Havering and Wates Regeneration LLP

Chippenham Road
Section 96a
Non-Material Amendment

CHIPP-HBA-XX-XX-RP-A-080002
P01
S5 For Planning

Hawkins\
Brown

Havering
LONDON BOROUGH

Wates

hawkinsbrown.com

1 Introduction

1 Introduction
1.1 Executive Summary & Contents

This application for a Non-Material Amendment (NMA) to application ref. P1150.24 seeks approval for a series of minor refinements to the consented scheme, primarily driven by essential product specifications and standard design development.

We wish to clarify that all proposed changes are minor and non-material in nature, representing the logical evolution of the design rather than a shift in the project's scale, character, or impact.

While these refinements are illustrated within the submitted drawing pack, this report provides a comprehensive comparison and technical justification, clearly signposted to facilitate an efficient review of the updates against the original approval.

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Executive summary & Contents
Client & Design Team

2 Elevation Updates - Plot A
Plot A1
Plot A2

3 Elevation Updates - Plot B
Plot B1
Plot B2

1 Introduction
1.2 Client & Design Team

Applicant

Havering and Wates Regeneration LLP

Design Team

Hawkins\Brown
Architecture

Ikon Consultancy
Project Management

Avison Young
Planning Consultancy

Exterior Architecture
Landscape

Delva Patman Redler
Daylight & Sunlight

Evolve
Civils & Structures

ESG
MEP

WSP
Highways & Transport
Waste Management

Lexington
Communications

Iceni
Townscape

2
Elevation Updates - Plot A

2 Elevation Updates - Plot A
2.1 A1 North

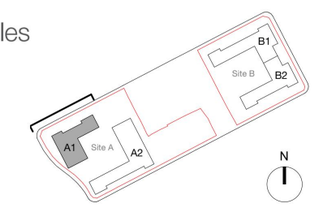
Consented



Proposed



The proposed windows are marginally larger than those consented. This is to accommodate the manufacturer's minimum frame dimensions for opening handles positioned in accordance with Approved Document Part M. The overall design, proportions and appearance remain otherwise unchanged



2 Elevation Updates - Plot A
2.2 A2 North

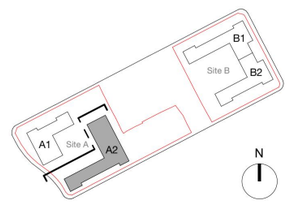
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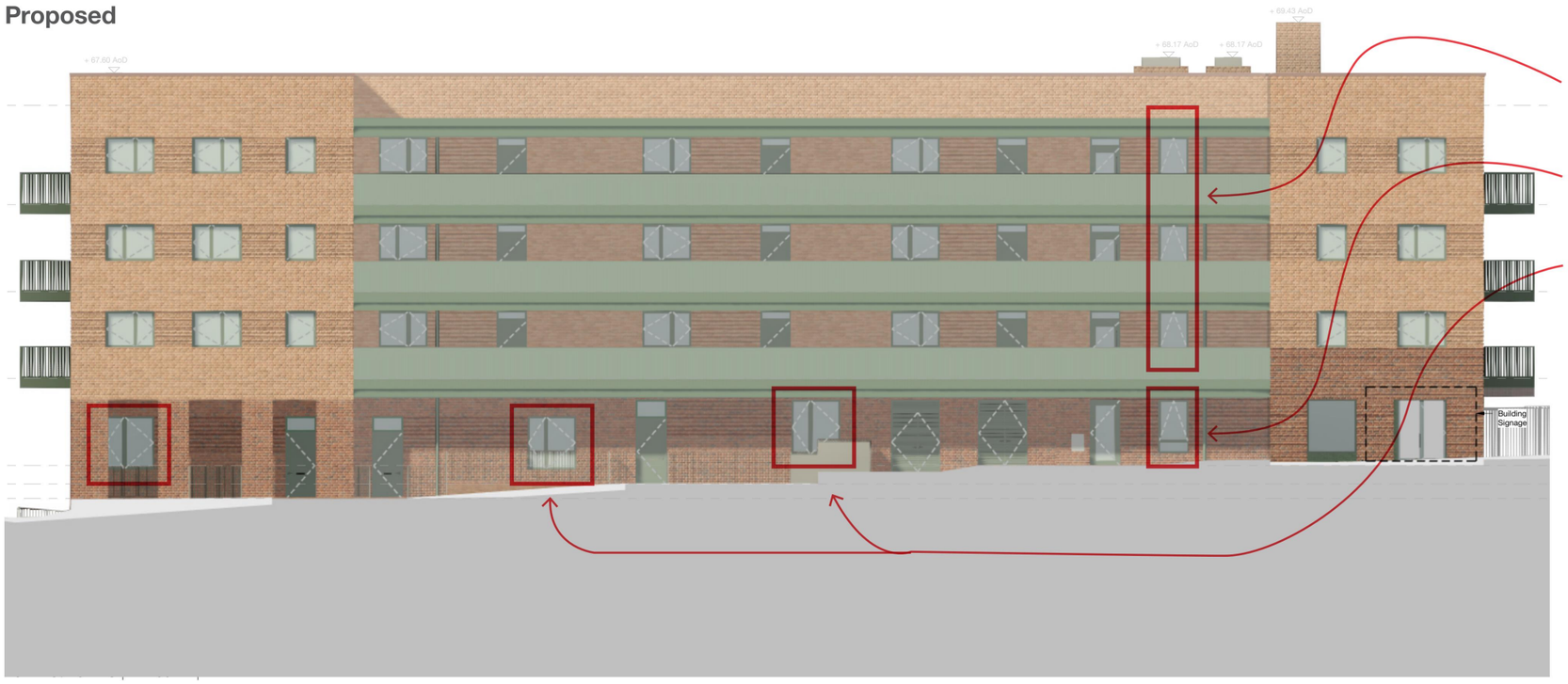


