

65 - 67 Maygrove Road, London NW6 2EH

Proposed Generator - Design and Access Statement (December 2017)

Introduction & Summary

1. This Design and Access Statement accompanies a planning application for the erection of a proposed life-saving generator and associated enclosure at the above site.
2. The site has been redeveloped for residential use in accordance with planning permission reference 2012/5934/P granted on 21st February 2013 for the following development:

“Redevelopment of the site to provide 91 residential units (12 affordable and 79 market tenure, Class C3) in a building comprising basement, ground and four upper storeys, with basement parking (access via Maygrove Road) and associated hard & soft landscaping (following the demolition of office and residential buildings at 65 and 67 Maygrove Road).”

3. The site is bound by Brassey Road to the north, Maygrove Road to the south, residential development to the west, and Maygrove Peace Park to the east.
4. The proposed Description of Development is as follows:

“Erection of proposed generator and associated acoustic enclosure on existing area of hard standing.”

5. The need for the proposed development has arisen due to the requirement to remove an existing life-saving generator from elsewhere within the site. The existing generator was erected without the benefit of planning permission and must therefore be removed.

Amenity Impacts

6. In comparison to the existing generator location, the proposed generator is more sensitively located in an area of the site which is remote from the habitable residential accommodation. The proposed generator will be located adjacent to an existing refuse lift but will not interfere with its operation or the collection of refuse.
7. In addition, it is proposed that the new generator will be acoustically screened to minimise any associated noise impacts. It is important to note that the generator will only generate noise during maintenance periods. A noise impact assessment has been undertaken and indicates that the proposed generator exceeds the requirements of the Local Authority at the nearest noise sensitive residential window. It therefore recommended enclosing the plant in an acoustic enclosure capable of providing no less than 14 dBA reduction. With the proposed

mitigation measures (i.e. proposed acoustic enclosure), the generator will achieve the requirements of the Local Authority.

8. An air quality assessment has also been undertaken to assess the impact of the relocated life safety generator on local air quality. Following a review of the location of the generator, operating profile, location of sensitive receptors and local meteorological conditions, the assessment concludes that the impact of the generator is considered to have a negligible impact on local air quality.

Access

9. Access to the proposed generator will be from the existing refuse collection area. The main reason for access being required will be for maintenance purposes. A maintenance sheet is attached for information. This shows that various maintenance of the generator will take place weekly, monthly, bi-annually and annually. This is to ensure that the generator continues in good working order.

Use

10. The generator is required as part of AD Part B and will be used to provide power for Life Safety Equipment in the event of an emergency. It will power equipment like smoke vents, emergency lighting, emergency exhausts fans etc.
11. The generator specification datasheet is attached to this Design and Access Statement for reference. Model – J44K on page 13 of the Data Sheet.

Amount

12. One generator is proposed.

Layout and Scale

13. The generator will be housed in an acoustic enclosure. The key dimensions for the enclosure are as follows:

- Height – 3.1 metres
- Footprint – 3.48 metres x 2.36

In addition to the proposed generator and enclosure, a 1.8 metre high timber weatherboard to the east of the enclosure to further guarantee that the amenity / outlook of residents is not impacted.

Design and Appearance

14. As already outlined, the proposed generator will be housed within an acoustic enclosure so it will not be visible. As indicated on the planning application drawings, the enclosure will be dark grey and will have a metal louvred finish.

Landscaping

15. The proposed development will not impact upon the exist site landscaping. It will be located on an area of existing hard standing on anti-vibration mounts.

Development Plan

16. The proposed development has been designed having regard to the adopted development plan including the Camden Local Plan and Camden Planning Guidance and is considered to comply with all relevant policy requirements.