

REMINGTON ROAD

FLAT LAYOUTS CHANGES PROPOSAL REPORT

DELTA ARCHITECTS

REVISION: P1

DATE: February 2024



Remington Road Development _ CGI View



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INTRODUCTION

This document outlines the design intent and visual reference for the changes proposed to the flat layouts of the Remington Road development.

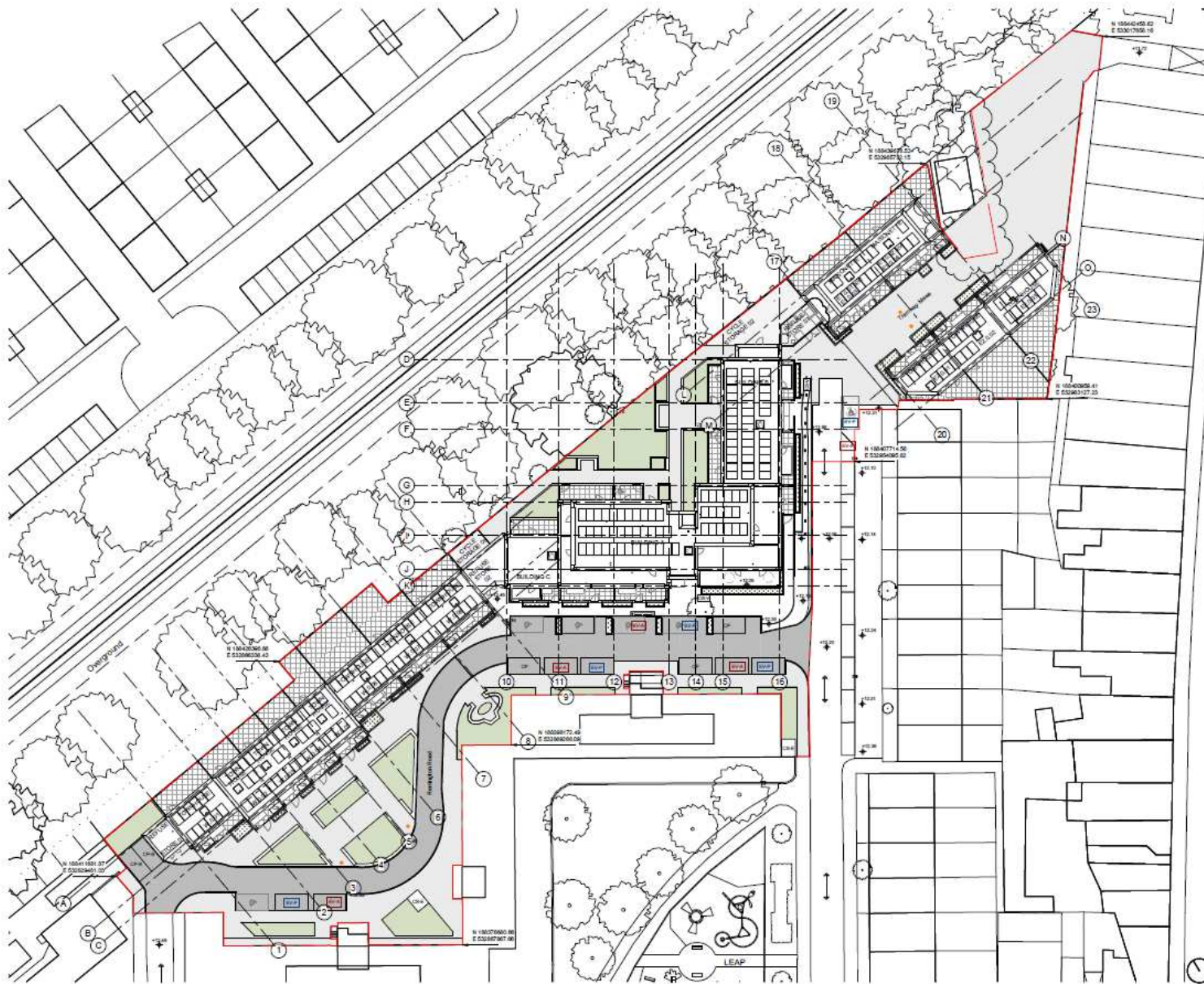
The proposed plans developed from planning stage to construction, in coordination with the Structural Engineer, MEP Engineer, Fire Consultant, SBD Officer and other consultants. These plans also reflect the changes requested by and agreed with London Borough of Haringey, regarding the internal flat layouts.

These proposed changes to the planning permission HGY/2021/2882 have the intention to achieve compliance with Building Regulations and GLA requirements.

The proposed flat layout changes are broken down into sections by flat/house type for clarity.



SITE PLAN



West Townhouses

- TH01, TH02

Block A

- 20 flats, 3 DDA

Block B

- 6 flats

Block C

- 5 flats, 1 DDA

East Townhouses

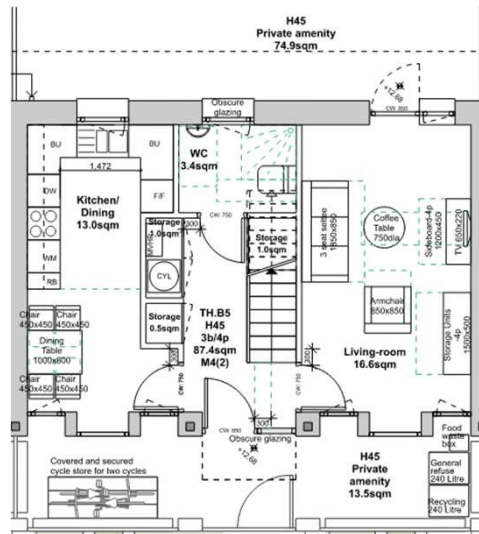
- TH01, TH03, TH04

East Maisonettes

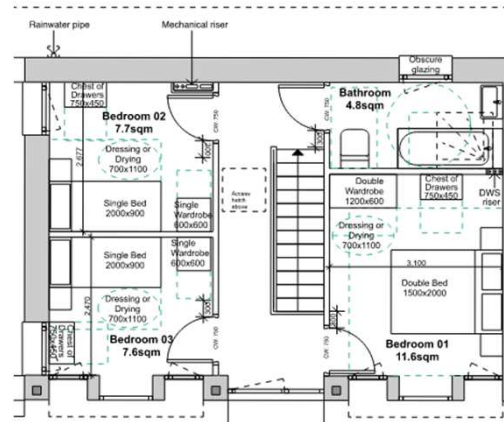
- MT01
- MT02



TOWNHOUSE TH01 EAST



PLANNING APPROVED LAYOUT PLAN S



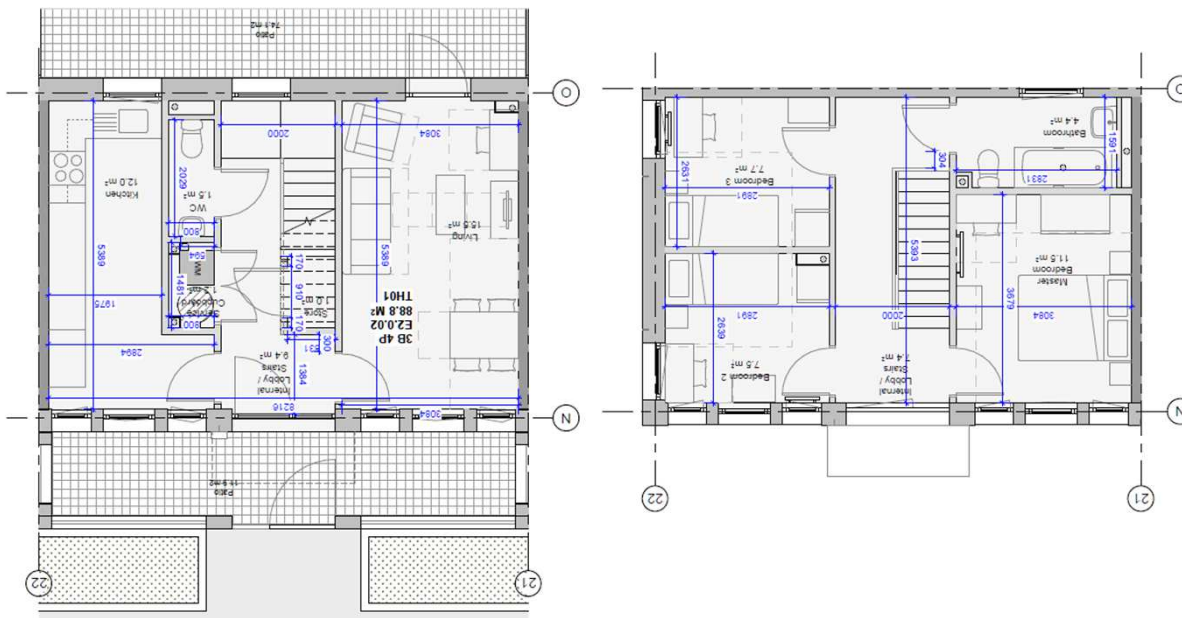
DESIGN CHANGE PROPOSED

Ground Floor

- Stairs landing Ground Floor – Not compliant with Part K. Stairs layout changed to comply.
- The pitch of the stairs was reduced and steps made wider to comply with Part K.
- Storage capacity reduced because of stairs layout changes.
- Ground Floor back door and a half changes to a single door. Elevational design rationalised.
- Drainage strategy resolved, SVP's and stacks added.

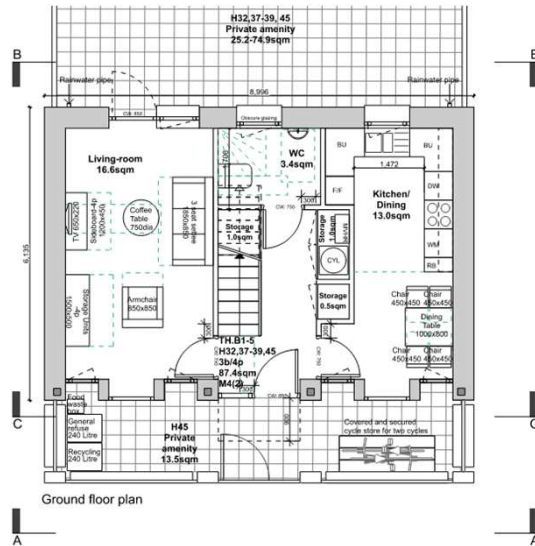
First Floor

- Bay windows removed in Town houses due to constructability.
- Window on first floor resized to suit single door on ground floor.
- Drainage strategy resolved, SVP's and stacks added.

