DESIGN AND ACCESS STATEMENT

*

IN CONNECTION WITH FULL PLANNING APPLICATION

INSTALLATION OF 4NO OUTDOOR HANDLING UNITS

AT

17-21 EMERALD STREET, LONDON WC1N 3QN

Version 2: 26th April 2023 **REF: 220820-P-105-V2**

Previous Version 1: 23rd October 2022

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1. Introduction

1.1 This Design and Access Statement (Version 2) has been prepared by AGA Projects Ltd on behalf of the applicant, Mayfair & Holland Properties Ltd. It is submitted in support of a full planning application for installation of 4no outdoor handling units at roof level at 17-21 Emerald St, London WC1N 3QN

1.2 This Design and Access statement should be read in conjunction with drawings prepared by AGA Projects and other supplementary information including drawings and Noise Impact Assessment

2. Site and Surroundings

The Site

2.1 17-21 Emerald Street is a five storey office building comprising basement, ground and three upper floors. The building is not listed located on west side of Emerald Street within Bloomsbury Conservation Area.

2.3 The office building is occupied

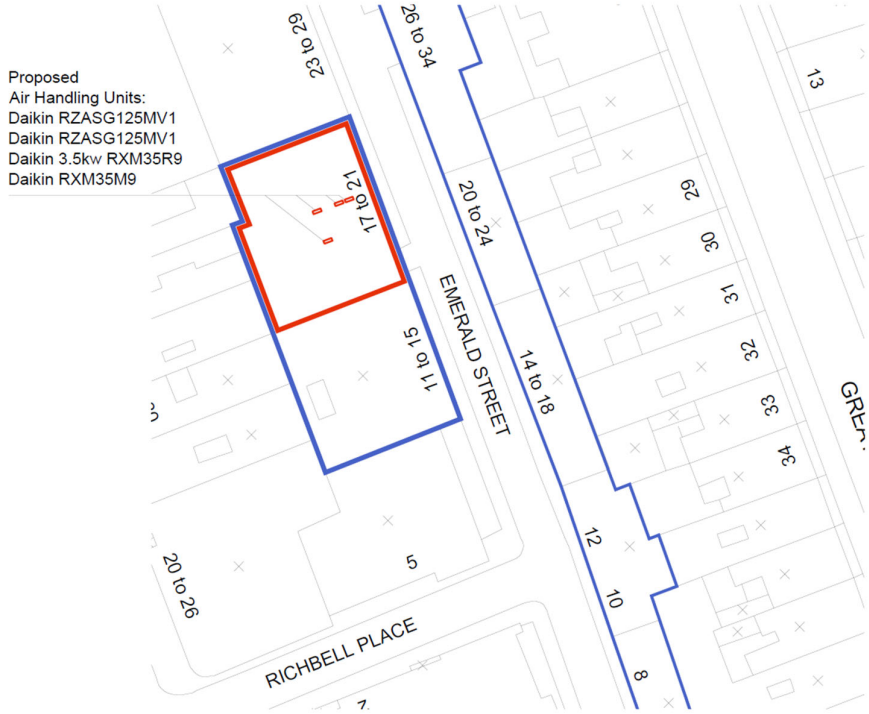


Figure 1. Site Location Plan

3. Planning History

2006/3981/P

11-15 & 17-21 Emerald Street London WC1N 3Q

Replacement of existing timber doors with glazed doors in steel frames at entrances to offices (Class B1)

Full Planning Permission Granted on 31 August 2006

2012/1574/P

17-21 Emerald Street London WC1N 3QN

Replacement of 4 single glazed metal windows at rear third floor level with new double glazed steel windows in connection with existing office use (Class B1)

Full Planning Permission Granted on 10 May 2012

2014/6227/P

17-21 Emerald Street London WC1N 3QN

Installation of one air-conditioning unit on the roof

Full Planning Permission Granted on 22 June 2015

2018/5505/P

17-21 Emerald Street London WC1N 3QN

Installation of 4 x Air Conditioning Units At Roof Level (Part Retrospective)

Full Planning Permission Granted on 29 March 2019

2019/4052/P

17-21 Emerald Street London WC1N 3QN

Installation of 4 x air conditioning units at roof level in connection with existing office use (part retrospective)

Full Planning Permission Granted on 22 October 2019

2019/0574/P

11-15 and 17-21 Emerald Street London WC1N

Replacement of 14 existing single glazed Crittal windows with new double glazed metal windows and 15 existing single glazed Crittal windows with new double glazed metal and timber framed windows to the rear elevations of offices at Nos.17-21 and 11-15 Emerald Street respectively.