2 Elevation Updates - Plot A
2.3 A2 South

Consented



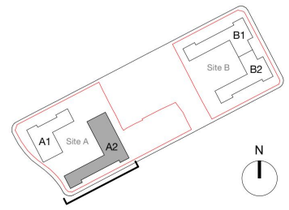
Proposed



AOV's on the facade have been lengthened by 150mm to achieve the free area requirement. These extend behind the walkway balustrade - so are not visible from the street.

The lower AOV has a transom added so that its opening size matches those along the deck

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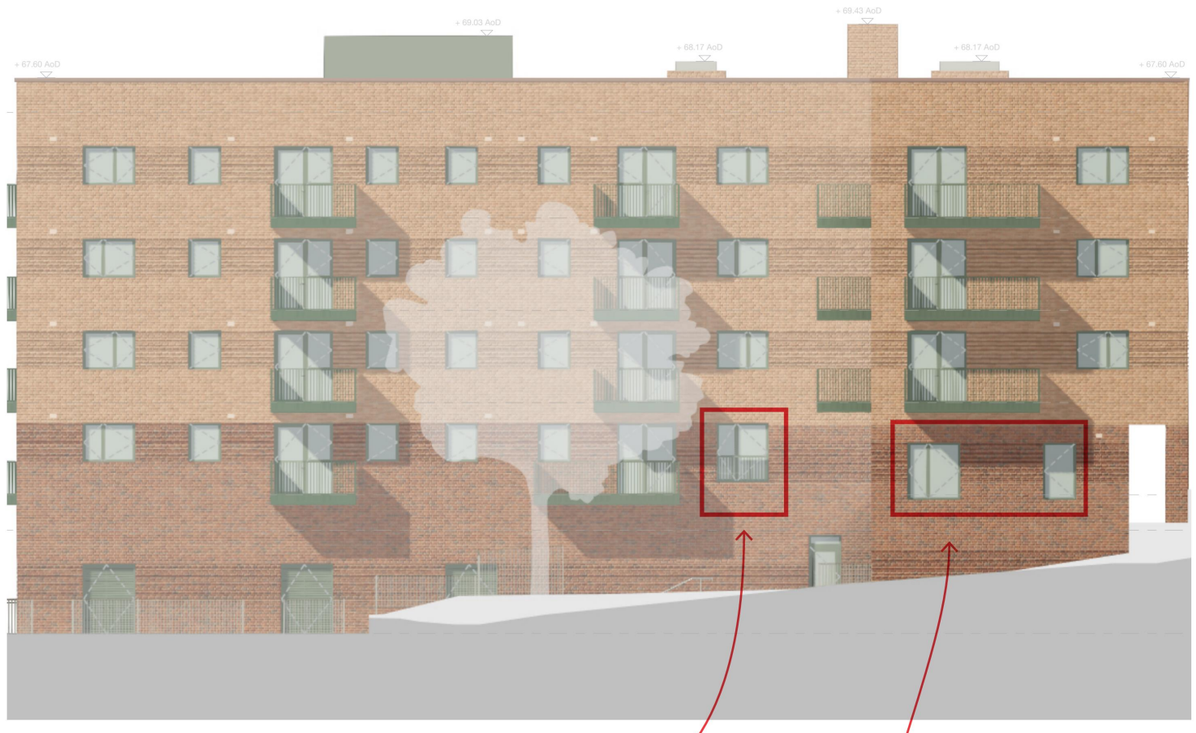


2 Elevation Updates - Plot A
2.4 A2 West

Consented

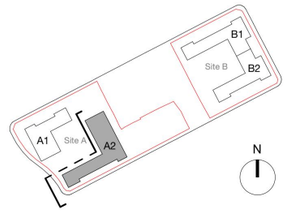


Proposed



The balustrade height has risen by 225mm to reach the requirements of Approved Document Part K.

