

The Johnson Building, 77 Hatton Garden, London, EC1N 8JS

Planning, Design & Access Statement

**In support of a planning application for the installation
of two new air-conditioning units, and retention of two existing air-
conditioning units (part retrospective) at the roof-top level**

Submitted on behalf of Grey London

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July 2014

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PLANNING
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1.0 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by Washbourne Field Limited to accompany the submission of a planning application for the installation of two new air-conditioning units be sited at roof level of the Johnson Building, for Grey London, in order to complete the refurbishment of the fourth, fifth and sixth floors which provides office accommodation for their London based global headquarters.
- 1.2 The application also seeks retrospective planning permission for a further two existing units that are sited on the roof-top adjacent to the existing plant equipment that serves Grey London's offices, which were installed a couple of years ago, unknowingly requiring planning permission. These units were also installed in connection with the ongoing Grey refurbishment works at the property.
- 1.3 The purpose of this Statement is to assess the planning and design considerations of the proposed plant equipment. An Environmental Noise Report has been prepared by RBA Acoustics and should be read alongside this Statement.

2.0 Scheme Proposal

- 2.1 The planning application seeks planning permission for the installation of two new mechanical services units, in order to complete the refurbishment of the fourth, fifth and sixth floors of The Johnson Building for Grey London's offices. The equipment is to be located within the designated rooftop plant area to the north of the building. These are identified on the proposed roof plan and plant noise assessment as:
- i. 1 No. Mitsubishi PURY-P400YJM-A (Ref: CON/1)
 - ii. 1 No. Mitsubishi PUHZ-ZRP35VKA (Ref: CON/2)
- 2.2 Retrospective planning permission is also sought for two additional existing units that were installed within the designated plant roof space a couple of years ago. Unknowingly, the applicant installed this equipment without planning permission, but is seeking to redress the situation now. This equipment is identified on the proposed roof plan and within the plant noise assessment as follows:
- i. 1 No. Mitsubishi PUHZ-RP100VHA2 (Ref: CON/3)
 - ii. 1No. Mitsubishi PUHZ-RP35VHA4 (Ref: CON/4)
- 2.3 The following drawings are enclosed in support of the planning application:-
- i. Drawing No: 6 of 6: Existing Roof Plan, at 1:100, A0;
 - ii. Drawing No: 1 of 6: Existing West Courtyard Elevation at 1:100, A0;
 - iii. Drawing No: 3 of 6: Existing North Section/Elevation at 1:100, A0;
 - iv. Drawing No: 6 of 6: Proposed Roof Plan, at 1:100 at A0;
 - v. Drawing No: 2 of 6: Proposed West Courtyard Elevation at 1:100, A0;
 - vi. Drawing No: 4 of 6: Proposed North Section/Elevation at 1:100, A0;
- 2.4 A more detailed description of the proposal is provided in Section 6 of this Statement.

3.0 Site Context

- 3.1 The Johnson Building was built in the 1930s and provides existing office accommodation with a total floor space of 166,000 ft² over six storeys. It recently underwent a high quality and sensitive refurbishment that was led by developer and owner of the building Derwent London Limited.
- 3.2 The building has been sub-divided into various offices which are privately let. Grey London leases the majority of the ground to fifth floors of the building. Grey has been a tenant here since 2006 and now occupies in excess of 60,000 ft².
- 3.3 The application building is located in Hatton Garden where the main entrance is provided.
- 3.4 The building is not listed however it lies within the Hatton Garden Conservation Area.
- 3.5 The application building has a flat roof, enclosed by a 1m high parapet wall. There is a collection of air-conditioning units and ventilation equipment in the north-west corner of the roof. The application seeks to install two additional units within this collection, and retain two existing units that were installed without the benefit of planning permission as part of the ongoing refurbishment of the fourth, fifth and sixth floors of the building.

4.0 Planning History

- 4.1 Over the years, there have been a number of planning applications made for the installation of plant, at roof level within the area which contains the plant. This has included the installation of seven air cooling condensers on the roof (Ref: 2006/5473/P) and the installation of two air conditioning units adjacent to existing plant at 6th floor (roof level) of existing office building (Ref: 2007/2766/P) that were granted planning permission.

5.0 Planning Policy

- 5.1 The statutory development plan is the Adopted Camden LDF Core Strategy and Development Policies which sets out the vision, objectives, and detailed spatial strategy for future development in the Borough up until 2025.
- 5.2 Policy CS14 concerns the promotion of high quality places and the conservation of our heritage, and confirms that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use, subject to meeting a number of criteria that require development to be of a high standard of design that respects local context and character and preserves and enhances heritage assets.
- 5.3 Policy DP24 seeks to secure high quality design, and confirms that the Council will require all developments, including alterations and extensions to existing buildings to be of the highest standard of design this includes the appropriate location for building services equipment.

