

SIR FREDERICK MESSER ESTATE

NMA SECTION 96 APPLICATION



DELTA ARCHITECTS

REVISION: P06

DATE: June 2026



INTRODUCTION

This document provides a description of the design changes proposed for Sir Frederick Messer Estate development.

These proposed changes to planning permission HGY/2024/3315 mainly respond to structural requirements, UKPN requirements, and fire safety compliance. They have also been proposed with the intention to improve the scheme compliance with Building Regulations and to reduce design hazard risks.

The proposed plans and elevations can have developed from planning stage to construction, in the process of coordination with the Structural Engineer, MEP Engineer, Fire Consultant, SBD Officer, and other consultants.

Section 1 provides a summary of the changes and the reasons that led to them.

Section 2 comprises a planning and proposed typical plan and east elevation for comparison.

Section 3 contains the proposed 3D views.

Section 4 contains a table with the planning approved drawings to be replaced and the corresponding proposed drawing number.

The full set of General Arrangement plans and elevations are enclosed as part of this S96 planning application.



SECTION 1

Summary table of most significant proposed changes and reasoning behind the proposals.

ITEM NO.	ITEM	PLANNING PROPOSAL - POTENTIAL ISSUE	PROPOSED CHANGE - MITIGATION PROPOSAL
1	Substation location.	Substation proposed location too close to site boundary line / neighbouring properties. UKPN requirement of having a fixed louvered panel for ventilation to the side elevation of substation was not acceptable due to its location.	Substation position swapped with electrical switch room to allow and comply with all UKPN requirements.
2	Block 1 site location.	Block 1 site proposed location – too close to existing underground services / structures and not possible to build within an area around it of 3 metres.	Block 1 relocated and moved 2 metres towards Block 2 to avoid clashes between building foundations and existing underground services / structures. Daylight / sunlight assessment revised based on this move and confirmed that no adverse impact to Block 2 or existing neighbouring buildings have been created. Arboricultural impact report addendum included to confirm no impact on trees to be retained (as per planning approved).
3	Corner bolt-on balconies.	Large cantilevered bolt-on balconies at building corner – Specialists confirmed cantilever extent is not achievable with cast-in loading capability.	Reduction in cantilevered length, which is offset in the other direction to maintain balcony size and area.
4	Block 1 lift lobby storage at GF level.	General storage proposed next to risers – Fire safety concerns: - Storage located on the fire escape route.	General storage removed to avoid potential fire risk.



5	Block 1 lift lobby caretaker facility room door.	Caretaker facility room door opens to the protected lift lobby at ground level. - Door located on the fire escape route and off the protected lobby.	Door relocated to avoid potential fire risk.
6	Block 1 lift lobby enclosure from levels 01 to 05.	Open-air lift lobby – not compliant with BS9991 2024 of the fire strategy.	Lift lobby enclosed to reduce fire spread risk at each level and ensure compliance with BS9991 2024.
7	Block 1 Curtain walling at building entrance.	Full curtain walling enclosure around building main entrance and cycle store elevation – curtain walling did not allow for the installation of required external fire equipment; dry riser inlet, fireman's switch, PIB.	Solid brick wall piers have been added next to access doors to allow for panelling and services installation.
8	Block 1 external columns at GF level.	Exposed concrete columns.	Columns clad in Ibiza white brickwork to give more resistance and robustness to these elements and ground level.
9	Block 1 external columns at inset balcony corner and external walkways from level 01 to 05.	Exposed concrete columns.	Columns clad with metal panels, RAL 9001, not to impact visually on elevation design and to match any other metalwork element present in the building.
10	Brick bonding (both buildings).	Vertical stretcher bond bandings at each FFL – not possible to have continuous masonry support angles and cavity trays.	Vertical soldier brick bond to allow continuous masonry support angles and cavity trays.
11	Brick bonding (both buildings).	Vertical stretcher bond with 20mm recessed headers.	Vertical stretcher bond with alternating 20mm projecting brick course (corduroy brick detail). Extent of corduroy brick detail on elevation across both buildings has been reduced due to brick supporting difficulties at window jamb locations.



12	Block 1 roof bridge.	Bridge to connect both building wings.	Blocks connected to create BS9991 lobby. Bridge has become a joined roof.
13	Roof AOVs (both buildings).	Roof AOVs on top of stair core.	AOVs for BS9991 compliance added to each stair core for smoke ventilation.
14	Block 2 M4(3) unit GF level access	M4(3) unit at ground floor level entrance door not covered by the external walkway soffit – not compliant with Part M requirements.	A 1200x1200mm canopy above door entrance added to comply with regulations.
15	Block 1 M4(2) unit GF level access	M4(2) unit at ground floor level entrance door on north east elevation not covered by building overhang soffit – not compliant with Part M requirements.	A 1135mmWx600mmD canopy above door entrance added to comply with regulations.
16	Block 1 Privacy screens to external walkways	Concerns about potential overlooking issues to Henrietta House.	Privacy screens added to the external walkways side elevations on GL 1-10.