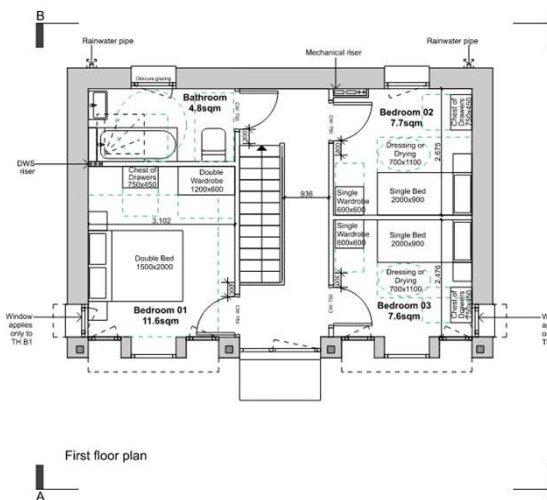


PROPOSED LAYOUT PLANS

TOWNHOUSE TH01 WEST



PLANNING APPROVED LAYOUT PLANS



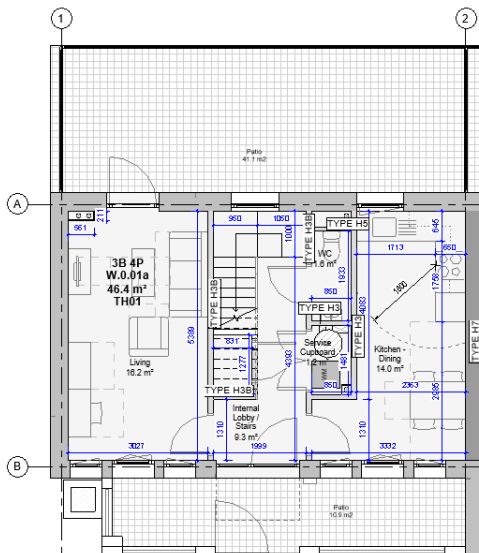
DESIGN CHANGE PROPOSED

Ground Floor

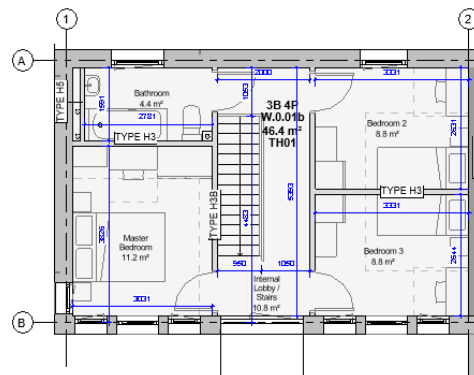
- Stairs landing Ground Floor – Not compliant with Part K. Stairs layout changed to comply.
- The pitch of the stairs was reduced and steps made wider to comply with Part K.
- Storage capacity reduced because of stairs layout changes.
- Ground Floor back door and a half changed to a single door. Elevational design rationalised.
- Drainage strategy resolved, SVP's and stacks added.

First Floor

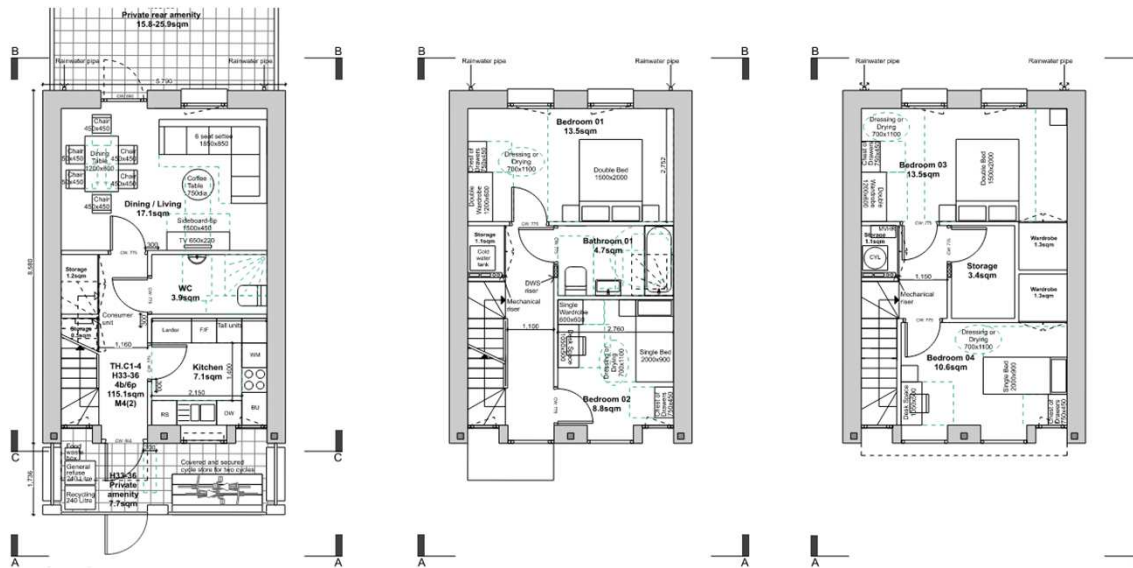
- Bay windows removed in Town houses due to constructability.
- Window on first floor resized to suit single door on ground.
- Drainage strategy resolved, SVP's and stacks added.
- Windows made to brick dims sizes.



PROPOSED LAYOUT PLANS



TOWNHOUSE TH02 WEST



PLANNING APPROVED LAYOUT PLANS

DESIGN CHANGE PROPOSED

Ground Floor

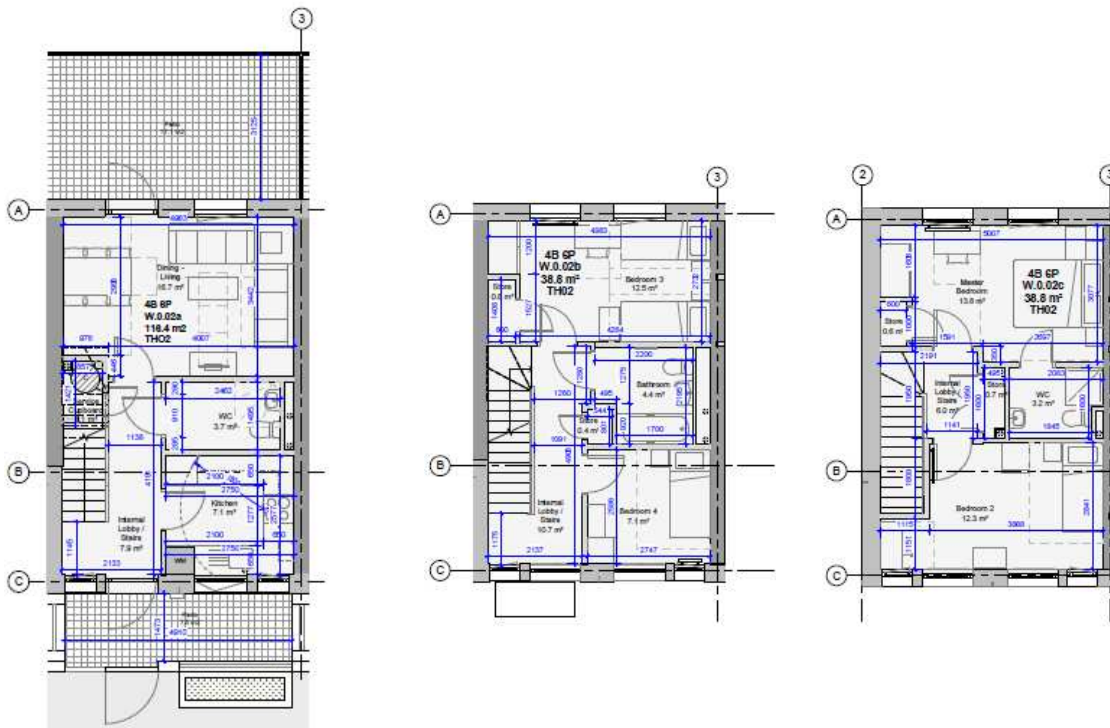
- Stairs amended to comply with Part K, storage moved in consequence.
- Drainage strategy resolved, SVP's and stacks added.

First Floor

- Utility cupboard moved downstairs (Ground Floor) for M&E maintenance purpose.
- Drainage strategy resolved, SVP's and stacks added.

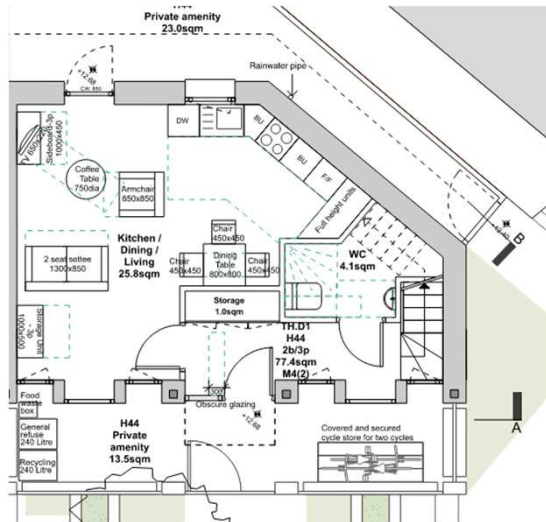
Second Floor

- WC added to 2nd floor to make the living space more disposable.
- Master Bedroom – Door flipped for 300mm nib required.

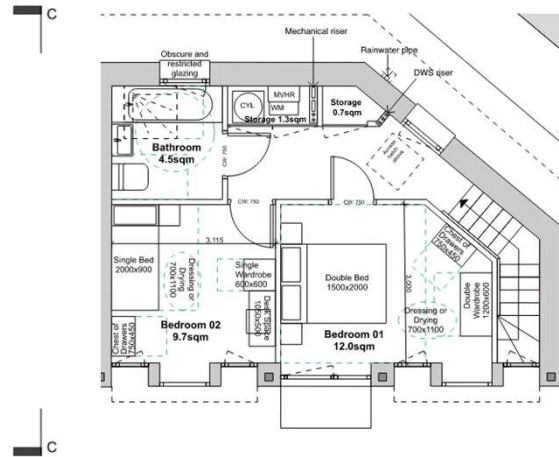


PROPOSED LAYOUT PLANS

TOWNHOUSE TH03 EAST



PLANNING APPROVED LAYOUT PLAN S



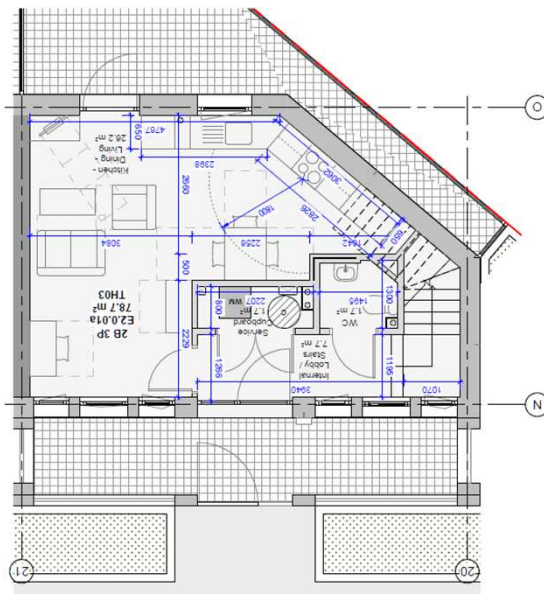
DESIGN CHANGE PROPOSED

Ground Floor

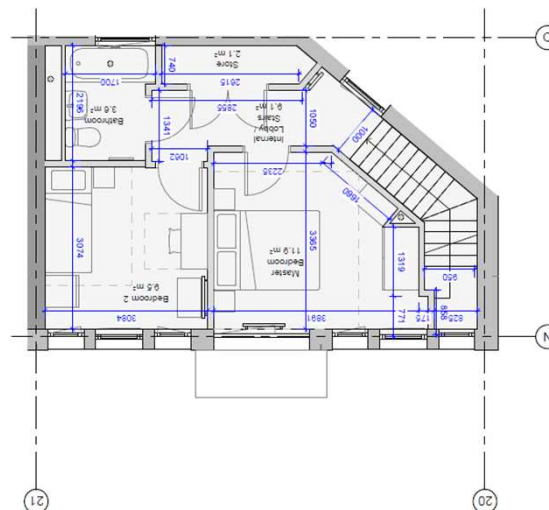
- Back garden gate removed in private amenity. House moved towards boundary line. Clear opening of gate didn't comply with part M. Patio width too narrow, 770mm.
- WC decreased due to stairs to upper floor. Kitchen space enlarged to increase cubic capacity.
- Increased Kitchen Storage
- Drainage strategy resolved, SVP's and stacks added.

