

1766 - BARCLAY HOUSE ROOF PLANT  
PLANNING, DESIGN AND ACCESS STATEMENT



DESIGN AND ACCESS

Introduction

This Planning, Design and Access Statement supports an application for retrospective planning permission for the installation of new roof plant equipment within the courtyard area of Barclay House which forms part of the GOSH campus.

Application Context: GOSH Location

GOSH runs its services from a campus in Bloomsbury, in the London Borough of Camden. The main campus is bounded to the north by Guilford Street, to the east by Guilford Place and Lamb's Conduit Street, Queens Square to the west and Great Ormond Street to the south, after which the hospital is named. Additional buildings owned by the Trust for hospital services are positioned adjacent to the main campus, two of which is Barclay House and Weston House.

Application Context: GOSH Masterplanning

A Development Control Plan (DCP) for the hospital has been in process since 1985. In 2015 a revised Masterplan was produced to update the original DCP proposals to address current clinical needs and growth expectations. The Masterplan sets out a framework to complete the redevelopment programme in two further phases over the course of 15 years up to 2030. The Masterplan was approved by LB of Camden and adopted by the Trust Board in February 2016.

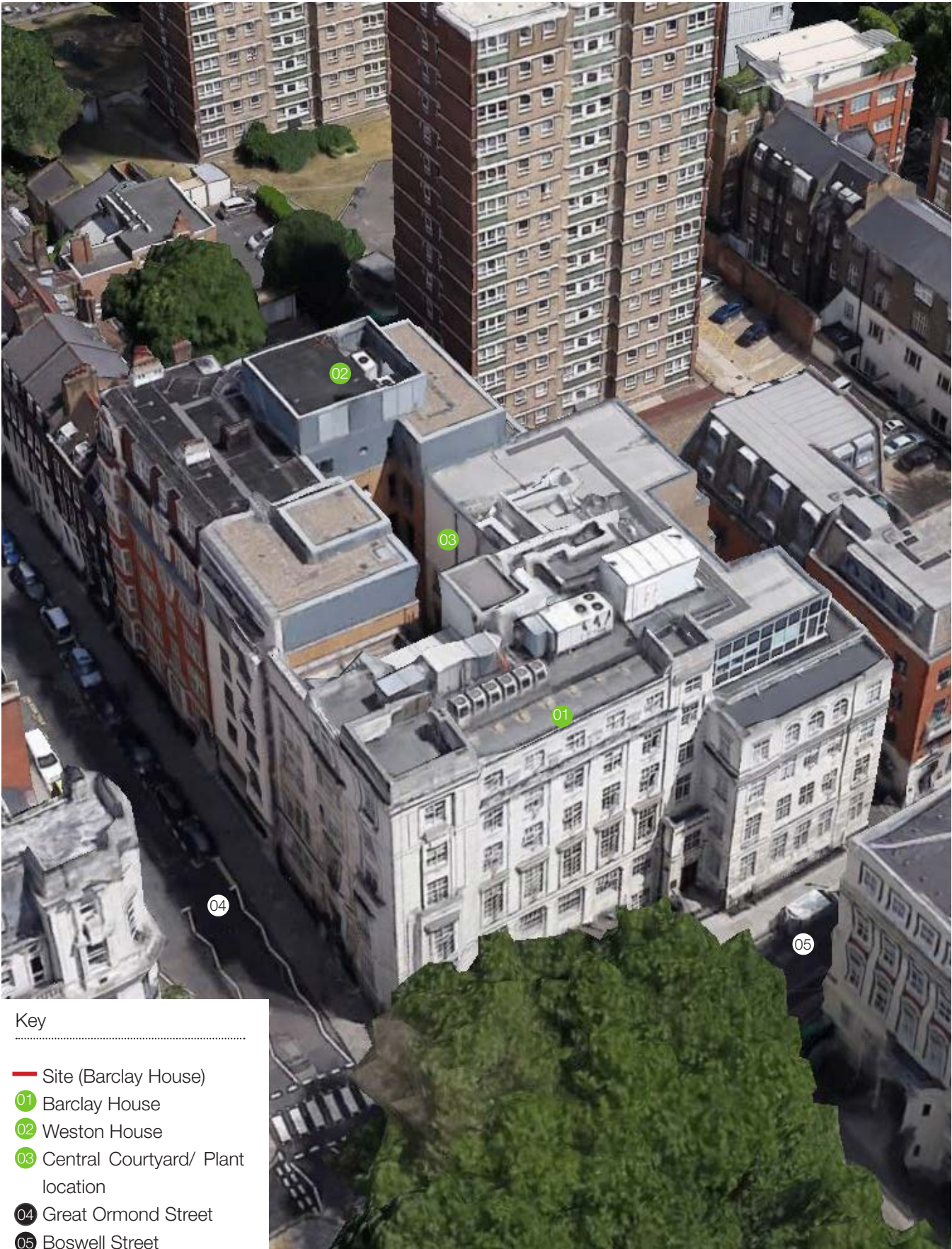
Site: Barclay House

Barclay House is located within Bloomsbury conservation area, however the building itself is not listed. The five storey building sits at the end of a terrace comprised of Victorian hospital buildings and Georgian and Victorian townhouses, ranging from three to seven storeys.

