

**DESIGN AND ACCESS STATEMENT** to support a Full Planning Application

**Site Address:** The Hope Fitzrovia 15 Tottenham Street, London W1T 2AJ

**Applicant:** Stonegate Group

**Proposed development:** Retrospective planning application for installation of replacement external cellar cooling fan and acoustic enclosure

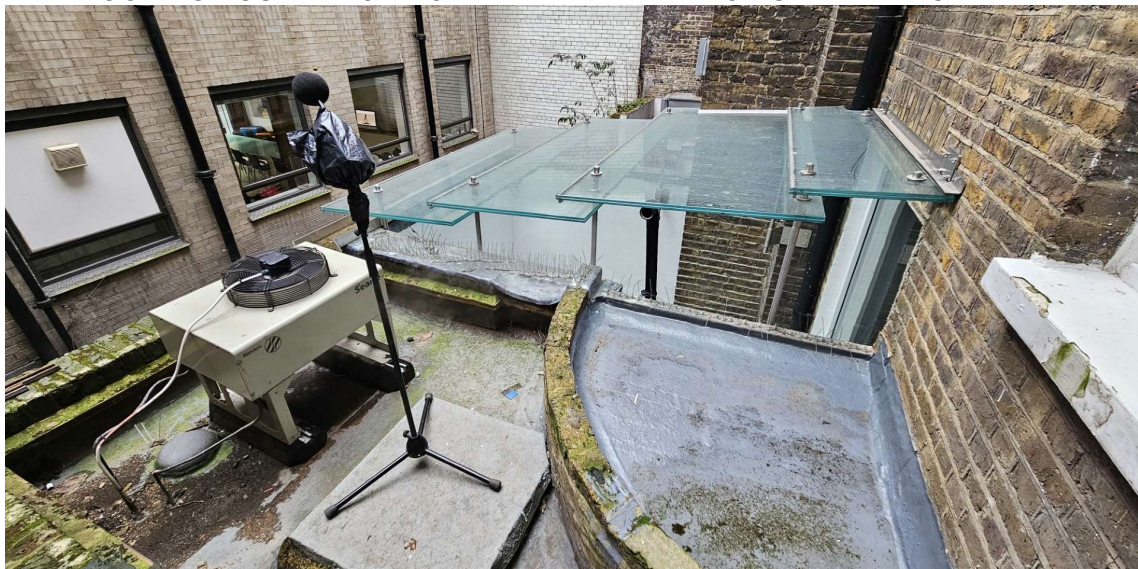
Read in conjunction with the following documents:

- Noise Report WA/0424/NR-426 07.04.24 by Walnut Acoustics
- Acoustic enclosure/boxing drawing - Environ Group LTD
- Kelvion Searle cellar cooling fan drawing
- **APPENDIX A** - Survey of previous fan colling unit prepared on 27.07.21 by Flowrite Services LTD

**SITE PHOTOGRAPHS**



VIEW LOOKING SOUTH FROM TOTTENHAM STREET TO PUB ENTRANCE



VIEW LOOKING SOUTH WEST TO PUB CELLAR ROOF & GLAZED CANOPY TO NO.17



VIEW TO COURTYARD/ PUB CELLAR FLAT ROOF AND GLAZED CANOPY TO NO. 17



VIEW LOOKING SOUTH TO COURTYARD AND TOWARDS NO. 2/3 SCALA STREET



PUB CELLAR SHOWING EVAPORATOR UNIT LINKED TO FAN UNIT ON ROOF ABOVE

### **SITE DESCRIPTION**

The application site is located to the south side of the junction of Tottenham Street and Whitfield Street and forms the north corner of a block of 4-storey buildings constructed in the 17<sup>th</sup> and 18<sup>th</sup> Centuries.

No. 15 Tottenham Street, 'The Hope Fitzrovia' public house, formerly known as 'The Hope', comprises a 4-storey Victorian building with pub trade areas to the ground and first floors, and pub staff accommodation to the upper floors. The pub is mostly glazed at ground floor level, with painted brickwork to the upper floors which have large timber casement windows.

As shown on the block plan drawing, the pub is part of a block of buildings which share a central lightwell/courtyard area providing both rear yard areas and daylight to the rear windows. The ownership boundaries of the rear courtyard space are formed by a central continuous brick spine wall. Note that there are mechanical services including similar cooling units and an extract unit attached to several of the other buildings in the rear courtyard area.

