

Whittington House, WC1  
Design and Access Statement - Plant Replacement Works  
Platine Holdings Ltd 15th July 2015





# Contents

- 1.0 Introduction
- 2.0 The Site
- 3.0 Description of Works to the Roof Spaces
  - 3.1 Proposed Location of works
  - 3.2 Existing Photographs - Seventh Floor Roof
  - 3.3 Existing Photographs - First Floor Roof
  - 3.4 Existing - Proposed Comparison Images
- 4.0 Design Summary
- 5.0 Drawings

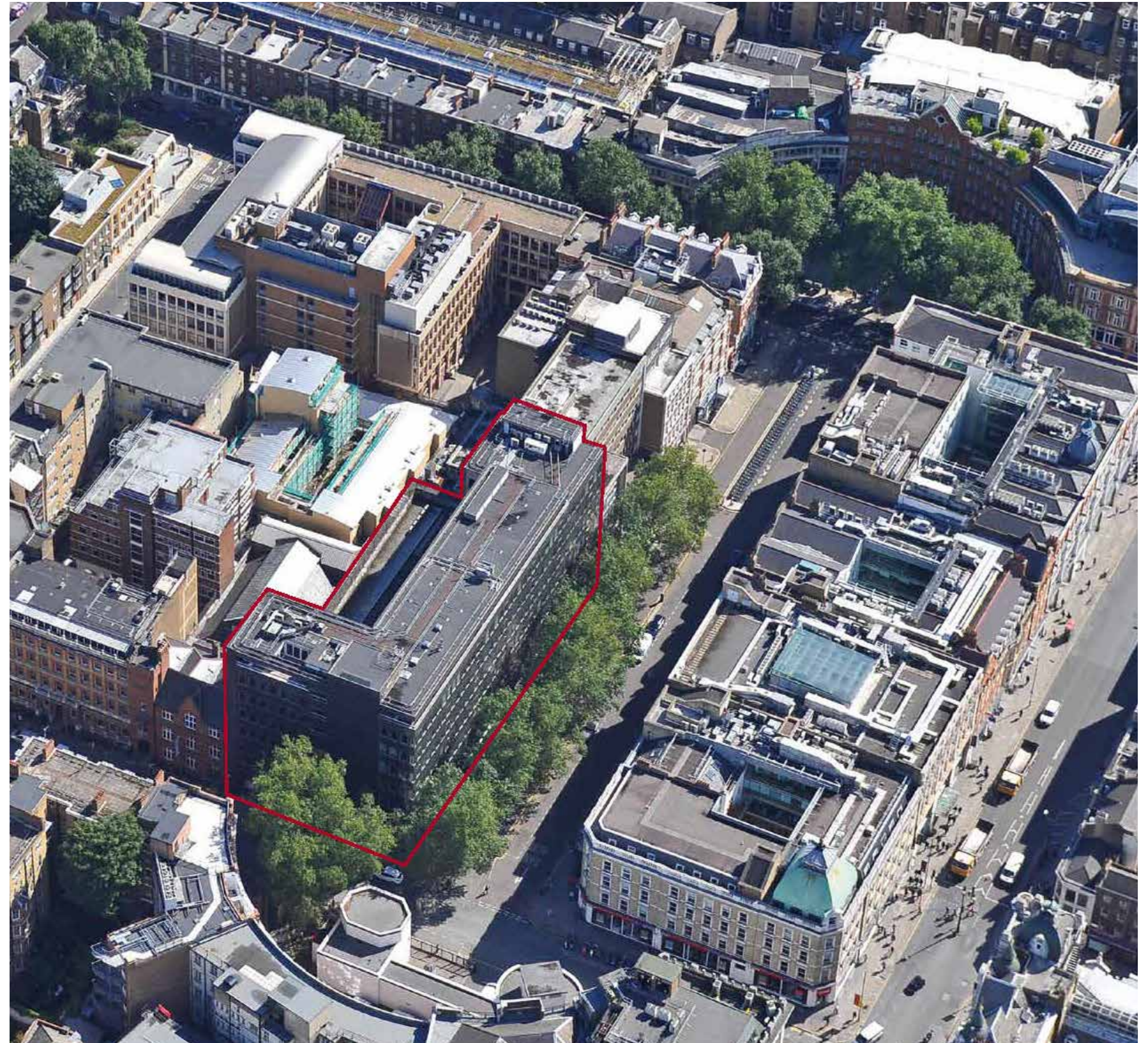




