

**Design & Access Statement**  
**to accompany the application for Planning**  
**Permission & Listed Building Consent**  
**Ref 2009/1567**

for

Commonwealth House  
1-19 New Oxford Street  
London  
WC1A 1NQ

On behalf of

Reef Television Limited  
Commonwealth Hse  
1-19 New Oxford Street  
London  
WC1A 1NQ

April 2008



<b>Contents</b>	<b>Page</b>
<b>1.0 Overview</b>	<b>1</b>
<b>2.0 Relevant Plans</b>	<b>1</b>
<b>3.0 Explanation of Proposals</b>	<b>2</b>
<b>4.0 Summary and Conclusions</b>	<b>3</b>

## **1.0 Overview**

- 1.1 Commonwealth House, 1-19 New Oxford Street is a purpose built, multi-tenanted building, situated at the junction between High Holborn and New Oxford Street. The building is constructed over ground floor with 8 upper floors and is of concrete frame construction, clad in a combination of stone panels, stock brickwork and glazed brickwork.
- 1.2 The building forms part of an island site which is shared by a large derelict building which we understand was the former 'post office building'. We further understand that this site has been scheduled for redevelopment, including Commonwealth House, but the current economic climate has meant that redevelopment plans have been postponed.
- 1.3 Reef Television Limited, the new tenant on the 8<sup>th</sup> and 7<sup>th</sup> floors, signed a 5 year lease in February. As part of the fitting out works for this space a computer room has been installed. In order to maintain the appropriate ambient temperature within the computer room a dedicated cool air supply is required. Accordingly, an application for planning permission to install one condenser unit at roof level is now being made.

### **Access**

- 1.4 Ultimately this proposal does not include any changes to access arrangements to the property and will therefore have no impact on either vehicular and transport links and inclusive access. However, in considering the most appropriate location for the condenser we have taken into account access for maintenance.

## **2.0 Relevant Plans**

- 2.1 The Planning application should be viewed in conjunction with the following plans which show full details of the proposal:
- Drawing number: Comm1 – 03A this shows:
    - a site location plan at scale 1:1250.
    - an aerial view of the property
    - a photograph of the existing units
    - an elevation of the existing units and the proposed units
    - a roof plan showing existing and proposed units together with pipe runs
  - Drawing number 92559\_700: showing the exact dimensions of the proposed unit

## **3.0 Explanation of Proposals**

- 3.1 Reef Television Limited the tenant on the 8<sup>th</sup> and part 7<sup>th</sup> floors of Commonwealth House has installed a computer room to the 7<sup>th</sup> floor as part of their fit out of the space. Reef Television Limited being a television production company, has a high dependency on computer equipment for the purposes of editing programming. Accordingly, a specialist communications room is required to house server equipment. This room must be kept cool at a specific ambient temperature so as to

avoid the servers overheating. In order to provide the necessary cooling to this room, it has been necessary to install a split air handling system which serves only this room. This system will monitor and maintain the temperature at the correct level.

#### **Acoustic Considerations**

- 3.2 The acoustic report accompanying this statement indicates that the positioning of the condenser unit shown on the plans is such that no special soundproofing measures are necessary to comply with Local Authority guidelines on noise levels. Additionally, the location for the new condenser unit has been selected so as to minimise visual impact. The new condenser position is immediately adjacent to a bank of 5 existing units, mounted on the external wall, of the north west stairwell, at roof level, above the 8<sup>th</sup> floor. The pipe run follows where possible, the existing pipe condenser units' pipe runs and then penetrates the wall of the 7<sup>th</sup> floor immediately adjacent to the wall mounted fan unit, in the central light well. The route taken has been designed to minimise long pipe runs and in order that a smaller, less powerful condenser unit will be required at roof level.

#### **4.0 Summary and Conclusions**

- 4.1 The new application sets out the proposal for the installation of a new condenser unit alongside existing units.
- 4.2 Services runs for the new condenser have been kept to a minimum and follow where possible existing runs. Noise levels are compliant and units positioning discreet.

Prepared by:

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