

Statement of Amendment.

Project: Pacific House

Address: Pacific House, Vale Road, London, N4 1PR

Project No: 21.689

Document No: -

Revision: P2

Date of Issue: March-2023

-

1.0 Introduction

- 1.1 FRONT. Architecture have been appointed to carry out a s73 planning application for the site at the Pacific House. The proposal seeks to amend the existing consented approval due to constructional constraints that have arisen to rationalize the height of the building.
- 1.2 The site has approval for the demolition and construction of a side and vertical extension. The approval did not allow for a lift overrun and made assumptions on the structural capacity of the existing building.
- 1.3 The s73 planning application will seek approval for the new height due to the necessary construction method and lift overrun.
- 1.4 The original consent to which this application seeks to alter is reference HGY/2017/2172.
- 1.5 This document should be read in conjunction with the submitted supporting architectural drawings. The highlighted drawings discussed within this document are those that are to be replaced through the Variation of Condition Application.
 - 21.689_200_P2_Proposed Front Elevation_A3
 - 21.689_201_P2_Proposed Rear Elevation_A3
 - 21.689_202_P2_Proposed South West Elevation_A3
 - 21.689_203_P2_Proposed North East Elevation_A3
 - 21.689_204_P2_Proposed Section AA_A3
 - 21.689_205_P1_Proposed Section BB_A3
 - 21.689_206_P1_Proposed Light Angles_A3
 - 21.689_210_P1_Proposed Ground Floor Plans_A3
 - 21.689_211_P1_Proposed First Floor Plans_A3
 - 21.689_212_P1_Proposed Second Floor Plans_A3
 - 21.689_213_P1_Proposed Third Floor Plans_A3
 - 21.689_214_P1_Proposed Roof Plans_A3
- 1.6 An summary of the changes reads as follows:
 - 1) Change in overall height of extension, due to lift overrun and construction of vertical extension on top of existing roof.

Proposed Amendments

- 2.0 Overall height of proposal to be 14.8m
- 2.0.1 The consented scheme had received approval for an overall height of 13.8m, which was to the top of the vertical extension that was located above the existing element of the building. There is no increase in height for the side extension which is visible from the properties located to the rear of the site on Hermitage Road.
- 2.0.2 The proposal seeks approval for a new height, due to the construction method that is to be used above the existing building, so as to not negatively impact the structure as well as allowing for the lift overrun that was not part of the consented application but does impact the overall height. Under Part M of the building regulations, a compliant lift is required and the necessary lift overrun needs to be considered.
- 2.0.3 The proposed seeks the approval for the height of the building to be 14.8m at the top of the lift overrun, whereas the next tallest element of the building is approx. 13.7m. This is highlighted on the drawings submitted and discussed within this document.
- 2.0.4 No other elements of the consented approval are sought to be altered.

