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DESIGN AND ACCESS STATEMENT

Full Planning Application

Subject: Retention of the existing Air-condition outdoor units [Two] belong to

108-109 Hatton Garden EC1N 8NX

Revision 01 – 2024/03/07

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 retaining existing two Air Conditioning outdoor Units.

The Design and Access Statement will explain how existing air condition units to be retained including the proposed enclosures.

Also, as the subject site is at the risk of Listed building(s) 50m buffer area, Conservation area and SSSI impact Zone, the retaining the existing units 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 Block Plan 1:200 @A3
- A103 Location of the existing AC units Plan1:200 @A3.
- A204 Existing & Proposed elevations 1:50 @A3.
- A305 Photograph Description - A3
- A306 Enclosure specifications

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

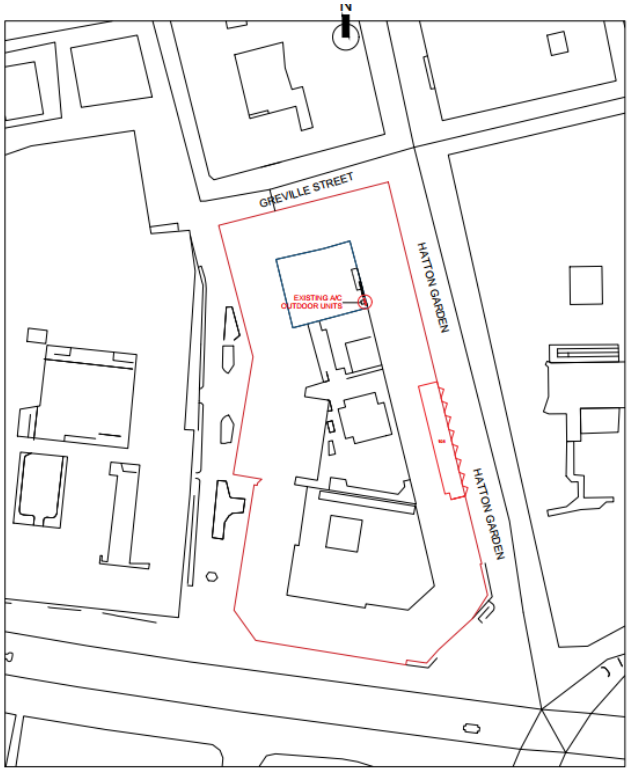
Pic. 1 Location area

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 area.

IV. THE PROPOSAL

Our proposal involves the retention of the two existing A/C outdoor units situated within the courtyard of 108-109 Hatton Garden, as delineated in the accompanying drawings.

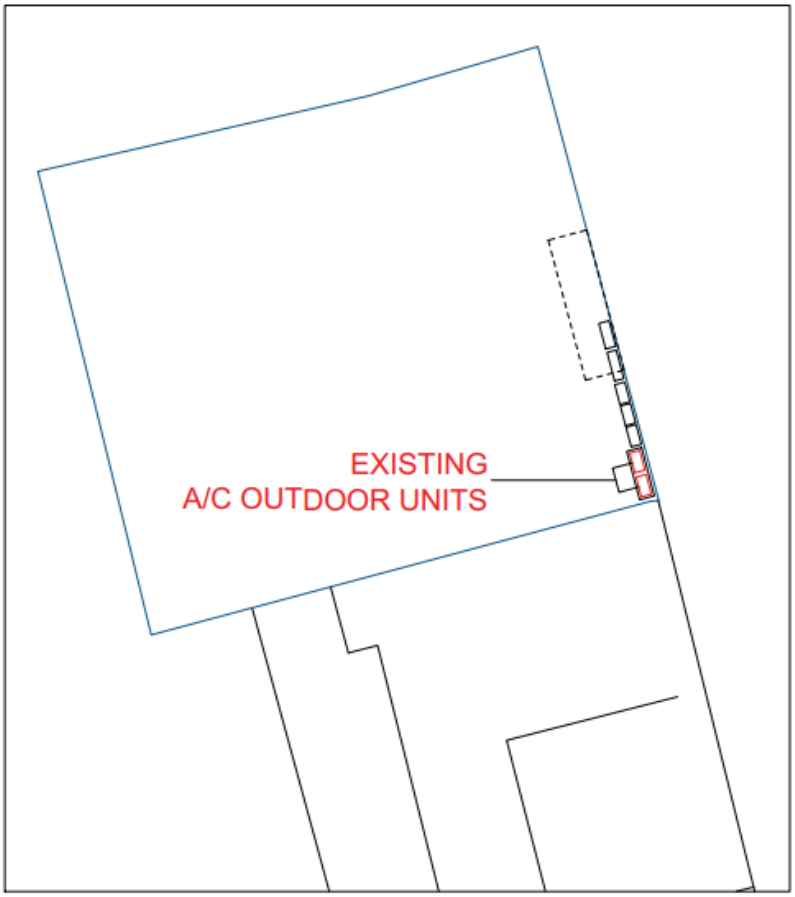
Currently, these two outdoor units are strategically placed within the internal courtyard to minimize both their visual impact and any potential noise disturbance. This positioning ensures that the units remain inconspicuous and do not disrupt the overall aesthetic of the space. Importantly, the existing location maintains the units' invisibility from the street view, contributing to the overall visual harmony of the area.