Full Planning Permission Granted on 25 April 2019

4. Proposal

4.1 The description of development is as follows:

'Installation of 4 x Air Conditioning Units at Roof Level'

4.2 The proposed plant consists of 2 x Daikin RZASG125MV1, 1 x Daikin 3.5kw RXM35R9 and 1 x Daikin RXM35M9 Air Cooling / Heating Units Proposed to be installed on both sides of staircase enclosure at roof level

4.3 Proposed location of A/C units is on staircase enclosure i.e below parapet level in order to minimize visual impact of new installation

4.4 Proposed positions of A/C units are away from rear elevation which faces residential windows in order to minimise noise impact

Photograph 1. 17-21 Emerald Street Roof

Photograph 2. Existing Air Handling Units

Photograph 3. Existing Air Handling Units

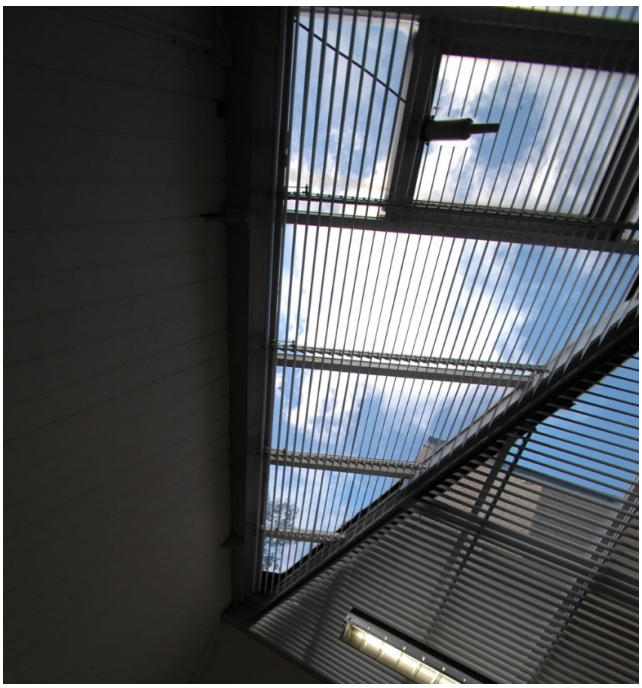
The Principle of Development

4.5 The aim of proposal is to create a desirable working environment for the tenants. The office skylights are facing south and office is overheating especially during summer months

According to Paragraph 8.43 of Policy of Camden Local Plan the cooling hierarchy includes:

1. Minimise internal heat generation through energy efficient design:
   Not applicable as it is an existing building.

2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls:
   Fitted skylight blinds shown on below photographs still do not protect from the excessive heat during summer months



3. Manage the heat within the building through exposed internal thermal mass and high ceilings:
Not applicable as it is an existing building

4. Passive ventilation:
The existing skylights have opening panes but these still don't protect from overheating.
The front office windows shown on below photograph provide passive ventilation

5. Mechanical ventilation
Costly mechanical ventilation would not reduce dependency on gas heating

6. Active cooling
The proposed Air Cooling & Heating system is also aimed to reduce dependency on gas by using more energy efficient and cheaper energy – electricity.
Additionally – the circulating air will filtered improving air quality within the office.

Access and Maintenance

4.6 As the proposed units are for office use they will operate between the hours 09:00 and 18:00.

4.7 Maintenance regime for air cooling / heating installation will be twice a year cleaning of filters etc. in the form of a spray into the external units.

4.8 Outdoor units will be accessed via existing office building staircase and roof access door.

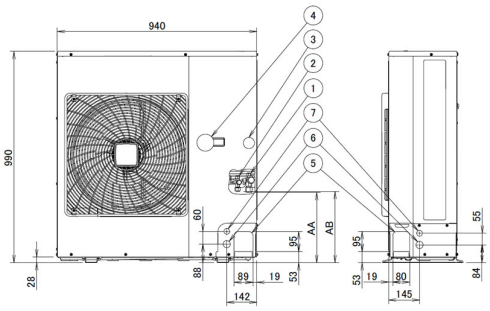
Quantum of Development

4.9 The proposal will not result in any loss or gain of floor space

Scale:

4.10 Dimensions 2 x Daikin RZASG125MV1

Height x Width x Depth: 990 mm x 940 mm x 320 mm



Dimensions of 2 x Daikin 3.5kw RXM35

Height x Width x Depth: 550 mm x 765 mm x 285 mm

Landscaping

4.11 No landscaping is proposed as part of this scheme.

Sustainability Appraisal

Renewable energy

4.12 The proposed installation will have timer controls to ensure that units do not operate after office hours or weekends. Replacement of existing electrical radiators with modern cooling / heating system will preserve energy. The new heating system will be energy efficient to comply with current Building Regulations.

Sustainable Urban Drainage (SUDS)

4.13 There is no opportunity to enhance the sustainable urban drainage of the site