

JANUARY 2020

PL7

FULL PLANNING
DOCUMENT

44A GLOUCESTER
AVENUE LONDON
NW1 8JD

21
st

ARCHITECTURE LTD



CHALK FARM
UNDERGROUND
STATION

44 GLOUCESTER AVENUE





ARCHITECT

21ST ARCHITECTURE LTD.
314 GOSWELL ROAD,
LONDON,
EC1V 7AF



PLANNING AND HERITAGE CONSULTANT

MONTAGU EVANS
5 BOLTON STREET,
LONDON,
W1J 8BA



ACOUSTIC CONSULTANT

HANN TUCKER &
ASSOCIATES
DUKE ST.,
WOKING,
GU21 5BA



PROJECT MANAGER

PROJECT & BUILDING
CONSULTANCY
6-7 NEW BRIDGE STREET
LONDON
EC4V 6AB



STRUCTURAL ENGINEER

ELLIOTWOOD
241 THE BROADWAY,
LONDON,
SW19 1SD



BUILDING SERVICES CONSULTING ENGINEERS

EDELMAN HOUSE,
1238 HIGH ROAD,
LONDON,
N20 0LH



CAMDEN TOWN
UNDERGROUND
STATION

CONTENTS

1.0	Introduction
1.1	Architectural Drawings
1.2	Executive Summary
1.3	Content of Submission
1.4	Justification of Planning Application
1.5	Aerial Photographs
2.0	Site and Context
2.1	Existing Street View Images
3.0	Proposal
3.1	Proposed Ground Floor Plans
3.2	Proposed Elevation & Section
3.3	Plant Enclosure Manufacturer Details
3.4	Acoustic Louvre System
3.5	Plant Commentary

1.0 INTRODUCTION

1.1 ARCHITECTURAL DRAWINGS

The references of the architectural drawings, which are accompanying this planning application, are as follows:

173_PL7_S_00 Rev *
173_PL1_GA_10_Rev*
173_PL07_GA_00_Rev*
173_PL7_GA/GS/GE_01_Rev*

1.2 EXECUTIVE SUMMARY

- 1.2.1 Planning Permission has been granted, via the application 2016/7089/P, for the following works at 44A Gloucester Avenue, London, NW1 8JD
- 1.2.2 *"The partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement."*
- 1.2.3 Further to the approval of this planning permission, non-material amendment application has been submitted which indicates changes to the approved scheme of the planning application 2016/7089/P.
- 1.2.4 Additional information has been submitted for the Planning Permission application 2016/7089/P containing discharge of the condition 4 (material) changes relating to details of railings, windows and doors, façade and facing materials under the reference number 2018/2986/P. The conditions have been discharged and approval of details granted on 07/05/2019.
- 1.2.5 21st Architecture Ltd have now been appointed by Victoria Square Property Company Limited ("The Applicant") to prepare the required information to justify a new plant room at the rear of no. 44A Gloucester Avenue.
- 1.2.6 A Full Planning History, relating to this site, will be provided within the Planning Statement, completed by Montagu Evans.

1.3 CONTENT OF SUBMISSION

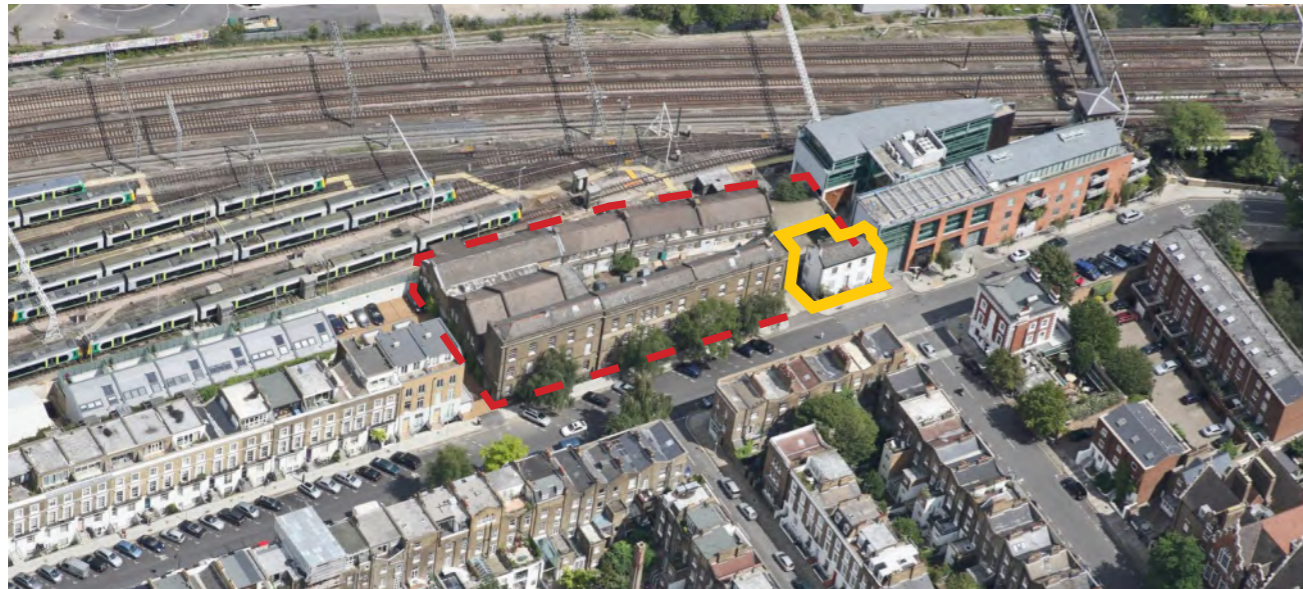
- 1.3.1 This planning application seeks full planning permission for the installation of plant and a plant room enclosure within the garden of the house consented via Planning Permission ref: 2016/7089/P
- 1.3.2 Following the approval of planning permission in June 2017, further technical work, including M&E input, identified the need for the installation of plant, together with an acoustic enclosure to serve the house

