
**17-21 ROTHERHITHE OLD ROAD
LONDON SE16**

NMA DRAWINGS COMPARISON DOCUMENT

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DOCUMENT: 329_NMA_240328

FOR
KMP (SURREY QUAYS 2) LTD

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CONTENTS

1.0	PROPOSED AMENDMENTS TO APPROVED SCHEME	3
1.1	Introduction	3
1.2	Basement Floor Plan	4
1.3	Ground Floor Plan	5
1.4	Section A-A	6
1.5	Indicative Section C-C	7

1.0 PROPOSED AMENDMENTS TO APPROVED SCHEME

1.1 Introduction

The Site benefits from Planning Permission, granted on 1st December 2023, for the following description of development (ref. 21/AP/4671):

“Erection of a part four and part five-storey (plus basement) building on current vacant site to provide residential units (Use Class C3), with associated landscaping, public realm, private and communal amenity space and cycle parking.”

As part of the detailed design development process post approval, to include a review of the structural and foundation options to inform build-out, opportunities to rationalise and improve development at basement level have been identified. These give rise to the following proposed amendments which are shown in the context of the approved scheme throughout this document and detailed further in the submitted Covering Letter, by Savills.

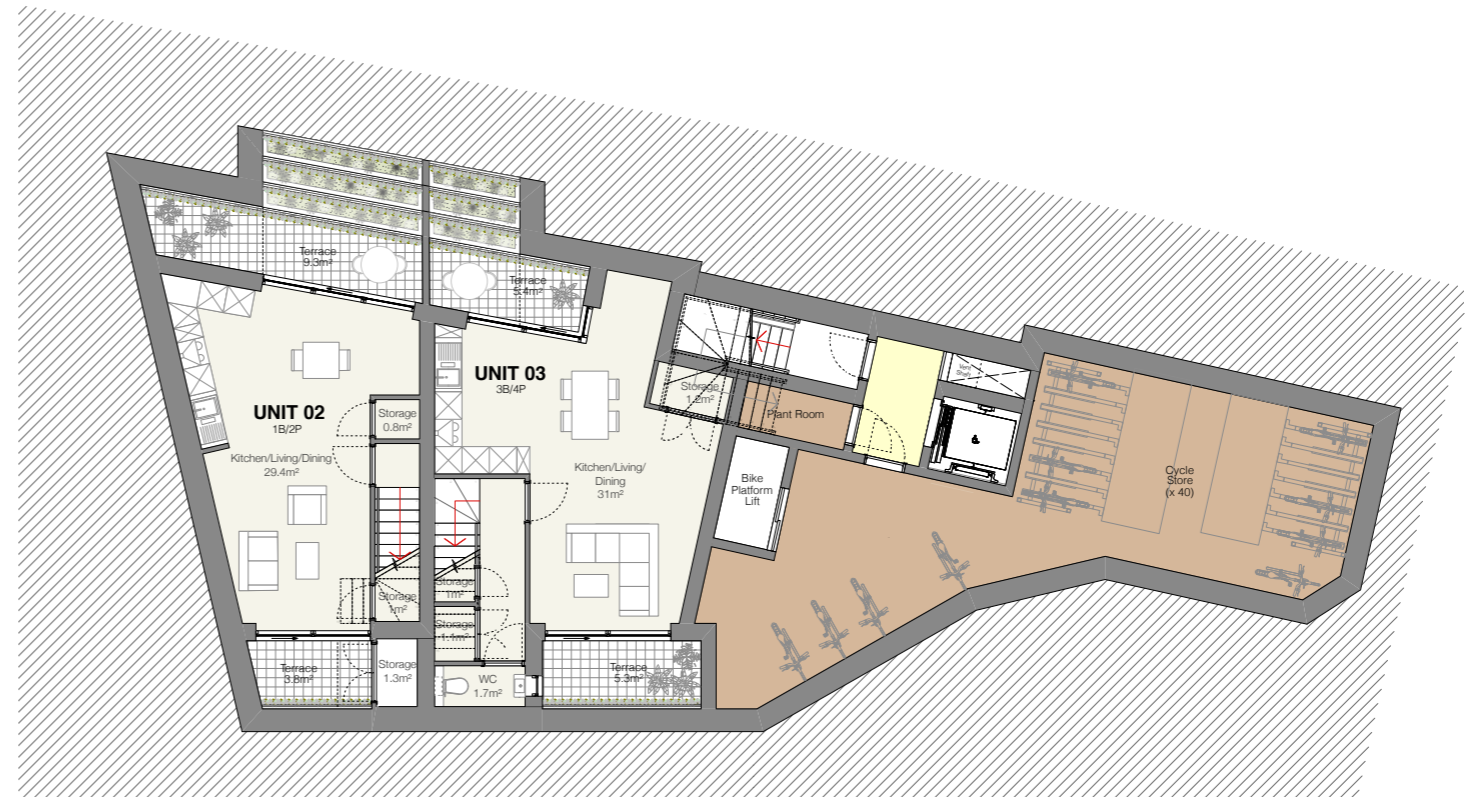
- Rationalisation of the basement, to include a nominal increase in floorspace to better accommodate plant and cycle parking requirements.
- Enlargement of the external front terraces serving Units 02 and 03 at basement level.
- Tiering and extension of the external rear terraces serving Units 02 and 03 at basement level.
- Consolidation of storage and ancillary space within Units 02 and 03 at basement level to provide more efficient internal layouts.
- Adjustments to access points in coordination with the above.