Barclay House is positioned on the south western edge of the campus, on the corner of Great Ormond Street and Queen Square. The main entrance to the building is on Great Ormond Street. A private gated secondary entrance is located on Queen Square.

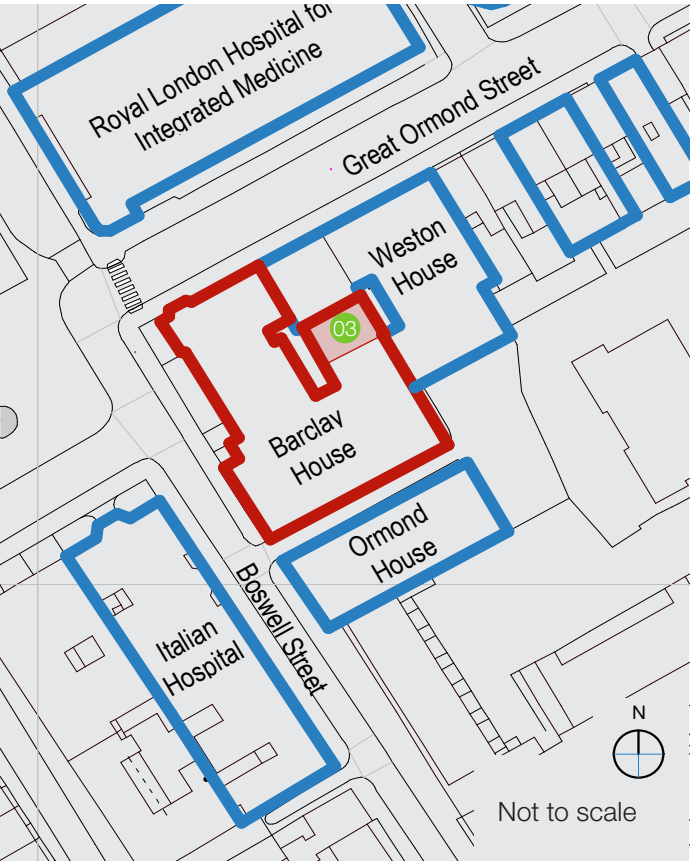
Site: Plant Installation Site

The plant instation site is a roof area at first floor level, within the courtyard and is not visible from any of the surrounding streets. The courtyard is formed by the upper floors of both Barclay House and Weston House and the plant equipment is not visible from neighbouring buildings beyond. The elevations surrounding the courtyard area are up to five stories high on the Weston House side.



Key

- Site (Barclay House)
- 01 Barclay House
- 02 Weston House
- 03 Central Courtyard/ Plant location
- 04 Great Ormond Street
- 05 Boswell Street





# DESIGN AND ACCESS

## Need for Consent

The proposals falls within the definition of development as a structural alteration for building operations under section 55 of the Town and Country Planning Act 1990. The proposals are not subject to permitted development rights afforded to hospitals, under Part 7, Class M of the General Permitted Development Order 2015, as the site is within five metres of the boundary of the premises.

It is intended that the Executive Team and main hospital boardroom are set to be relocate to Barclay House. The proposal seeks to install a new air handling unit which is needed to support ventilation requirements for the refurbished office accommodation on the Ground and First Floors of Barclay House.

