

5813 - Wargrave - ref: 252185 - Application to vary condition 2

Good afternoon Kieran,

Thank you for your email and for the opportunity to clarify the roof height amendments identified within the application.

The increase in a section of the roof height arose from detailed coordination undertaken during the Technical Design stage with the M&E Consultant, Fire Engineer, and Roof Specialist. The revised roof level was required to accommodate several technical and safety considerations, including:

- The coordinated routing of kitchen extract systems and associated plant equipment.
- The provision of a safe, level roof walkway without steps, in accordance with relevant health and safety guidance.
- Improved access to the terrace Plant well, allowing for standard-compliant door heights and safe maintenance access.
- The achievement of an appropriate eaves height to support the above requirements while maintaining buildability and compliance with technical standards.

In addition, the increase aligns this small section of roof with the remainder of the top-level roof, which already reaches a maximum height of 10.6 metres. As a result, the amendment does not increase the overall massing, scale, or perceived bulk of the building, but instead provides a consistent and coherent roof profile.

From an Architectural perspective, the modest increase in roof height has been carefully assessed and is not considered to result in any material harm. Aligning this roof level with the front area of the building improves the overall elevation composition and visual coherence, while also facilitating a more efficient and safer construction process in compliance with safety and access requirements.

We trust the above provides sufficient clarification; however, please do not hesitate to contact us should any further information be required.

Kind Regards,

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