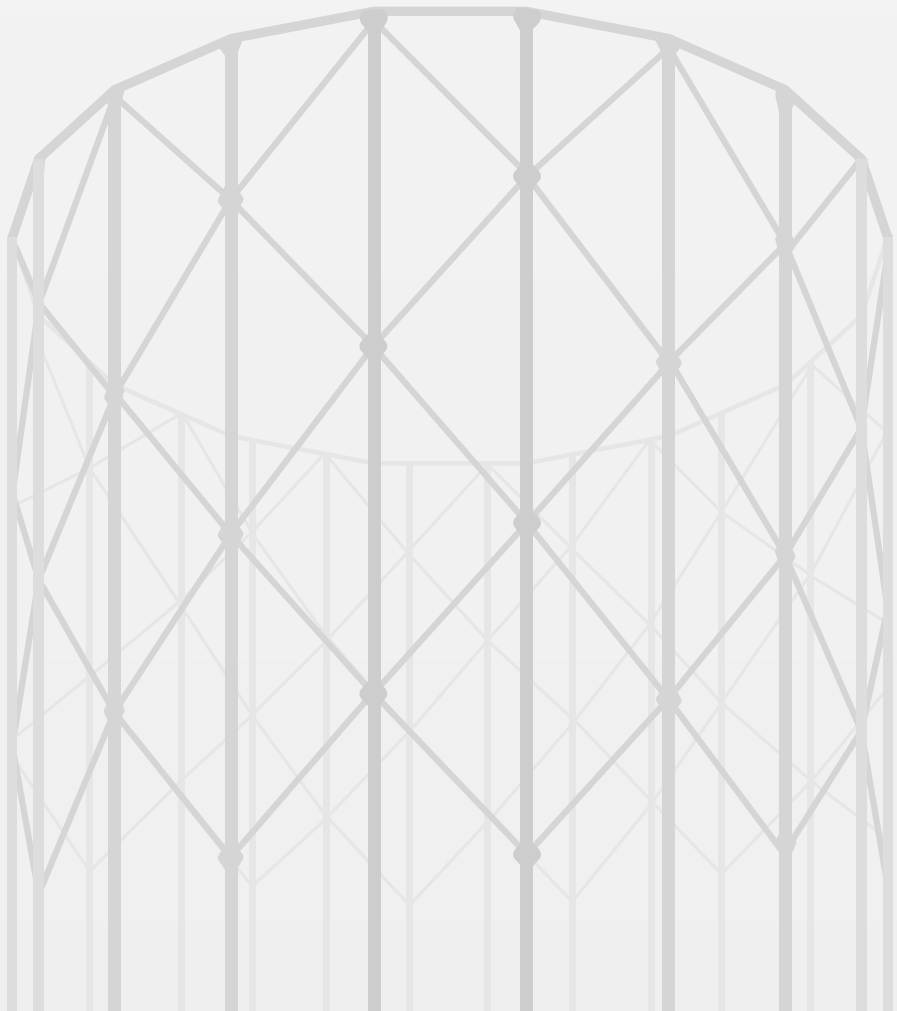
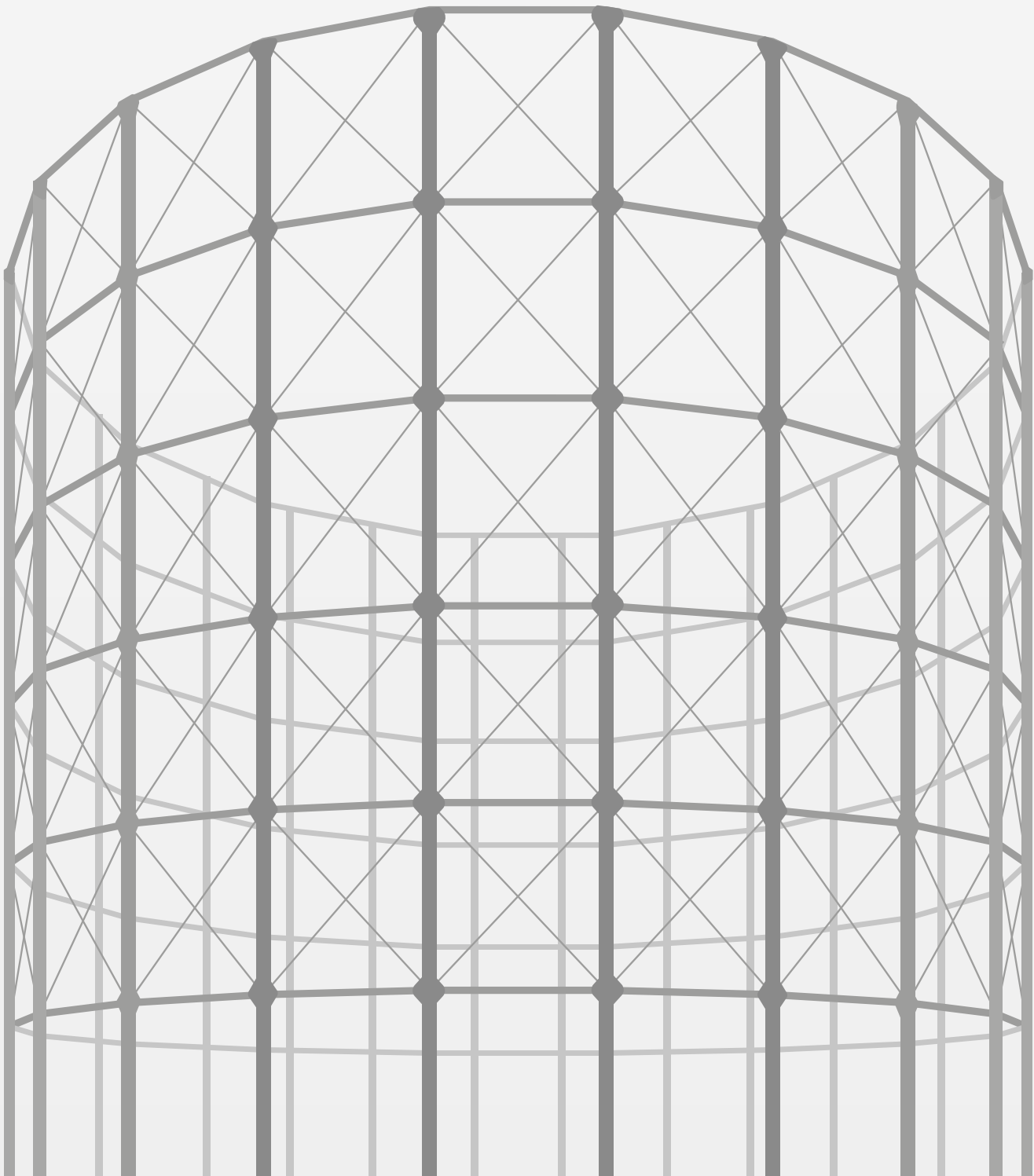


CLARENDON GAS WORKS | PHASE 3B

SEPTEMBER 2020 | RMA ADDENDUM REPORT

SHEPPARD ROBSON



INTRODUCTION

PURPOSE OF THE DOCUMENT

This RMA Addendum Report describes the updates made to the submitted planning drawings during the planning determination period.

In the first section we include revised plans, sections and elevations comparing the previously submitted drawings against the updated ones and highlighting the key changes to each drawing.

