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# Waxham & Ludham (Solar) Design & Access Statement

Project Number: 2313

Date: March 2024

Revision: P1 - Planning

# 1. Introduction

## 1.1 Executive Summary

This Design & Access Statement has been prepared for the Gospel Oak Community Benefit Society (GOCBS) as part of the planning application for the installation of solar (photovoltaic) panels on the roofs of the Waxham & Ludham buildings in the London Borough of Camden.



# 1. Introduction

## 1.2 Building Summary

The two buildings lie to the south of Mansfield Road which runs broadly west to east towards Gospel Oak Train Station.

The buildings were designed by Fredrick MacManus & Partners for London Borough of Camden and built between 1974-79.

Waxham, the northern block has 180 properties and Ludham to the south has 96, totalling 276 homes.



Ludham



Waxham

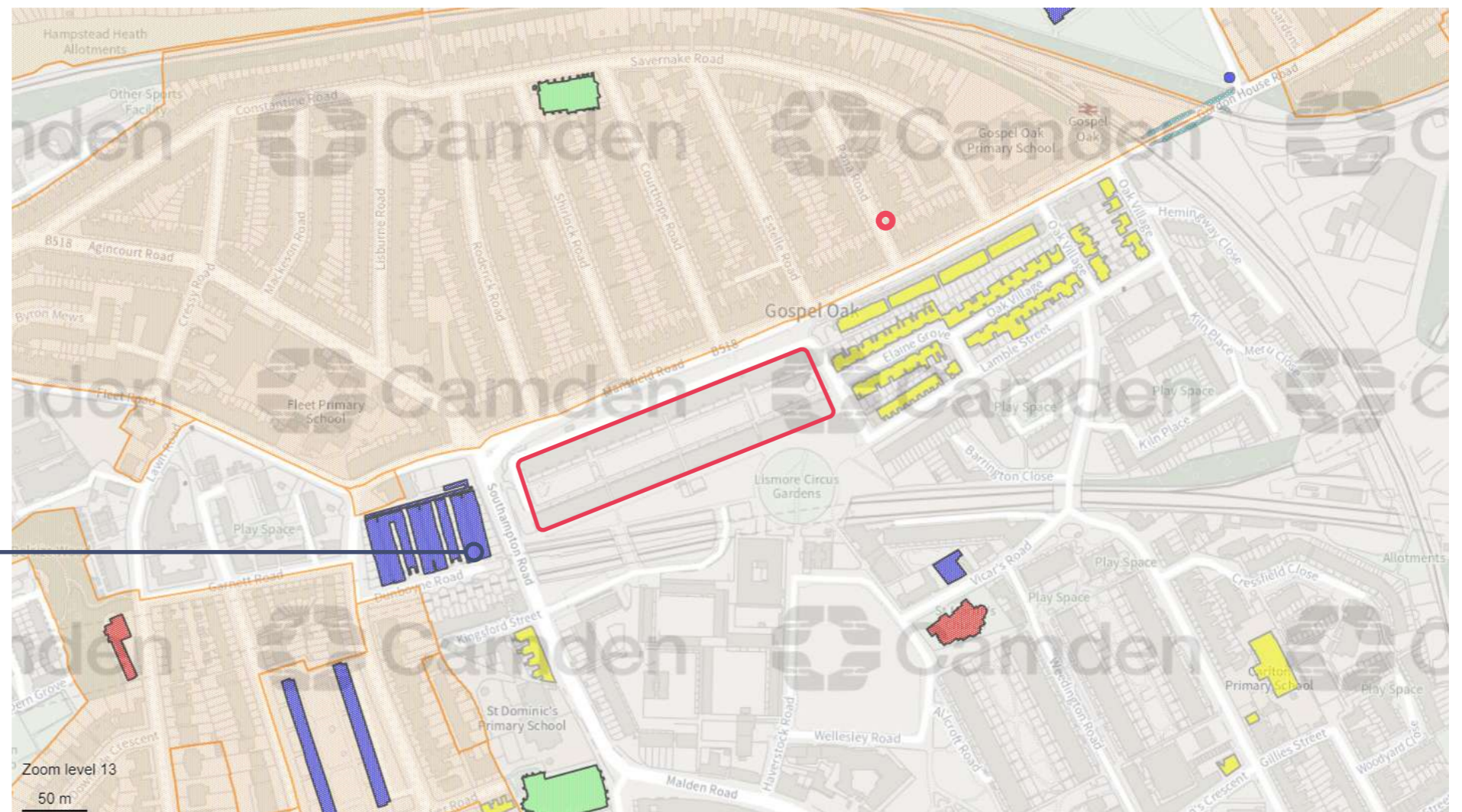
# 1. Introduction

## 1.3 Planning & Conservation

The site falls outside of any conservation areas but lies immediately to the south of the Mansfield Conservation Area.

To the west of the site, on the opposite side of Southampton Road is Neave Brown's Dunboyne Road development which is Grade II Listed.

To the east of the site is a collection of locally listed low rise residential terraces.