1.4 JUSTIFICATION OF PLANNING APPLICATION

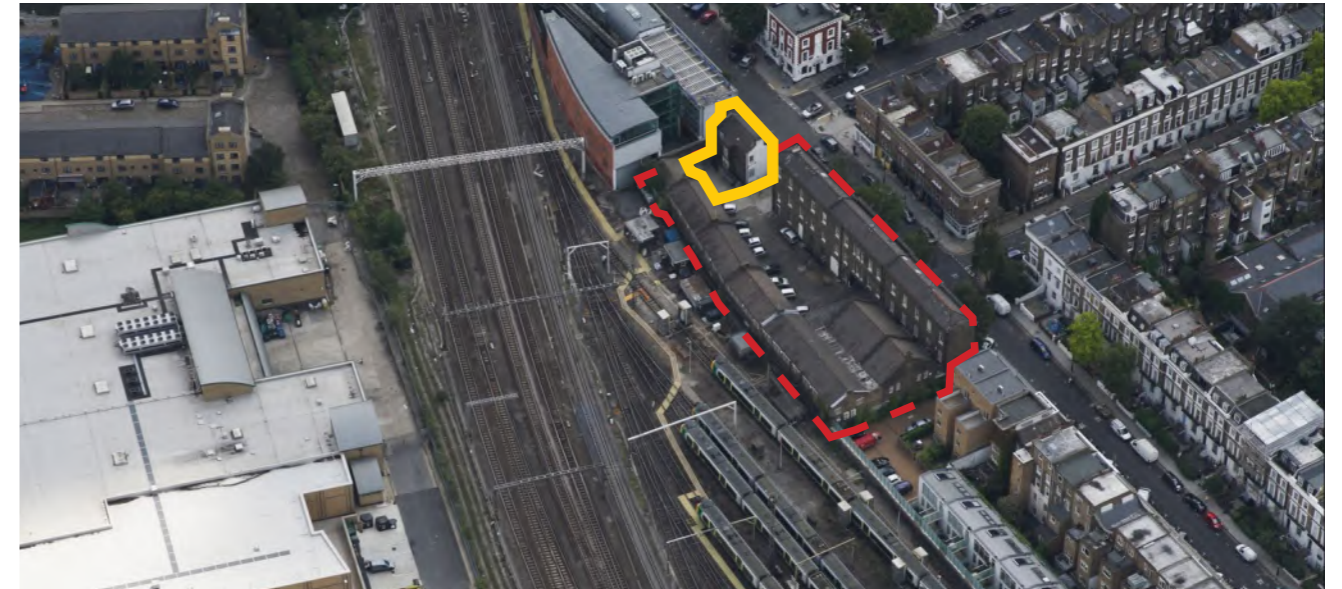
- 1.4.1 Since achieving planning consent in June 2017, the applicant has appointed a full technical design team to deliver the proposed scheme. Following input and specification from our M&E Consultant, the enclosed external plant is to consist of two external condenser units for the no. 44A House use.
- 1.4.2 Following M&E input, it was determined that mechanical ventilation would be required to provide appropriate ventilation to the enlarged basement area. It is for this reason that the proposed comfort cooling has been introduced. Comfort cooling utilising the ceiling / floor mounted fan coil units is also proposed within the ground and upper levels of the house in order to provide a consistent ventilation strategy throughout the whole of the house. This makes use of the plant that is already required to effectively ventilate the basement, whilst also being commercially desirable for the type of residential dwelling in question.-
- 1.4.3 The two external condenser units will be enclosed with the acoustic louvres. The louvres have been designed as per acoustic specialist's requirements. A Noise assessment has been prepared by Hann Tucker Associates

