# 71 Kingsway, London, WC2B 6ST – Design and Access Statement

## 18.01.10

### 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.

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 5th 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 form 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.

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.

### 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. A disabled call button has been installed externally outside the reception and a manned entrance will allow for a concierge to lay down a temporary ramp for wheelchair users to enter the building over the entrance steps. The existing lift has been refurbished with lower level DDA compliant call buttons (to landings and lift) and materials. The size although big enough to hold a wheelchair is smaller than the Part M requirements and therefore the managing agents have employed a policy where they are able to supply a smaller chair for wheelchair users to use the lift if required with aid of the concierge.
On the 5th floor an additional disabled WC has also been installed, along with the existing disabled WC on the first floor this has catered more than adequately under building regulations for disabled users within the building.

#### Sustainability, Energy Saving and Noise

Current EC Legislation regarding R22 Refrigerant (relating to Ozone Depleting Substances) is Regulation No 2037/2000

- No new equipment utilising R22 HCFCs refrigerant shall be produced after Jan 2001.
- No new (virgin) HCFCs shall be used after 2010, only recycled.
- All HCFCs shall be banned from 2015 onwards.

The existing units run on R22 refrigerant and the new units will run on R410A refrigerant. R22 is an ozone depleting substance whereas R410A is not ozone depleting, therefore there is an environmental benefit.

The effective COP efficiencies for the new Daikin units are 3.11 in cooling mode and 3.38 in heating mode.

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.

**PLEASE ALSO REFER TO THURGOOD DESIGN LETTER DATED 6.01.10, WHICH IS INCLUDED AS PART OF THIS APPLICATION**