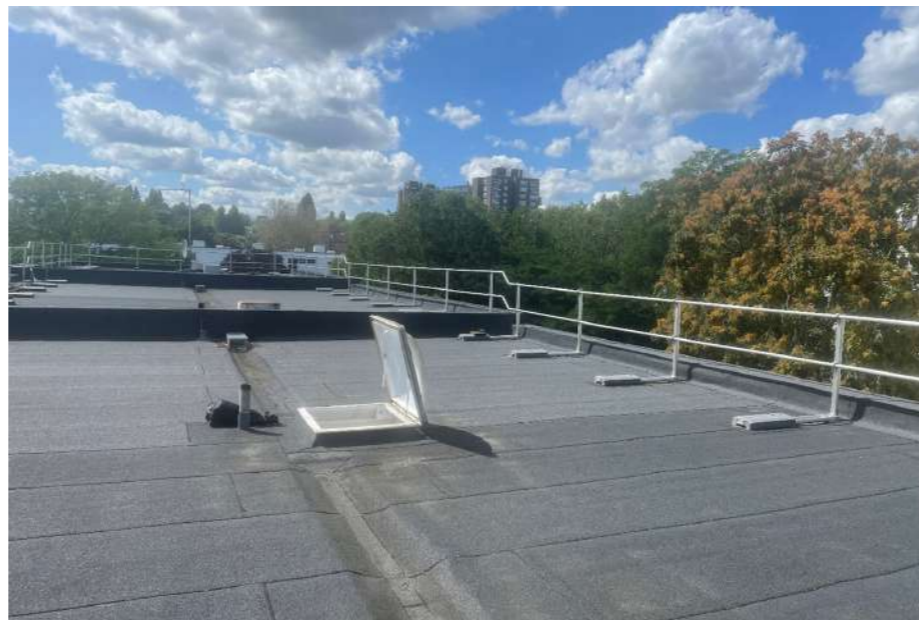


# 2. Site Analysis

## 2.1 Photographs



Waxham Roof



