

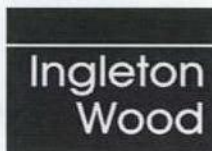
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**NEW EXTERNAL CONDENSER UNIT  
AT  
SURESTART EUSTON CENTRE/OFFICES**

Job No. 83329  
7<sup>th</sup> January 2011

**DESIGN & ACCESS STATEMENT**

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a multi-disciplinary practice of:

- architects
  - 
  - building surveyors
  - 
  - building services consultants
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  - planning supervisors
  - 
  - interior designers
  - 
  - property & facilities managers
-

## INTRODUCTION

This statement has been prepared at Planning Application stage of the project based on detailed plans and this will be further developed as is felt appropriate.

The standards that are being used are:

- BS 8300: 2001 Design of Building and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004.
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995.

The applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

### 1.0 The Development

The proposed works comprise:

- New external air conditioning condenser unit

### 2.0 Car Parking

The proposed works do not affect or alter existing car parking provisions on the site.

### 3.0 Accessibility

The proposal does not affect the existing accessibility of the site.

The premises is a Surestart Centre/Offices operated by London Borough of Camden

### 4.0 New External Condensers

An external condenser is sited at low level to the rear of the premises. The purpose is to provide cooling and air circulation to the offices and Meeting Room within the Centre which suffer from over-heating during hot weather.

The proposed new external condenser unit is to be discretely sited in the Rear External Yard in a corner under the stairs.

An Acoustic Report has been commissioned and this demonstrates that the installation more than adequately meets the Councils noise standards. A copy of the Acoustics Plus report is included with the Planning Application.