

## **12, 13 & 14 BLOOMSBURY SQUARE, LONDON WC1A 2LP**

### **DESIGN & ACCESS STATEMENT**

**See drawings attached to application.**

1. This statement is a supporting statement required to accompany the Planning Application to the London Borough of Camden and requires permission for an air conditioning condenser (No 3) on the rear of 14 Bloomsbury Square.
2. Due to structural difficulties, the condenser could not be placed as previously proposed and approved.
3. Internally there are no planned alterations. The pipe runs and air conditioning units are contained within existing architectural risers and casings.
4. Currently the existing buildings are occupied by the Applicant, The Chartered Institute of Arbitrators as it's headquarters and the building is also used for Arbitrations, Mediations etc.
5. There is no intended change of use to the property and the existing features will remain, in accordance with the refurbishment works and the linking of the three buildings together from 2002 onwards, as approved.
6. There are no structural alterations. The plant will be supported on localised steel brackets and beams.
7. Following Enforcement Proceedings Notification, an up to date noise assessment was carried out by Allaway Acoustic dated 24<sup>th</sup>-26<sup>th</sup> July 2012 (attached).

As part of the current application, a further survey by Noico Ltd, noise contract engineers was prepared dated 13<sup>th</sup> February 2015 (attached). This following the approved condensers on No 12 and No 13, having been electronically down rated and need no acoustic enclosures. The acoustic enclosure to condenser No 3, No 14 Bloomsbury square is designed as stated and in accordance with location and details attached to this application.

The design now complies with Camden acoustic requirements.

8. In accordance with the protocol for Design Access Statements, as the work is limited to plant on a rear roof space between the buildings, the amount of detail included in this statement is limited to further details attached to the application.
9. With regard to any remedial works, as the proposed works do not in any way vary the building structure, character or pedestrian access to and from the properties or agreed escape measures which exist currently, no remedial action is required and no special access for disabled etc is necessary, as only access to the roof for plant maintenance will be required.