

227 - 239 Horn Lane

Design & Access Statement Addendum

JUNE 2023



20.01 Fire Strategy

In consultation with the project Fire Consultant and in accordance with the proposed amendments to Approved Document B, each core has access to a second staircore as an additional means of escape. After feedback received on the last amendments to the planning proposals, we have relocated external escape stairs to sit within the building envelope.

Where the second stair is shared amongst residents of different cores, security doors separating zones will open in the event of an emergency.

To accommodate additional stairwells (and their relocation to the inside of the building), minor alterations have been made to the elevations. Some changes to the accommodation and area schedules have also been necessary, however the overall number of 185 new units has been maintained.

Proposed top storey heights

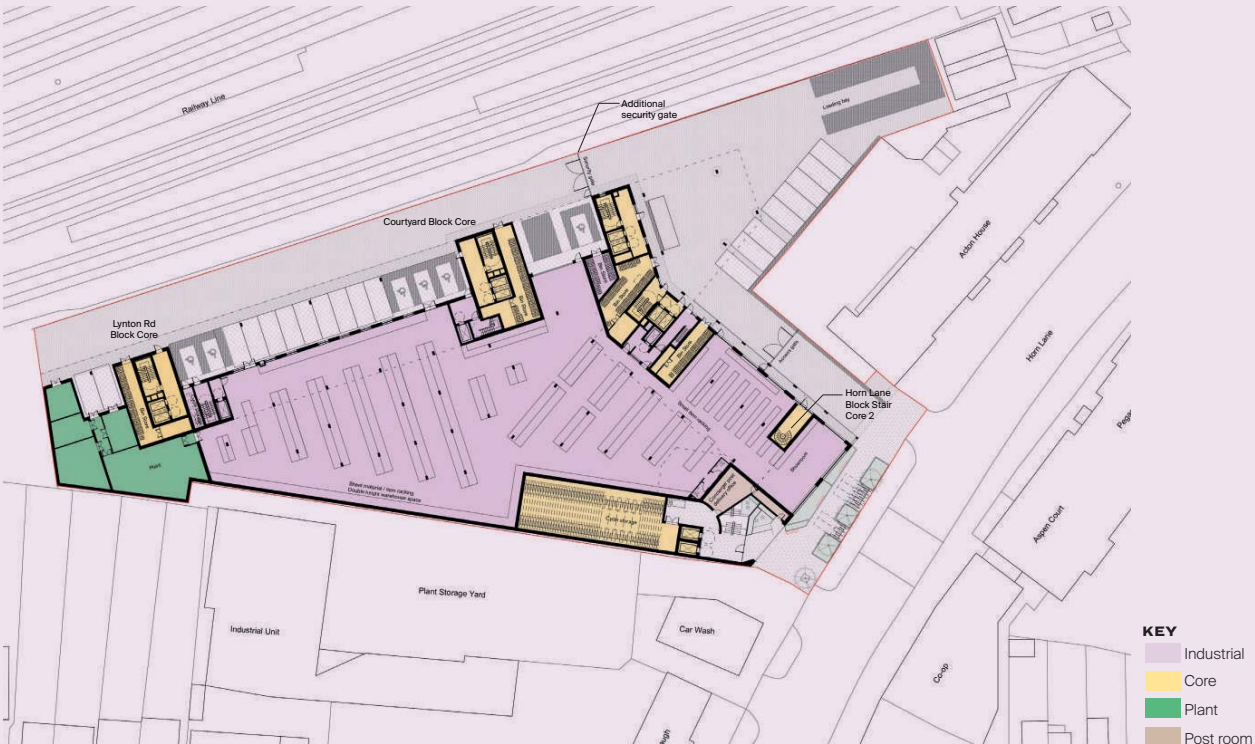


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Updated Drawings - GA Plans

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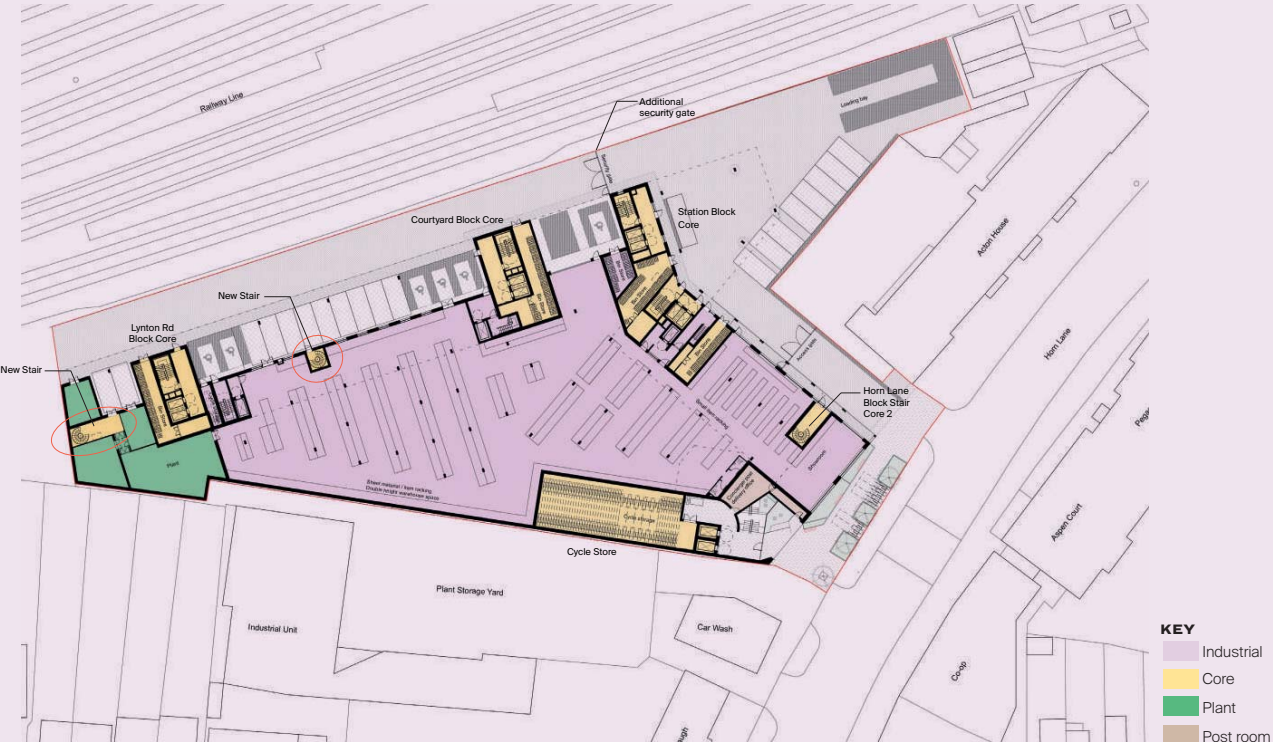
245

21.01 Ground Floor Plan- Previous Planning Submission



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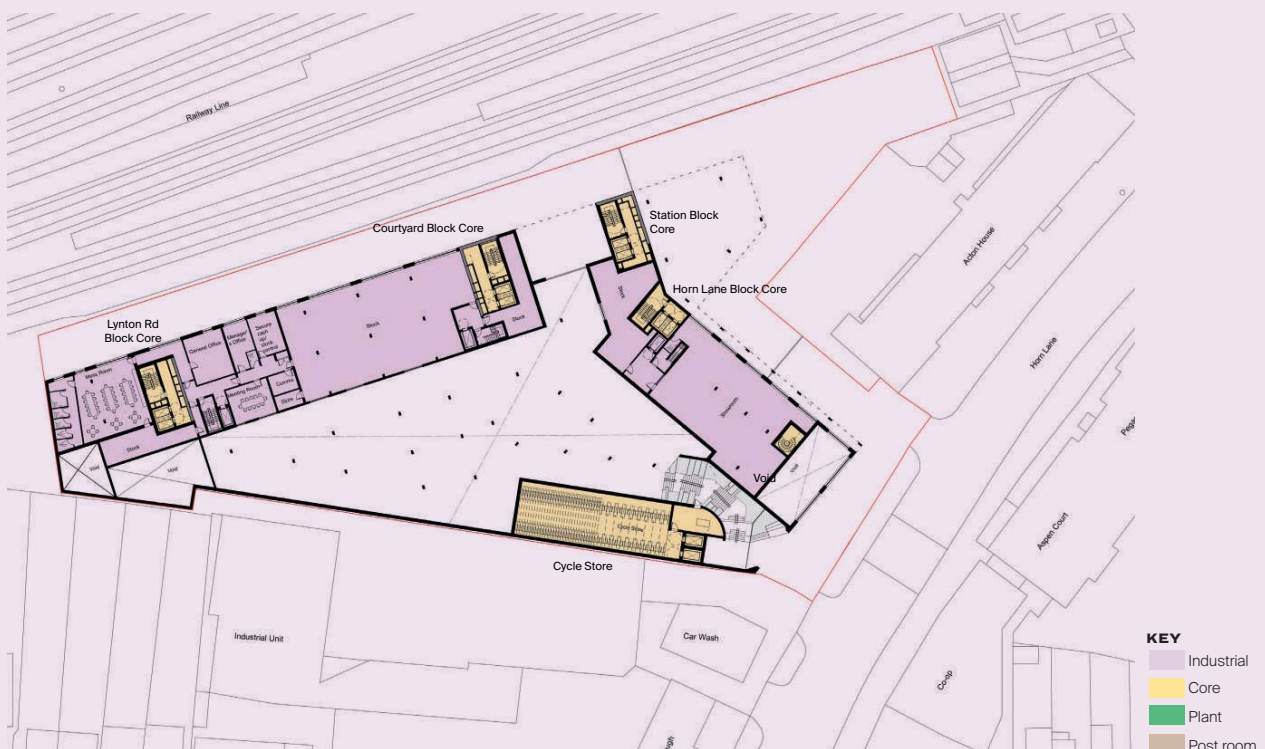
21.02 Ground Floor Plan - Revised Planning Proposals



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KEY
Revisions marked in red

21.03 Mezzanine Floor Plan - Previous Planning Submission



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21.04 Mezzanine Floor Plan - Revised Planning Proposals



