



## **Design & Access Statement**

- for the property known as -

**1 Rosebury Avenue, London EC1R 4SR  
(Lower Ground & Ground Floor Office)**

- for -

**Ms Liza Johnson**

in support of the  
Planning Application

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## **Section 1**

### **Design & Access Statement**

## **1.00 Assessing the Context of the Site**

1.01 **The Property** – The works proposed relates to the retention of the previously installed comfort cooling installation, which includes 8No. external condensers on the South and East elevations at lower ground and ground floor level at 1 Rosebery Avenue. The property is located within the ‘Hatton Garden’ Conservation Area. The property is constructed over six storeys (including lower ground floor) and forms part of an attractive mansion block. The front is fair faced brickwork with decorative rendered mouldings at high level. At roof level there is a slate covered pitched roof. The rear and side elevations are finished with facing brickwork with certain areas having glazed white brick.

1.02 **Consultation** – Discussion owners of the property.

1.03 **The Work** – The retention of comfort cooling system serving the existing lower ground and ground floor offices.

## **2.00 Design Principles & Concepts Applied to the Proposal**

2.01 Use – The use is unchanged by the proposed works (offices).

2.02 Alterations to Layout – None.

2.03 Scale / Appearance – There is no variation in the scale of the property. Externally, the alterations are limited to provision of the 8No. external condensers and associated mountings and switch gear etc.

2.04 Main Entrance – There are no changes to the principal entrance.

2.05 Access for Maintenance – No change other than minor reconfiguration of the external condenser units.

## **3.00 Design and Access Standards and Guidance followed to prepare the Design & Access Statement:**

**Relevant Documentation:** In preparing the scheme we have taken into consideration the following documents:

- Building Regulations – Approved Document K
- Work at Height Regulations 2005.
- Construction (Design & Management) Regulations 2015.
- Health & Safety at Work Act 1974.

#### **4.00 Rationale**

4.01 The purpose of this application is to regularise the existing comfort cooling installation. This does not have the benefit of planning consent. In the course of preparing the supporting information it has been identified that the existing condensers do not comply with the current planning policies in relation to plant and more specifically noise generation. As a consequence, it is proposed to relocate the external condenser units and provide acoustic shrouds to mitigate the noise generated and potential impact on the adjoining residential units.

#### **5.00 Acoustic Report**

5.01 An acoustic report has been prepared by P C Environmental to accompany this application. The recommendations contained within the report have been incorporated within the proposed works.

#### **6.00 Conclusions**

6.01 The architectural and historic interest in the block and its contribution to the conservation area lie principally with its front elevation. It forms part of the planned townscape when looking along Rosebery Avenue and Rosebery Square.

6.02 The internal works have no impact on the character of the building.

6.04 The scheme submitted mitigates the visual impact on the building and its setting, whilst providing modern accommodation for the existing offices.

6.05 The proposals would thus represent the owner's intention to improve the office accommodation. It is hoped that officers can therefore support this application.