SECTION 2 Site Location Plan

Planning Scheme



Proposed Scheme



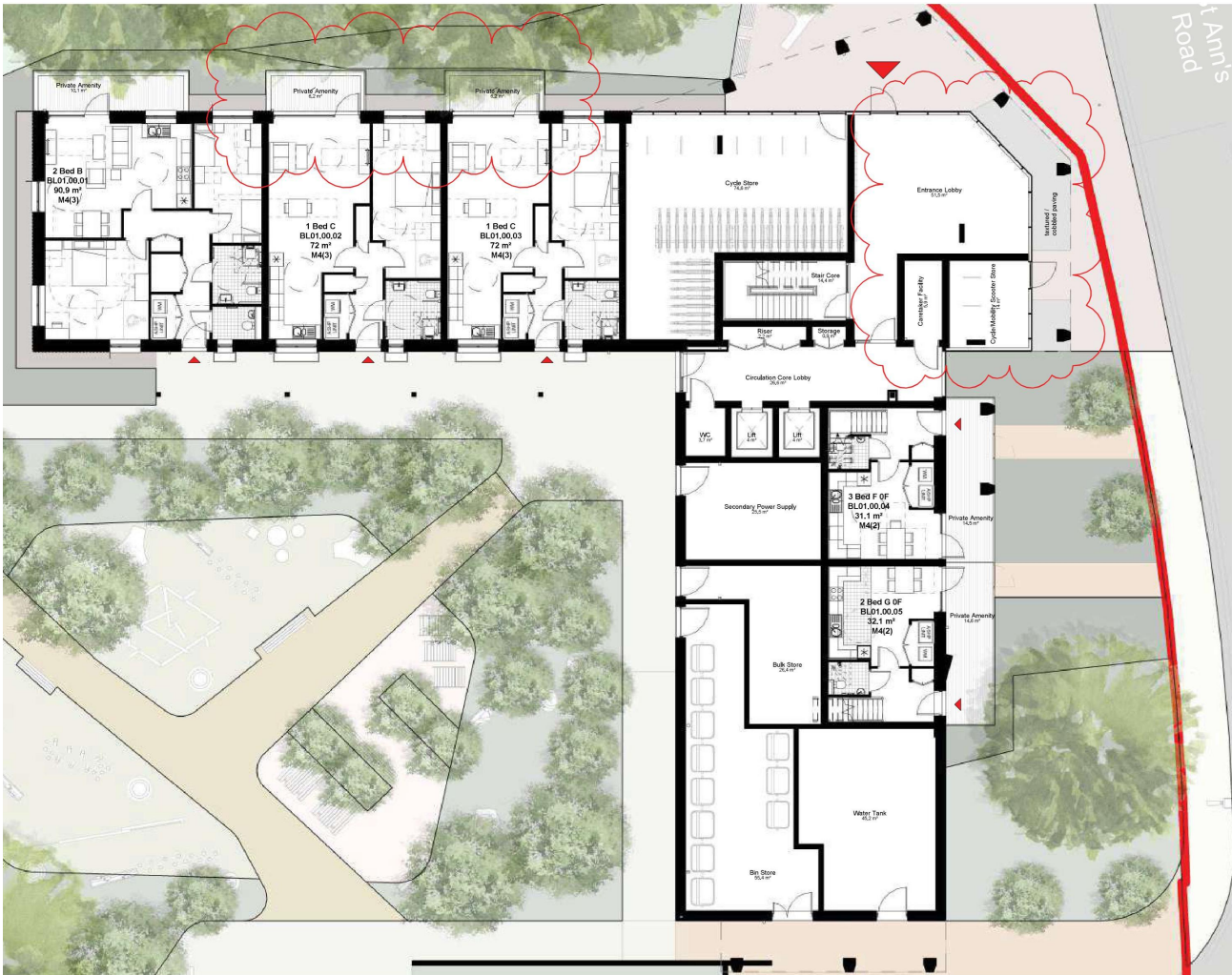
FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