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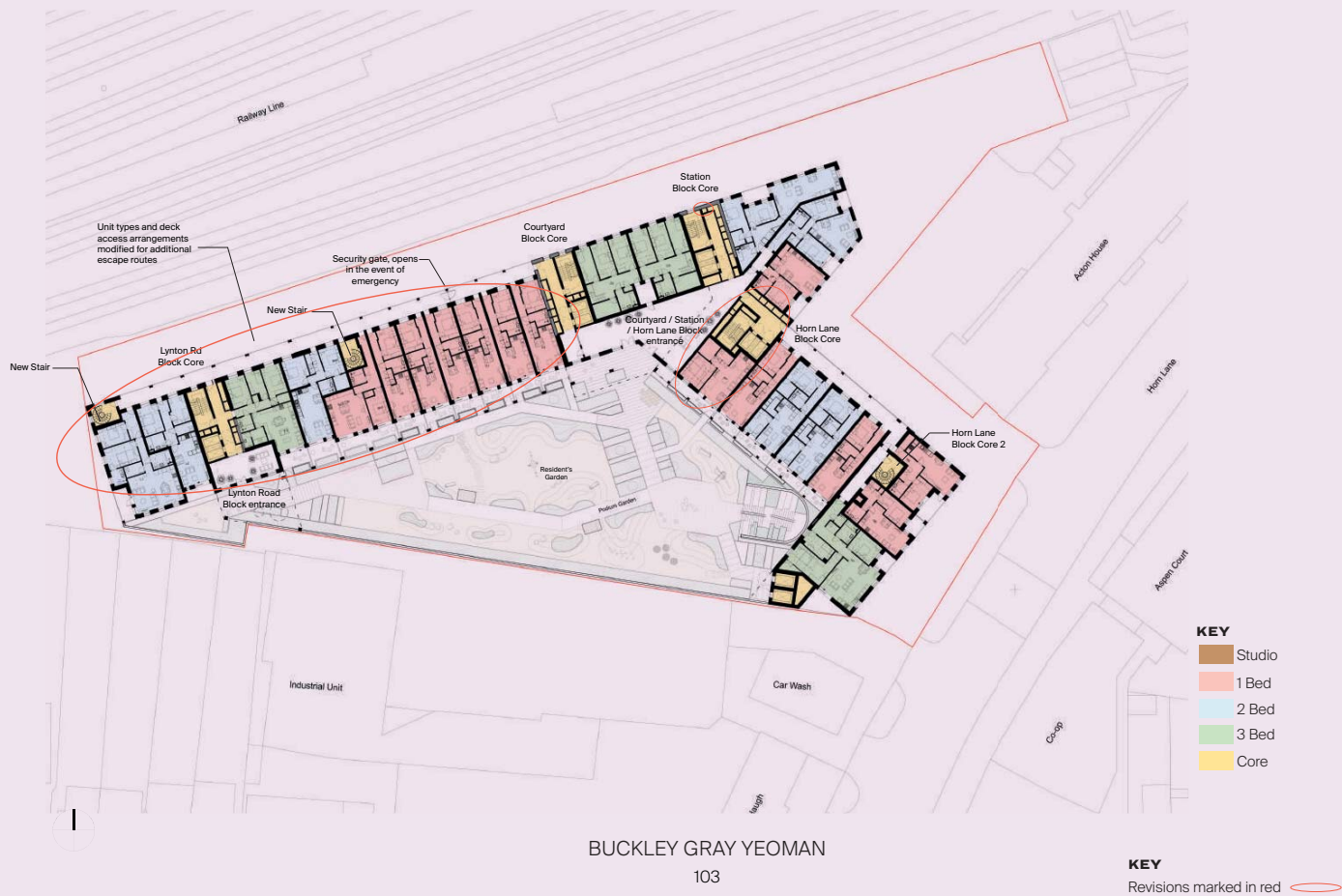
KEY

Revisions marked in red

21.05 Residential Floor Plan 1 (Podium Level) - Previous Planning Submission



21.06 Residential Floor Plan 1 (Podium Level) - Revised Planning Proposals



21.07 Residential Floor Plan 2 - Previous Planning Submission



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21.08 Residential Floor Plan 2 - Revised Planning Proposals



21.09 Residential Floor Plan 3 - Previous Planning Application



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21.10 Residential Floor Plan 3 - Revised Planning Proposals



21.11 Residential Floor Plan 4 - Previous Planning Submission



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21.12 Residential Floor Plan 4 - Revised Planning Proposals

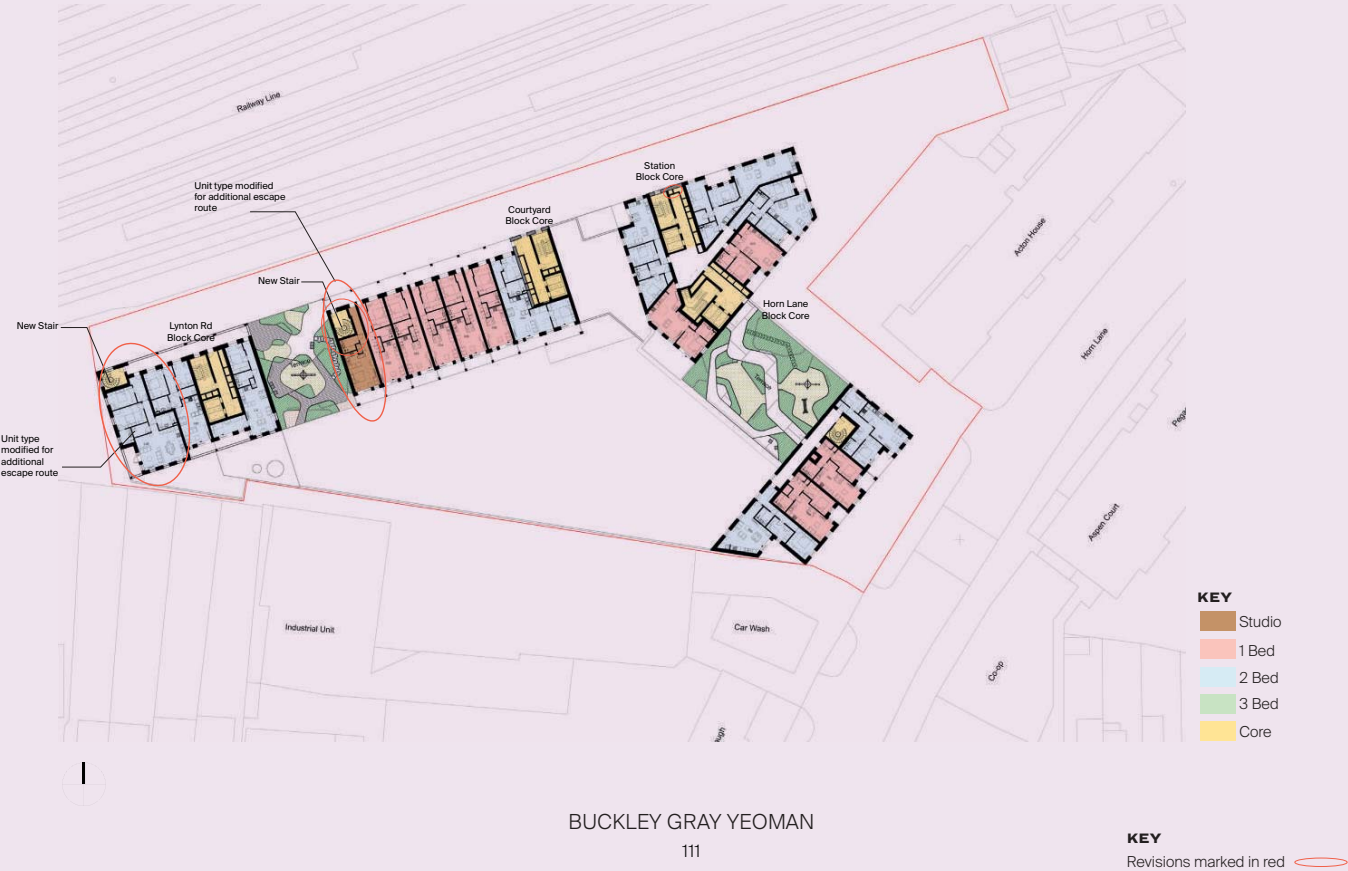


21.13 Residential Floor Plan 5 - Previous Planning Submission



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21.14 Residential Floor Plan 5 - Revised Planning Proposals



21.15 Residential Floor Plan 6 - Previous Planning Submission



21.16 **Residential Floor Plan 6 - Revised Planning Proposals**



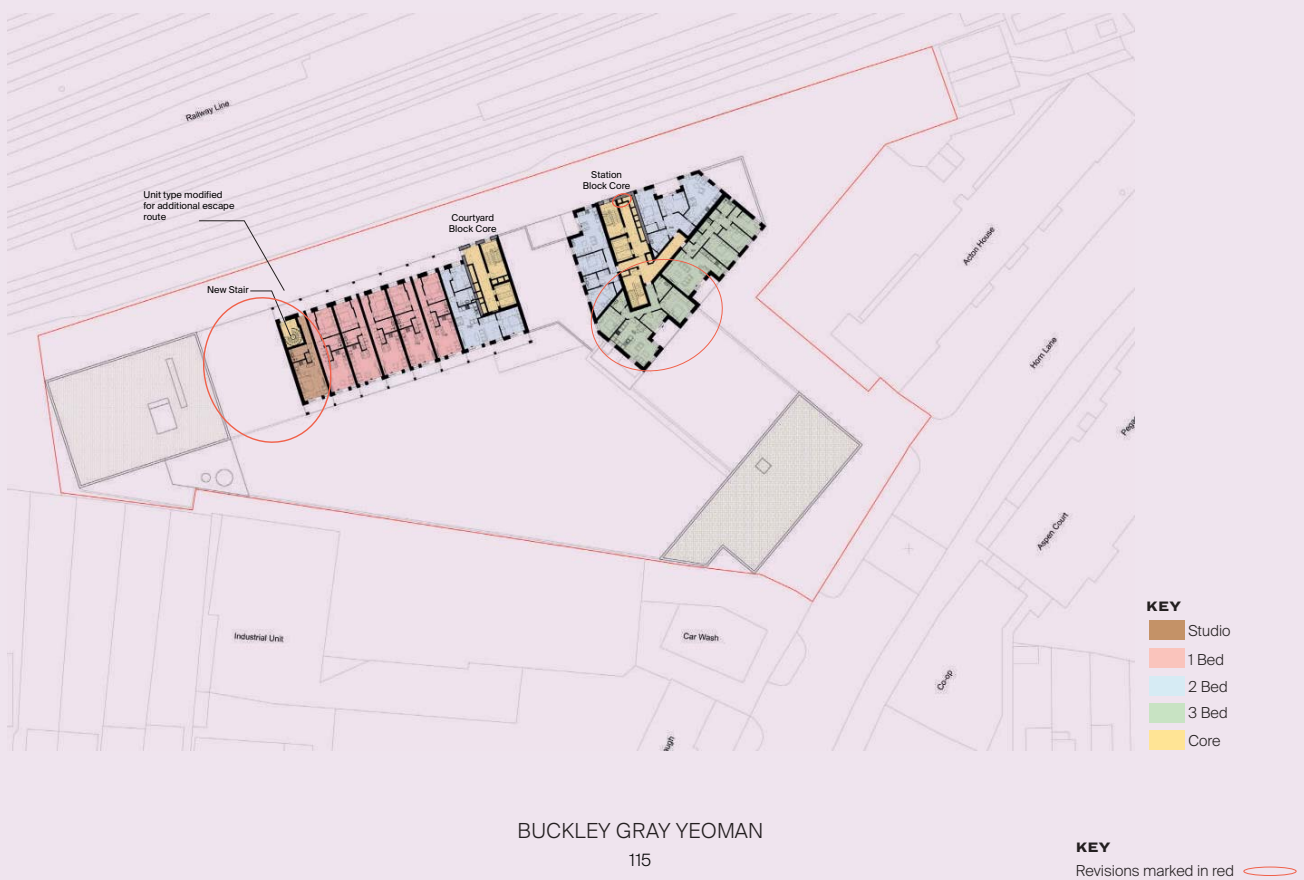
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21.17 Residential Floor Plan 7 & 8 - Previous Planning Submission

