

RUSSELL SQUARE HOUSE

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

Type of Development: Installation of 1 No. split air conditioning unit
Date of Application: 28th April 2010
Prepared By: tmd Building Consultancy Ltd. on behalf of Intellect
Reference: 589710

DESIGN STATEMENT

Existing Building

The site is an existing 7 storey building located in Russell Square within the west end of London. The building comprises of multi tenanted office space to each floor level. The main entrance to the building is accessed via the front elevation with a side entrance located off Wilburn Place. There are 3 No. alternative means of emergency escape.

Within the rear lightwell, there are 2 No. existing wall mounted split unit air conditioning outdoor condensers; each unit serving different tenants within the building. Pipework serving the condensers extends up the corner of elevation and routes internally at the respective floor levels.

Proposed Building Work

The applicant occupies the 2nd floor level on leasehold and is seeking to upgrade the air conditioning serving their server room by way of installing a split air conditioning unit; Mitsubishi PKA-RP100KAL (indoor unit) PUHZ-RP100VKA (outdoor condenser).

The proposed location of the outdoor condenser is to be situated within the rear lightwell adjacent to the existing condensers (Refer to Appendix A for photograph). The pipework from the condenser serving the indoor fan coil unit is proposed to route, affixed to a galvanised cable tray, immediately adjacent to the existing pipework within the corner elevation of the lightwell. The proposed location ensures the pipework & condenser cannot be seen from public footpaths & roads.

Prior to issue of application, a 24 hours noise survey was undertaken to establish the existing background noise level within the lightwell. The enclosed acoustic report (ref: Emtec QF6323/PF3972/RP1) confirms the proposed condenser is

more than 10dB below the lowest recorded LA90 background noise level, and subsequently the new condenser does not require acoustic treatment.

Access

Access into the building is provided by a stepped side entrance located on Russell Square and a level side entrance via Wilburn Place. There is no existing car parking provisions.

No building works are proposed to, or in relation, to the building's entrances.

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**Appendix A
Existing Lightwell**

Photograph 1

