

DESIGN AND ACCESS STATEMENT

Project: Proposed Plant Room Extension

At: Highgate Newtown Estate, London N19

For:

London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: October 2014
Ref: RST/CC3601
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01.00 INTRODUCTION

- 01.01 This Design & Access Statement sets out to support the planning application for a new plant room extension at the Highgate Newtown Estate, deemed necessary to facilitate the reconfiguration of the thermal energy generation plant supporting the heating replacement project proposed for the site, by The London Borough of Camden.
- 01.02 Consideration has been given to the space planning of the plant room extension to ensure that primary items of existing plant such as the boilers, which generate the greatest level of noise, remain within the existing plant room and that the extension area will accommodate only equipment with far less acoustic impact, such as the thermal stores.
- The term “extension” is used herein in the context of the existing plant room being increased in area, although the area proposed to house the additional equipment is existing floorspace within the existing undercroft area of the development, with no specific use at present other than plant access and temporary vehicle parking. The proposal submitted will not detract from either of those present functions.
- 01.03 It is not proposed that any part of the present arrangement will become more prominent or visible at street level than at present. The existing area is roofed and no additional floorspace is therefore created as a consequence of this proposal.
- 01.04 As the geography of the present arrangement is difficult to visualise from drawings, a visit to view the site area is strongly recommended.

02.00 PRE-APPLICATION CONSULTATIONS

02.01 Pre-application consultations have been attempted by telephone and subsequently on-line reference 9632611 – dated 4th September 2014.

02.02 No formal response has been received, but our subsequent telephone conversation with a duty officer confirmed only that a Full Application is necessary, together with a Noise Impact Assessment.

03.00 THE APPLICATION SITE AND ITS ENVIRONS

- 03.01 The area of site applicable to this submission is the area indicated on the Cotleigh Consulting Location Plan, drawing No. CC3601 / L01 included herewith. This is accessed from Raydon Street and sits below Stoneleigh Terrace and Sandstone Place, which is understood to be a Conservation Area.
- 03.02 Much of the original plant room is partially below ground and with a recreation area, slightly higher than street level, forming the roof. The area proposed for the additional plant protrudes above this recreation area and the wall area visible is presently mesh screened. This proposal simply proposes louvres, in lieu of the mesh, with no alteration to the fabric of the built space.
- 03.03 The plant room abuts Highgate Cemetery. No part of this application changes any enclosing existing wall positions, hence the relationship with the cemetery is unchanged by the proposals submitted.
- 03.04 It is not anticipated that the proposals will generate any greater level of environmental plant noise than that which presently exists. A **Noise Impact Assessment**, by TGA Consulting Engineers, dated 1st October 2014 (Rev 001) is submitted with this application to support this statement.

04.00 DRAWINGS INCLUDED IN THE APPLICATION

04.01 Drawings included with the application are listed in the covering letter submitted with the application and are as follows:-.

CC3601 / L01	Site Location Plan
CC3601 / P01	Proposed Floor Plan
CC3601 / P02	Proposed Section X-X
CC3601 / P03	Proposed Elevations
CC3601 / S01”B”	Existing Floor Plan
CC3601 / S02	General Section X-X
CC3601 / S03	Existing Elevations

05.00 THE PROPOSED DESIGN

05.01 The design philosophy adopted is to maintain the existing enclosure for the main plant items, but to encroach onto an existing adjacent space to house additional equipment and to continue completely screening the total installation without increasing the visual mass of the enclosure.

05.02 The present enclosure is formed in unpainted fair faced concrete blockwork, which is evident elsewhere across most of the other buildings on the original development.

This proposal suggests the use of similar, matching, fair faced blockwork to complete the enclosure of the additional area.

This is seen as consistent with the original design intent for the development.

06.00 PROPOSED ACCESS

06.01 No access is proposed to the installation, other than by the day to day maintenance engineers. These engineers will be specifically trained in the safe operation of the equipment and access thereto.

06.02 No access is proposed by members of the public, or anyone other than the day to day maintenance team, necessary to service the plant.

06.03 Clearly no wheelchair users can, or will need to, access the plant enclosures, although level access is possible.
Any maintenance engineer with impaired sight or hearing, or any physical impediment, will be appropriately trained in respect of safe access.

07.00 VEHICULAR ACCESS TO THE SITE

07.01 Vehicular access is possible to the area from Raydon Street and this is not altered or impeded in any way by the proposals.

08.00 CAR PARKING

08.01 There are no changes proposed to any of the site car parking provisions, as a consequence of this application and no changes to the traffic generated either entering or leaving the site.

09.00 SUMMARY OF PROPOSALS

09.01 In summary, these proposals are for the replacement of dated and obsolete items of proprietary mechanical equipment and the addition of further plant items, which are essential to the ongoing satisfactory operation of the estate heating function.

The periodic maintenance of this equipment will only be permitted by properly trained staff users and there will be no access permitted, on Health and Safety grounds, to untrained staff or the disabled.

There will be no changes to the external fabric of the present arrangement and no new floor space created.

10.00 APPENDICES

10.01	CC3601 / L01	Site Location Plan
	CC3601 / P01	Proposed Floor Plan
	CC3601 / S01“B”	Existing Floor Plan

RST/EY/CC3601
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