Adjoining the pub to the south-east side is No.41 Whitfield Street, 'Pollock's Theatrical Print Warehouse' (which is attached to No. 1 Scala Street, 'Pollocks Toy Museum' which occupies the Grade II 18<sup>th</sup> Century listed corner building).

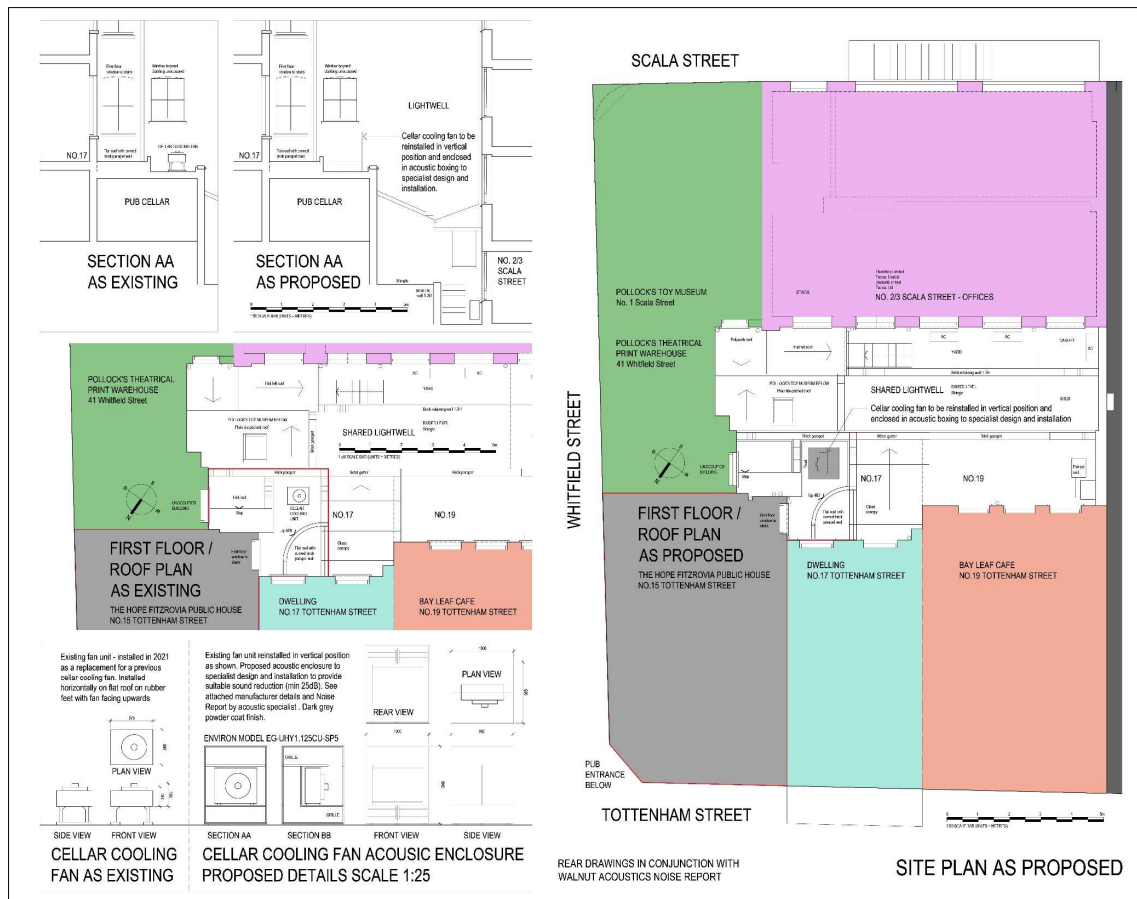
Adjoining the pub to the south-west side is No.17 Tottenham Street, a 4-storey dwelling which has an external rear yard space c3.2m deep with a glazed canopy.

The other buildings in this block are No. 19 Tottenham Street 'The Bay Leaf Café' and Nos. 2/3 Scala Street which are offices for a number of companies including 'Therefore Ltd'.

To the rear of the pub is a beer cellar at ground floor level with a flat roof above which extends partly behind the adjoining buildings No.41 and No.17. The beer cellar must be kept cold and requires both an internal evaporator unit as shown on the cellar photograph and an externally located fan condenser unit, which is mounted on the flat roof above. The existing cooling fan unit, installed in 2021 on rubber feet, replaced a previous unit which had stopped working. The previous unit had previously been maintained by Flowrite Services Ltd Maidstone – see attachment survey sheet below prepared by Flowrite on 27.07.21 following their site visit to assess the non-working unit which indicates that a previous unit existed and required replacement. Unfortunately, there are no photographs of the previous installation.