Consented Front Elevation



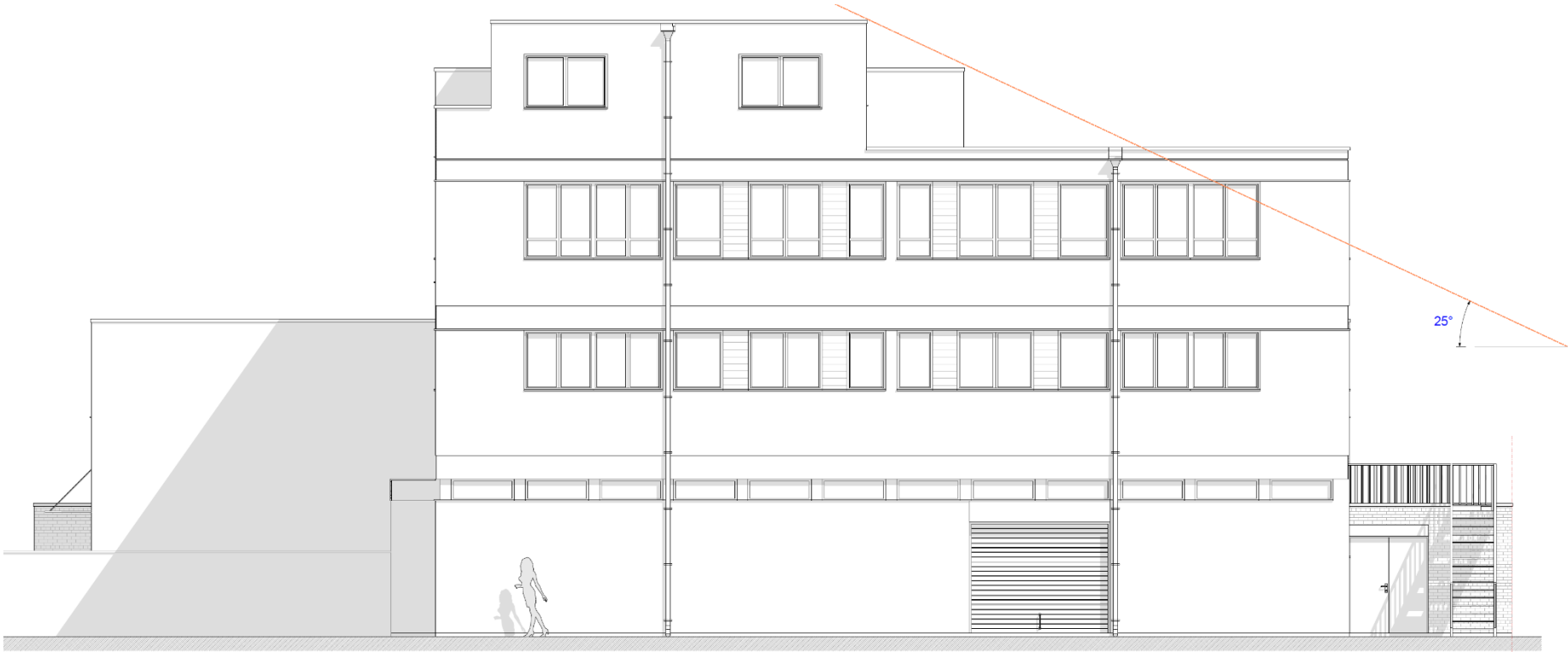
Consented Rear Elevation



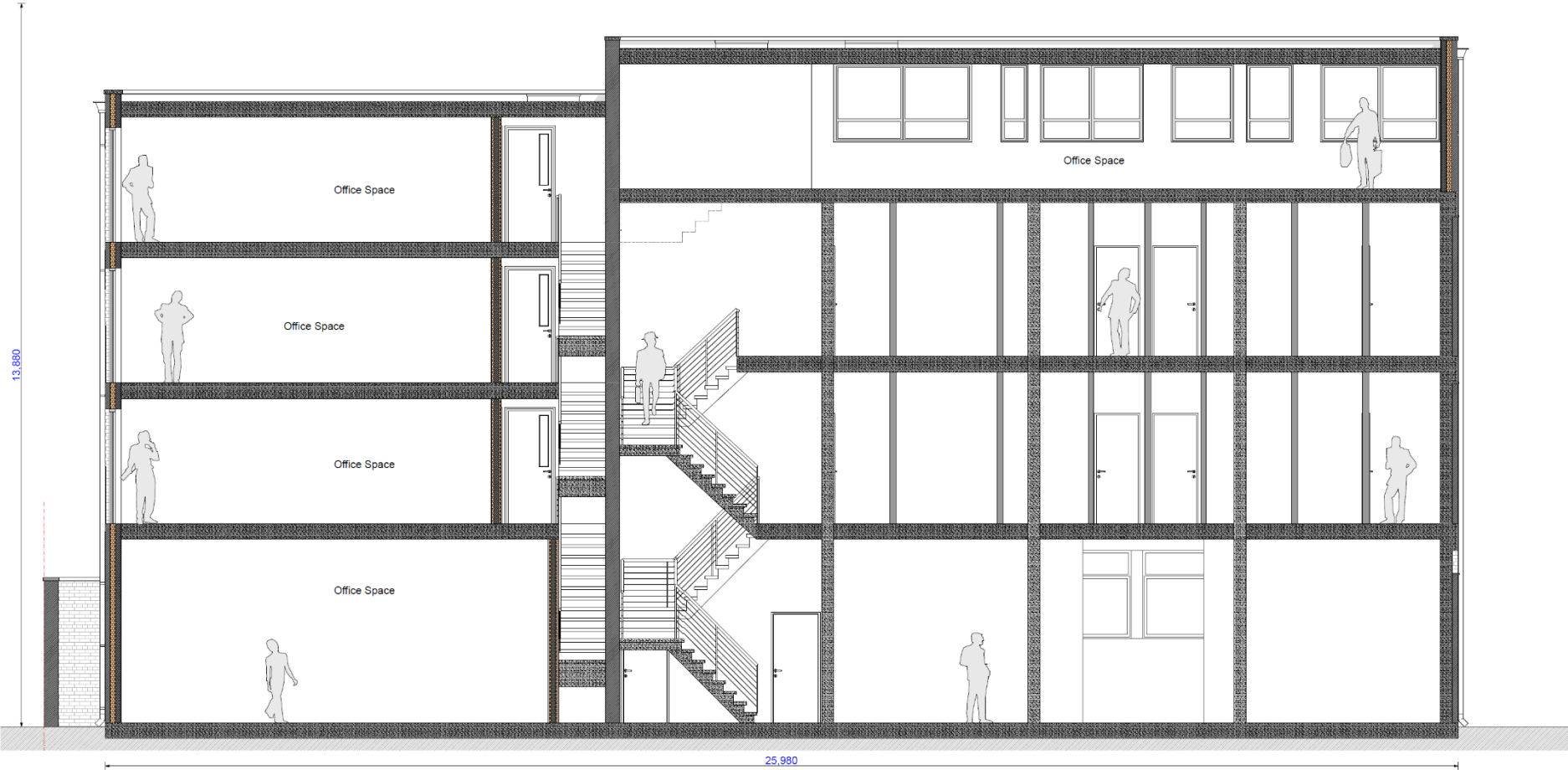
Consented South West Elevation



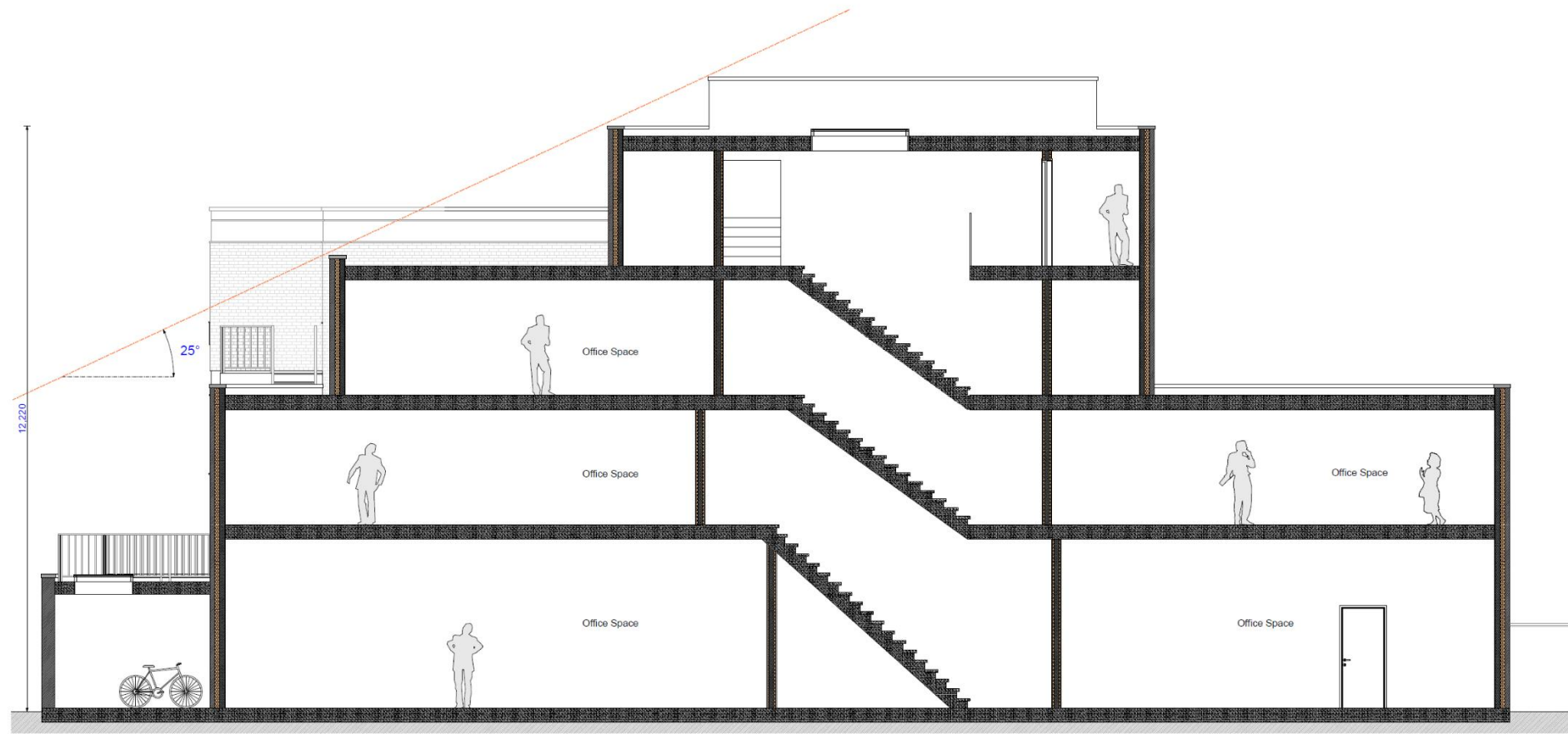
Consented North East Elevation



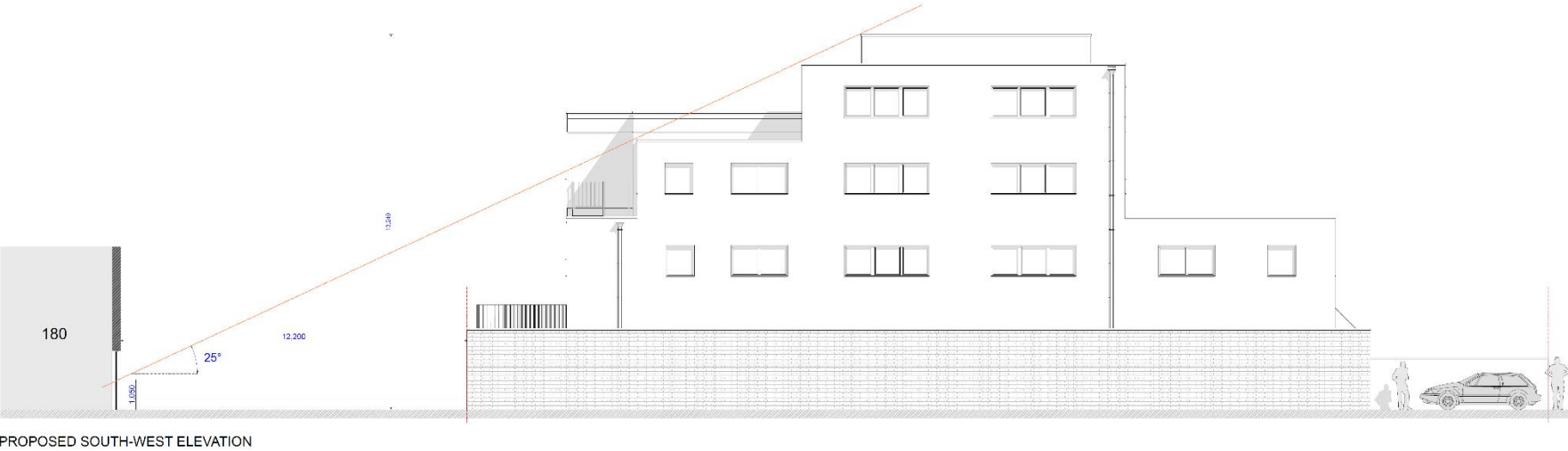
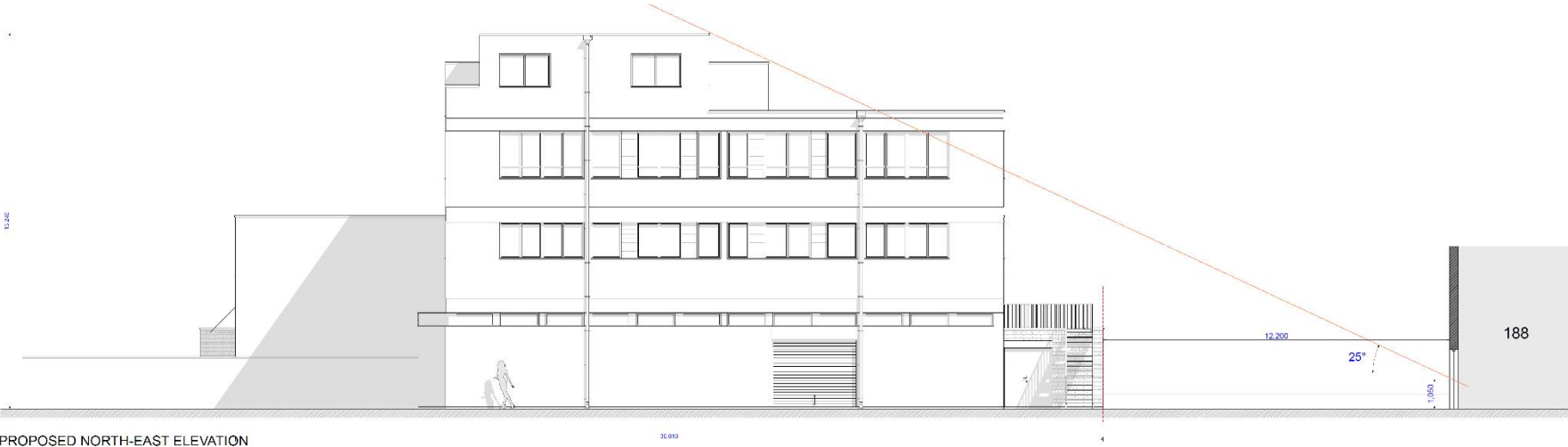
Consented Section A-A