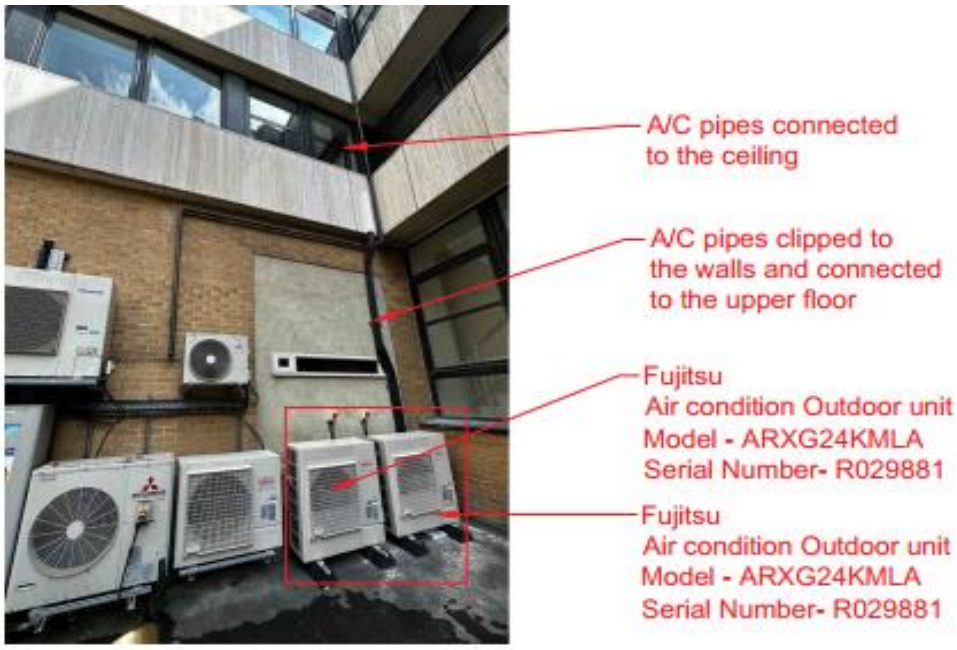
EXISTING BLOCK PLAN
scale 1:1000

The decision to retain these A/C outdoor units is informed by a comprehensive analysis conducted in adherence to the Noise Impact Assessment guidelines. To proactively address any potential auditory concerns, we are planning to install a high-quality enclosure around the units. This enclosure is designed to effectively mitigate sound emissions, creating a conducive and peaceful environment within the courtyard.

In essence, the keep the A/C outdoor units is coupled with a commitment to ensuring minimal visual and acoustic impact. The proposed enclosure serves as a thoughtful measure to harmonize the functioning of the units with the surrounding environment, maintaining a balance between functionality and aesthetic appeal.



