

DESIGN AND ACCESS STATEMENT

IN RESPECT OF

**PLANNING APPLICATION FOR THE
INSTALLATION OF FOUR SATELLITE
DISHES AND TWO REPLACEMENT AIR
CONDITIONING UNITS**

**AT 64 KILBURN HIGH ROAD, NW6
4HJ**

**ON BEHALF OF POWER LEISURE
BOOKMAKERS LTD**

APRIL 2015

CONTENTS

1. INTRODUCTION 1

2. SITE CONTEXT 1

3. RELEVANT PLANNING HISTORY 2

4. DESIGN 3

5. ACCESS 4

APPENDIX 1: AIR-CONDITIONING UNITS SPECIFICATIONS

1. INTRODUCTION

- 1.1. This statement is submitted in support of the application for the installation of four satellite dishes and two replacement air conditioning units at the application site, 64 Kilburn High Road.
- 1.2. The proposals relate to the vacant unit at 64 Kilburn High Road. The application is submitted on behalf of our client Power Leisure Bookmakers Ltd.
- 1.3. In order to facilitate the successful operation of the unit as a betting shop, alterations are required to the premises.
- 1.4. This statement provides a summary of the works proposed, both in terms of design and access, and assesses the impact of the proposals on visual amenity. The statement concludes that the planning application complies with the Council's policies and the proposals will not have any harmful impact and therefore permission should be granted accordingly.

2. SITE CONTEXT

- 2.1. The site is located on the eastern side of Kilburn High Road, on the Camden side of Kilburn Town Centre and is within Camden's designated Core Frontage.
- 2.2. Surrounding units are predominantly in A1 use, and the unit sits between Boots Pharmacy (A1 use) and M&S Simply Food (A1 use).
- 2.3. The building itself is neither statutorily listed nor locally listed, and is not within a conservation area.
- 2.4. A service area is located to the rear of the unit, accessed via Kilburn Place to the east.

3. RELEVANT PLANNING HISTORY

- 3.1. There are no relevant planning applications relating to the proposals at the site application site.

4. DESIGN

Satellites and Air Conditioning Units

- 4.1. Four satellite dishes are proposed to be installed on the fourth storey roof of the property and will be set back. The installation of the four satellite dishes are fundamental to the operation of a betting office and are positioned in such a way so that full line of sight to satellites can be maintained.
- 4.2. These proposals are considered to have minimal visual impact as they will be installed to the third floor flat roof and will not be seen from street level. It is therefore considered that the satellite dishes will not have a harmful impact on the character and appearance of this part of the town centre and would therefore be compliant with **Policy DP24** *Securing high quality design* and **Policy DP26** *Managing the impact of development on occupiers and neighbours*.
- 4.3. Two replacement air conditioning units are also to be erected to the flat roof over the first floor at the rear of the property. The units will be located at the rear so will not be seen from street level, and there are no residential windows within close proximity. The proposed new units are of a very high specification and will therefore operate very efficiently with minimal noise disturbance. Air conditioning specification details are provided at Appendix 1.
- 4.4. **Paragraph 123** of the NPPF states that planning policy and decisions should aim to avoid noise from giving rise to significant adverse impacts and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development. London Plan **Policy 7.15** and Camden Development **Policy DP26** *Managing the impact of development on occupiers and neighbours*, **Policy DP28** *Noise and vibration* also recognise the need to minimise the impact of noise through development. Camden Planning Guidance 6 on 'Amenity' reiterates the importance of minimising harm caused on the local area and residential amenity.
- 4.5. It is therefore considered that the proposed air conditioning units will not have any harmful impact upon the visual amenity of the area or the residential amenity of near-by occupiers at this location.

5. ACCESS

- 5.1. There are no access considerations in respect of the satellite dishes or the air conditioning units.
- 5.2. Overall we consider that the proposals are entirely acceptable and will enable the operation of the new occupier.

