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DESIGN AND ACCESS STATEMENT

Full Planning Application

Subject: Air Conditioning Rearrangement & Installation

108-109 Hatton Garden EC1N 8NX

Project Ref. FL129

CONTENTS

I. INTRODUCTION

The planning, design and access statement has been prepared in support of a full planning application for 108-109 Hatton Garden, EC1N 8NX for the rearrangement and installation of the Air Conditioning Unit.

The Design and Access Statement will explain the design principles and concepts that have been considered in the proposed Air conditioning Installation Project in order to demonstrate that every aspect of the proposal is respecting the immediate context. This document will demonstrate that the proposal would not negatively impact any neighbouring amenities and would constitute high quality and modern design.

Also, as the subject site is at the risk of Listed building(s) 50m buffer area, Conservation area and SSSI impact Zone, the proposed installation has been prepared to accompany all the design regulations given by the local authorities.

In determining the scheme, the following plans and drawings should be considered:

- A100 Location plan 1:1250 @A3
- A101 Existing & Proposed Block Plan 1:200 @A3
- A102 Existing & Proposed Floor Plan 1:100 @A3.
- A103 Existing & Proposed Courtyard Plan 1:100 @A3.
- A204 Existing & Proposed Rear Elevation 1:50 @A3
- A305 Photograph Description - A3

II. PLANNING HISTORY

No planning History

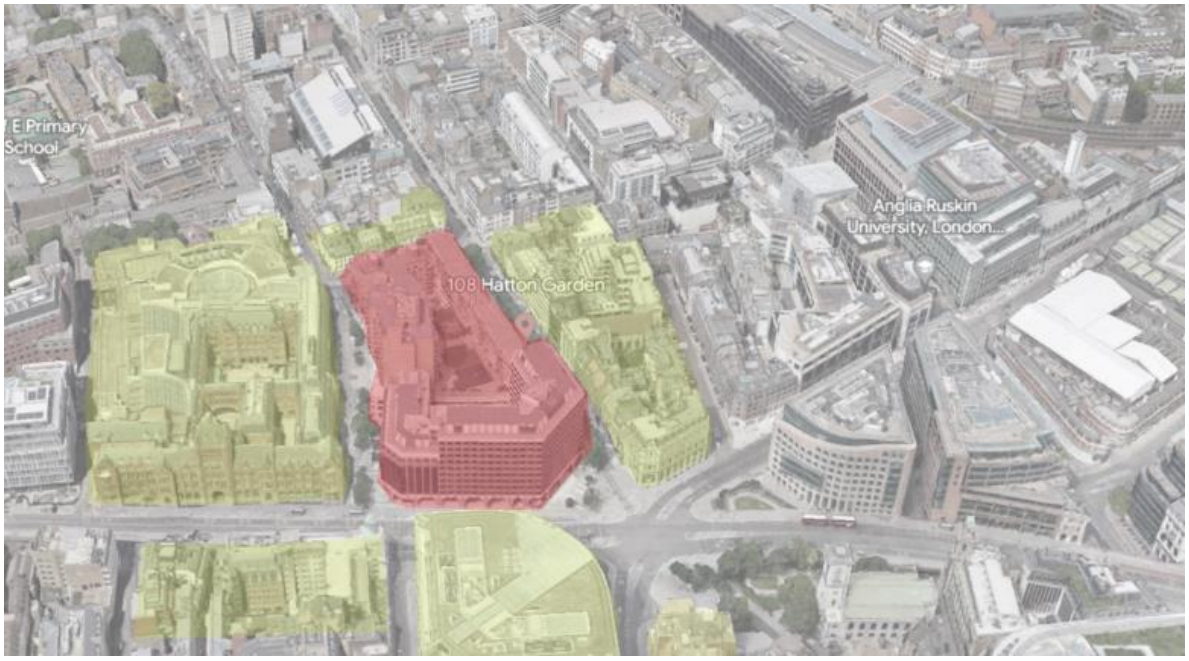
III. SITE CONTEXT

108-109 Hatton Garden, EC1N 8NX is a building complex which is mostly commercial and it is listed under below mentioned use classes.

- B8 - Storage or Distribution
- C3 - Dwelling Houses
- E - Commercial, Business and Services
- E(a) - Display or Retail Sale of Goods
- E(b) - Sale of Food and Drink
- E(c)(i) - Financial Constants
- E(d) - Indoor Sport
- E(g)(i) - Offices to Carry out any operational or administrative Functions
- Sui Generis - Outside of the defined classes

Pic. 1 Location area

As shown in Pic.2, the site is bounded by residential flats to the north, commercial businesses and offices to the west, offices and residential flats to the south, and offices and residential flats to the east.



Pic. 2 Context

Also, as per the Noise Impact Assessment done monitoring the background noise profile accordingly, the location of the subject site has been identified as typical of an urban cityscape environment, with the dominant source being road traffic noise from the surrounding roads and the currently installed mechanical plant units serving the commercial businesses.