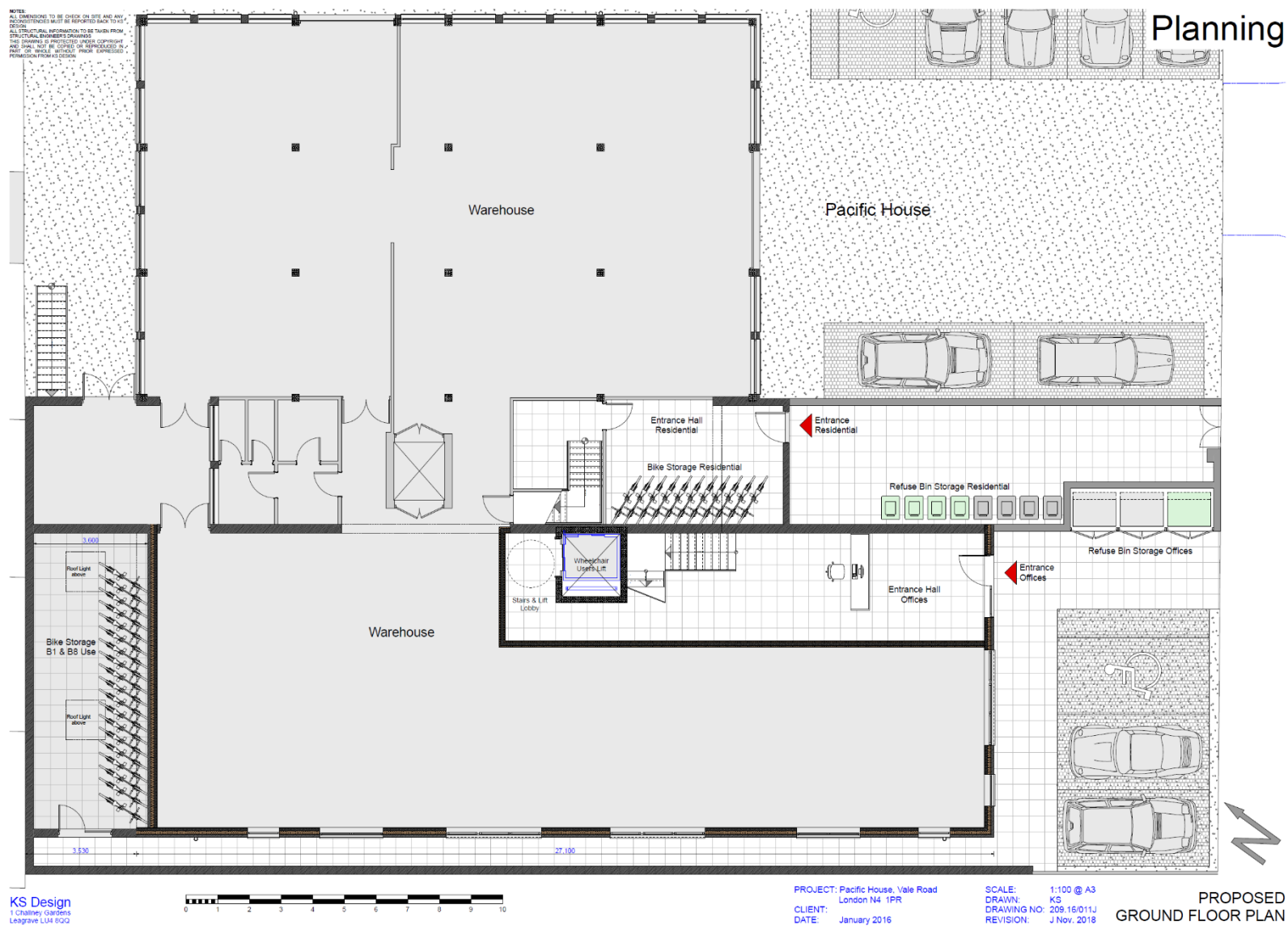
Consented Section B-B



Consented Light Angles



Consented Ground Floor Plans



Consented First Floor Plans



Planning

KS Design
1 Chantry Gardens
Leagrave, LU4 6QD

PROJECT: Pacific House, Vale Road
London N4 1PR
CLIENT:
DATE: January 2016

SCALE: 1:100 @ A3
DRAWN: KS
DRAWING NO: 208.18/013E
REVISION: E Nov. 2018

PROPOSED
FIRST FLOOR PLAN

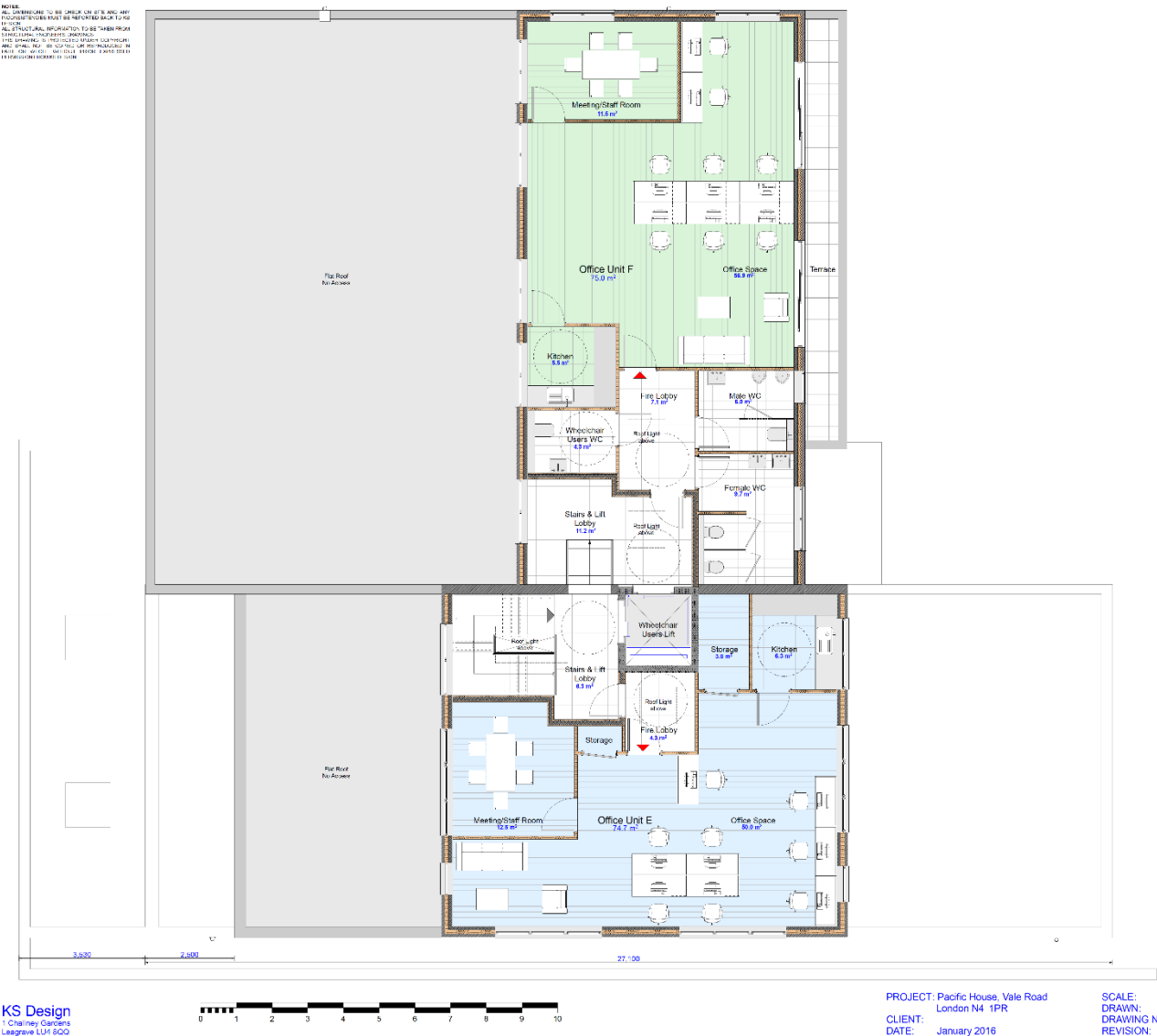
Consented Second Floor Plans

Planning



Consented Third Floor Plans

Planning

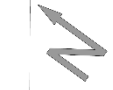


Consented Roof Plans

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY
VARIATIONS TO BE REPORTED TO THE ARCHITECT
AS SOON AS POSSIBLE.
ALL STRUCTURAL INFORMATION TO BE TAKEN FROM
THE BUILDING'S EXISTING DRAWINGS.
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SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE
ARCHITECT.