APPENDIX 1: AIR-CONDITIONING UNITS SPECIFICATIONS



Wall Mounted Unit

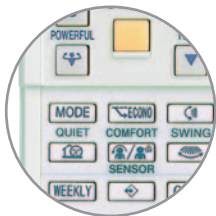
INVERTER FTXS-G / RK(X)S-G/F



Wireless remote control (standard)



Wired remote control (optional)



- Inverter technology: reduces the power consumption by up to 30% compared to non inverter units.
- Wireless remote controller with weekly timer: provides a 7-day schedule timer, enabling daily or weekly programming. Up to 4 actions per day possible.
- Comfort mode: guarantees draught free operation. When cooling, the flap is positioned horizontally to prevent cold air flow directly onto the body. When heating, the flap turns vertically downwards to direct warm air to the bottom of the room.
- 2-area intelligent eye (class 20 to 50): air flow is sent to a zone other than where the occupants are located at that moment. If no people are detected, the unit will automatically switch over to the energy-efficient setting.
- Movement sensor function (class 60 to 71): if the room remains unoccupied for more than 20 minutes, the system automatically switches to the energy efficient mode. When people return into the room again, the system restores the original setting.
- Night set mode: prevents any sudden change in room temperature by gently raising/lowering the temperature before the system stops, so you can sleep more comfortably.
- Powerful operation: activates the maximum air volume for 20 minutes to cool or warm the room quickly.
- Titanium apatite photocatalytic air purifying filter: superior adsorption power. Besides mould and odours, it also effectively adsorbs and decomposes bacteria and viruses for effective purification and deodorisation of the air inside the room.
- Energy saving during standby: when the unit is in standby and no people are detected for more than 20 minutes, the system will automatically switch to the energy saving mode reducing current consumption by about 80%.
- ECONO mode: reduces power consumption so that other appliances that need large power supply can be used.
- Quiet operation: lowers the indoor/outdoor unit noise level by 3dB(A) by changing the frequency and fan speed.
- Self diagnosis digital display: in the unlikely event that an abnormality occurs, the LCD remote controller displays the error code allowing prompt maintenance.
- Auto-restart function: after a power failure in the building, the system automatically restarts to the setting in operation before the power failure.

Height	295mm
Width	800mm
Depth	215mm



FTXS20G

Height	550mm
Width	765mm
Depth	285mm



RXS20G

See tables overleaf for full list of dimensions

**ENERGY LABEL:
CLASS
A**

COOLING ONLY

INVERTER

Indoor Units				FTXS20G	FTXS25G	FTXS35G	FTXS42G	FTXS50G	FTKS60G	FTKS71G	
Nominal Capacity	Cooling capacity	Minimum	kW	1.3		1.4	1.7		2.3		
		Standard	kW	2.0	2.5	3.5	4.2	5.0	6.0	7.1	
		Maximum	kW	2.8	3.2	4.0	5.0	5.3	6.7	8.5	
EER	Nominal			4.26	4.55	4.02	3.44	3.29	3.02		
Annual energy consumption			kWh	235	275	435	610	760	995	1175	
Energy Label	cooling			A					B		
Dimensions	(Height x Width x Depth)			295x800x215					290x1050x238		
Weight				9.0		10		12			
Air Flow Rate	Cooling	H/M/L/SL	m³/min	9.4 / 7.4 / 5.5 / 4.0	9.1 / 7.1 / 5.2 / 3.7	10.4 / 7.7 / 4.8 / 3.5	9.1 / 7.7 / 6.3 / 5.4	10.2 / 8.6 / 7.0 / 6.0	16.2 / 13.6 / 11.4 / 10.2	17.2 / 14.5 / 11.5 / 10.5	
Sound Power	Cooling	High	dBA	54		58		59	61	62	
Sound Pressure	Cooling	H/L/SL	dBA	38 / 25 / 22		42 / 26 / 23	42 / 33 / 30	43 / 34 / 31	45 / 41 / 36 / 33	46 / 42 / 37 / 34	
Refrigerant				R-410A							
Power Supply				1~/220-230-240V/50Hz					1~/220-240V/50Hz		
Controller	Wireless/Wired			ARC452A3 (standard) / BRC944 (optional)							
Outdoor Unit				RKS20G	RKS25G	RKS35G	RKS42G	RKS50G	RKS60F	RKS71F	
Dimensions	(Height x Width x Depth)			550x765x285					735x825x300		770x900x320
Weight				32	34		39	48	47	71	
Sound pressure level		H / L	dBA	46 / 43		47 / 44	48 / 44		49 / 46	52 / 49	
Sound power level		H	dBA	61		63		61	63	66	
Operation Range	Cooling	Min~Max	°CDB	-10~46							
Refrigerant				R-410A							
Power Supply				1~/220-240V/50Hz							
Piping connections	Liquid (OD)/Gas/Drain	mm		6.35 / 9.5 / 18				6.35 / 12.7 / 18		6.35 / 15.9 / 18	
Piping Length (Maximum)				20				30			
Max Installation Height Difference				15				20			