1.2 Basement Floor Plan

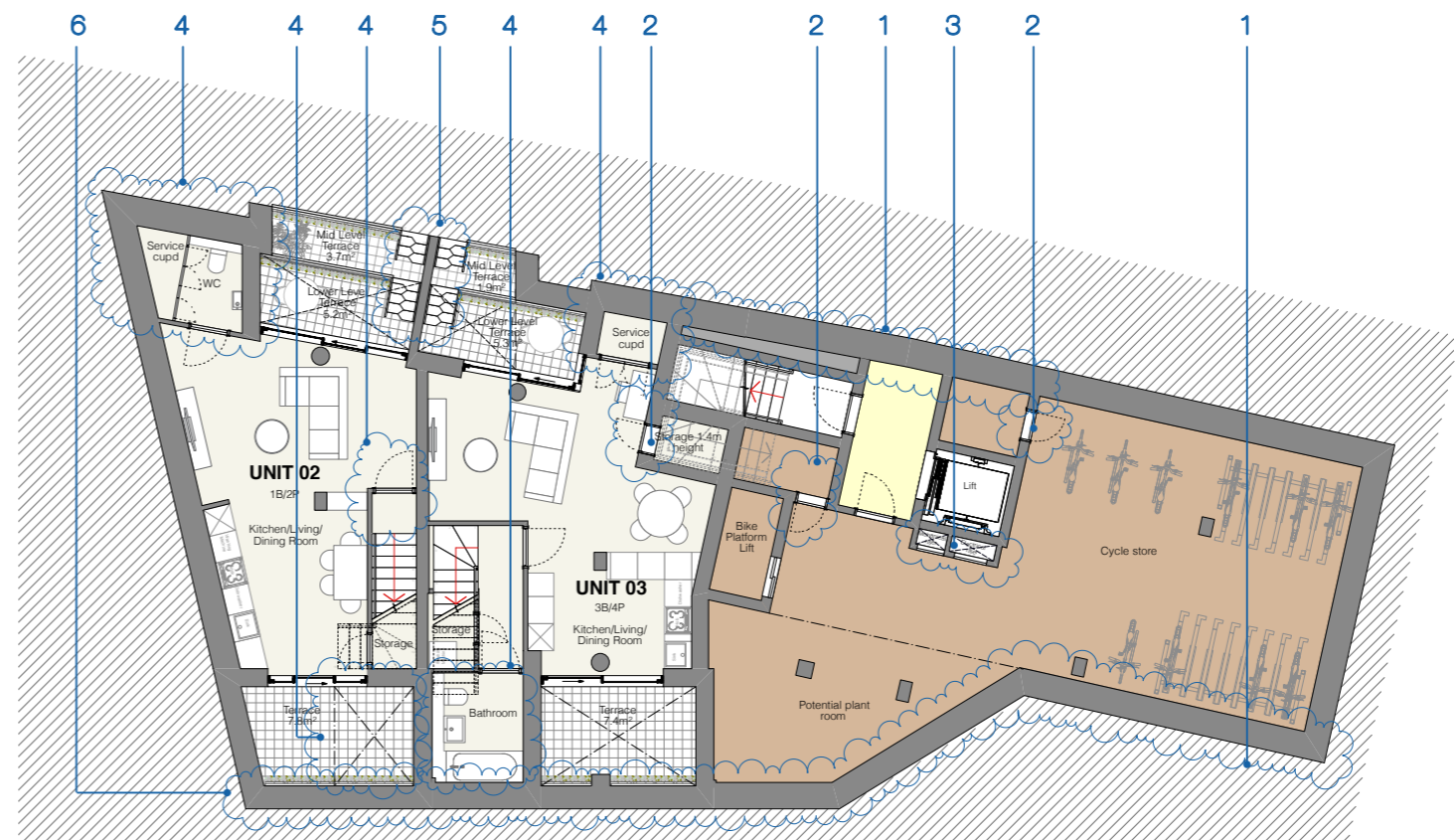
Highlighted in purple are the areas of adjustments and changes made to the planning approved scheme.

