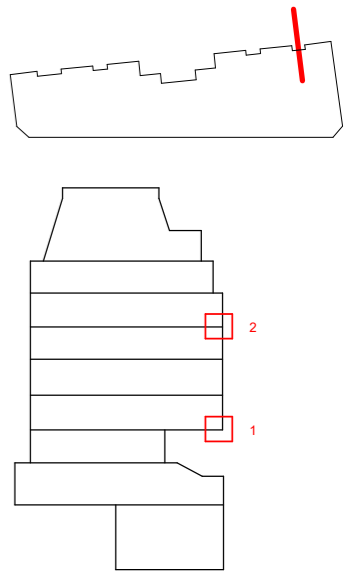


1 Eaton Lane - Typical Bay Section A - Detail 1  
07521 1:5



2 Eaton Lane - Typical Bay Section A - Detail 2  
07521 1:5

Notes



C01 28/09/23 FOR PLANNING TS EM  
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Client  
ARDMORE

Project  
8 EATON LANE

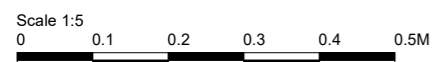
Title  
PROPOSED EATON LANE TYPICAL  
BRICK WALL BAY DETAIL (Sheet 02)

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

Scale  
As indicated@A1

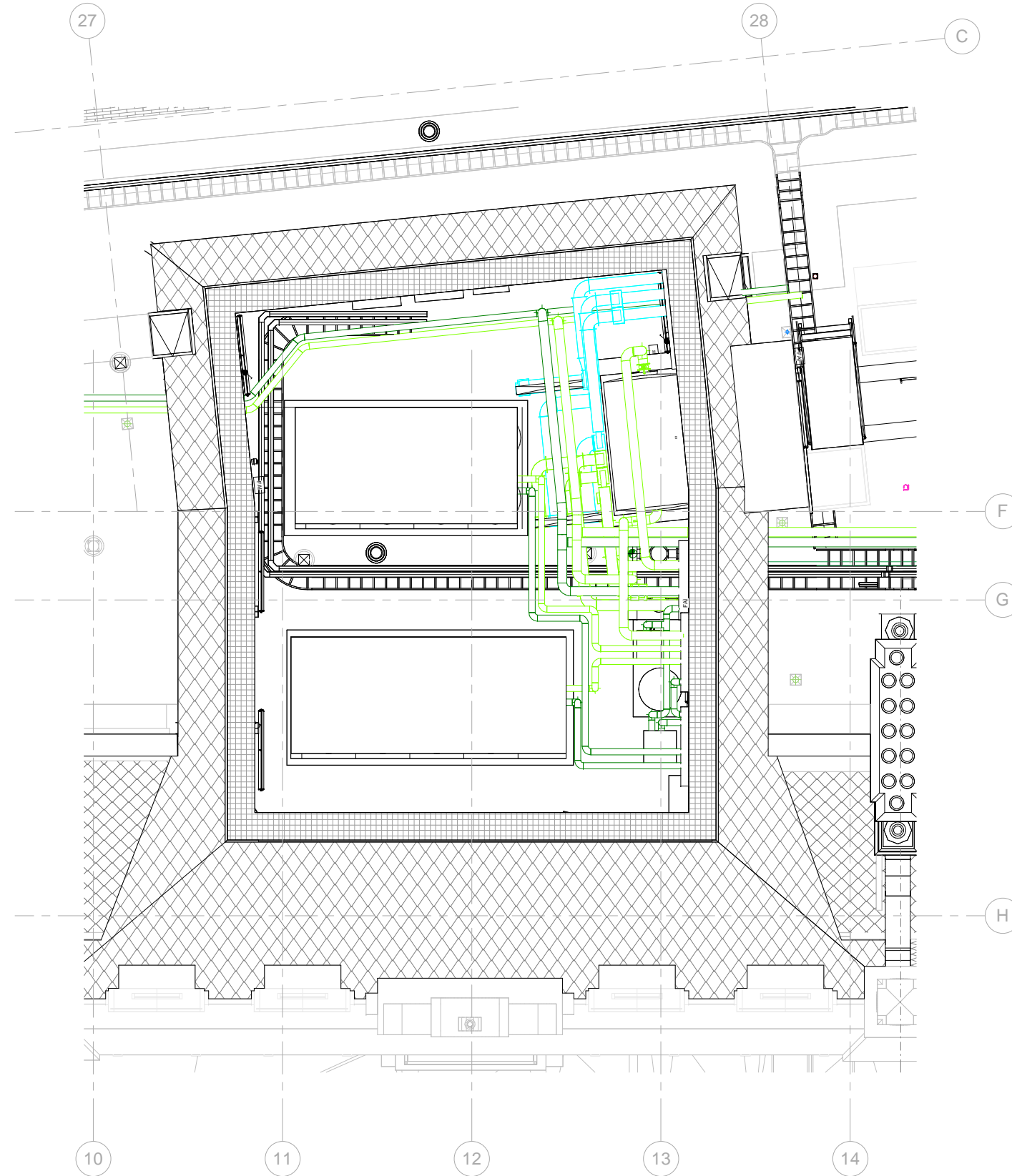
Purpose of Issue  
PLANNING

| Drawing Number        | Revision |
|-----------------------|----------|
| GGH-AUK-ZZ-DR-A-07521 | C01      |
