DESIGN AND ACCESS STATEMENT

In connection with the application for Planning Consent

Northgate House
67-69 Lincolns Inn Fields
London WC2A 3JB

On behalf of Benesco Charity Ltd

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INTRODUCTION

This design and access statement has been prepared on behalf of Benesco Charity ltd.

This document has been submitted to Camden Council in connection with application for Planning Application, at property known as Northgate House, 67-69 Lincoln's Inn Field Street, London WC2A 3JB.

This statement should be read in conjunction with all other submitted documentation for Planning Consent.

This statement analyses the characteristics of the building and surrounding area
Then the document identifies some of the relevant planning issues
The statement concludes with a design strategy to explain the proposals with regard to the relevant planning issues as well as the building physical context.

THE PROPERTY AND ITS SURROUNDINGS

This design and access statement relates to the property known as Northgate House, 67-69 Lincoln's Inn Field Street, London WC2A 3JB.

The 20th Century property is a large five storey plus one roof storey on the mansard roof. It is used as an office building. The ground floor is made of grey stone and the upper floors are mainly made of brick construction. The door entrance is surmounted with two statues which are an architectural detail of interest.

The property is located in the Conservation Area of Bloomsbury. It is located at the corner of Lincoln's Inn Fields square which a large open space which offers series of views of the surrounding buildings from the 17th, 18th and 19th Centuries. The square is characterised with a variety of architectural approaches. There is a large majority of office occupation. The property also sits at the corners of Remnant Street, Gate Street, and Kingsway.

The extent of proposed works is limited to the installation of a solar photovoltaic system at flat roof level.

The proposal has taken into account the following policies:

- National planning policies

- **PPS1: Delivering Sustainable Development**

"Development plan policies should take account of environmental issues such as:
– mitigation of the effects of, and adaptation to, climate change through the reduction of greenhouse gas emissions and the use of renewable energy…."

- **PPS22: Renewable Energy**

"The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The White Paper set out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date. "

" Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally."

" In sites with nationally recognised designations (Sites of Special Scientific Interest, National Nature Reserves, National Parks, Areas of Outstanding Natural Beauty, Heritage Coasts, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits."

"*Small scale renewable energy schemes utilising technologies such as solar panels, Biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new developments and some existing buildings. "*

- Camden Local Development Framework (November 2010)

- **Policy DP22: Promoting sustainable design and construction**

The Council will require development to incorporate sustainable design and construction measures. Schemes must:
a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation

- **Policy DP24: Securing high quality design**

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
a) character, setting, context and the form and scale of neighbouring buildings;
b) the character and proportions of the existing building, where alterations and extensions are proposed;
c) the quality of materials to be used;
e) the appropriate location for building services equipment

- **Policy DP25: Conserving Camden's heritage**

Conservation areas
In order to maintain the character of Camden's conservation areas, the Council will:
a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
b) only permit development within conservation areas that preserves and enhances the character and appearance of the area

- **Policy DP26: Managing the impact of development on occupiers and neighbours**

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:
a) visual privacy and overlooking;
b) overshadowing and outlook;
c) sunlight, daylight and artificial light levels;
d) noise and vibration levels;
e) odour, fumes and dust;
f) microclimate;
g) the inclusion of appropriate attenuation measures.

- **CS5: Managing the impact of growth and development**

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:
c) providing sustainable buildings and spaces of the highest quality; and
d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.
The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:
e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

- **CS14: Promoting high quality places and conserving**

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:
a) requiring development of the highest standard of design that respects local context and character;
b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens

The design and access statement will show that the proposed solar photovoltaic system, not only will provide a non-polluting energy which will contribute to the national and local targets of tackling the greenhouse effects, but it will not be detrimental to the visual amenity and the character of the Conservation Area.

■USE:

The proposal is the installation of solar photovoltaic system at roof level. This will contribute to reduce the carbon footprint of the building. The solar panels will generate electricity using the sun's rays to provide a sustainable and clean energy without releasing any harmful CO_2 or other pollutants.

