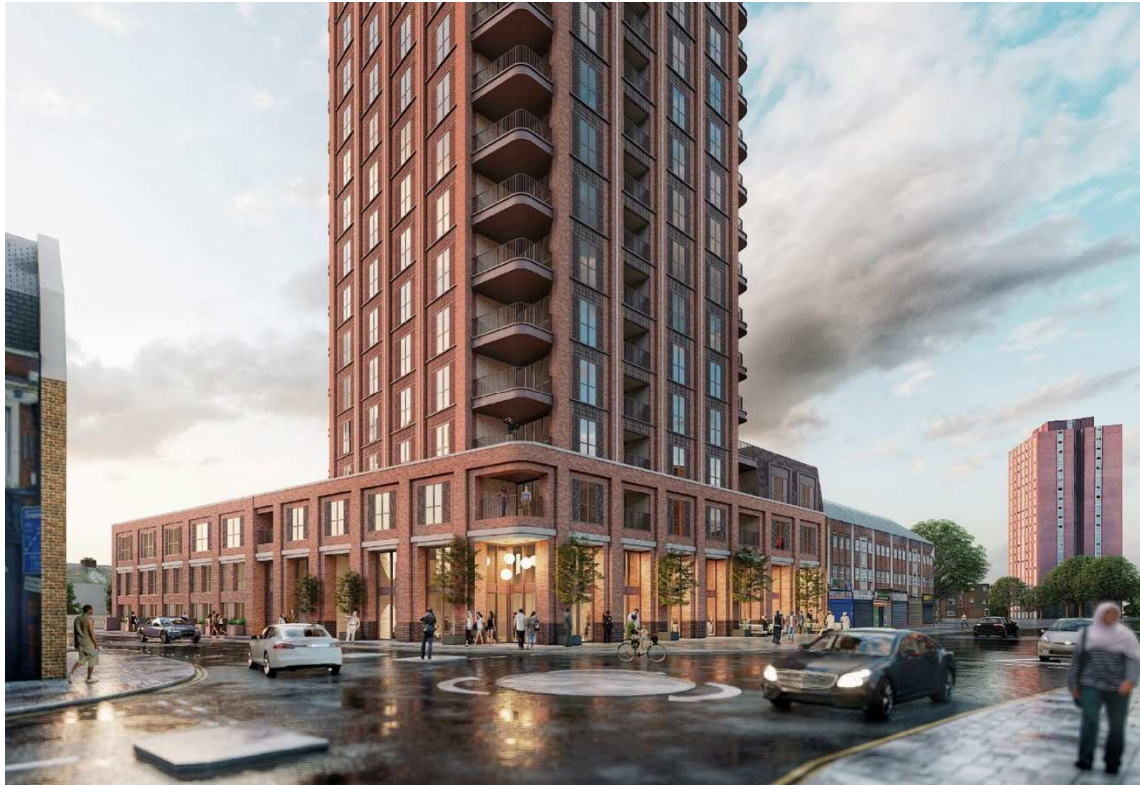


# 4173 – 50-56 Fore Street

## Architectural Stage 3 Report



Prepared by DMWR Architects on Behalf of KS4 Consulting Services Limited



## Document Issue Register

<b>Issue Date</b>	<b>Revision</b>	<b>Description</b>	<b>Prepared by</b>	<b>Checked by</b>
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## 1.0 Introduction

This Stage 3 report relates to the design of 50-56 Fore Street social housing scheme located in southern end of Angel Edmonton Shopping Centre at the junction between Fore Street and Claremont Street, in the London Borough of Enfield.

It consists of the architectural changes to the design developed through Stage 3 in collaboration with a design team of consultants including: Structural Engineers, M&E Engineers and Landscape Architects.

The proposed scheme consists of a new building for residential development comprising of 110 of housing/apartment units with communal and commercial facilities on the ground floor. The building consists of 16 storey high tower with a singular 3 storey high row of terrace houses wrapping around Claremont Street and Clive Avenue forming an internal courtyard.

The scheme consists of the following housing/apartment unit:

<b>Housing Unit</b>	
3B4P	5
3B6P	7

<b>Apartment Unit</b>	
1B1P	16
1B2P	14
2B3P	57
2B3P M4(3)	1
3B4P M4(3)	8
3B5P M4(3)	2

**Total = 110 Units**

External Landscaping has been undertaken and updated as part of the design developed through Stage 3.

## **2.0 Architectural Layout Changes**

### **Proposed Site Plan**

The Proposed building delivered as part of this Stage 3 is within the planning approved footprint. Although, building line to rear of 4b6p houses extended into courtyard 675mm (3 bricks). To enable Housing Design Standards and Part M42 compliance.

### **Proposed Ground Floor**

Energy centre and water tank room moved and introduced on the ground floor due to basement being omitted. External doors have been updated accordingly to suit.

Energy centre floor slab has been dropped to increase floor to ceiling height to achieve M&E requirements for their equipment. Stair to Energy centre were introduced. (Energy centre door height to be amended from 2.1/ 2.3m to 2.5m and to be picked up in Stage 4 following M&E's requirements

Cycle store moved in the courtyard following review with M&E consultant. The previous cycle store location has been amended to suit M&E's requirements. No. of cycle stands amend to comply with London Design Guide and London cycling design standard.

Lift and stair amended to maximise floor space and to comply with the latest building regulation.