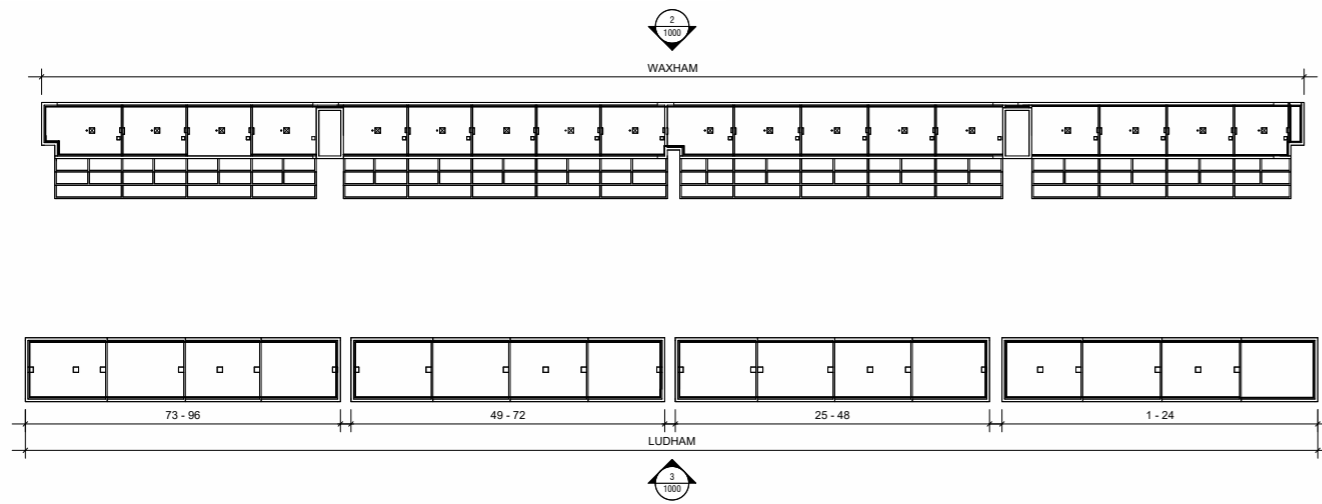
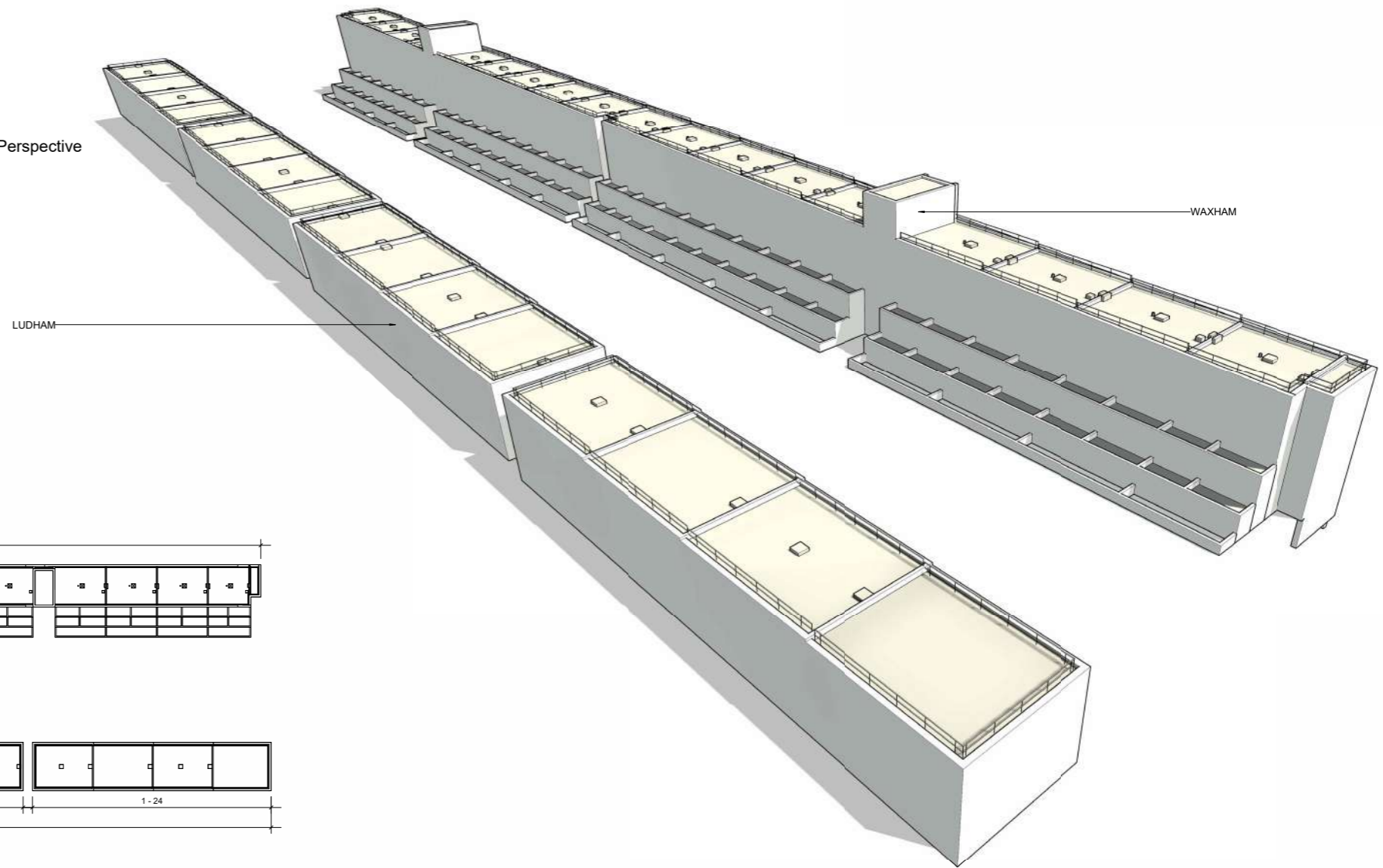
Ludham Roof