## **Appendix A**

### **Existing Drawings**



## **Appendix B**

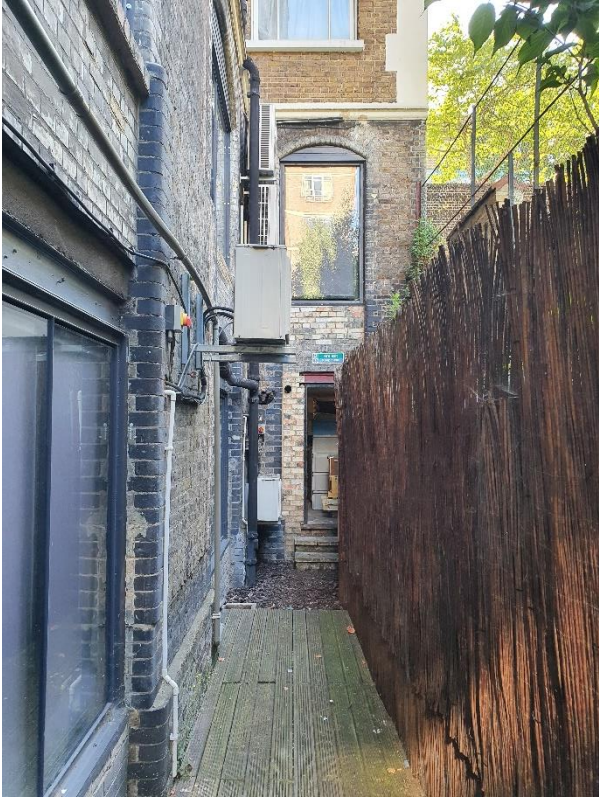
### **Proposed Drawings**



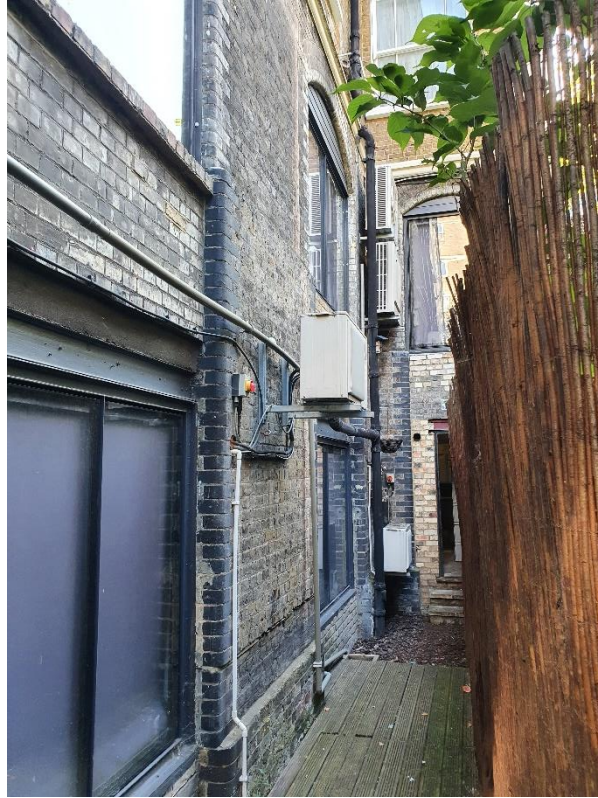


## **Appendix C**

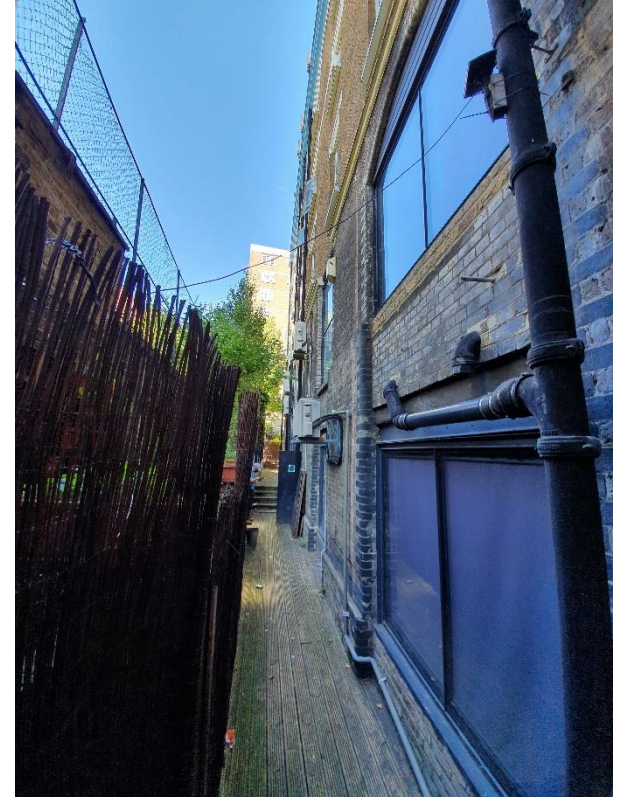
### **Photographic Schedule**



Photograph 1 – East elevation part 2



