

2012/392

JD WETHERSPOON



DV ARCHITECTS

DESIGN & ACCESS STATEMENT

For

**PENDEREL'S OAK, 283-288 High Holborn, Holborn, Greater London,
WC1V 7HP**

Planning Permission for the replacement of existing HVAC units to flat roof location with new and existing lower ground garden HVAC unit to be removed with new HVAC unit to be provided into flat roof location. HVAC equipment to have acoustic enclosure as part of the scheme.

CONTENTS

- 1.0 Introduction
- 2.0 Use
- 3.0 Work Proposals
- 4.0 Layout
- 5.0 Access
- 6.0 Scale
- 7.0 Consultation

1.00 INTRODUCTION

1.01 Design Venue Architects Limited are acting on behalf of JD Wetherspoon providing advice for the replacement of existing HVAC units located at the rear of the property and used to the service the public house at Penderel's Oak in Holborn, Greater London.

The works as described below are necessary in order to revive the existing services to the public house. JDW wish to use this opportunity to upgrade the existing services to the property for their growing trade as shown on attached plans submitted with this statement. The proposals as described below is part of the existing building footprint and does not involve any extension works.

1.02 This Design and Access statement has been prepared to accompany the Planning Application.

1.03 The application set includes the following supporting information:

1. Design and Access Statement
2. Drawings
3. Information supplied by HVAC specialists

2.00 USE

2.01 The application site, as shown and highlighted on the Site Location Plan, is located on Penderel's Oak in Holborn, Greater London.

2.02 The property is currently being used as a public house under the management of JD Wetherspoon.

3.00 WORK PROPOSALS

3.01 The existing units A&B are being replaced with new units and to be sited in exactly the same positions.

3.02 The existing unit C is being removed from the lower garden area and a replacement unit is being sited within the acoustic enclosure on the flat roof.

3.03 New acoustic enclosure is to be provided as part of the proposal.

4.00 LAYOUT

The proposed works does not affect the internal layout.

The physical footprint of the site remains unchanged as the proposed works are within the existing boundary. The works as described below are necessary in order to revive the existing services to the public house. JDW wish to use this opportunity to upgrade the existing services to the property for their growing trade as shown on attached plans submitted with this statement.

5.00 ACCESS

5.01 Description of development.

Replacement of existing HVAC units to flat roof location with new and existing lower ground garden HVAC unit to be removed with new HVAC unit to be provided into flat roof location. HVAC equipment to have acoustic enclosure as part of the scheme.

5.02 Design standard follows.

Building regulations including approved document M.

5.03 Philosophy and approach.

The existing public house will remain un-altered. No major changes will occur as part of this application. The existing delivery route and access to the property will remain as existing and is unaffected by the proposed alterations.

6.00 SCALE

The proposed replacement of the HVAC equipment will be upgraded and is within the existing building footprint and does not involve any extension works.

SOURCE OF ADVICE AND CONSULTATION

7.00

All will be designed to comply with the Building Regulations and Part M.

An Access Statement will be presented to JD Wetherspoon and will form part of the Operation Manual to be fully integrated into the long term management of the building.