Key

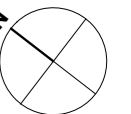
Proposed Amendments	
1	Rationalisation of basement - nominal increase in floor
2	Doors to plant room/store rooms amended
3	Proposed new mechanical/electrical riser to cycle store at basement level
4	Consolidation of storage and ancillary spaces
5	Tiering and extension of the external rear terraces, to include revised step access.
6	Enlargement of the external front terraces



Approved Basement Floor Plan



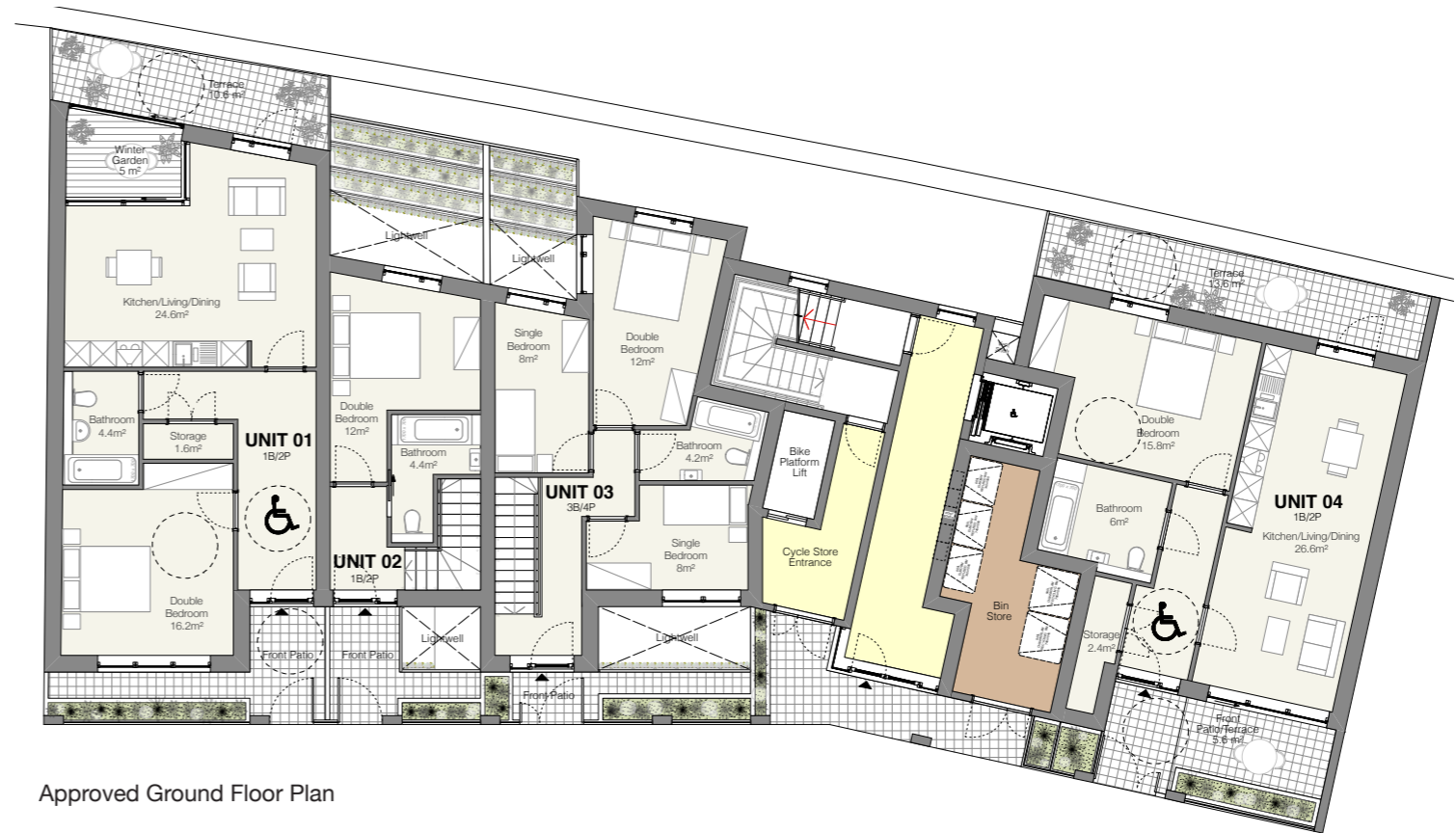
Proposed Basement Floor Plan



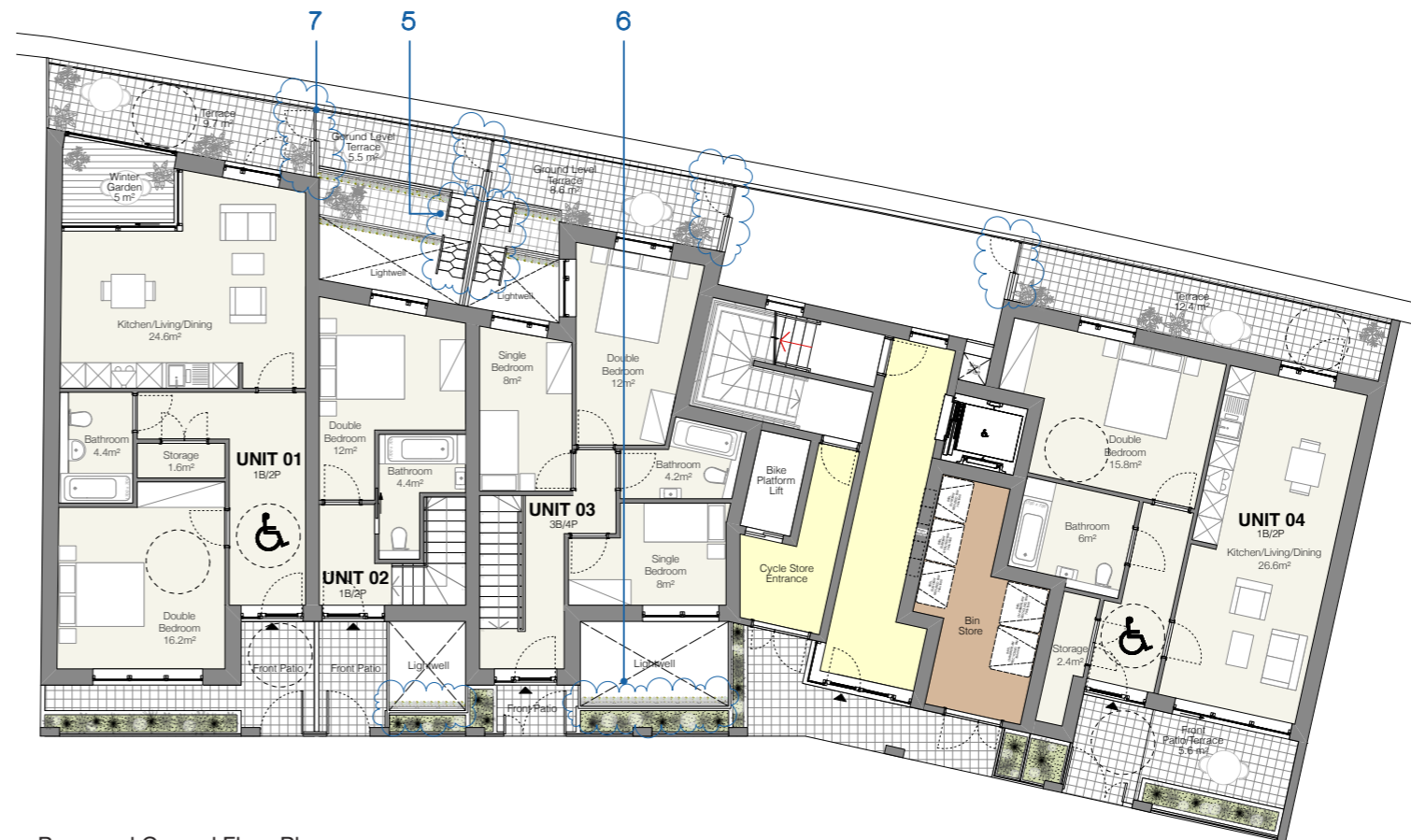
1.3 Ground Floor Plan

Key

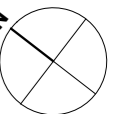
Proposed Amendments	
