

Design & Access Statement For The Proposed Roof Plant Screen to Tonbridge Club, 120 Cromer Street

Application ref: 2007/1116/invalid

1. This submission has been proposed as a solution to the objections raised, following the completion of the refurbishment of the Tonbridge Club, that some roof plant items are visible from street level on the South elevation.
2. The original intention was that the roof plant would be hidden by the solid brick portions of the existing parapet. However, it was not possible to achieve this objective in all cases, even though considerable effort was made to find the smallest and quietest plant available that met the specification requirements.

The space, structural and existing services layout constraints on the roof were such that the plant could not be placed in other locations.

3. The proposed timber screen is considered the best practical solution to visually masking the plant items, at present visible from street level on the South elevation of the building.
4. The screen will be constructed to such dimensions that it masks the relevant plant units, as seen from street level, and will be constructed in Cedar boarding to match the Cedar boarding on the main gable wall at Level 3, immediately behind it. This will blend into the background and hide the plant items causing concern.
5. The screen will be mounted to the back of the railings and will have minimal affect on maintenance access at the existing roof level.

There is no direct wheelchair access to this roof area, which is only required for maintenance purposes and is accessible from 2 entry points.

