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Planning, Design & Access Statement for the installation of condenser units and an extract flue



40-42 Hatton Garden, London

On behalf of

Estel Property Investments No 3 Limited

Job No: 7383

Date: March 2015

Revision: 01

Prepared by:

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Design & Access Statement

Project: 40-42 Hatton Garden, London

Ref: P14-7383 / 4.1

Date: March 2015

Type of Development: Replacement of plant and installation of new plant at roof and basement levels, and installation of an extract flue

Date of Application: March 2015

Prepared By: tmd Building Consultancy Ltd on behalf of Estel Property Investments No 3 Limited

1.0 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by tmd Building Consultancy Limited to accompany the submission of a planning application for the installation of two new air-conditioning units to be sited over the rear plant room roof level and to the basement lightwell as well as the installation of an extract flue at 40-42 Hatton Garden, for Estel Property Investments No 3 Limited, in order to replace the existing air conditioning system.
- 1.2 The purpose of this Statement is to assess the planning and design considerations of the proposed plant equipment. A Noise Impact Assessment has been prepared by Clarke Saunders Associates and should be read alongside this Statement.

2.0 Scheme Proposal

2.1 The planning application seeks planning permission for the installation of the new external condenser units and an extract flue. The equipment is to be located over the existing rear fourth floor plant room, where the existing chiller has previously been located, and at basement level within the lightwell where plant is currently located, with a flue extending up from this unit. These are identified on the proposed ground floor and roof plans as:

- i. Base of Lightwell
- ii. Flat Roof Over Fourth Floor Plant Room

2.2 The following drawings are enclosed in support of the planning application:-

- i. EX-02 Existing Ground Floor GA
- ii. EX-03 Existing First Floor GA
- iii. EX-07 Existing Fifth Floor GA
- iv. EX-08 Existing Sixth Floor GA
- v. EX-10 Existing Elevations
- vi. P-02 Proposed Ground Floor GA
- vii. P-03 Existing First Floor GA
- viii. P-07 Proposed Fifth Floor GA
- ix. P-08 Proposed Sixth Floor GA
- x. P-10 Proposed Elevations

2.3 A more detailed description of the proposal is provided in Section 6 of this Statement.

3.0 Site Context

3.1 40-42 Hatton Garden was built in the late 1970s and provides existing office accommodation with a total floor space of 1,356.4m² from lower ground to 5th floor level. There is a plant room at 6th floor level.

3.2 The application building is located in Hatton Garden where the main entrance is provided.

3.3 The building is not listed however it lies within the Hatton Garden Conservation Area.

3.4 There is an existing chiller located over the fourth floor rear plant room. The application seeks to replace this unit with 2 No. Panasonic U-25GF2E5, and install 1 No. Panasonic U-25GF2E5 in the lightwell area at basement level as well as a flue extending up from this unit.

4.0 Planning History

4.1 A search of the planning history associated with the site has been identified and are listed below:

- **15254-** The redevelopment of 40-42 Hatton Garden, EC1 by the erection of a six storey building for use as offices with residential on the fifth floor (Granted 07/12/1972)
- **18857-** The construction of a plant room at 4th floor level (Granted 17/05/1974)
- **23078-** The use of a ventilation void at basement level for storage purposes (Granted 23/07/1976)
- **PS990153-** Location of standby generator and fuel tank at rear ground floor (Granted 20/05/1999)
- **2005/3354/P-** Alterations to front elevation involving installation of disabled ramp and railings to existing office building (Class B1). (Granted 02/09/2005)
- **2012/0570-** Addition of extract duct to existing chiller unit; relocation of 2 x wall mounted condenser units adjacent to fire escape to the underside of external staircase at ground floor level in connection with offices (Class B1a). (Granted 28/03/2012).

5.0 Planning Policy

National Policy

- 5.1 The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 14).
- 5.3 Paragraph 123 of the NPPF states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, whilst also recognising that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them.

The London Plan

- 5.4 Policy 7.15 states that development proposals should seek to reduce noise by minimising the existing and potential adverse impacts of noise on, from within or in the vicinity of development proposals.

Local Policy

- 5.5 The statutory development plan is the Adopted Camden LDF which is comprised of the Core Strategy, Development Policies, Site Allocations, Area Action Plans and Planning Guidance which sets out the vision, objectives, and detailed spatial strategy for future development in the Borough up until 2025.

- 5.6 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.
- 5.7 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.
- 5.8 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.
- 5.9 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.
- 5.10 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.

5.11 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 12 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 new air-conditioning units at fourth floor and basement level and extract flue, to serve existing Class B1 office accommodation. The use is not disputed as part of this application.

- 6.3 Amount: The application is for the installation of 3 No. Panasonic U-25GF2E5 plant mechanical units, this does not impact the internal fabric of the building and would not 'materially' alter the external appearance of the building.
- 6.4 Layout: It is proposed to site the units within areas which currently have or have recently had mechanical plant. Please refer to submitted plans.
- 6.5 Scale: The dimensions for the units are confirmed on the proposed plans. The overall scale of the unit will appear subservient when compared against the host building.
- 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 and extract flue 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.

- 7.4 The units have been designed and placed in locations 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.

The design of the plant equipment is restricted to a degree by their function. That said, the proposed plant equipment will appear commensurate to the size of the building and as such would not appear overbearing. The proposed extract flue will only extend above the level of the 6th floor plant room by 450mm.

The plant equipment to be located within the lightwell will not be in view of any other nearby properties and it is considered that its location is largely protected from wider views and thus the impact upon nearby amenity will be negligible, as the noise generated by the units will not be significant.

The plant equipment to be located on the flat roof area above the plant room will be a replacement of the existing equipment and therefore not considered to have any additional impact to that which is existing.

The plant equipment is proposed to be sensitively located and with suitable mitigation measures and thus will protect local amenity and satisfy Policies DP28 and DP26.

- 7.5 Conservation Area: Externally, the proposal comprising two 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 proposed locations 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 in accordance with Policy DP25.

8.0 Conclusions

8.1 This Planning, Design and Access Statement has been prepared in support of the installation of two air-conditioning units to be sited within the collection of plant located over fourth floor rear plant room and within lightwell at basement level as well as the installation of an extract flue, to support the internal refurbishment of 40-42 Hatton Garden.

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 the Noise Impact Assessment prepared by Clarke Saunders.
- 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.

Appendix A – Montage



Existing Plant over Fourth Floor Plant Room



Area at Base of Lightwell