

**WE
ARE**

**AYRE
CHAMBERLAIN
GAUNT**

Stamford Road
52-56 Stamford Road,
London, N15 4PZ

NMA Report

October 2022

Our ref: 197_REF_813

Revision: B

STAMFORD ROAD NMA REPORT

INTRODUCTION

EXECUTIVE SUMMARY

This document summarises the proposed variations to the development at 52-68 Stamford Road subsequent to:

The original full application ref. **HGY/2017/0426**

NMA applications ref: **HGY/2018/2508**, **HGY/2018/3498**, **HGY/2021/0616**, **HGY/2020/2373** and **HGY/2021/2931**.

Section 73 Amendment ref: **HGY/2019/1401**

SITE LOCATION

52-68 Stamford Road,

London

N15 4PZ

AGENT

Sam Berry (CBRE Limited)

APPLICANT

Diamond Build PLC

ARCHITECT

Ayre Chamberlain Gaunt

Belvedere House, Basing View

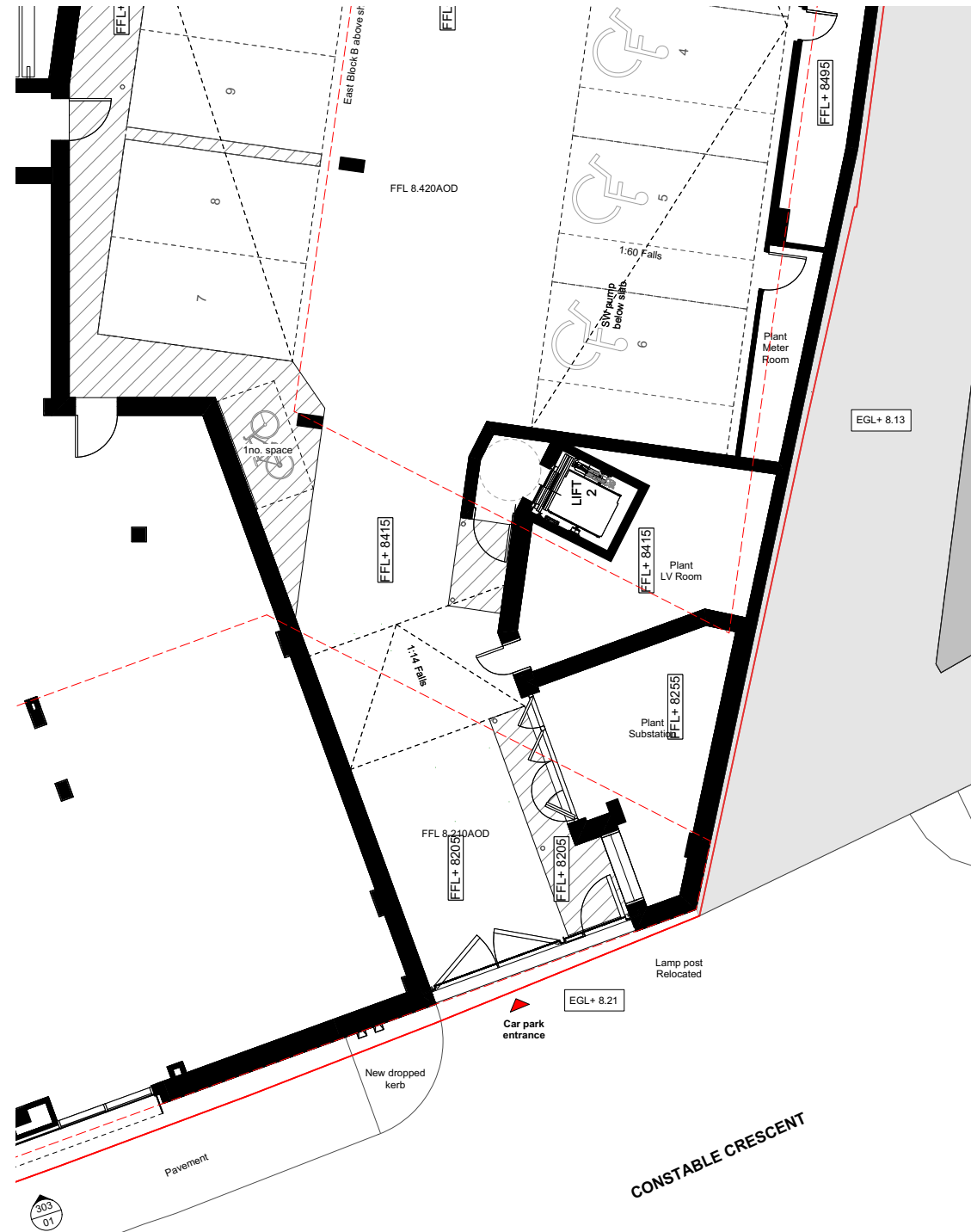
Basingstoke

RG21 4HG

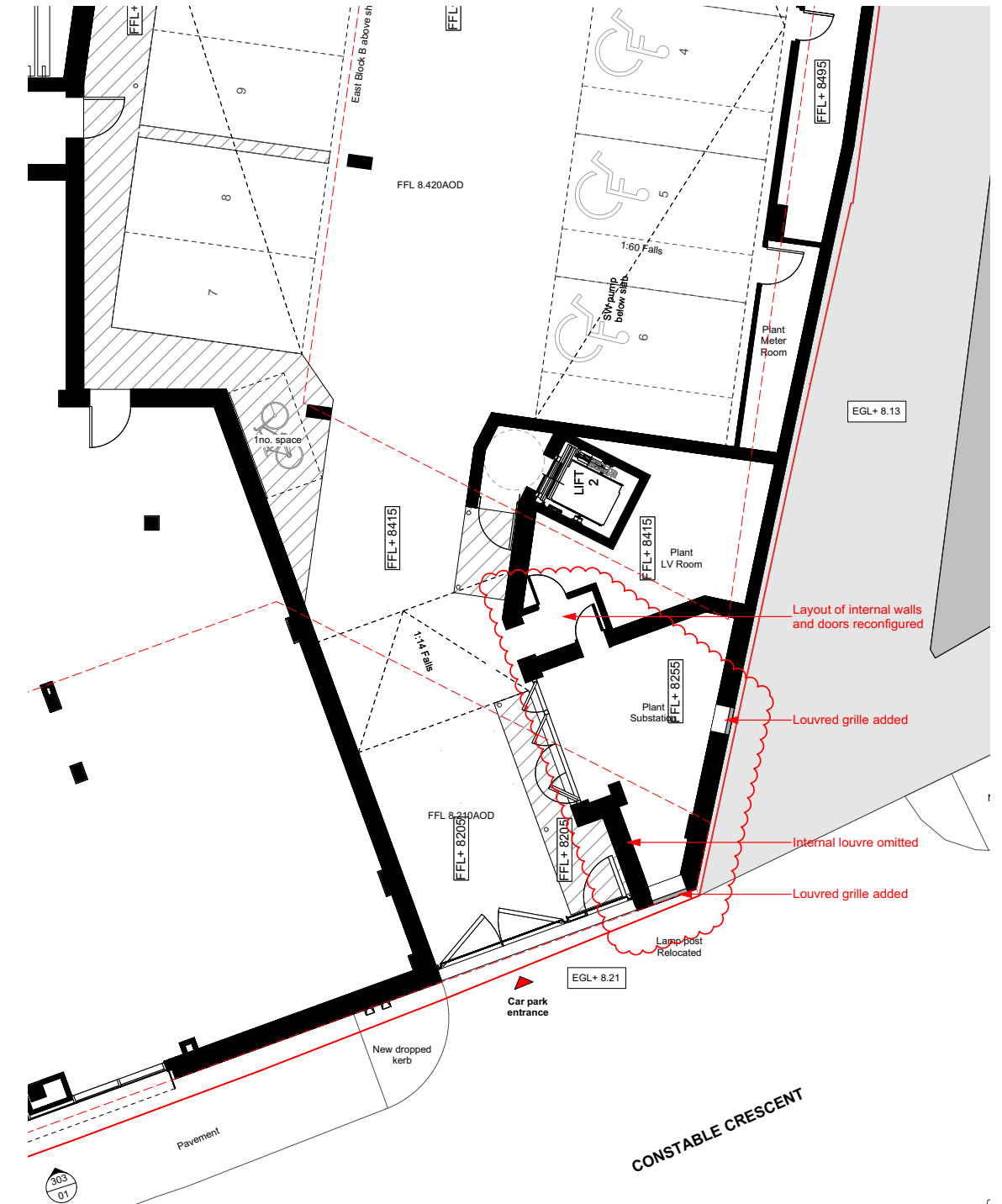
197_PLN_200 GROUND FLOOR PLAN_SUMMARY OF CHANGES

