

ARCHITECT'S REPORT



**Report for proposed service plant unit
to be located on the roof of the Bolivar Hall
54 Grafton Way, London W1T 5DL**

February 2013

prepared by Studio Downie Architects LLP

INTRODUCTION AND OVERVIEW OF PROPOSALS

Full Planning Permission and Listed Building Consent applications for a proposed service plant unit with acoustic screen to be located on the roof of the Bolivar Hall, 54 Grafton Way, London W1T 5DL

1. This application is to be read in association with the approvals granted 3.12.2012 for the applications for Full Planning Permission reference 2012/5346/P and Listed Building Consent reference 2012/5459/L for the proposals to upgrade Miranda House, 58 Grafton Way, London, W1T 5DL.
2. This application is for the limited proposed works to the roof of the Bolivar Hall, a rear extension of an adjacent building at 54 Grafton Way, also owned by the client, the Embassy of the Bolivarian Republic of Venezuela in the U.K. The works consist of the placing on the roof of a small service plant unit with an acoustic screen (and associated new internal structural support) which is required to serve the new heating and comfort cooling system being installed in Miranda House at no.58.
3. The enclosed site plan 240/PD/219 illustrates the relationship between the buildings with the extent of no.54 shown by the redline, which for this application is the site; other buildings owned by the client at no. 58, 56 and 52 are outlined by the blue line.
4. No 54 is a 5 storey building forming part of a terrace on Grafton Way and is Grade 2 listed. The ground floor provides the entrance to the Bolivar Hall a performance auditorium venue which is located to the rear. This is a two storey extension constructed in the early 1970's extending along the rear of no.'s 52,54 and 56 Grafton Way.
5. The Bolivar Hall is located within a fully enclosed rear area with no views or access from the surrounding streets. To its east boundary is a 6 storey brick office building with associated roof plant at low level, to the north Suffolk House which has planning approval for residential use and to the west the two storey rear extension of Miranda House. Further west there is a variety of lower rear extensions forming a jumbled mixture of roofs with service plant serving small offices and restaurants.
6. An existing collection of service plant is located on the roof of the Bolivar Hall (serving the auditorium below) dominated by a large central metal duct and some smaller units and these are illustrated on the enclosed drawings and pictures. To minimise impact the proposal is to use this location to integrate a small service plant unit on the roof of the Hall but positioned in the space between the large metal duct and the rear of no. 56. The proposals consist of:
 - a) Placing the unit as far as possible from no. 60 Grafton Way and Suffolk House and concealing it behind the large existing metal duct.
 - b) Avoid placing any plant within the limited and more open rear area of the Grade 2 star Miranda House.
 - c) A metal louvre acoustic screen, a neutral silver finish concealing the unit and allowing air flow to it while providing the necessary noise reduction to meet the local authority conditions and giving further concealment. This has been made as small as possible by placing the screen close to the service unit.
 - d) To accommodate the new unit additional structure will be required but concealed within the depth of the existing roof space of the Hall with the works carried out inside the hall.
7. The above notes are supported by the documentation listed below. This represents extracts from the more detailed information provided with the approved applications which are relevant to the specifics of this application. These are:
 - a) Existing Drawings, prepared by Studio Downie Architects LLP.
 - b) Proposed Drawings prepared by Studio Downie Architects LLP.
 - c) Appendix 1: Structural Investigations and Proposals, prepared by Conisbee: an extract from their original report section 4.4. page 4 and drawing SSK014 from Appendix C.
 - d) Appendix 2: Energy and Sustainability Report, prepared by Peter Deer and Associates (extract from their original report section 1.4, page10.)
 - e) Appendix 3: Noise level and Control Report, prepared by EMTEC Products Ltd.

PROPOSED SINGLE SERVICE PLANT UNIT TO BE LOCATED ON THE ROOF OF THE BOLIVAR HALL
SITE VIEWS



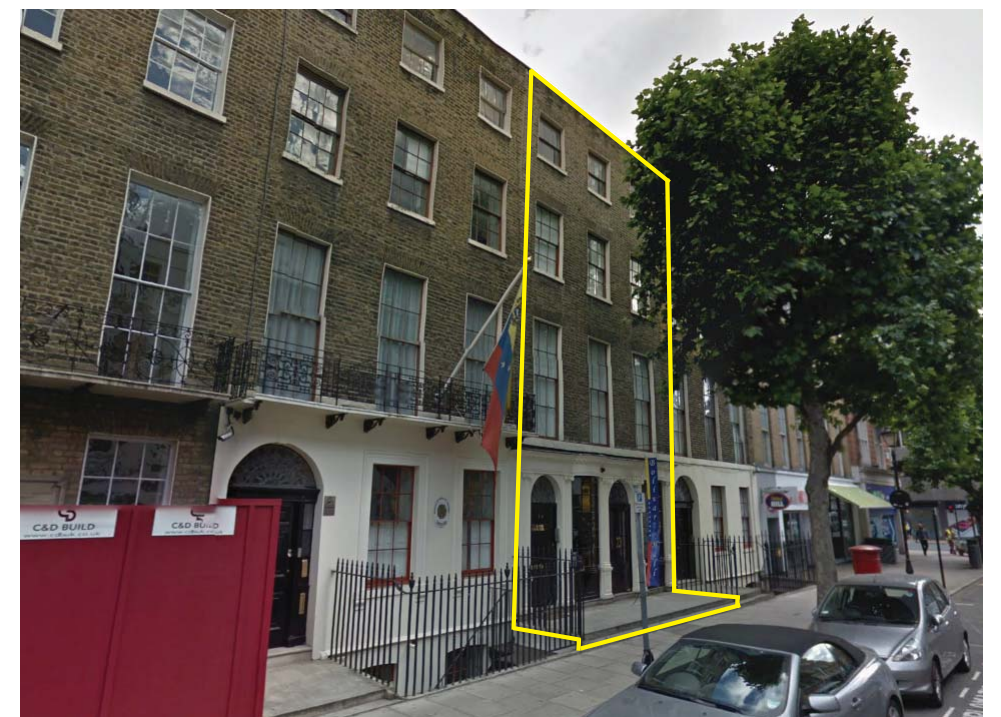
View to rear looking East showing existing large metal duct and separate plant units on the roof of the Bolivar Hall



Overhead view of existing context of the Bolivar Hall (facing South). Source: bing.com



View to rear looking West showing plant on the roof of the Bolivar Hall



No. 54, Grafton Way elevation