Location of the substation and switch room has been amended following review with M&E consultant. External doors have been updated accordingly.

Commercial frontage increased due to fire strategy amendments. Doors added to commercial area due to fire strategy amendment.

Bin store area reduced to maximise floor space.

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

### **Proposed Mezzanine Floor**

Commercial storage omitted to suit M&E's height requirement. External doors have been omitted accordingly.

Building line to rear of 3b4p houses at mezzanine floor and above. To enable Housing Design Standards and Part M4(2) compliance.

Building line to rear of 4b6p houses extended into courtyard 675 mm. To enable Housing Design Standards and Part M42 compliance.

Lift and stairs amended to maximise floor space and to comply with the latest building regulation.

Smoke shaft and M&E risers had been moved by stair/lift shaft for space efficiency. Areas were amended following M&E's required spaces.

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

## **Proposed First Floor**

Building line to rear of 3b4p houses at mezzanine floor and above. To enable Housing Design Standards and Part M4(2) compliance.

Building line to rear of 4b6p houses extended into courtyard 675 mm. To enable Housing Design Standards and Part M42 compliance.

Lift and stairs amended to maximise floor space and to comply with the latest building regulation.

Smoke shaft and M&E risers had been moved by stair/lift shaft for space efficiency. Areas were amended following M&E's required spaces.

Entrance door to apartments Type A304 and A301 were move due to compliance with Building Regulations and fire consultants' recommendation.

Access to roof top on Terrace houses indicated.

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

## **Proposed Second Floor**

Building line to rear of 3b4p houses at mezzanine floor and above. To enable Housing Design Standards and Part M4(2) compliance.

Building line to rear of 4b6p houses extended into courtyard 675 mm. To enable Housing Design Standards and Part M42 compliance.

Lift and stairs amended to maximise floor space and to comply with the latest building regulation.

Smoke shaft and M&E risers had been moved by stair/lift shaft for space efficiency. Areas were amended following M&E's required spaces.

Entrance door to apartments Type A304 and A301 were move due to compliance with Building Regulations and fire consultants' recommendation.

Balcony shape to apartment A301 amended to suit floor layout below.

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

## **Proposed Third to Sixteenth Floor**

Lift and stairs amended to maximise floor space and to comply with the latest building regulation.

Smoke shaft and M&E risers had been moved by stair/lift shaft for space efficiency. Areas were amended following M&E's required spaces.

Entrance door to apartments Type A304 and A301 were move due to compliance with Building Regulations and fire consultants' recommendation.

Apartment Type A201 balcony external window/door amended to suit structural engineers' column position from L\_03 to L\_16.

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

## **Proposed Roof**

Lift and stairs overrun amended to suit lift and stair layout below.

Smoke vents and AOV's added and amended to suit lift and stair layout below.

Stair to roof added upon M&E's request for maintenance and M&E Equipment. Door access to roof added accordingly.

Abseiling rail system added to tower perimeter and railings added to comply with Approved Document Part K Building Regulation.

## **Proposed Apartment layouts**

Internal layout (Apartments and Houses) amended to comply with London Design Guide and Approved document Part M4 (2) and M4 (3).

Standard Apartment and Housing Types issued as part of the Stage 3 Drawing Pack, have been reviewed and amended in line with the latest guidance.

The Typical Living / Kitchen Dining areas, bedrooms and provision have been reviewed in line with relevant HMO standards.

## **General Amendments & Changes**

Structural columns have been indicated following coordination with Structural Engineer.

The M&E strategy has been reviewed and incorporated into Stage 3 design following coordination with M&E Engineer.

The riser locations, split and sizes have been reviewed by the M&E consultants and the layout of the risers have been adjusted in line with M&E strategy.

The Builder works (BWICs), SVP and RWP information are indicative and subject to Stage 4 coordination with Structural Engineer and M&E Consultant.

## **Elevational Changes & Amendments**

Tower height reduced due to floor-to-floor reduction from 3.15m to 2.925m

All balcony external window/door proportion amended to allow minimum door size access to balcony.

Apartment Type A201 balcony external window/door amended to suit structural engineers' column position from L\_03 to L\_16.

L\_00 West Elevation commercial door added to suit commercial area due to fire strategy amendment.

L\_Mezz North Elevation Apartment Type A306 Bedrooms – Openable windows added to suit Thermal Comfort and Overheating Assessment.

L\_00 South and West Court Elevation external back window/door reduced to suit internal layout and Thermal Comfort and Overheating Assessment.

L\_00 South Elevation louvred doors added to Energy centre following (height to be amended from 2.1/ 2.3m to 2.5m and to be picked up in Stage 4 following M&E's requirements)

L\_Mezz South Elevation Apartment Type A301 Bedrooms – Openable windows added to suit Thermal Comfort and Overheating Assessment.

L\_00 and L\_Mezz East Court Elevation - Apartment Type A301 Bedrooms – Openable windows added to suit Thermal Comfort and Overheating Assessment.

L\_00 and L\_Mezz East Court Elevation floor to ceiling glazed windows amended to become louvred panels and doors to suit M&E's internal layout and strategy.

L\_00 Location East Court Elevation of the substation and switch room has been amended following review with M&E consultant. External doors have been updated accordingly.

L\_00 Location East Court Elevation Emergency exit door location from entrance lobby amended to suit internal layout.

East Elevation - Housing windows omitted to suit internal layout.

ALL – Openable windows shown in Elevation.