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3
Elevation Updates - Plot B

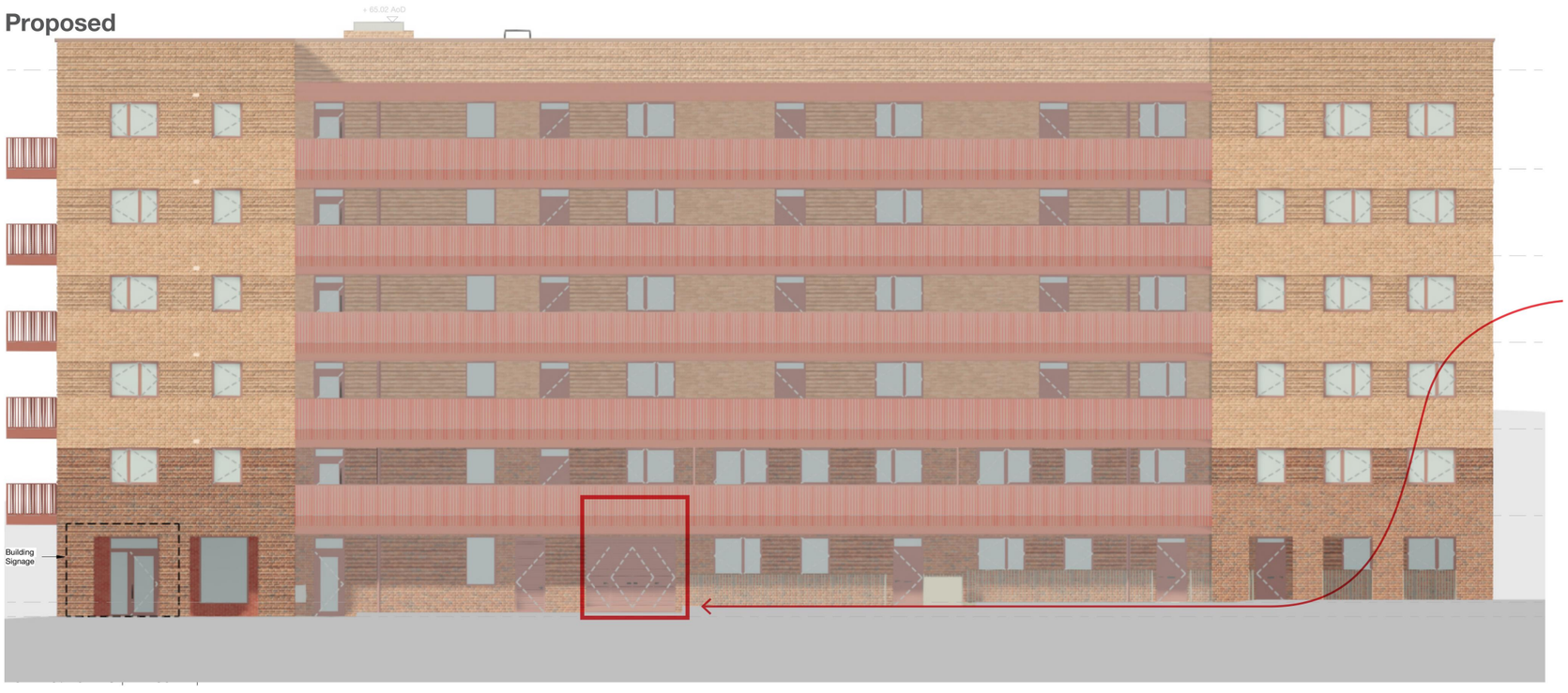
3 Elevation Updates - Plot B

3.1 B1 North

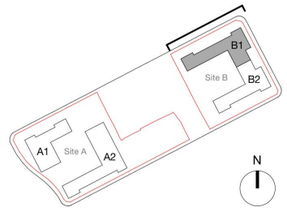
Consented



Proposed



During the technical design stages, further coordination with UKPN has provided a more detailed substation door arrangement. The structural opening size remains the same, with the updates limited to additional doors within that opening