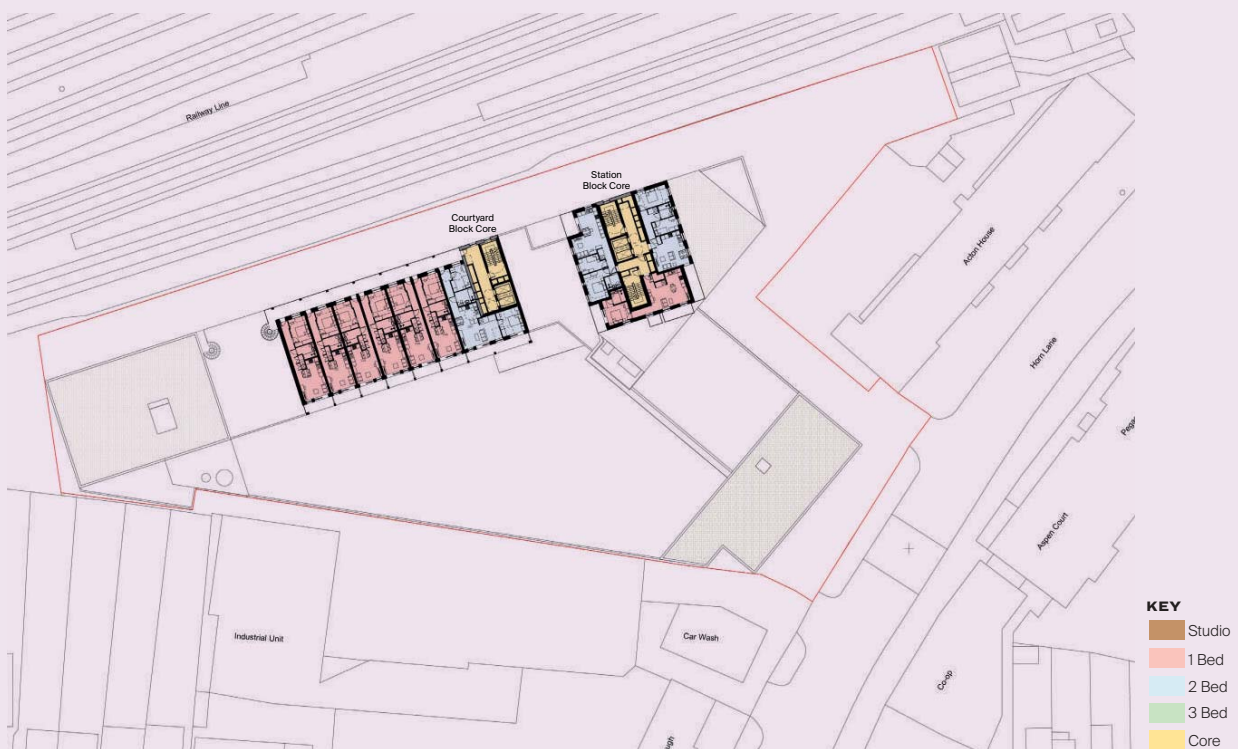


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21.18 Residential Floor Plan 7 & 8 - Revised Planning Proposals

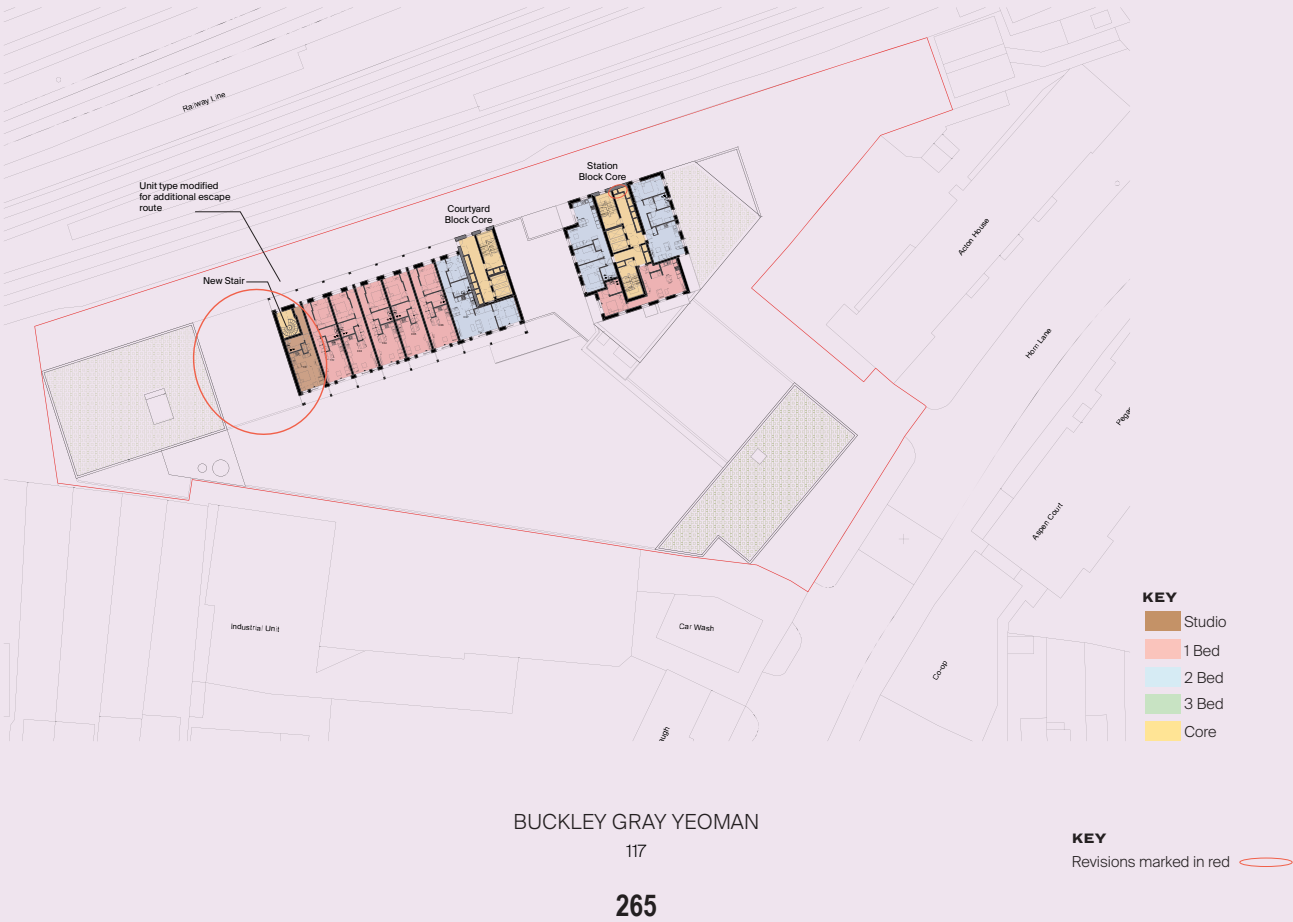


21.19 Residential Floor Plan 9 & 10 - Previous Planning Submission

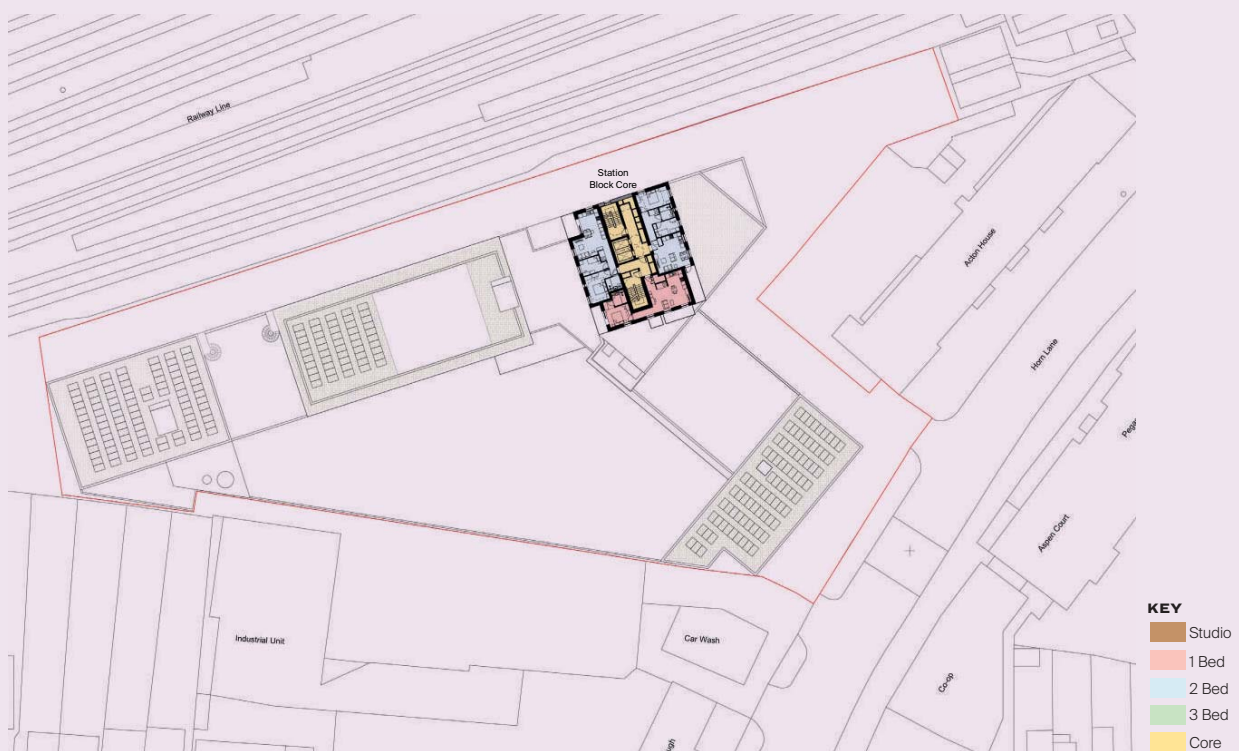


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21.20 Residential Floor Plan 9 & 10 - Revised Planning Proposals