## 1.0 Introduction

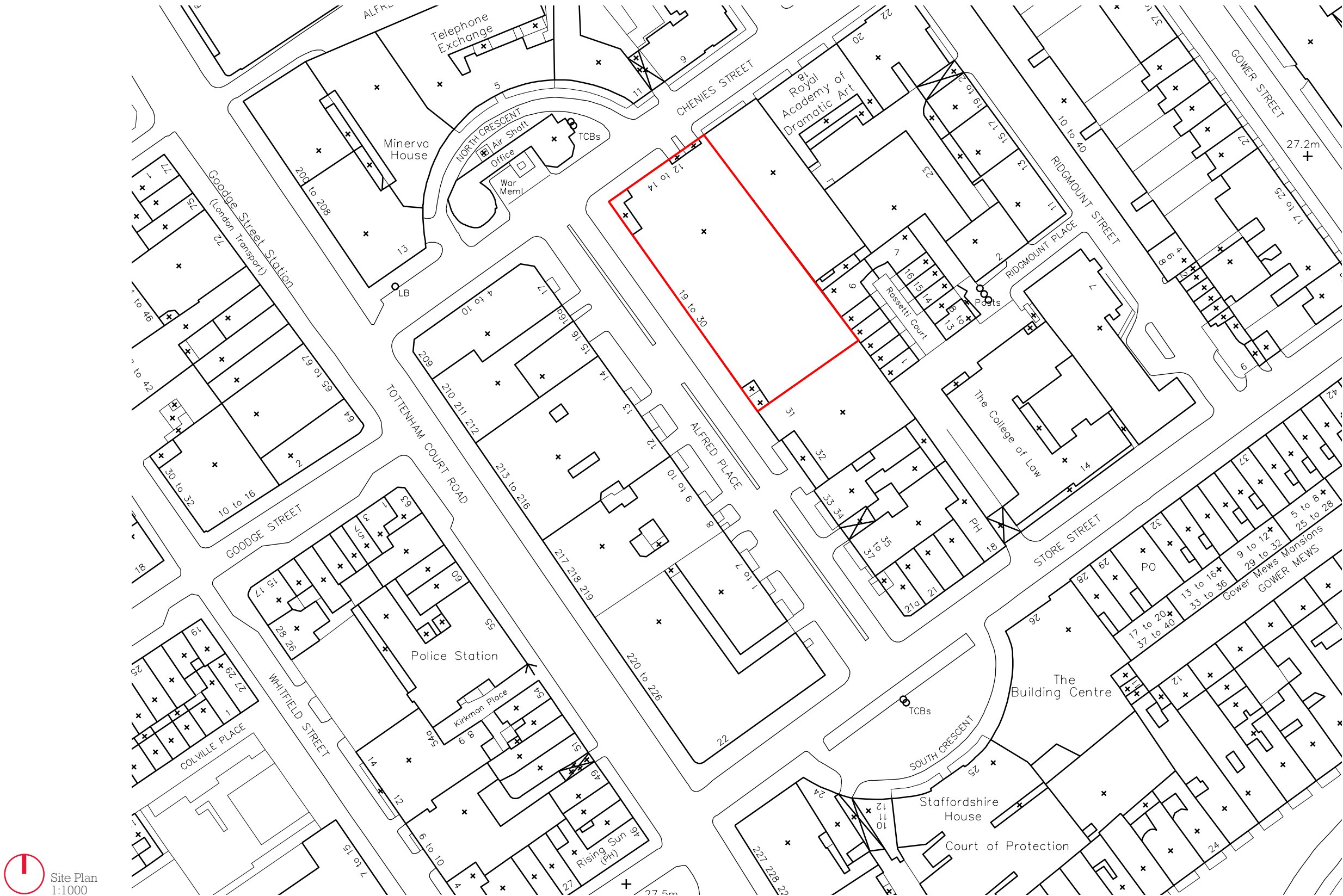
Whittington House is located in the London Borough of Camden and within the Bloomsbury Conservation area.

This Design and Access Statement has been prepared in support of the application for modifications to existing plant areas at 1st and 7th floors. The design and access statement is supported by additional documents and an accompanying planning cover note by Planning Consultant, Vail Williams LLP.





