

38 CRICKLEWOOD BROADWAY

Retention of Extraction Flue & 3 Air Condenser Units

Design and Access Statement

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RadmorDesign

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Introduction

This statement provides supporting information for a retrospective planning application Of Haamed But owner of 38 Cricklewood Broadway, Camden. The applicants seeks permission for the installation of 2 flues and of three condenser units upon the flat roof to provide comfort cooling to the ground floor existing kitchen of the existing restaurant.

This statement is to be read in conjunction with the following documents:

R/12/27/P/01 - Side and Front Elevations
R/12/27/P/02 - Side and Rear Elevations
R/12/27/P/03 - Plans

Description of site and surroundings

It is in very close proximity to Cricklewood centre which contains a mixture of residential, commercial and Leisure uses. The ground floor of the immediate neighboring properties 36 and 40 are for commercial use with the ground floor consisting of a health foods shop and an restaurant and take-away respectively.

The upper floor of these property are residential flats. The Architectural style is typical to the 1930s style of the property but the style varies in the area.

The property is a terrace property. It can be accessed both from the street directly and through the rear entrance via alley way.

Proposal

Planning permission is sought for the retention of extraction flue & 3 air condenser units. An inline Flakt Wood's Extract Fan is to be positioned within the ductwork to dischargew horizontally at the rear of the premises. Further more to reduce noise an inline B type silencer will be installed in the discharge side of the extract system. Also the fan and associated ductwork will be isolated from their support brackets to prevent vibration transmitting. Further more an inline carbon filter will also be fitted to reduce the Fumes.

Planning policy context

The following policy from PPS1 is relevant to this application:

4. The Government set out four aims for sustainable development in its 1999 strategy. These are:

Social progress which recognizes the needs of everyone;

- Effective protection of the environment;
- The prudent use of natural resources; and,
- The maintenance of high and stable levels of economic growth and employment

5. Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;

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- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and Character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community.

Design

I. Use

The proposal does not alter the use of the building. The building retains its existing commercial uses.

II. Layout

The new condenser units have been carefully positioned to minimize the impact on surrounding properties as much as possible and are located in a wood frame on the roof Above the ground floor kitchen.

The layout of the property will not change.

III. Scale and Appearance

The extractor flues and condenser units do not alter the scale of the building and therefore not have any impact on the character and appearance of the surrounding area.

They are not visible from street level and are not considered to have any unduly impact on the setting of the adjacent building and the surrounding buildings.

On this basis, it is considered that the works carried out do not have an unacceptable impact on the character and appearance of the area in accordance with the.....

IV. Landscaping

There is no change to the landscaping of the property.

Conclusion

This statement provides supporting information for a retrospective planning application Of Haamed But owner of 38 Cricklewood Broadway, Camden.

This is a retrospective planning application for the installation of 2 flues and of three condenser units upon the rear extension flat roof to provide comfort cooling to the ground floor existing kitchen of the existing restaurant.

The new condenser units have been carefully positioned to minimize the impact on surrounding properties as much as possible and are located approximately 1m from the nearest residential apartments.

On this basis it is considered the applicant has sufficiently demonstrated that new plant equipment would not have an unacceptable impact on the surrounding properties in terms of noise.

Overall, the proposed works accords with the relevant development plan policies relating to the design and location of the new plant equipment on this building.



If there is any other solution we are ready to improve.
We always ready to look after the neighbours.

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