



DESIGN AND ACCESS STATEMENT



**IN CONNECTION WITH FULL PLANNING APPLICATION
INSTALLATION OF AIR HANDLING UNIT**

AT

17-21 EMERALD STREET, LONDON WC1N 3QN

FOR AND ON BEHALF OF

MAYFAIR & HOLLAND PROPERTIES LTD

PREPARED BY

**AGAP LTD
24 UNDINE ROAD
LONDON 14**

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1. introduction

This design statement supports planning application by Mayfair & Holland Properties Ltd for the installation of 1no air handling unit on the roof of the property known as 17-21 Emerald Street, London WC1N 3QN.

This statement should be read in conjunction with drawings and other documentation submitted to the London Borough of Camden.

2. Site location

17-21 Emerald Street is an office building comprising lower ground, ground and three upper floors. The building is not listed and is located within Bloomsbury Conservation Area.

3. Proposal

The intention is to provide air conditioning to Ground Floor Office 17-21 Emerald St in order to create a comfortable working environment.

Proposed plant: TOSHIBA MAP1204HT8

The unit will be mounted on the antivibration pads

The design and location of the new air conditioning scheme were driven by two main criteria: residential amenity and visual impact.

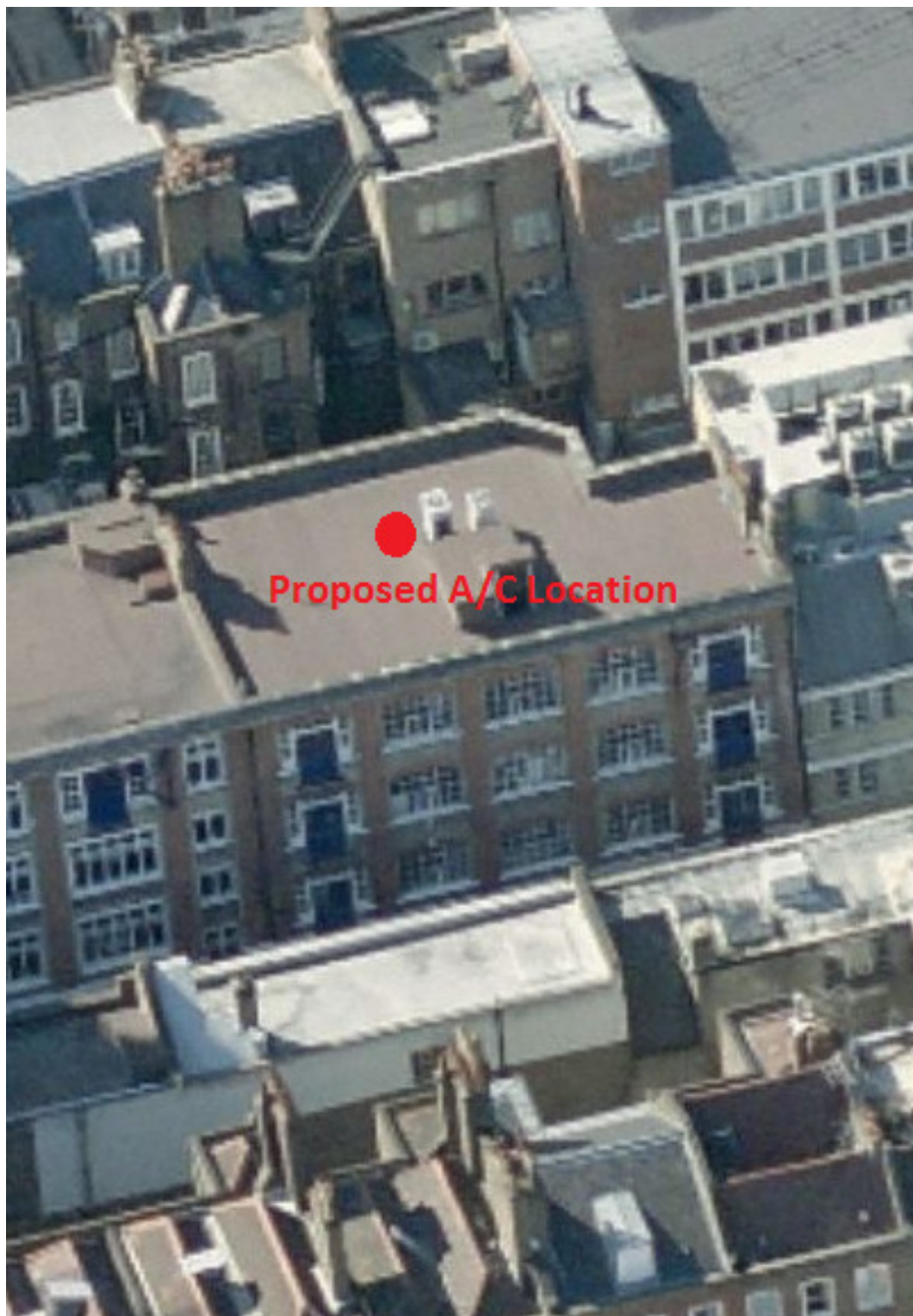
In order to minimize noise nuisance, the proposed location of air handling unit is as far as possible from the residential buildings located at the rear (Lamb's Conduit Street). Therefore the nearest residential elevation is approximately 20 meters away.

Enclosed Noise Impact Assessment confirms that proposed A/C unit meets the requirements of the London Borough of Camden, without the need for any mitigation measures.

4. Appearance

The positioning of air handling unit at the centre of flat roof next to existing two A/C units was chosen in order to minimize the visual impact, as centrally located unit will not be visible neither from Emerald Street, nor from Theobald's Road.

Staircase enclosure will hide the unit from east side.



Proposed location of Toshiba air handling unit

5. Scale

Dimensions H=1,830mm W=990mm D=780mm

6. Access and maintenance

The proposed unit will operate between the hours 09:00 and 18:00 and will be serviced once or twice a year.

The unit will be accessible via staircase at 17-21 Emerald Street.