Photograph 2 – South and West elevation



Photograph 3 – South elevation

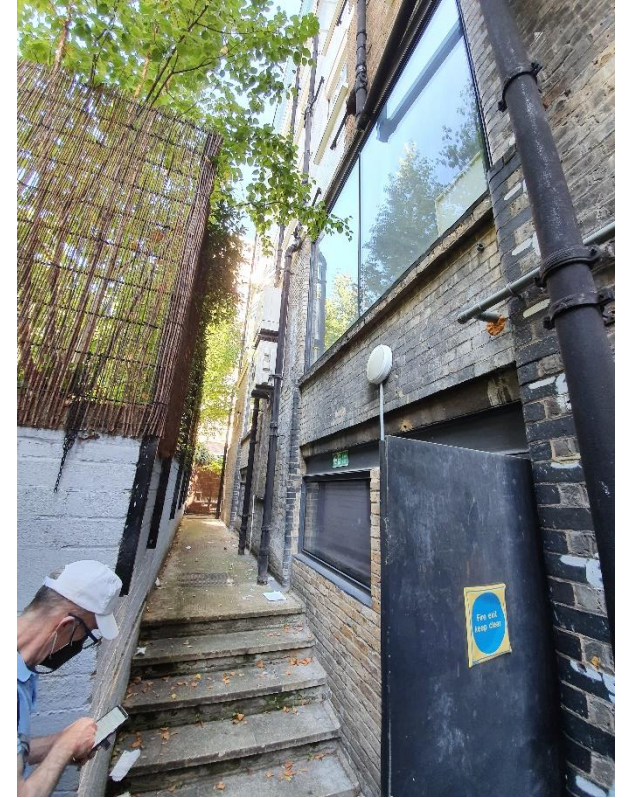




Photograph 4 – South elevation

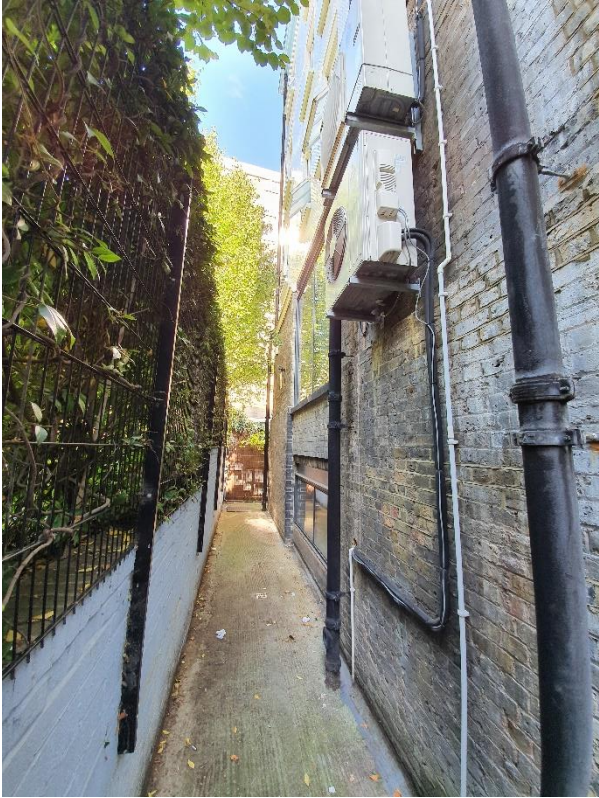


Photograph 5 – South elevation

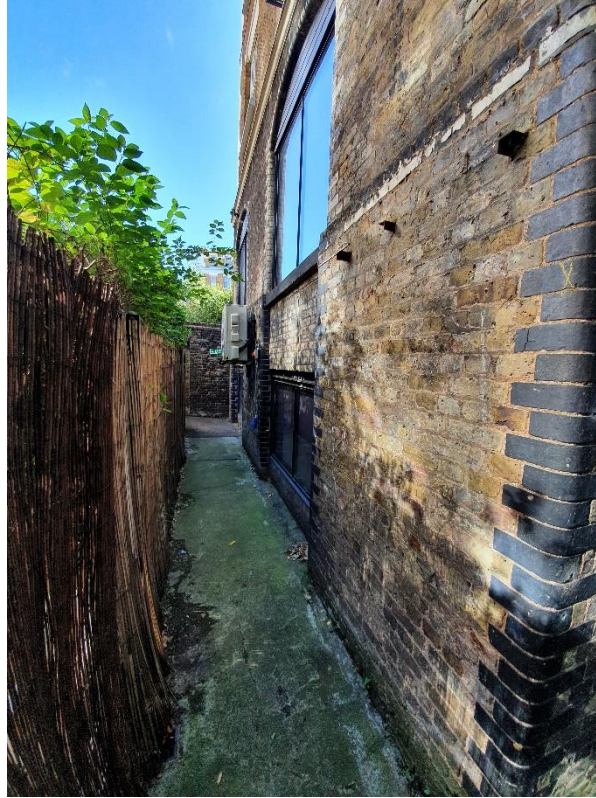


Photograph 6 – South elevation