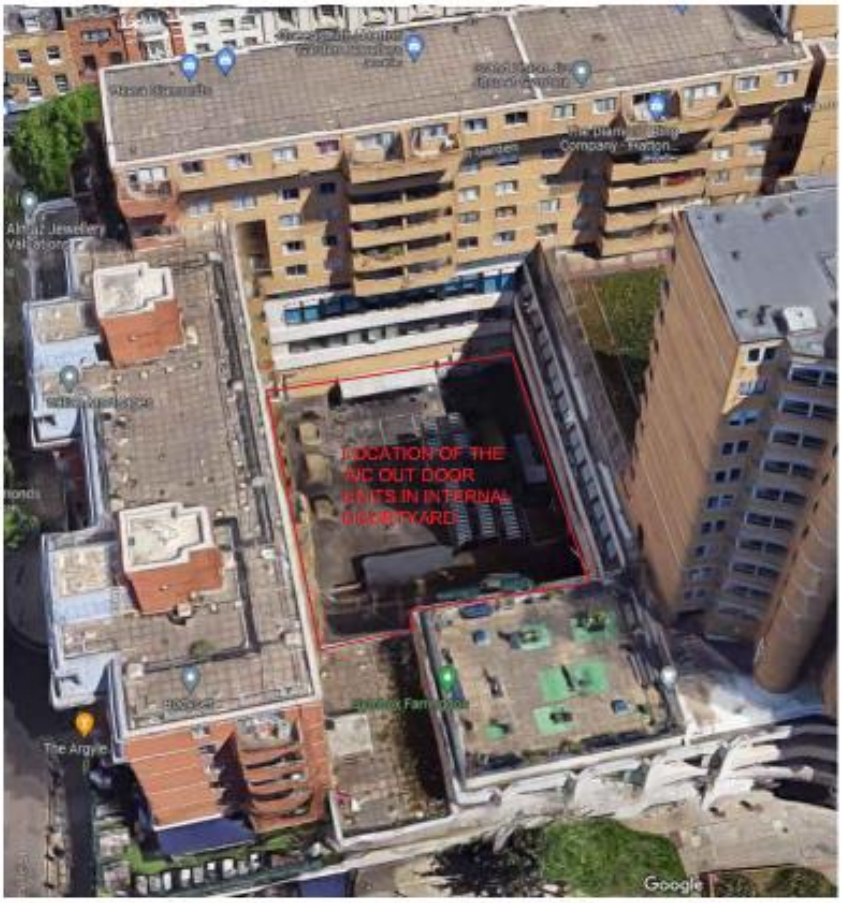
IV. THE PROPOSAL

DESIGN

The design proposal is to rearrange the internal A/C system with Retention to the A/C Outdoor Units which affects the Existing unit 108 Hatton Garden and front and Ground floor Courtyard. The details of the unit are shown on the drawings.

The unit is proposed to be located with the existing A/C outdoor units so that its visual and acoustic impact are minimised. Also, the proposed units will not be visible from the street.

The proposed rearrangement of the A/C unit was done according to the new interior arrangement which will also help to mitigate the energy consumption to approach a sustainable design proposal.



INTERNAL COURTYARD

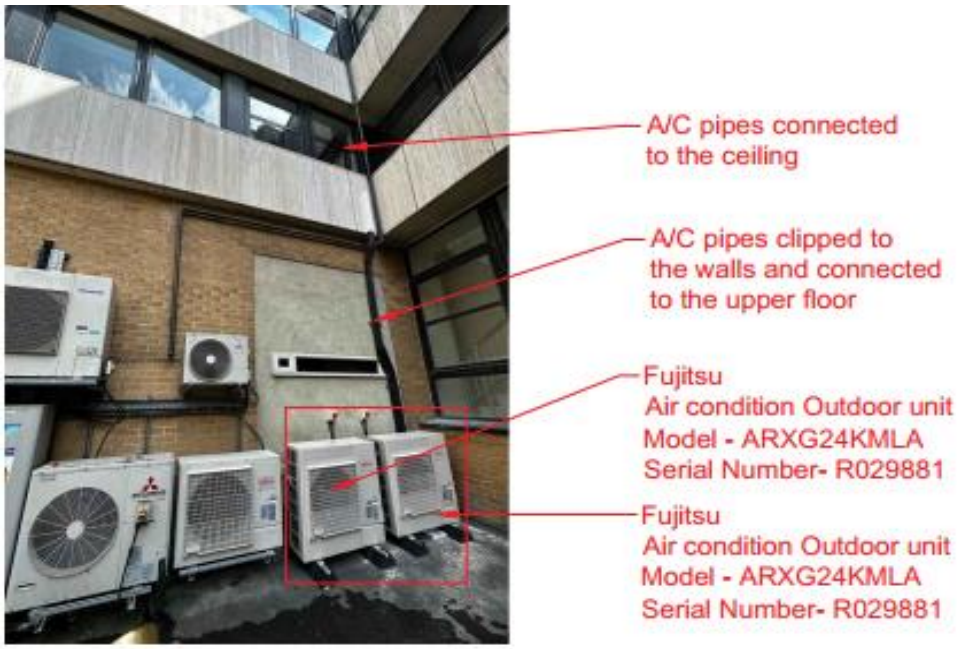
MATERIALS AND EQUIPMENT

EXISTING OUTDOOR A/C UNITS

Pipework from the new air conditioning unit will be run along the existing facade of the rear elevation, clipped to the walls and connected to the upper floor.