2. Block 1 relocated and moved 2 metres towards Block 2 (dashed purple line indicates previous building location).

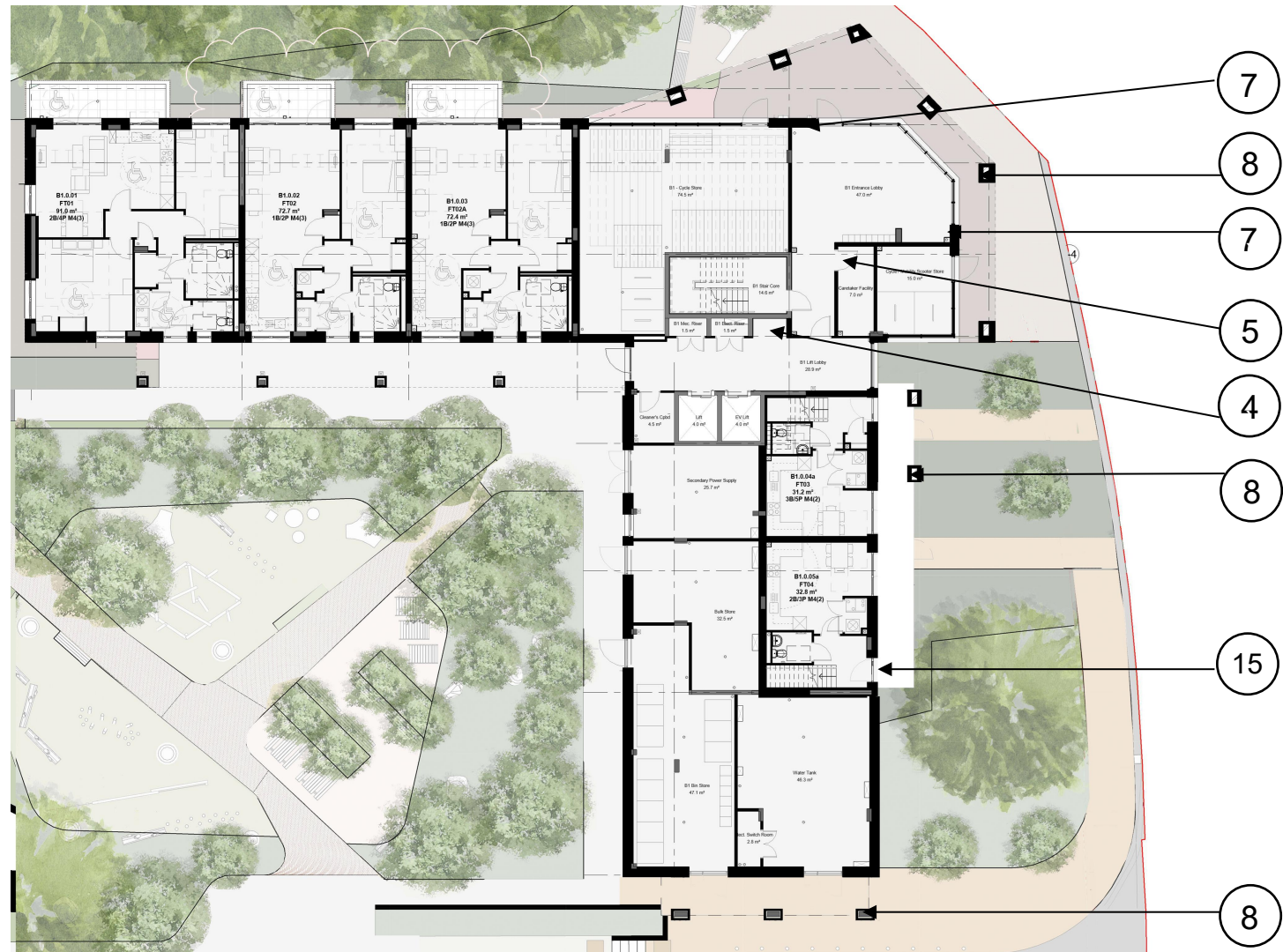


SECTION 2 Block 01_Ground Floor Plan

Planning Scheme



Proposed Scheme



FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