2.0 Site Map



### 3.0 Description of Works to the Roof Spaces

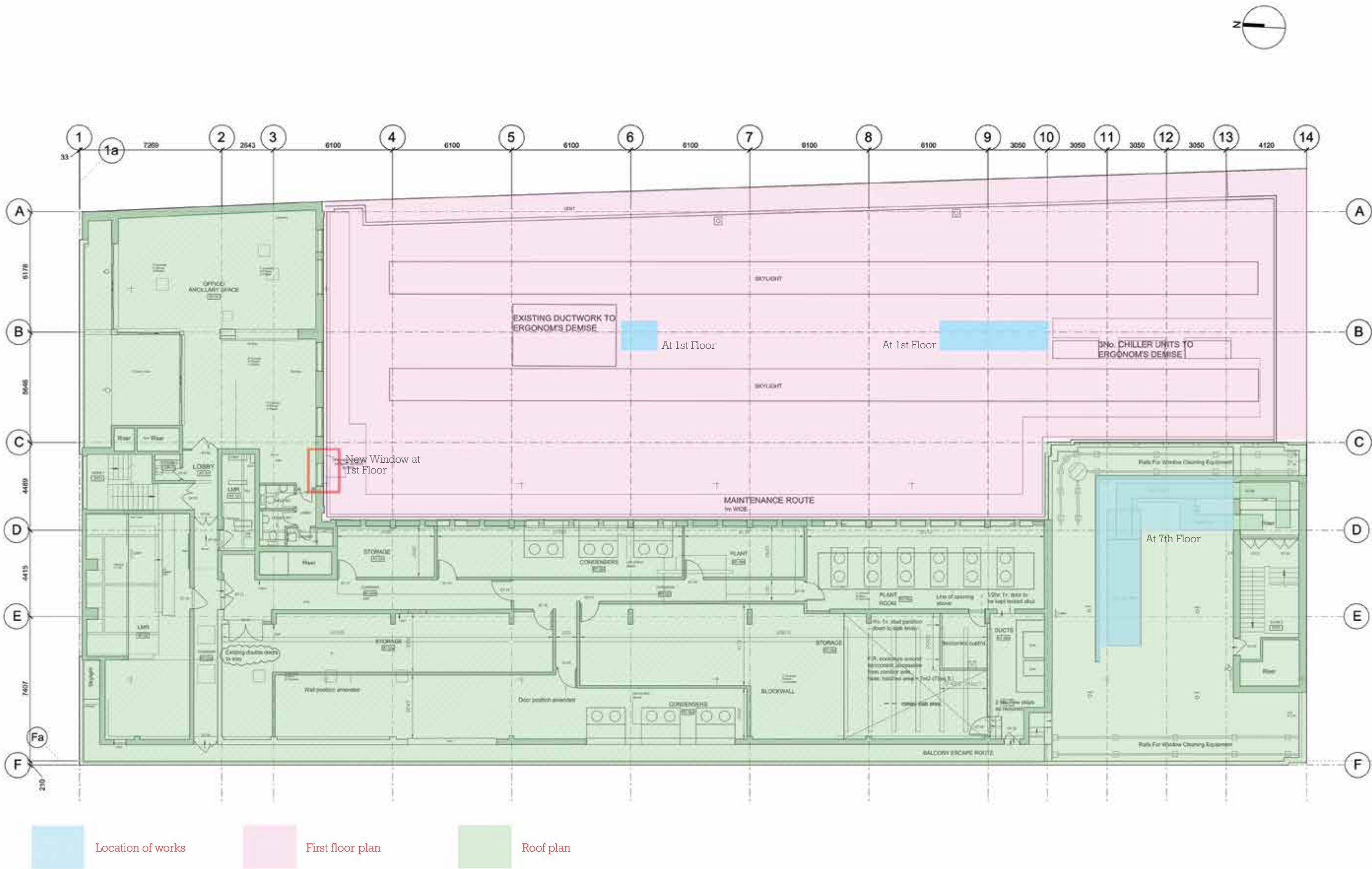
#### First Floor

- > Insertion of cooling condenser units on to the existing flat roof, along side existing heating and cooling equipment at the centre of the roof, between the existing roof lights. These will be located in two parts of the roof area. Units shall be sprayed a mid grey to visually blend them into the backdrop.
- > The replacement of one window at first floor level shall allow cleaning and maintenance access to the first floor roof.