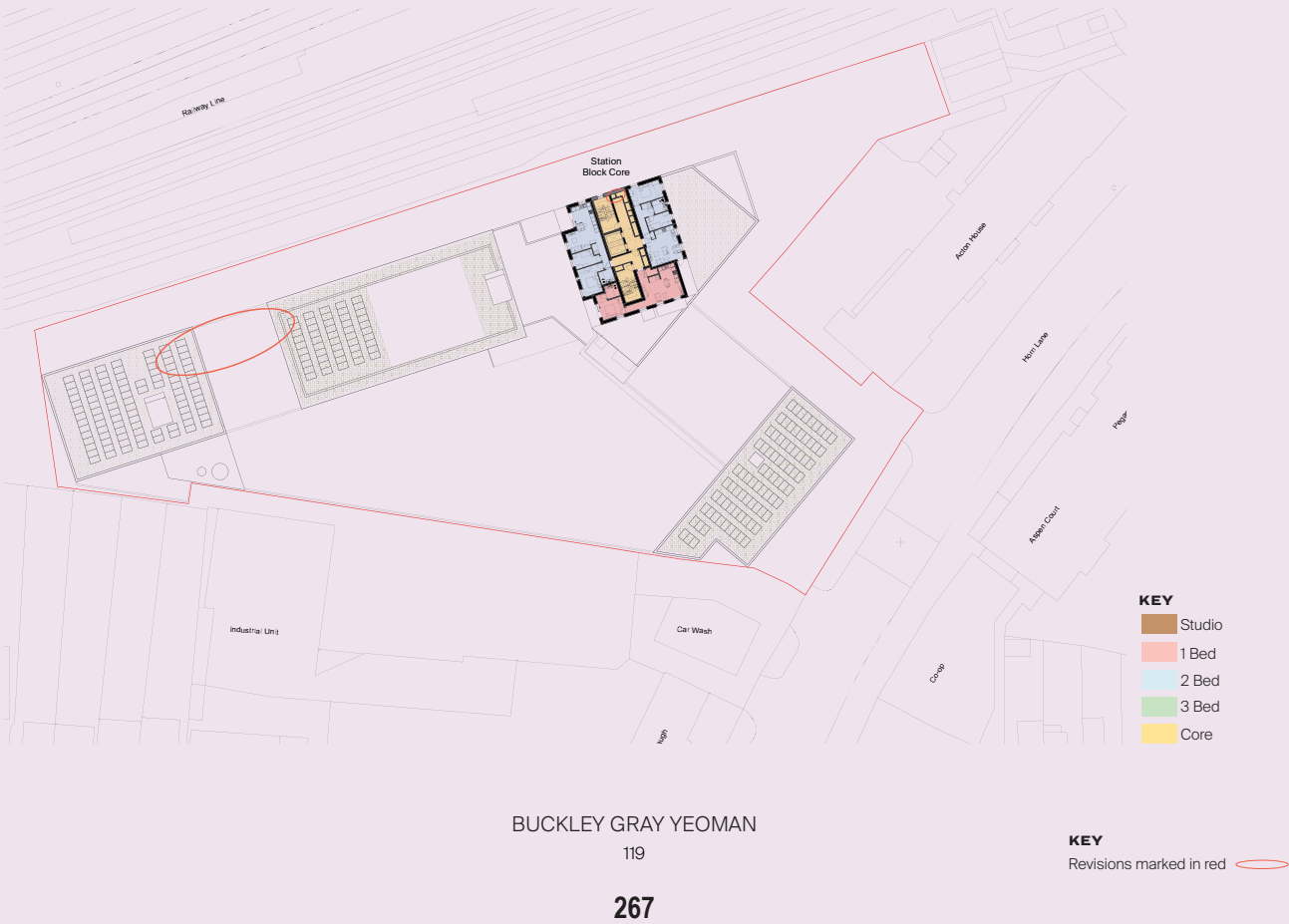
21.21 Residential Floor Plan 11 - 14 - Previous Planning Submission



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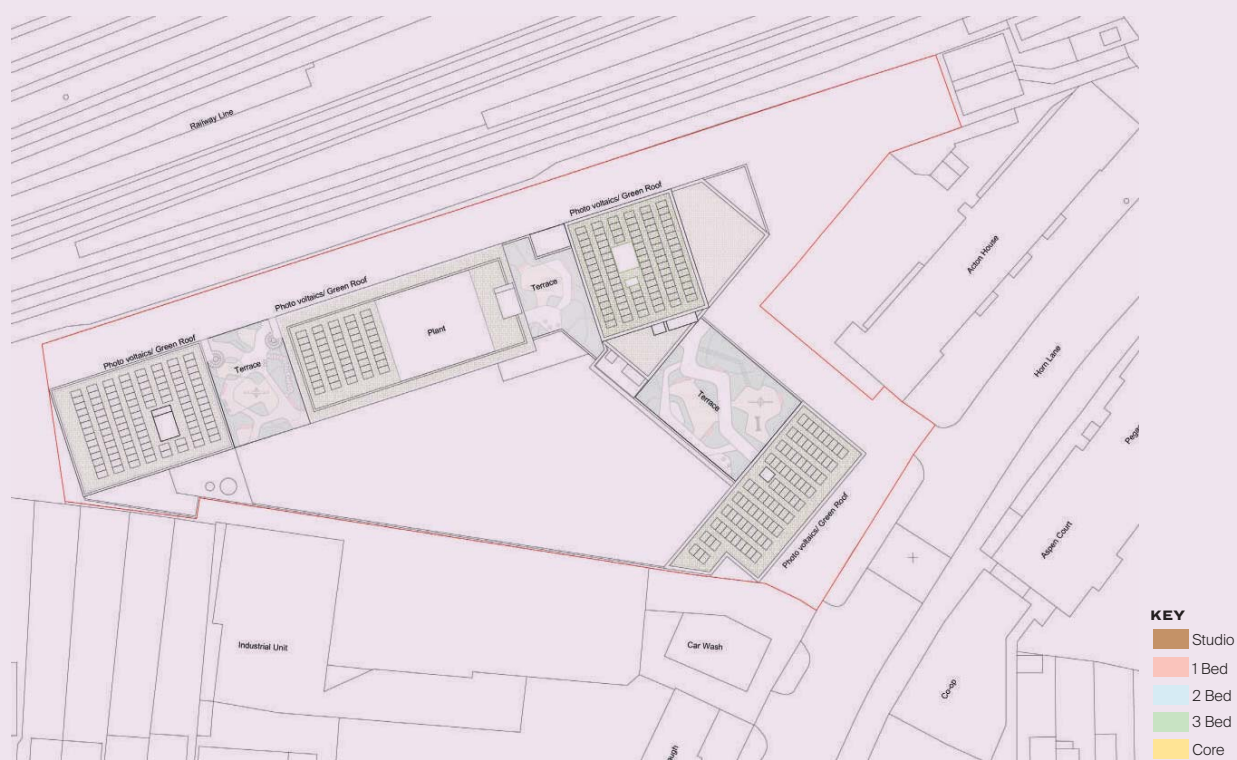
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21.22 Residential Floor Plan 11 - 14 - Revised Planning Proposals



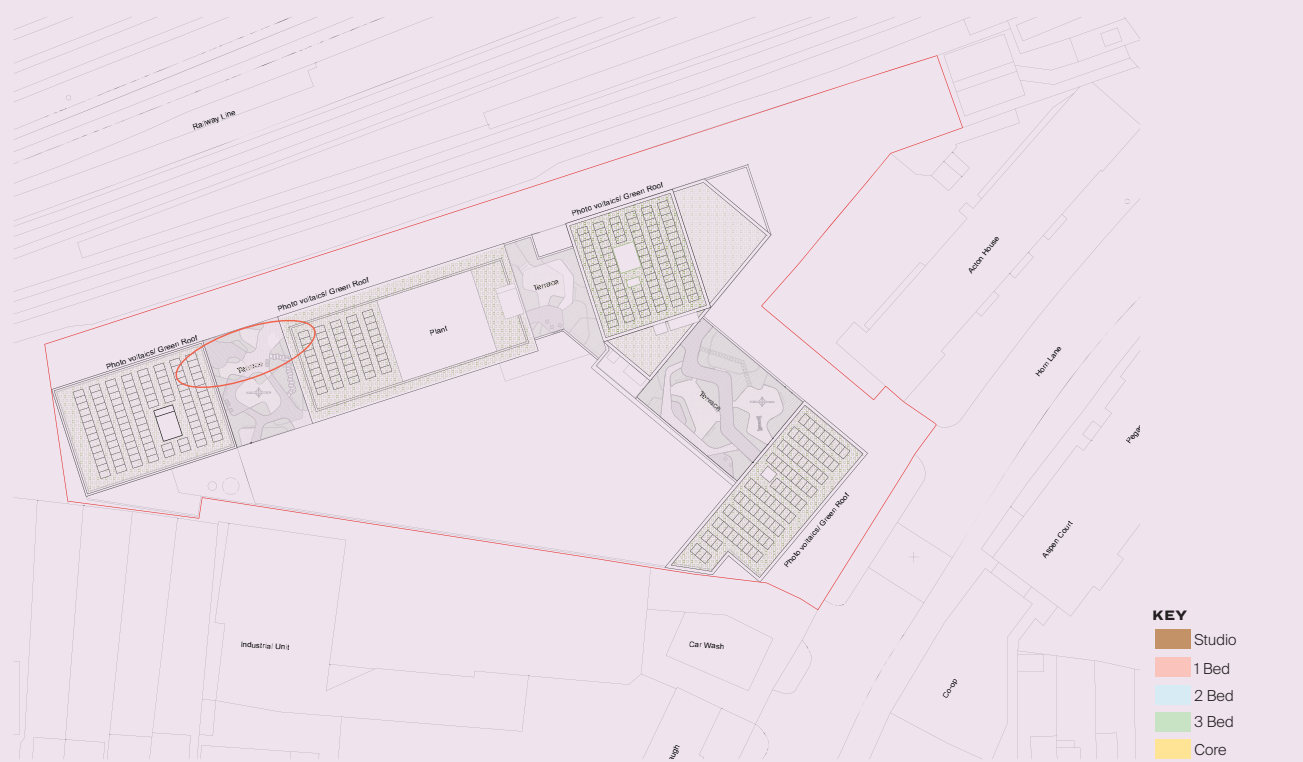
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21.23 Roof Plan - Previous Planning Submission



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21.24 Roof Plan - Revised Planning Proposals