| AUK Project Number    |          |
| 22127                 |          |



# PROPOSED CENTRAL TURRET PLAN

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS



Notes

C01 08/11/23 FOR PLANNING TS EM  
Rev Date By Authorised

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Client  
ARDMORE

Project  
8 EATON LANE

Title  
PROPOSED CENTRAL TURRET PLAN

| Date     | Drawn | Checked | Authorised |
|----------|-------|---------|------------|
| 08/11/23 | TS    | EM      | DS         |

Scale  
1 : 50@A1

Purpose of Issue  
PLANNING

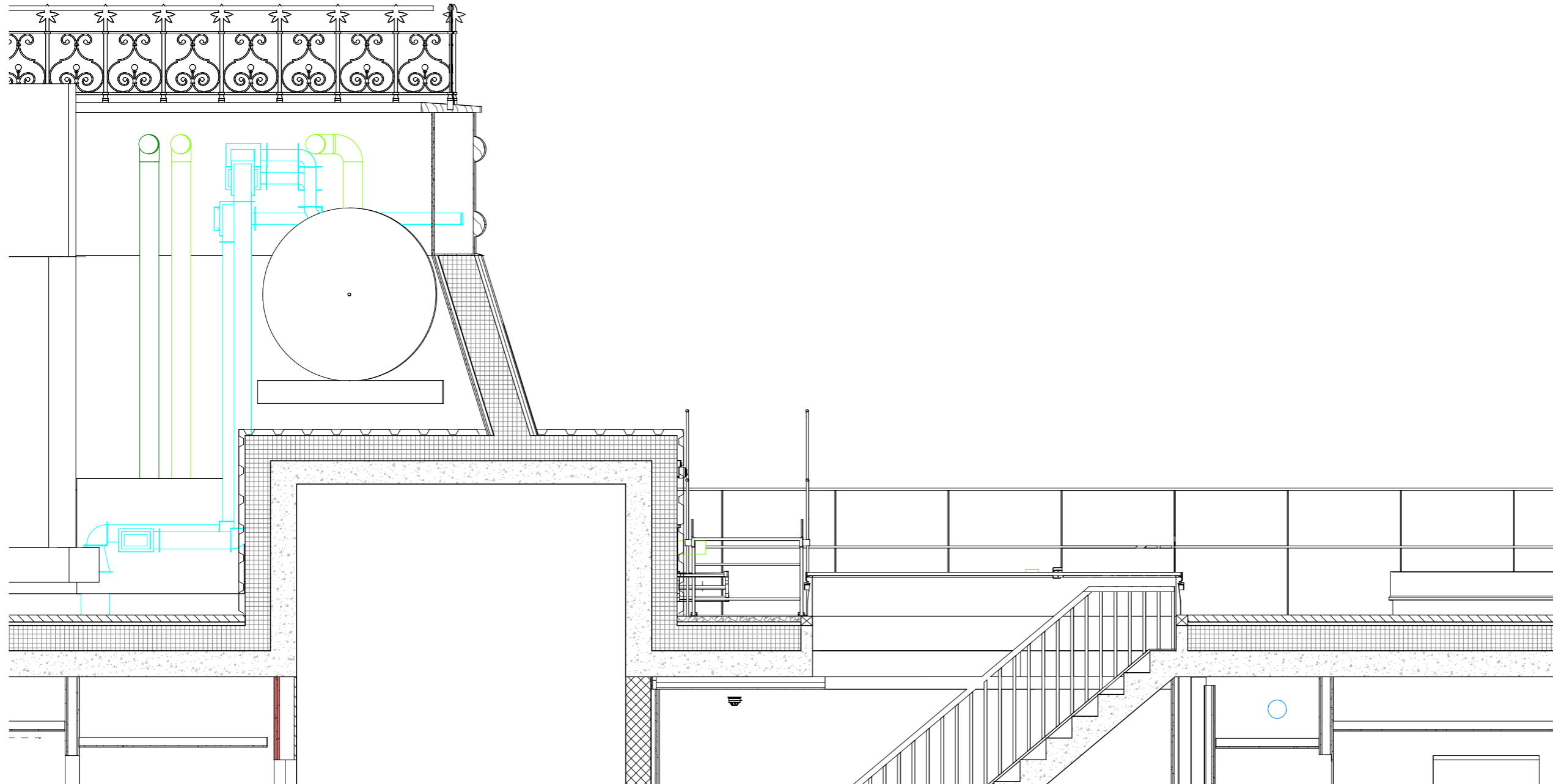
| Drawing Number           | Revision |
|--------------------------|----------|
| GGH-AUK-ZZ-07-DR-A-07352 | C01      |