1.0 INTRODUCTION

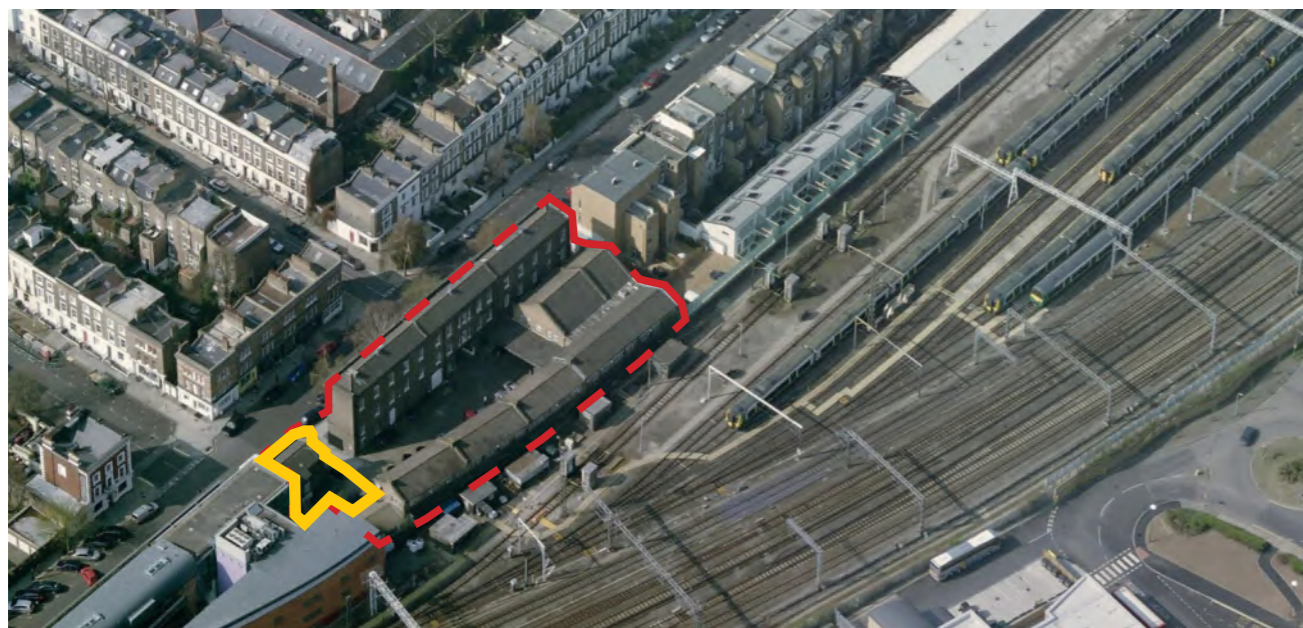
1.5 AERIAL PHOTOGRAPHS



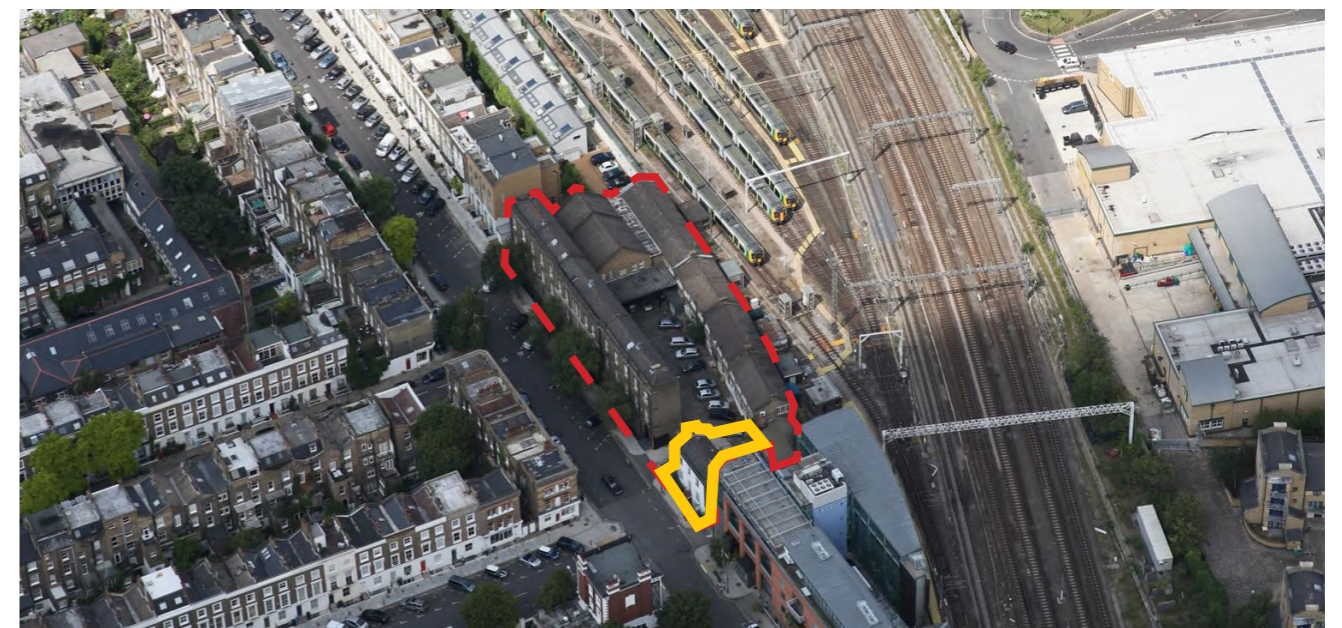
EAST FACING AERIAL VIEW



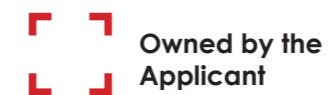