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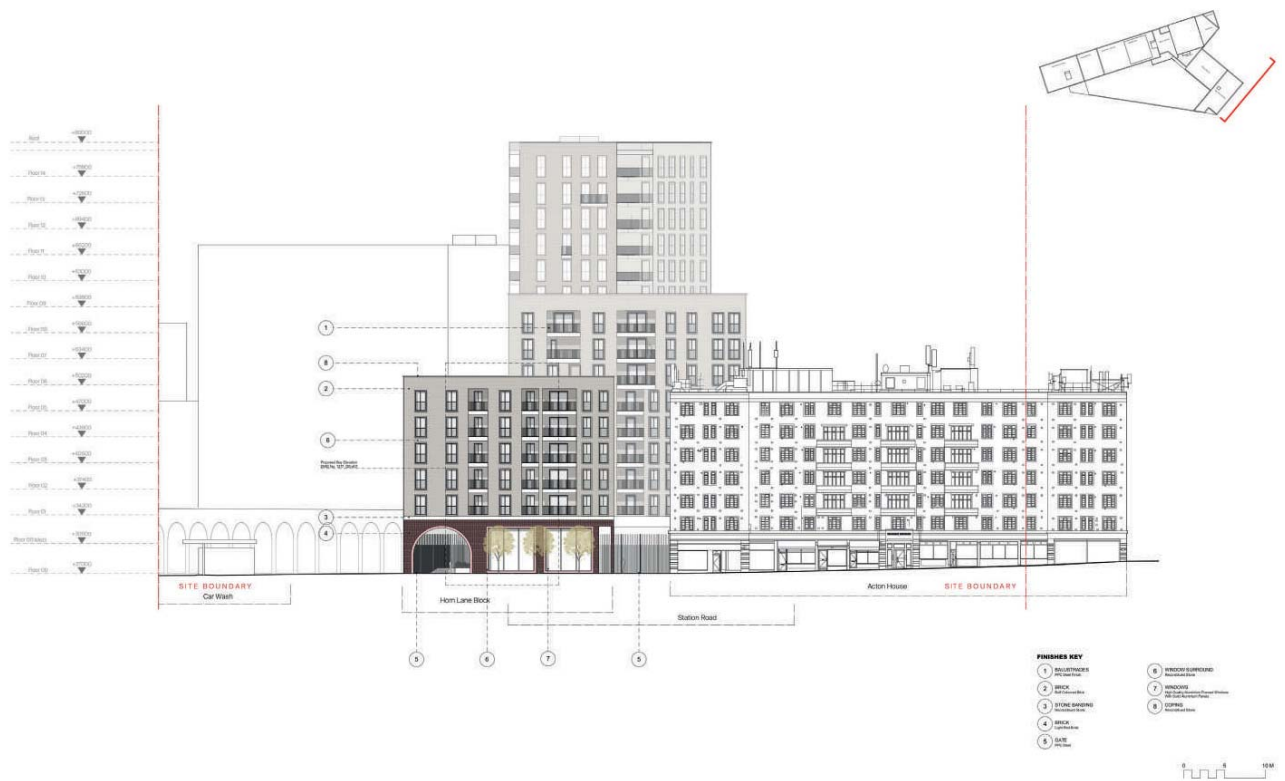
KEY
Revisions marked in red

22
Updated Elevations

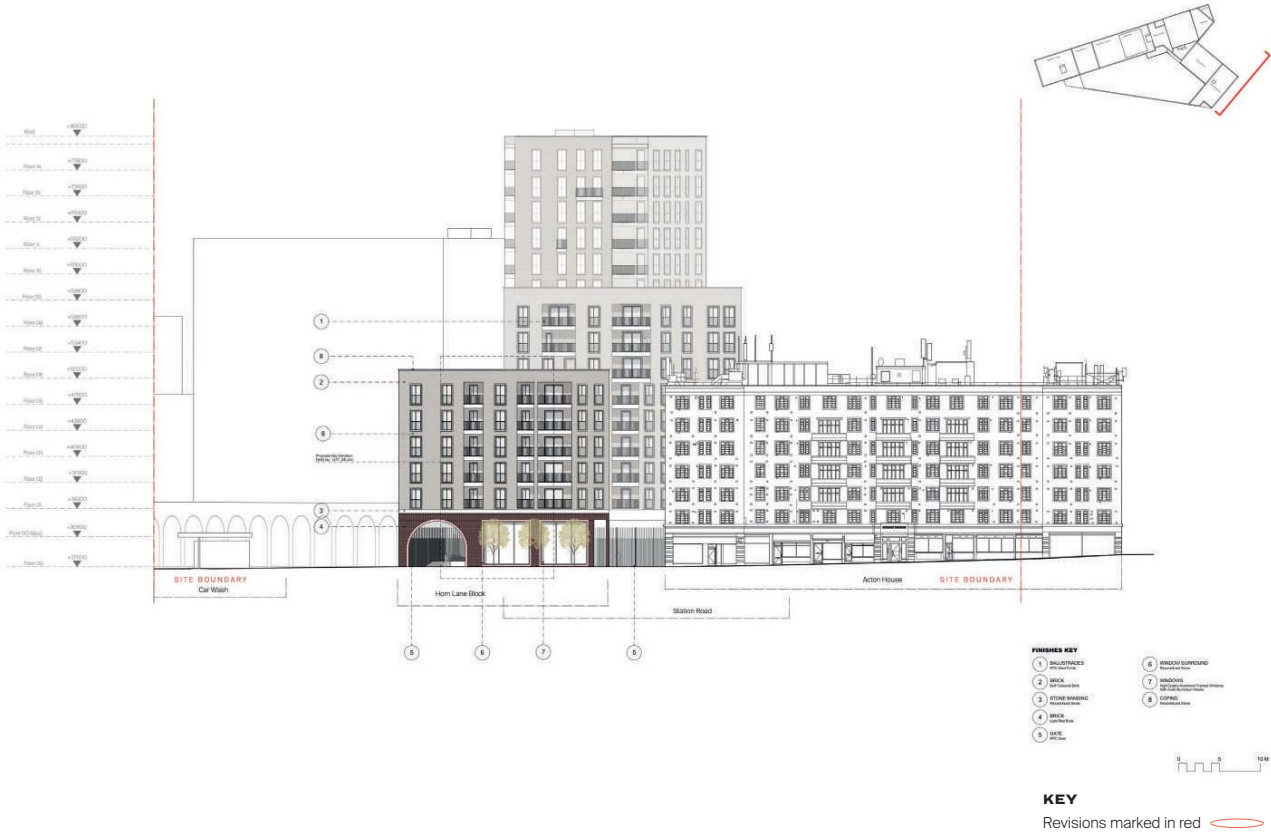
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22.01 South Elevation - Previous Planning Submission



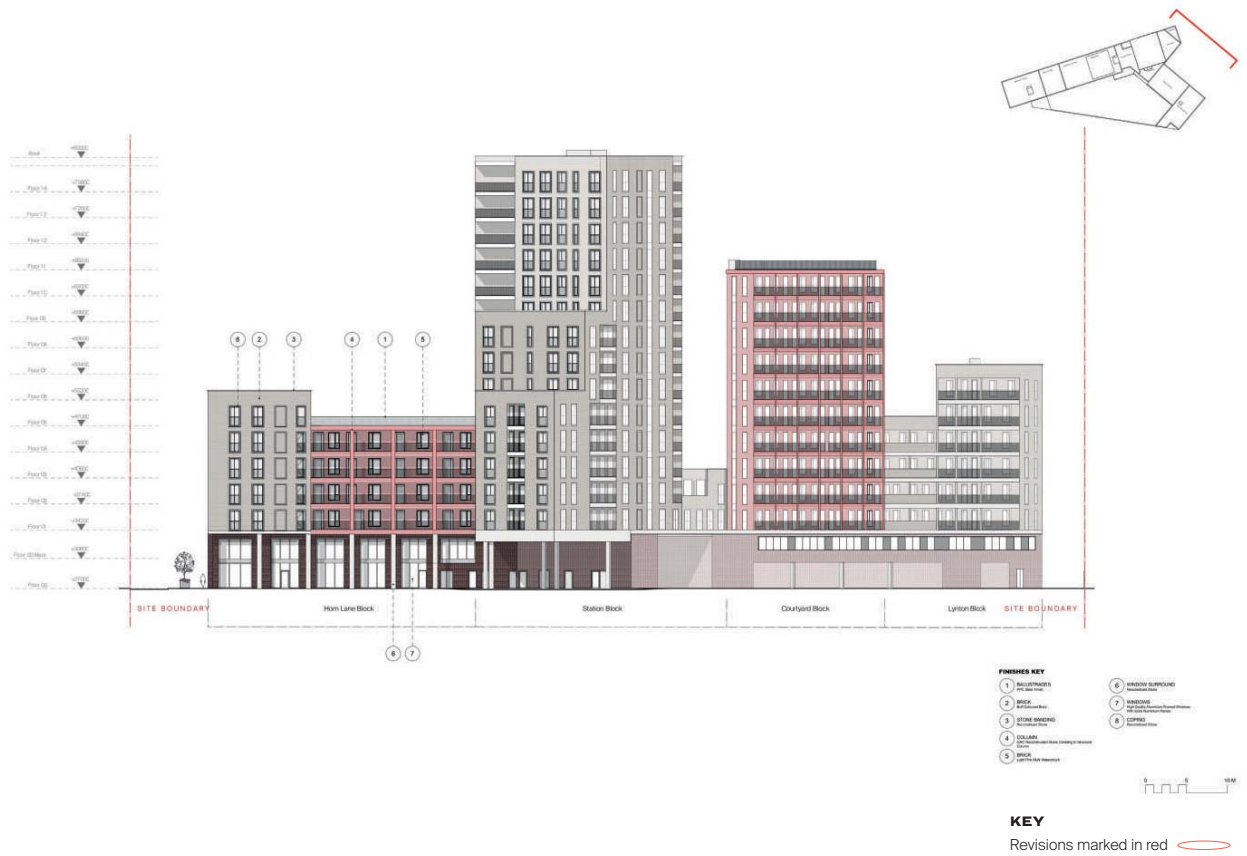
22.02 South Elevation - Revised Planning Proposals



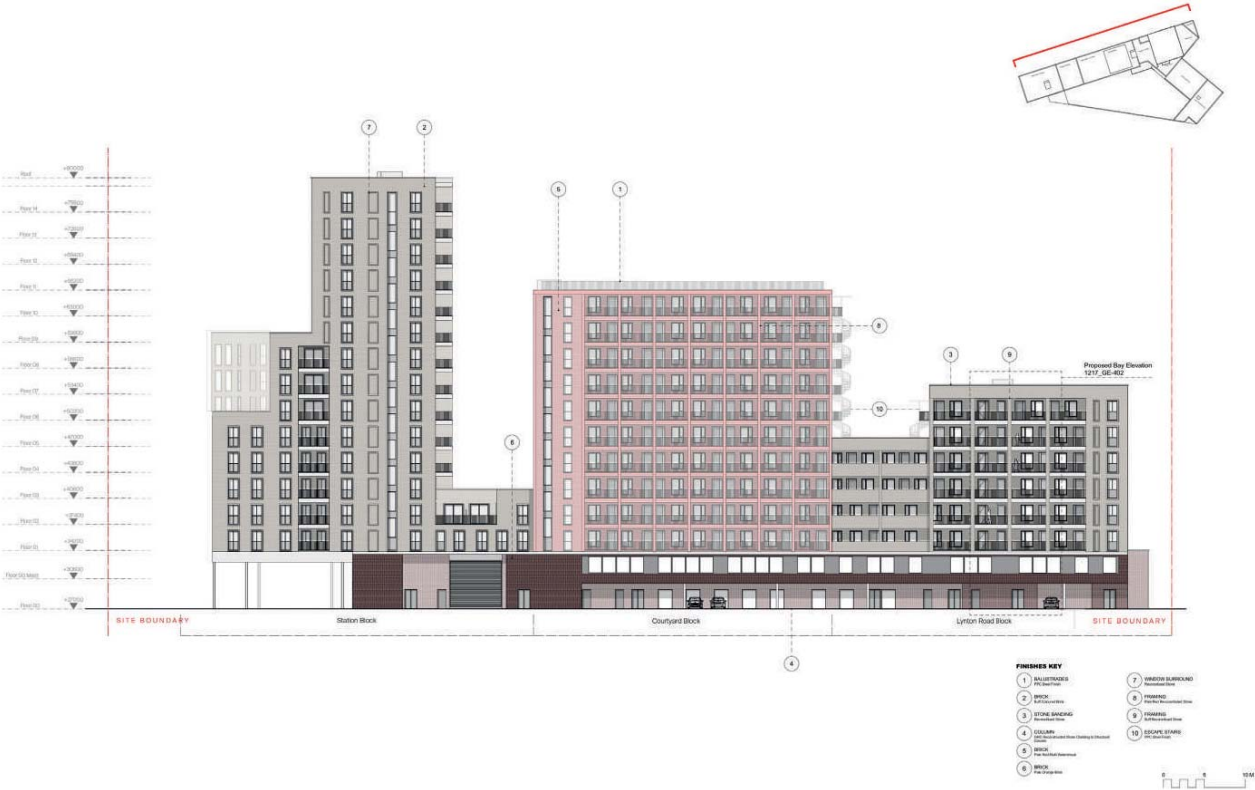
22.03 East Elevation - Previous Planning Submission