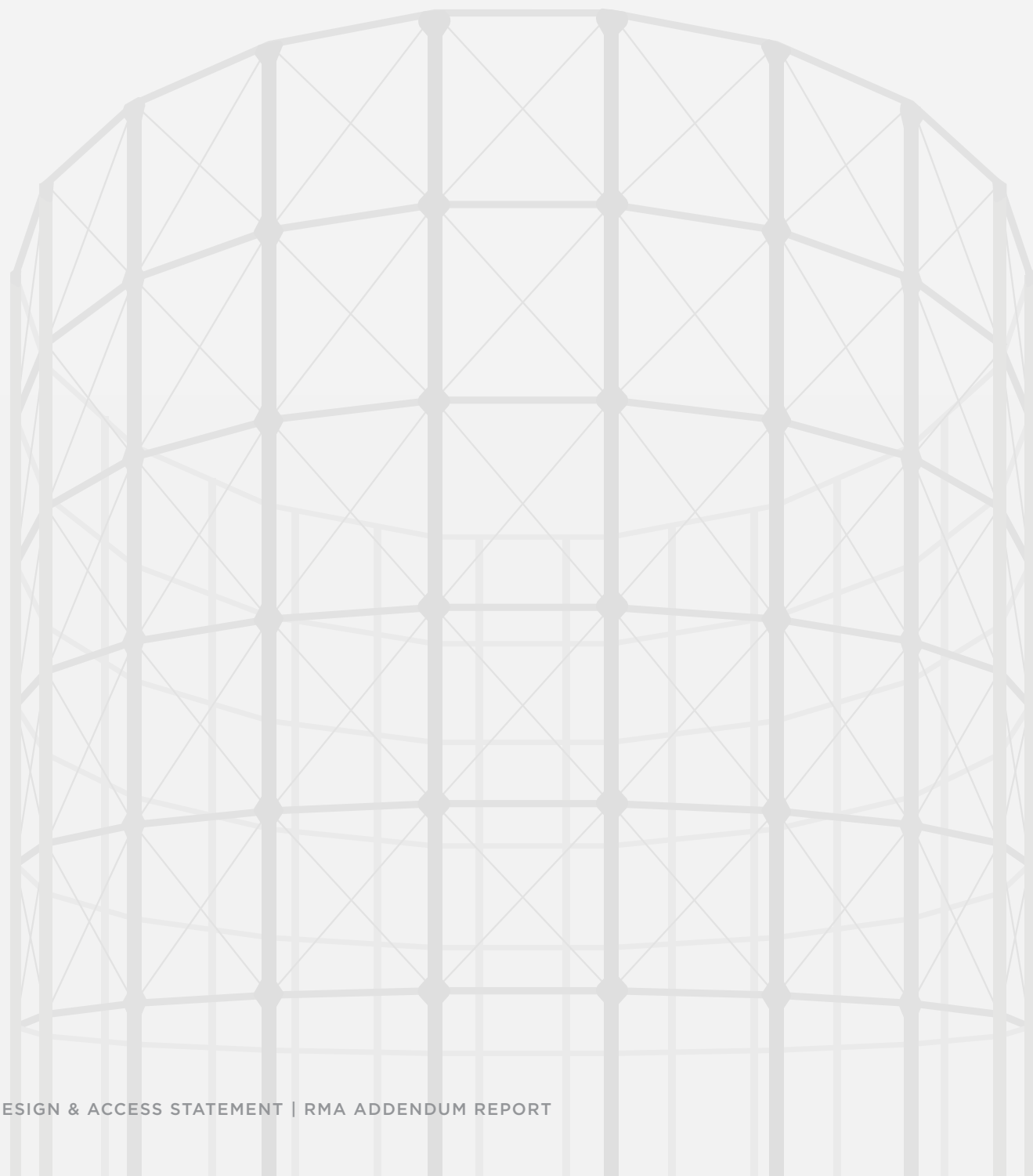
The second section highlights the improvements made to the cyclist provision as a response to the comments made by LBH Transport and confirms that fire services will have access within 18m of residential entrances.

PLANNING DOCUMENT REGISTER

The revised Planning Document Register is shown adjacent.

DOCUMENT NAME:	CLARENDON PHASE 3B RMA ADDENDUM REPORT		
DOCUMENT REF.:	6478-SRA-ZZ-XX-RP-A-02005		
PURPOSE OF ISSUE	DATE	REVISION	COMMENTS
Planning	28.09.20	P01	Addendum report outlining changes to Reserved Matters Application drawings submitted in July 2020