Changes proposed to substation doors, and louvred vents:

- The proposal to vent the substation without any openings on the external walls has proven to be unfeasible due to technical constraints.
- The proposals now seek to remove the internal louvred vent and to add a louvred grilles to the external walls.
- The louvred grilles are proposed strategic positions to offer cross-ventilation to the sub-station room.
- Minor internal alterations are proposed to suit access requirements for the landlord and UKPN.



01 Extract from approved ground floor plan drawing 197_PLN_200 Rev P.

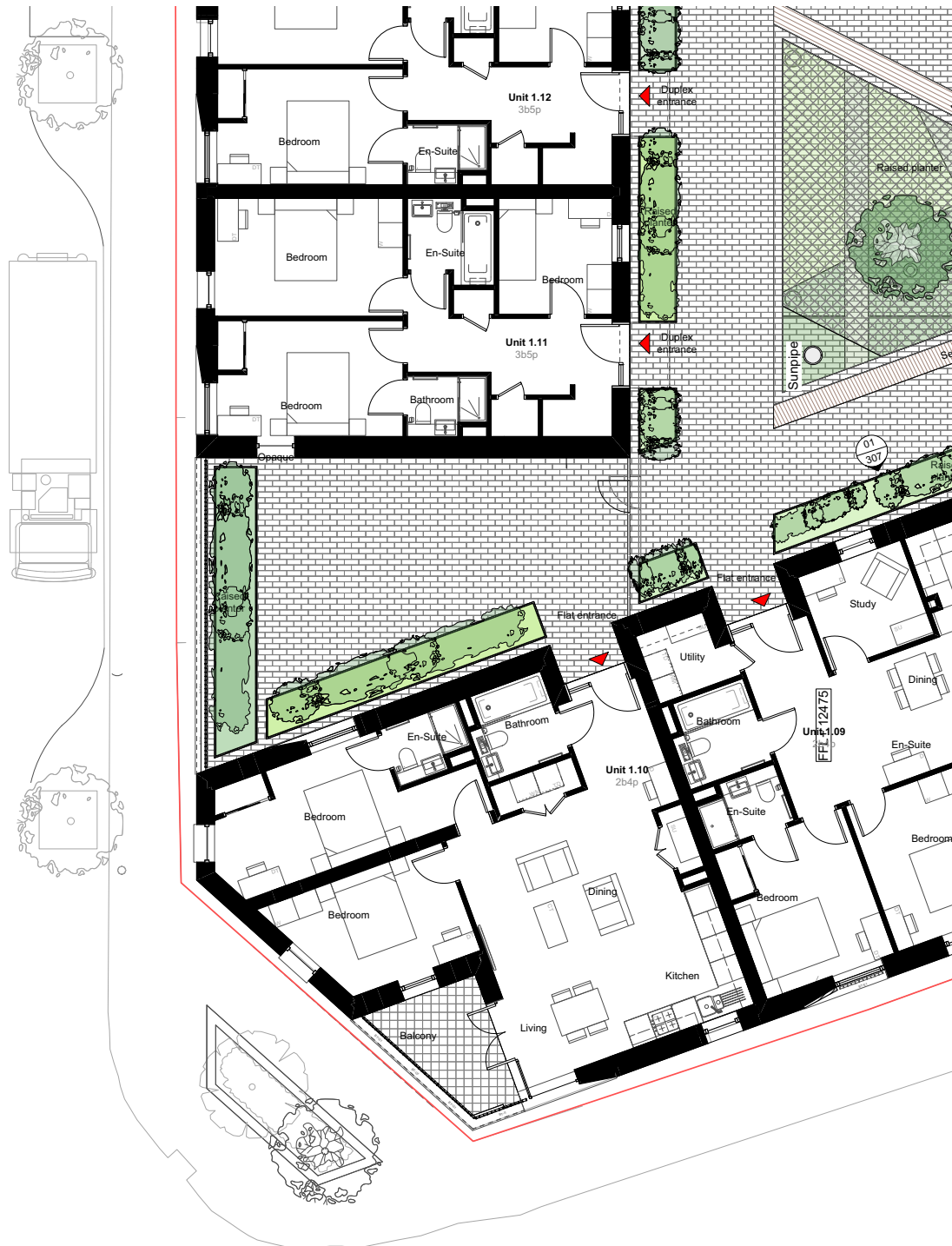


02 Extract from proposed ground floor plan drawing 197_PLN_200 Rev Q.

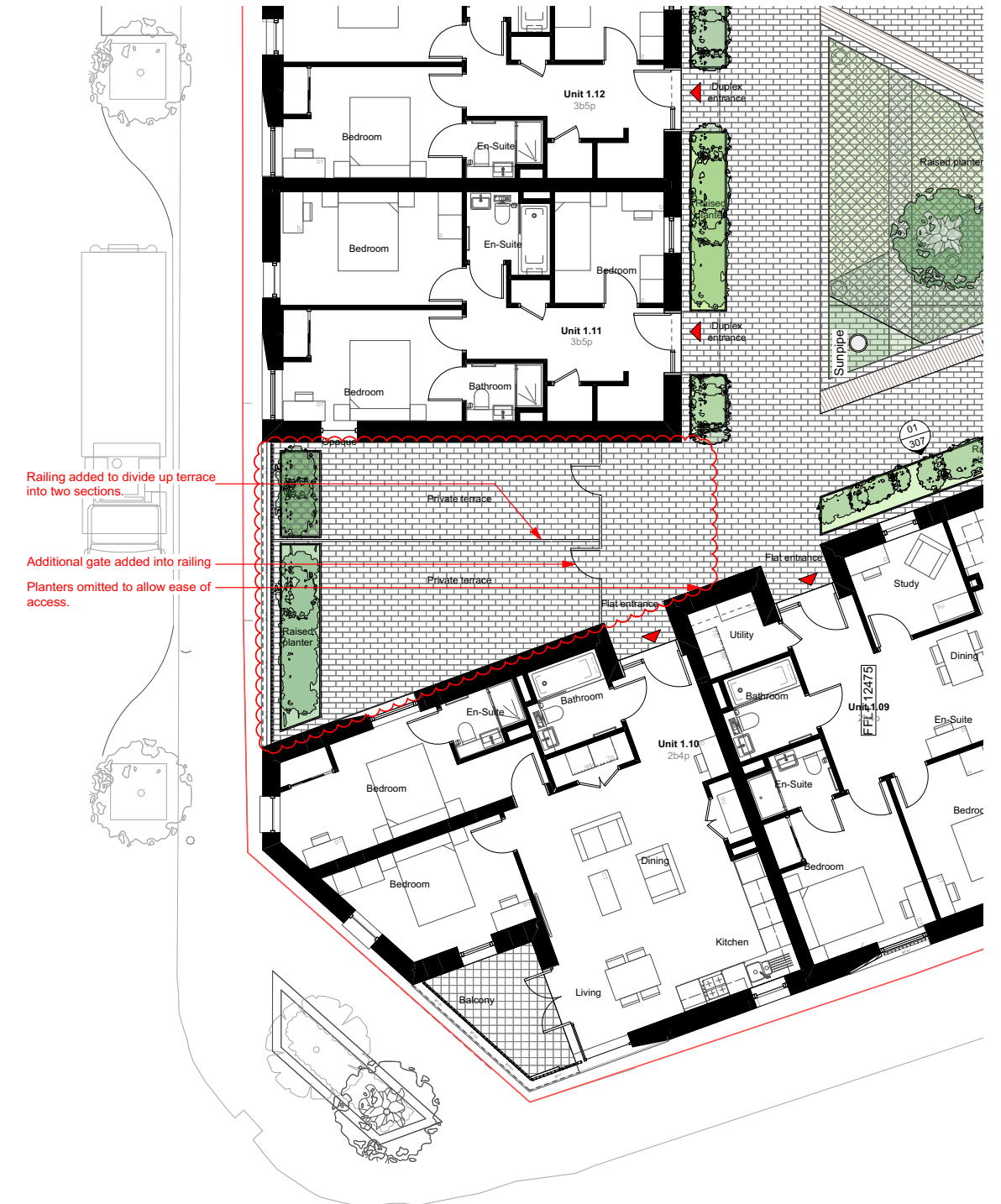
197_PLN_201 FIRST FLOOR PLAN_SUMMARY OF CHANGES