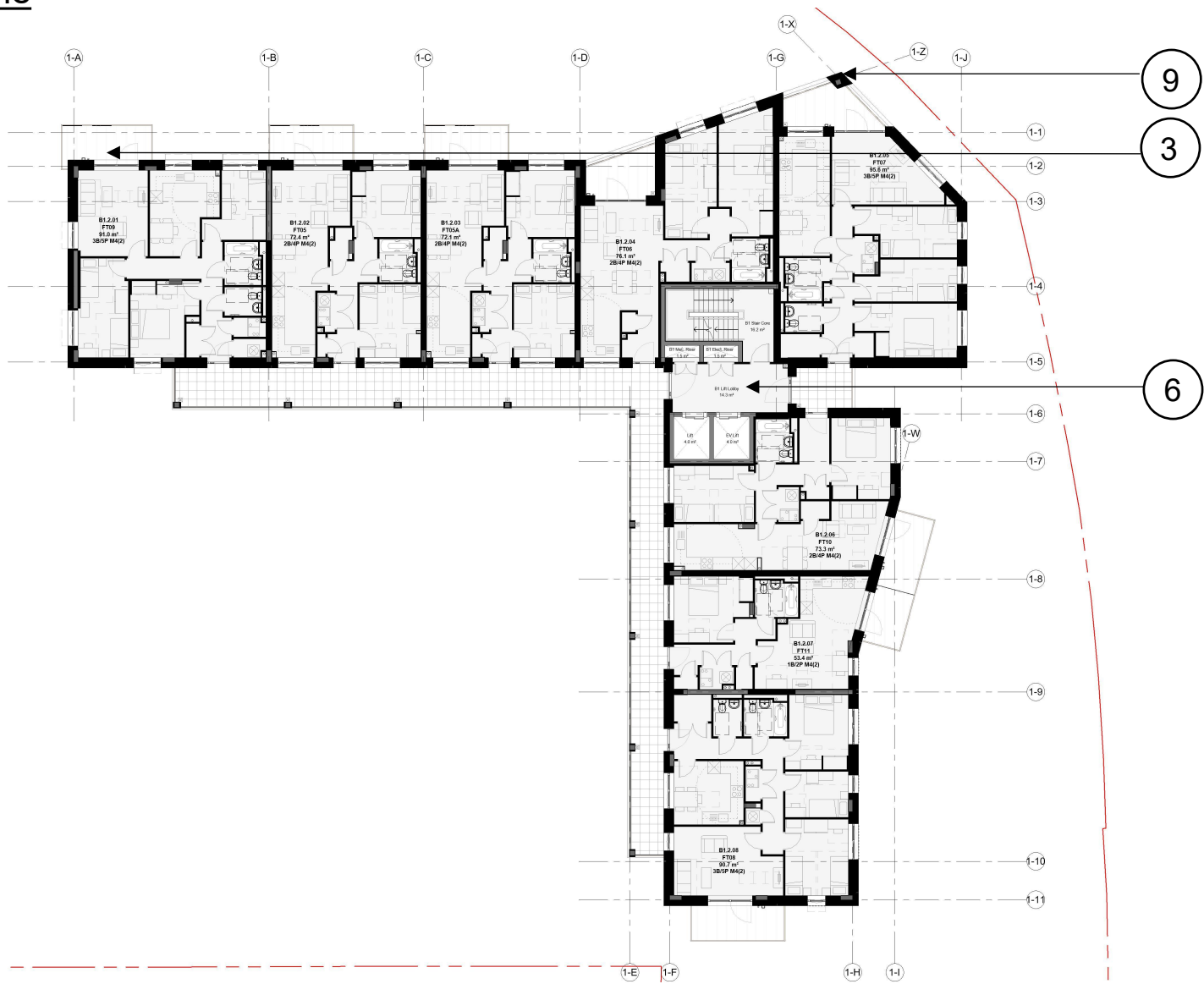
- 4. Lift lobby storage removed.
- 5. Caretaker facility room door relocated.
- 7. Main entrance brick pier for panelling and services installation.
- 8. Ground floor external columns clad in brickwork to match building.
- 15. Canopy over entrance door added.