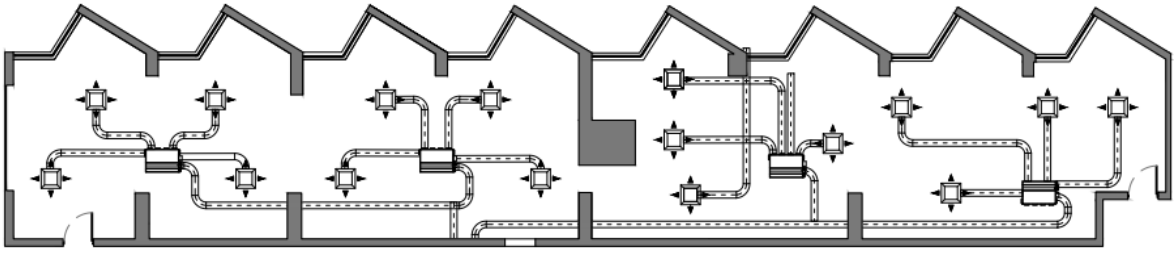
The proposed outdoor units will be placed next to the Existing A/C outdoor units and redundant pipework running along the rear facade facing the courtyard area. Therefore, the proposal will not be any disturbance to the neighbouring context and the users.

In addition, an acoustic report has been commissioned along with the proposed design done for 108-109 Hatton Garden, EC1N 8NX and is attached to the application. Also, as noise emission design criterion has been taken into consideration at the design process, the further mitigation measures will not be required for external noise emissions.

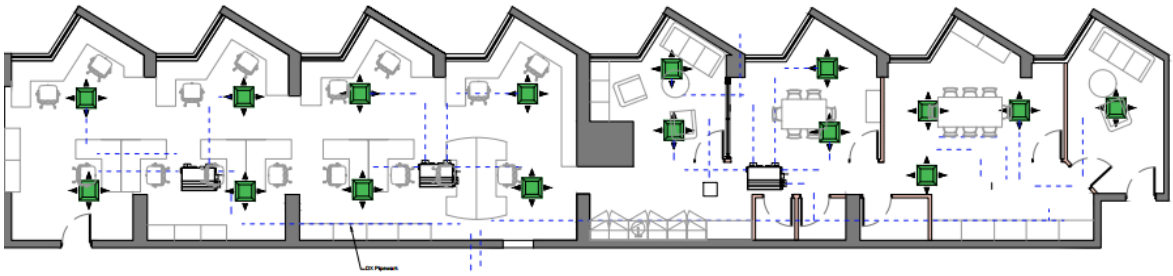


USE / LAYOUT

The proposed design has not considered changing any layouts of the property. The internal furniture arrangement has been redesigned and it has not affected any neighbouring property. The internal A/C unit layout has been attached in the drawings.



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

ACCESS

The proposed rearrangement of the internal A/C system with Retention to the A/C Outdoor Units which affects the Existing unit 108 Hatton Garden and front and Ground floor Courtyard, will not cause any disturbance or change any access to and from or within the property. The external units will be placed where the outdoor A/C units are currently located which does not have any impact on the Access within the property.

LANDSCAPING

The proposed design has not considered any landscaping proposals along with this application.

VEHICULAR & TRANSPORTATION LINKS

As the design proposal affects the Existing unit 108 Hatton Garden and front and Ground floor Courtyard of the property, any vehicular and transport links to the building will not be affected by the proposed work.

V. CONCLUSION

Our goal was to propose a design which minimises the energy consumption while considering the most suitable and practical location which barely impacts the building and the neighbouring properties both internally and externally.

The external unit will be sited immediately adjacent to the existing Outdoor A/C units and the pipework route will be fixed along the rear wall facing the courtyard, same as the existing pipework. Therefore, the proposal will barely affect the existing rear elevation and it will remain almost the same with the two additional Outdoor A/C units.

Also, the Outdoor units are expected to be positioned on the floor with lifting floorboards, in order to minimise the damage on the external wall of the building while minimising the potential damage caused to the original skirting of the property.

In conclusion, the proposed design is expected to be beneficial to all the future users of the property with the maximised comfort level of the property, while avoiding any effect on the original fabric of the building.