First Floor

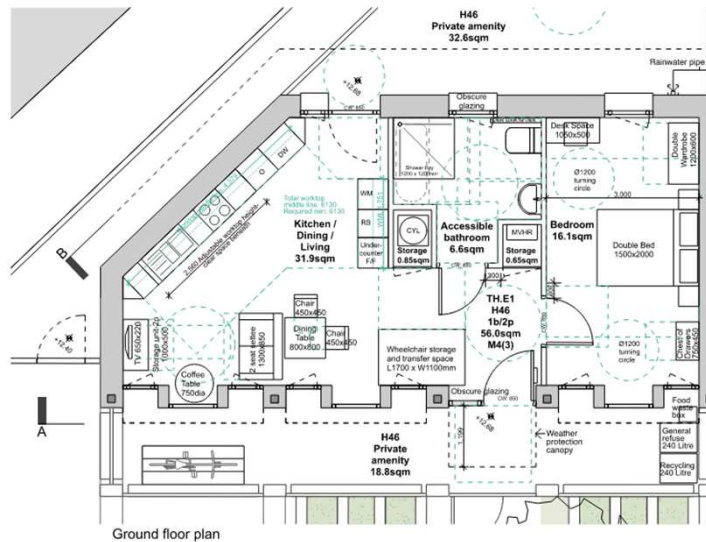
- Utility cupboard moved downstairs (Ground Floor) for M&E maintenance purpose.
- Bay windows removed in Town houses due to constructability.
- Stairs increased in width and length to comply with Part K.
- Drainage strategy resolved, SVP's and stacks added.



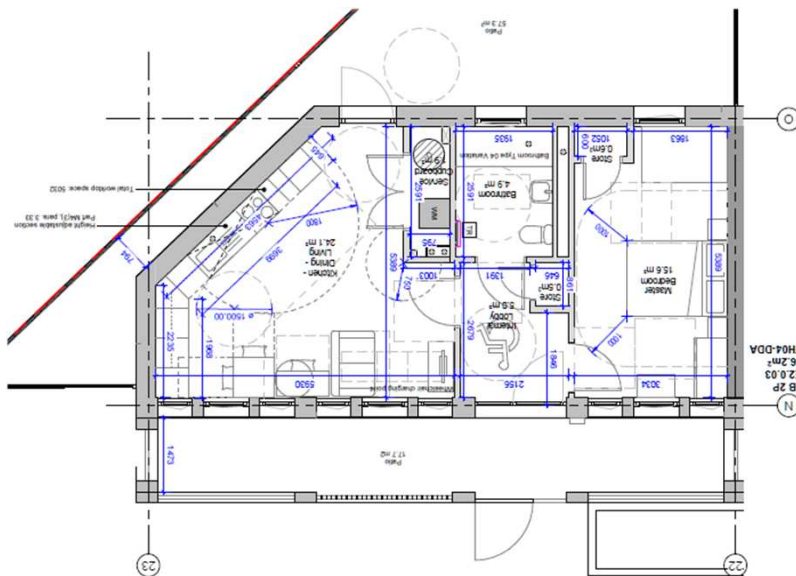
PROPOSED LAYOUT PLANS



TOWNHOUSE TH04 EAST



PLANNING APPROVED LAYOUT PLAN S



PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

Ground Floor

- Utility cupboard changed to be all in one cupboard.
- Lobby added at entrance for fire protection from wheelchair charging point.
- Living room layout and orientation changed due to the additional protected lobby to fire consultant recommendations.
- Drainage strategy resolved, SVP's and stacks added.
- Storage at planning stage not following part M4(3).
- Back garden gate removed in private amenity. House moved towards boundary line. Patio width too narrow, 794mm – not compliant with Part M.

H01 Private amenity 12.5sqm

Kitchen / Dining / Living 23.1sqm

H01 1b/1p 37.2sqm M4(1)

Shower-room 3.2sqm

Single Bed 1600x900

Bedroom 10.1sqm

H01 Private amenity 8.7sqm

Building C

Sprinkler protection provided to all apartments within building C

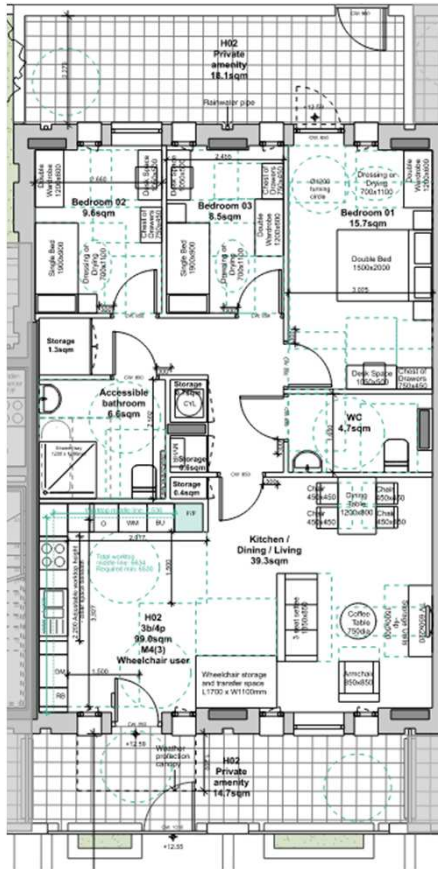
Weather protection canopy

North (N)

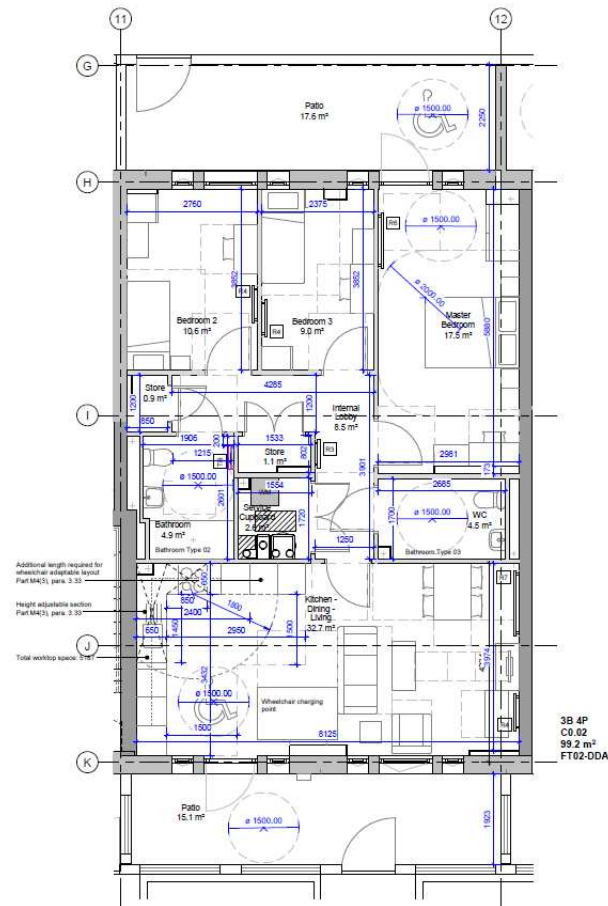
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6

FLAT FT02 – BLOCK C



PLANNING APPROVED LAYOUT PLAN S



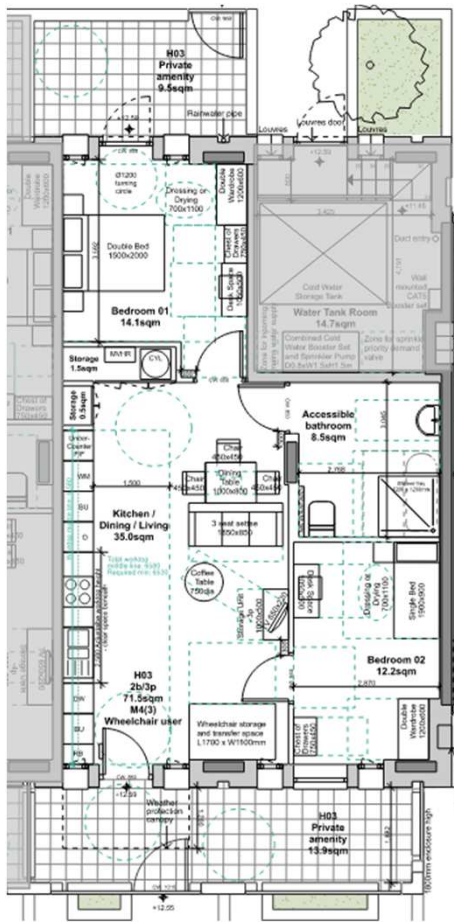
PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

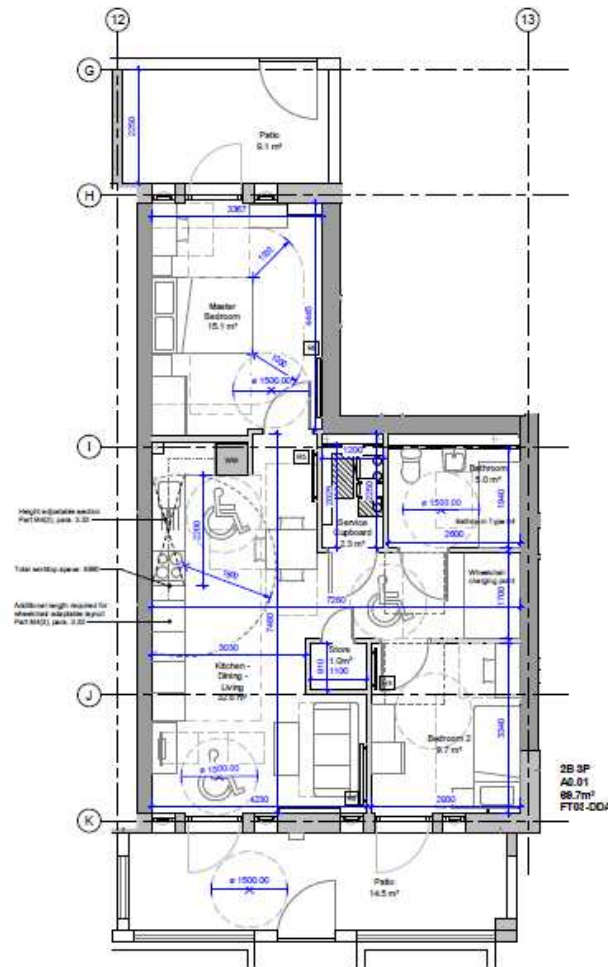
Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for approved M&E appliances.
- 7.5sqm lost in Living, Kitchen, Dining room .
- Drainage strategy resolved, SVP's and stacks added.
- Master bedroom increased by 1.8sqm.
- Store increased by 1.6sqm.
- Gate moved to allow 1500mm circle in the patios.

