

Minor Material Amendment : Description of Proposed Change

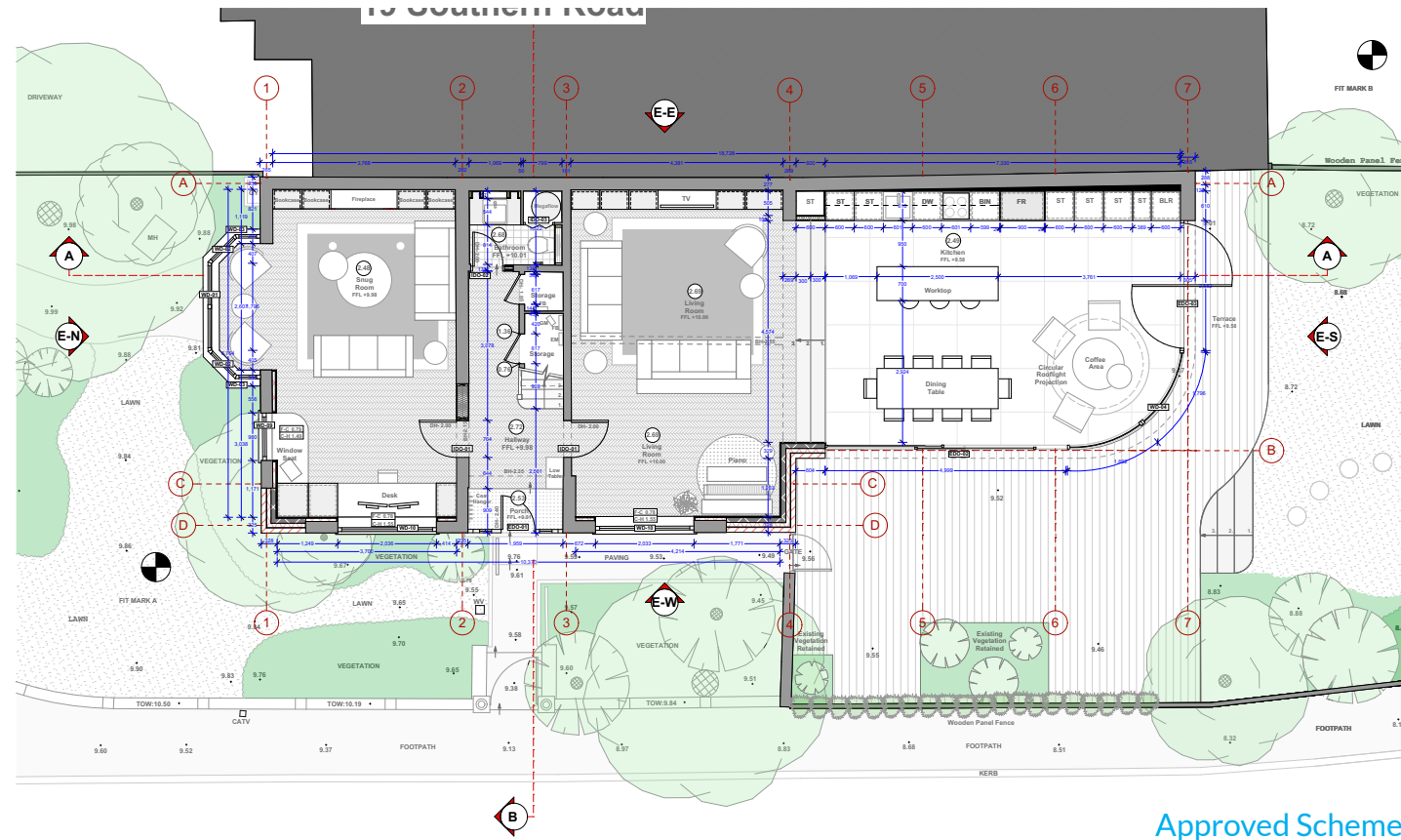
Following the grant of planning permission, the project proceeded to tender to obtain detailed construction costs. During this process, and as a result of increased construction and labour costs, it became apparent that certain elements of the approved design would result in significant additional expenditure and would be difficult for the client to accommodate within the project budget.

One of the principal cost concerns was the bespoke curved glazing proposed at the corner of the rear extension, together with the associated structural requirements, including a curved steel beam. Following discussions with several contractors, it was confirmed that the curved glazing and supporting structure would represent a significant additional construction cost and would also introduce greater complexity to the construction process.