# 3. Proposals

## 3.1 Existing Roofscape

The existing roofscape consists of flat roofs with small areas of plant or access hatches. The roofs have fall protection to the perimeter in the form of handrails.

4 Existing Perspective



1 Plan - Whole Scheme (Existing)  
1:500

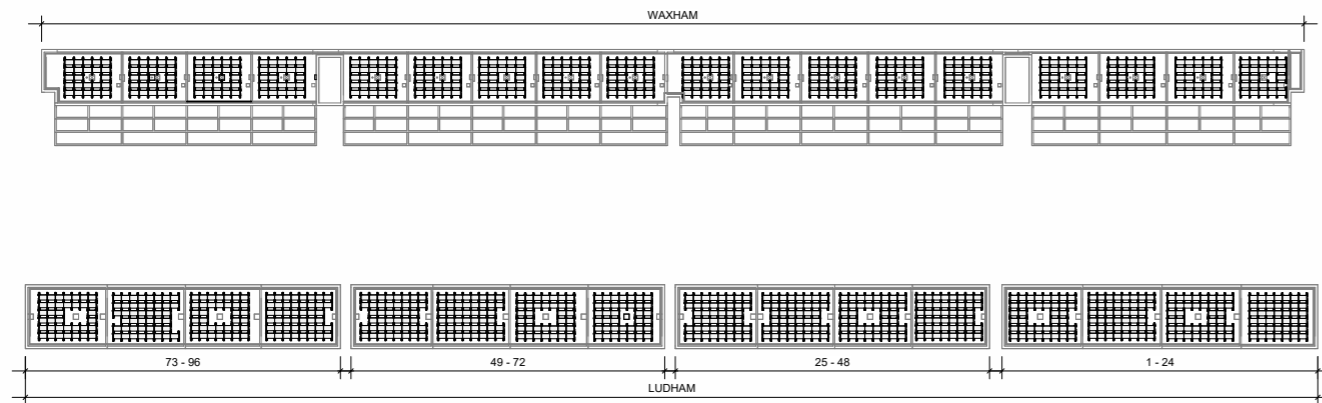