FLAT FT03 – BLOCK A



PLANNING APPROVED LAYOUT PLANS



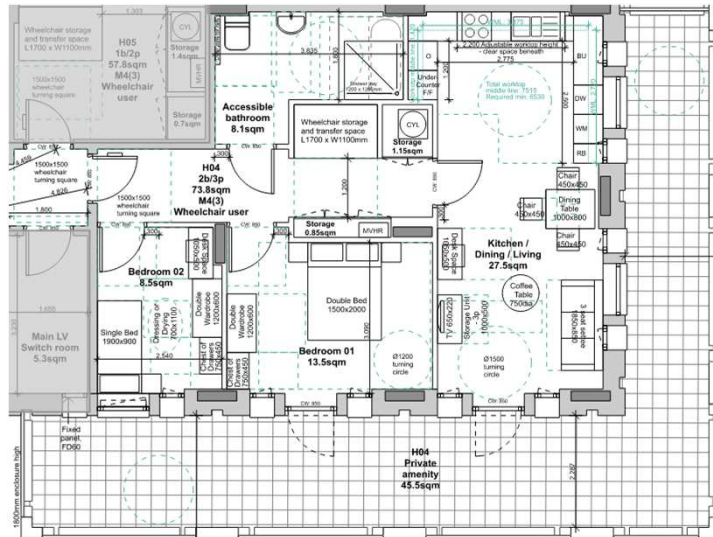
PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Wheelchair charging point moved to Fire Consultant comments – cannot interfere fire escape route.
- Drainage strategy resolved, SVP's and stacks added.
- Water tank room wall thickness increase therefore overall GIA reduced.
- Gate moved to allow 1500mm circle in the patio.

FLAT FT04 – BLOCK A

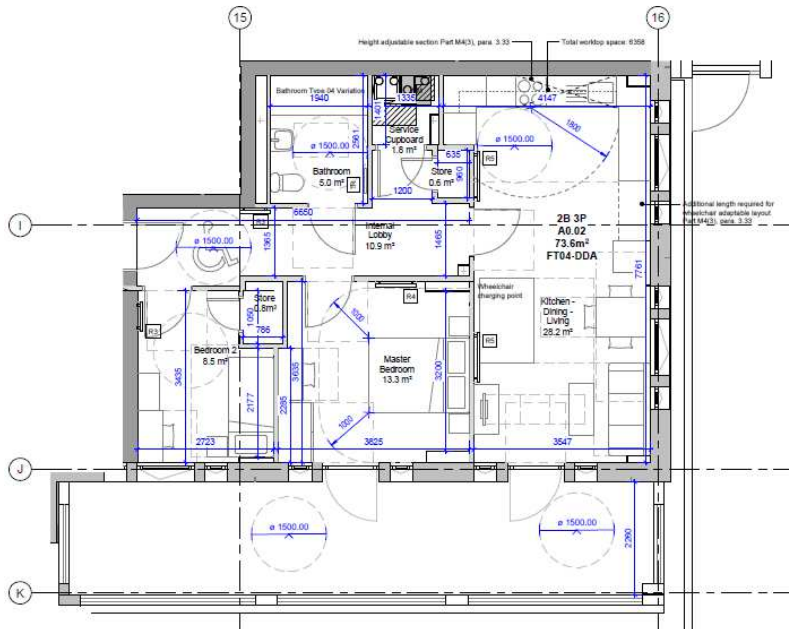


PLANNING APPROVED LAYOUT PLAN S

DESIGN CHANGE PROPOSED

Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Drainage strategy resolved, SVP's and stacks added.
- Wheelchair charging point moved to living space.
- Cubic capacity and storage greater than planning approved.



PROPOSED LAYOUT PLANS

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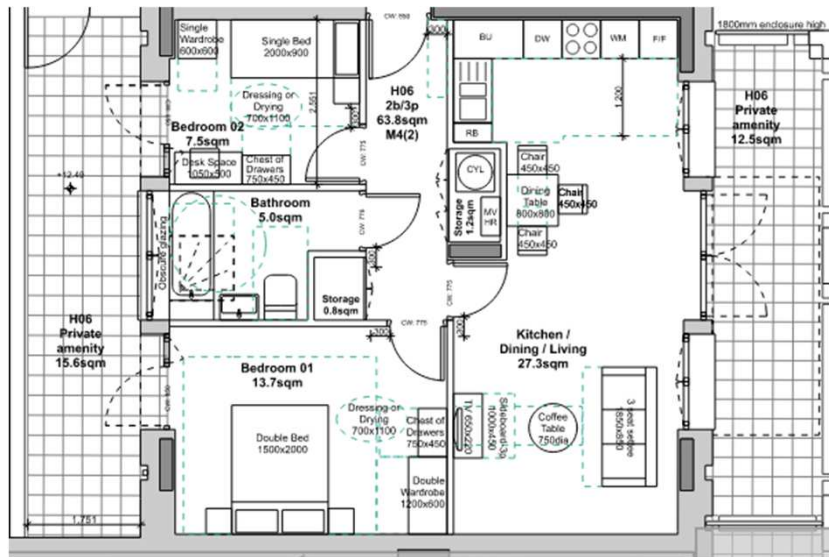
Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E appliances.
- Drainage strategy resolved, SVP's and stacks added.
- Gate added to terrace in Master bedroom – Secondary escape route required.

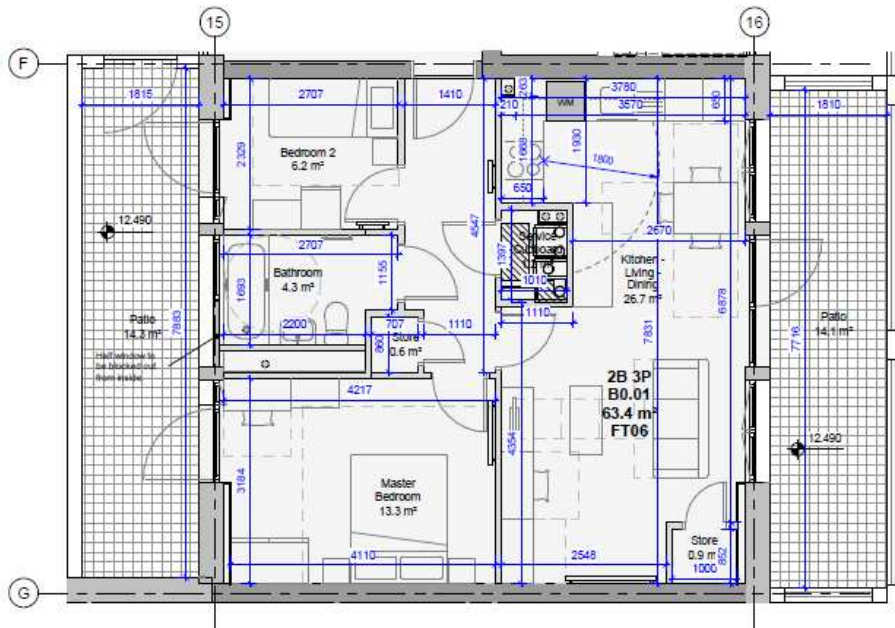
1B 2P
A0.03
58.2m²
FT05-DDA

PROPOSED LAYOUT PLANS

FLAT FT06 – BLOCK B



PLANNING APPROVED LAYOUT PLAN S



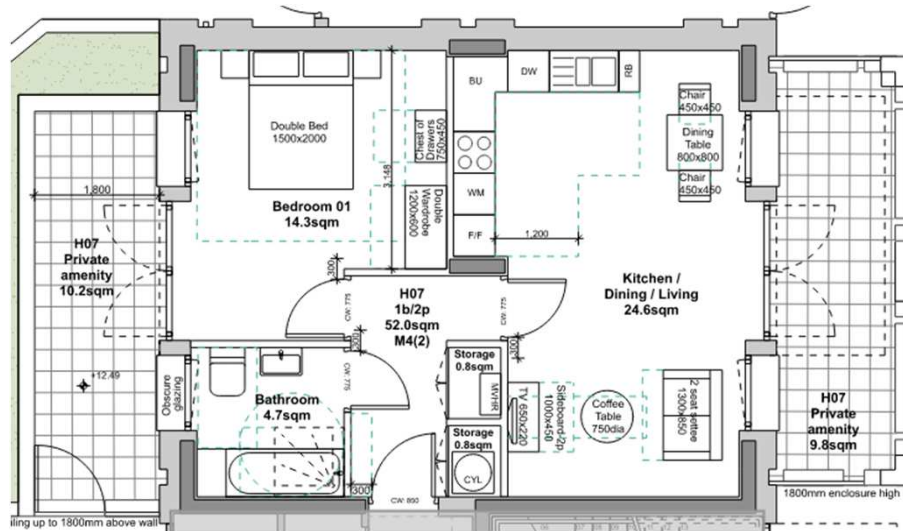
PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E appliances.
- Drainage strategy resolved, SVP's and stacks added.

