

PLANNING, DESIGN & ACCESS STATEMENT

WILLIAM GOODENOUGH HOUSE 35-42 MECKLENBURGH SQUARE LONDON, WC1N 2AN

1.0 Introduction

- 1.1 On behalf of our client (Goodenough College) we are instructed to submit an application for a minor material amendment to the planning permission (Ref: 2010/1411/P) which was approved on 08 June 2010 for the:

Erection of two storey roof extension to the Heathcote Street block; replacement of the existing mansard roof on the Mecklenburgh Street block with a new mansard roof extension; erection of two storey roof extension to the internal courtyard link block; various internal alterations and rearrangements to existing bedrooms; all in association with the creation of an additional 61 student rooms and flats for the existing halls of residence (sui generis).

- 1.2 Condition 3 stated that, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.
- 1.3 Condition 7 required that, the details of the layout, sections, elevations and materials of the proposed photovoltaic panels on the Heathcote Street block shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
- 1.4 Following the Council approving planning permission for the extension to this existing hall of residents' further design development has been undertaken, to ensure that the proposals meet the needs of the College and its Members. In particular, this has required amendments to the configuration of the photovoltaic panels, and the installation of mechanical plant at roof level.
- 1.5 This application seeks to vary conditions 3 and 7 and substitute the following drawings:

Replacement Drawing: Original Drawing:

5280-Sk-PL01 Rev: D	B41558_109
5280-Sk-PL02 Rev: B	B41558_110
5280-Sk-PL03 Rev: C	B41558_112
5280-Sk-PL04 Rev: C	B41558_111
5280-Sk-PL05 Rev: B	B41558_113
5280-Sk-PL12 Rev: G	B41558_108
5280-Sk-PL13	B41558_109 & 110

1.6 The planning application submission comprises the following material:

- Planning application form duly completed;
- Certificates duly completed;
- Planning Statement (this statement);
- Copies each of the following plans:
 - 5280-Sk-PL01 Rev: D – Proposed Elevation 1
 - 5280-Sk-PL02 Rev: B – Proposed Elevation 2
 - 5280-Sk-PL03 Rev: C – Proposed Elevation 3
 - 5280-Sk-PL04 Rev: C – Proposed Elevation 4
 - 5280-Sk-PL05 Rev: B – Proposed Elevation 5
 - 5280-Sk-PL12 Rev: G – Proposed Roof Plan & Sections (A, B, & C)
 - 5280-Sk-PL13 – Proposed Elevations 7 & 8
- William Goodenough College Solar PV System (prepared by Evo Energy Ltd)
- Technical specification of the Mechanical Plant (prepared by Nuiare Ltd)
- A planning application fee cheque for the sum of **£170** made payable to the London Borough of Camden.

2.0 Application Premises

2.1 William Goodenough House is located on the north side of Mecklenburgh Square. The building is formed of a perimeter block with central courtyards. The block is bound by Heathcote Street to the north and Mecklenburgh Square to the east with access from Mecklenburgh Square. The neo-Georgian style building dates from the mid-20th century and varies in height from three to five storeys plus basement. It has brick facades with slate clad and copper dormer detailing attic roofs.

3.0 Proposals

3.2 The proposed changes that are the subject of this application relate to the roofs of the Heathcote Street, Mecklenburgh Square, and Elysium blocks and include the following:

- Reconfiguration of the photovoltaic panels on the roof of the Heathcote Street block;
- Installation of mechanical plant on the roofs of the Elysium and Heathcote blocks; and
- Amendments to an existing flue on the corner of the Mecklenburgh Square block.

4.0 Design

4.1 The schemes on-going design development has required amendments to the configuration of the photovoltaic panels, together with the installation of mechanical plant at roof level. In particular, the proposed changes involve include the following:

Reconfiguration of the photovoltaic panels on the roof of the Heathcote block

- 4.2 These amendments have been made following finalisation of the layout and materials of the proposed photovoltaic panels on Heathcote block and the layout of the mechanical plant. The PVs design has been developed so far as feasible within the envelope of the previously approved submission, however, the proposed changes are necessary to make the approved scheme technically viable.
- 4.3 Technical information is contained within the Evo Energy Report – William Goodenough College Solar PV System

Installation of mechanical plant on the roofs of the Elysium and Heathcote blocks

- 4.4 The ducting is required in connection with the mechanical ventilation to the newly created rooms & shower areas forming part of the consented proposals.
- 4.5 The technical specification of the ventilation equipment is contained within the document prepared by Nuaire Ltd.

Amendments to an existing flue on the corner of the Mecklenburgh Square block

- 4.6 This minor change involves the addition of a storm collar, which will protrude 300mm above the existing flue height.
- 4.7 We can confirm that the proposed amendments have been designed in order to minimise the impact upon the building and ensure that they do not have a detrimental impact upon the amenities of the area

5.0 Access

- 5.1 The alterations that are the subject of this application are all at roof level, and as such would not alter the buildings accessibility.

6.0 Conclusion

- 6.1 These proposed changes only involve minor alterations and the overall impact is not considered to be material and would be in keeping with the overall appearance of the building and the previously approved planning permission.
- 6.2 We trust that you have sufficient information to allow the determination of this application but request that should you require any further information you contact Simon Chapman (0207 344 6533).