#### Seventh Floor

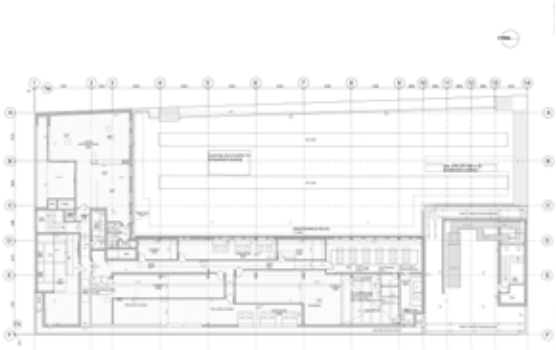
- > The replacment of an existing generator with a new air handling unit and associated ductwork within an existing roof-top plant area.
- > Installation of an architectural louvre to screen the air handling unit from the surrounding area.
- > Roof access and facade cleaning equipment will remain unchanged.

### 3.1 Proposed Location of Works





3.2 Existing Photographs - Seventh Floor Roof



- 1 - View looking south.
- 2 - View looking east.
- 3 - Roof view towards secondary building core.
- 4 - Roof view towards secondary building core.

Note: Image 3 shows the generator which will be removed and relocated to the basement.



1



2



3



4



### 3. 3 Existing Photographs - First Floor Roof

- 1 - View of south east corner of flat roof to lightwell.
- 2 - View of north end of flat roof to lightwell.
- 3 - View from roof onto the 1st floor roof ( south).
- 4 - View from roof onto the 1st floor roof (north).
- 5 - View of south part of the lightwell showing the boundary conditions.



1



2



3



4



5



### 3.4 Existing - Proposed Comparison Images

The photographs, fig A to D show the 1st and 7th floor roofs ‘before’ and ‘after’ the proposed works.

Image B shows the additional plant at 1st floor level, located adjacent to existing chiller units to the centre of the roof. All associated pipe work will be added to the existing pipe runs into the stall vents. The units will be sprayed a mid grey colour to help them blend into the back drop. The location has been selected to minimise any disruption and noise to the surrounding buildings from the operation and maintenance of the plant.

Image D shows the new louvre screen which will conceal the new air handling unit at 7th floor level, where a flat roof area sits between the 7th floor building to the north, and a staircase to the south. The plant screen has been lined to the east side of the staircase wall.



A



B





C



D



A (Close Up)



B (Close Up)

## 4.0 Design Summary

### USE

The new plant is to be located within the existing first floor roof and seventh floor open plant area. All proposed mechanical ventilation equipment will be acoustically attenuated to meet relevant building regulations and local authority guidance.

### LAYOUT

The strategy is to position the new ventilation and cooling equipment in areas already containing plant, thus not increasing the built footprint of the rooftop plant. New screening will mask the existing and new plant at the seventh floor.

### APPEARANCE

The first floor plant additions will be a continuation of existing ventilation equipment located to the centre of the roof. These will be painted a mid grey colour to tone in with the surrounding roofscape.

The existing plant on the seventh floor is visible from the rear elevations of Whittington House and surrounding buildings. An architectural louvres screen will be added to the seventh floor masking the existing and new plant from these views.

### AMOUNT

The proposals are contained within the existing floor area.

### SCALE

#### First Floor

The new units will be located in a straight run along the centre line of the flat roof. This avoids the adding of bulk or noise sources close to office windows and neighbouring properties. The unit’s relatively low height and central position will not impact on daylighting levels in the offices or surrounding buildings.

#### Seventh Floor

The architectural louvred screen will be set back from the edge of the roof and not exceed the height of the existing mass either side. See drawings and visuals for details showing the louvre line set level to the stair wall and set back behind the existing cleaning cradle tracks.

### LANDSCAPING

There are no proposed alterations to the landscaping of the site.

### ACCESSIBILITY OF PROPOSALS

The controlled maintenance access to the plant areas at seventh floor will not be altered.

Access to the first floor will be aided by the replacement window which will open for access.

### SIGNAGE

N/A

### VISITOR FACILITIES

N/A