Changes proposed to external terrace between units 1.10 and 1.11:

- External terrace to be divided into two areas, each to serve the adjacent unit.
- Additional gate and railings to match the already proposed railings in height, design and finish.



01 Extract from approved first floor plan drawing 197_PLN_201 Rev N.



02 Extract from proposed first floor plan drawing 197_PLN_201 Rev O.

197_PLN_205 FIFTH FLOOR PLAN_SUMMARY OF CHANGES

Changes proposed to balconies to units 5.01 and 5.02:

- In order to avoid difficulties with accessing small sections of roofs for maintenance, which was going to require abseiling from the roof above, changes are proposed to the balcony arrangements at level 5 on Block A.

- In particular, the railings to the two corner balconies, are to be re-positioned to avoid creating inaccessible roof areas.

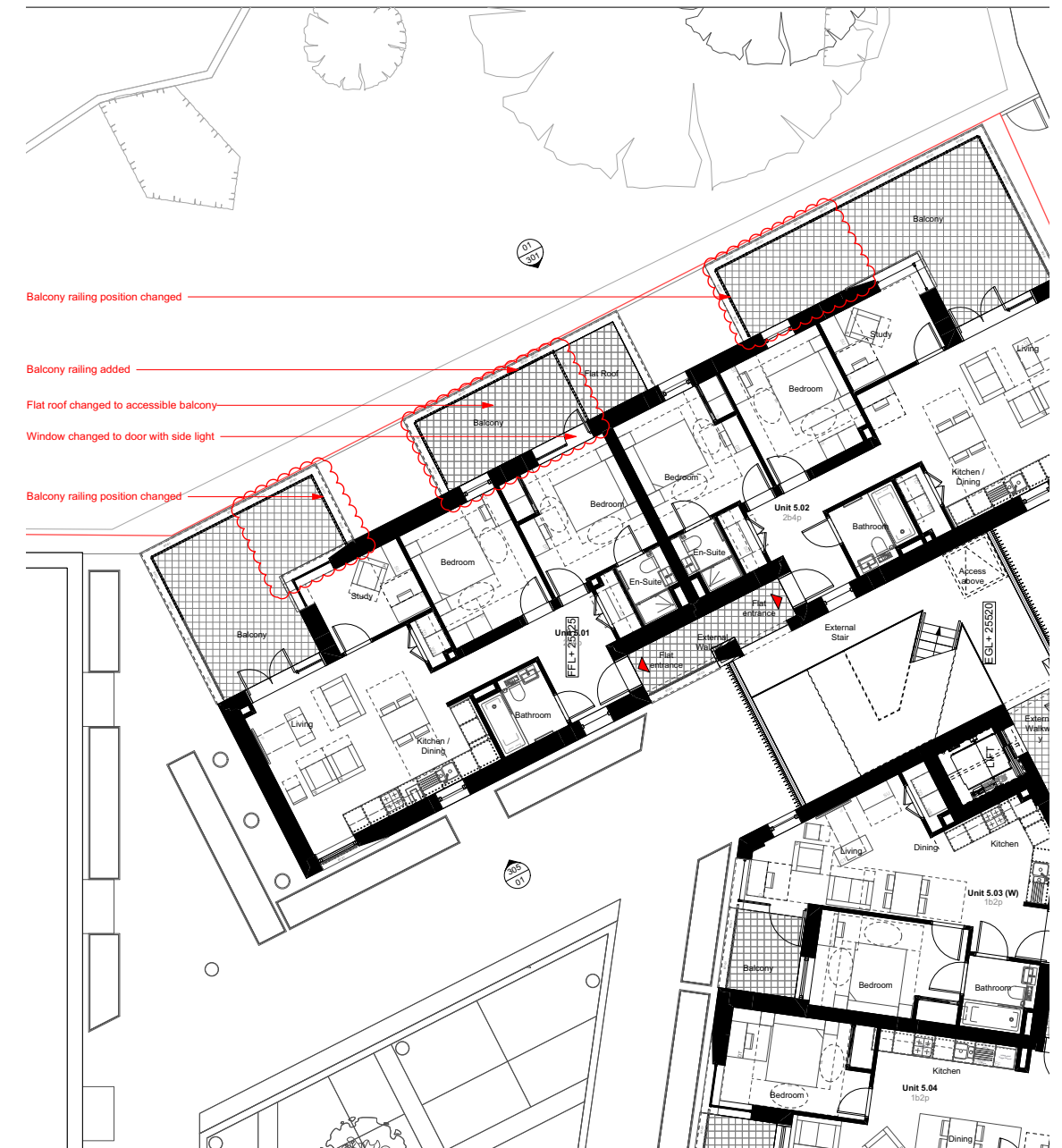
- The central section of flat roof is to become an accessible balcony for unit 5.01 with new railings proposed to match the adjacent balconies.