FLAT FT07 – BLOCK B

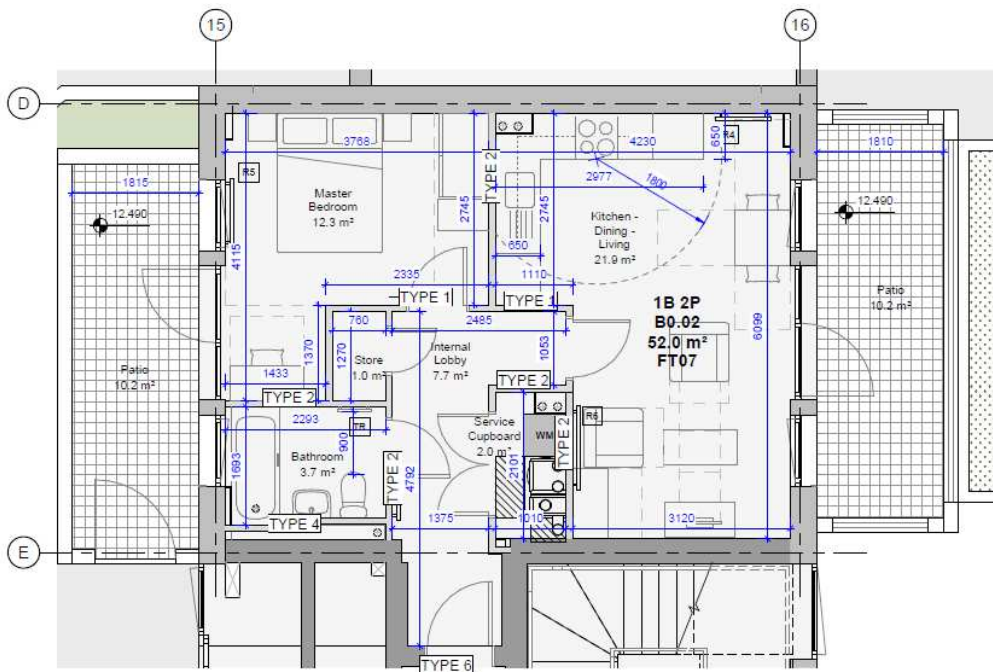


PLANNING APPROVED LAYOUT PLAN S

DESIGN CHANGE PROPOSED

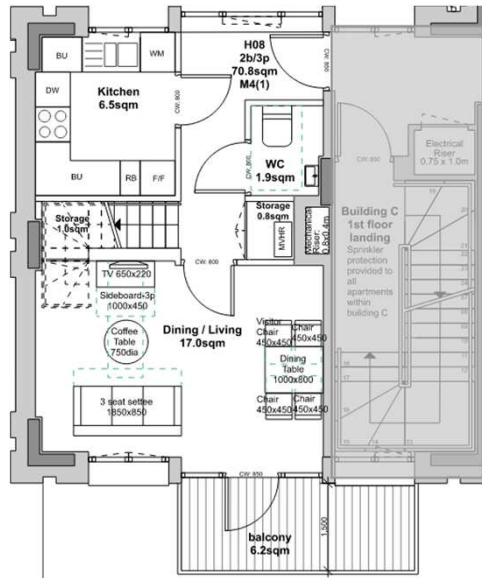
Ground Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E appliances.
- Bathroom layout standardised.
- Double doors to patio reduced to single doors to comply with Part M requirement of 850mm min clear opening.
- Storage capacity greater than planning approved.
- Drainage strategy resolved, SVP's and stacks added.

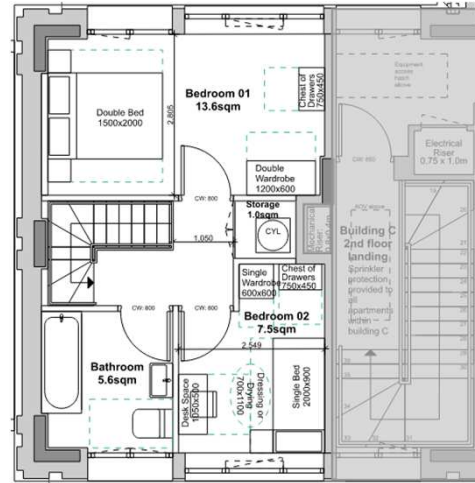


PROPOSED LAYOUT PLANS

FLAT FT08 Duplex – BLOCK C



PLANNING APPROVED LAYOUT PLAN S



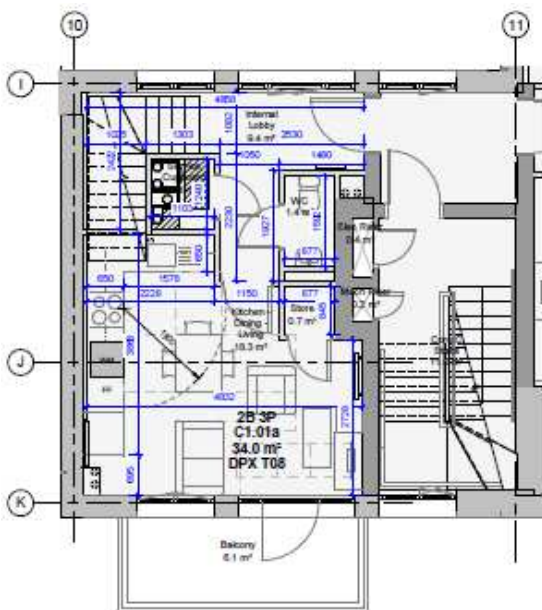
DESIGN CHANGE PROPOSED

First Floor

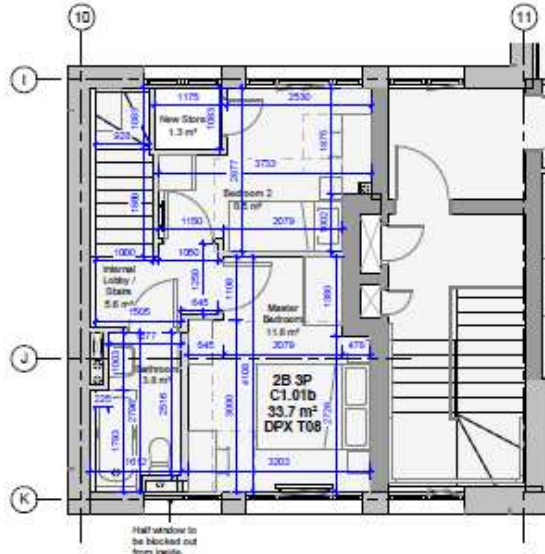
- Flat layout generally changed due to stairs pitch to comply with Part K.
- Utility cupboard moved downstairs for M&E maintenance purpose.
- Balcony moved to the left due to privacy – moved away from window in stair core C.
- Kitchen connected with living space to improve layout.
- Drainage strategy resolved, SVP's and stacks added.

Second Floor

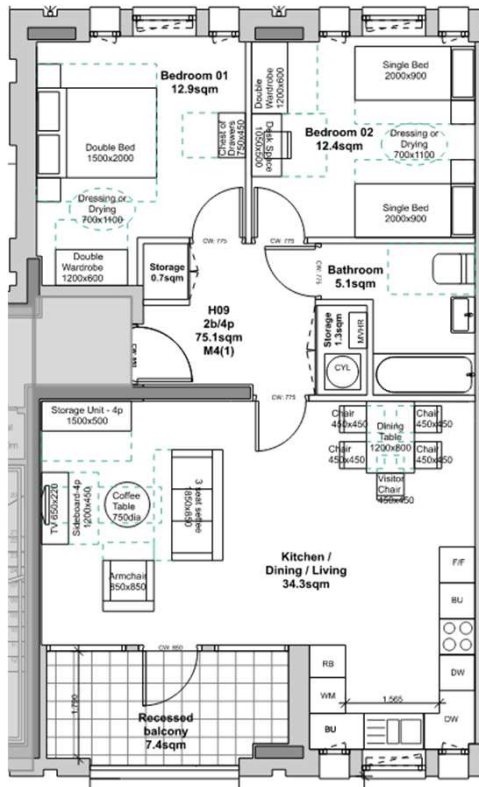
- Flat layout generally changed due to stairs pitch to comply with Part K.
- Drainage strategy resolved, SVP's and stacks added.



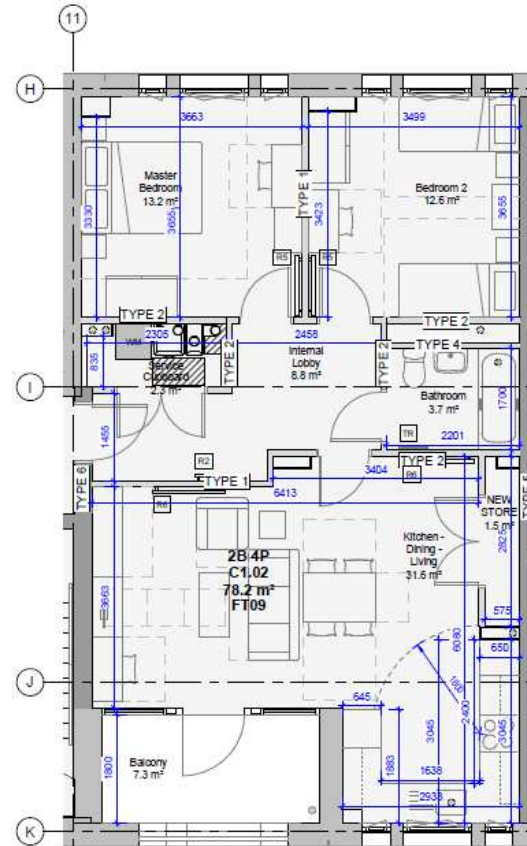
PROPOSED LAYOUT PLAN S



FLAT FT09 – BLOCK C



PLANNING APPROVED LAYOUT PLAN S



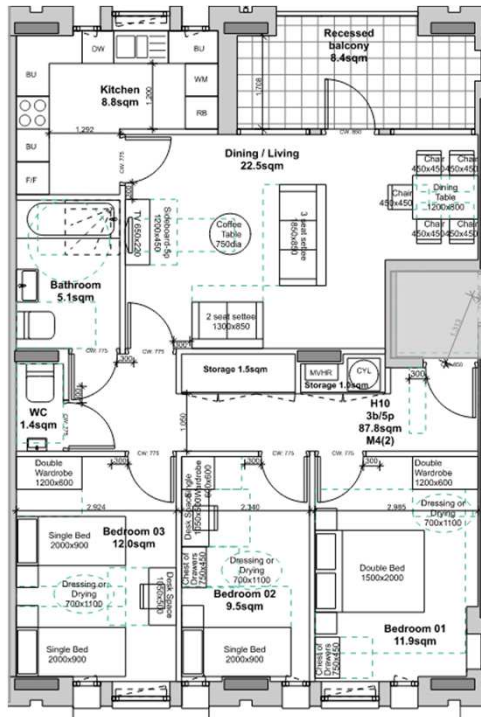
PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

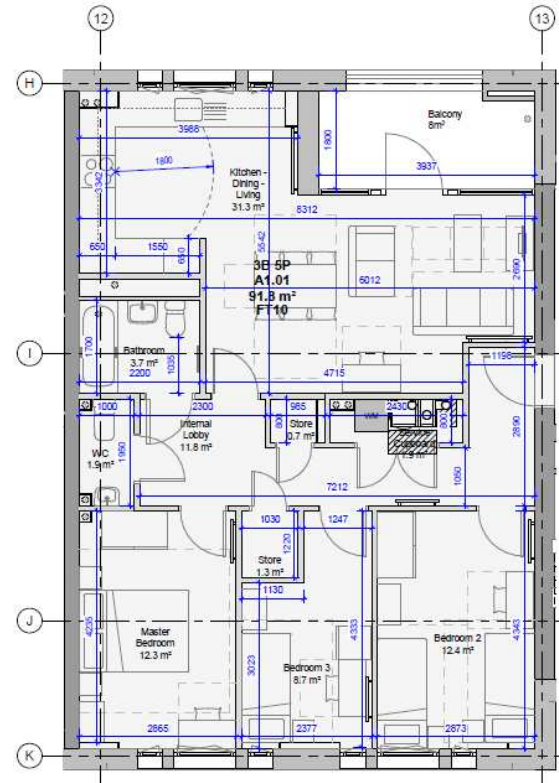
First Floor and Second Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Two single bed changed to double bed.
- Bathroom layout standardised.
- Drainage strategy resolved, SVP's and stacks added.

