Our ref: 802-3-01-001 design and access statement - vrv RevA

February 2015

5 John Street, London, WC1

DESIGN & ACCESS STATEMENT

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ON BEHALF OF: Mr & Mrs Perrin
5 John Street
London

Application Ref TBC
STATUS For Planning
REVISION A

PREAMBLE:

This Design & Access Statement shall be read in conjunction with the following drawings and statements prepared by Garnett + Partners LLP (G+P) and acoustic report prepared by KP Acoustics

- **802(01)100 Rev- Location Plan**
- **802(01)103 Rev- Second Floor Plan – As Existing**
- **802(01)104 Rev- Third Floor Plan – As Existing**
- **802(01) 105 Rev- Roof Plan – As Existing**
- **802(01)200 Rev- Front and Rear Elevations – As Existing**
- **802(01)300 Rev- Section – As Existing**
- **802(01)613 Rev- Second Floor Plan – As Proposed**
- **802(01)614 Rev- Third Floor Plan – As Proposed**
- **802(01)615 Rev- Roof Plan – As Proposed**
- **802(01)700 Rev- Front and Rear Elevations – As Proposed**
- **802(01)810 Rev- Section – As Proposed**
- **12007.PCR.01 Acoustic Report**
- **Condenser data sheets.**

DESCRIPTION OF PROPOSED WORKS:

This application is for the proposed installation of a new mechanical comfort cooling system which includes 2no. VRV condenser units. The proposed condenser units are to be located externally at roof level concealed between the existing roof slopes.

The works will involve the following:

1. Installation of 2no. new external VRV condenser units.
2. Installation of internal VRV units within existing joinery units at second and third floors.

LAND USE:

The existing building is a single family house. There is no change of use proposed within this application. This proposed comfort cooling application is part of upgrade works to the existing building in order to provide a desirable and high quality family home.

DESIGN:

Existing Condition

No.5 John Street forms part of a terrace of 8 houses built between 1754-59. The terrace is characterised by stock brickwork facades with pedimented doorcases to the main entrances and decorative cast iron railings with finials to the street. Fenestration follows a typical pattern of 6-over-6 sashes to ground and first floor with 3-over-3 sashes to the top floors. A secondary stair to the front lightwell provides access to the basement entrance and pavement vaults.

Internally the building retains many of its original features at ground and first floor levels, including heavily moulded doors, architraves and skirtings and decorative plasterwork to ceilings and walls. The staircase from ground to second floor retains its original Chinese style balustrade and scroll mouldings. The front room at second floor retains original cornicing, architraves, doors and linen cupboards either side of the chimneybreast. No original features are present in the rear rooms at second floor and the entirety of third floor, these having been remodelled previously.

Entrance and Access Statement

No change to the existing access is proposed within this application. Full compliance with Part M of the Building Regulations is not possible, since to do so would compromise the architectural quality of the listed building.

Proposed Design

The proposed location of the external VRV condenser units has been considered in order to minimise the potential impact on the historical character of the existing building and views from adjoining buildings. The condensers would not be visible from street level or from adjoining properties.

Roof

It is proposed that the new condenser units are grouped and located at high level within the central valley between the existing pitched roofs. This location has been selected as the existing pitched roofs will provide screening and therefore prevent views from the street or adjoining properties of the units. The units would be supported on pads resting on the existing asphalt gutter with no fixings into the existing roof structure. The roof structure will be checked by a structural engineer to ensure the weight of the units can be supported without causing harm to the existing roof structure.

Internal Changes

In order to minimise impact of the existing listed elements of the building it is proposed that new pipework is to be distributed within the existing roof void to avoid the notching joists. The VRV units at third floor would be located above the existing modern built-in wardrobes and pipework would drop locally from the ceiling to serve these. The pipework serving the VRV unit at second floor level would be concealed within the boxing around the existing waste pipe. The second floor room units would be concealed within existing wardrobes in the same manner as on third floor. The layouts have been considered to avoid damage to any existing decorative cornices, plasterwork and other original features.

SUMMARY

The proposal aims to improve the quality of the house by providing a new comfort cooling air-conditioning system. The improvements to the existing building have been considered in a way to minimise the impact on the historic character and period features of the existing building. Where possible existing pipe runs have been used and units are to be concealed within existing non-original joinery units.