5	Tiering and extension of the external rear terraces, to include revised step access.
6	Enlargement of the external front terraces
7	Proposed new access to rear terraces at ground level; for maintenance purposes only and introduction of fencing.



Approved Ground Floor Plan



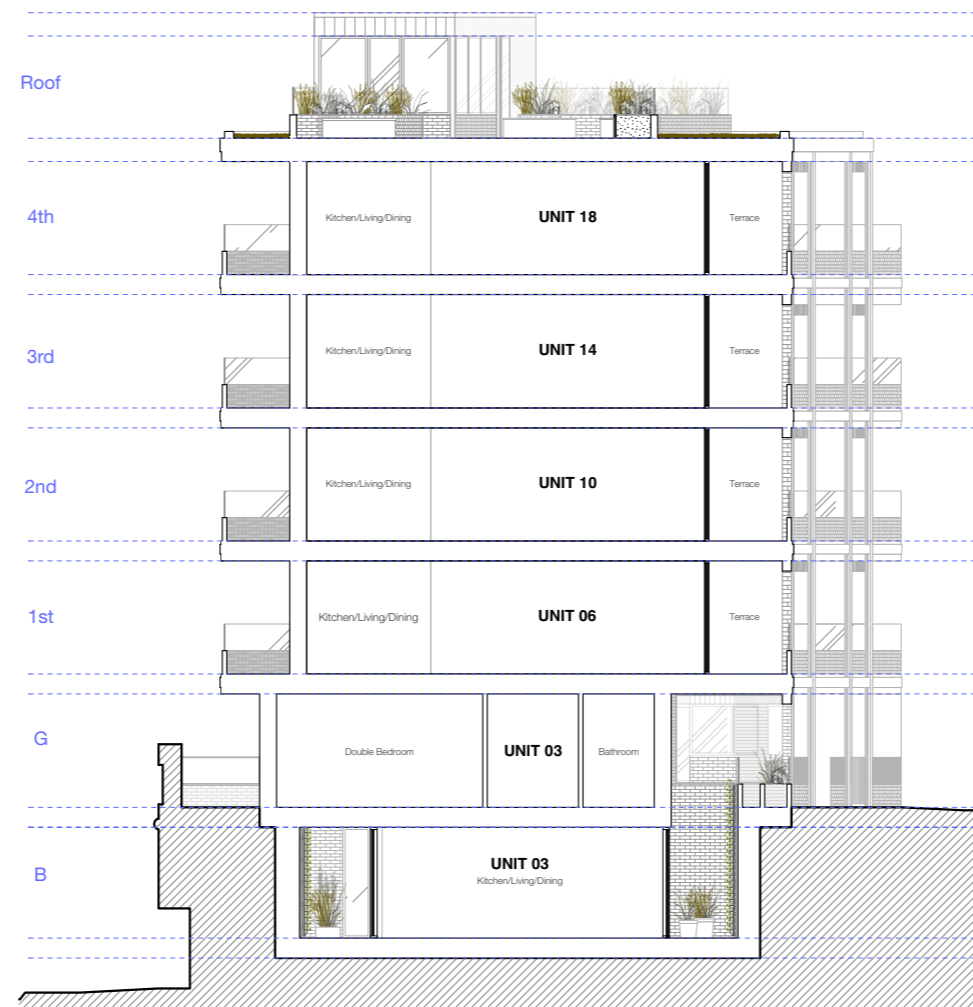
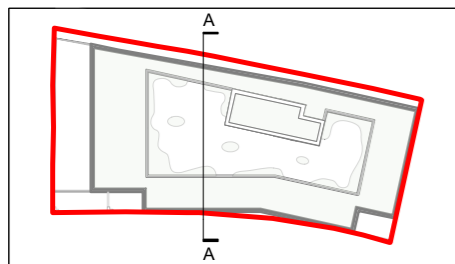
Proposed Ground Floor Plan