22127  
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# PROPOSED ROOF SECTION

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



C01 28/09/23 FOR PLANNING TS EM  
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Client  
ARDMORE

Project  
8 EATON LANE

Title  
ROOF SECTION GG (formerly JJ)

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

Scale  
1 : 20@A1

Purpose of Issue

PLANNING

| Drawing Number           | Revision |
|--------------------------|----------|
| GGH-AUK-ZZ-07-DR-A-07329 | C01      |

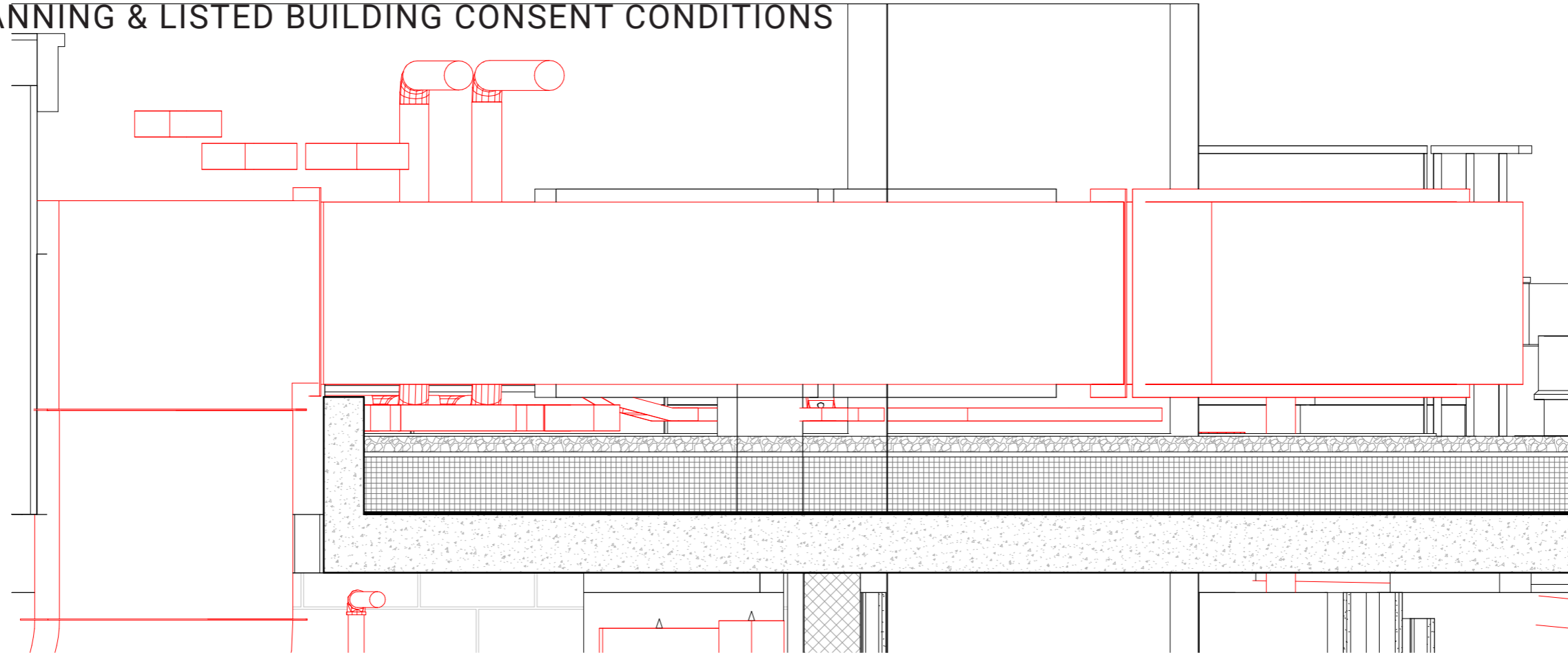
22127  
© Copyright - Aukett Swanke Ltd 04/10/2023 12:38:07