Planning



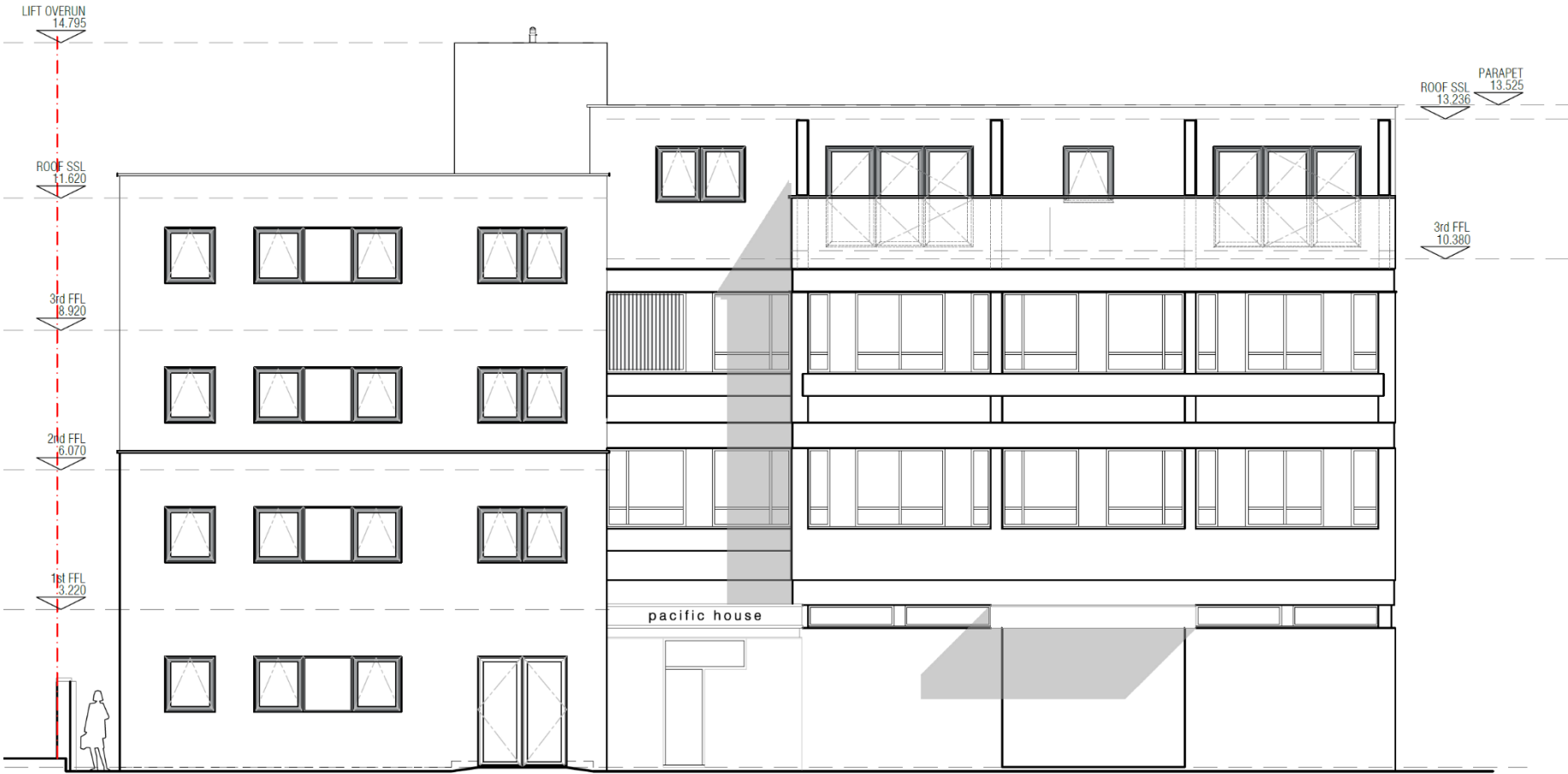
PROPOSED
ROOF PLAN

KS Design
1 Chalmers Gardens
Leagrave LU4 6QQ

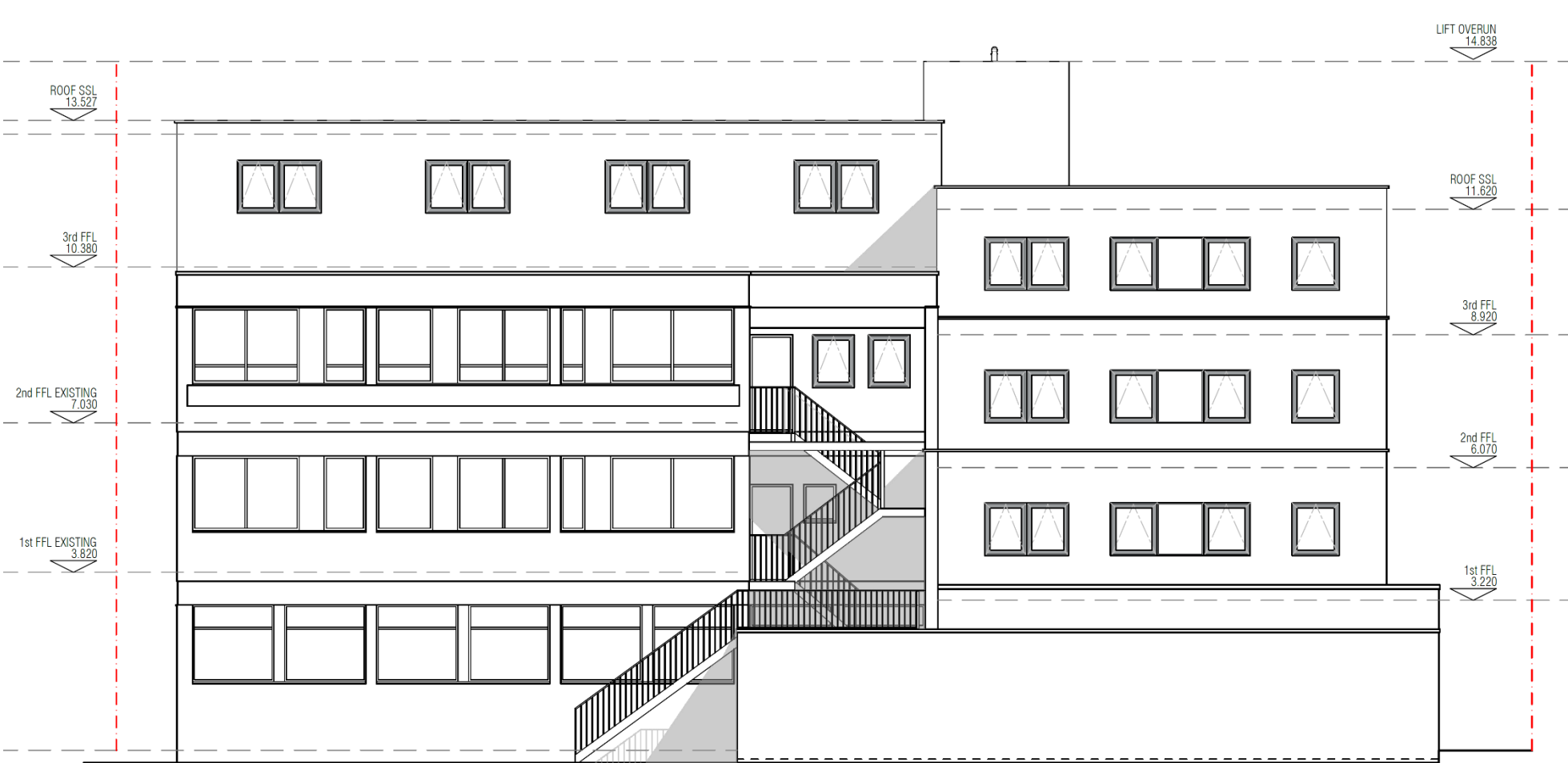
PROJECT: Pacific House, Vale Road
CLIENT: London N4 1PR
DATE: January 2016