HEAT PUMP

INVERTER

Indoor Units				FTXS20G	FTXS25G	FTXS35G	FTXS42G	FTXS50G	FTXS60G	FTXS71G	
Nominal Capacity	Cooling capacity	Minimum	kW	1.3		1.4	1.7		2.3		
		Standard	kW	2.0	2.5	3.5	4.2	5.0	6.0	7.1	
		Maximum	kW	2.8	3.2	4.0	5.0	5.3	6.7	8.5	
	Heating capacity	Minimum	kW	1.3		1.4	1.7		2.3		
		Standard	kW	2.7	3.4	4.0	5.4	5.8	7.0	8.2	
		Maximum	kW	4.3	4.7	5.2	6.0	6.5	8.0	10.2	
EER / COP	Cooling / Heating			4.26 / 4.25	4.55 / 4.53	4.02 / 4.17	3.44 / 3.67	3.29 / 3.69	3.02 / 3.43	3.02 / 3.22	
Annual energy consumption	kWh			235	275	435	610	760	995	1175	
Energy Label	cooling / heating			A / A					B / B		B / C
Dimensions	(Height x Width x Depth)			295x800x215					290x1050x250		
Weight				9.0		10		12			
Air Flow Rate	Cooling	H/M/USL	m³/min	9.4 / 7.4 / 5.5 / 4.0	9.1 / 7.1 / 5.2 / 3.7	10.4 / 7.7 / 4.8 / 3.5	9.1 / 7.7 / 6.3 / 5.4	10.2 / 8.6 / 7.0 / 6.0	16 / 13.8 / 11.3 / 10.1	17.2 / 14.5 / 11.5 / 10.5	
	Heating	H/M/L/SL	m³/min	9.9 / 8.2 / 6.5 / 5.5	9.8 / 7.9 / 6.2 / 5.2	10.6 / 8.5 / 6.4 / 5.4	11.2 / 9.4 / 7.7 / 6.8	11.0 / 9.3 / 7.6 / 6.7	17.2 / 14.9 / 17.6 / 11.3	19.5 / 16.7 / 14.2 / 12.6	
Sound Power	Cooling	High	dBA	54		58		59	61	62	
	Heating	High	dBA	56		57	58	60		62	
Sound Pressure	Cooling	H/L/SL	dBA	38 / 25 / 22		42 / 26 / 23	42 / 33 / 30	43 / 34 / 31	45 / 41 / 36 / 33	46 / 42 / 37 / 34	
	Heating	H/L/SL	dBA	38 / 28 / 25	39 / 28 / 25	42 / 29 / 26	42 / 33 / 30	44 / 34 / 31	44 / 40 / 35 / 32	46 / 42 / 37 / 34	
Refrigerant				R-410A							
Power Supply				1~/220-230-240V/50Hz					1~/220-240V/50Hz		
Controller	Wireless/Wired			ARC452A3 (standard) / BRC944 (optional)							
Outdoor Unit				RXS20G	RXS25G	RXS35G	RXS42G	RXS50G	RXS60F	RXS71F	
Dimensions	(Height x Width x Depth)			550x765x285					735x825x300		770x900x320
Weight				32	34		39	48	47	71	
Sound Pressure level	Cooling	H/L	dBA	46 / 43		48 / 44		49 / 46		52 / 49	
	Heating	H/L	dBA	47 / 44		48 / 45		49 / 46		52 / 49	
Sound Power	Cooling	dBA		61		63		62	63	66	
Operation Range	Cooling	Min~Max	°CDB	-10~46							
	Heating	Min~Max	°CWB	-15~20				-15~18	-15~20		
Refrigerant				R-410A							
Power Supply				1~/220-240V/50Hz							
Piping connections	Liquid (OD)/Gas/Drain	mm		6.35 / 9.5 / 18				6.35 / 12.7 / 18		6.35 / 15.9 / 18	
Piping Length (Maximum)				20				30			
Max Installation Height Difference				15				20			

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High Efficiency Roundflow Cassette



FCQH-D8 / RZQS-D



BRC1D52
Wired remote control (standard)



Self-cleaning option



BRC1E51A
Wired remote control (optional)



Wireless remote control (optional)



The unique 360° radial air pattern ensures uniform air flow and temperature distribution. The FCQH model combined with the comfort inverter achieves a great balance of efficiency and value.