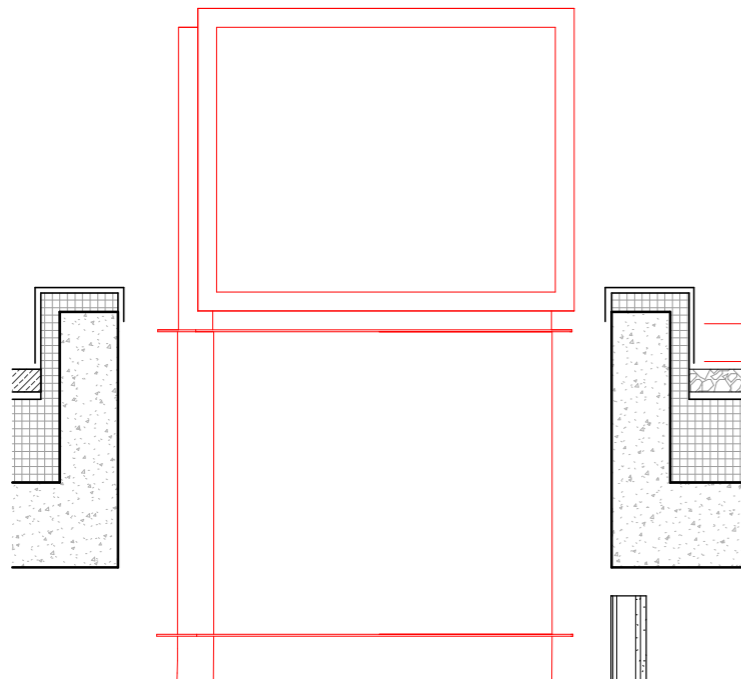


# PROPOSED ROOF KITCHEN EXTRACT SECTION EAST

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS



1 Roof Kitchen Extract Section East 01  
07554 1:10



2 Roof Kitchen Extract Section East 02  
07554 1:10

Notes

|     |          |              |    |            |
|-----|----------|--------------|----|------------|
| 001 | 08/11/23 | FOR PLANNING | TS | EM         |
| Rev | Date     |              | By | Authorised |

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Client  
ARDMORE

Project  
8 EATON LANE

Title  
PROPOSED ROOF KITCHEN EXTRACT SECTION EAST

|          |       |         |            |
|----------|-------|---------|------------|
| Date     | Drawn | Checked | Authorised |
| 08/11/23 | TS    | EM      | DS         |

