

DESIGN AND ACCESS STATEMENT

Planning Application for installation of replacement extract ductwork and 4no. new Air Source Heat Pumps at 50-52 Monmouth Street, London WC2H 9EP

Design

As the site is located within a conservation area, due consideration has been given to Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, which sets out a legal duty for 'special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.' It is also noted that the building is identified as a positive contributor to the SDCA.

- Policy D1 of the Camden Local Plan (CLP) concerns design and sets out several criteria which should be met by development, including respecting local character and preserving or enhancing heritage assets.
- Policy D2 is specific to heritage and requires development within conservation areas to preserve or, where possible, enhance the character or appearance of an area.

As shown on the existing plans and elevations including the submission, and the aerial photograph below (Figure 1), the site has existing ducting and plant equipment at roof level and attached to the rear elevation, which will be predominantly replaced as part of these proposals.

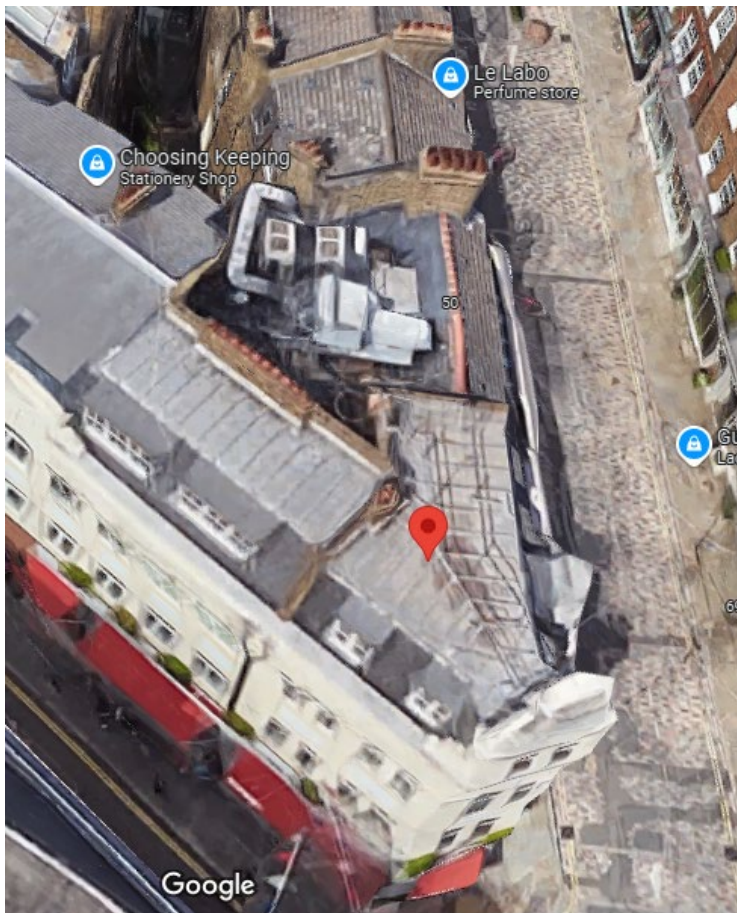


Figure 1 Rooftop image google maps

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Design Response

The proposed rooftop arrangement will be neater, with less of the surface area occupied.
Extract from proposed plan below

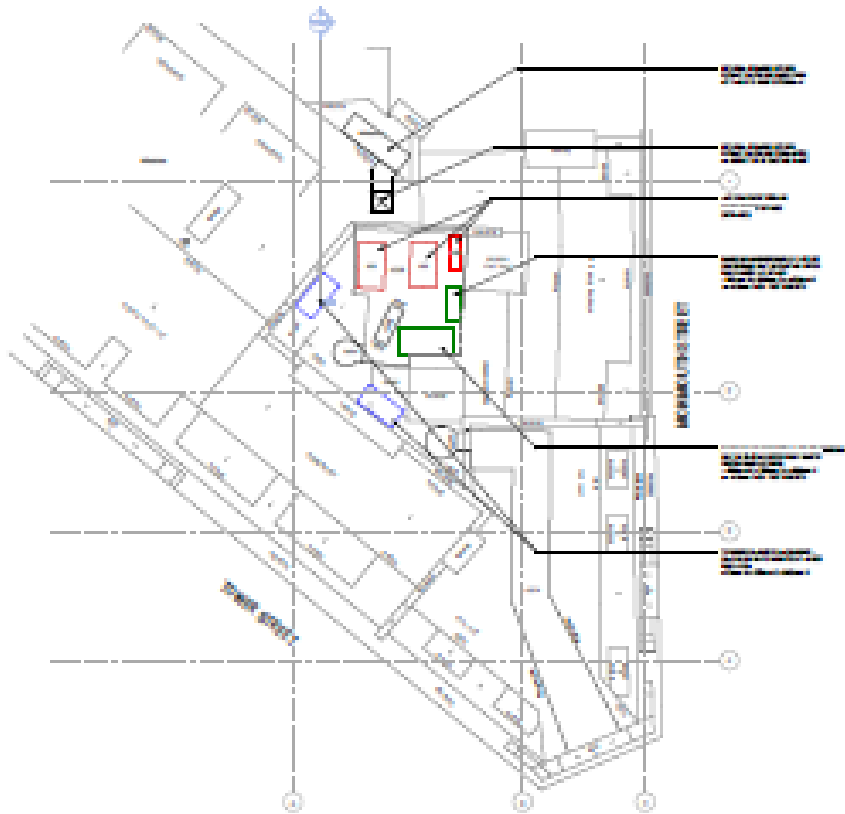


Figure 2 Proposed roof plan

Furthermore, the proposed rooftop equipment will not be visible from the public realm, it will be set back behind the pitched roof to the east (Monmouth Street) and set back behind a short parapet wall to the south-west (Tower Street) away from the street. The ducting to the rear elevation will be concealed by virtue of the converging rear building lines and will also not be visible from any public place.

As a result of the proposed equipment being situated in sympathetic locations with limited visibility, and the removal and consolidation of existing older equipment, it is considered that the proposal will result in a minor beneficial impact in design terms, resulting in the slight enhancement of the character and appearance of the Seven Dials Conservation Area. Policies D1 and D2 of the CLP are therefore complied with.

Access

Access to the roof will be via the existing ladders and gantry (including safety railing)
There are no changes proposed to the existing access arrangements