FLAT FT10 – BLOCK A



PLANNING APPROVED LAYOUT PLAN S



PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

First Floor and Second Floor

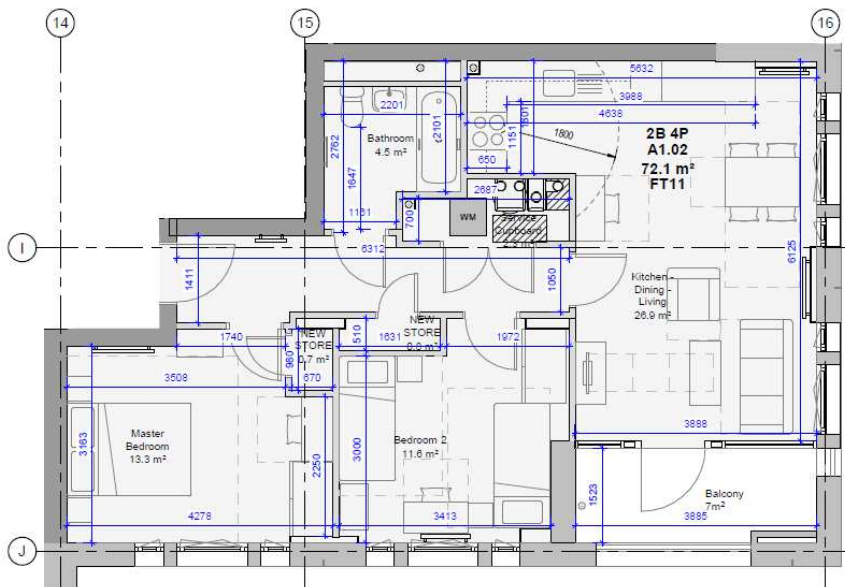
- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Two single bed changed to double bed .
- Kitchens and Living Spaces connected (open plan) to improve layout.
- Bathroom layout standardised.
- Drainage strategy resolved, SVP's and stacks added.
- Bedrooms enlarged with removal of lobby.

[illegible]

First, Second, Third and Fourth Floor

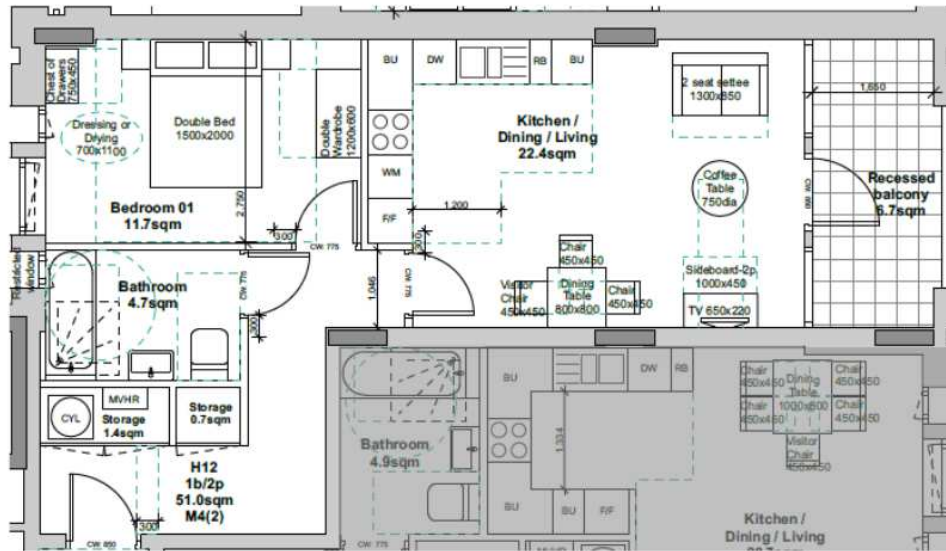
- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Two single bed changed to double bed.
- Drainage strategy resolved, SVP's and stacks added.
- Storage capacity greater than planning approved.

PLANNING APPROVED LAYOUT PLANS



PROPOSED LAYOUT PLANS

FLAT FT12 – BLOCK A

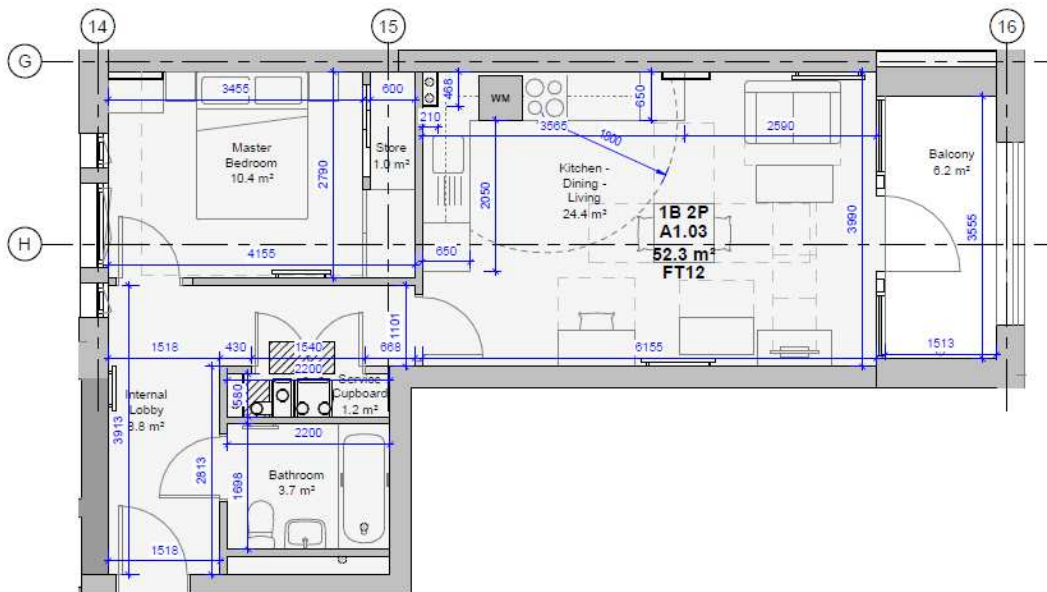


DESIGN CHANGE PROPOSED

First and Second Floor

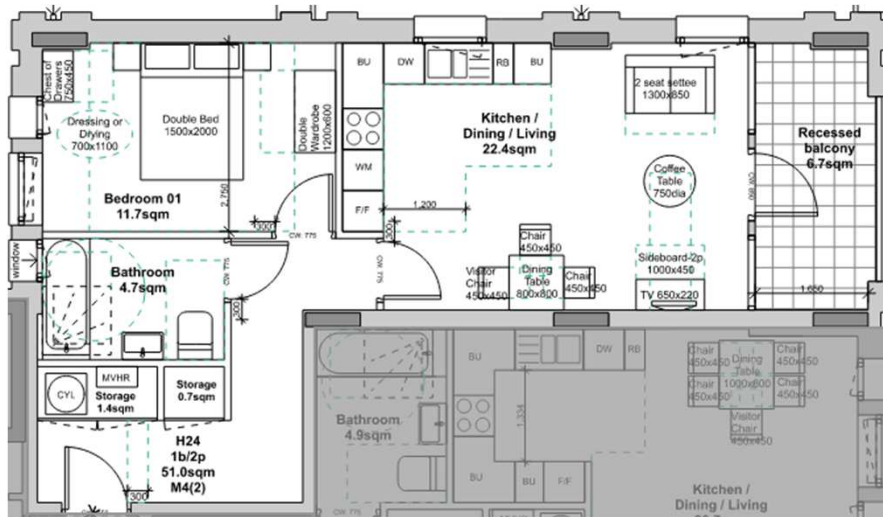
- Utility cupboard, storage and bathroom re-arranged to improve minimum space required for M&E services and M&E services in bathroom.
- Drainage strategy resolved, SVP's and stacks added.

