Property: 84C Chenies Mews, London WC1E 6HU
Application Ref: 2009/1858/INVALID
Date: 25 May 2009

This DAS has been presented in accordance with the advice given in the CABE document titled "Design and access statements: how to write, read and use them"

2. USE

This application is not expected to change the use of the Property. The existing A/C unit is used occasionally during summer months when the upstairs of the Property becomes too hot. Importantly, to the best of the applicant's knowledge there have never been complaints or comments regarding the use/noise of the A/C unit. [Please see accompanying document for photographs of the A/C unit, and elevation drawings for its location on the Property.]

3. AMOUNT

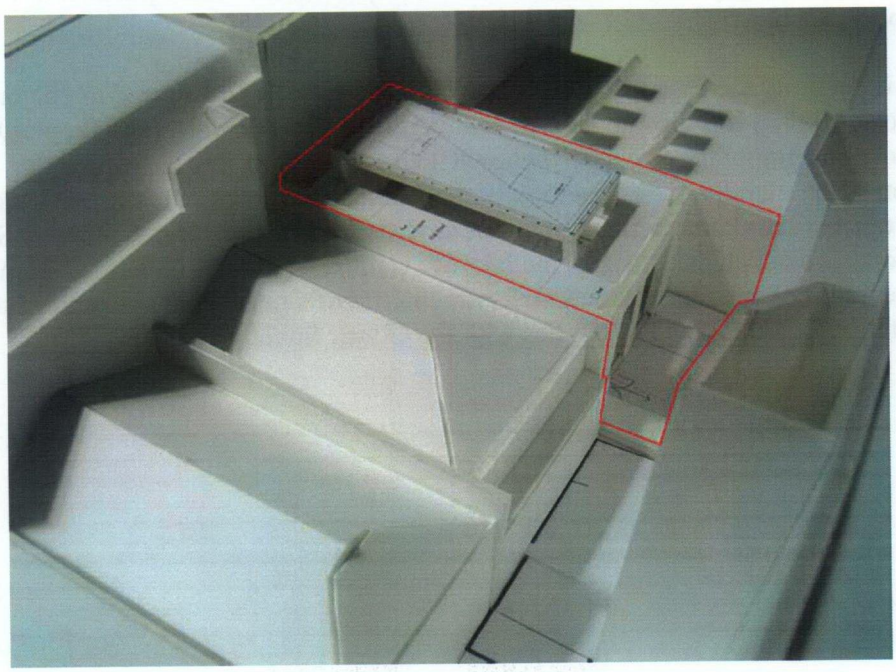
This application does not change the amount of the external or internal area of the Property. The external roof space required for the A/C unit is significantly less than one square metre.

4. LAYOUT

This application does not change the layout of the Property. Importantly the location of the A/C unit benefits from the parapet wall which shields it on one side. The unit is shielded on the other side by the existing roof-lantern.

5. SCALE

Please see photos/drawings included in this application to see that the A/C unit is small relative to the surrounding buildings. The A/C unit measures approx. 700mm long, 250mm wide and 550mm high. The photos of the model below show the size of the property relative to the surrounding area:



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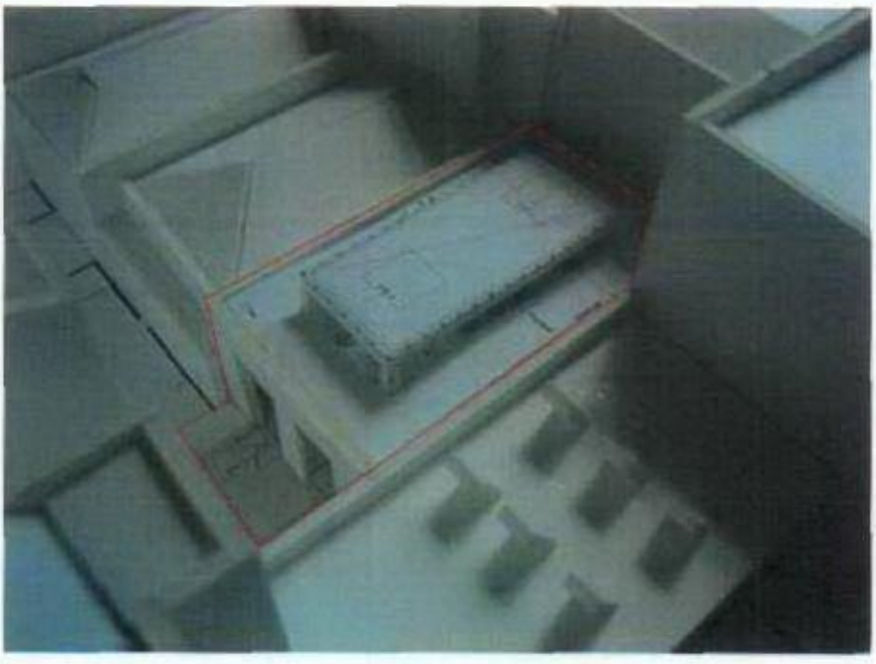

6. LANDSCAPING
Landscaping is not believed to be relevant to this application.

7. APPEARANCE
The A/C unit is old and therefore not particularly attractive, however it is not uncharacteristic with the industrial look of the surrounding buildings and the various flues, pipes and other units on neighbouring buildings. The location of the A/C unit benefits from the parapet wall and roof-lantern which partly shield it from view of any overlooking properties.

