

Design & Access Statement for Rooftop Plant

Date 03 October 2014

Project 1492 12_01 UCL_103 Camley Street

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1.0 Site Location

The site is a new development at 103 Camley St in London within the Camden Borough. The new development consists of residential units and retail/commercial units.

Part of the lower ground floor will be leased to UCL and used as an Incubator facility to support young creative businesses. This was part of the requirement for Camden to include space for community use.

The building is located adjacent to the Regents Canal which runs through the heart of London. The site is also close to St Pancras and Kings Cross Stations.

2.0 Proposal

Application for the installation of mechanical plant on the roof area of the existing building to service the new UCL Incubator facility at lower ground floor. This area on the roof has already been approved for the general location of for plant in the Developer's original planning application.

The section of the building where the plant is proposed is six stories above the footpath.

Whilst the plant will be supported off of a frame the building has a parapet which runs around the perimeter. Because of this and the height the view from the street below will be obscured.

3.0 Design

3.1 Use - What buildings and spaces will be used for?

The plant will be used to provide mechanical ventilation and cooling to the new Incubator facility within the existing building.

3.2 Amount - How much would be built on the site.

The quantity of plant is required to create a comfortable environment for the Incubator users and facilities and is restricted to the designated plant area on the existing roof.

- 3.3 Layout - How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The layout of plant equipment has been contained onto a designated area of roof with the larger items in the centre of the roof abutting a higher external building wall.

Much of the roof space for the new development also has plant and services for the other facilities within the building.

- 3.4 Scale - How big the buildings and spaces would be (their height, width and length).

The height of the existing building and parapet will remain unchanged. The height of the plant equipment is as indicated on the drawings but due to the location will be of minimal visibility from the Street.

- 3.5 Landscaping - How open spaces will be treated to enhance and protect the character of a place.

Not applicable for this application.

- 3.6 Appearance - What the building and spaces will look like, for example, building materials and architectural details.

The housings for the plant equipment will be in a goose grey metal finished to match other items of plant on the roof.

4.0 **Access**

Access to the roof top plant will be internal through the new building development through an existing access hatch onto the designated roof area. Access will be for maintenance purposes only and not for the general public.

5.0 **Conclusion**

The new Incubator facility will provide space for community use to support and nurture young create enterprises. For this to function effectively, the facility requires Mechanical Plant.

The general location of plant has already been designated within a previous planning application by the developer for the host building. The proposed plant is retained within this area.

The new plant due to its location will have minimal visibility from street level.