



PLANNING NMA-CHANGE LIST		
ID	Proposed Changes to plans that are 'Non Material'	Reason for 'Amendment'
A	Changes to Common stair towards compliance for general access where a clear landing needs to be provided and to accommodate smoke control. Circulation area and internal doorway to stairs rearranged to adapt corridor aisle. Stairs, structurally stacked for construction leading towards the corridor or lobby next to the stair being provided with a smoke vent and a store area provision on ground level. Rearrangement in plan due to the above visible on the Northwest facade. Window openings, adapted to suit mentioned changes/rearrangement.	Compliance towards Building Regulations, Part-K-Protection from falling, collision and impact and Part-B-Fire safety
B	Changes to Communal lifts and stairs towards compliance for firefighting where a firefighting shaft is required as the building is over 18m and to accommodate smoke control and building services. Circulation area internal doorway to stairs and clear landing for lifts rearranged to adapt corridor aisle. Stairs, structurally stacked for construction leading towards a vertical smoke shaft that opens at roof level with rationalised communal entrance/exit. Lift shaft changed to allow for minimum required headroom height (Overhead height). Rearrangement in plan due to the above visible on elevations.	Compliance towards Building Regulations, Part-K-Protection from falling, collision and impact, Part-B-Fire safety, and Provision for minimum required headroom height as per standards EN81-20
C	Changes to communal roof gardens (landscaping) including change of barrier type (railing) from glazed balustrade to counterbalance metal railing.	To contribute positively towards biodiversity via balance of soft and hard landscaping schemes including provisions for bird and bat boxes, whilst maintaining overall uniformity for railing type.
D	Removal of photovoltaic (PV) cells on the roof	PV was not required as Part L requirement was met using Exhaust Air Heat Pumps.
E	Relocation of Substation and provision for Generator in allocated space.	Provision for separate secluded area for generator
F	Changes to provide new location for UKPN Substation	Provision for future relocation for UKPN Substation
G	Changes to ground level Cycle store to accommodate building services plant rooms including removal of two openings with rearrangement of the remainder openings.	Provision towards secure access and splitting into 4 small bin stores to comply with recent update of having maximum 8 large (1100lrs) receptacles within.
J	Removal of Cycle store area and Bin store area at ground level, including external door in cycle store area towards provision to accommodate building services plant room including clear vehicular access towards undercroft parking.	Provision towards Building Services, Primary LV switch room and vehicular access towards undercroft parking.
K	Changes to ground level facade including removal of two openings to accommodate communal letter boxes with rearrangement of the remainder openings with provision for accessibility.	Provision towards communal letter boxes
L	Removal of undercroft parking entrance/exit at ground level towards provision for Relocation/Retainment of existing UKPN Substation, whilst adding double doors as per change ID C-05.	Provision towards single point of entry/exit for undercroft parking and towards relocation/retainment of existing UKPN Substation mentioned in change ID-E.
M	Changes to ground and first floor level, Common stair for means of fire escape and to accommodate smoke control to circulation area. Circulation area and internal doorway to stairs rearranged to adapt corridor aisle. Stairs, moved away from corridor aisle leading towards provision for an external smoke vent at first floor level. Rearrangement in plan due to the above visible on the Northeast facade. Ground level escape door, adapted to suit mentioned changes/rearrangement.	Compliance towards Building Regulations, Part-B-Fire safety.
N	Changes to ground level Cycle room and adjacent Store to replace provision for Cycle store area as per change ID C-09 via consolidation. Rearrangement in plan due to the above visible on elevations.	Provision towards replacement of removed cycle store mentioned in change ID-J.
P	Changes to Communal lift and stairs towards compliance for general access where a clear landing needs to be provided and to accommodate smoke control and building services. Circulation area internal doorway to stairs and clear landing for lifts rearranged to adapt corridor aisle. Stairs, structurally stacked for construction leading towards covered and enclosed stair at roof fourth floor level with rationalised communal entrance/exit. Rearrangement in plan due to the above visible on elevations.	Compliance towards Building Regulations, Part-K-Protection from falling, collision and impact. Part-B-Fire safety and Provision for stair enclosed/walkway that is directly covered.
Q	Changes to ground level Bin store arrangement to replace Bin store as per change ID C-09 via consolidation and enlargement to provide building services plant room. Rearrangement in plan due to the above visible on elevations.	Provision towards replacement of removed Bin store mentioned in change ID-J and provision for BCW Tank room.
R	Changes to ground level openings, facade screens from circular pattern metal screens/vents to vertical extruded aluminium flats metal screen that match the railing type, including removal of one opening that clashes structural column on the corner way elevation.	To maintaining overall architectural uniformity and structural framing.
S	Removal of Green Wall as they do not comply with fire safety regulation 7(2).	Regulation 7(2), requires all residential blocks with top storey heights over 18m to have all materials which become part of an external wall or specified attachment (e.g. balconies) to achieve class A2-s1, d0 or class A1, except for materials which are exempt as per regulation 7(3). Additionally, membranes used as part of external wall construction above ground should achieve a minimum of class B-s3, d0.
T	Changes to storage area, rearrangement towards desired storage required.	Provision towards desired storage required.
U	Discrepancy error on Comet way elevation whereby two window openings depicted would not have been located on the fifth-floor level plan as these would intrude privacy for the bathrooms.	Discrepancy error
V	Removal of single window, recessed brick reveals on the Northeast elevation.	The recessed brick reveals is towards the left of a single pane window for levels 1-4, whilst it changes to a double pane for level 5. To maintain architectural uniformity, we have detailed a constant double pane window for all levels.
X	Private path on western site boundary	For Façade maintenance MEWP access.

Do not scale from drawings. Verify all dimensions on site prior to construction. The drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to Redbrooks immediately. No unauthorised use, disclosure, storage or copying.

Notes

R03 08.02.24 REVISED FOR NMA APPLICATION
 R02 09.08.23 NMA APPLICATION
 R01 24.05.22 ISSUED FOR COMMENT

Rev	Date	Description

Key Plan

Project Status
CONVEYANCE

Client

New Ways
Modern, sustainable building
Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN

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VOLKSWAGEN HATFIELD
COMET WAY, HATFIELD, AL10 9TF

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
AMENDED SITE PLAN- ROOF

Drawn By	F.P	Date	03.10.2022
Checked By	F.J	Date	13.10.2022
Approved By	B.R	Date	14.10.2022

Drawing Number
HAT-RDB-XX-ST-DR-A-NMA-0002

Sheet No.	Scale	Orig. Sheet Size	Rev.
01 of 01	1:200	@A0	R03