- 5.4 Policy DP25 deals with conserving Camden’s heritage, and confirms that in order to maintain the character of Camden’s Conservation Areas, the Council will only permit development that preserves and enhances the character and appearance of the area.
- 5.5 Policy DP26 sets out the Council’s approach to managing the impact of development on occupiers and neighbours and confirms that they will protect the quality of life by only granting permission for development that does not cause harm to amenity. The factors include noise and vibration levels.
- 5.6 Finally, Policy DP28 confirms that the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:
- a. Development likely to generate noise pollution; or
 - b. Development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden’s Noise and Vibration Thresholds will not be permitted.

- 5.7 The Camden Planning Guidance which was adopted in 2011 is also relevant. Paragraphs 11.6 and 11.7 of Chapter 11 confirm that:

“In refurbished development, plant and machinery should be accommodated within the building structure, or incorporated into the design of external modifications.

Other design considerations for building services equipment include:

- *screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight;*
- *plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings;*
- *The design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building; and*
- *Where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security”.*

- 5.8 Paragraph 11.8 considers amenity and confirms that where ducting, plant or machinery are required on the outside of a building they must not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or adjacent buildings.

6.0 Design and Access Principles

- 6.1 The proposal has been considered alongside the following design and access considerations:-

- 6.2 **Use:** The application proposal is for the installation of four air-conditioning units at roof level, to serve existing Class B1 office accommodation which is currently undergoing refurbishment. Two of the units (CON/3 & CON/4) have already been installed as part of this project.
- 6.3 **Amount:** The application is for the installation of four plant mechanical units.
- 6.4 **Layout:** It is proposed to site the units within the collection of air conditioning units and ventilation equipment that is located in the north-west corner of the roof.
- 6.5 **Scale:** The dimensions for the units are confirmed on the proposed roof plan.
- 6.6 **Landscaping:** There is no landscaping associated with the application.
- 6.7 **Parking:** The parking arrangements for the property will remain unchanged.
- 6.8 **Appearance:** The technical specification submitted with the application describes the appearance of the units however they will not be visible from the street scene.
- 6.9 **Access:** The existing access arrangements to the application site will remain unaltered.

7.0 Planning Assessment

- 7.1 The main planning consideration to be taken into account in determining this application is the potential impact of the air-conditioning units on the amenity of neighbouring properties. The impact on the setting of the Conservation Area is also a consideration.
- 7.2 **Noise Impact:** An Environmental Noise Report accompanies the planning application and provides a predicted noise level for the proposed condenser units at 1 metre to the nearest sensitive façade to meet Policy DP28.
- 7.3 RBA's Acoustic Assessment states that:-

“Measurements of the existing background noise levels at The Johnson Building, London EC1N, have been undertaken. The results of the measurements have been used in order to determine the required criteria for atmospheric noise emissions from the future plant installations. The results of the assessment indicate atmospheric noise emissions from the proposed and existing plant are within the criteria required by the London Borough of Camden. As such, the proposed and existing plant installations should be considered acceptable with respect to atmospheric noise emissions.

- 7.4 The units have been designed to ensure that they will have no adverse impact on adjoining occupiers and the accompanying background Noise Assessment illustrates that there will be no detrimental impact upon amenity.
- 7.5 **Conservation Area:** Externally, the proposal comprising four air conditioning units is considered to be a 'minor development' and will not have a detrimental

effect on the building with regards to impact on the fabric and the overall appearance of the building or wider Conservation Area. Given the distance from the parapet wall, height of the building and the close nature of the buildings (it is a narrow street) the air conditioning units are not visible from the public realm.

- 7.6 It is therefore considered that the equipment has been appropriately sited to have a minimal impact on the integrity of the building and the character and appearance of the conservation area.

8.0 Conclusions

- 8.1 This Planning, Design and Access Statement has been prepared in support of the installation of four air-conditioning units to be sited within the collection of plant located in the north-west corner of the roof level, to support the ongoing refurbishment of Grey London's office headquarters at The Johnson Building.

- 8.2 The proposal has been assessed alongside the key considerations confirmed in the LDF Core Strategy and Development Policies. This minor application scheme is compliant with the relevant policy context, as confirmed below.

- ✓ The predicted noise level from the units at roof level will not cause harm to neighbouring residential amenity. The proposal meets the requirements of Policies DP26 and DP28. This application should be read alongside the findings contained in RBA's Plant Noise Assessment.
- ✓ Visually, the air-conditioning units will not be visible from pavement level, or from any public vantage points or immediately adjoining buildings.
- ✓ This minor external modification will not harm the form, scale, materials or appearance of the building, and neither will it impact on the setting of the Conservation Area as a whole.

- 8.3 Taking into account this assessment and all relevant planning matters, we trust that Camden Council is able to support this minor proposal to install the proposed air-conditioning units.