Photograph 7 – South elevation



Photograph 8 – South elevation

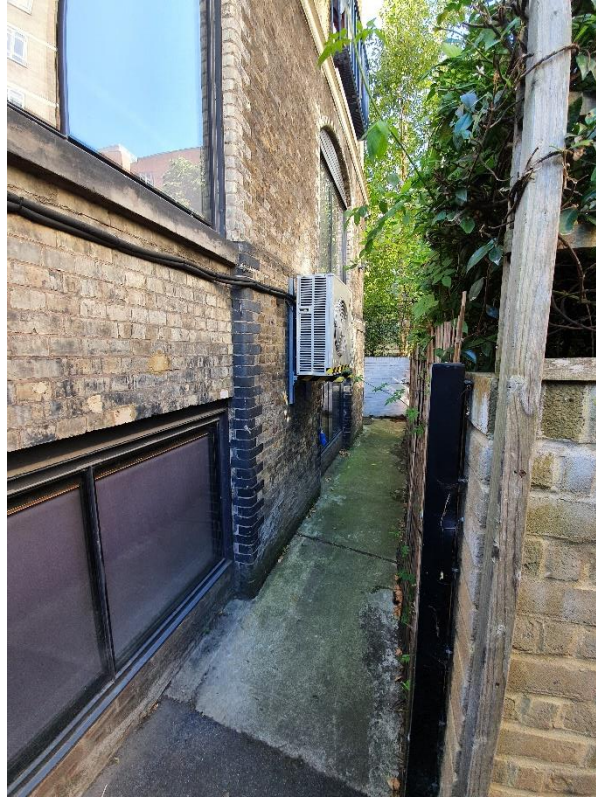


Photograph 9 – South elevation

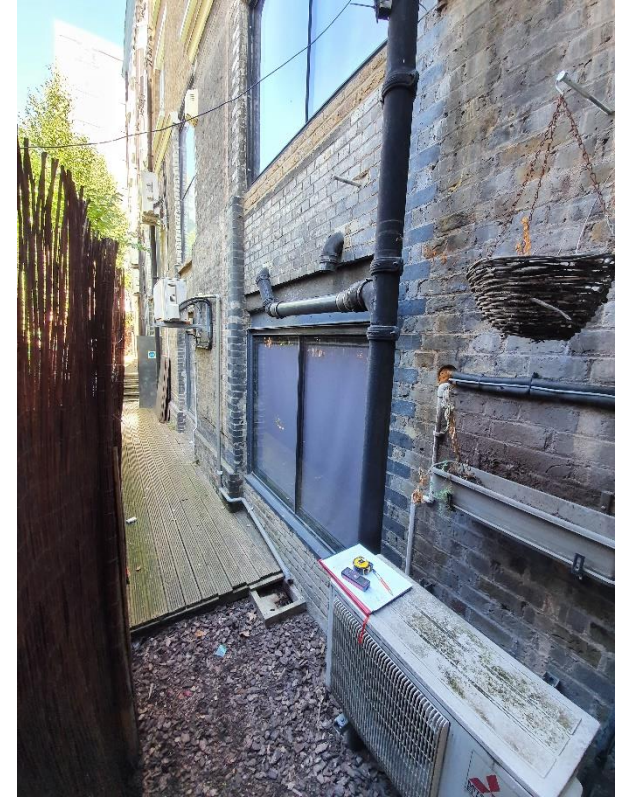




Photograph 10 – East elevation part 1



Photograph 11 – East elevation part 1

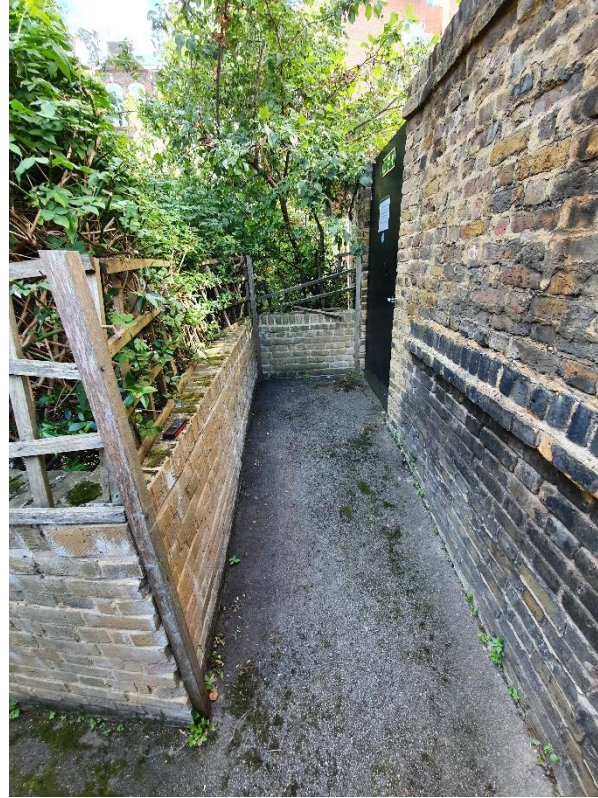


