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**DESIGN AND ACCESS STATEMENT:  
1176 – LEVEL 6 ROOF PLANT, DIAMOND TRADING COMPANY, EC1.**

As part of an extensive proposed refurbishment of their executive floors at 17 Charterhouse Street the Diamond Trading Company are upgrading their current mechanical and electrical services. This has led to the requirement to locate additional plant on the roof space of their premises.

In order to minimise the visual impact of the plant they have been housed on the flat roof areas of the sixth floor in order that they remain within the building envelope. This is in response to Section 3.20 of the Camden UDP which requires ancillary plant to be “contained within the envelope of a building or be located in a visually inconspicuous position and complement the design of the overall building”. Furthermore, the plant will be housed within a framed metal structure incorporating metal panelled screens to the end elevations of the plant. This structure will be finished entirely in a colour to match the anodised aluminium cladding panels that are prevalent throughout the entire building. This will ensure that the plant is disguised sufficiently to blend in with the existing building.

The plant has been split between the two flat roof areas on the sixth floor; towards the rear of the building and on the Charterhouse Street elevation. This is to ensure that both sets of plant can be set back from the perimeter of the building to reduce the visual impact of them from the street. As part of the application we have included a photo visualisation and sight lines to demonstrate that the potential view of the plant from Holborn Circus and Charterhouse St is screened by the metal panels, which will blend in with the existing building. Due to the confined nature of the roof terrace at the rear of the building it is not possible to view the plant from the surrounding streets.

As part of the application we are also proposing to remove the unsightly and redundant window cleaning apparatus. These bulky units are of a galvanised silver appearance and are not in keeping with the materiality of the existing building and their removal will contribute to an improvement in the overall appearance.

In order to comply with Council Policy SD8 – Disturbance a Noise Assessment has been carried out by Hann Tucker and is appended to this application. This survey report was commissioned to assess the acoustic impact that the proposed plant will have on the adjacent environment. We would draw your attention to sections 8, 9 and 10 of the report which does identify that the proposed plant complies with London Borough of Camden Environmental noise criteria.

There are no access issues relating to this application.

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Magyar Marsoni Architects