Importantly, to the best of the applicant's knowledge there have never been complaints or comments regarding the presence or appearance of the A/C unit.

Since its installation many years ago a considerable amount of debris had accumulated around the base of the A/C unit due to the surface run-off of the flat roof (as seen in the accompanying photographs). This has since been cleared.

8. ACCESS
The presence of the A/C unit does not affect access to the Property, or the roof for that matter.

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Close-up of A/C unit on roof:

Internal Unit:

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Photographs of air conditioning unit (external and internal) and pipework

External A/C Unit located on roof (viewed from rear of property)

A/C Unit on roof with pipe run detail (viewed looking towards rear of property):

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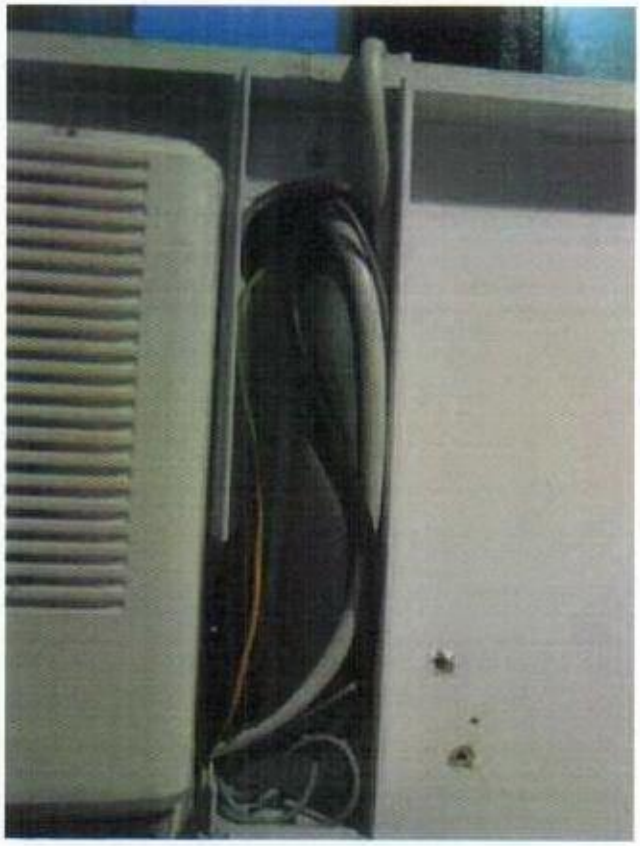
Internal Unit with pipe run detail:

Close-up of pipe-run detail:



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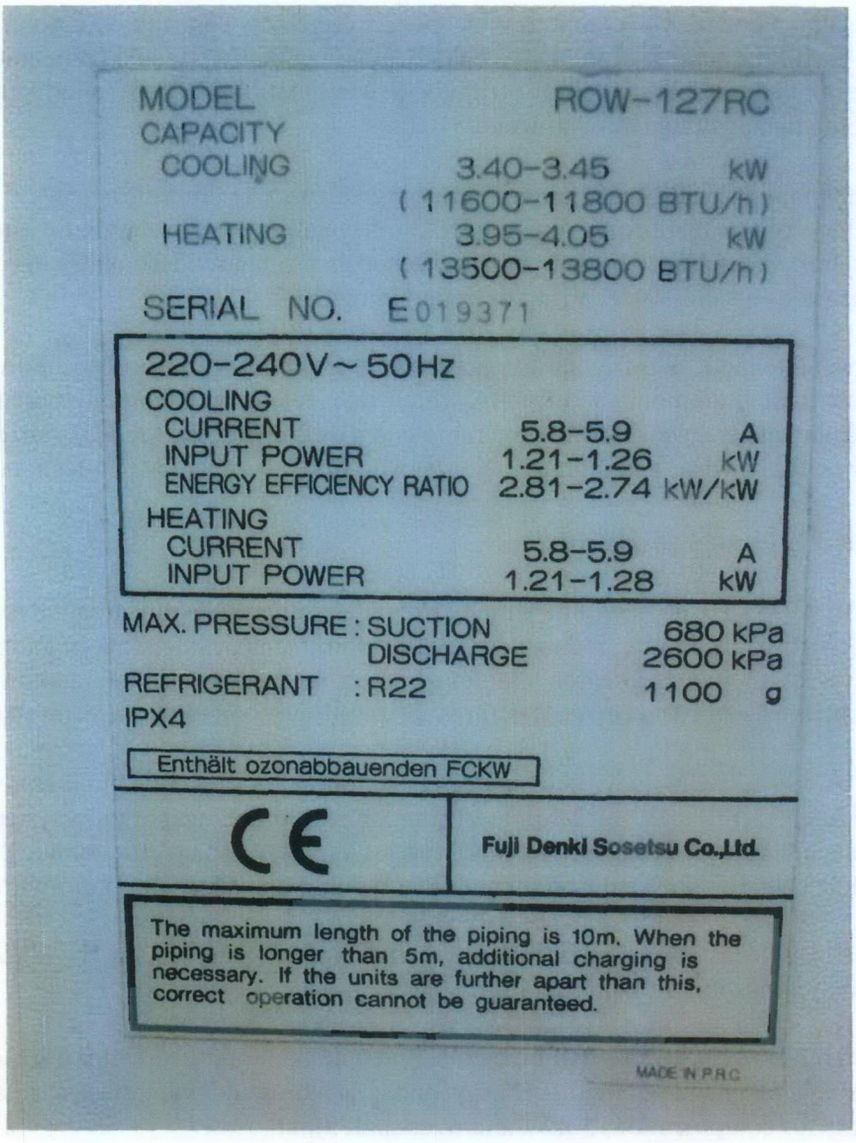
Photographs of Air Conditioning Unit at 84C Chenies Mews

Photo 1 – Shows condition of unit and site

Photo 2 - Shows condition of unit and site

Photo 3 - Shows condition of unit and site

Photo 4 – Identifies Model No. compared with supporting Fuji Electric User Documentation, plus confirms refrigerant used is old-fashioned R22



R22 Refrigerant

Legislation governing the use of refrigerant R22 clearly shows that the A/C unit must pre-date 1 January 2004, as this is the date by which the production of A/C units using R22 refrigerant must have ceased. This legislation therefore confirms that the A/C unit is more than 5 years old.

Please see the following link for more information on phasing out the use of R22 refrigerant: http://www.r22-legislation.co.uk/. Some relevant extracts are below:

"Why are the R22 legislation changes being made?

The reasoning behind the changes in the R22 refrigeration legislation is simple- studies have shown they have a detrimental effect on the ozone layer resulting in excessive UV levels. Due to this, the R22 refrigerants may contribute to further environmental damage. The extent to which R22 refrigerants contribute to global warming is still the subject of intensive debate, although many affected companies have taken the opportunity to comply with the new regulations earlier than planned. This is being demonstrated at two levels:

Firstly, the majority of R22 refrigeration units are at least one third of their way through their foreseeable life. As existing R22 refrigeration systems begin to require modernisation, the majority of companies are choosing to phase these out rather than go to expense of needlessly repairing or maintaining them.

Secondly, unlike the R22 refrigerants, each new factory build/extension will now use refrigerants such as ammonia and R404A which have zero ozone depleting potential. These refrigerants are also proven to be more energy efficient than the R22 refrigerant and are therefore a wiser and more popular choice for the companies in question.

Controls Over Use of HCFC's

From 01/07/1995 - HCFC's will be banned except as solvents, as refrigerants, for the production of rigid insulating foams and integral skin foams in safety applications, in laboratory uses, including research and development, as feedstock in the manufacture of other chemicals and as a carrier gas for sterilisation substances in closed systems.

From 01/01/1996 - HCFC's will be banned in the following uses: in equipment produced after 31/12/95 as: refrigerants in non-confined direct evaporation systems; refrigerants in domestic refrigerators and freezers; in motor vehicle, tractor and off road vehicle or trailer air conditioning and inroad public transport air conditioning.

From 01/01/1998 - HCFC use will be banned in equipment produced after 31/12/97 for rail public transport air conditioning.

From 01/01/2000 - HCFC use will be banned in equipment produced after 31/12/99 for use as refrigerants in public distribution and cold stores and warehouses and as refrigerants for equipment of 150kW and over shaft input.

From 01/01/2001 - HCFC's are banned in all other refrigeration and air conditioning equipment produced after 31/12/2000, with the exception of fixed a/c equipment, with a cooling capacity of less than 100kW where use shall be prohibited from 01/01/2004 and of reversible air conditioning / heat pump systems where the use of HCFC's shall be prohibited from 01/01/2004 in all equipment produced after 31/12/2003."