

## Condition 26 – Visual Screening Planning Report

**Project** Cartwright Gardens

**Job No.** A10417

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## 1.0 Introduction

The scheme consented under the planning approval reference 2013/1598/P and subsequently regularised under the NMA application reference 2014/2556/P, redevelops the existing student accommodation at Cartwright Gardens to provide 1200 student bedrooms with associated amenity and catering facilities.

Condition 26 of the application reference 2013/1598/P requires details of all plant screening to be submitted to the Local Authority prior to commencement of development. This report describes the approach and proposals to minimise the visual impact of plant to the surroundings.

The consented scheme is designed to minimise extract and service penetrations through the façade and as such ventilation and extract plant is generally roof mounted. Throughout the early stages of design and subsequently in the detailed designs, care has been taken to consider the visual impact of plant from all areas surrounding the site. Rooftop plant has been rationalised to reduce the quantity of equipment and arranged to be set back from sensitive facades in order to naturally minimise the visual impact. The result of the detailed design development is that the majority of the plant is not visible from street level.

Where it has been found necessary in order to protect the outlook, plant screening has been proposed. The nature and location of the screening is described below and indicated on the drawings in Appendix A.

## 2.0 Planning Condition

Condition 26 of the approved scheme 2013/1598/P states:

*Details of the size, appearance, position and means of visual screening to all external plant equipment within Area A or Area B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development within the relevant Area.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.*

### 3.0 Description of plant proposals

The roof plan approved under the NMA application is A10417D0109P5 (Appendix A). The design principles combine alike ducts within the building and extract through roof mounted plant to avoid through façade extract. The detailed designs have been developed to maintain the principles of the layout indicated on the consented plans but also aim to rationalise the quantity of plant as well as refine the locations to reduce impact.

#### Description of plant and screening by roof:

##### **Cartwright Gardens, 9<sup>th</sup> floor level**

Combined bedroom extract; refuse store and dishwasher extract; management office extract and air handling units for the dining space. Condenser and PV panels are also at this level. The tallest pieces of equipment are the air handling units serving the dining space however it is shown on drawing A10417D0310 (Appendix A) to be below the sensitive sightlines from across the Gardens. The proposals do not screen the plant on the western side of the roof as any screen would be visible from the Gardens whereas the unscreened plant would not be.

The western side of the roof will be screened along part of its length to a height of 1.6m above the parapet. Whilst the view of the plant at this level from Sandwich Street is largely obscured by the massing and articulation of the building, the addition of the screening will complete the obscuring.

##### **Leigh Street, 7th Floor Level**

Equipment at this level is limited to a single bedroom extract and an extract unit serving the ground floor meeting space, condensers and PV panels. These units are relatively small and are set back from the street facing facades therefore no additional screening is proposed

##### **Corner Town House, 6th Floor level**

Combined bedroom extract into a single extract unit. This unit is relatively small and set back from the street facing facades and naturally obscured therefore no additional screening is proposed

##### **Town houses, 5th Floor Level**

The consented scheme showed a piece of extract plant serving each of the townhouses. Through rationalisation these have been combined to be served by a single piece of equipment (to each of the Northern and Southern blocks). The single extract unit has been positioned away from the street façade and as such cannot be seen from street level. The scheme uses this natural screening and therefore does not propose further screening.

**Sandwich Street Main Building, 7th Floor level**

The central, setback roof level accommodates air handling units for bedrooms as well as larger units serving the servery and kitchen spaces. A number of condensers are located at this level to serve internal conditioned spaces. The plant is positioned as far from the Sandwich Street façade as possible whilst still allowing a maintenance and davit zone. When screening is added to the roof at this level it becomes visible from the junctions with Leigh Street and Hastings Street to the detriment of the overall scheme, therefore given the limited visual impact of the unscreened plant and on analysis on the sightlines, additional screening is not proposed at this level

**Hughes Parry Tower**

The Hughes Parry Tower roof scape is divided into mansard roofs at different levels and a higher level central roof.

As part of the on-going design the roof slab over the central roof is to be lowered to provide a safer maintenance space and to provide natural screening of the plant. This roof accommodates plant serving bedroom, kitchen and shower extract. The CHP flues also appear at this level

The plant on the mansards will not be screened and is similar to the current condition. The height of the Tower natural obscures the plant and further screening would only server to increase the height and mass of the building.

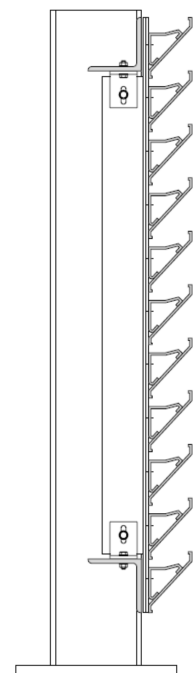
**4.0 Screening Proposal**

Where identified, screening will be formed of an inverted louver with no visible framing. The blades will be extruded aluminium PPC RAL 1013 (Oyster White).

Corners and returns are mitred without visible posts



Reference image



## Appendix A

### 5.0 Screening Drawings

A10417D0109P6	9 <sup>th</sup> Floor Plan (roof plan)
A10417D0200P6	Cartwright Gardens Elevations
A10417D0201P6	Leigh Street Elevations
A10417D0202P7	Sandwich Street Elevations
A10417D0310P6	Sections CC & DD

**Appendix B**

**6.0 Supporting information**

Mechanical services layout drawings