SCALE: 1:100 @ A3
DRAWN: KS
DRAWING NO: 209.16/019E
REVISION: E Nov. 2018

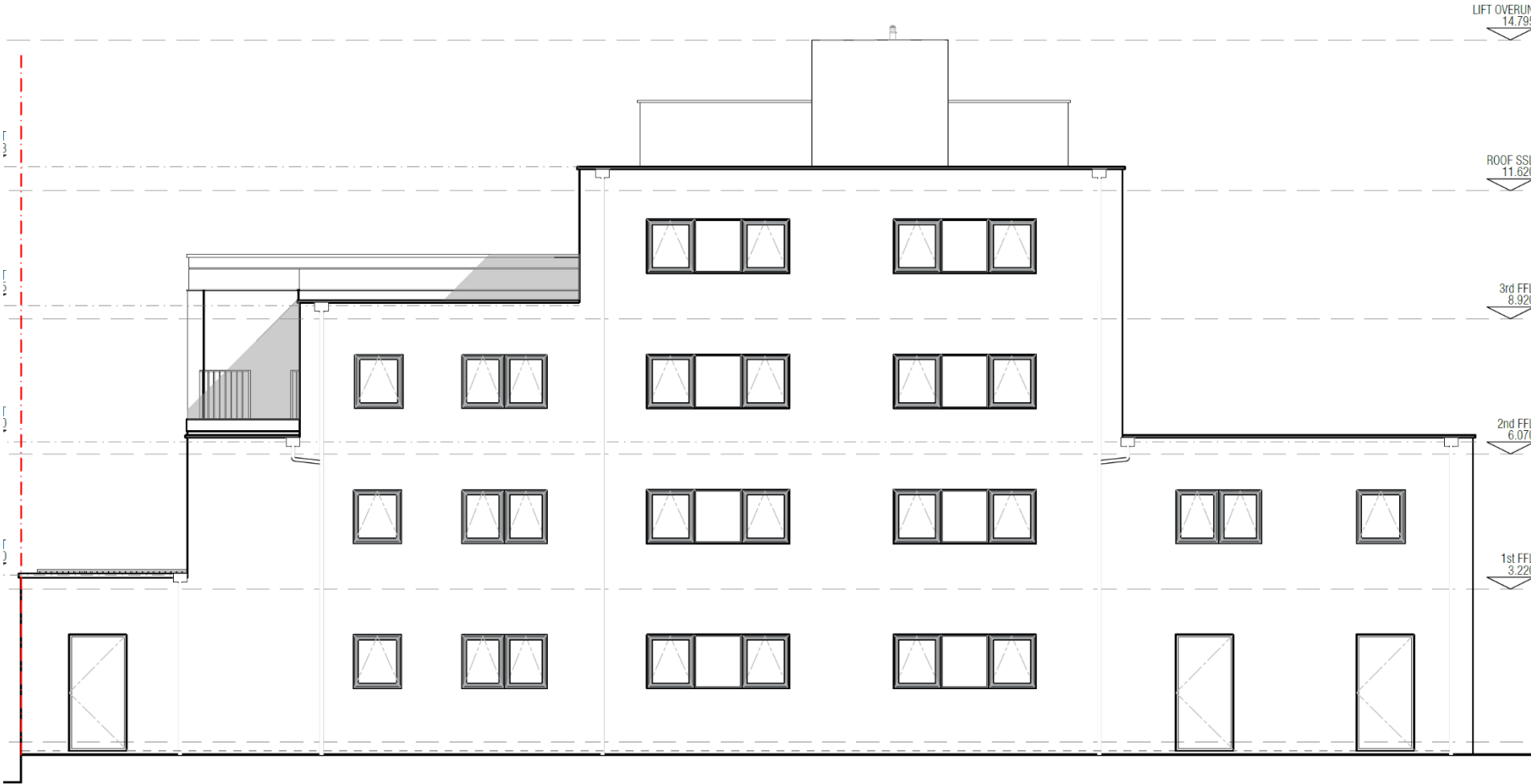
Proposed Front Elevation



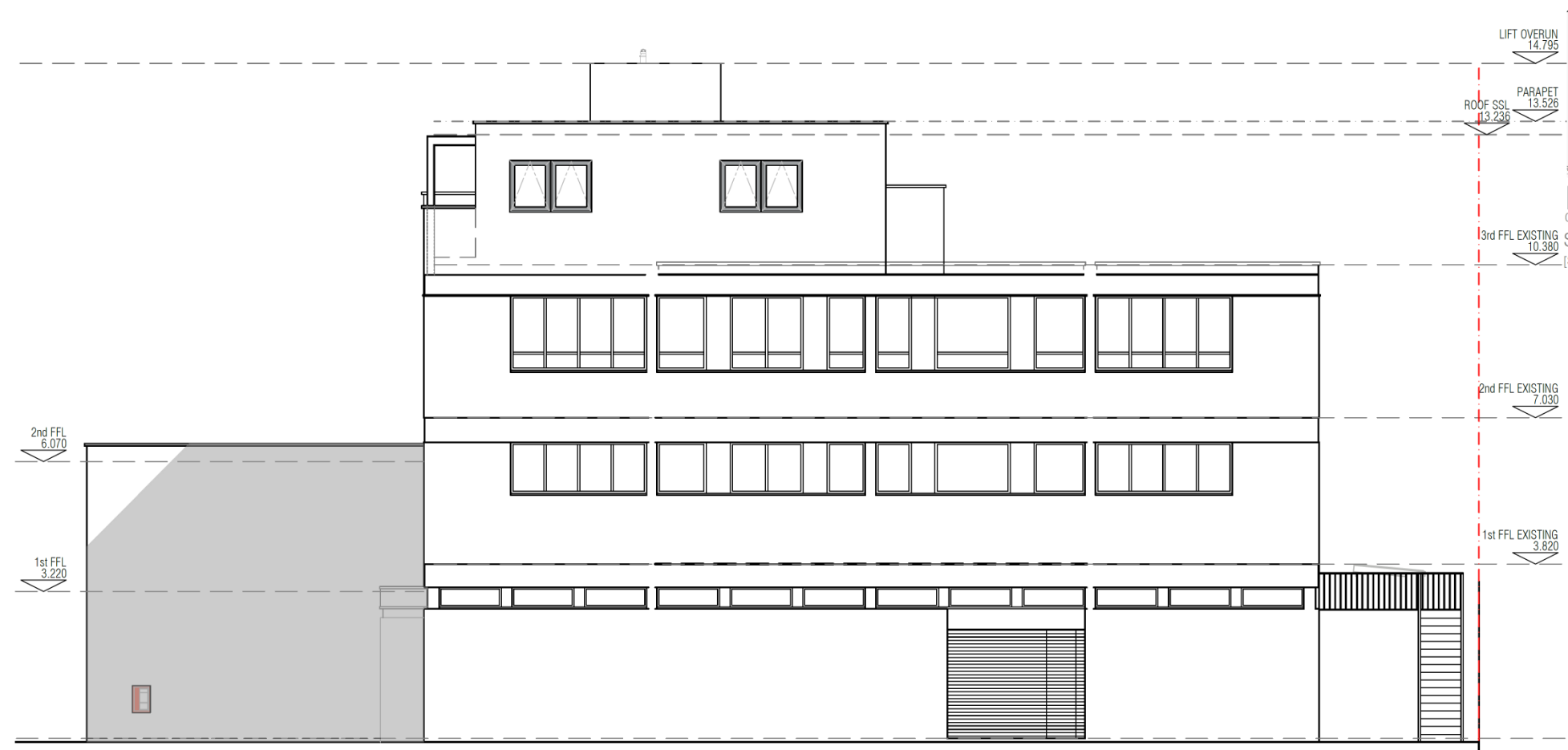
Proposed Rear Elevation