## Supporting Documents

- 1766-ST-XX-XX-DR-A-1001 Location Plan
- 1766-ST-XX-XX-DR-A-2053 First Floor Plan Existing
- 1766-ST-XX-XX-DR-A-2053-R First Floor Roof Plan Existing
- 1766-ST-XX-XX-DR-A-2253 First Floor Plan Proposed
- 1766-ST-XX-XX-DR-A-2253-R First Floor Roof Plan Proposed
- 1766-ST-XX-XX-DR-A-4051 Section A-A Existing
- 1766-ST-XX-XX-DR-A-4052 Section B-B Existing
- 1766-ST-XX-XX-DR-A-4251 Section A-A Proposed
- 1766-ST-XX-XX-DR-A-4252 Section B-B Proposed
- 1766-ST-XX-XX-RP-A-7101 Design And Access Statement
- Appendix: AHU-Specification
- Appendix: Chillers-Specification
- Appendix: EC16333-9 Plant Noise Assessment



DESIGN AND ACCESS

Existing Building and Use

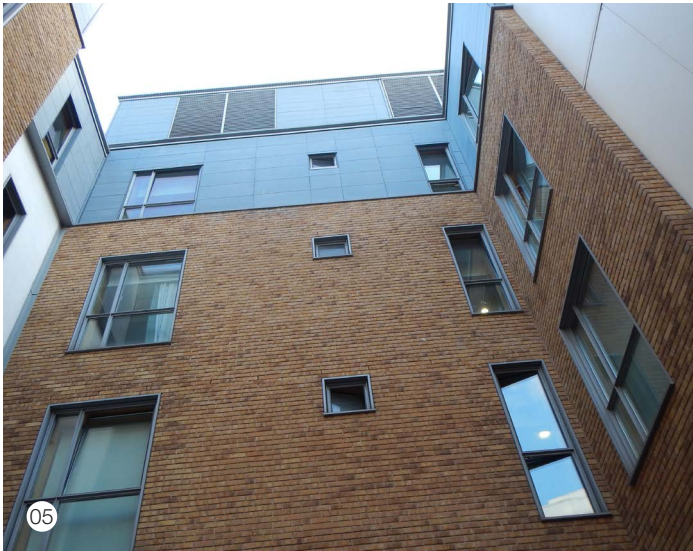
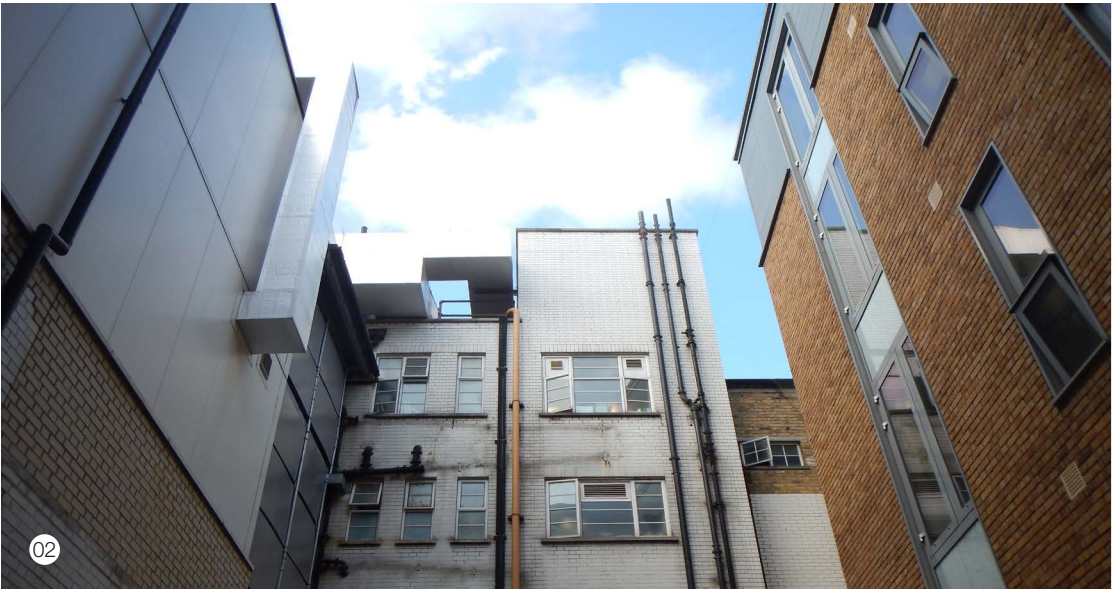
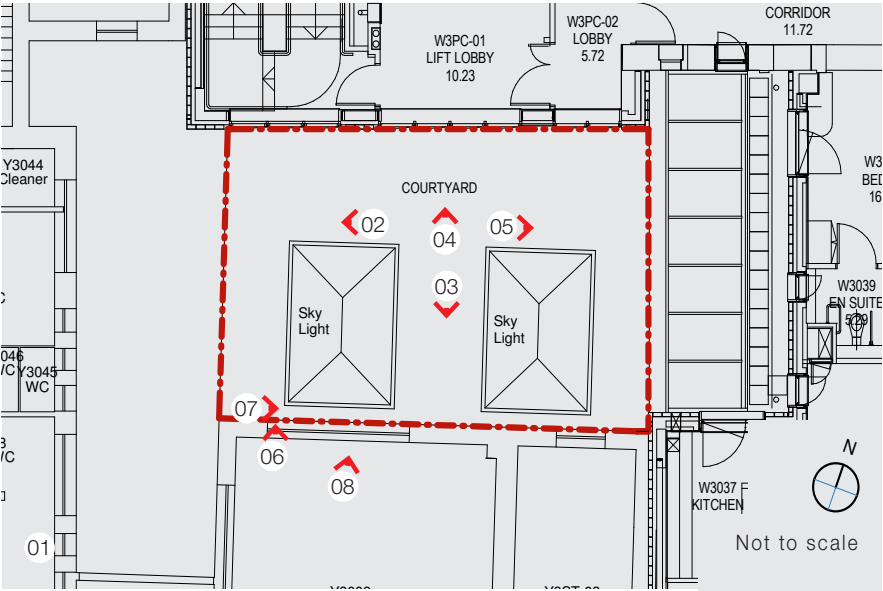
Barclay House accommodation includes office, meeting and support spaces on the lower floor levels and laboratories on the upper floor levels. Weston House includes patient and family overnight stay accommodation and offices. Both Barclay House and Weston House accommodation overlook the courtyard roof the new plant equipment is to be located on.

