

**NA-23011 – 39-41 High Street Aylesbury Buckinghamshire HP20 1SH**

**Planning Reference no: 23/01376/APP**

**Erection of two new build apartments on top of the roof of the property at 39-41 High Street including alteration of the retail spaces to include a bin store at ground level and internal alteration of the first-floor offices to facilitate hall and stairway access.**

**Variation of Condition 6:**

*The development hereby permitted shall only be carried out in accordance with drawing numbers NA-23011-PL-01 Rev A; NA-23011-PL-02 Rev B and NA-23011-PL-04 – Street Scene all received on 2.5.2023 by the Local Planning Authority and in accordance with any other conditions imposed by this planning permission.*

*Reason: To ensure that the development is carried out in accordance with the details considered by the Local Planning Authority.*

Following a comprehensive structural assessment of the existing building, onto which we intend to add an extra floor and create two apartments, it has been determined that the current structure can only sustain a 10% increase in loading without necessitating extensive and potentially destructive additional stiffening and strengthening. The design loadings have been meticulously confirmed by examining the capacity of critical elements such as floor joists and exposed columns. These critical elements were found to be adequate to support limited higher imposed loadings.

Initially, we thought we could design the roof to withstand a loading of 50kg/m<sup>2</sup>, which is why we had proposed a specialist light Sedum roof. However, the latest reports have come back advising that the Sedum roof should be removed. This decision is due to the substantial amount of additional steelwork required to transfer the loads of the new floor down through the existing structure. The structure is at its capacity limit, and accommodating the potential additional "Dead loads" caused by the Sedum roof, which could range anywhere between 60 and 100kg/m<sup>2</sup> when saturated, would likely exceed the 10% acceptable additional loading range as stipulated by the structural assessment.

Given these circumstances, we would like to request the removal of the requirement for the Sedum roof from the proposal as outlined in the approved planning drawings.

The following drawings have been amended to reflect the described amendment below. We kindly request to vary condition 6 by replacing the listed drawings with the amended ones:

Previous drawings reference	Updated drawings reference
NA-23011-PL-01 Rev A	<b>NA-23011-PL-01 Rev B</b>
NA-23011-PL-02 Rev B	<b>NA-23011-PL-02 Rev C</b>