

## **PLANNING STATEMENT**

### **Existing Site Features**

The building at 101 Bayham Street is located on a busy one way road with major bus links. The street is predominately made up of commercial and retail buildings.

We understand the building falls within the Camden Conservation Area.

From our investigative works we assume the building to have been constructed in and around the 1960's and is of a reinforced cast in-situ concrete frame structure with brick infill panels. The building was originally 3 stories high with the addition of a glazed and clad steel box structure forming the 4<sup>th</sup> floor and roof some time in the 1990's.

The building is currently served by three mechanical air conditioning systems which have been added / modified over time to meet the demands of the tenants business. As a result the buildings external courtyard wall and roof terraces have become littered with external condensing units feeding the newer VRV/VRF and split systems most of which are in dangerous or unserviceable locations.

### **How may people be affected?**

We understand the existing tenant to have had planning consent granted recently for external air conditioning plant on the courtyard wall by means of a retrospective planning application. We note the concern was noise disturbance created due to the low level mounting of the plant which resulting in the addition of an acoustic louvered encasement.

With noise disturbance a likely concern we have engaged an acoustic consultant to undertake a noise impact assessment. Details of which are contained in the following Section 2 Ventilation and Extraction Equipment statement.

### **Details of Layout**

The design intent is to upgrade / rationalise the air conditioning system and introduce a fresh air with heat reclaiming technology via central plant whilst consolidating the external plant to a safe and serviceable area on the roof as part of an internal fit out project.

There is an existing roof plant area which occupies approximately 20% of the roof and is home to the original Versatemp systems dry cooler, lift motor room, cold water tank and extract ductwork see aerial photos.

By nature of the upgrade to a full VRV / VRF system the Versatemp dry cooler becomes defunct and will be stripped out and in its place we propose to house the air handling plant. The plant area will be extended to house the new and existing VRV/VRF external condensing units (with the exception of the two serving the 4<sup>th</sup> Floor). All roof plant will be contained within safety barriers formed by an extension to the existing key clamp railings as detailed.

In order to extend the plant area a steel framework will be required to carry the point loads of the proposed equipment to the existing columns. Details of which are included in Section 9.

Access will be by the existing steel ladder with a designated safe walk route maintained as detailed.