### **PROPOSED DEVELOPMENT**

The submitted planning application is for retrospective planning consent for installation of the replacement external cellar cooling fan in 2021 and proposed future works comprising enclosure of the fan in an acoustic enclosure to provide suitable sound reduction to meet local authority requirements.



PROPOSED PLANS, SECTIONS AND ELEVATIONS

## ASSESSMENT, EVALUATION, DESIGN, LAYOUT, SCALE, APPEARANCE

### Visual impact

As shown by the photographs above, the rear courtyard/lightwell area is, like many such spaces which are not publicly visible, the less tidy and less well-maintained rear aspect to the enclosing buildings and contains a variety of pitched and flat roofs of varying materials, various building services including soil and rainwater pipes, mechanical services, old brick walls, a timber shed etc.

The existing cooling fan mounted on rubber feet is not out of keeping with the overall appearance and functional usage of the surrounding space, and the proposed new steel enclosure with a dark-grey powder-coated finish will improve the appearance of the fan unit when viewed from the surrounding buildings.

### Acoustic impact

Please see the Noise Report WA/0424/NR-426 07.04.24 prepared by Walnut Acoustics which details in full the acoustic site tests etc. This states that the proposed additional boxing will achieve the required noise reduction in the report conclusion as below:

**8 Conclusion:** A BS 4142:2014+A1:2019 assessment level of +21 dB indicates that significant impacts are expected at the nearest residential NSR, in the context of the existing noise climate. An acoustic enclosure with a minimum sound reduction value of 25dB has been proposed to reduce the noise rating level of the cooling unit at the nearest residential NSR to 4 dB below the background noise level. The mitigated assessment indicates that the potential for noise impacts would be low with no adverse impacts on nearby residents expected.

## CONCLUSION

As stated above, beer cellars must be kept cool and always require an externally located cooling unit, and the current fan unit installed in 2021 simply replaced a previous unit which had stopped working. As such this was a like-for like replacement.

The proposed additional acoustic boxing will reduce any noise generated to acceptable levels. On this basis, we hope that planning permission will be granted.

## APPENDIX A

Survey sheet below of previous fan cooling unit prepared on 27.07.21 by Flowrite Services LTD 5-7 Tovil Green Business, Park, Maidstone ME15 6TA

Flowrite\_Services\_Limited  
Units 5-7 Tovil Green Business  
Park  
Kent  
ME15 6TA  
01622 672099  
EmailOrders@flowriteservices.co.uk

Date sent	Subject	Sent By	Attachments
27/07/2021 15:14	FR - Survey Cellar Cooling	Paul Phillips	1 [image.jpg]

## Details

Part 1	
Webuser	
Location	Below Ground
Dimensions Length	6
Dimensions Width	4.5
Dimensions Height	2.2
Heat Load	no other heat load
Is the pipework suitable for re-use?	Yes
What is the suction pipe size?	7/8 in
What is the liquid line size?	1/2 in
Length Horizontal	5
Length Vertical	10
Total Run Length	15
Part 2	
Evaporator Location	Wall Mounted
Qty Evaporators on System	1
Drainage Type	Gravity
Supply Available Evaporator	1 Phase
Supply Available Condensing Unit	1 Phase
Circuit Breaker or Fuse Size	16A
Supply Locations	in room and roof
Condensing Unit Location	Roof
Label	How high? (mm)
How high? (mm)	
Remote Condenser Required	Yes
Water Cooled Condenser Required	No
Label	Location of Water Supply
If Water Cooled, Location of Water Supply	
Condensing Unit Mounting	Brackets
Specialist Equipment for Access or Egress DD	Ladders
Label 1	Other
Specialist Equipment For Access Or Egress	
Specialist Equipment for Siting Equipment DD	Ladders
Label 2	Other
Specialist Equipment For Siting Equipment	
Does any existing equipment require removal?	Yes
Label 3	Please Enter Requirements
Does Any Existing Equipment Require Removal	full kit removal
Any Other Details DD	No
Label 4	Please Enter
Any Other Details	
Make of Existing Machine	BEERMASTER
Model of Existing Machine	bmi407-69