

Fourth Floor, 71 Kingsway, London, WC2B 6ST

Design and Access Statement

08.09.10

DESIGN

The existing building was constructed on this site in the early 20th century. It is a commercial office building consisting of 6 floors and a basement as part of a terrace.

Please note that the property is addressed 71 Kingsway, which is the number of the building at the street level entrance and the postal address of the 4th floor office. The offices on 1st to 5th floors occupy numbers 67-79, which is why these buildings are outlined in red on the site location plan, which make up the roof area to which this application relates.

The application has been submitted for the replacement of 2no existing air conditioning outdoor condenser units on the roof of the site, with 2no new units, which will supply heating and air conditioning to the office on the 4th floor, which is soon to undergo refurbishment. Because the replacement condenser units are located on the roof and therefore at high level, they will not be visible from the street. The two new units will be in the same location as the two existing units, there will be no general aesthetic change to the site.

ACCESS

Vehicular

The building is located at 71 Kingsway, Holborn, under the London borough of Camden and is situated on the south side of the A40 main arterial route, as part of a terrace vehicles can not enter the site there is only pedestrian access from the front or rear building entrances – this will not be changed.

Disabled Access

The building has recently undergone an extensive refurbishment which addressed all current DDA and Part M regulations.

Sustainability, Energy Saving and Noise

There are already a total of 12 condensers on the roof as indicated on the drawing. 6 of the existing condensers were replaced 1-2 years ago with identical new units to the ones proposed here. 2 further units serving the fifth floor have already been granted planning permission for replacement.

We now intend to remove 2 further condensers and install 2 new replacement units, these condensers will serve the fourth floor.

The proposed 2 new condensers are Daikin REYQ10P8 units which have a sound pressure level of 78 dBA (sound power level of 58 dB(A)).

The new condensers will have exactly the same sound power level as the ones they will be replacing, ie sound pressure = 78 dB(A) (sound power level = 58 dB(A)) as per the attached condenser data sheets.

The nearest residence is 70 m away and the nearest office accommodation is on the other side of Wild Court. It is therefore 12m from the edge of the building and 22.8m from the proposed new condensers. As the offices are so much closer, any noise affects will be far greater to them than the residential.

The findings from the 24 hour noise survey are that the background noise level is 55 dBA during the daytime and 50 dBA during the night. To comply with Camden's requirements therefore we would need to achieve a noise level not greater than 50 dBA at the nearest office window.

The noise from the condensers calculated for the previous planning applications to the nearest office window was calculated to be approximately 50 dBA in keeping with the maximum noise level target level.

When we replaced the previous 6 condensers we were not required to install an acoustic screen and we are hoping to avoid doing so in this new refurbishment project.

The replacement units will run on R407C refrigerant.

PLEASE ALSO REFER TO THURGOOD DESIGN LETTER DATED 25.03.10 AND NOISE SURVEY DATED 23.03.07, WHICH IS INCLUDED AS PART OF THIS APPLICATION