

12, 13 & 14 BLOOMSBURY SQUARE, LONDON WC1A 2LP

DESIGN & ACCESS STATEMENT

See drawings attached to application.

1. This statement is a supporting statement required to accompany the Planning Application to the London Borough of Camden and states the work of repositioning plant installation on the roofs, as previously approved.
2. The work consists of relocating air conditioning condensers from the front to the rear roofs of Nos 12 and 13, due to structural constriction.
3. Internally there are no planned alterations. The pipe runs and air conditioning units are contained within existing architectural risers and casings.
4. Currently the existing buildings are occupied by the Applicant, The Chartered Institute of Arbitrators as it's headquarters and the building is also used for Arbitrations, Mediations etc.
5. There is no intended change of use to the property and the existing features forming the listing as Grade II for all three buildings will remain, in accordance with the refurbishment works and the linking of the three buildings together from 2002 onwards, as approved.
6. There are no structural alterations. The plant will be supported on localised steel brackets and beams supported on chimney stacks/party walls.
7. All of the plant is designed together with acoustic treatment, to comply with the London Borough of Camden's acoustic requirements. A full acoustic survey has been carried out by the consultants, Hann Tucker and this includes a commentary on the acoustic requirements to treat the plant. The actual details of the acoustic treatment required have not yet been resolved but they will comply with the London Borough of Camden's requirements, as stated above. Any recommendations as to acoustic reductions in the Hann Tucker report will be observed.
8. In accordance with the protocol for Design Access Statements, as the work is limited to plant on rear roof spaces and to former party walls between the buildings, the amount of detail included in this statement is limited to further details attached to the application.
9. With regard to any remedial works, as the proposed works do not in any way vary the listing, the building structure, character or pedestrian access to and from the properties or agreed escape measures which exist currently, no remedial action is required and no special access for disabled etc is necessary, as only access to the roof for plant maintenance will be required.

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