SECTION 2 Block 01_Typical Floor Plan

Planning Scheme



Proposed Scheme

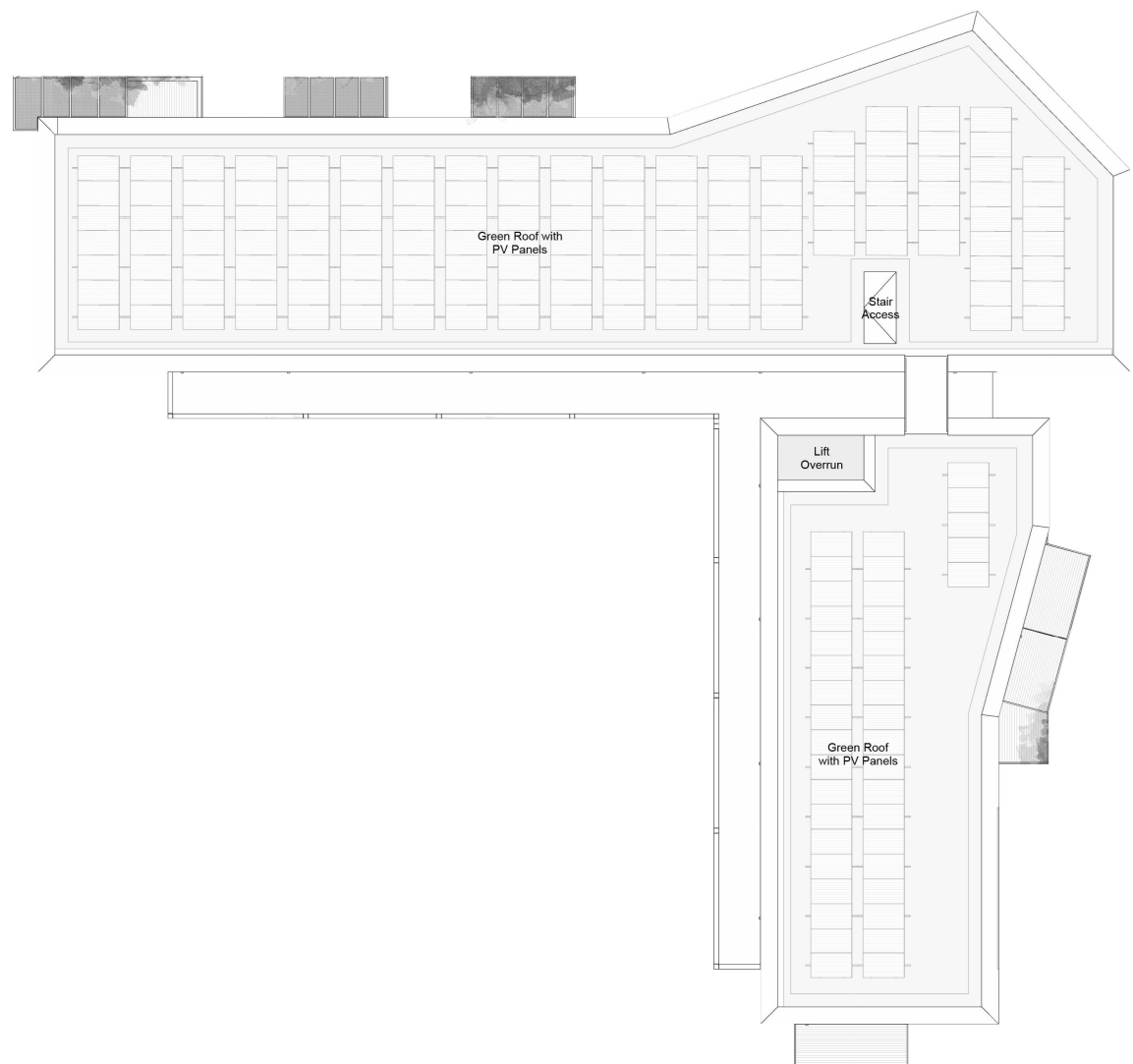


FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

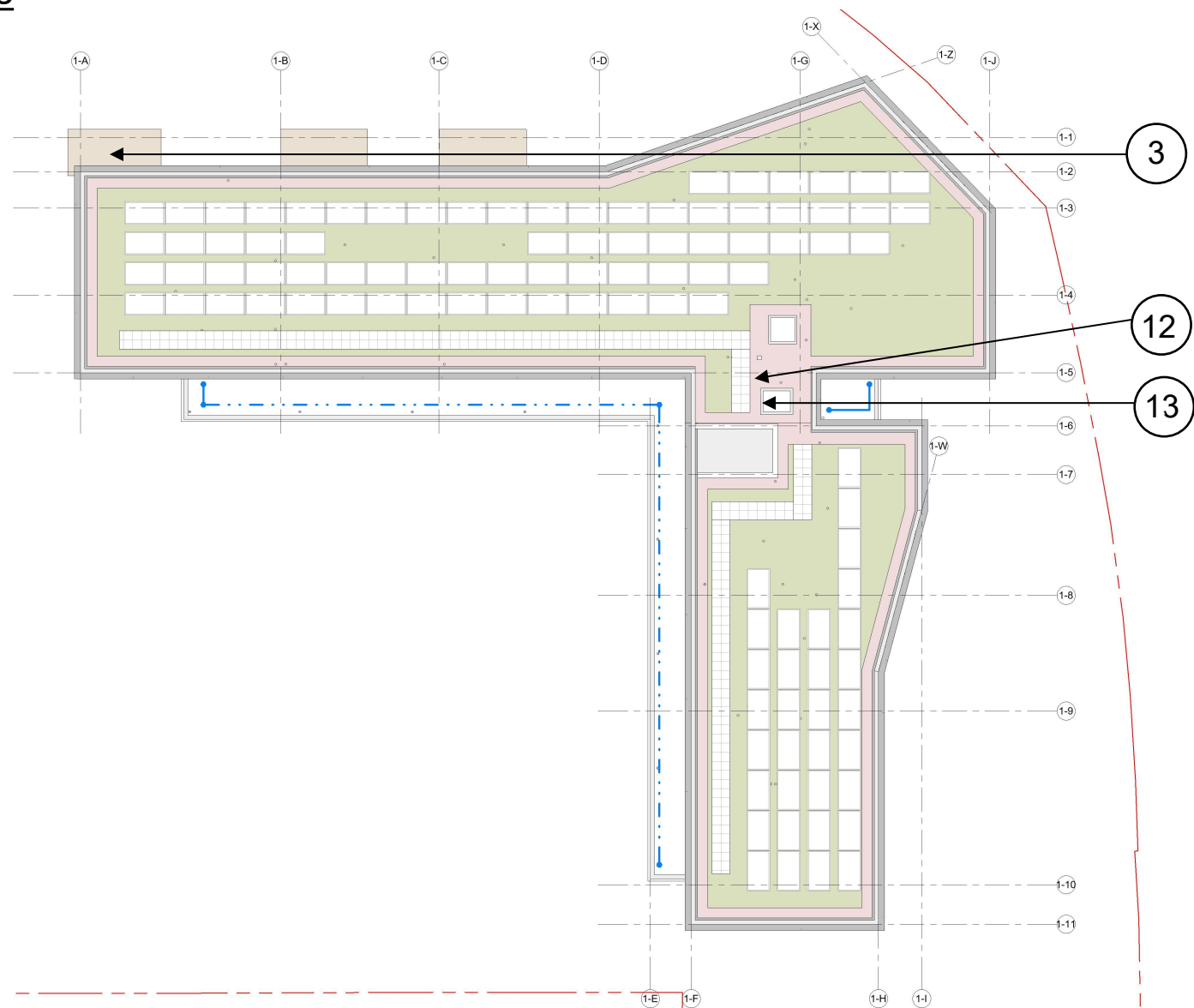
3. Corner bolt-on balconies cantilevered reduction.
6. Lift lobby enclosure.
9. Aluminium metal cladding to external columns at inset balcony corner and external walkways in upper levels.