The new plant will service the ground and first floor accommodation of Barclay House. The existing internal accommodation at these levels is classed as Office Use and include offices, meeting rooms and support spaces including a kitchen, WCs, storage and circulation.

The existing roof area the plant is to be located on is a flat roof and includes two lantern rooflights situated over a ground floor office area. The roof area is only accessed for maintenance.

Development Need

The refurbishment of the ground and first floor levels of Barclay House require an upgraded ventilation system to meet the occupancy levels. The plant installation will support the ventilation systems.



- Key - All Preinstallation of the Roof Plant
- Site Boundary/ Area for Roof Plant
  - 01 Existing Roof Plan
  - 02 Courtyard Elevation West (Barclay & Weston House)
  - 03 Courtyard Elevation South (Barclay House)
  - 04 Courtyard Elevation East (Weston House)
  - 05 Courtyard Elevation North (Weston House)
  - 06 Lantern Rooflight 1 (Currently Removed)
  - 07 Lantern Rooflight 1 & 2 (Currently Removed)
  - 08 View to Roof from First Floor Window (Barclay House)



DESIGN AND ACCESS

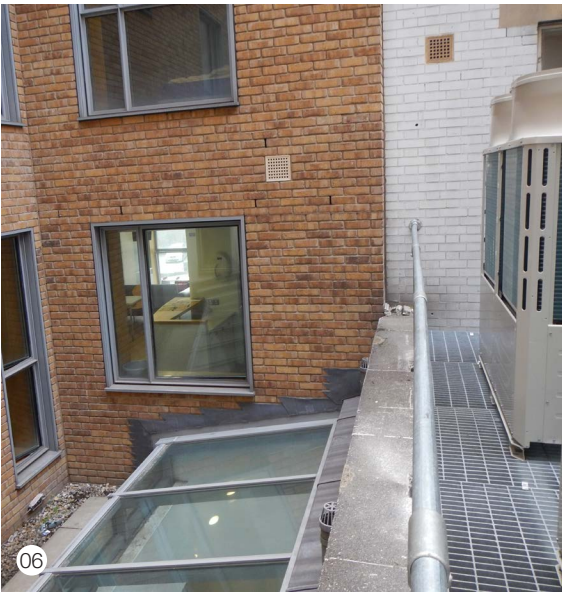
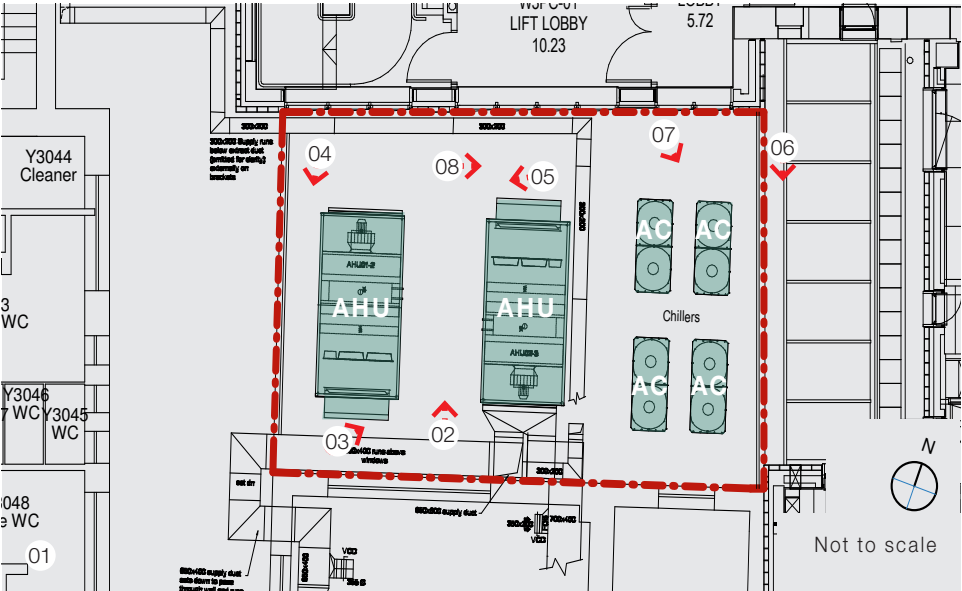
Proposal

The uses within Barclay House and Weston House will remain unchanged. The new plant equipment servicing the refurbished office accommodation is located on a raised deck over an existing roof includes 2 no. Air Handling Units, 4 no. Outdoor AC Units and associated duct work. The new installation does not include any new combustion plant/ energy production from the units.

Proposed Design

The roof plant has been designed by the consulting Mechanical and Electrical Engineers and sized to correspond with the proposed occupancy levels/ floor areas of the Ground and First Floor accommodation they will serve.

The two existing lantern rooflights have been removed to enable the installation of the plant and the rooflight openings infilled and waterproofed with a roof finish to match the existing. A structural steel deck has been designed to take the weight of the new plant and this sits above the existing roof.



- Key - All Post Installation of the Roof Plant
- Site Boundary
  - 01 Proposed Roof Plan with Plant Equipment
  - 02 AHUs
  - 03 AHUs and Ductwork
  - 04 AHUs and Ductwork (Barclay House Side)
  - 05 AHUs and Ductwork
  - 06 Edge of AC Outdoor Units & Edge Protection Railing
  - 07 AC Outdoor Units - 'Chillers'
  - 08 Ductwork from AHU (Weston House Side)



# DESIGN AND ACCESS

## Amount, Scale and Siting

The site roof area is 70.9sqm. Image 01 shows the arrangement of the units. Each AHU's has a foot print of 6.75sqm and each AC Outdoor Unit has a footprint of 1.45sqm giving a total plant footprint of 19.3 sqm. Each AHU measure 3.43m(w) x 2.10m(h) x 1.75m(d) and each AC Outdoor Unit measures 1.75m (w) x 1.86m(h) x 0.74(d).