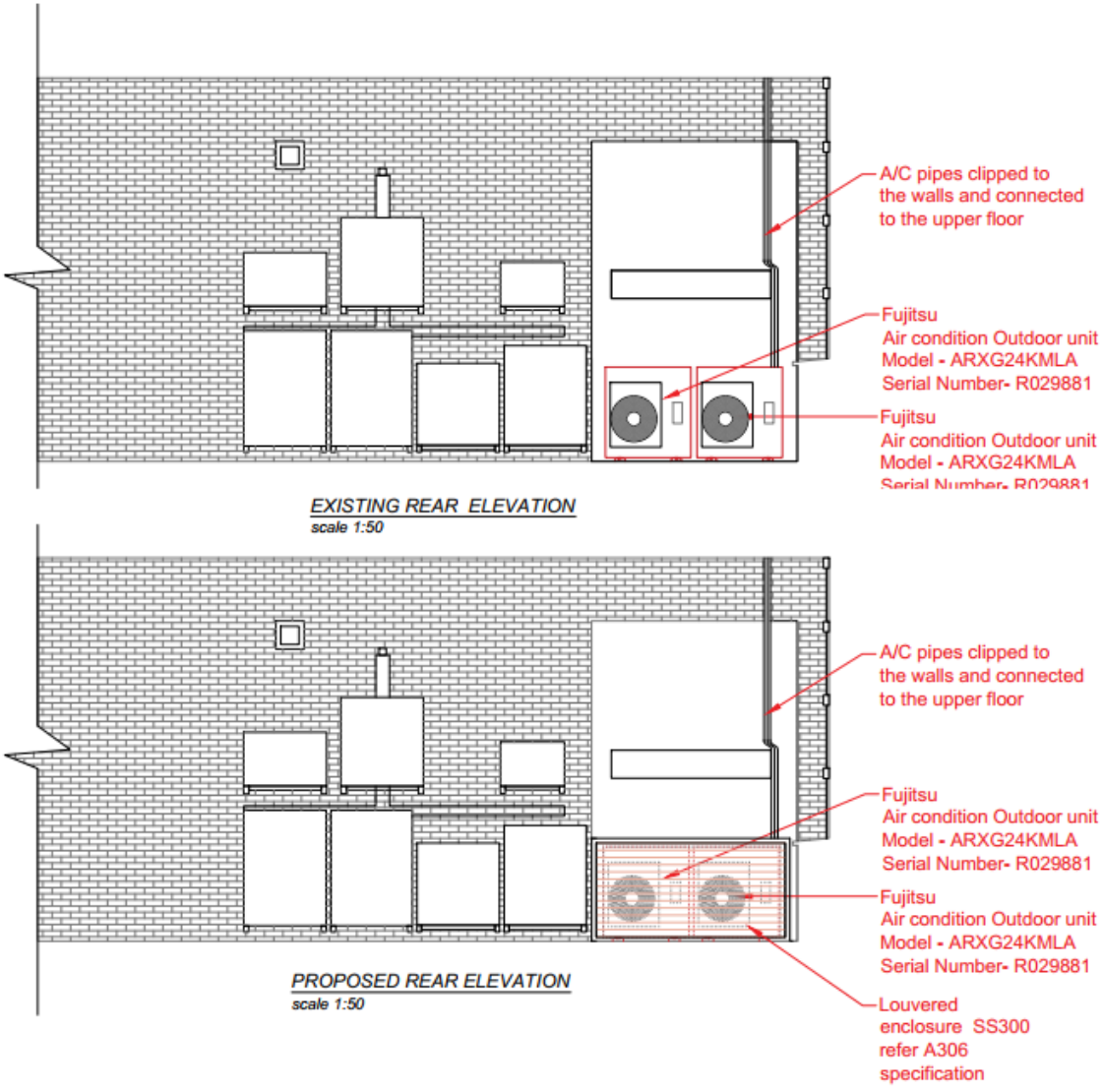
LOCATION OF THE EXISTING AC UNITS
scale 1:200



The pipework for the current outdoor A/C unit will be installed along the existing rear elevation facade, secured to the walls and connected to the upper floor.

The outdoor units will be positioned adjacent to the existing A/C outdoor units,with any unnecessary pipework along the rear facade facing the courtyard removed.

