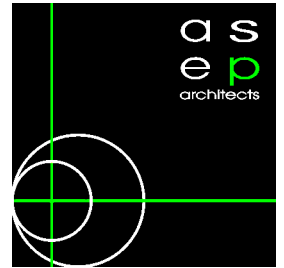


**ST PANCRAS BOXING CLUB
25-27 TALACRE ROAD
LONDON NW5 3PH**

PLANNING PERMISSION: 2010/4625/P



ROOF PLANT & SCREENING DESIGN STATEMENT

Condition 13 of the above planning permission requires details of the roof plant and screening to be submitted for approval.

The roof plant comprises 9no. condenser units, which generate renewable energy to both the boxing club and each individual flat, together with an air handling unit serving the boxing club changing rooms.

The condenser units have been sized/specified by the services design consultant to suit the capacity required for the spaces which they serve.

Alternative units were considered but those specified were found to be most suitable.

The model of air handling unit serving the boxing club changing rooms was specified to be as low in height as could practically be achieved.

All of the plant is required to be located externally and the high level flat roof is the only sensible/practical location. Use of any of the lower roof areas would have had an adverse impact on the outlook from the new flats to the rear and acoustic problems for both the new flats and surrounding properties.

The plant has been located centrally on the high level flat roof, as far back from the front elevation as possible.

The plant is required to be grouped together for both practical and maintenance access reasons, and the overall footprint of the plant area has been kept as compact as possible, whilst complying with manufacturer's minimum requirements for both access and operation.

The acoustic consultant has confirmed that acoustic screening will be required to the rear and 2 side elevations of the plant area, whilst the front (east) elevation required no acoustic treatment as it faces on to the park opposite.

The consultant's acoustic screening specification requires a solid screen to be erected to the rear and sides of the plant area.

The council's conservation officer, Charles Rose, was consulted regarding alternative proposals for the screening to the front elevation and following discussions the only viable option was to replicate a traditional pitched roof.

The screen to the front elevation therefore comprises a natural slate roof covering on a sloping timber frame, with hipped returns to the 2 ends, as illustrated on the accompanying drawings.

The screen has been aligned with the 3 bays to the front elevation to maintain symmetry.

The uppermost section of this screen will be visible when viewed from the open park opposite and will have the appearance of a traditional pitched roof structure.

The side and rear elevations are less sensitive and a simple timber close boarded screen has been proposed, which complies with the acoustic consultants specification, ensuring that the amenities of the surrounding buildings will be protected.

The air handling unit is also screened in a similar manner but due to its reduced height, the screen will barely be visible from the park opposite.