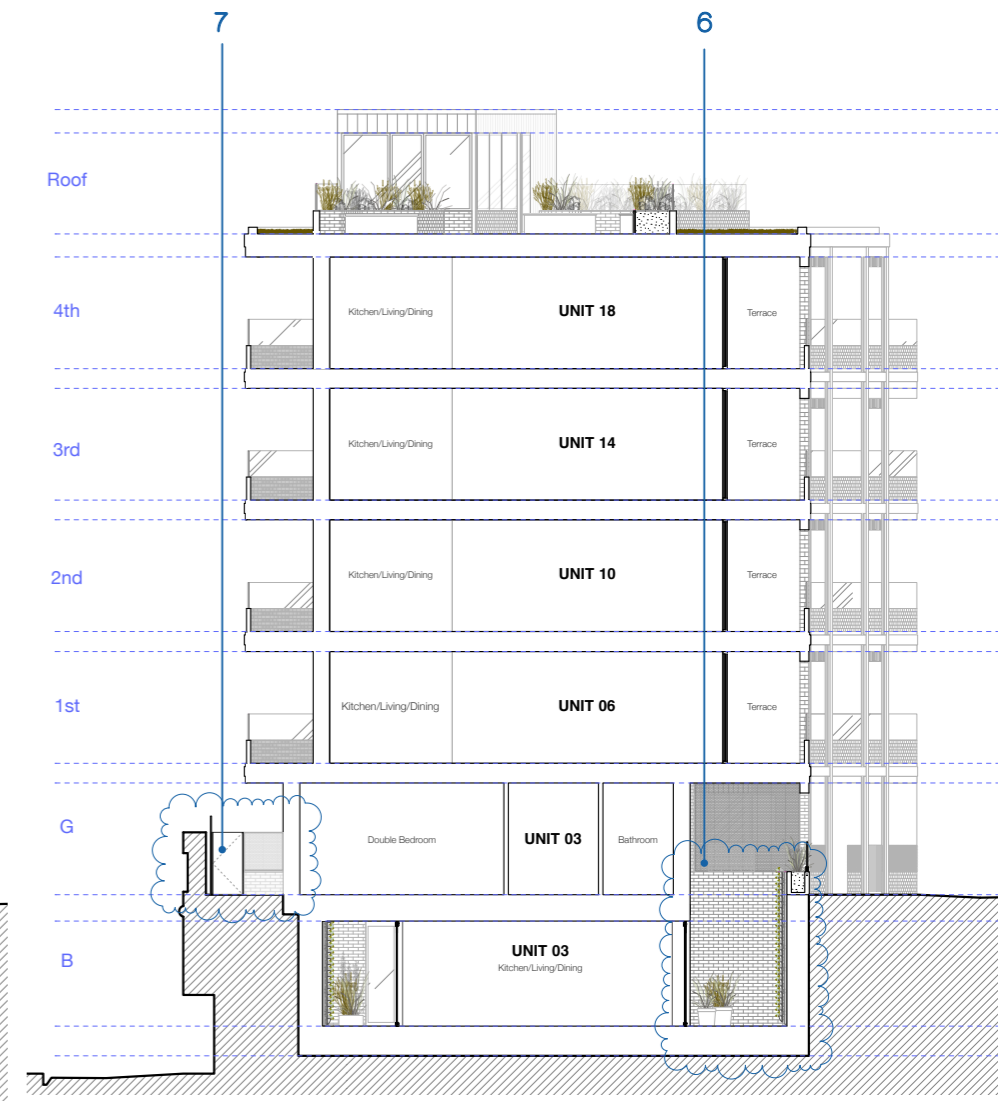
1.4 Section A-A

Key

Proposed Amendments	
6	Enlargement of the external front terraces
7	Proposed new access to rear terraces at ground level; for maintenance purposes only and introduction of fencing.