To ensure compliance with noise standards, an acoustic report has been commissioned in conjunction with the two outdoor units for 108-109 Hatton Garden, EC1N 8NX. This report is attached to the application. Furthermore, noise emission considerations have led to the recommendation that an enclosure be installed to mitigate any potential noise impacts in accordance with retaining the units.

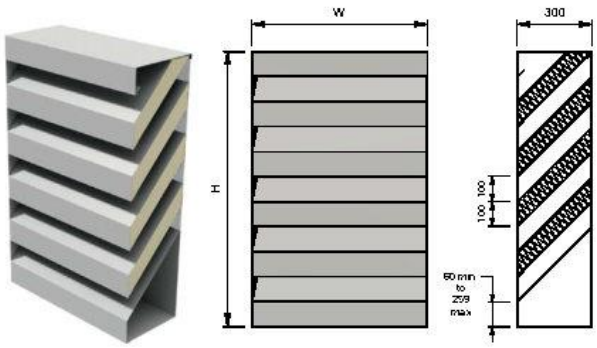


Enclosure details

SS300 Acoustic Louvre Technical Data

caice

Single Bank Acoustic Louvre, Standard Performance Profile, 300mm Deep



Typical weight 43kg/m²

Generally louvres above 50kg will be supplied in modules for assembly on site. Joining brackets and fixings will be provided for assembly.

Installation services, support steelwork, flashings, fixings to the structure and mastic will not be provided unless stated.

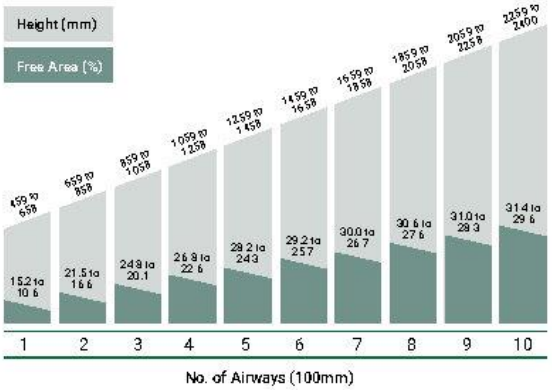
Refer to the Acoustic Louvre Schedule and Product Code Definitions for the size and specification of each Acoustic Louvre.

A minimum of 10mm clearance should be allowed between the structure and the Acoustic Louvre sizes shown.

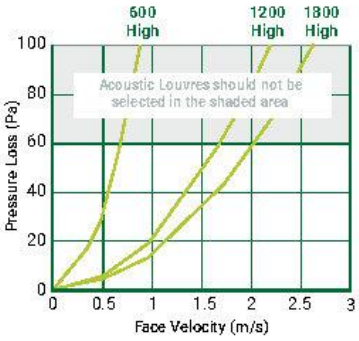
Performance

Acoustic Data	dB in each Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Sound reduction index	6	6	9	13	21	20	16	13
Weighted sound reduction index (Rw)				17				
Static insertion loss	5	6	9	14	20	20	20	20
Regenerated sound power level at 1m/s face velocity	48	41	34	30	25	20	13	12
Regenerated sound power level at 2m/s face velocity	66	58	51	47	45	43	39	28