The roof plant is arranged to provide sufficient area to all sides for maintenance access and air flow while providing the most efficient duct route layout. The units are visible from a number of Weston House and Barclay House windows which overlooking the courtyard.

## Appearance, Character and Materials

The roof plant sits on a galvanised steel metal deck/grillage over the new galvanised steel beams. The finish of the units is the manufacturer's standard polyester powder coated finish. The galvanised steel ductwork running from the AHUs is coated in exterior grade waterproof insulation with a black finish.

## Access and Landscape

No landscaping works have been carried out and the roof plant will only be accessed by maintenance staff.

## Works to Date

The works carried out to date include the installation of the plant equipment and the internal refurbishment of the First Floor. The internal refurbishment works to the Ground Floor are substantially complete with full completion anticipated in May 2019.

# PLANNING HISTORY

## Great Ormond Street Masterplan

The Trust is currently in the process of updating the Hospital's existing facilities and deliver an improved model of care into the 21st Century. Redevelopment of the wider campus is now substantially underway, with a number of buildings and associated public realm already completed, occupied or under construction. This includes: the Morgan Stanley Clinical Building, 2012; the Premier Inn Clinical Building, 2017; and the Zayed Centre for Rare Disease in Children, to be completed summer 2019.

There is no previous planning history for Barclay House available on Camden's Planning Register.

PLANNING POLICY

Planning Policy Framework

- NPPF, 2018
- Draft London Plan, 2018
- Camden Local Plan, 2017

Planning Policy Designations

- Conservation Area - Bloomsbury
- Designated Views: background assessment area

Visual Impact

Draft London Plan, 2018  
Policy HC3 Strategic and Local Views

Policy HC3 designates strategic views, vistas and landmarks which must be protected. These views can be subject to wider assessment.

The Camden Local Plan, 2017  
Policy D1 Design

The policy reinforces London Plan policy, requiring development to preserve both strategic and local views.

Noise and Vibration

London Plan, 2018:  
Policy D12: Agent of Change

The policy requires boroughs to refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.

Policy D13: Noise

Policy D13 seeks to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- a. Avoiding significant adverse noise impacts on health and quality of life
- b. Reflecting the Agent of Change principle to ensure measures do not add unduly to the costs and administrative burdens on existing noise-generating uses.

Camden Local Plan, 2017  
Policy A4: Noise and Vibration

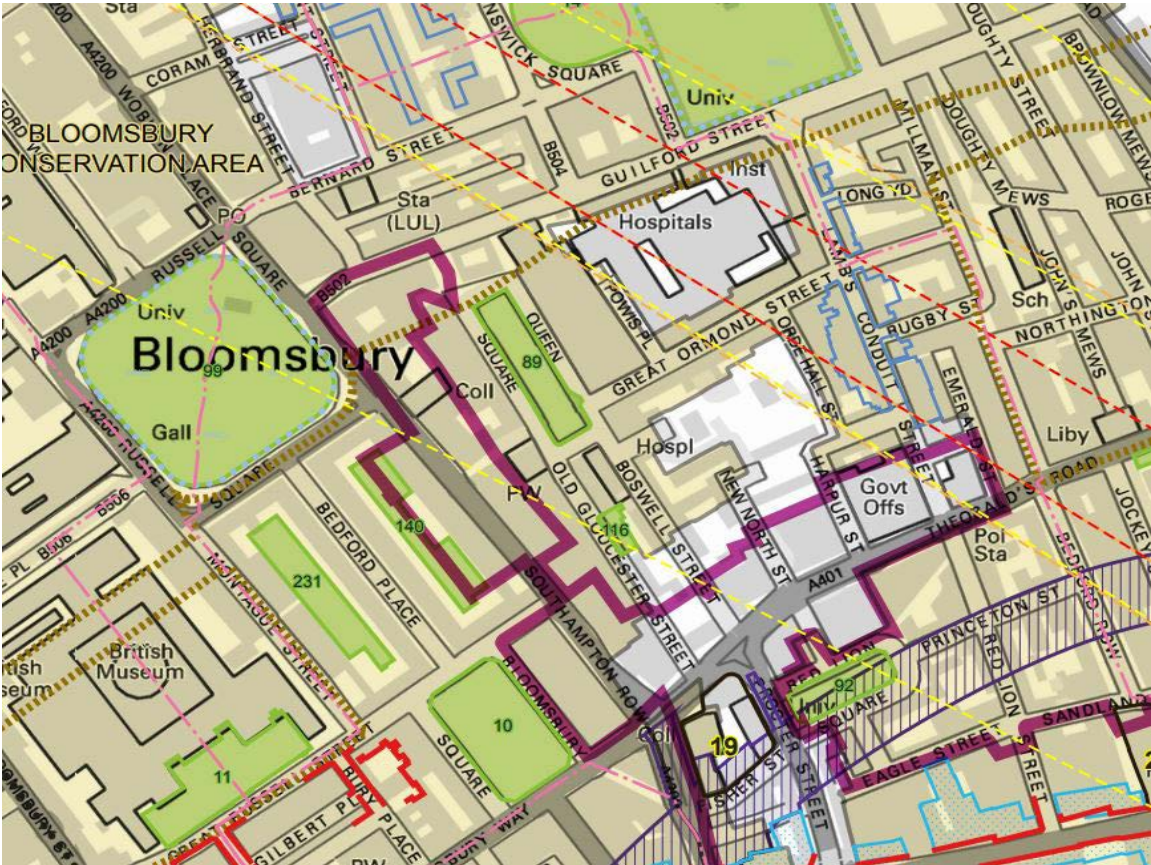
The policy seeks to ensure that noise and vibration is controlled and managed. Development should have regard to Camden’s Noise and Vibration Thresholds outlined in Table A below. Development likely to generate unacceptable noise and vibration impacts will not be granted permission. Permission will only be granted for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