Approved Section A-A

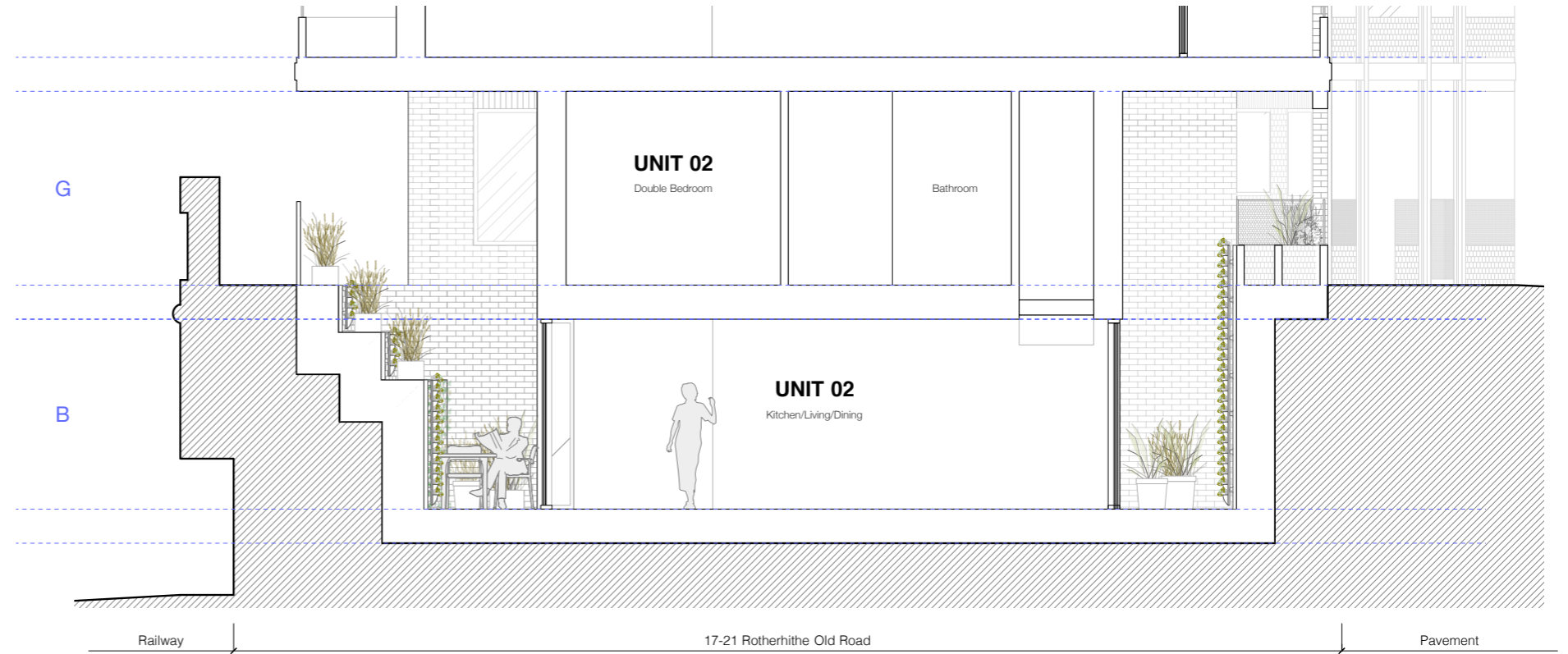


Proposed Section A-A

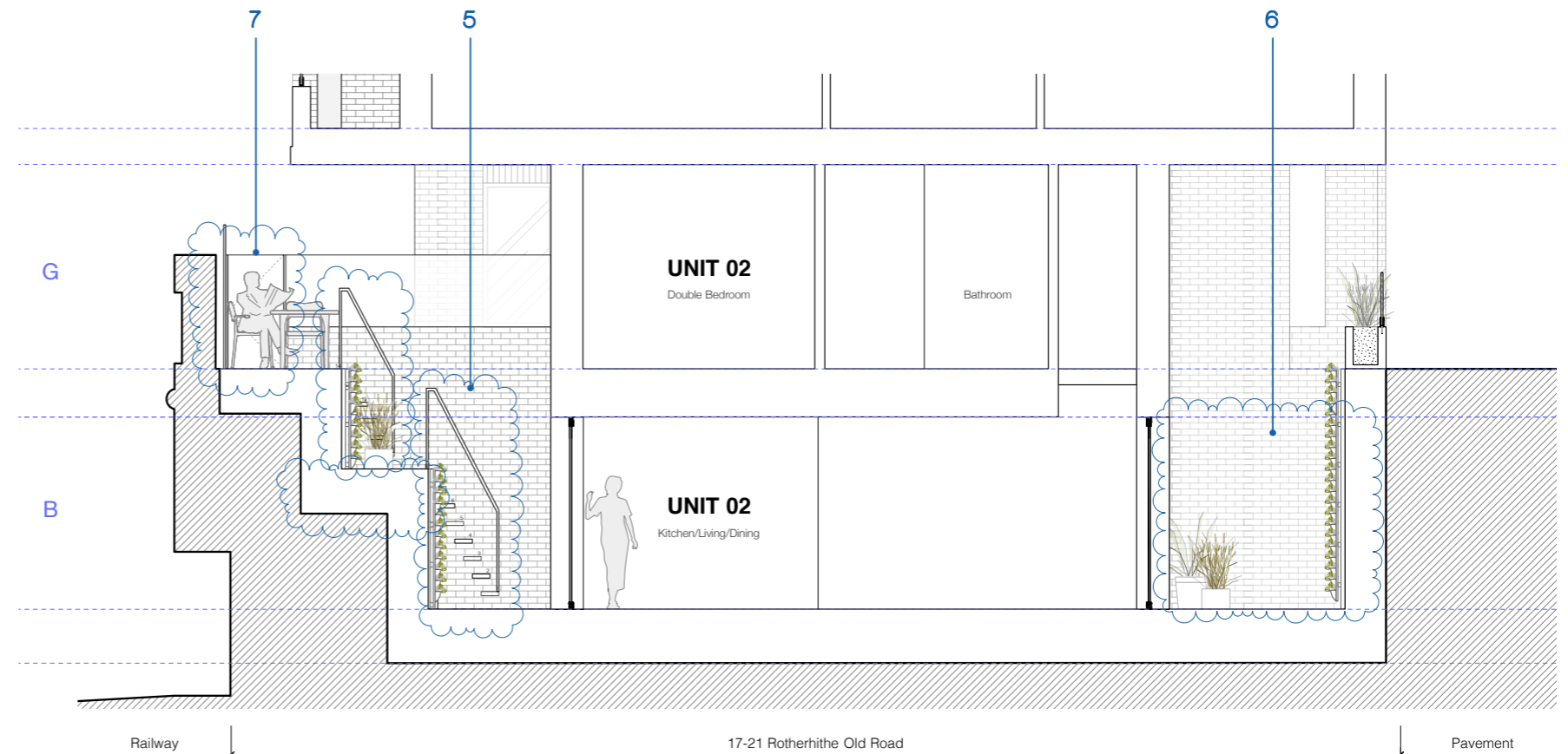
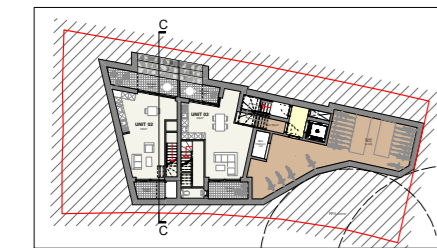
1.5 Indicative Section C-C

Key

Proposed Amendments	
5	Tiering and extension of the external rear terraces, to include revised step access.
6	Enlargement of the external front terraces
7	Proposed new access to rear terraces at ground level; for maintenance purposes only and introduction of fencing.



Indicative Section C-C (as submitted for Planning Permission ref. 21/AP/4671)



Indicative Section C-C (as amended)