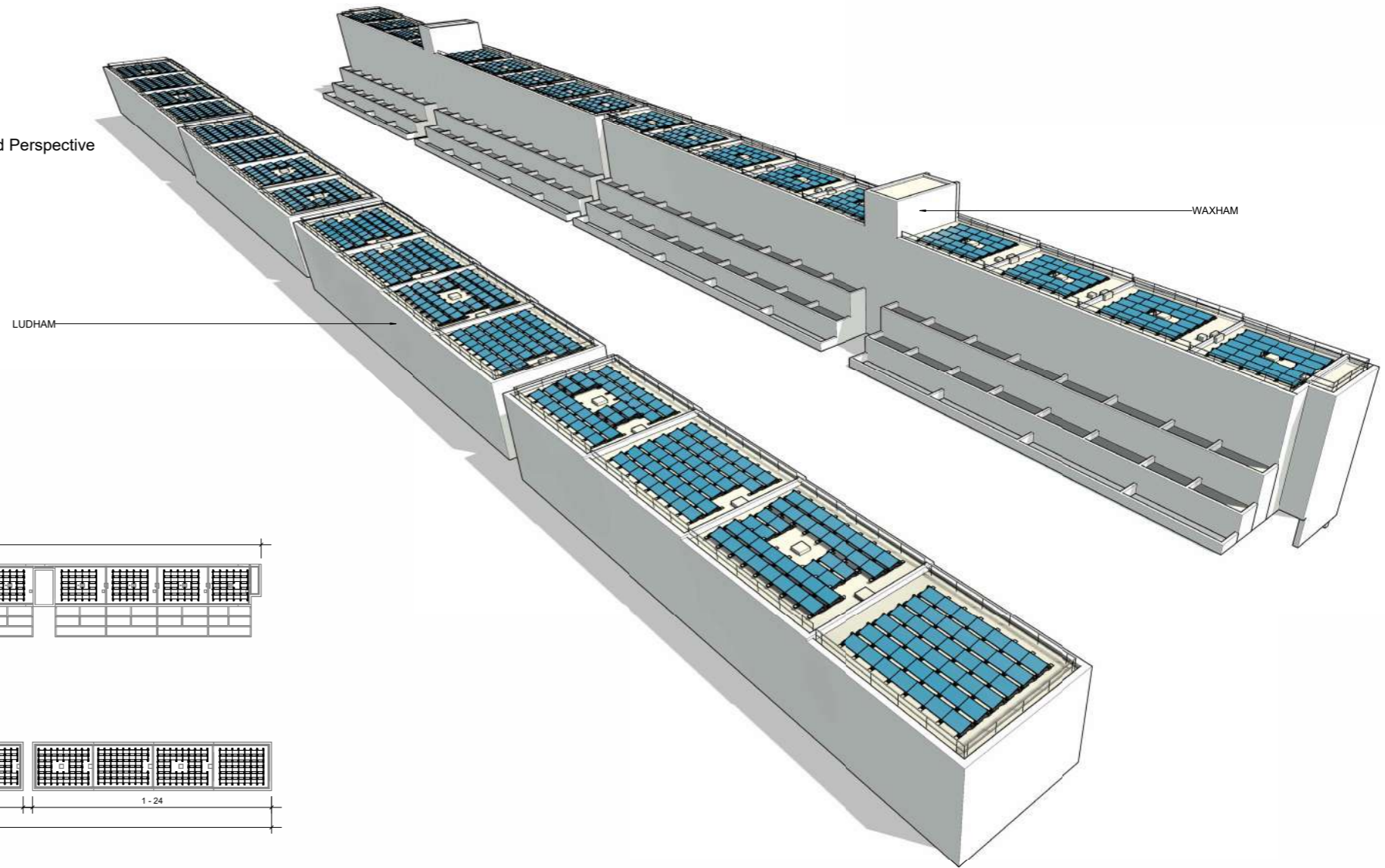
# 3. Proposals

## 3.2 Proposed Roofscape

The proposal is to maximise the amount of solar photovoltaic panels whilst retaining safe access and offsets to any existing plant.

On the Waxham block ~414 panels are proposed and on Ludham ~674 panels are proposed totalling over 1000 panels.