Appendix 3

Vibration

Table A: Vibration levels from uses such as railways, roads, leisure and entertainment premises and/or plant or machinery at which planning permission will not normally be granted

| Vibration description and location of measurement                    | Period                 | Time        | Vibration Levels (Vibration Dose Values) |
|--|------------------------|-------------|--|
| Vibration inside critical areas such as a hospital operating theatre | Day, evening and night | 00:00-24:00 | 0.1 VDV ms-1.75                          |
| Vibration inside dwellings   | Day and evening        | 07:00-23:00 | 0.2 to 0.4 VDV ms-1.75                   |
| Vibration inside dwellings   | Night                  | 23:00-07:00 | 0.13 VDV ms-1.75                         |
| Vibration inside offices   | Day, evening and night | 00:00-24:00 | 0.4 VDV ms-1.75                          |
| Vibration inside workshops   | Day, evening and night | 00:00-24:00 | 0.8 VDV ms-1.75                          |



General

- Growth Area
- Central London Area
- Site Allocations proposal site (see below for names)
- Fitzovia Area Action Plan
- Euston Area Plan
- Regent’s Park Estate renewal and infill
- Euston station and tracks special policy area
- Areas with a made Neighbourhood Plan (refer to the Neighbourhood Plan at [www.camdem.gov.uk/neighbourhoodplanning](http://www.camdem.gov.uk/neighbourhoodplanning))

Built environment

- Conservation area
- Ancient Monument
- Archeological Priority Area
- Designated views:
  - Viewing Corridor
  - Lateral Assessment Area
  - Background Assessment Area



# CONCLUSIONS

## Plant Location

The location of the plant is considered an appropriate setting for the following reasons:

- It is within a protected courtyard
- Located away from public view
- The area is not accessible to visitors and staff
- The roof area used has sufficient space for an efficient and safe arrangement of plant equipment
- Sufficient structural measures to support the plant were able to be accommodated

The arrangement of the roof plant on a metal deck with edge protection railings on either side of the roof and sufficient access area ensure the installation can be safely maintained.

The plant location will not be visible from street level or from any long views to the building, due to its positioning on the first floor roof, within the centre of the Barclay House building. This location further insures that the plant will not be visible within any external sight lines and are considered to be the most discreet solution, whilst working within the confines of the building’s location.

## Noise Impact Assessment

The Noise Impact Assessment identifies that the noise generated by the installed units complies with the requirements set out in the Local Plan.

What is more, with the inclusion of a series of mitigation measures (such as acoustic discharge shrouds and operational first stage setback limiting the peak noise output), the proposal meets the requirements of London Plan policy D12 and D13.