PLANNING APPROVED LAYOUT PLAN S



PROPOSED LAYOUT PLANS

FLAT FT12A – BLOCK A

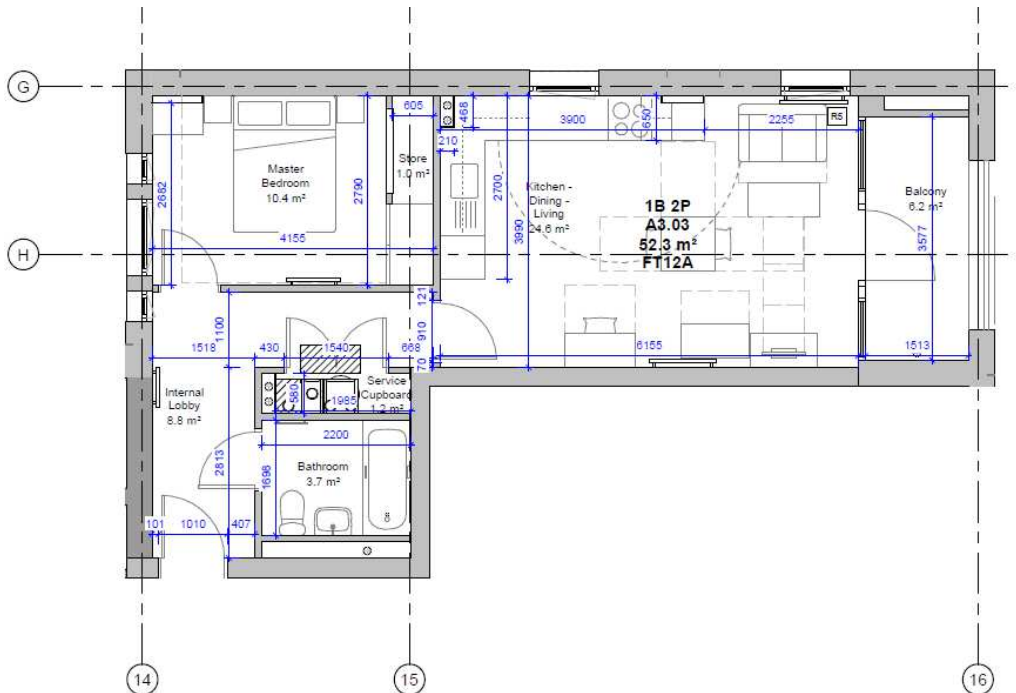


PLANNING APPROVED LAYOUT PLANS

DESIGN CHANGE PROPOSED

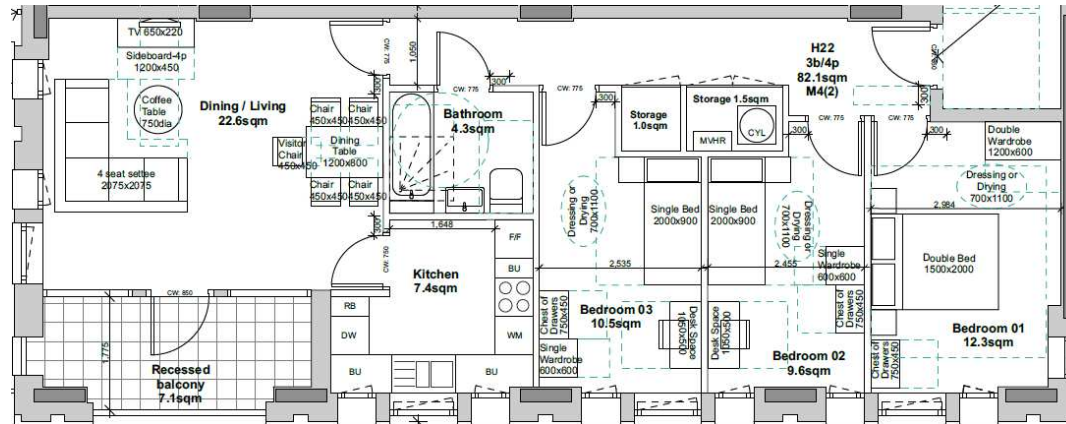
Third and Fourth Floor

- Utility cupboard, storage and bathroom re-arranged to improve minimum space required for M&E services and M&E services in bathroom.
- Kitchen units extended to improve the cubic capacity.
- Drainage strategy resolved, SVP's and stacks added.



PROPOSED LAYOUT PLANS

FLAT FT13 – BLOCK A

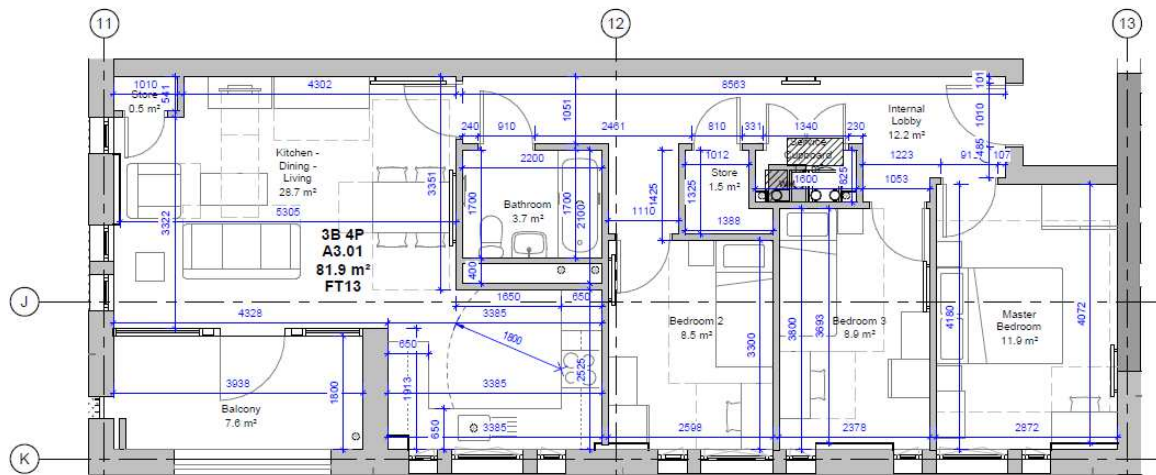


PLANNING APPROVED LAYOUT PLAN S

DESIGN CHANGE PROPOSED

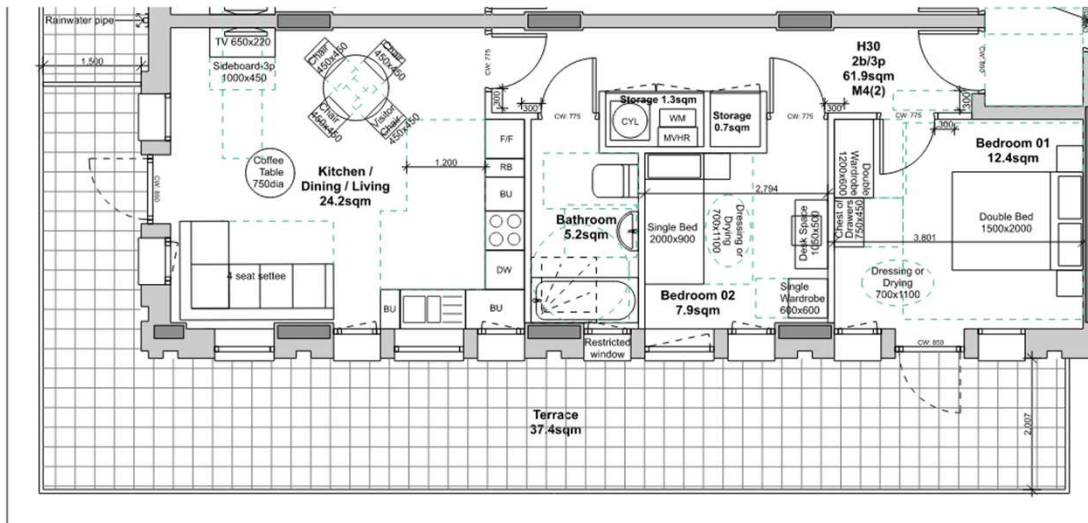
Third and Fourth Floor

- Utility cupboard and storage re-arranged to improve minimum space required for M&E services.
- Kitchens and Living Spaces connected (open plan) to improve layout.
- Bay windows removed due to constructability. Windows made to brick dims sizes.
- Drainage strategy resolved, SVP's and stacks added.



PROPOSED LAYOUT PLANS

FLAT FT14 – BLOCK A

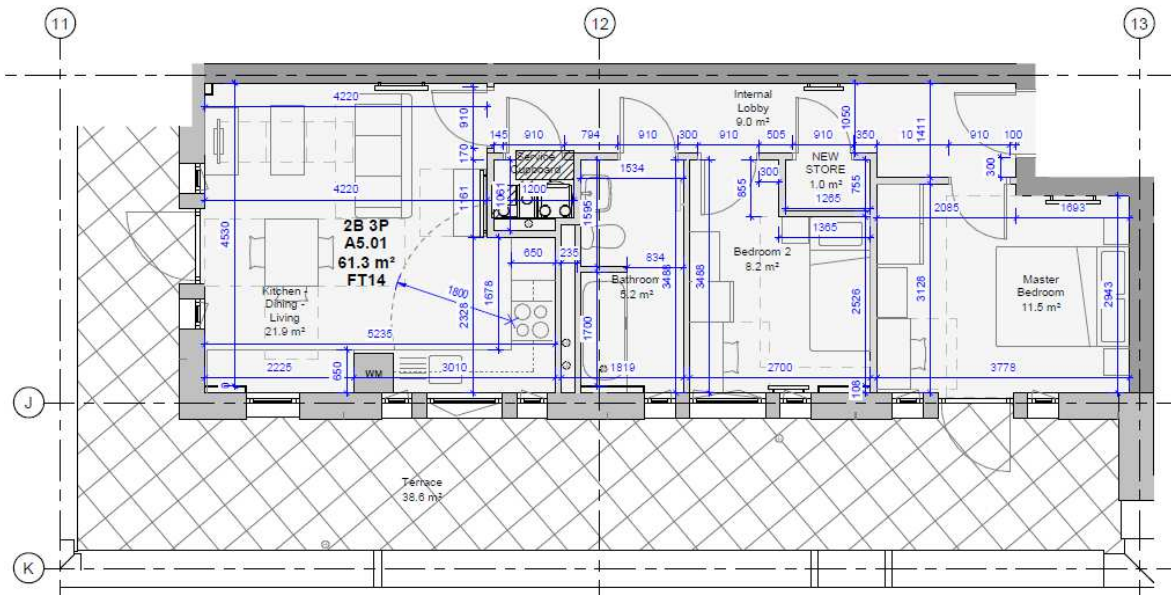


PLANNING APPROVED LAYOUT PLANS

DESIGN CHANGE PROPOSED

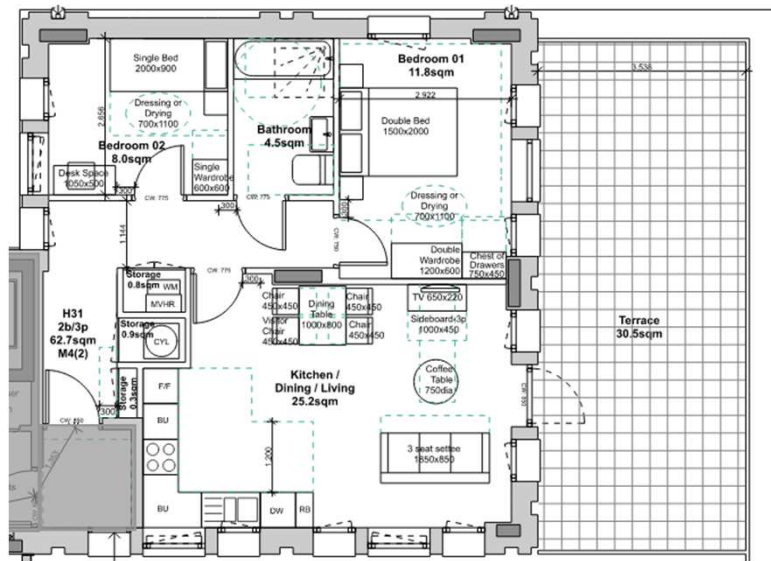
Fifth Floor

- Utility cupboard, storage and bathroom re-arranged to improve minimum space required for M&E services and bathroom.
- Bathroom layout changed, not enough space for bath services.
- Drainage strategy resolved, SVP's and stacks added.