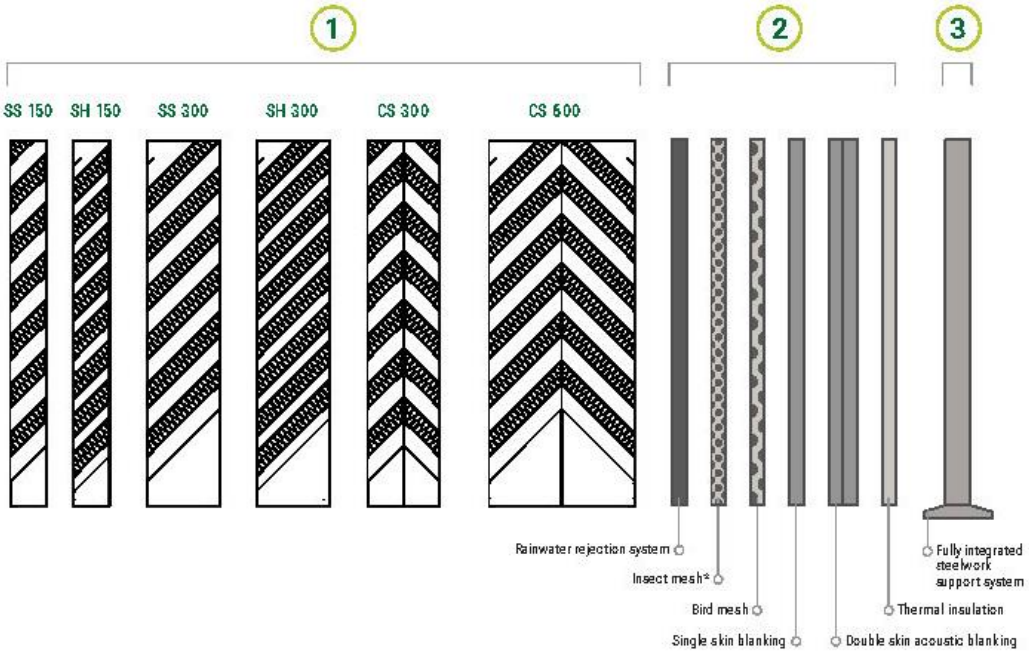
Free Area and Height range



Free area and pressure drop shown is based on a 1150mm wide single piece louvre fitted with bird mesh and will vary slightly for different widths and larger heights. Pressure losses for Class A rated louvres and/or insect mesh are available upon request.



If you require further technical data please contact Caice: 0118 918 6470 | enquiries@caice.co.uk | caice.co.uk



CASE STUDY

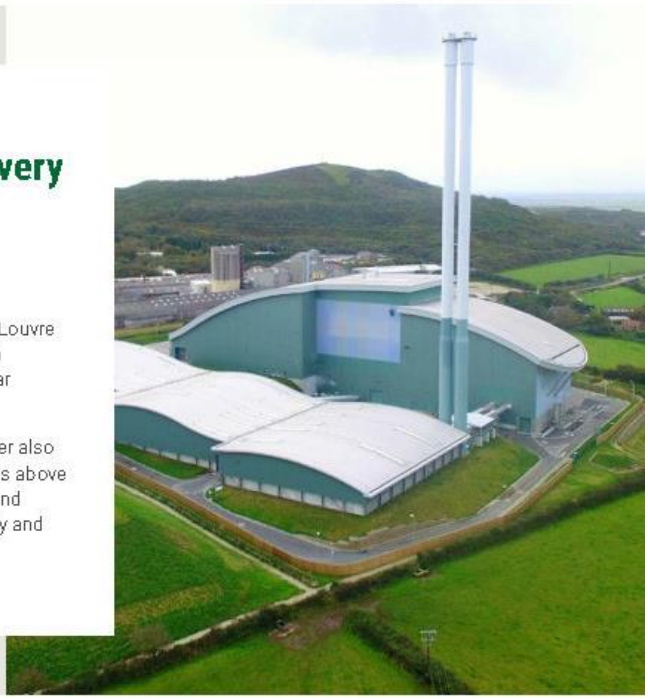
Cornwall Energy Recovery Centre (CERC)

St Austell, Cornwall.

We designed a completely new Acoustic Louvre to meet the Class A rainwater penetration requirements for this exposed prcject near the coast.

High winds and working through the winter also made installation challenging at 50 metres above the ground. Yet it was completed safely and on time with special scissor lifts externally and abseilers inside.

Full article available.



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V. CONCLUSION

The objective of submitting this planning application is the retaining the current AC outdoor units belong to the 108-109 property. To ensure compliance with noise standards and minimize potential impacts, mitigation measures have been recommended based on a comprehensive assessment conducted by noise consultants. The Enclosures, utilizing recommended high-quality and durable materials specified in the specifications, will be proposed for the two outdoor AC units. Also appropriate anti-vibration mounts will be installed in order to ensure that vibrations do not give rise to structure-borne noise these recommendations will be an integral part of the planning application submission.