3 Elevation Updates - Plot B
3.2 B2 North

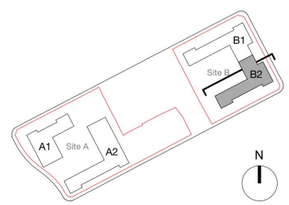
Consented



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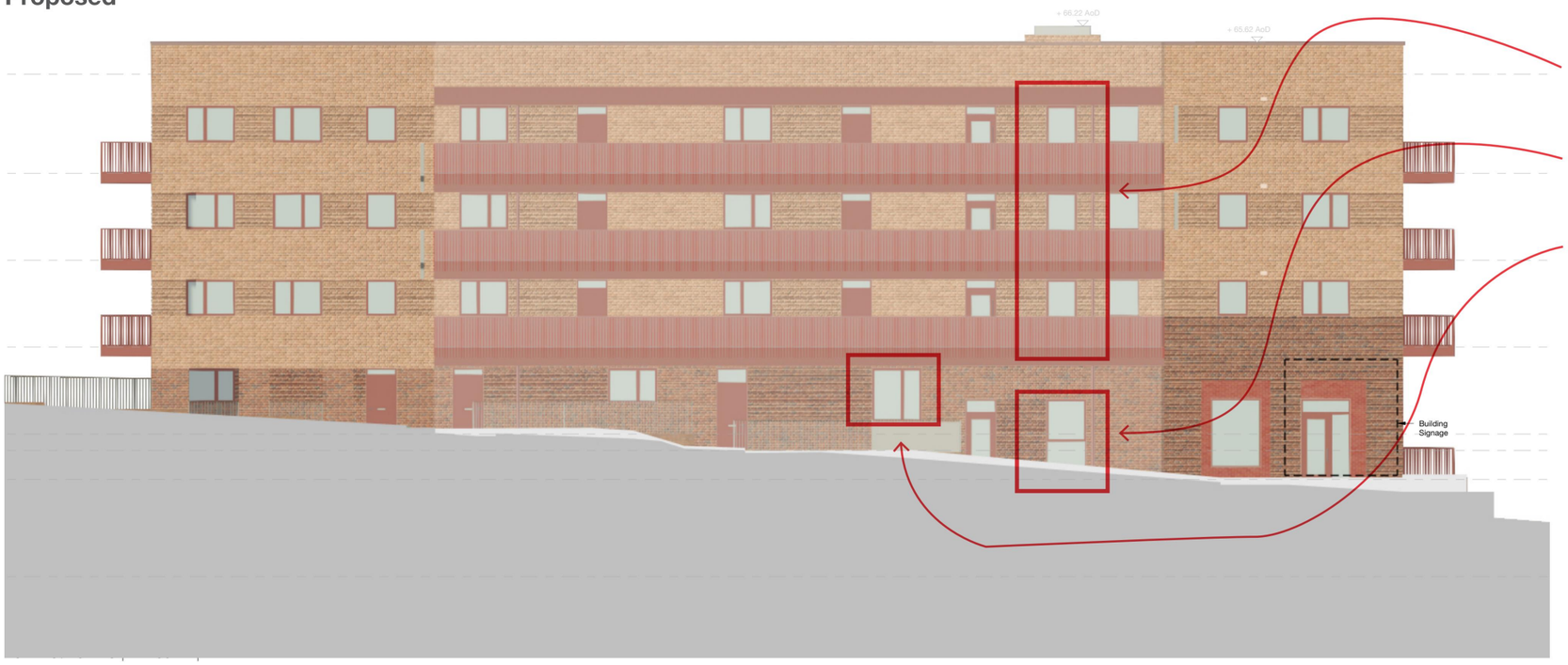


3 Elevation Updates - Plot B
3.3 B2 South

Consented



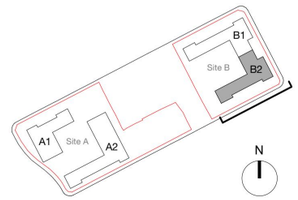
Proposed



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3 Elevation Updates - Plot B
3.4 B2 East

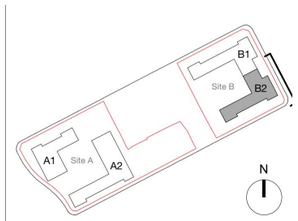
Consented



Proposed



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3 Elevation Updates - Plot B
3.5 B2 West

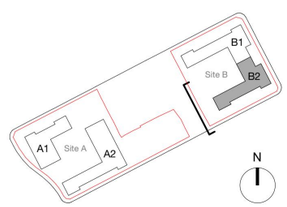
Consented



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