SOUTH FACING AERIAL VIEW



WEST FACING AERIAL VIEW



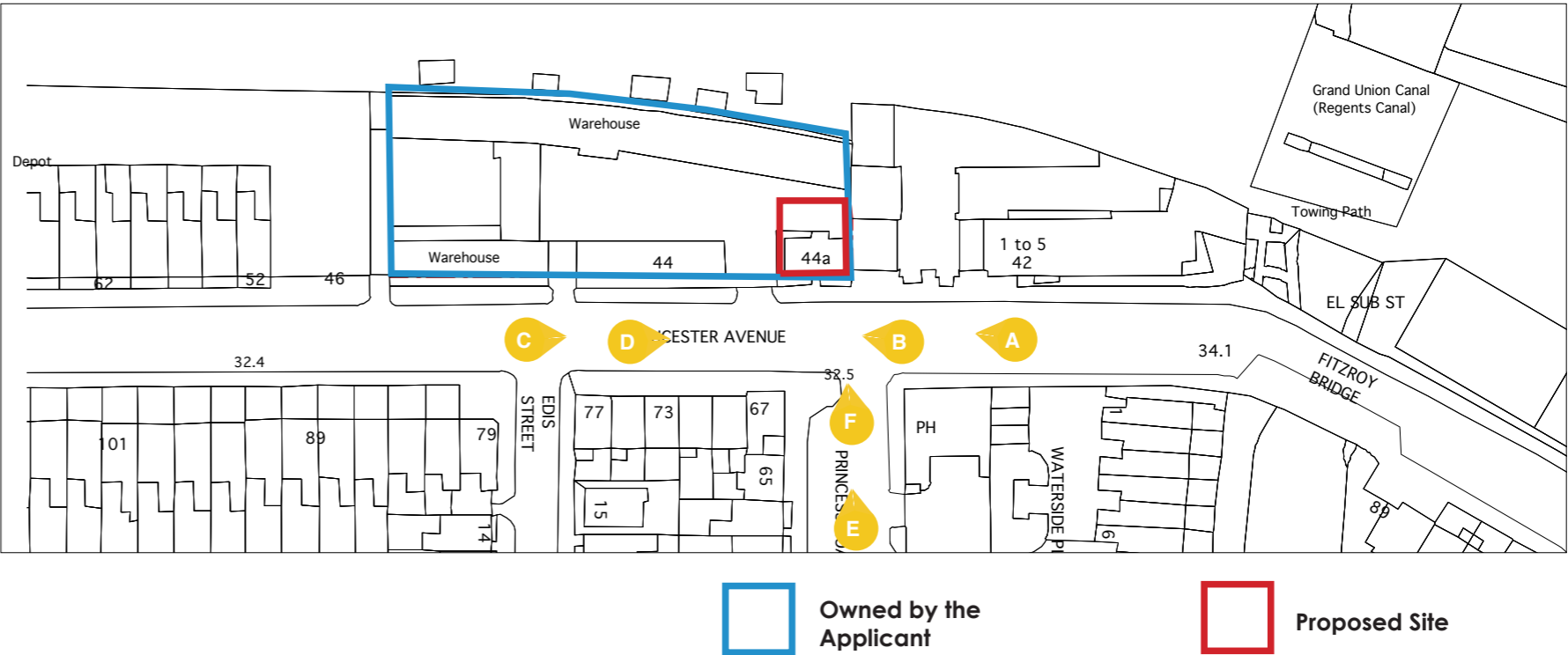
NORTH FACING AERIAL VIEW

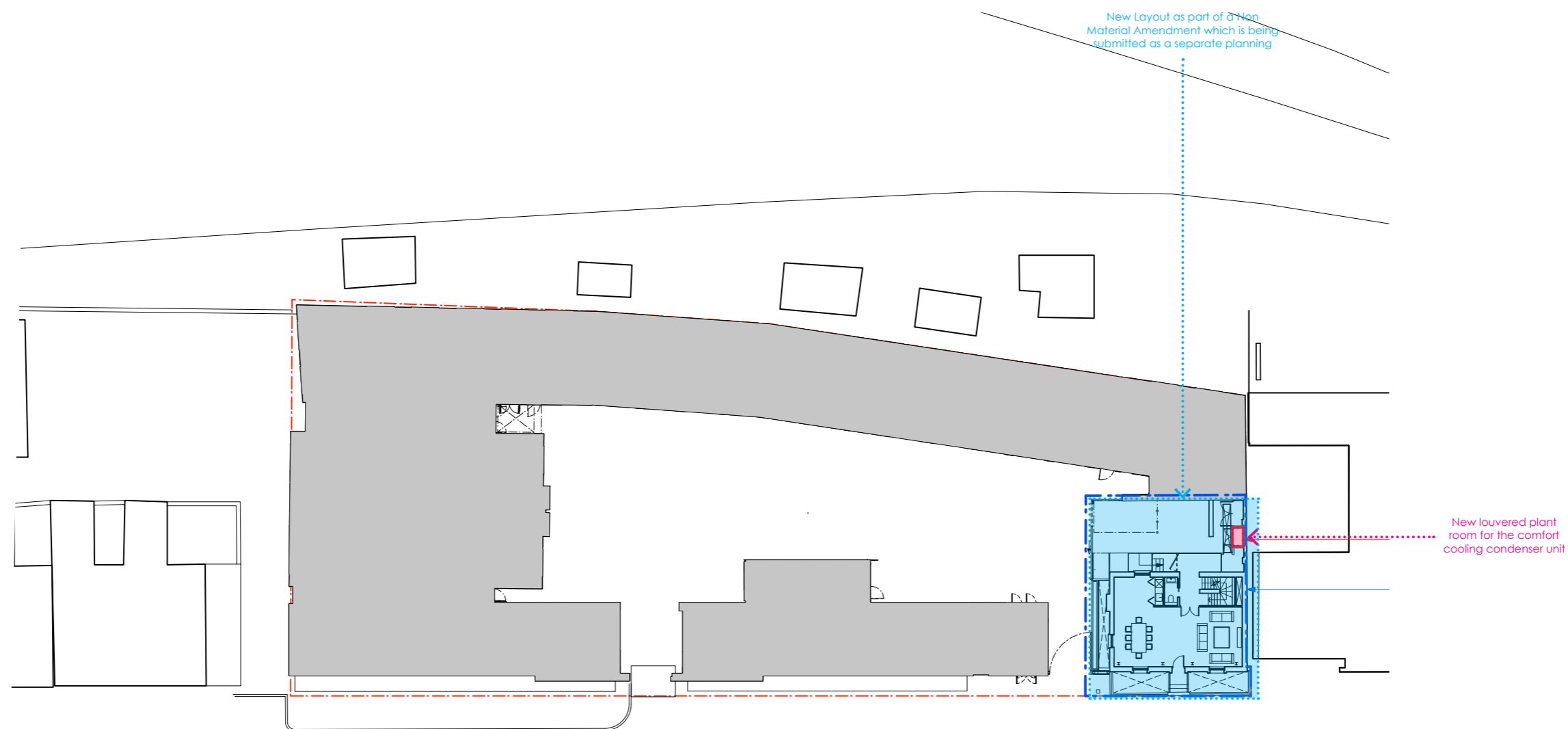




2.0 SITE AND CONTEXT