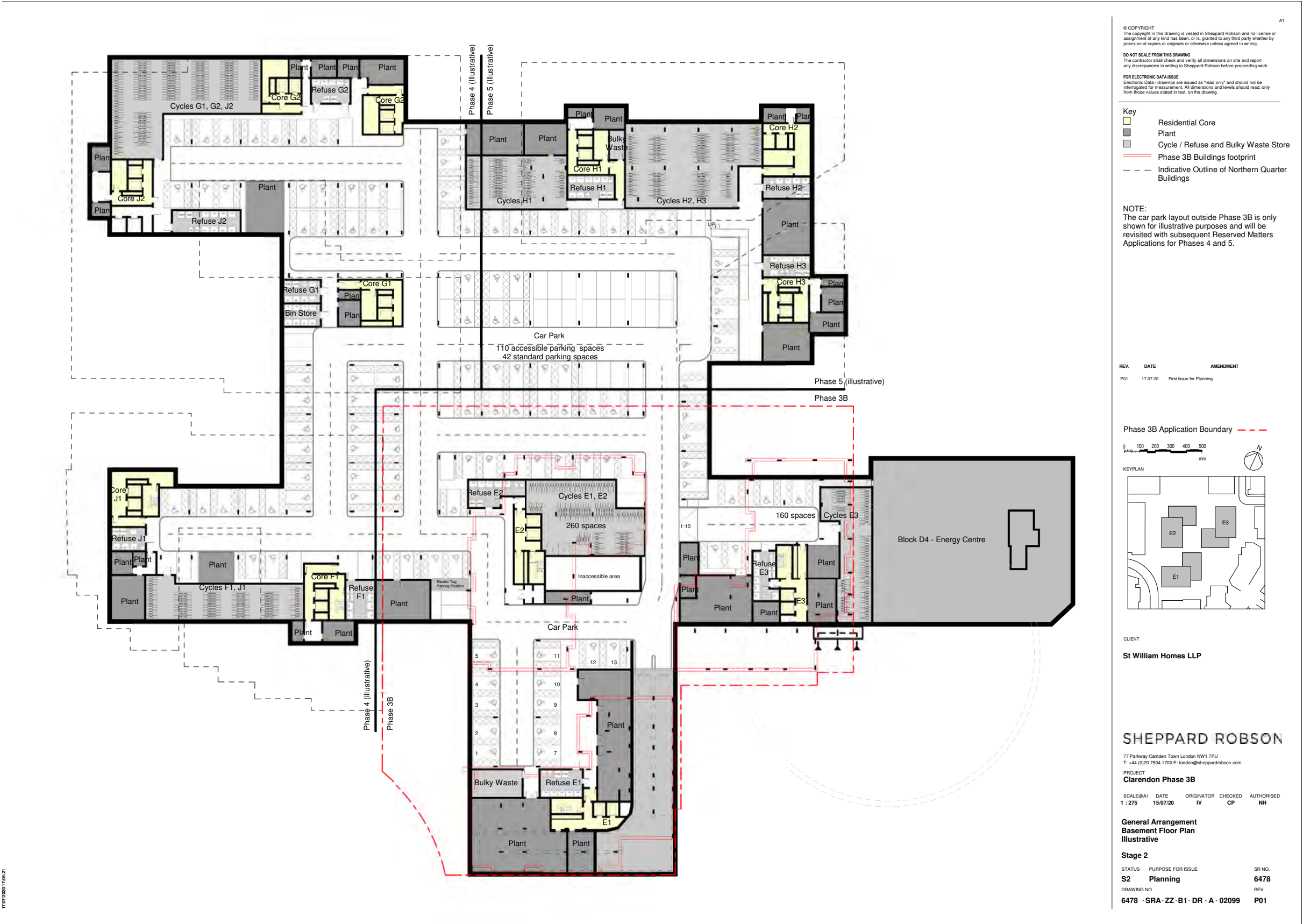
Document Name	Document Ref.	Scale	Size	Revision
Reports - 02000 series				
Clarendon Gas Works, Phase 3B, Design & Access Statement	6478-SRA-ZZ-XX-RP-A-02000	NA	A3	P01
Planning Document Register	6478-SRA-ZZ-XX-RP-A-02004	NA	A3	P02
Clarendon Gas Works, Phase 3B, RMA Addendum Report	6478-SRA-ZZ-XX-RP-A-02005	NA	A3	P01
Schedules - 02000 series				
Accommodation Schedule - Block E1	6478-SRA-ZZ-XX-SA-A-02001	NA	A3	P01
Accommodation Schedule - Block E2	6478-SRA-ZZ-XX-SA-A-02002	NA	A3	P01
Accommodation Schedule - Block E3	6478-SRA-ZZ-XX-SA-A-02003	NA	A3	P01
Site - 02010 series				
Site Location Plan	6478-SRA-ZZ-XX-DR-A-02010	1:1250	A1	P01
Plans - 02100 series				
General Arrangement - Basement Floor Plan - Illustrative	6478-SRA-ZZ-B1-DR-A-02099	1:275	A1	P02
General Arrangement - Basement Floor Plan - Phase 3B	6478-SRA-ZZ-B1-DR-A-02100	1:200	A1	P02
General Arrangement - Ground Floor Plan	6478-SRA-ZZ-00-DR-A-02101	1:200	A1	P02
General Arrangement - First Floor Plan	6478-SRA-ZZ-01-DR-A-02102	1:200	A1	P02
General Arrangement - Second Floor Plan	6478-SRA-ZZ-02-DR-A-02103	1:200	A1	P01
General Arrangement - Third Floor Plan	6478-SRA-ZZ-03-DR-A-02104	1:200	A1	P01
General Arrangement - Fourth Floor Plan	6478-SRA-ZZ-04-DR-A-02105	1:200	A1	P01
General Arrangement - Fifth Floor Plan	6478-SRA-ZZ-05-DR-A-02106	1:200	A1	P01
General Arrangement - Sixth Floor Plan	6478-SRA-ZZ-06-DR-A-02107	1:200	A1	P01
General Arrangement - Seventh Floor Plan	6478-SRA-ZZ-07-DR-A-02108	1:200	A1	P01
General Arrangement - Eighth Floor Plan	6478-SRA-ZZ-08-DR-A-02109	1:200	A1	P01
General Arrangement - Ninth Floor Plan	6478-SRA-ZZ-09-DR-A-02110	1:200	A1	P01
General Arrangement - Tenth Floor Plan	6478-SRA-ZZ-10-DR-A-02111	1:200	A1	P01
General Arrangement - Eleventh Floor Plan	6478-SRA-ZZ-11-DR-A-02112	1:200	A1	P01
General Arrangement - Twelfth Floor Plan	6478-SRA-ZZ-12-DR-A-02113	1:200	A1	P01
General Arrangement - Thirteenth Floor Plan	6478-SRA-ZZ-13-DR-A-02114	1:200	A1	P01
General Arrangement - Fourteenth Floor Plan	6478-SRA-ZZ-14-DR-A-02115	1:200	A1	P01
General Arrangement - Roof Plan	6478-SRA-ZZ-RF-DR-A-02116	1:200	A1	P01
Elevations - 02200 series				
General Arrangement - North Elevation AA	6478-SRA-ZZ-XX-DR-A-02200	1:200	A1	P02
General Arrangement - West Elevation BB	6478-SRA-ZZ-XX-DR-A-02201	1:200	A1	P02
General Arrangement - South Elevation CC	6478-SRA-ZZ-XX-DR-A-02202	1:200	A1	P02
General Arrangement - East Elevation DD	6478-SRA-ZZ-XX-DR-A-02203	1:200	A1	P02
General Arrangement - Block E1 North Elevation EE & Block E2 South Elevation HH	6478-SRA-ZZ-XX-DR-A-02204	1:200	A1	P02
General Arrangement - Block E2 East Elevation FF & Block E3 West Elevation GG	6478-SRA-ZZ-XX-DR-A-02205	1:200	A1	P02
Sections - 02300 series				
General Arrangement - Section AA	6478-SRA-ZZ-XX-DR-A-02300	1:200	A1	P02
General Arrangement - Section BB	6478-SRA-ZZ-XX-DR-A-02301	1:200	A1	P02
Bay Studies - 02400 series				
Bay Study - Façade Type A	6478-SRA-ZZ-XX-DR-A-02400	1:50	A1	P02
Bay Study - Façade Type B	6478-SRA-ZZ-XX-DR-A-02401	1:50	A1	P02
Bay Study - Façade Type C	6478-SRA-ZZ-XX-DR-A-02402	1:50	A1	P02
Bay Study - Façade Type D	6478-SRA-ZZ-XX-DR-A-02403	1:50	A1	P02
Bay Study - Façade Type E	6478-SRA-ZZ-XX-DR-A-02404	1:50	A1	P02