SECTION 2 Block 01_Roof Plan

Planning Scheme



Proposed Scheme



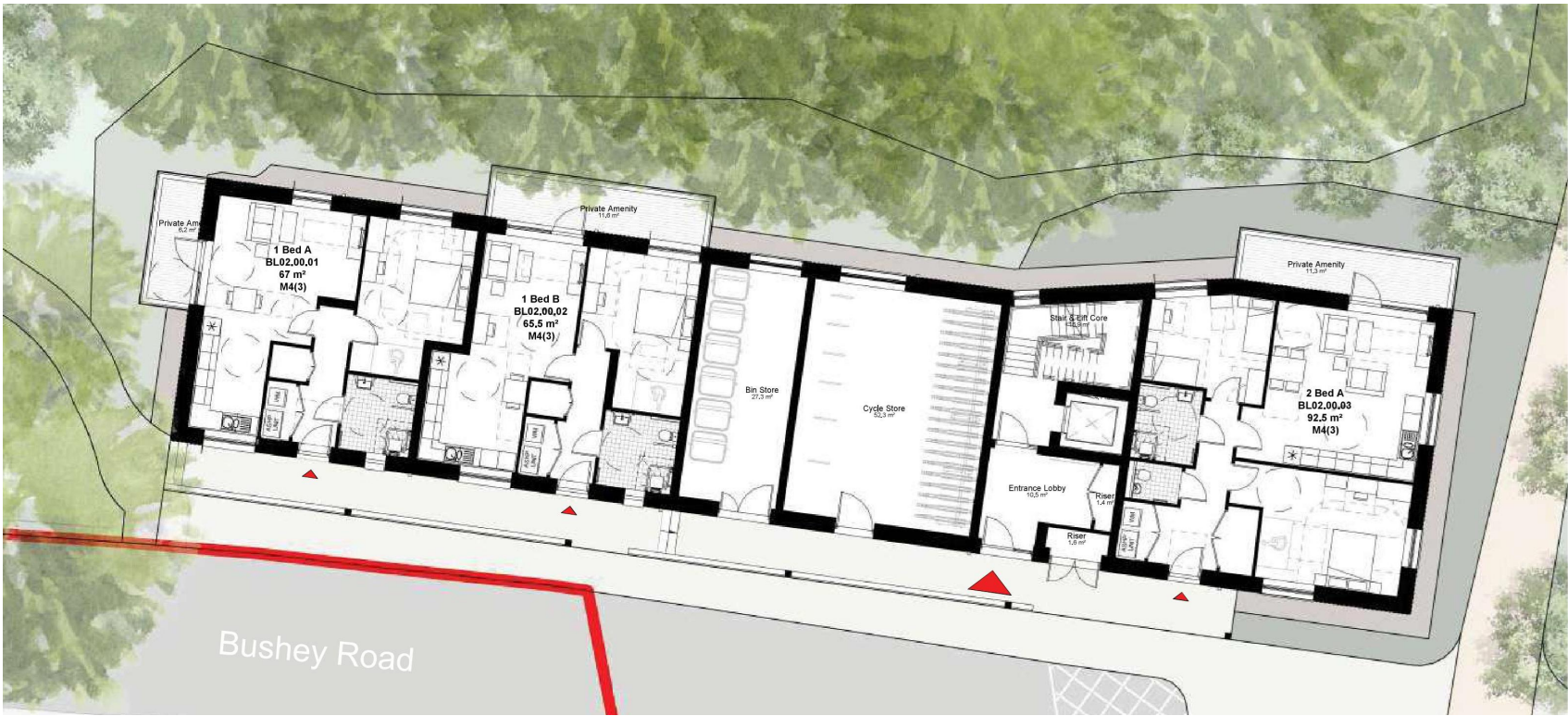
FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

- 3. Corner bolt-on balconies cantilevered reduction.
- 12. Bridge to connect both building wings.
- 13. Roof AOVs on top of stair core and lift lobby added.