2.1 EXISTING STREET VIEW IMAGES



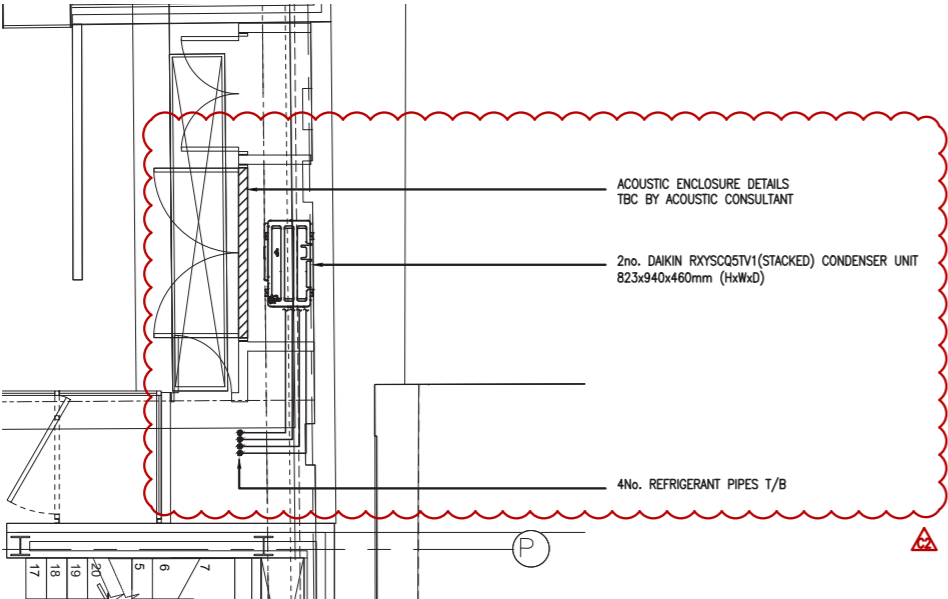


173_PL7_GA_10
PROPOSED BLOCK PLAN

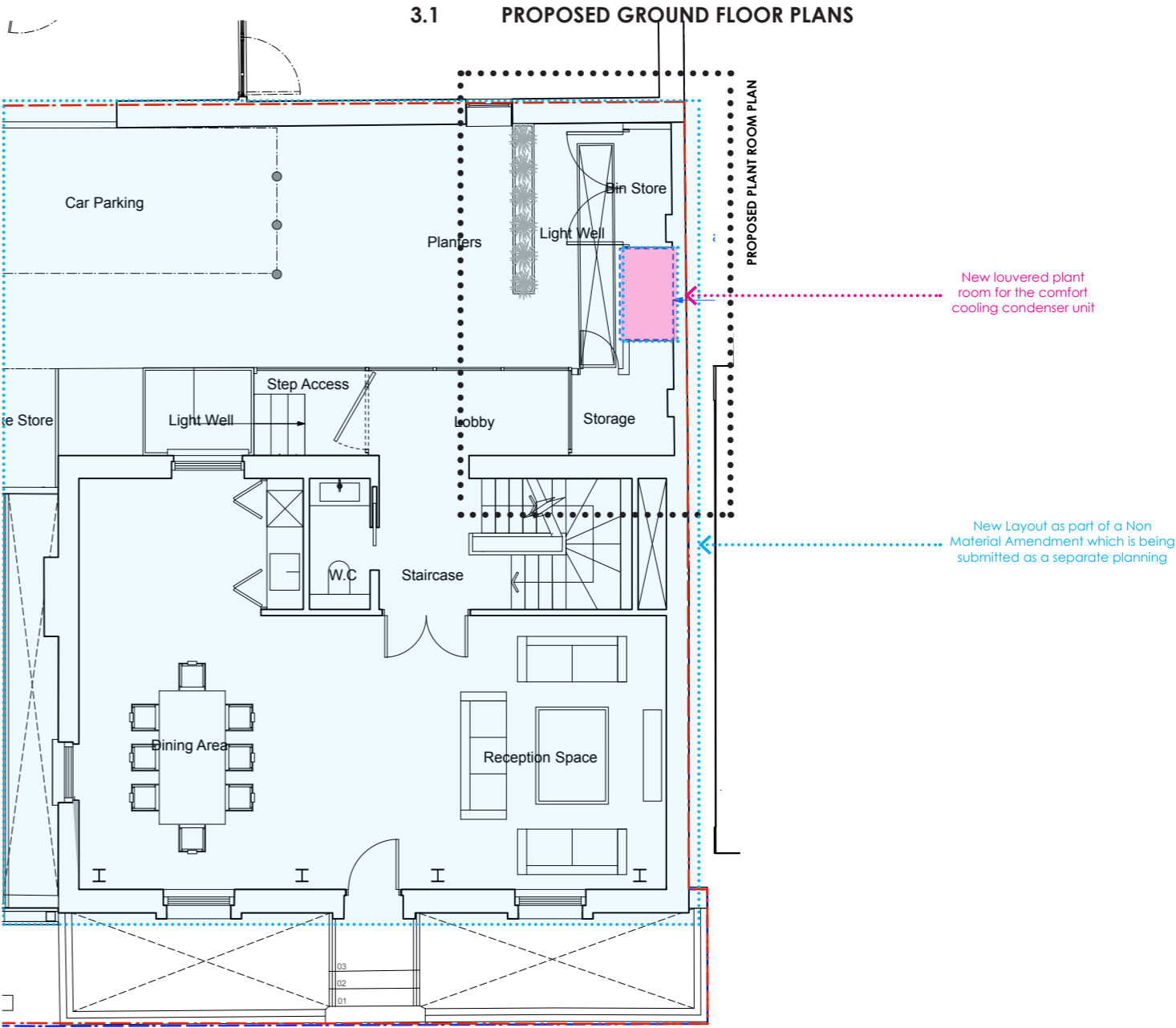
 Part of a Separate NMA Planning Application PP-08264895