Scale  
1:10@A1

Purpose of Issue  
PLANNING

Drawing Number  
GGH-AUK-ZZ-07-DR-A-07554

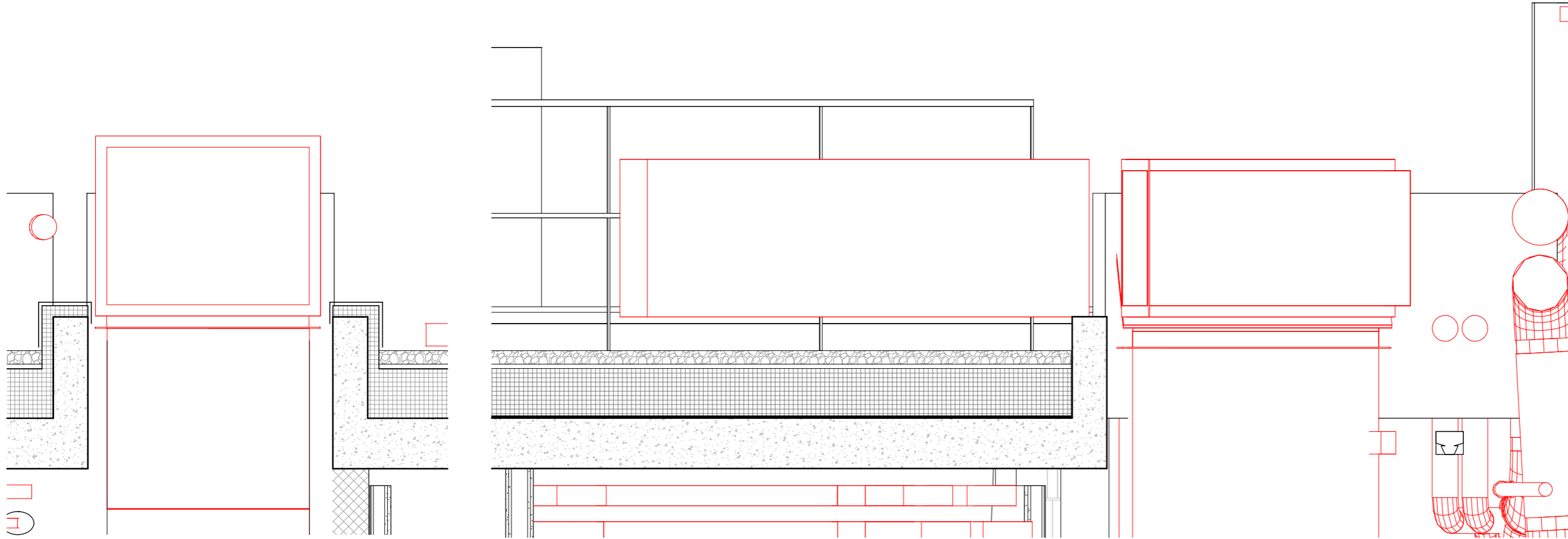
Revision  
C01

AUK Project Number  
22127

# PROPOSED ROOF KITCHEN EXTRACT SECTION WEST

## TOWN PLANNING & LISTED BUILDING CONSENT CONDITIONS

Notes



**1** Roof Kitchen Extract Section West 01  
07553 1 : 10

**2** Roof Kitchen Extract Section West 02  
07553 1 : 10

C01 08/11/23 FOR PLANNING TO EM  
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Client  
**ARDMORE**

Project  
**8 EATON LANE**

Title  
**PROPOSED ROOF KITCHEN EXTRACT SECTION WEST**

| Date     | Drawn | Checked | Authorised |
|----------|-------|---------|------------|
| 08/11/23 | TS    | EM      | DS         |

Scale  
**1 : 10@A1**

Purpose of Issue  
**PLANNING**

| Drawing Number           | Revision |
|--------------------------|----------|
| GGH-AUK-ZZ-07-DR-A-07553 | C01      |

AUK Project Number  
**22127**

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END

### PLANNING CHANGES

GGH-AUK-ZZ-ZZ-RP-A-07005

| Revision | Date       |     |
|----------|------------|-----|
| C01      | 04-10-2023 | EMC |
| C02      | 17-01-2024 |     |

|            |    |
|------------|----|
| Prepared   | TS |
| Checked    | EM |
| Authorised | DS |

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