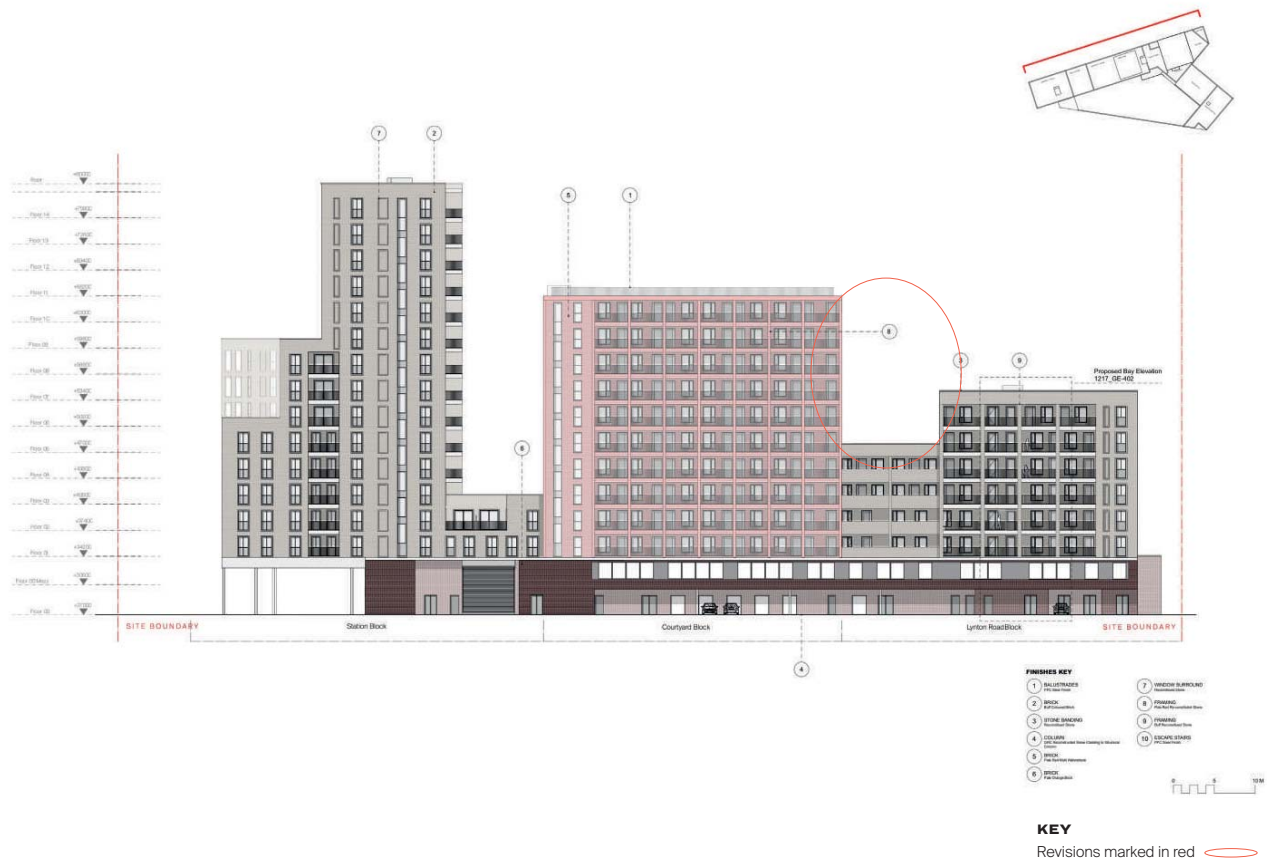
22.04 East Elevation - Revised Planning Proposals



22.05 North Elevation - Previous Planning Submission



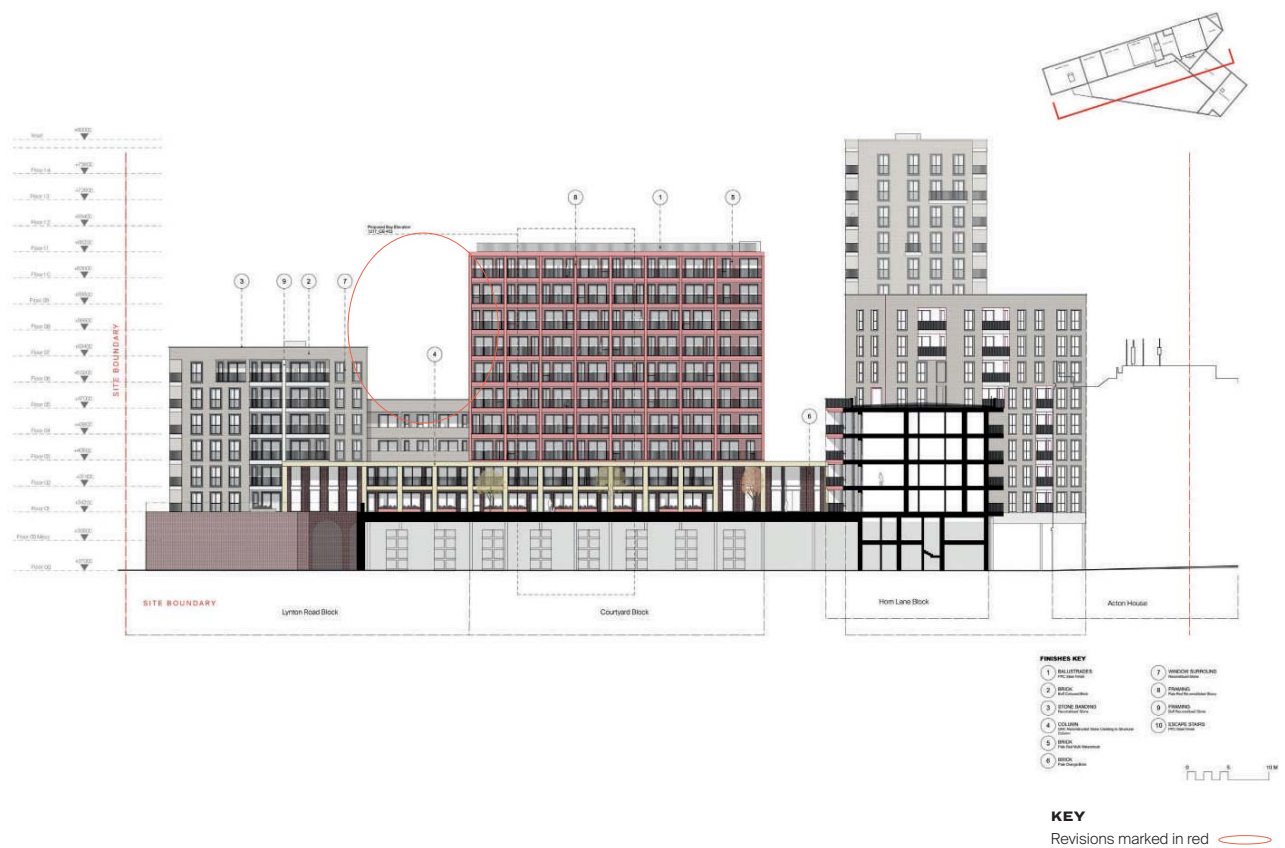
22.06 North Elevation - Revised Planning Proposals



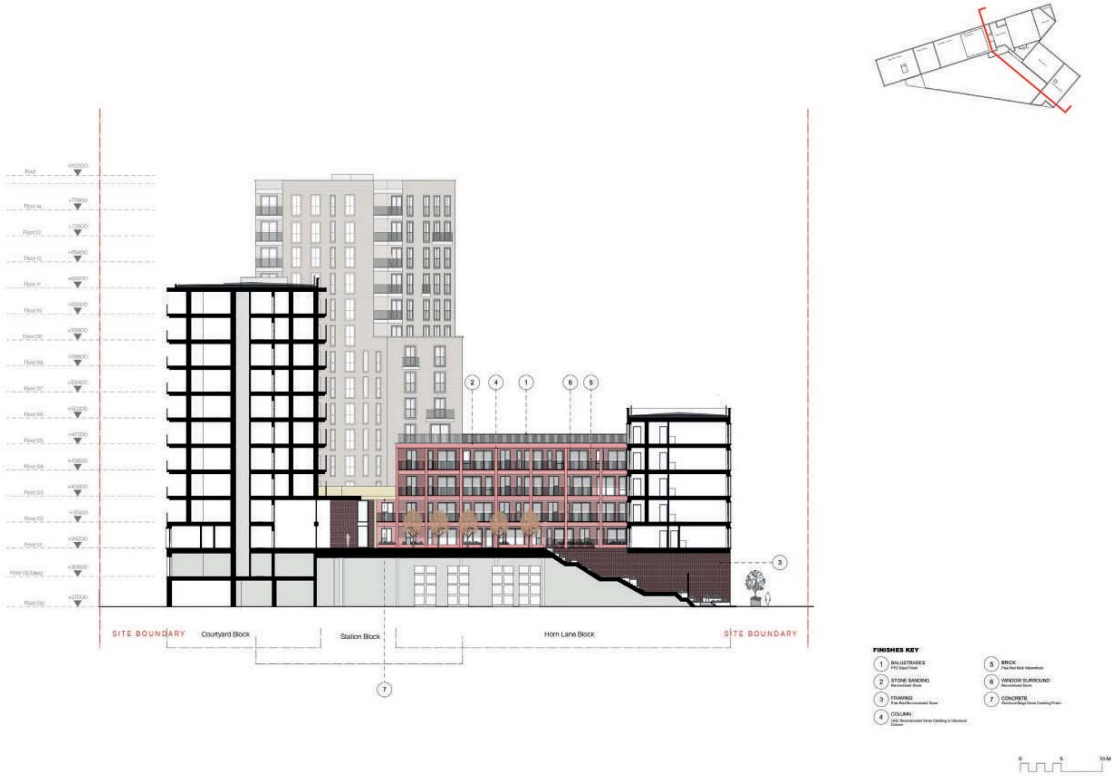
22.07 Courtyard South Elevation - Previous Planning Submission