 Part of this Planning Application

3.0 PROPOSAL



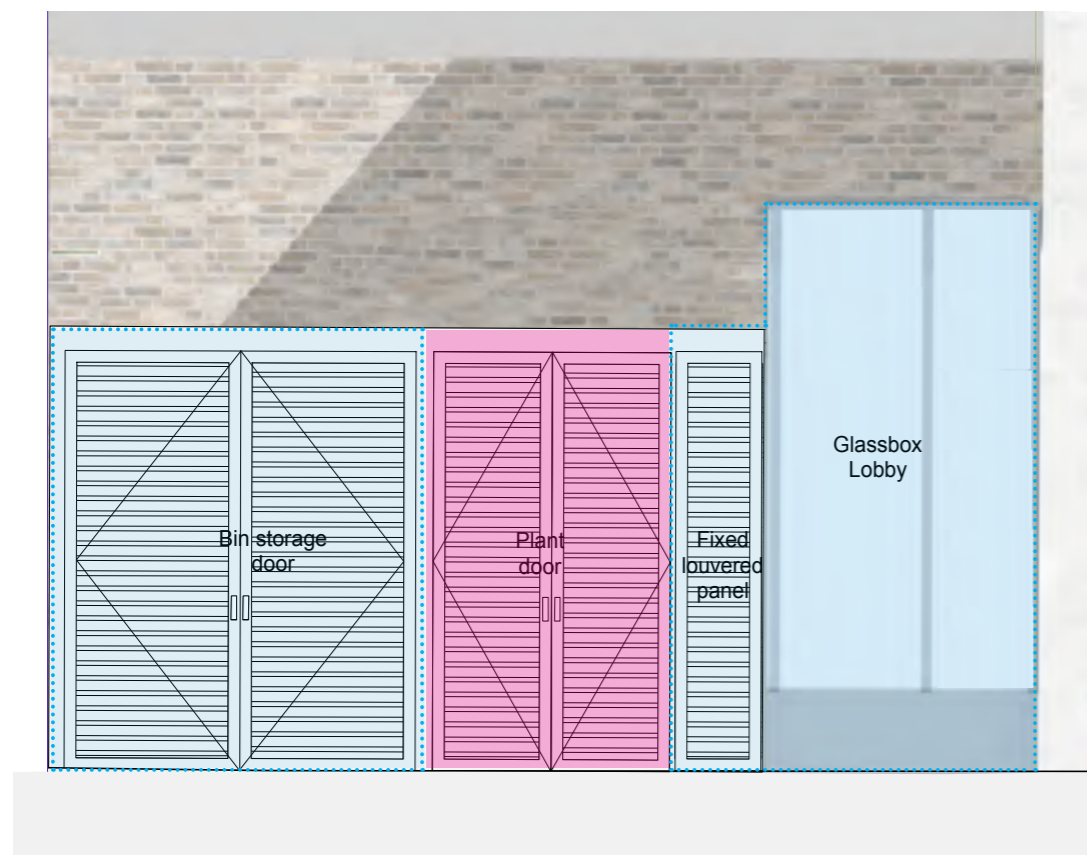
PROPOSED M&E DRAWING SHOWING CONDENSER UNITS



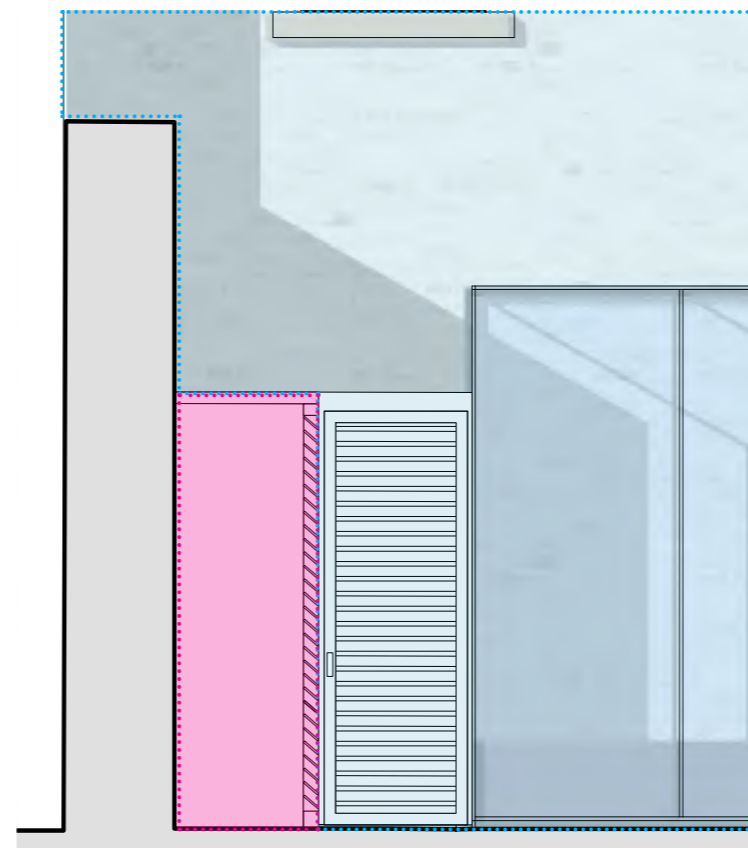
173_PL7_GA_00
PROPOSED GROUND FLOOR PLAN