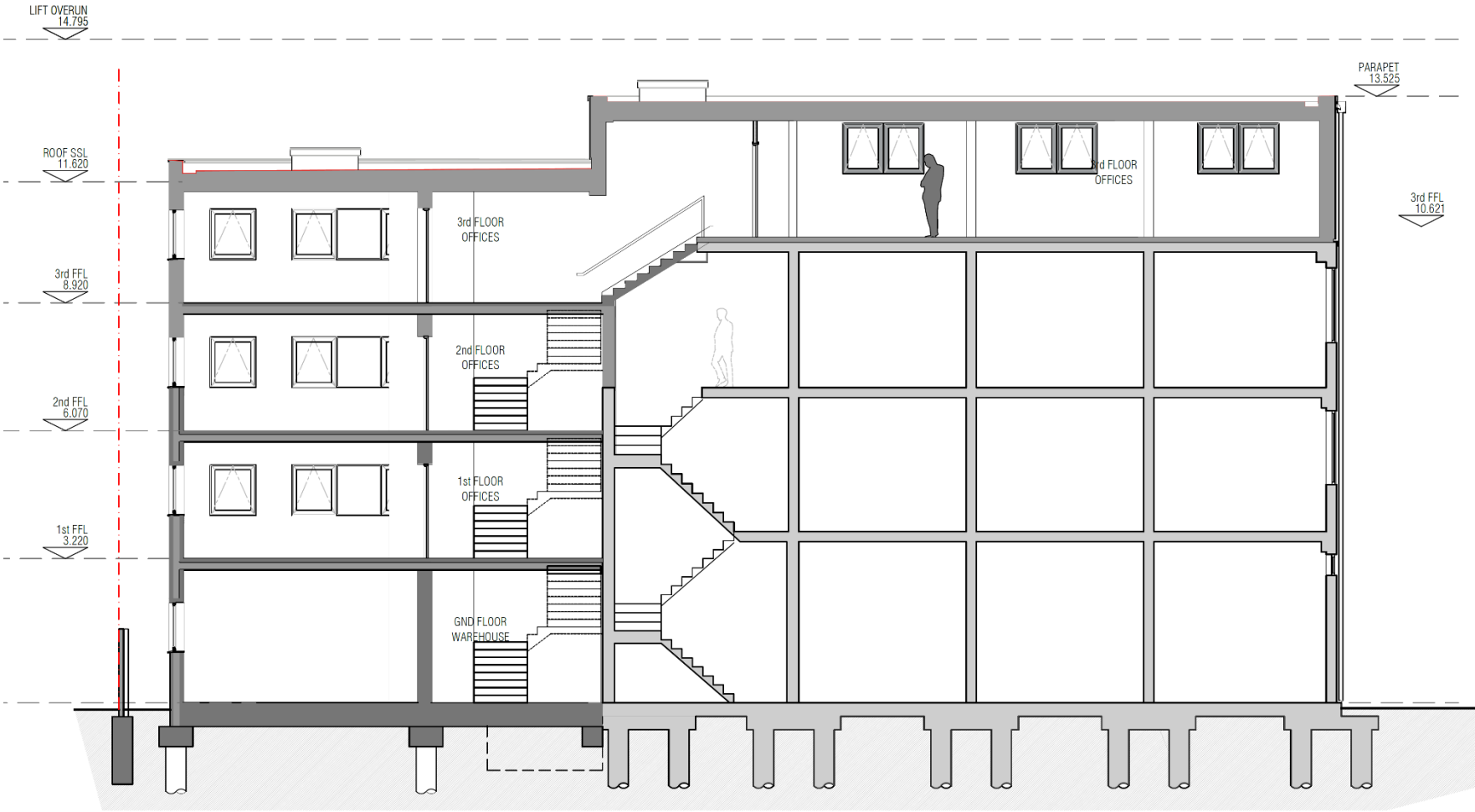
Proposed South West Elevation



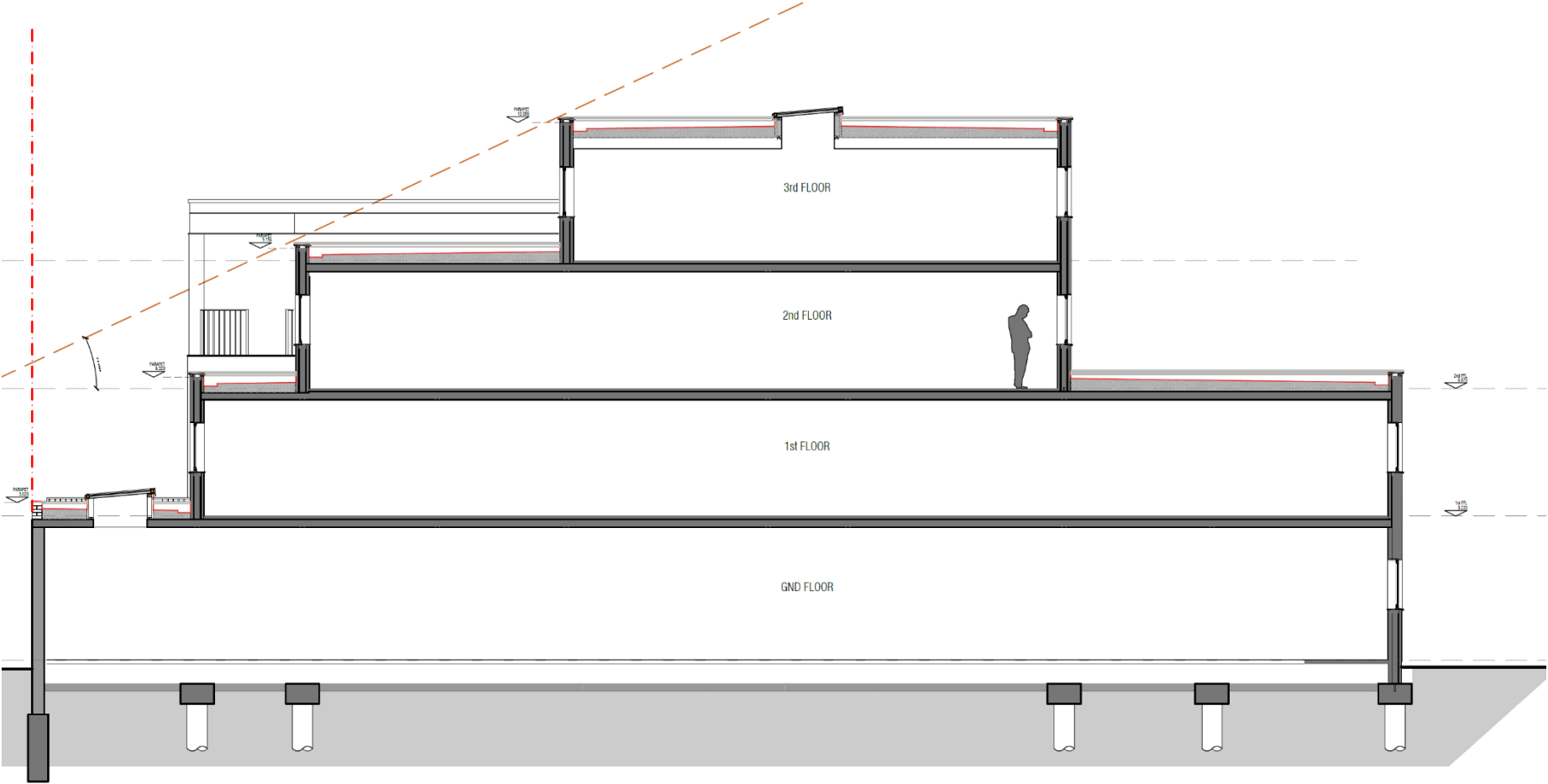
Proposed North East Elevation



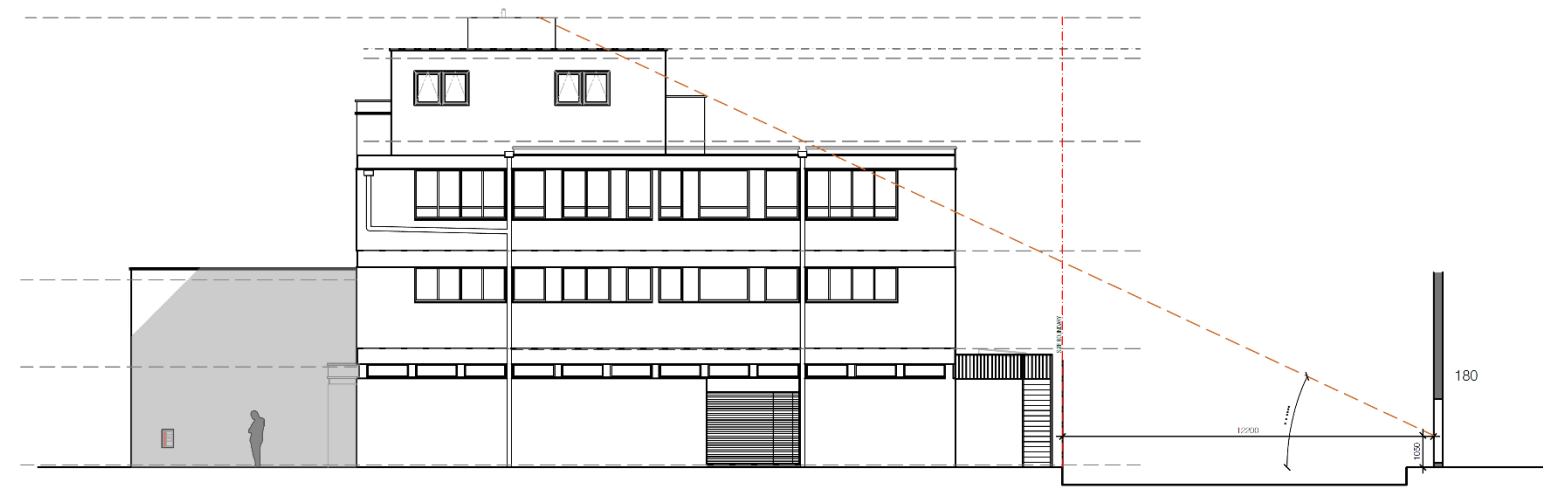
Proposed Section AA