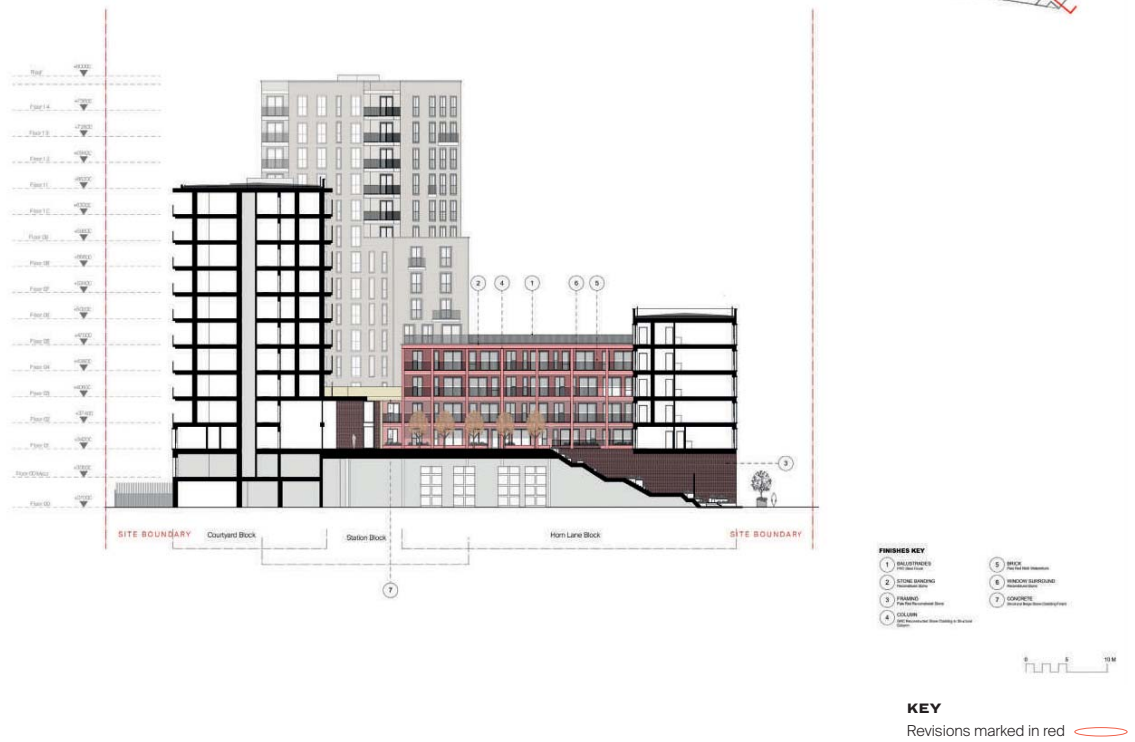
22.08 Courtyard South Elevation - Revised Planning Proposals



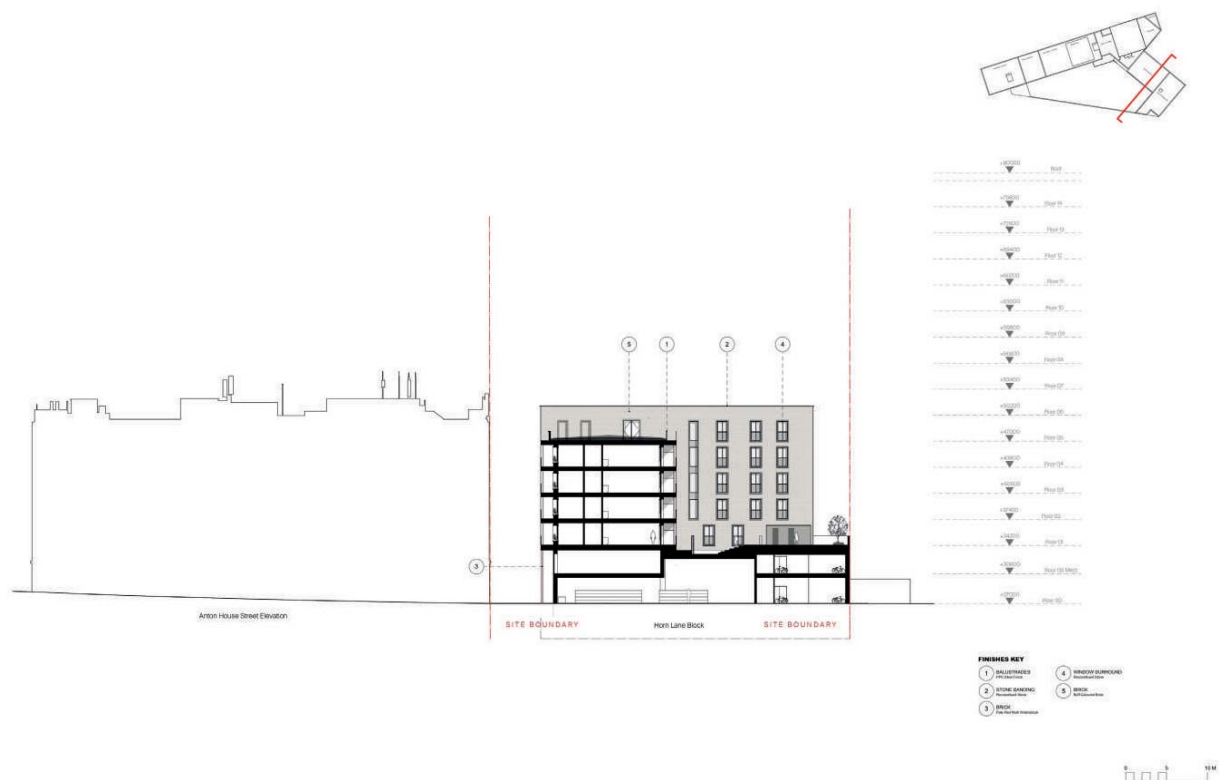
22.09 Courtyard West Elevation - Previous Planning Submission



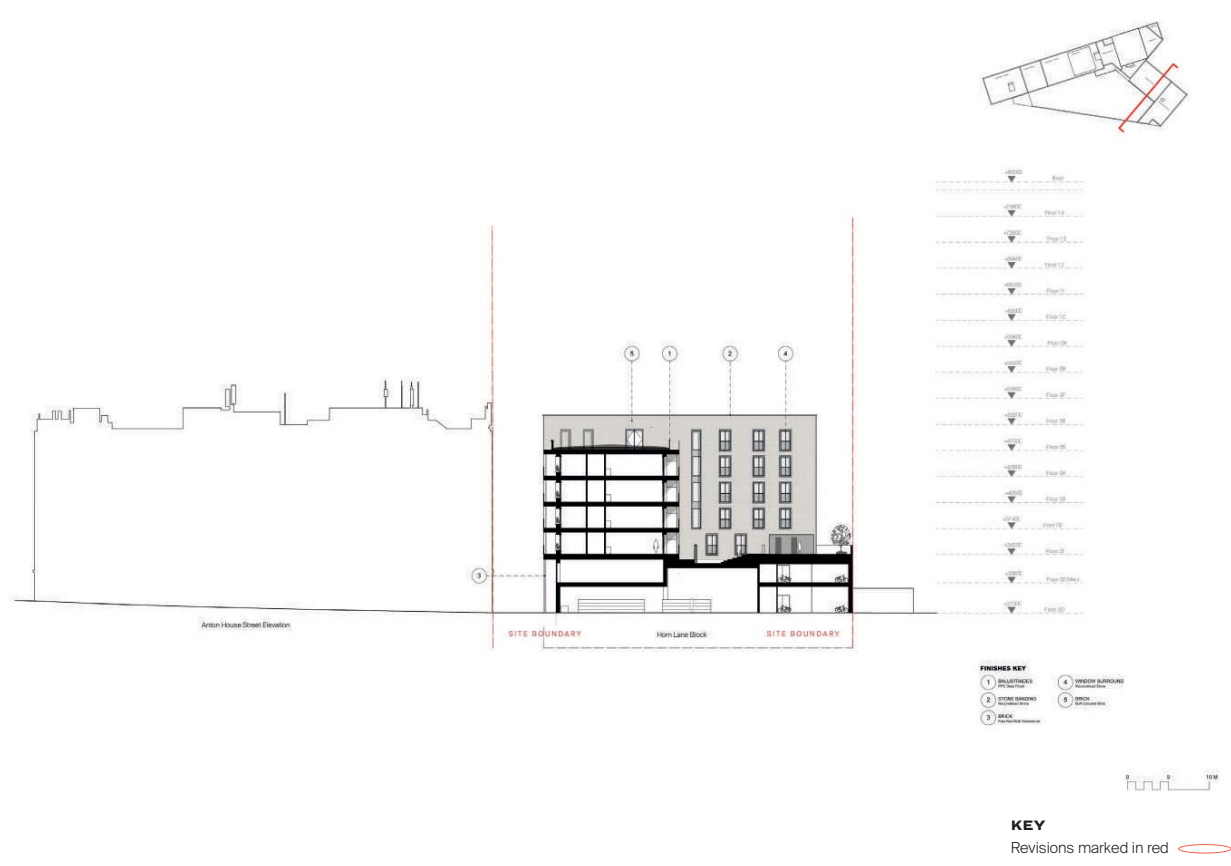
22.10 Courtyard West Elevation - Revised Planning Proposals



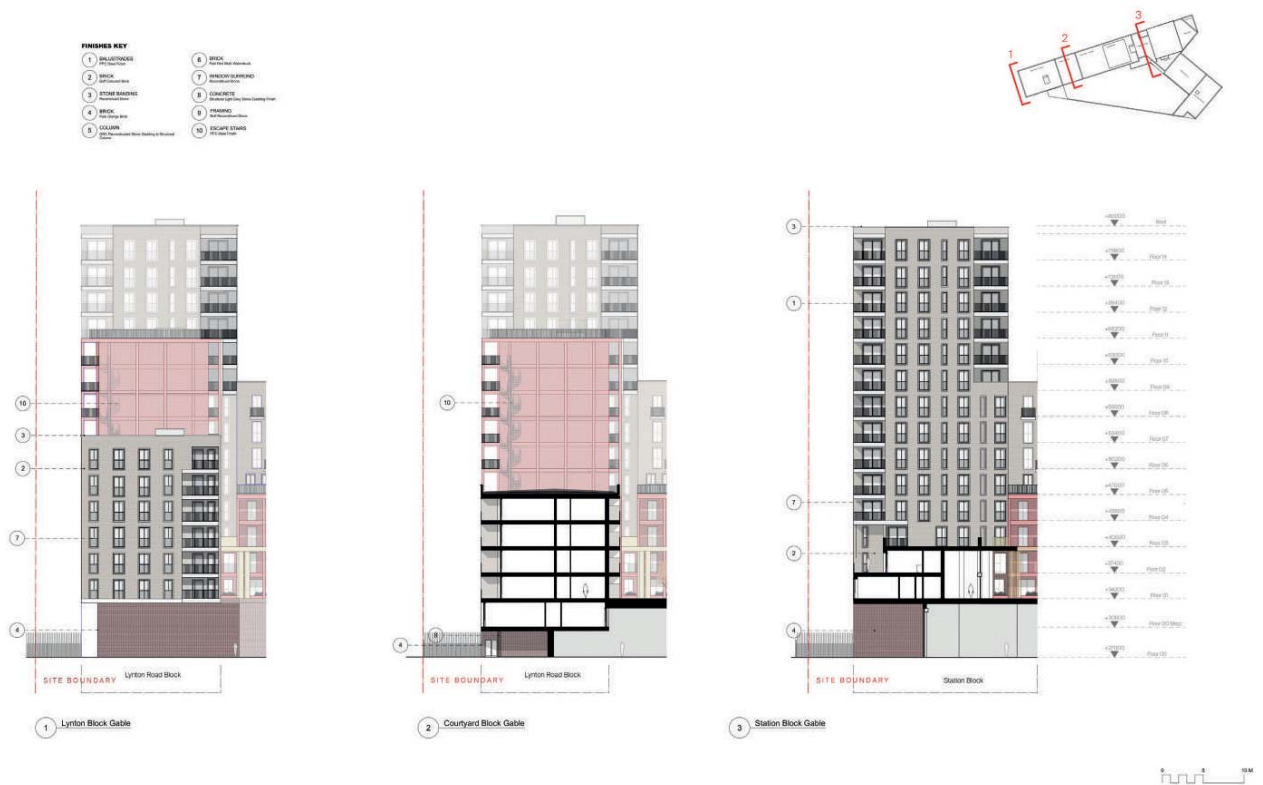
22.11 Courtyard North Elevation - Previous Planning Submission