To provide a more straightforward and cost-effective construction solution, it is therefore proposed to square off the corner of the extension, replacing the curved glazing arrangement with a conventional straight junction. This amendment will simplify the structural and construction requirements while retaining the overall design approach and appearance of the extension.

As part of the wider cost-reduction exercise, it is also proposed to retain the existing ground-floor terrace arrangement, rather than constructing the previously approved extension to the terrace, and to omit the circular rooflight within the proposed green roof.

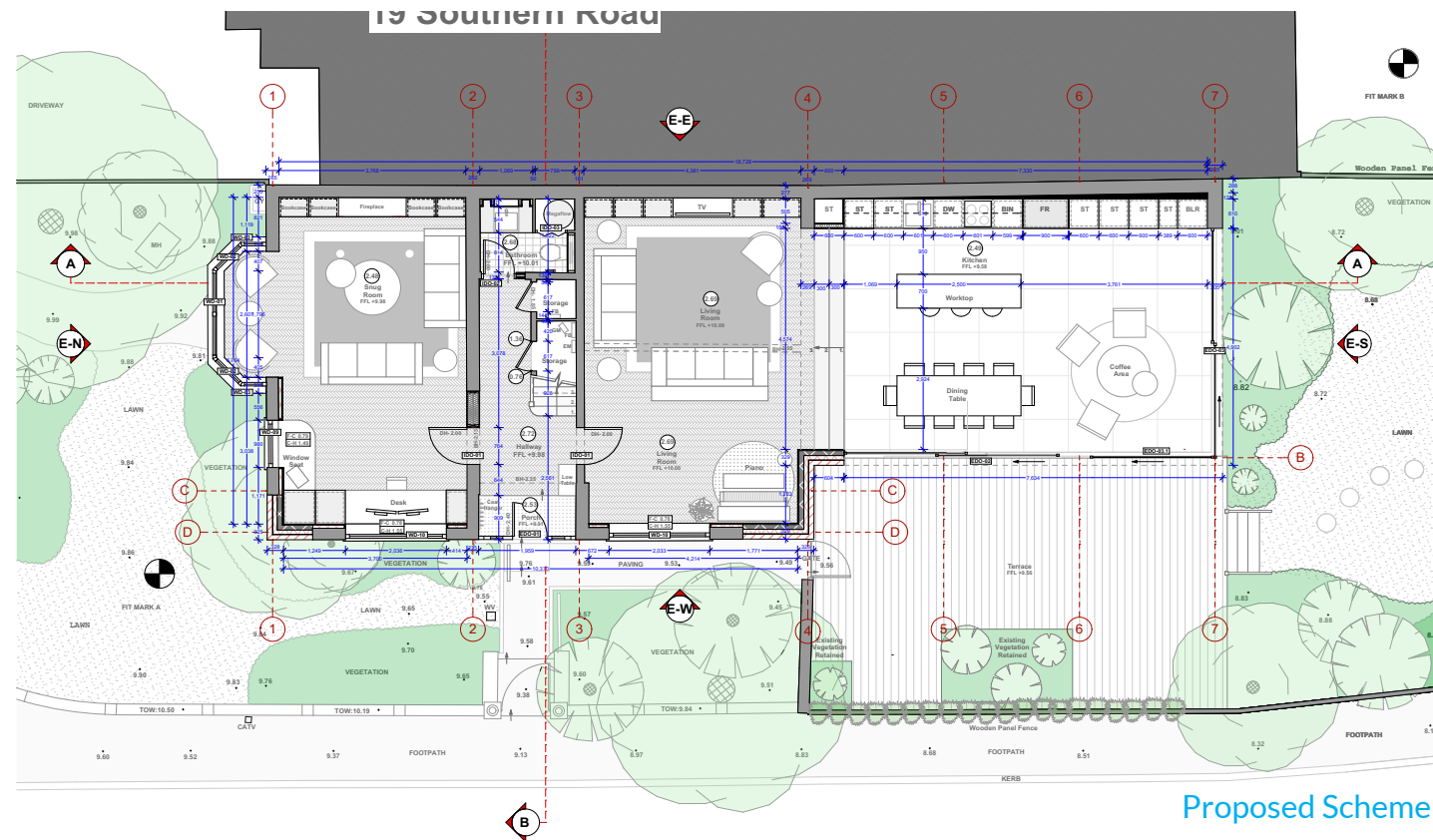
These amendments are proposed primarily to reduce construction costs and simplify the construction process, while maintaining the overall character, scale and design intent of the approved scheme.



Approved Scheme



Approved Visual



Proposed Scheme



Proposed Visual