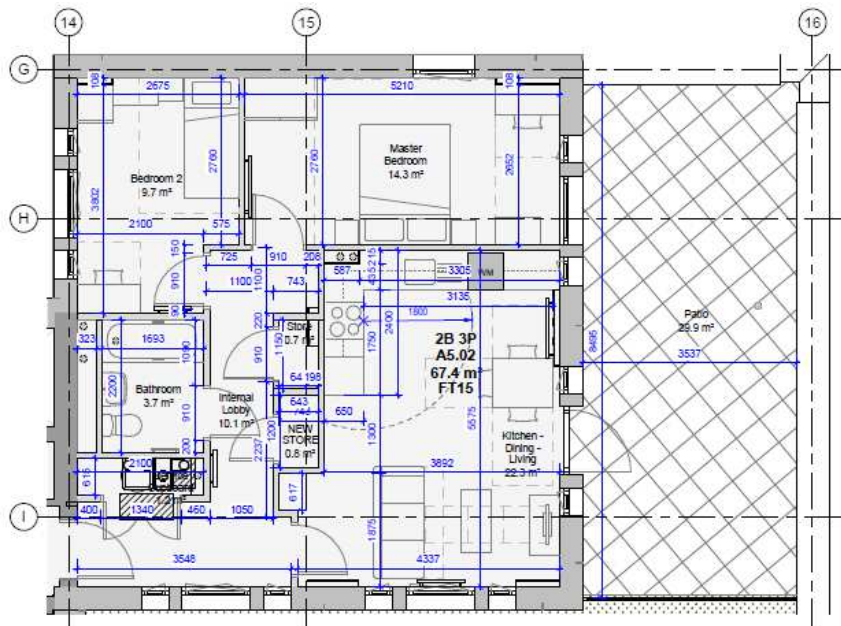


PROPOSED LAYOUT PLANS

FLAT FT15 – BLOCK A



PLANNING APPROVED LAYOUT PLANS



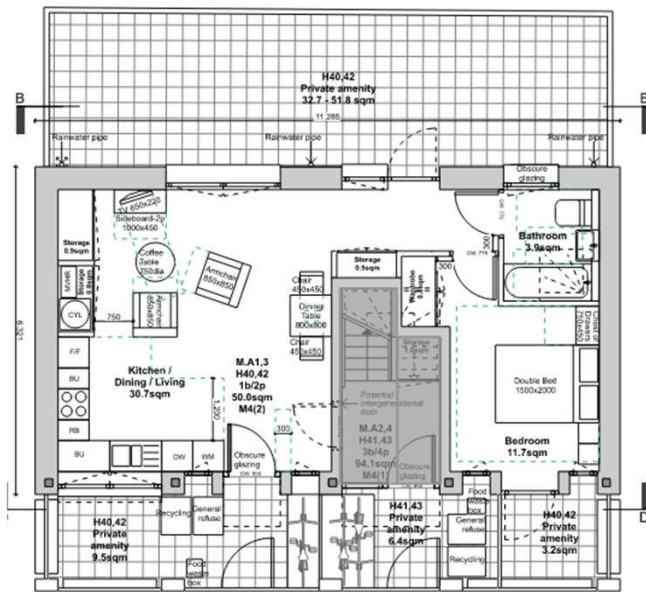
PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

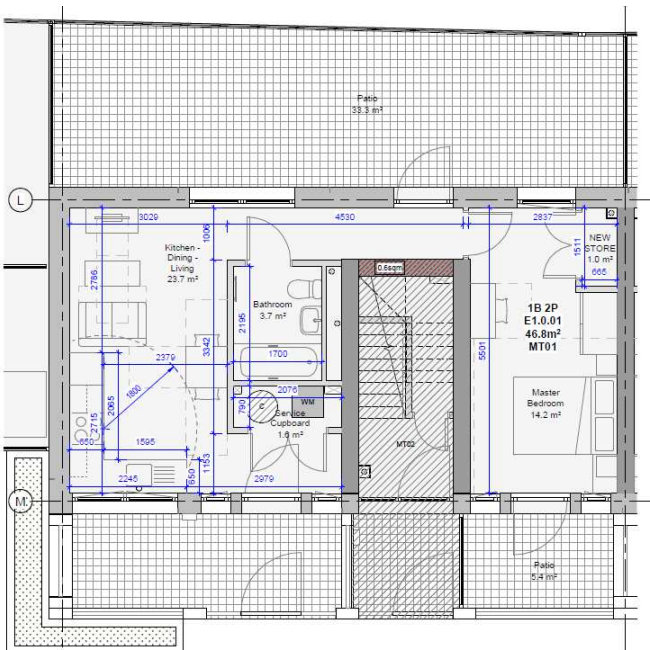
Fifth Floor

- Layout generally changed to accommodate utility cupboard storage for M&E appliances.
- The overall area of unit improved. The occupancy remains the same.
- Lobby removed from Communal Corridor to improve the flat layout.
- Bathroom moved centrally to improve layout and M&E services.
- Bedrooms enlarged with removal of lobby.
- Drainage strategy resolved, SVP's and stacks added.

MAISONETTE MT01 EAST



PLANNING APPROVED LAYOUT PLANS



PROPOSED LAYOUT PLANS

DESIGN CHANGE PROPOSED

Ground Floor

- Layout generally changed due to the main stair for MT02 in Ground Floor.
- Stairwell wall thickness increased, FR60 required. Planning stairwell did not work structurally, core walls did not meet fire requirements.
- Storage moved to accommodate M&E services space required.
- Bathrooms moved away from facades to allow more natural light and ventilation in the flat.
- Drainage strategy resolved, SVP's and stacks added.

MAISONETTE MT02 EAST

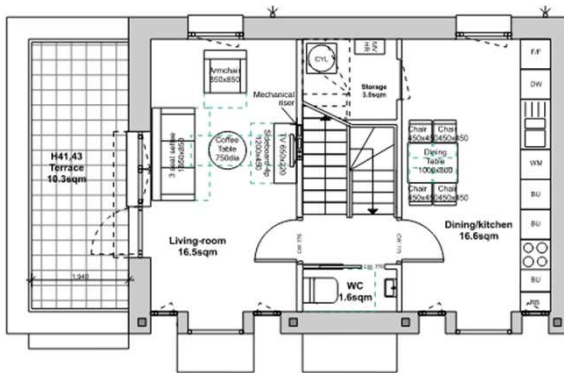
DESIGN CHANGE PROPOSED

First Floor

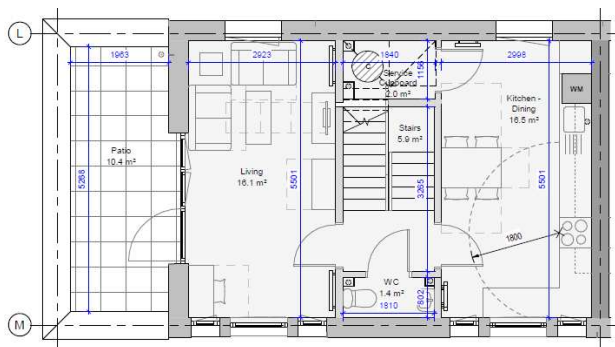
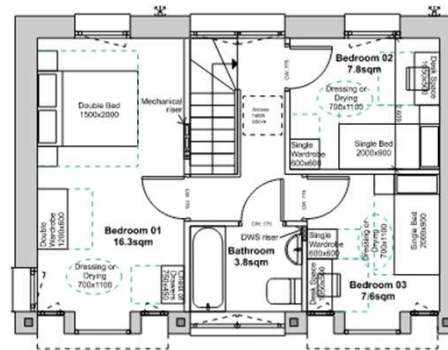
- Utility cupboard changed due to the main stair for MT02 to comply with Part K & M.
- Drainage strategy resolved, SVP's and stacks added.
- Bike to be store in the communal bike store due to privacy screen moved and reduced the front patio area.

Second Floor

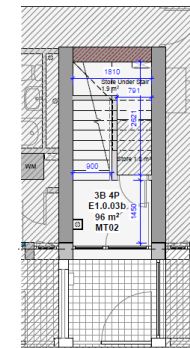
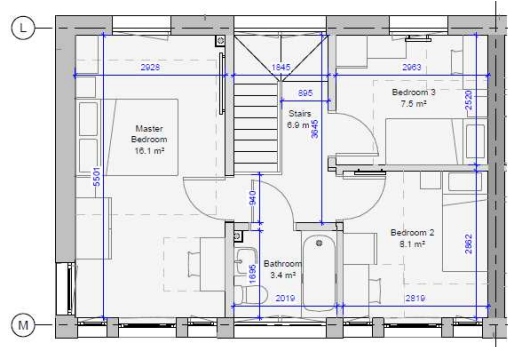
- Single bedrooms layouts changed due to the main stair changes.
- Drainage strategy resolved, SVP's and stacks added.



PLANNING APPROVED LAYOUT PLAN S



PROPOSED LAYOUT PLAN S



CONCLUSION

The proposed changes to the layouts do not compromise the approved design but improve the spatial quality of the development as well as, improving the drainage strategy, the space required for M&E services and achieve compliance with Building Regulations and GLA requirements.

In conclusion, the proposed changes have been carefully considered by the Design Team, to present a refined proposal that does not compromise the approved design intent.



APPENDIX 1. PLANNING APPROVED AND PROPOSED PLANS

Planning approved drawings

Drawing 174-010-GA-PLN_Proposed Ground floor plan – Blocks A,B,C
Drawing 174-011-GA-PLN_Proposed first floor plan – Blocks A,B,C
Drawing 174-012-GA-PLN_Proposed second floor plan – Blocks A,B,C
Drawing 174-013-GA-PLN_Proposed third floor plan – Blocks A,B,C
Drawing 174-014-GA-PLN_Proposed fourth floor plan – Blocks A,B,C
Drawing 174-015-GA-PLN_Proposed fifth floor plan – Blocks A,B,C
Drawing 174-016-GA-PLN_Proposed roof plan – Blocks A,B,C
Drawing 174-017-GA-PLN_Proposed floor plan – Maisonettes
Drawing 174-018-GA-PLN_Proposed floor plan – Townhouses West
Drawing 174-019-GA-PLN_Proposed floor plan – Townhouses TH02
Drawing 174-020-GA-PLN_Proposed floor plan – Townhouses East

Proposed drawings

Proposed Ground Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-00-DR-A-0100
Proposed 1st Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-01-DR-A-0101
Proposed 2nd Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-02-DR-A-0102
Proposed 3rd Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-03-DR-A-0103
Proposed 4th Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-04-DR-A-0104
Proposed 5th Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-05-DR-A-0105
Proposed 6th Floor GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-06-DR-A-0106
Proposed Roof Overview GA Plan – Blocks A,B,C. Drawing no. RER-DAR-ZC-07-DR-A-0107
Proposed Ground Floor GA Plan East – Maisonettes and Townhouses. Drawing no. RER-DAR-ZE-00-DR-A-0130
Proposed 1st Floor GA Plan East – Maisonettes and Townhouses. Drawing no. RER-DAR-ZE-01-DR-A-0131
Proposed 2nd Floor GA Plan East – Maisonettes and Townhouses. Drawing no. RER-DAR-ZE-02-DR-A-0132
Proposed Roof GA Plan East – Maisonettes and Townhouses. Drawing no. RER-DAR-ZE-03-DR-A-0133
Proposed Ground and 1st Floor GA Plan West – Townhouses. Drawing no. RER-DAR-ZW-XX-DR-A-0120
Proposed 2nd Floor and Roof GA Plan West – Townhouses. Drawing no. RER-DAR-ZW-XX-DR-A-0121