1.0

UPDATED DRAWINGS

PREVIOUSLY SUBMITTED BASEMENT PLAN | ILLUSTRATIVE



15/07/2020 17:56:21

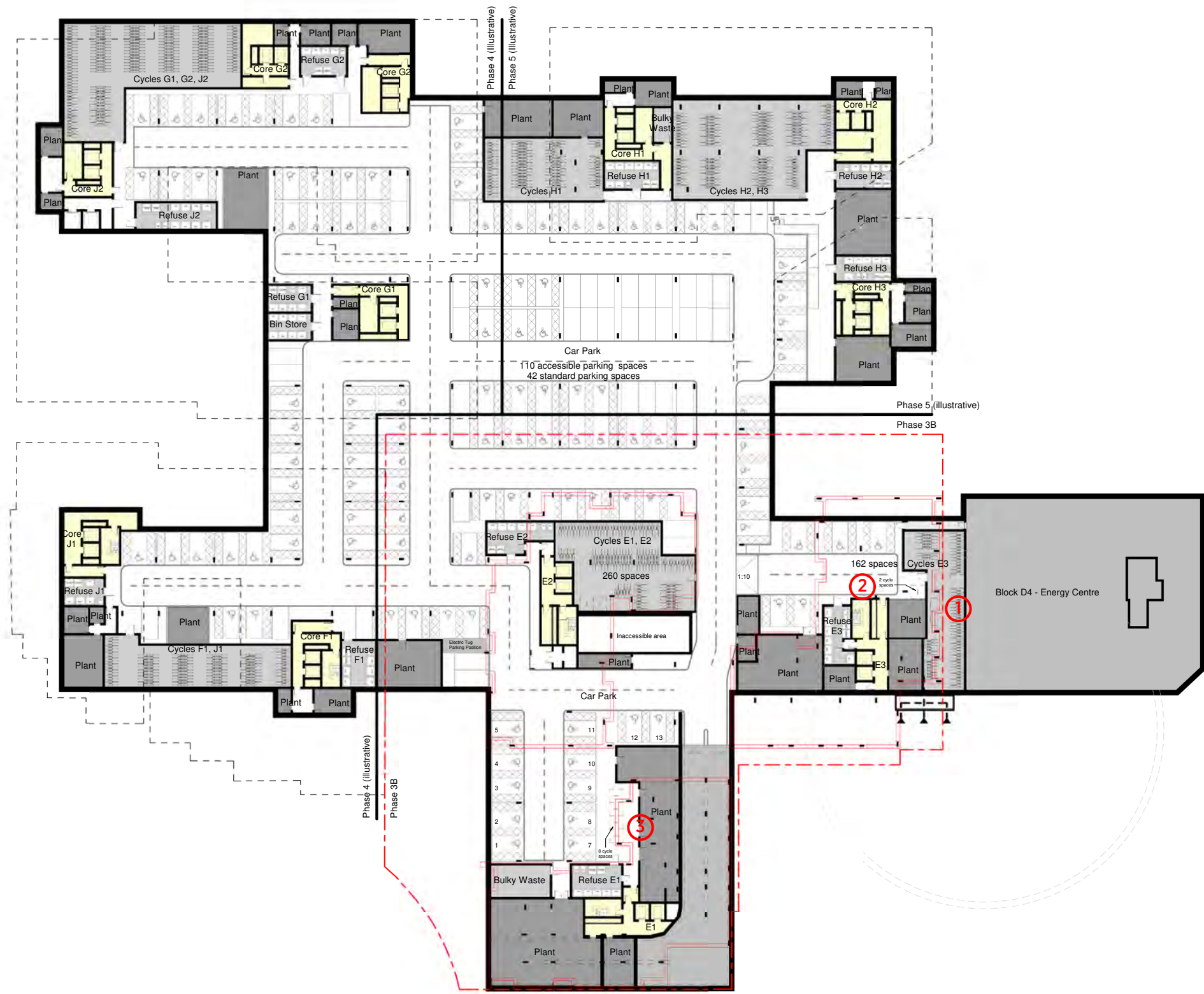
UPDATED BASEMENT PLAN | ILLUSTRATIVE

KEY CHANGES:

- 1 2 SPACES FOR LARGER CYCLES ADDED INSIDE E3 CYCLE STORE INCREASING THE PROVISION FROM 160 REQUIRED SPACES TO 162 SPACES
- 2 2 SPACES FOR LARGER CYCLES ADDED OUTSIDE E3 CYCLE STORE
- 3 8 SPACES FOR LARGER CYCLES ADDED ADJACENT TO E1 CORE

NOTE: BASEMENT FLOOR PLAN SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- PLAN SHOWN ON PAGES 30, 73, 74, 75 AND 76



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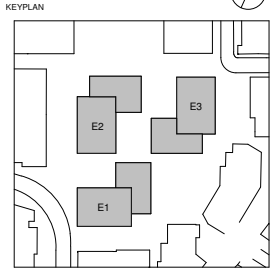
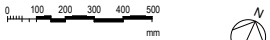
FOR ELECTRONIC DATA ISSUE
Electronic Data drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text, on the drawing.

- Key
- Residential Core
 - Plant
 - Cycle / Refuse and Bulky Waste Store
 - Phase 3B Buildings footprint
 - Indicative Outline of Northern Quarter Buildings

NOTE:
The car park layout outside Phase 3B is only shown for illustrative purposes and will be revisited with subsequent Reserved Matters Applications for Phases 4 and 5.

REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning
P02	28.09.20	2no larger cycles spaces added inside the E3 cycle store, 2no larger cycles spaces added outside the E3 cycle store and 8no. larger cycle spaces added in the car park in close proximity to the E1 core entrance

Phase 3B Application Boundary



CLIENT
St William Homes LLP

SHEPPARD ROBSON

77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Clarendon Phase 3B

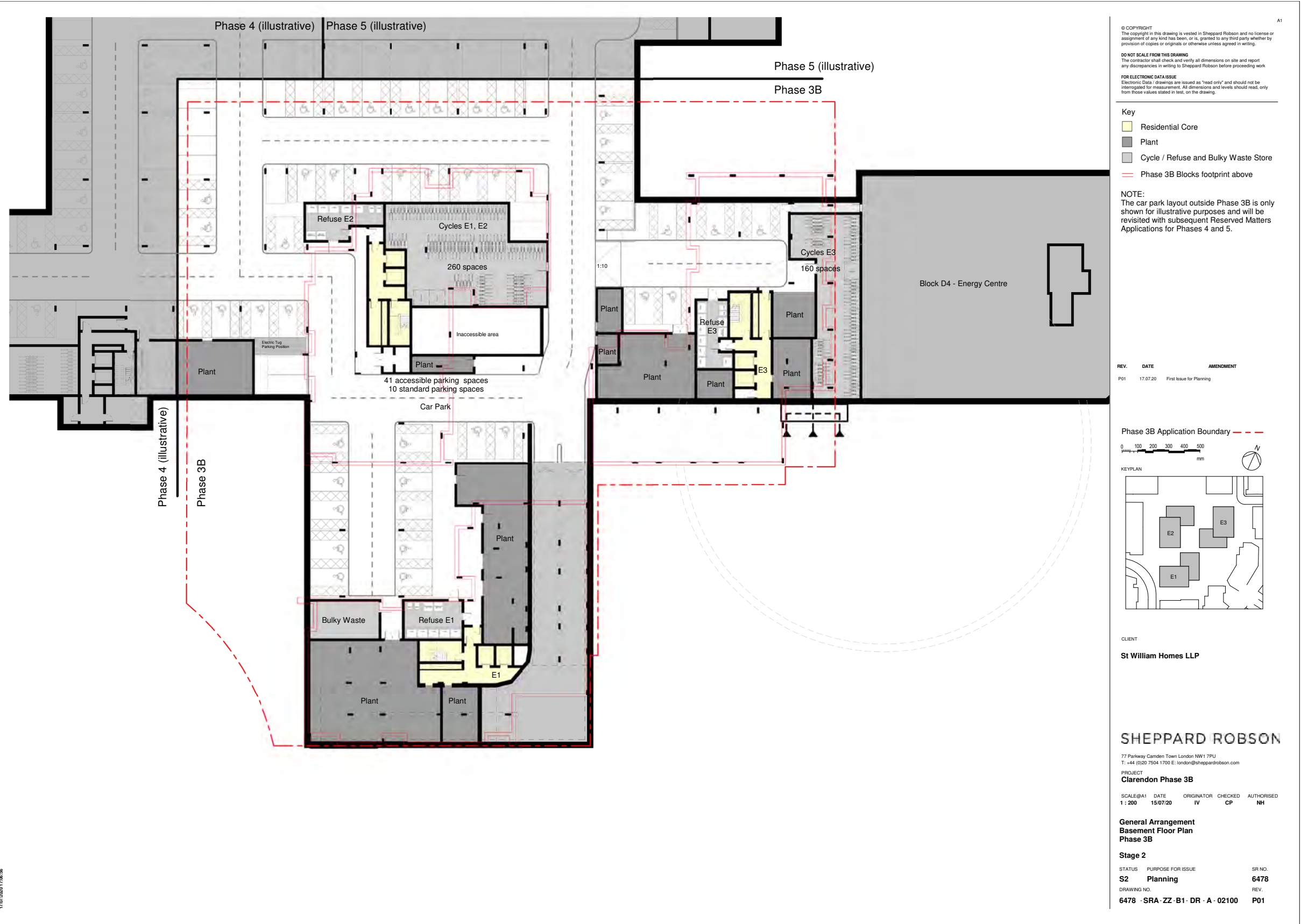
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:275	15/07/20	IV	CP	NH

