

**Design and Access Statement in support of the
Planning Application Submission for:
University & College Union, Nelson House, Carlow Street, London NW1 7LH**

Please note that this planning application is for the following alterations which are solely building design-related; there are no implications to the access arrangements to the existing building:-

1) **Proposed New Ventilation Louvres to the Front (or North) Elevation.**

- a) **Drawing Reference.** Please refer to Clifford Tee + Gale drawings nos. A8083/001A, 003B and 004A.
- b) **Location, Colour and Size.** Figure 1 below shows an existing north elevational or front elevational view photograph taken from Carlow Street. It is proposed to install new louvres in lieu of existing windows serving the lower ground floor accommodation. It is proposed that the 2 no. sets of louvres shall be approx. 3300mm wide x 540mm high overall frame. The louvres' frames would be a Dark Grey to match the existing window frame colour, all subject to the local planning authority's approval. We would suggest that the louvres' blades would be a Light Grey colour so as to match the frosted glass of other panels in the vicinity, again the colour would be subject to approval.
- c) **Filtration.** It is the intention of the applicant that all the external louvres and connected internal mechanical plant will be fitted with any necessary filters.



Fig 1.

A view of the front elevation from Carlow Street.

- d) **Minimal Disturbance.** The proposed louvres are to be located immediately adjacent to the Carlow Street entrance in order to minimise any potential disturbance to the other occupants of neighbouring premises/ local residents.

2) **Proposed New Condensers/New Attenuating Louvres at 2nd Floor Balcony Flat Roof Level to the East Elevation.**

- a) **Drawing Reference.** Please refer to Clifford Tee + Gale drawings nos. A8083/001A, 003B and 212-.
- b) **Location, Colour and Size of Condensers.** 3 no. new condenser units are proposed to be fitted on the landing at 2nd floor balcony flat roof level (as Figure 2 below) to the east elevation facing the rear of the properties in Camden High Street. These are proposed to be of size: 1190mm high (including supporting framework) x 1200mm wide x 480mm deep, and are proposed to be fitted in the vicinity of existing condensers previously installed under existing planning permissions. We would suggest that the condensers would be a Light Grey colour so as to blend in with the surrounding roofs etc.
- c) **Location, Colour and Size of Attenuating Louvres.** Adjacent to these condensers, it is proposed to install a bank of sound attenuating louvres (as shown on the above-mentioned drawing) to the full length of the 2nd floor balcony flat roof. The design of these installations will be subject of a separate "Noise and Acoustics report" being prepared by a suitably qualified specialist, and which will be forwarded in due course to Camden Council as the local planning authority. This is following advice received from our meeting with the Duty Planner, Mr. D. Peres Da Costa on 14th October 2008 at approx. 2.20pm. We would suggest that the louvres' blades would be a Light Grey colour so as to blend in with the surrounding roofs etc.



Fig 2.

Location of proposed additional condensers to east elevation 2nd floor balcony flat roof area.

3) **Assessment of the Building Context.**

- a) **Conservation Area.** The existing building is within the local Conservation Area but is not a Listed Building.
- b) The proposed alterations are required solely in connection with engineering requirements of the existing office building. Thus there has been no need to involve the outside community in respect of the proposals. The louvres to the front elevation will be visible from street level. The proposed 3 no. condensers will be screened by the proposed attenuating louvres to the full length 2nd floor balcony flat roof.

4) **Assessment of the Design.**

- a) **Colours of Proposed Elements In Keeping With Existing Materials and Colours.** As mentioned previously, the proposals are proposed to be designed in keeping with the design of the buildings completed in about 2006-7, with proposed matching of existing building materials and colours.
- b) There is no affect on the adjacent developments in the area, or on the use, layout or design of adjacent properties and buildings.

5) **Assessment of the Access Arrangements.**

Also as mentioned previously, there are no implications to the access arrangements to the existing building.