3 Proposed Perspective



1 Plan - Whole Scheme (Proposed)  
1:500

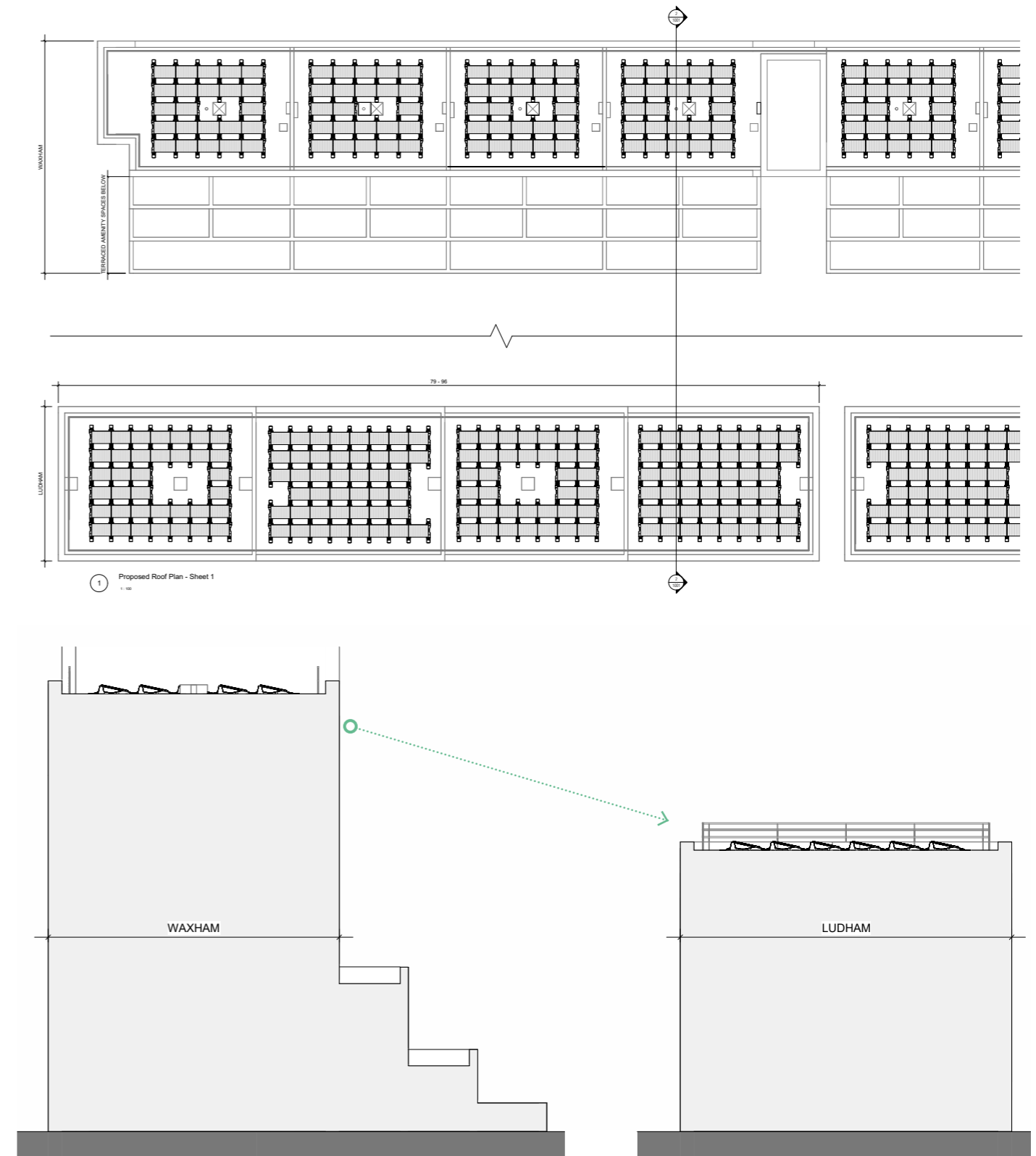
# 3. Proposals

## 3.3 Cross Section

Given;

- the height of the buildings,
- the height of the parapet upstands to the perimeter and
- the setback and height of the panel arrangement,

the panels would only be visible from an aerial view.





# 4. Summary

Over 1000 solar photovoltaic panels are proposed across the flat roofscapes of the Waxham and Ludham buildings in Gospel Oak, Camden, providing a significant amount of clean electricity for the local community.

The panels are largely obscured from view apart from aerial views.

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