Part of a Separate NMA Planning Application PP-08264895

Part of this Planning Application

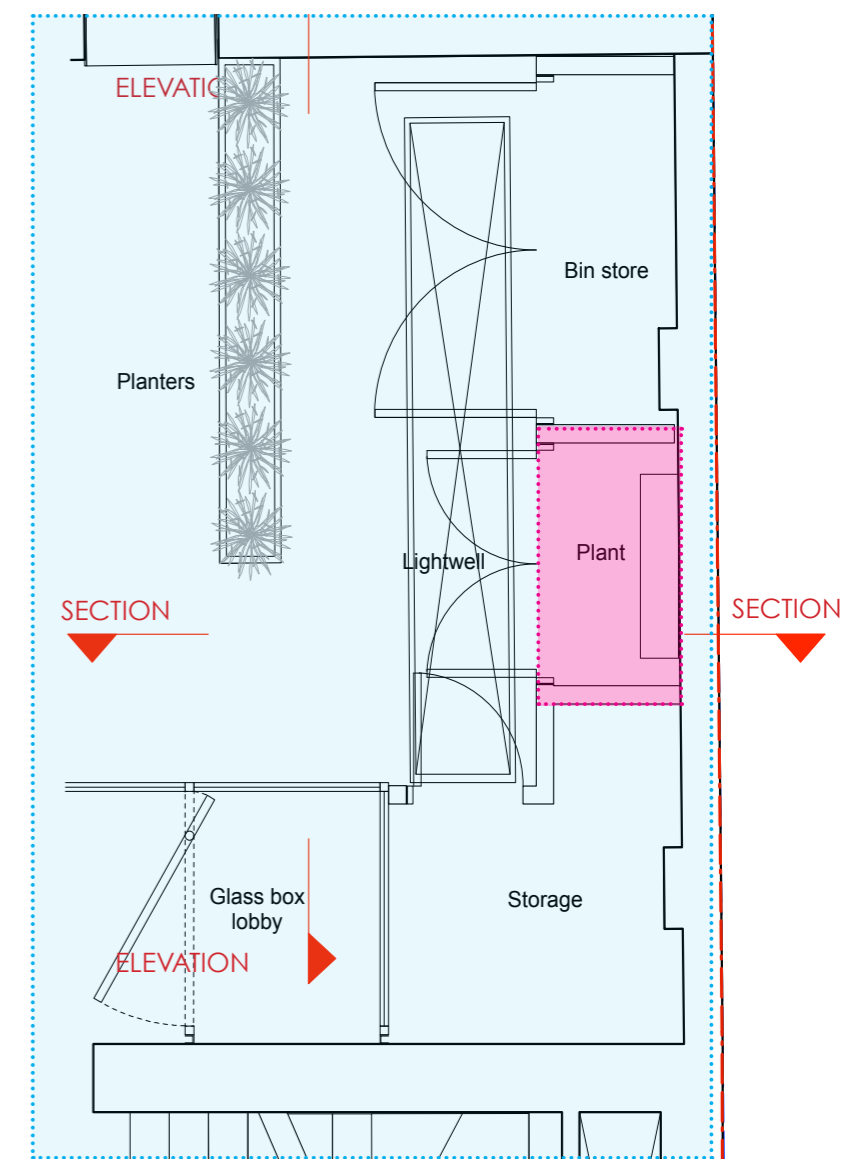


PROPOSED ELEVATION



PROPOSED SECTION


3.2 PROPOSED ELEVATION & SECTION



KEY PLAN

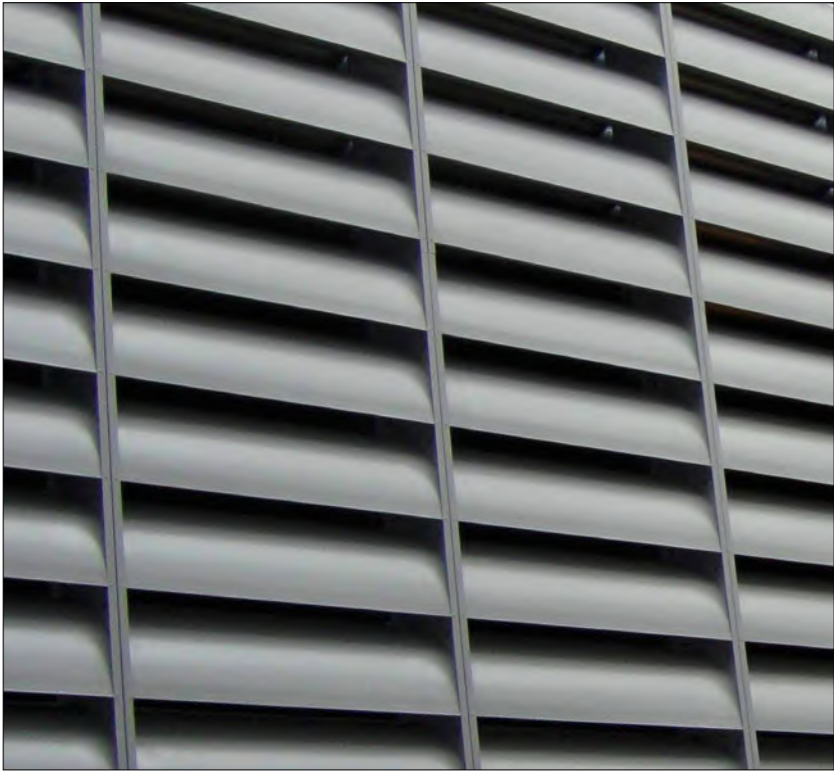
173_PL7_GA/GS/GE_01
PROPOSED PLAN SECTION ELEVATION