Suntech 250Wp Monocristaline modules will be used, as they are one of the most efficient panels. This installation aims to save an estimated 2,720.87kg of carbon emission per year (expected carbon dioxide reduction: 0.544kg of CO_2/kWh). The photovoltaic cells, which are made from layers of semi-conducting materials, will create an electric field across the layers when the light shines. The estimated annual energy production is 5001.6kWh. The proposed system is an appropriate small-scale measure which will contribute to the national and local targets of renewable energy use.

The proposal also takes into account the need to limit any impact on the current aesthetic and surrounding environment of the building and the area.

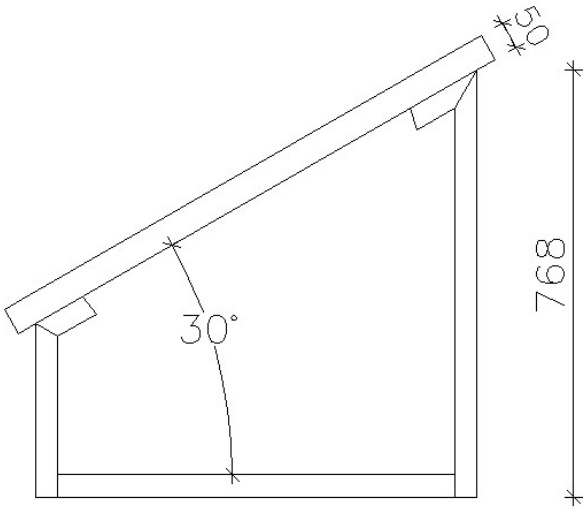
A planning application for a similar proposal has been granted at 54 Lincoln's Inn Fields (ref: 2011/5411/P).

Google 3D image

■AMOUNT AND SCALE

The installation will consist of 4 rows for a total of 35 solar modules. This number is required to reach a production of electricity which will be satisfying for the use of the building and to makes the installation financially viable.

The dimensions of the one proposed solar panel are: 1665mm x 991mm x 50mm.
The solar photovoltaics need to be inclined to capture an optimum amount of sun's energy. The solar modules will have an inclination of 30° to maximise the exposure to the sun's rays, so the maximum height of the mounting system will be 762mm. Therefore the four solar panel arrays will not be visible from street level and the existing skyline will not be disrupted.
Those dimensions ensure that there will be no impact on the neighbour's amenities such as reducing daylight or detracting the views of the Lincoln's Inn Field Square.



Solar photovoltaic system section

■LAYOUT:

The proposed solar panels will be set up in four arrays on the fifth floor flat roof, where there will be no or very little shading. The stronger the sunshine, the more electricity is produced. They will be south orientated to maximise the energy production.

The solar panels will be located at 2000mm from the roof edge to the South – South-East and 1000mm from all the other roof edges. Therefore the photovoltaic arrays will not disrupt the existing elevations.

The roof is an ideal location for the units from an aesthetic and technical point of view. The proposed installation will avoid any visual impact on the building and the Conservation Area. No negative impact on the local amenities will be created and the attractiveness of the square will be preserved.

■APPEARANCE:

No visual impact on the streetscene, and no loss of historic and architectural character of the surroundings will be induced. The proposed installation is appropriate to the building context. The proposed dimensions ensure that the existing skyline will not be disrupted. The views of the building will be preserved as the photovoltaic system will not be visible at street level.

The panels have a dark colour which is standard to allow the optimum amount of energy to be produced. The mounting system will be made of steel and the ballast will be made of concrete block. The proposed photovoltaic system at roof level will not detract from the surrounding roofs. There is a similar installation at 54 Lincoln's Inn Fields (Planning approval ref:2011/5411/P) and there are existing plants, railings, satellite dishes, or louvre enclosure at roof level of the surrounding buildings (i.e: planning consent references 2011/2646/P, 2010/5977/P, 2010/1015/P). Therefore the proposed installation will not have a negative impact on the character of the Conservation Area.

The attractiveness of the square will be preserved.

Proposed Suntech 250Wp Monocristaline solar panel

■ACCESS:

The roof will be only accessible for staff maintenance through an existing skylight. The solar photovoltaics need little maintenance.