General Arrangement
Basement Floor Plan
Illustrative

Planning

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	6478
DRAWING NO.	REV.	
6478 -SRA-ZZ-B1-DR-A	02099	P02

PREVIOUSLY SUBMITTED BASEMENT PLAN | PHASE 3B



17.07.2020 17:05:56

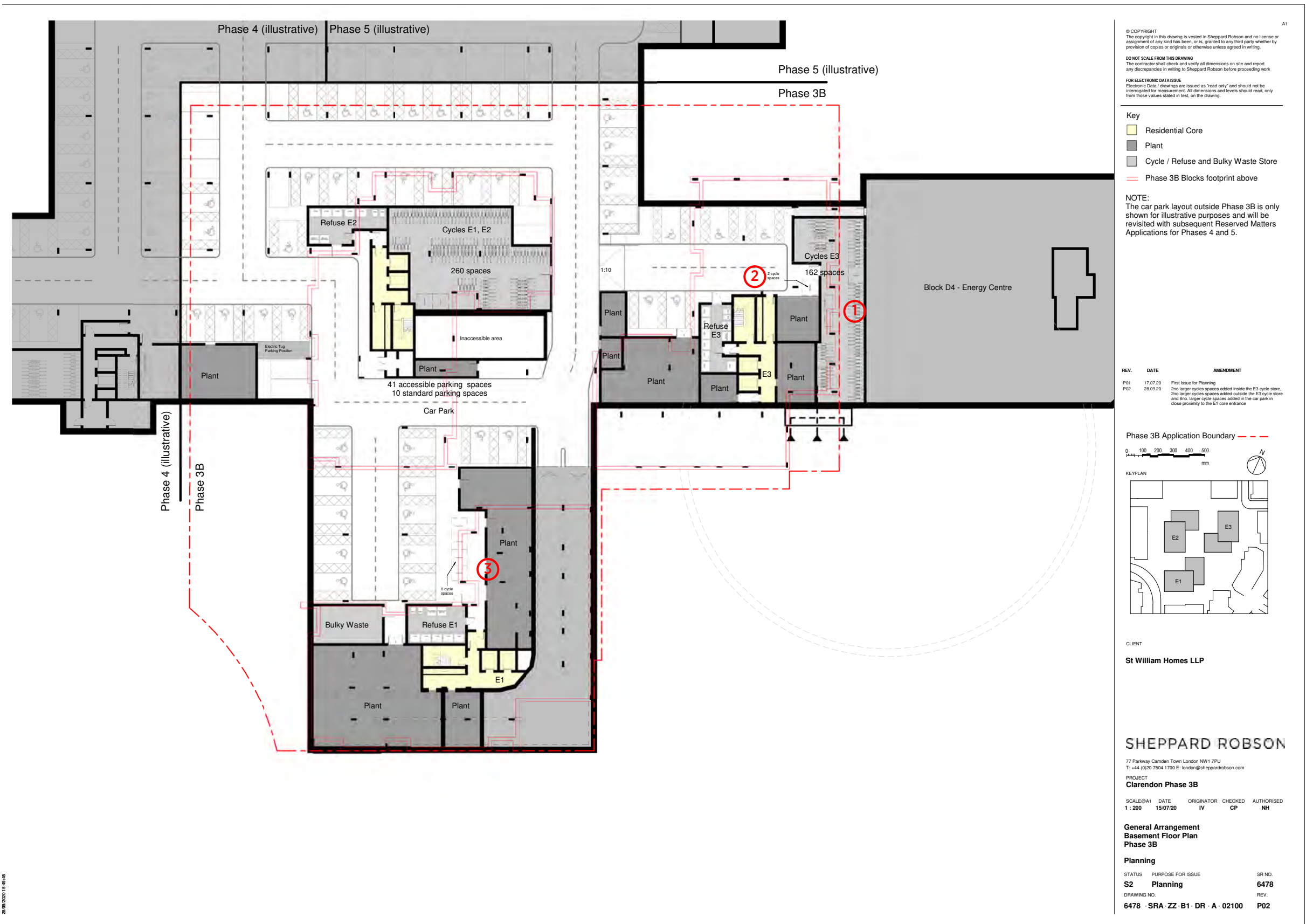
UPDATED BASEMENT PLAN | PHASE 3B

KEY CHANGES:

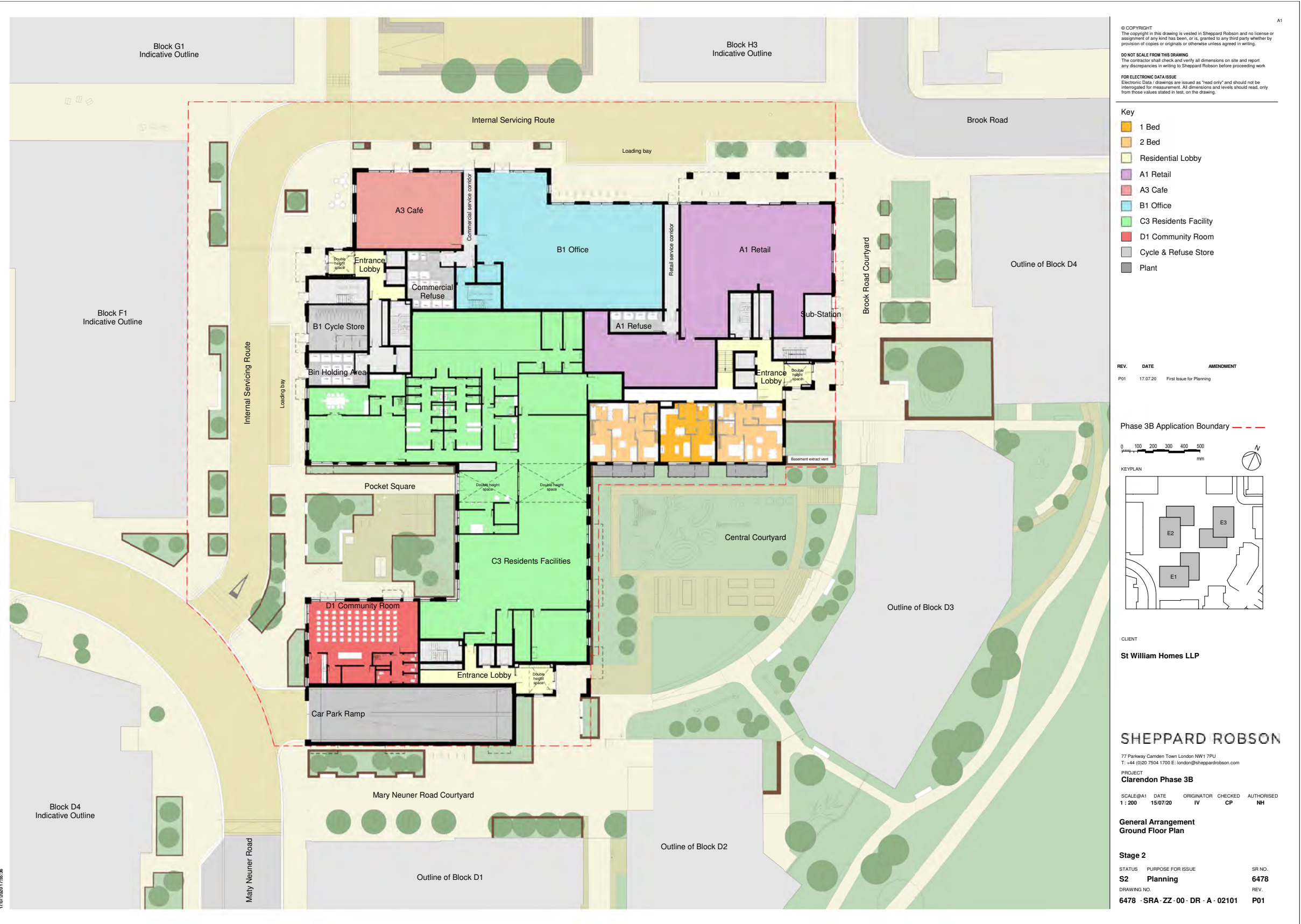
- 1 2 SPACES FOR LARGER CYCLES
ADDED INSIDE E3 CYCLE STORE
INCREASING THE PROVISION
FROM 160 REQUIRED SPACES
TO 162 SPACES
- 2 2 SPACES FOR LARGER CYCLES
ADDED OUTSIDE E3 CYCLE
STORE
- 3 8 SPACES FOR LARGER CYCLES
ADDED ADJACENT TO E1 CORE