Photograph 12 – South elevation

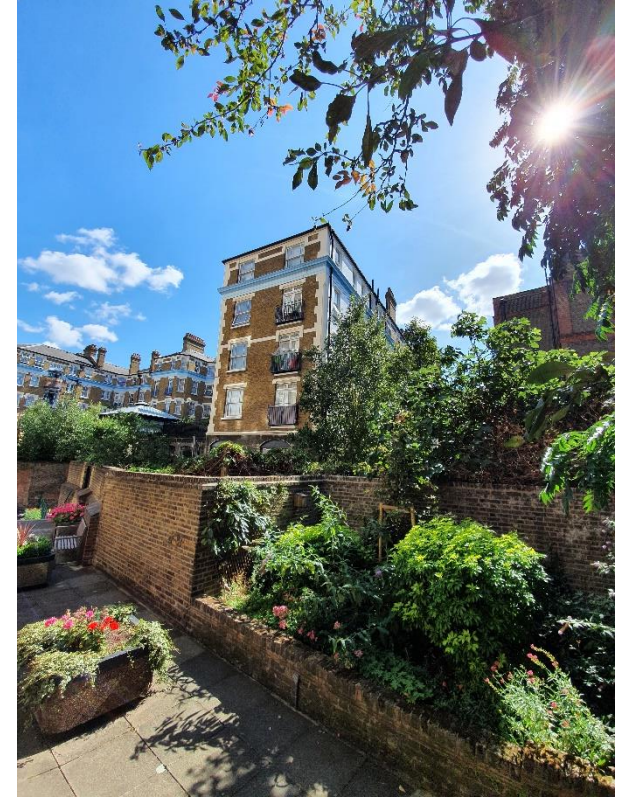




Photograph 13 – East elevation part 1



Photograph 14 – Site entrance

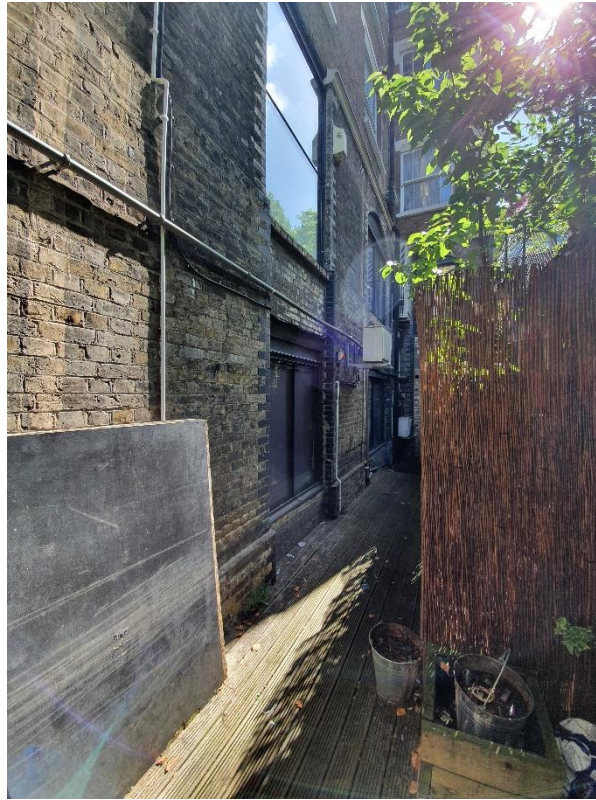


Photograph 15 – South East corner of building  
(n.b. ground and lower ground floors not visible due to walls and foliage)