- Access to the new balcony will be via a new external door from a bedroom which is proposed to replace a window in this location.

- These changes represent a reduction of work at height risks and are an improvement under CDM considerations



01 Extract from approved fifth floor plan drawing 197_PLN_205 Rev M.



02 Extract from proposed fifth floor plan drawing 197_PLN_205 Rev N.

197_PLN_300 WEST ELEVATION_SUMMARY OF CHANGES

- At fifth floor level, changes are proposed to the balcony railings and a door is proposed for balcony access. These changes are described in more detail on page 5.

- At first floor level, the operation of 10 no. Block D windows is proposed to change from tilt/turn to tilt inwards only. No other changes to fenestration.

- At ground floor level, the position of one of the solid spandrel panels is relocated to provide a mounting position for the door entry intercom system.

01 Extract from approved west elevation drawing
197_PLN_300 Rev L.



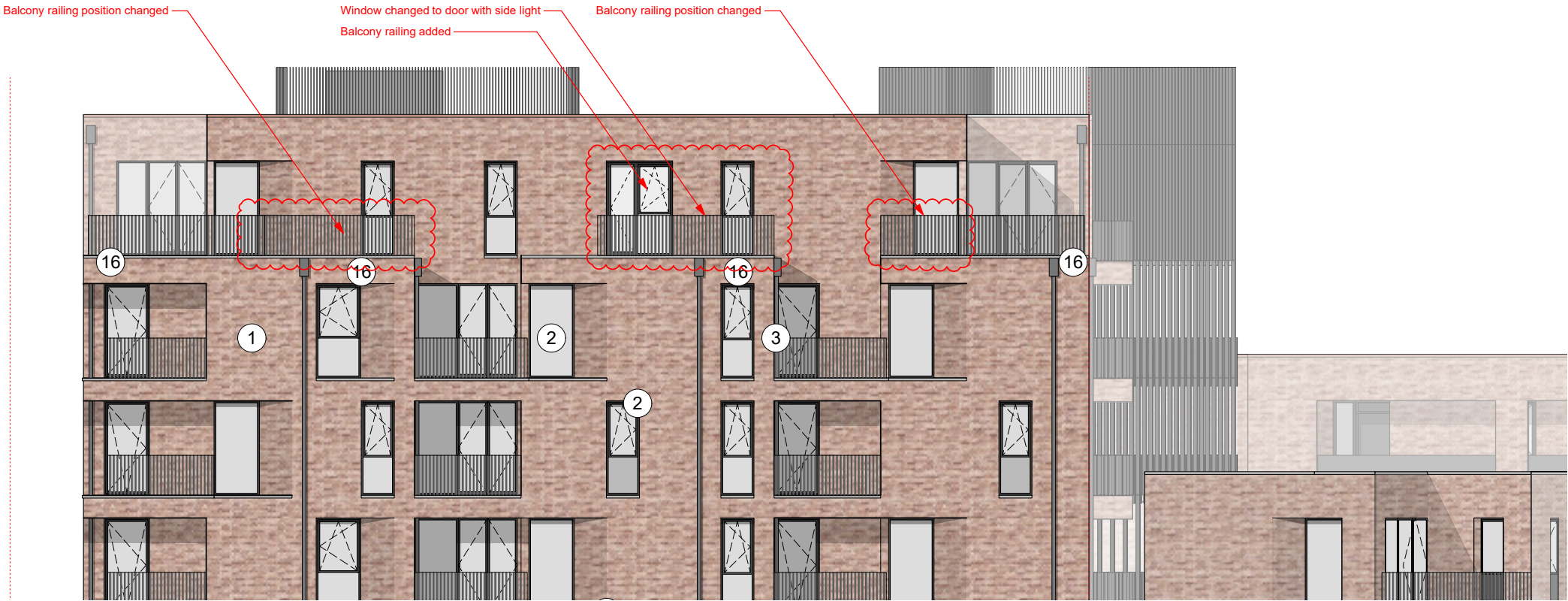
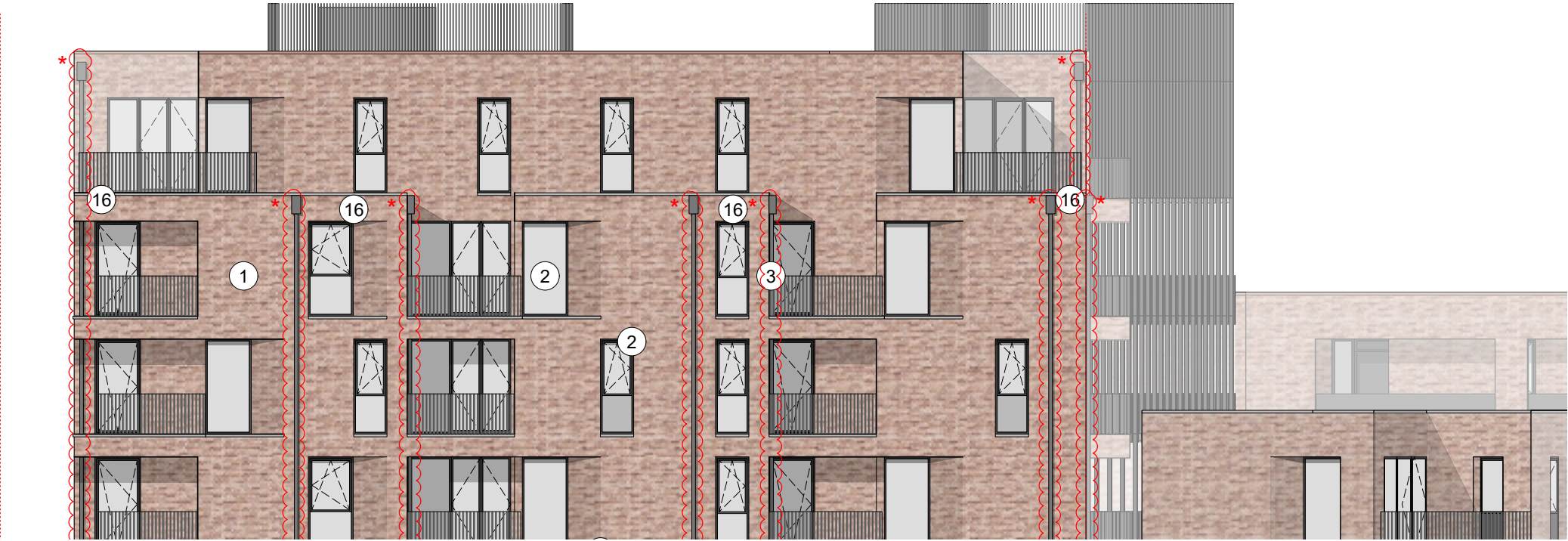
02 Extract from proposed west elevation drawing
197_PLN_300 Rev N.



197_PLN_301 NORTH ELEVATION_SUMMARY OF CHANGES

- At fifth floor level, changes are proposed to the balcony railings and a door is proposed for balcony access. These changes are described in more detail on page 5.

01 Extract from approved North elevation drawing 197_PLN_301 Rev K.



02 Extract from proposed North elevation drawing 197_PLN_301 Rev L.