



**EASTMAN DENTAL INSTITUTE CPD**  
**123, GRAYS INN ROAD**  
**LONDON**  
**WC1X 8WD**

**PROPOSED ALTERATION TO EXISTING A/C PLANT INCLUDING**  
**INSTALLTION OF VENTILATION GRILLES AND VACUUM SUPPLY**  
**PIPE.**

**DESIGN & ACCESS STATEMENT**

**01 ACCESS STATEMENT SUMMARY:**

- UCL has submitted this Planning Application for alteration to existing external A/C plant including installation of a vacuum pipe and external grilles for a revamped ventilation system. The new ventilation plant and A/C system is to serve the 4<sup>th</sup> Floor which is being reorganised and altered to include a new Dental skills lab, 5 Clinical Rooms, A sterile laboratory, a seminar room all for CPD teaching for The Eastman Dental Institute.
- The new plant is located within an existing Plant area already housing A/C and ventilation plant and is positioned on an existing roof and roof over an escape stair at 2<sup>nd</sup> Floor level and partially hidden from view at the rear of a block of Mews houses fronting Brownlow Mews (see enclosed photographs).
- The Plant area is located away from the rear of the building as previously stated and will not interfere with the existing access to the private Mews houses or Offices fronting Brownlow mews.
- The New plant will not interfere with the rear access to the adjoining Pub Premises and the Pub's rear access to upper floors. The proposal will also not affect access to adjoining Mews houses.

## **02 DESIGN STATEMENT SUMMARY:**

- The proposal is for an old outdoor A/C Unit to be removed and replaced with 3 new outdoor units see plans. The new revamped ventilation system will comprise external grilles (sizes shown on plan and elevations) which will be a fresh air supply and extract system as indicated, also a single 100mm vacuum supply pipe which because of internal space restrictions will be routed outside and down to the second floor.
- The position of the new plant will not be detrimental to the area as it is partially hidden and set well back from Brownlow Mews.
- Because the proposals to the existing premises fall within an office and residential area, the new proposals warranted a sound survey for background and plant noise limits to be carried out. This was arranged and we have included 4 copies of the sound survey documents with our Planning Application.
- The Grilles to be installed will be matched with the existing dark bronze anodised windows of 123, Grays Inn Road.
- The new outdoor A/C units will match the existing grey units.

25<sup>th</sup> September 2009