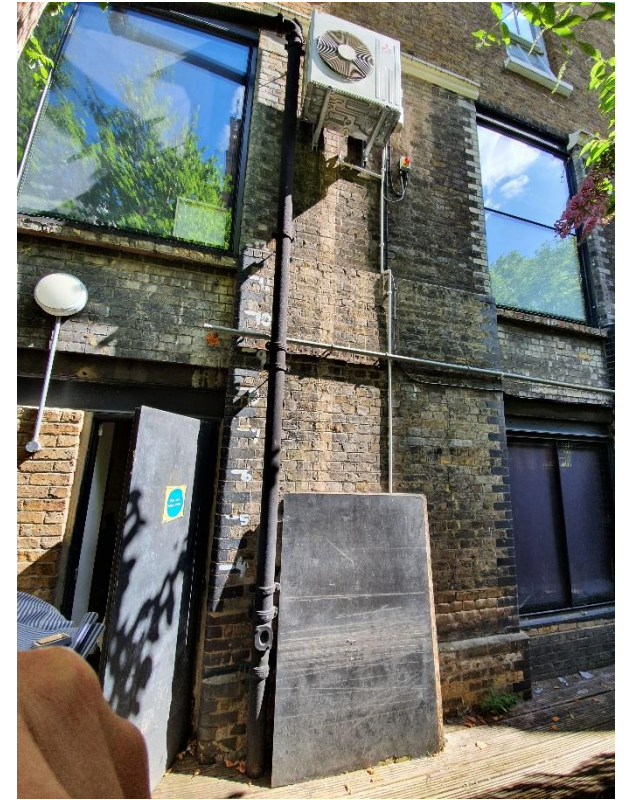




Photograph 16 – East elevation part 1



Photograph 17 – East elevation part 1



Photograph 18 – South elevation

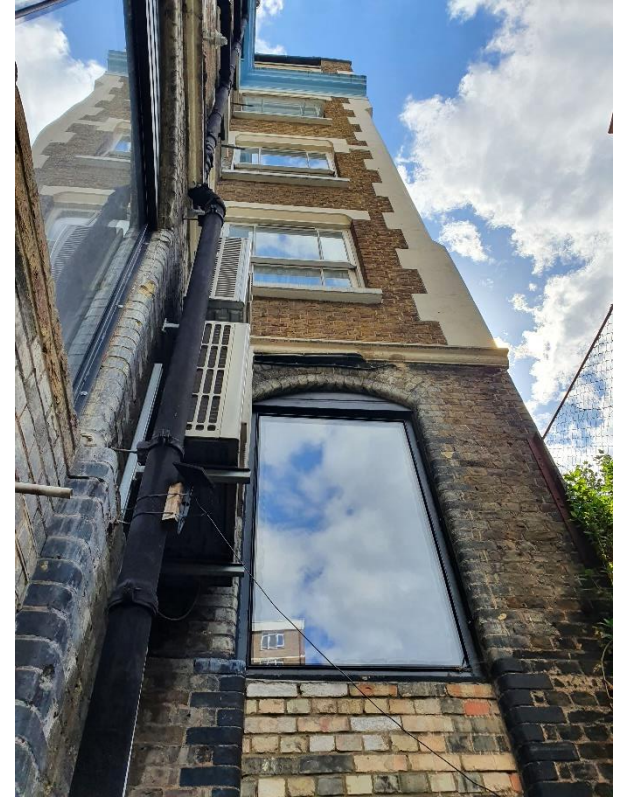




Photograph 19 – South elevation

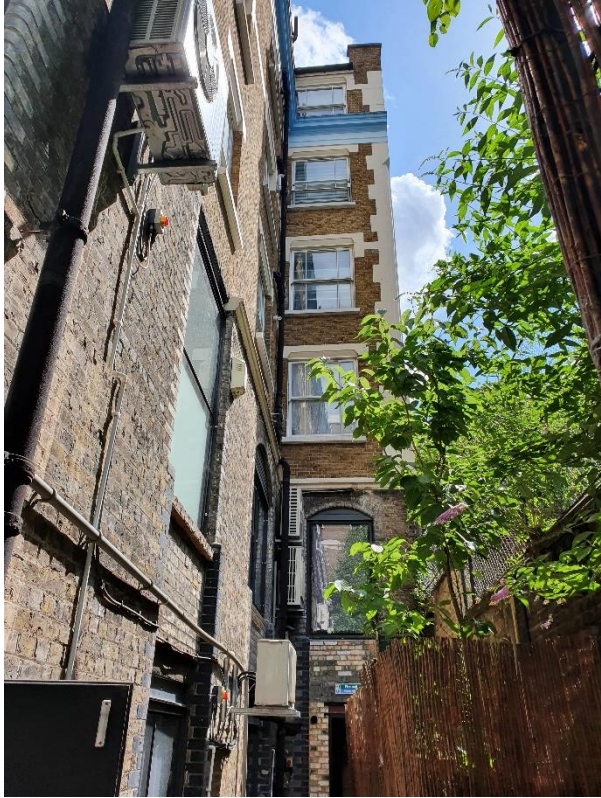


