



Design Statement

for

**Retention of New AC and Cellar Cooling Condensers
and
New External Cladding Enclosure
to
The Winchester Hall Tavern
206 Archway Road
Hornsey, London
N6 5BA**

for

The Northern Union Pub Company Ltd

January 2023

Existing Situation



The Winchester Hall Tavern is an old established Public House that has recently been re-opened after having closed in 2014.

The pub is situated on the ground floor (from Archway Road) and basement, housing a central bar servery with open plan seating area, a new accessible WC and a rear “quiet room” that can be closed off or used in conjunction with the main public space.

Downstairs is housed the public toilets and service facilities, including the beer cellar.

The majority of the building that houses The Winchester Hall Tavern comprises of residential apartments above, adjacent and below and, as such, the Public House has very little external wall space other than the front elevation to Archway Road and the side elevation to Northwood Road.

There is a narrow section of rear wall behind the Bin Store enclosure that houses the gas boiler (central heating and hot water) that has been utilised to provide space to house the cellar cooling condensers and (to replace the gas boiler) a Heat-Pump installation for space heating/cooling within the public house.



Proposals

As the existing space was already approved under Planning as a Public House, fought for by both local residents such as Miltons Residents Association and supported by the Planning Dept, having refused permission to convert the ground floor to residential, citing the loss of a Community Asset among other valid reasons, it was assumed that, being a necessary part of a public house development, heating and cooling installations are accepted.

The equipment was installed in conjunction with re-creating the Winchester Hall Tavern in late 2022, with the pub opening on 20th October 2022.

There was a successful Application in 2017 for provision of a vertical Kitchen extract duct and cellar cooling condenser, both to be clad externally with slatted terracotta cladding, in the same location as the current condensers, as this is the only available space in which to locate this plant.

As a part of that Application and Approval was a Noise Report that provides a basic maximum noise level to be achieved by external plant, which has been referred to in the specification of equipment provided.

The existing Heat-Pump and Cellar Cooling Condensers are proposed to be enclosed in a visually screening, wooden slat enclosure, painted in the same "battleship gray" that has been applied to the public house frontage, backed by a black non-woven mat to visually obscure the visual appearance of the plant, but not inhibit the function.

This will provide the appearance of extending the side wall of the pub and completely disguise the view of the condensers when approaching Archway Road along Northwood Road.

The condenser mountings are all acoustic, non-vibration mounts and the operation of the units timed to avoid running during the night (12 midnight to 6am.)

Access to service or attend to the units will be facilitated by removable access panels within the cladding structure.

Sketch of proposed cladded enclosure.



Jonathan Legge BA(Hons) Arch, MCIAT

Bulldog Design Ltd

31st January 2023