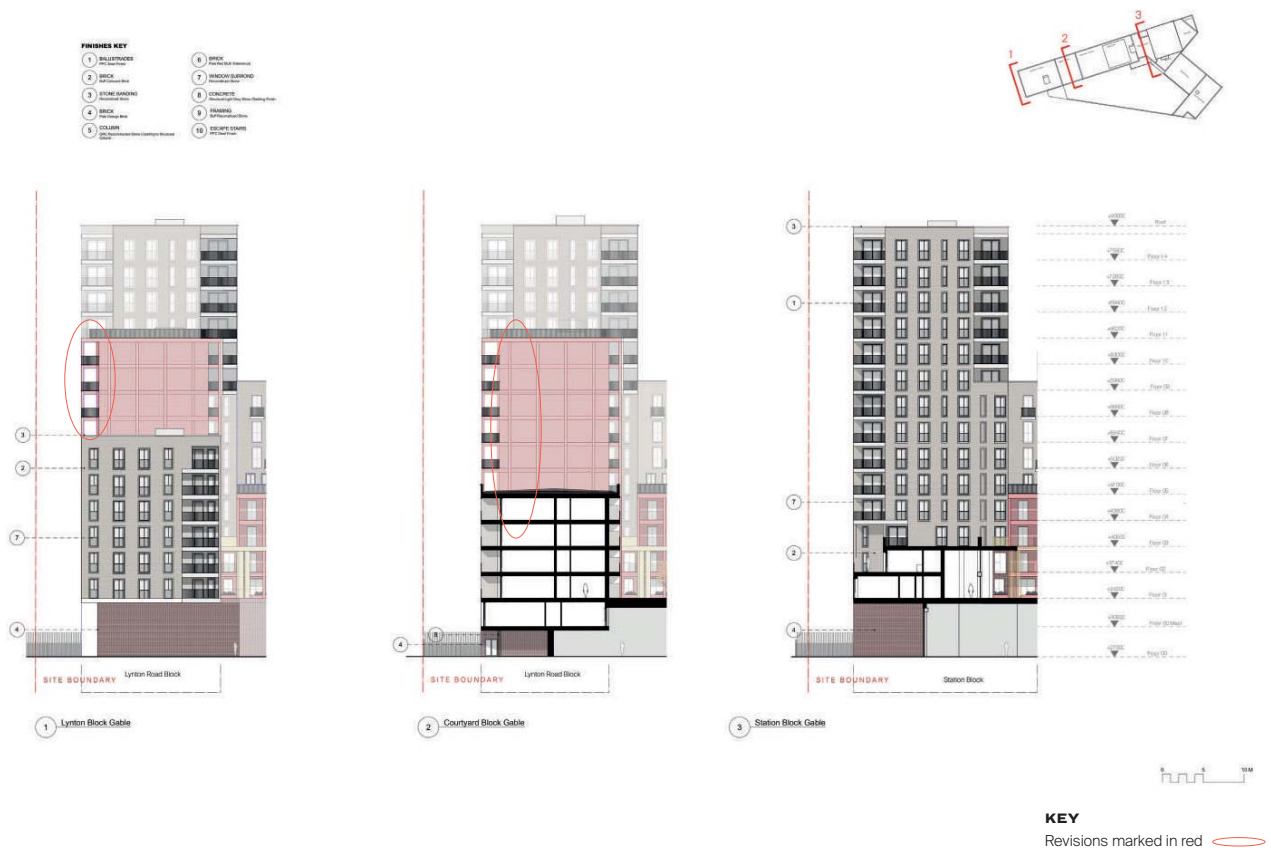
22.12 Courtyard North Elevation - Revised Planning Proposals



22.13 West Gable Elevations - Previous Planning Submission



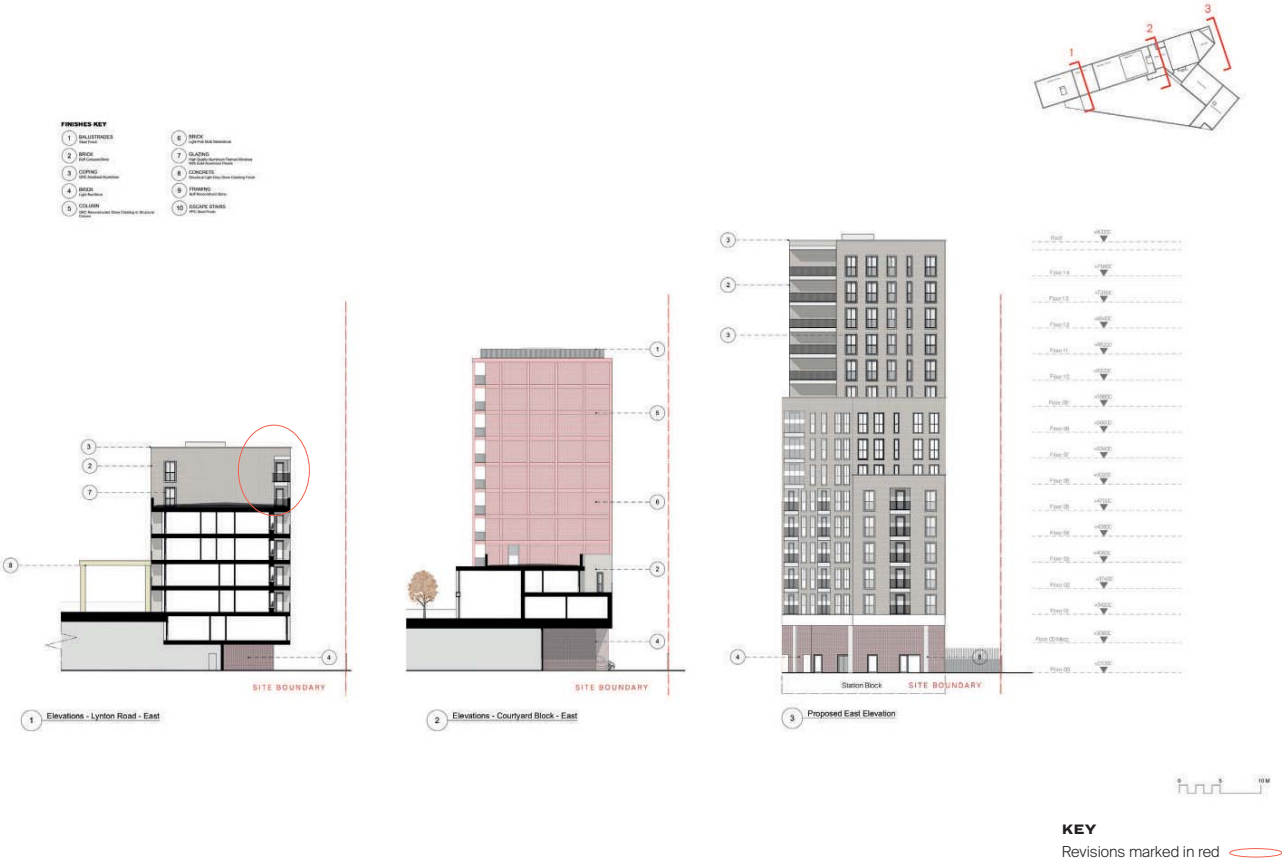
22.14 West Gable Elevations - Revised Planning Proposals



22.15 East Gable Elevations - Previous Planning Submission



22.16 East Gable Elevations - Revised Planning Proposals



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Updated Drawings - Visualisations

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**Previous Submission -
No Amendments**



Previous Planning Submission





**Previous Submission -
No Amendments**





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Accommodation & Area Schedules

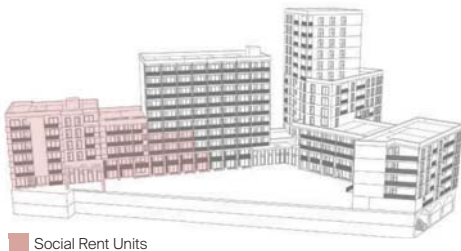
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25.01 Updated Accommodation Mix and Tenure

Unit Type	Affordable Units (Total)	Social Rent units	Intermediate units	Overall % of Affordable Habitable Rooms	Private Units	Total
Studio	1		1		7	8
1 Bed	30	13	17	38% (Including 1 Studio)	61	91
2 Bed	28	18	10	52%	46	74
3 Bed	4	4	0	10%	8	12
TOTAL %	63 35% of All Habitable Rooms	35 60% of Affordable Habitable Rooms	28 40% of Affordable Habitable Rooms	100 100% of Affordable Habitable Rooms	122 65 % of All Habitable Rooms	185 100 % of All Units

Unit mix is based on habitable room numbers



■ Social Rent Units

Note

- Refer to the following page for a more detailed Schedule of Accommodate

Date	REV	Reason for issue
02.06.23	P9	Planning
		Planning

NOTE: All areas are approximate and for comparative purposes only

25.02 Accommodation and AreaSchedule

	Units			Habitable Rooms						
	Studio	1 Bed	2 Bed	3 Bed	Total	Studio	1 Bed	2 Bed	3 Bed	Total
	13	18		4	35	0	26	54	16	96
1	17	10		0	28	1	34	30	0	65
7	61	46		8	122	7	122	138	32	299
8	91	74		12	185	8	182	222	48	460

BGY		
TITLE	Horn Lane_ D&A_Addendum	Date
Prepared	Marina O'Loughlin	08.06.23
1st Check	Marina O'Loughlin	08.06.23
Final Check	Andrew Brown	08.06.23
Approval	Andrew Brown	08.06.23