**NOTE: BASEMENT FLOOR PLAN
SUPERSEDES THE FOLLOWING SUBMITTED
MATERIAL CONTAINED IN THE DESIGN &
ACCESS STATEMENT SUBMITTED IN JULY
2020:**

**- PLAN SHOWN ON PAGES 30, 73, 74, 75
AND 76**



PREVIOUSLY SUBMITTED GROUND FLOOR PLAN



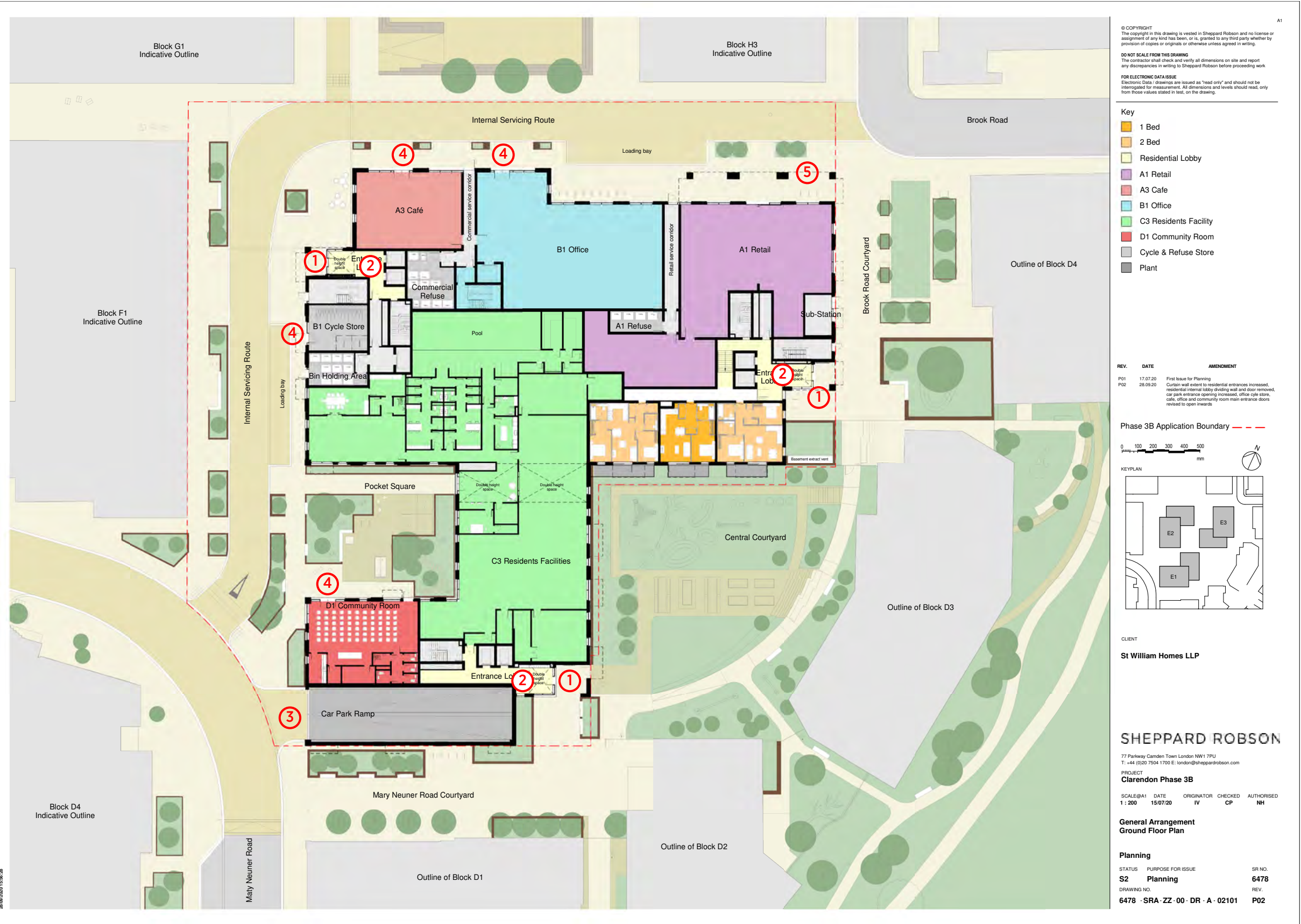
UPDATED GROUND FLOOR PLAN

KEY CHANGES:

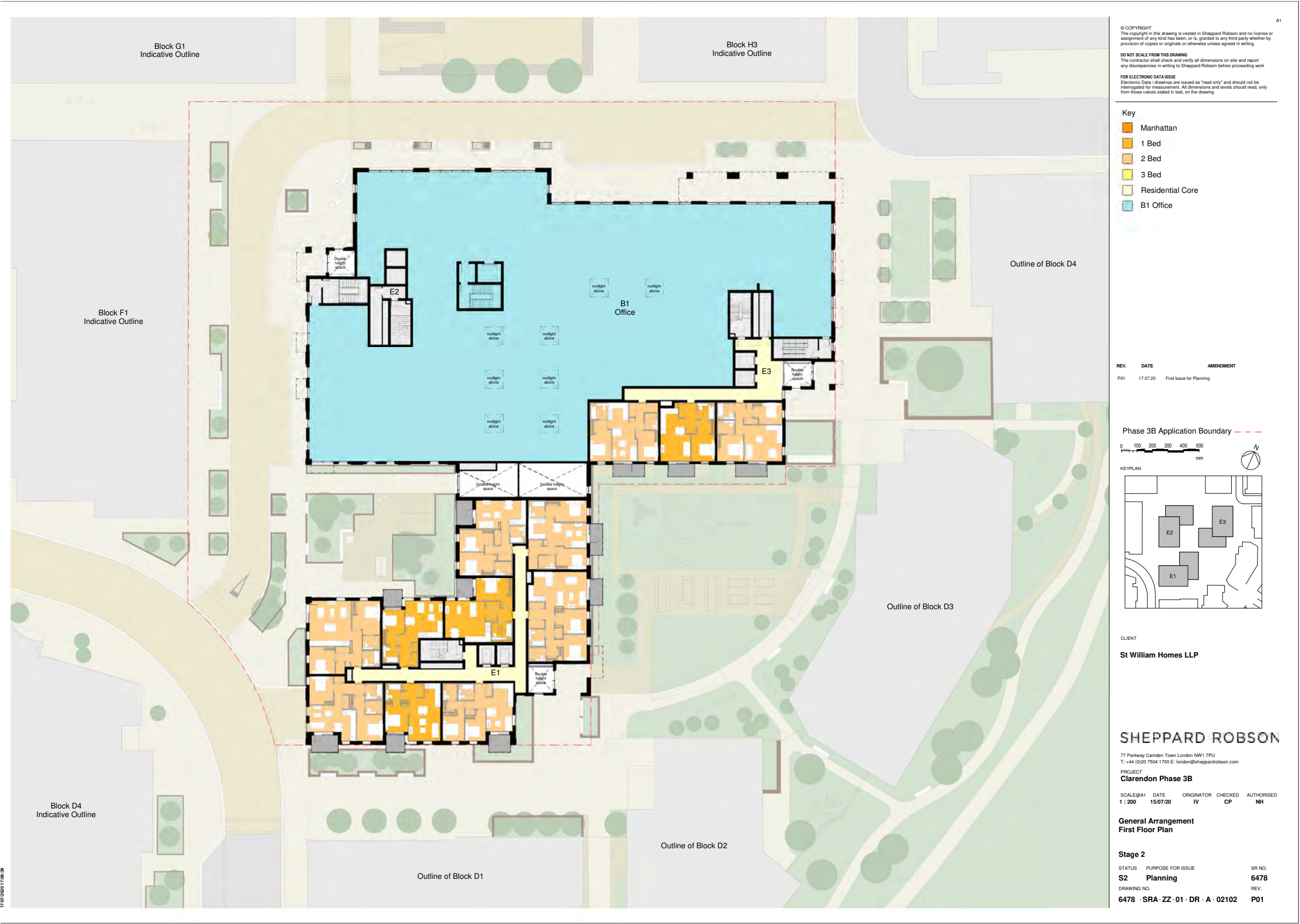
- 1 CURTAIN WALL EXTENT TO RESIDENTIAL ENTRANCES E1, E2 AND E3 INCREASED
- 2 INTERNAL WALL AND DOOR REMOVED FROM RESIDENTIAL LOBBIES E1, E2 AND E3
- 3 CAR PARK OPENING WIDTH INCREASED TO 6.5M
- 4 THE ENTRANCE DOORS TO THE OFFICE CYCLE STORE, CAFE, OFFICE RECEPTION AREA AND COMMUNITY ROOM REVISED TO OPEN INWARDS
- 5 6 CYCLE SPACES RELOCATED WITHIN THE E3 BUILDING'S UNDER-CROFT ON THE OTHER SIDE OF THE RETAIL ENTRANCE DOOR

NOTE: GROUND FLOOR PLAN SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- PLAN SHOWN ON PAGES 28, 31, 70, 71, 72, 77, 104, 105 AND 106



PREVIOUSLY SUBMITTED FIRST FLOOR PLAN



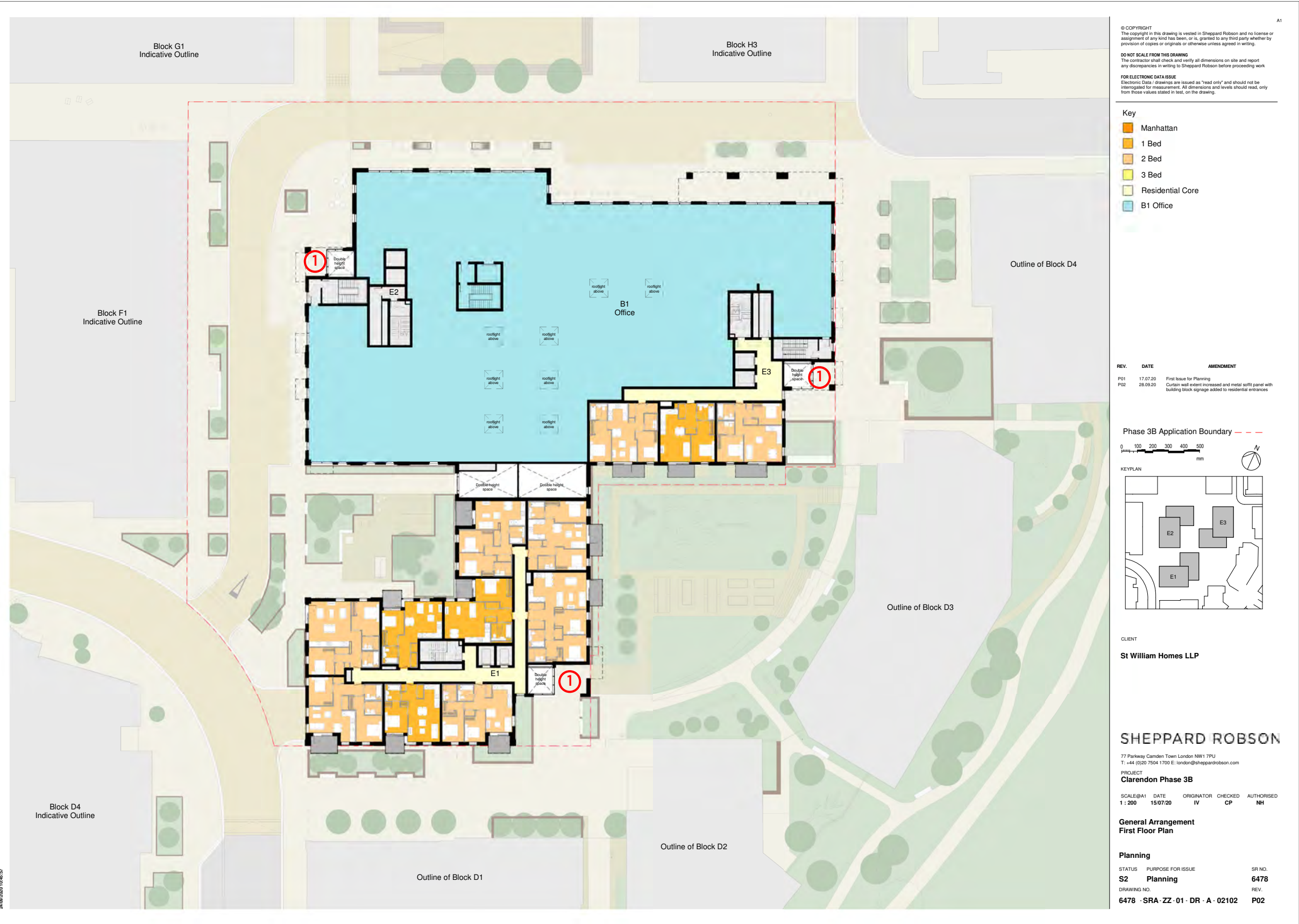
UPDATED FIRST FLOOR PLAN

KEY CHANGES:

- 1 CURTAIN WALL EXTENT TO RESIDENTIAL ENTRANCES E1, E2 AND E3 INCREASED

NOTE: FIRST FLOOR PLAN SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- PLAN SHOWN ON PAGE 32



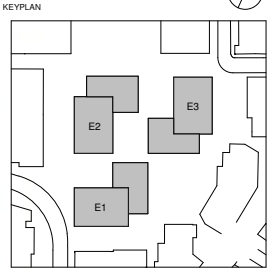
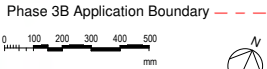
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- Key
- Manhattan
 - 1 Bed
 - 2 Bed
 - 3 Bed
 - Residential Core
 - B1 Office

REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning
P02	28.09.20	Curtain wall extent increased and metal soffit panel with building block signage added to residential entrances



CLIENT
St William Homes LLP

SHEPPARD ROBSON
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

SCALE	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	15/07/20	IV	CP	NH

General Arrangement
First Floor Plan

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	6478
DRAWING NO.	REV.	
6478	SRA-ZZ-01-DR-A-02102	P02

PREVIOUSLY SUBMITTED NORTH ELEVATION AA

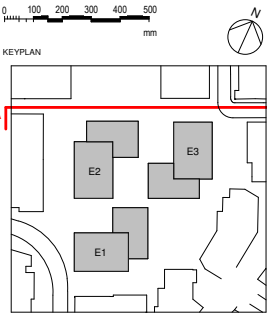


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REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning



CLIENT
St William Homes LLP

SHEPPARD ROBSON
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Clarendon Phase 3B

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	15/07/20	MC	CP	NH

General Arrangement
North Elevation AA

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	6478
DRAWING NO.	REV.	
6478	SRA-ZZ-XX-DR-A-02200	P01

17.07.2020 12:19:34

UPDATED NORTH ELEVATION AA

KEY CHANGES:

- 1 CURTAIN WALL EXTENT & METAL SOFFIT PANEL WITH BUILDING BLOCK SIGNAGE ADDED TO RESIDENTIAL ENTRANCE E2
- 2 DEPTH OF LOUVRES TO PODIUM CURTAIN WALL UPDATED

NOTE: NORTH ELEVATION SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- VISUAL FOR BLOCK E2 ENTRANCE SHOWN ON PAGE 105
- BROOK ROAD APPROACH VIEW VISUAL SHOWN ON PAGE 107
- KEY VIEW | VIEWPOINT A VISUAL SHOWN ON PAGE 113

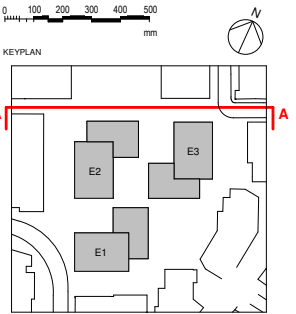


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REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning
P02	28.09.20	Curtain wall extent increased and metal soffit panel with building block signage added to residential entrances and podium curtain wall louvre depth updated



CLIENT
St William Homes LLP

SHEPPARD ROBSON
77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Clarendon Phase 3B

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	15/07/20	MC	CP	NH

General Arrangement
North Elevation AA

Planning		
STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	6478
DRAWING NO.		REV.
6478	SRA-ZZ-XX-DR-A-02200	P02

PREVIOUSLY SUBMITTED WEST ELEVATION BB



UPDATED WEST ELEVATION BB

KEY CHANGES:

- 1 CURTAIN WALL EXTENT & METAL SOFFIT PANEL WITH BUILDING BLOCK SIGNAGE ADDED TO RESIDENTIAL ENTRANCE E2
- 2 DEPTH OF LOUVRES TO PODIUM CURTAIN WALL UPDATED
- 3 CAR PARK ENTRANCE WIDENED AND ELEVATION TREATMENT AT GROUND & LEVEL 1 UPDATED TO SUIT

NOTE: WEST ELEVATION SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- BLOCK E2 ENTRANCE VISUAL SHOWN ON PAGE 105
- MARY NEUNER ROAD APPROACH VIEW VISUAL SHOWN ON PAGE 108
- WESTERN ROAD APPROACH VIEW VISUAL SHOWN ON PAGE 109
- KEY VIEW | VIEWPOINT B VISUAL SHOWN ON PAGE 115

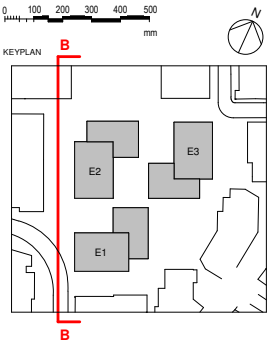


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REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning
P02	28.09.20	Curtain wall extent increased and metal soffit panel with building block signage added to residential entrances and podium curtain wall louvre depth updated. Car park entrance opening widened and elevation treatment updated accordingly.



CLIENT
St William Homes LLP

SHEPPARD ROBSON

77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Clarendon Phase 3B

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	15/07/20	MC	CP	NH

General Arrangement
West Elevation BB

Planning

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	Planning	6478
DRAWING NO.	REV.	
6478 - SRA - ZZ - XX - DR - A - 02201	P02	

PREVIOUSLY SUBMITTED SOUTH ELEVATION CC



UPDATED SOUTH ELEVATION CC

KEY CHANGES:

- 1
- CURTAIN WALL EXTENT & METAL SOFFIT PANEL WITH BUILDING BLOCK SIGNAGE ADDED TO RESIDENTIAL ENTRANCE E1 & E3

NOTE: SOUTH ELEVATION SUPERSEDES THE FOLLOWING SUBMITTED MATERIAL CONTAINED IN THE DESIGN & ACCESS STATEMENT SUBMITTED IN JULY 2020:

- BLOCK E1 RESIDENTIAL ENTRANCE VISUAL SHOWN ON PAGE 104
- BLOCK E3 RESIDENTIAL ENTRANCE VISUAL SHOWN ON PAGE 106
- KEY VIEW | VIEWPOINT C VISUAL SHOWN ON PAGE 117

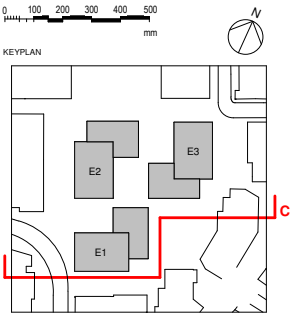


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REV.	DATE	AMENDMENT
P01	17.07.20	First Issue for Planning
P02	28.09.20	Curtain wall extent increased and metal soffit panel with building block signage added to residential entrances



CLIENT
St William Homes LLP

SHEPPARD ROBSON

77 Parkway Camden Town London NW1 7PU
T: +44 (0)20 7504 1700 E: london@sheppardrobson.com

PROJECT
Clarendon Phase 3B

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 200 15/07/20 MC CP NH

General Arrangement
South Elevation CC

Planning

STATUS PURPOSE FOR ISSUE SR NO.
S2 Planning 6478

DRAWING NO. REV.
6478 -SRA-ZZ-XX-DR-A-02202 P02