 Part of a Separate NMA Planning Application PP-08264895

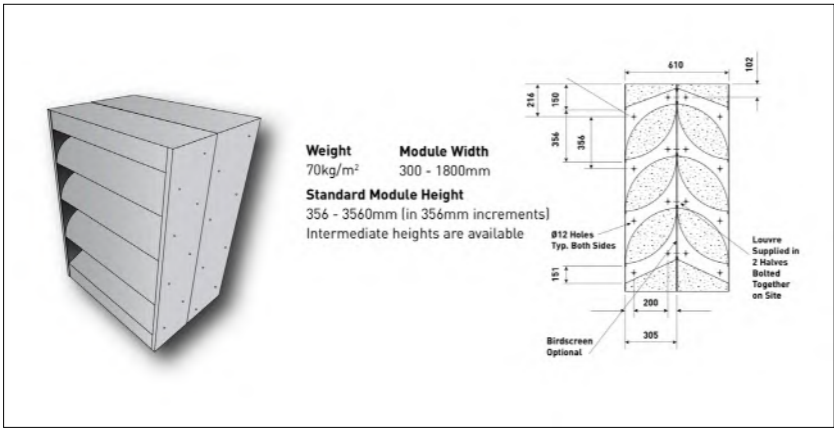
 Part of this Planning Application

3.0 PROPOSAL

3.3 PLANT ENCLOSURE MANUFACTURER DETAILS

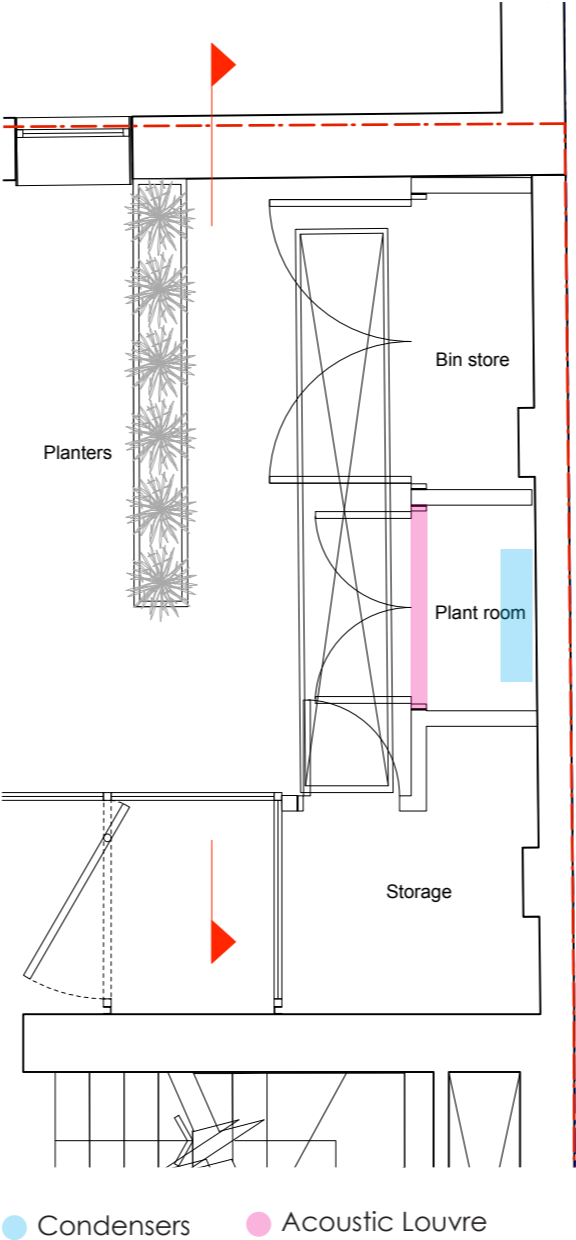


LOUVRES



MANUFACTURER 3D & SECTION OF ACOUSTIC LOUVRE

3.4 ACOUSTIC LOUVRE SYSTEM



PROPOSED PLANT ROOM PLAN

3.5 PLANT COMMENTARY

The acoustic report has been submitted as a separate document alongside this planning document. The acoustic consultants, have provided acoustic performance criteria for the new plant enclosure, this can be summarised as following quote taken from the report:

"We understand that the nearest noise sensitive neighbouring window is part of 42 Gloucester Avenue and the window is part of a commercial premises. This window is at a distance of approximately 8 metres from the plant horizontally. It is proposed to install the two condensers within a louvred enclosure on a wall between 44 and 42 Gloucester Avenue. This should provide a significant barrier loss to noise being transmitted in the direction of 42 Gloucester Avenue".



21ST ARCHITECTURE LTD

314 Goswell Road
LONDON, EC1V 7AF



+44(0)20 7952 0252
www.21starchitecture.com

