



Our ref: PS106555-V-LTR-CA V01 Modified Stage 1 - Apartment Design Guide and Lift Provisioning Rev02

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Confidential

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Robert,

Ivanhoe Stage 1 - Apartment Design Guide (ADG) Lift Provisioning

In response to the Planning, Industry and Environment letter dated 11th February 2021, reference 'Ivanhoe Estate redevelopment - Stage 1, Modification 2 (SSD-8903-Mod-2)'.

Modification Report We understand that ADG 4F-1 clause 2 states "for buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40".

WSP have undertaken concept design for the lifts of the proposed Ivanhoe Stage 1 Building A1 and C1 development. Although the lift concept design does not strictly comply with ADG 4F-1 clause 2, it does meet international design criteria outlined by Chartered Institute of Building Services Engineers (CIBSE) and the design of similar buildings.

Based on our experience and supported by professional legal opinion and discussions on similar buildings, it has been established that the ADG is a guide and can be deviated from should calculations be provided to show that the lift concept design meets international benchmarks.

On this basis, the quantity of lifts prescribed by the ADG would be an over provision in this instance and therefore the ADG non-compliance is justified.

Yours sincerely

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