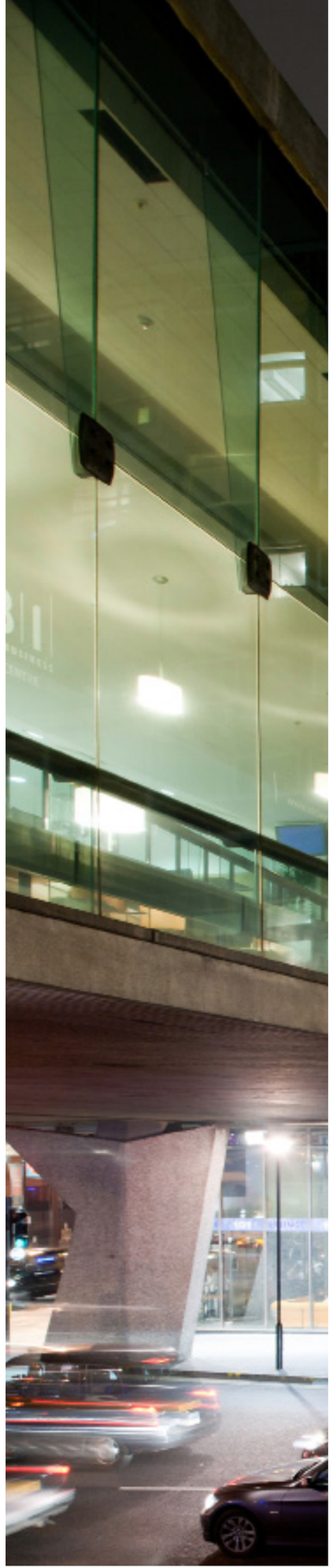

CENTRE POINT

WHITE LION HOUSE ROOF
SUPPLEMENTARY INFORMATION TO APPLICATION FOR MINOR MATERIAL AMENDMENT

PLANNING PERMISSION: 2013/1957/P

LISTED BUILDING CONSENT: 2013/1961/L

DOCUMENT 600-7591

10TH FEBRUARY 2017

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TRANSPORT CONSULTANT:

steer davies gleave

ART + LIGHTING:

SPEIRS+MAJOR

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1.0 SUMMARY OF MINOR MATERIAL AMENDMENTS

1.0 SUMMARY

1.1 Purpose

Supplementary information for the Application for Material Amendment to the portion of the Centre Point Planning Consent ref 2013/1957/PW known as White Lion House and abbreviated to CPW throughout application documentation. The document summarises the need for minor amendment and the related planning and design considerations as discussed with officers. The document addresses all queries raised by London Borough of Camden in response to the request for consideration of the Minor Material Amendment Application route.

1.2 Need for Acoustic Attenuation

After detailed evaluation of the acoustic performance of the area and the plant arrangement, further acoustic mitigation was required in order to be certain that the external acoustic criteria set by LBC would be met. After extensive review the mitigation in this case was only feasible in the form of ducted attenuation. Options for relocation within the building or adjacent roof areas were considered but rejected due to more detrimental impact on the elevations. The plant requires intake and extract air and so cannot be concealed in the building without significant loss of internal space and impact on the approved elevations.

Sound attenuation in ducts is primarily a factor of the length of the duct. We have developed the mechanical engineering design to minimise the size of the ducts. The length of the ducts cannot be further reduced without reducing the acoustic performance. The height of the ducts is constrained to 1170mm above roof level; the parameter previously set. This is minor in nature and will not be apparent from key, approved street views as described below.

1.3 Need for Access

There is a need for the safe access for maintenance to switches, fans and Air Handling Units (AHUs). There is also a need for the safe access to the perimeter of the roof, rainwater outlets and the safe access to the vertical elevations of the building. This is manifest in three aspects of the design: designated routes; clearance for the fall prevention system (the parapet is not full height) and the davit post system located to enable safe access for window cleaning. The fall arrest and davit system parameters cannot be manipulated but the layout of the pavior pattern has been changed to improve the presentation of the roofscape to the overlooking neighbours.

1.4 Level Parameters

A prioritized parameter for the design is to minimize height of roof top plant and enclosure. All of the installation is the minimum in height possible and the enclosures are less than the normal minimum of 2m.

1.5 Sight Lines

In balance with the length of sound attenuation needed and the position of the openings to the roof the plant is kept away from the parapet edges as far as possible which also allows for safe access around the perimeter of the building using the fall prevention system.

1.6 Arrangement

The importance of the roofscape is recognised. The the plant has been redesigned so that the combined tumble dryer fan and ventilation shaft fan have been relocated within the building. These measures in turn reduce the amount of inspection and maintenance work required at roof level.

The enclosures are roofed to improve views from above.

The rationale of the arrangement is to position the plant so that it relates to the primary geometry of the building; the two grids. The arrangement of the concrete paviors set amongst the Scottish beach pebble ballast is also aligned to the building geometry.

1.7 Cladding, Detail, Colours

The same overall amount of enclosure is proposed as the approved scheme but due to the lengths of the attenuation, the plant cannot be further compacted to fit inside the enclosure. Extending the enclosures further would increase their bulk so that they become more visible from street level and more dominant at upper level views. With this in mind the design approach for the approved scheme for a compact primary enclosure where the height is required and secondary, lower installation elsewhere is maintained albeit extended.

Base fixings will be concealed by ballast and the duct and plant cladding will be factory painted to match the primary louvred enclosure.

2.0 Description

2.1 CPH Plant on CPW Roof

2.2 CPW Smoke Extract

2.3 CPW Air-handling

2.4 CPW Roof Top Enclosure (Not visible in elevations)

Figure 1
Approved CPW roof plan zoomed in from Drawing: 552-19413-CPA PL2 (Not to Scale)
Proposed MMA CPW roof plan zoomed in from Drawing: 552-19413-CPA PL3 (Not to Scale)