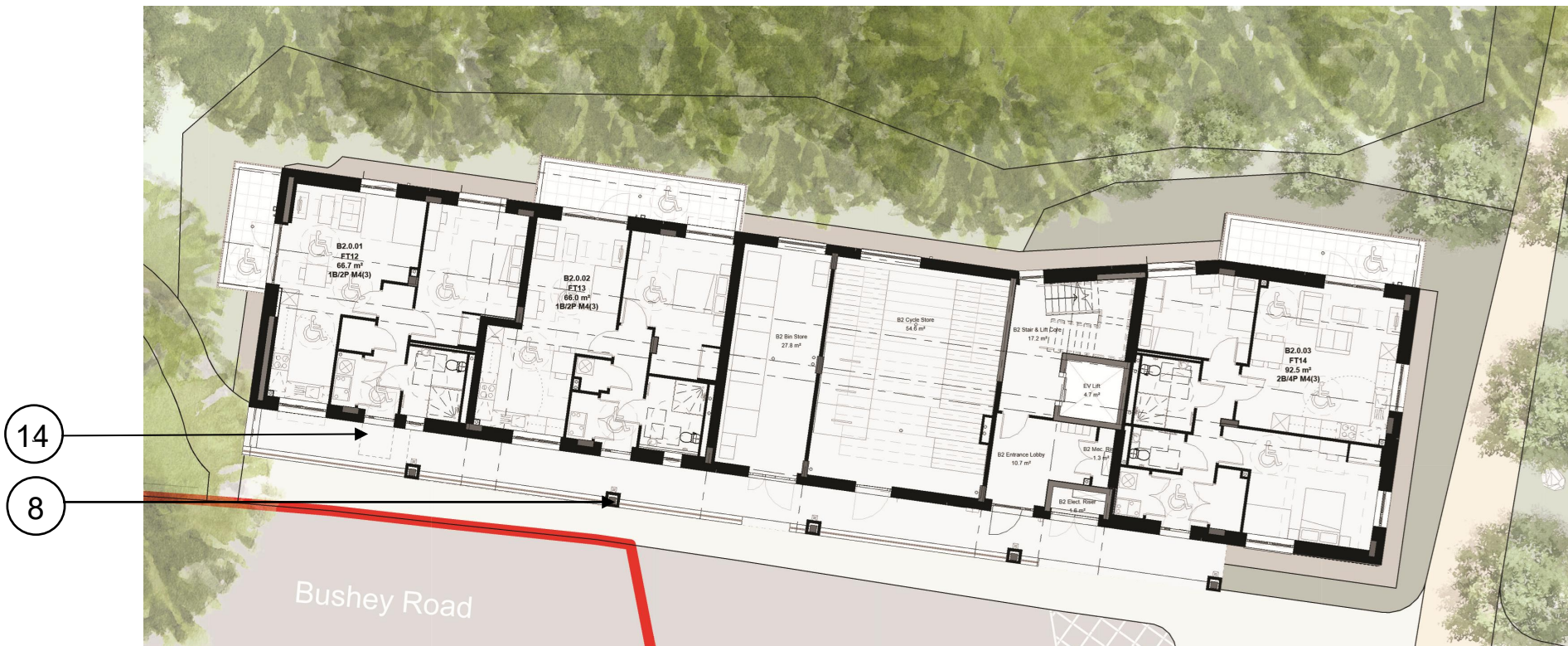


SECTION 2 Block 02_Ground Floor Plan

Planning Scheme



Proposed Scheme

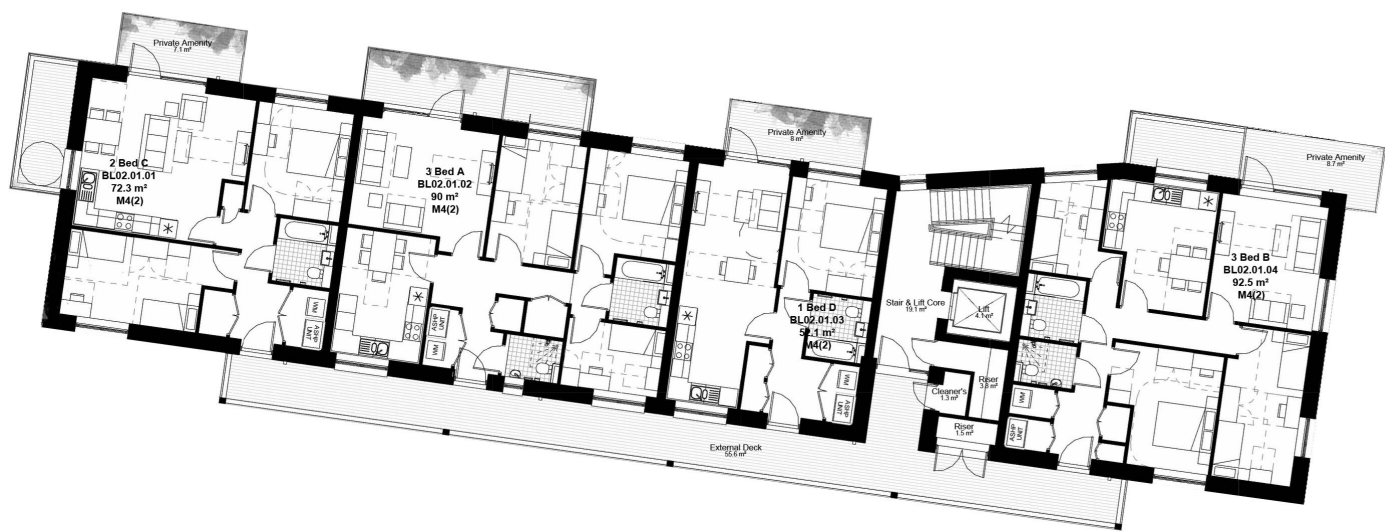


FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

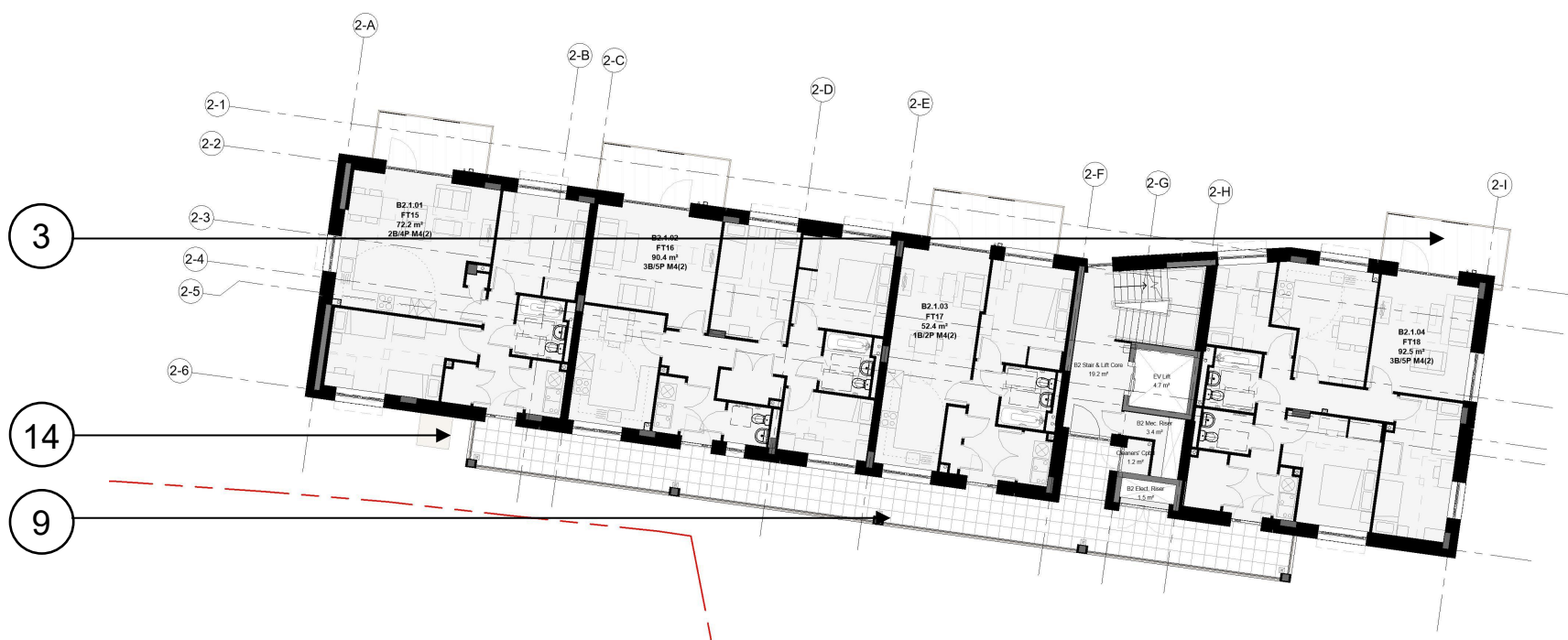
- 8. Ground floor external columns clad in Ibiza white brickwork.
- 14. Canopy over entrance door added.

SECTION 2 Block 02_Typical Floor Plan

Planning Scheme



Proposed Scheme



FOR FULL SUMMARY OF PROPOSED CHANGES SEE SECTION 1.

3. Corner bolt-on balconies cantilevered reduction.

9. Aluminium metal cladding to external columns at inset balcony corner and external walkways in upper levels.

14. Canopy over entrance door added.