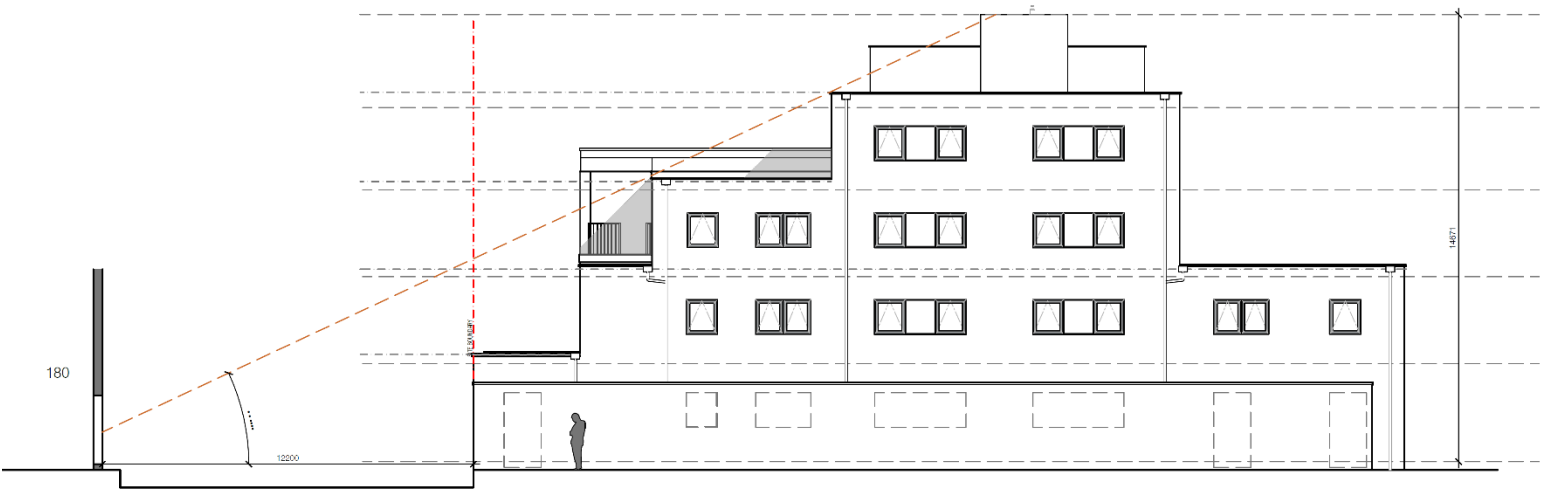
Proposed Section BB



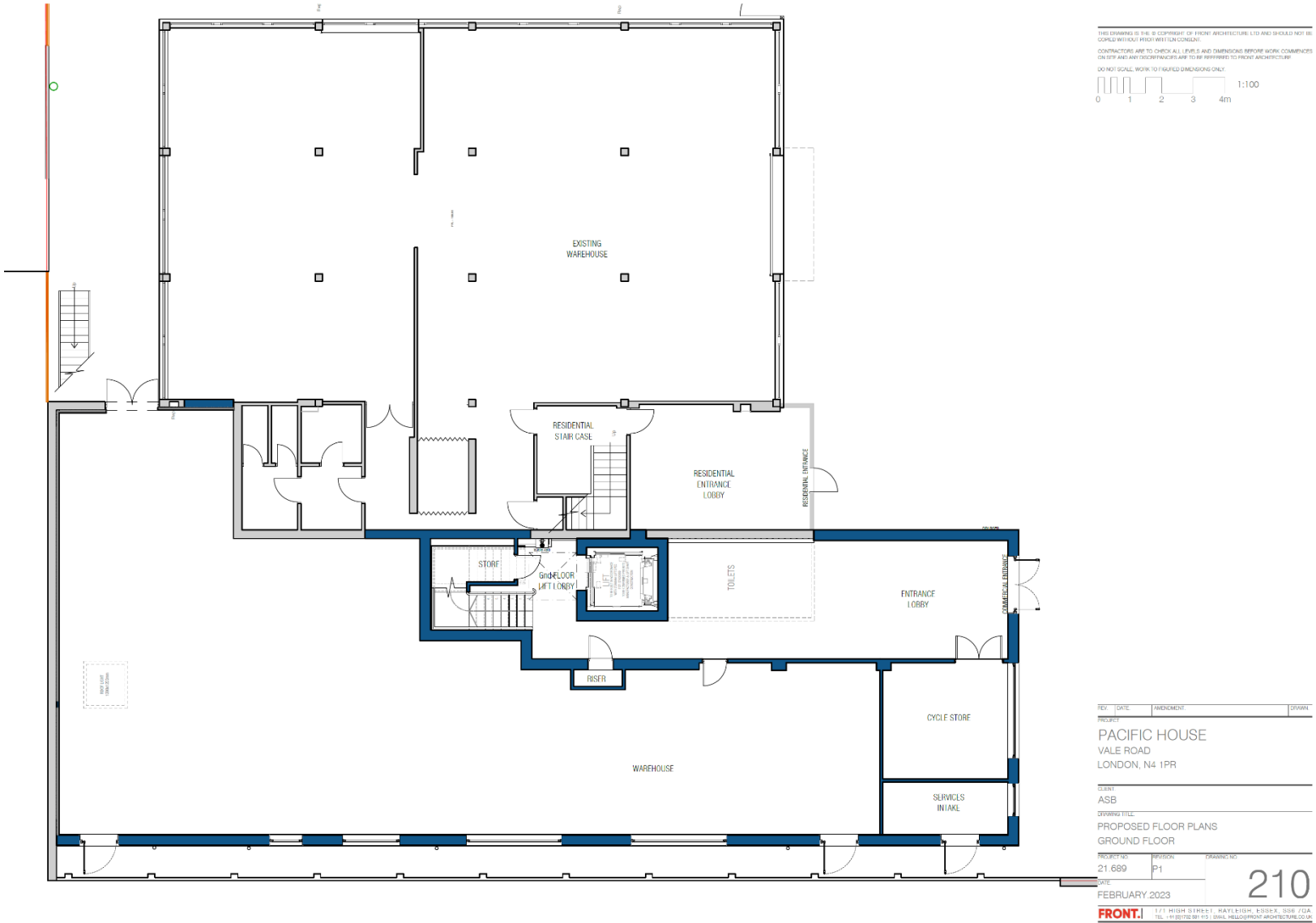
Proposed Light Angles



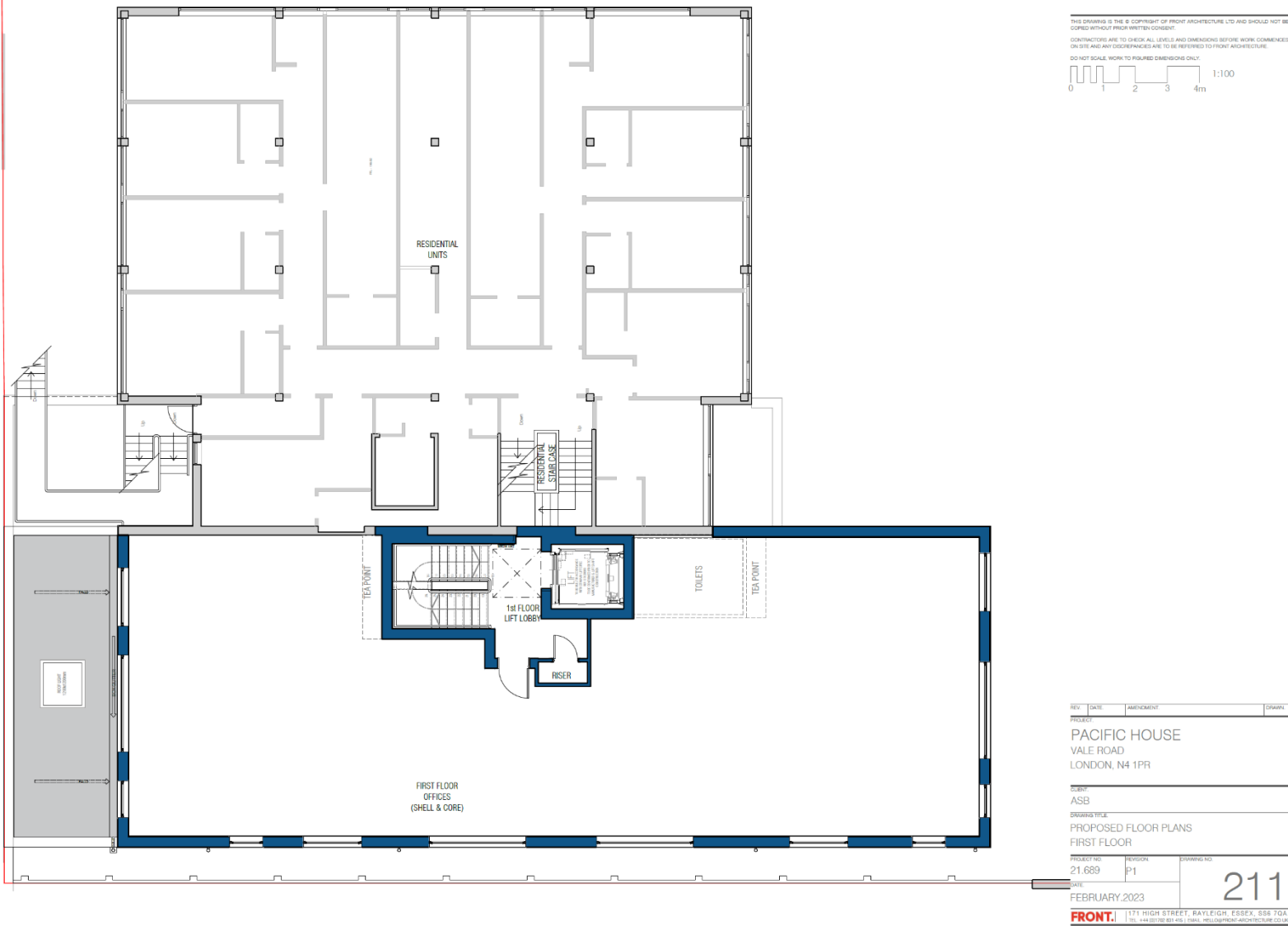
SIDE (NORTH EAST) ELEVATION
[SCALE 1:150 @A3]