Photograph 20 – South elevation

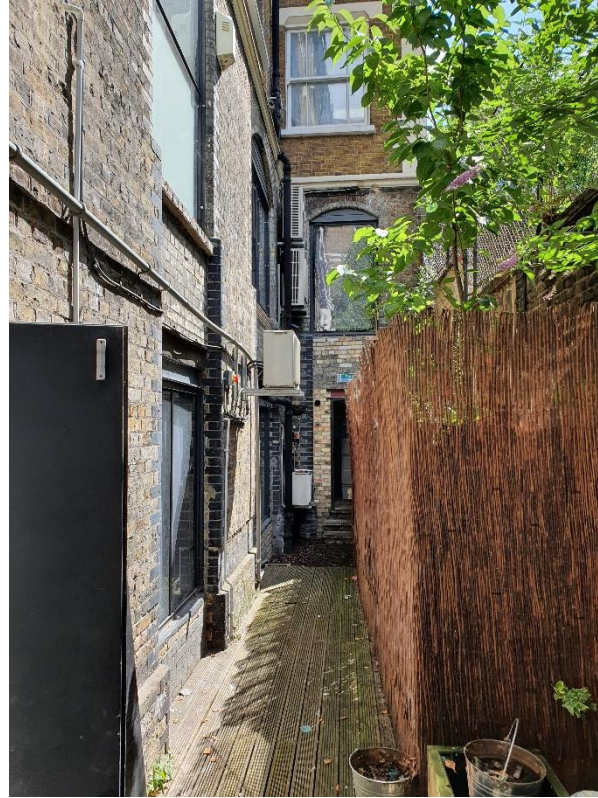


Photograph 21 –East elevation part 2

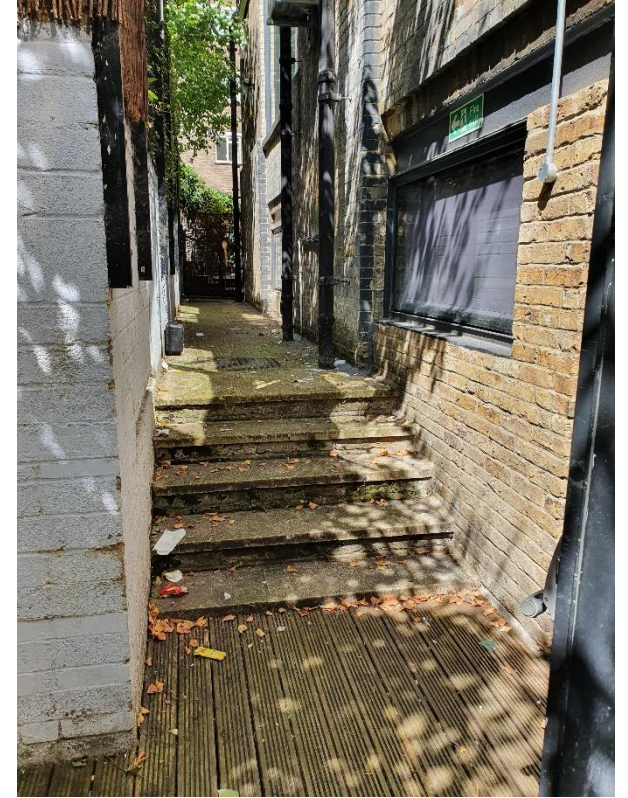




Photograph 22 – South & East elevation part 2



Photograph 23 – South & East elevation part 2



Photograph 24 – South elevation