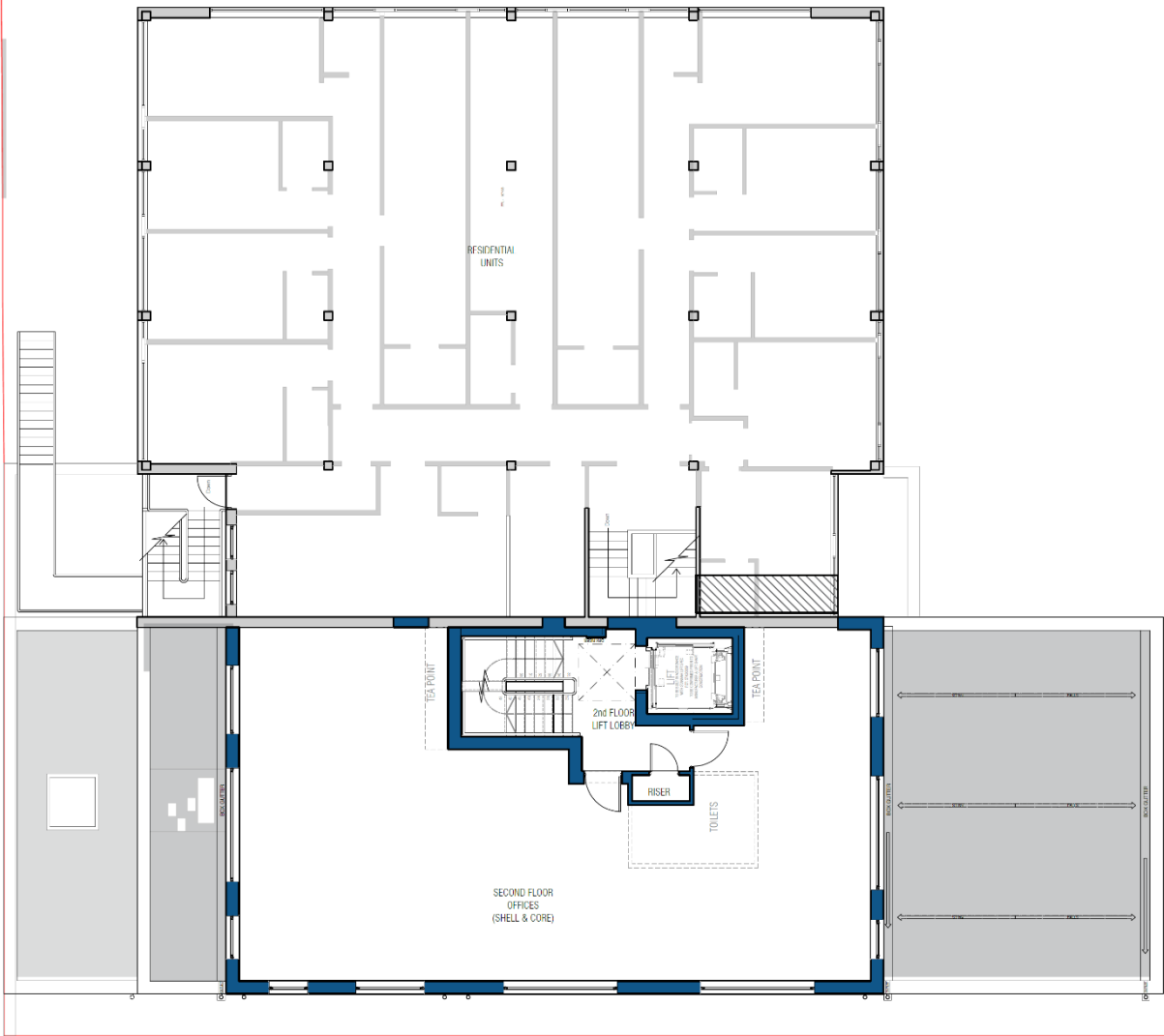
Proposed Ground Floor Plans



Proposed First Floor Plans



Proposed Second Floor Plans

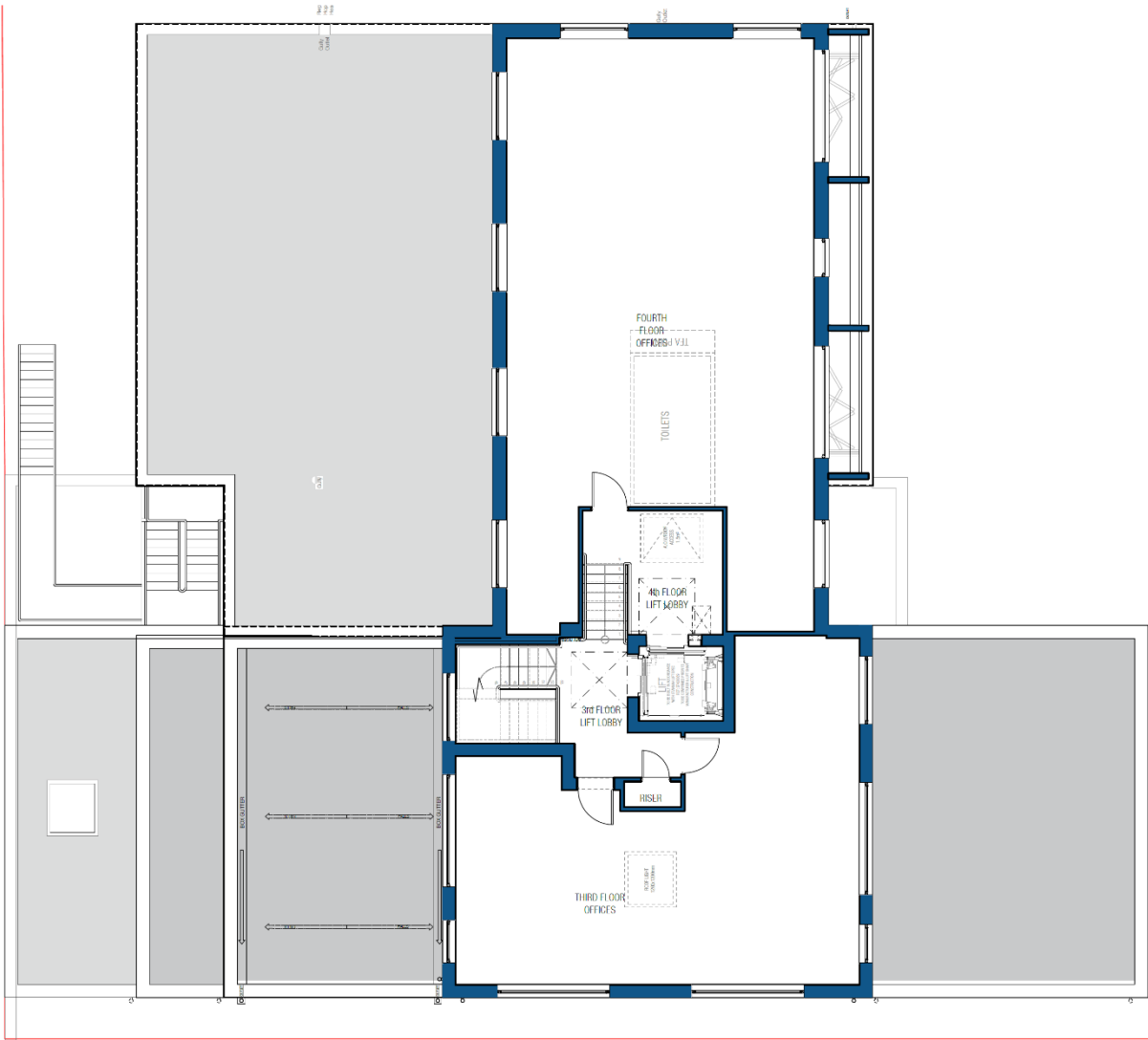


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0 1 2 3 4m 1:100

REV.	DATE	AMENDMENT	DRAWN
PROJECT			
PACIFIC HOUSE			
VALE ROAD			
LONDON, N4 1PR			
CLIENT			
ASB			
DRAWING TITLE			
PROPOSED FLOOR PLANS			
SECOND FLOOR			
PROJECT NO.	VERSION	DRAWING NO.	
21 689	P1	212	
DATE			
FEBRUARY 2023			
FRONT.		1/1 HIGH STREET, HATFIELD, Herts, SG9 7DA TEL: +44 (0)1835 811101 EMAIL: INFO@FRONT-ARCHITECTURE.CO.UK	

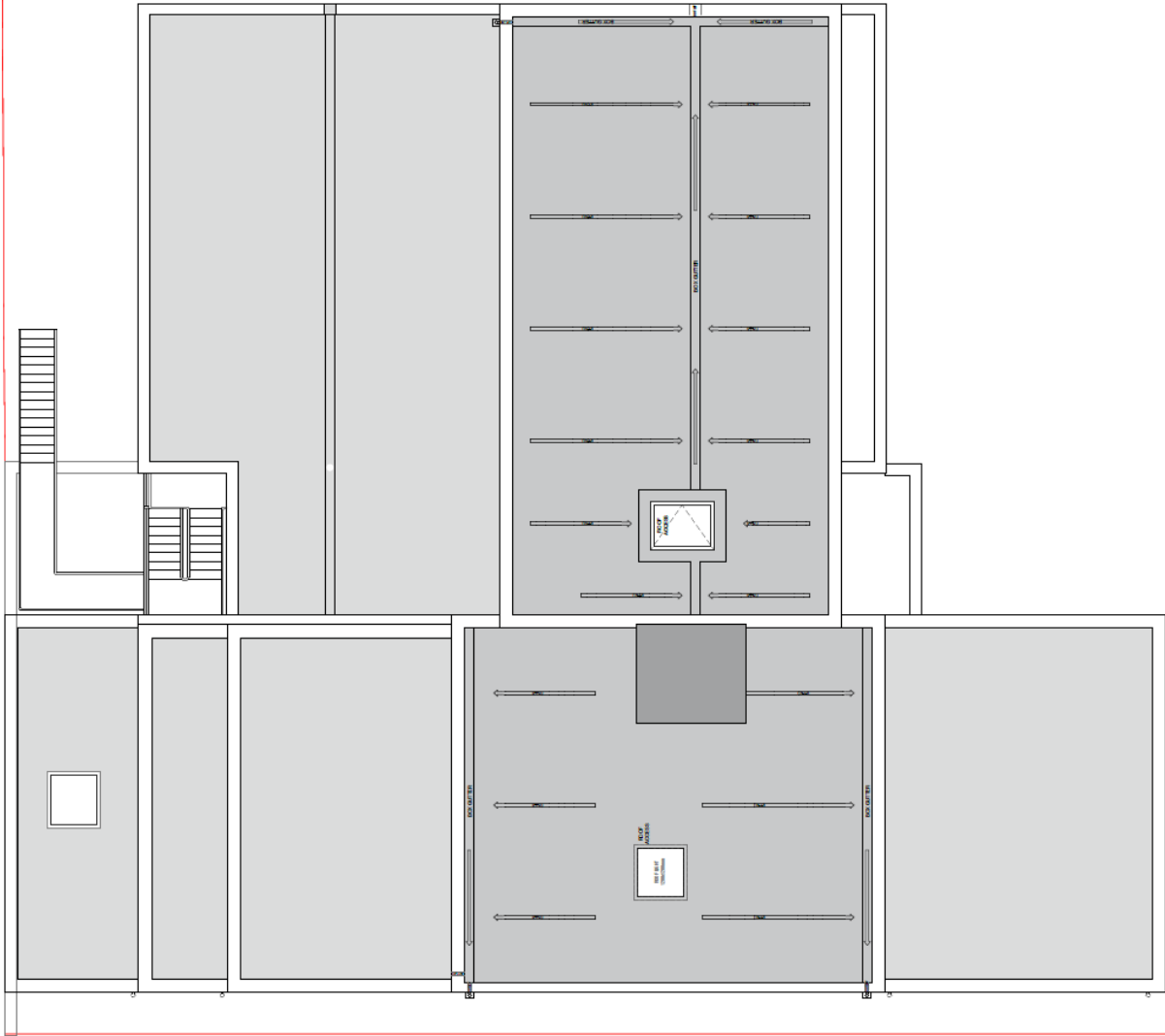
Proposed Third Floor Plans



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REV	DATE	DESCRIPTION	ISSUED
PROJECT			
PACIFIC HOUSE			
VALE ROAD			
LONDON, N4 1PR			
CLIENT			
ASB			
DRAWING TITLE			
PROPOSED FLOOR PLANS			
THIRD FLOOR			
PROJECT NO.	REVISION	DRAWING NO.	
21 689	P1	213	
DATE		FEBRUARY 2023	
FRONT 1171 HIGH STREET, RAYLEIGH, ESSEX, S26 7GA TEL: 01707 551 111 EMAIL: INFO@FRONT-ARCHITECTURE.CO.UK			

Proposed Roof Plans



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REV.	DATE	DESCRIPTION	ORIGINAL
PROJEC			
PACIFIC HOUSE			
VALE ROAD			
LONDON, N4 1PR			
CLIENT:			
ASB			
DRAWING NO.:			
PROPOSED FLOOR PLANS			
ROOF FLOOR			
PROJECT NO.	DRAWING	DRAWING NO.	
21.689	P1	214	
DATE:		FEBRUARY 2023	
FRONT		111 HIGH STREET, RAYLEIGH, ESSEX, S88 7QA. TEL: +44 (0)1206 461111 EMAIL: info@frontarchitecture.co.uk	

13.240

Consented Plan:

The approval shows an overall height of 13.2m for the vertical extension above the existing part of the building on the elevations. There is conflicting information within the consented sections though that states a height of 3.8m.



Proposed Plan: 21.689_P1_Proposed Front Elevation

The proposed height of the vertical extension has been altered due to construction issues that have arisen. To ensure that the existing building is not impacted negatively by the additional extension, it has been rationalized in a way that increases the consented height.



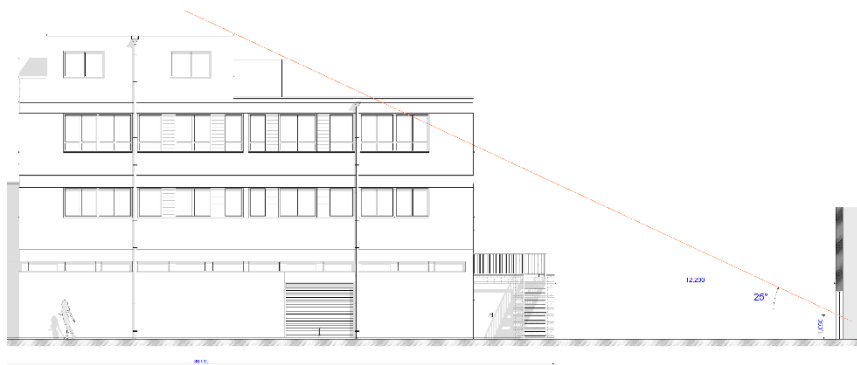
Consented Plan:

The original plans do not show any lift overrun as the need to be Part M compliant was not needed at this stage.



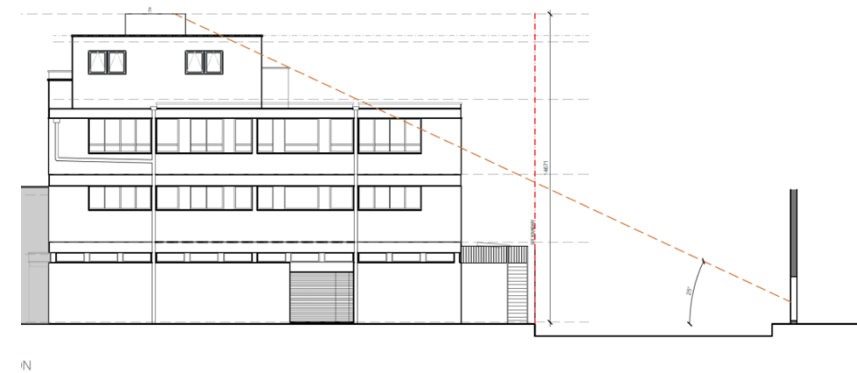
Proposed Plan: 21.689_P1_Proposed Front Elevation

Due to the Part M compliant lift that is being installed an overrun is required, this increases the overall height of the building. This should not have a negative effect on the surrounding buildings.



Consented Plans:

The consented application highlighted that there was no negative impact of the vertical extension as it would not be visible to the properties off of Hermitage Road as the existing building would block their view of it.



Proposed Plans: 21.689_206_P1_Proposed Light Angles

The proposed alteration in height does not effect the rear properties, just as the consented plans. The lift overrun is located in the central part of the building and therefore does not impact the surrounding buildings as the existing building blocks it from view.