- **Comfort Inverter technology:** reduces the power consumption by up to 30% compared to non inverter units and ensures maximum comfort, low noise and reliability.
- **Air flow flexibility:** a wide selection of 23 different airflow patterns enables unit installation in corners or small rooms.
- **Horizontal air discharge:** ensures draught free operation and prevents ceiling soiling.
- **Wired remote controller:** provides a 7-day schedule timer, enabling the user to program the air conditioning daily or weekly, with up to 5 different actions per day possible (BRC1D52 standard / BRC1E51A optional).
- **BRC1E51A – New optional wired controller:** allows easy navigation through menu items, via a personalised display and minimal number of buttons.
- **Self-cleaning panel (available as accessory):** Maintenance time and costs and energy consumption reduced. It is equipped with a special rounded filter, which automatically cleans itself once a day. The dust from this filter is stored in the indoor unit and can be removed with a normal vacuum cleaner.
- **Home Leave operation:** in case of extended absence, this function automatically keeps the room temperature at a specified favourite comfort level, by switching to heating when it reaches the minimum level and to cooling when it reaches the maximum level.
- **Air purification filter:** removes airborne dust particles to ensure a steady supply of clean air.
- **Self diagnosis digital display:** in the unlikely event that an abnormality occurs, the LCD remote controller displays the error code allowing prompt maintenance.
- **Auto-restart function:** after a power failure in the building, the system automatically restarts to the setting in operation before the power failure.
- Modern style decoration panel in pure white. Standard model also available with white louvres.

Height	246mm
Width	840mm
Depth	840mm



FCQH71D8

Height	770mm
Width	900mm
Depth	320mm



RZQS71D

See tables overleaf for full list of dimensions

**ENERGY LABEL:
UP TO CLASS
A**

HEAT PUMP

COMFORT INVERTER

Indoor Units				FCQH71D8	FCQH100D8	FCQH125D8	FCQH140D8
Capacity	Cooling capacity	Standard	kW	7.1	10.0	12.5	14.0
	Heating capacity	Standard	kW	8.0	11.2	14.0	16.0
EER / COP	Cooling / Heating			3.3 / 3.7	3.45 / 3.80	3.22 / 3.69	3.01 / 3.41
Annual energy consumption			kWh	1,076	1449	1940	2326
Energy Label	cooling / heating				A / A		B / B
Dimensions	(Height x Width x Depth)		mm	246x840x840		288x840x840	
Weight			kg	23		25	
Air Flow Rate	Cooling	High/Low	m ³ /min	21.9 / 12.1	34.2 / 17.6	34.2 / 21.2	34.2 / 23.8
	Heating	High/Low	m ³ /min	21.9 / 12.1	34.2 / 17.6	34.2 / 21.3	34.2 / 23.9
Sound Power	Cooling	High	dBA	54		62	
Sound Pressure	Cooling	High/Low	dBA	36 / 28	45 / 32	45 / 36	45 / 38
	Heating	High/Low	dBA	36 / 28	45 / 32	45 / 36	45 / 38
Refrigerant			Type	R-410A			
Power Supply				1~/220-240V;220V/50Hz;60Hz			
Decoration Panel	Model			BYCQ140CW1 ¹ / BYCQ140CW1W ² / BYCQ140CGW1 ³			
	Colour			Pure white (RAL 9010)			
	HxWxD	mm		50x950x950 / 50x950x950 / 130x950x950			
	Weight	kg		5.5 / 5.5 / 11.5			
Controllor	Wired/Wireless			BRC1D52 (standard) / BRC7F532F (optional) BRC1E51A (optional) /			
Outdoor Unit				RZQS71DV1	RZQS100DV1	RZQS125DV1	RZQS140DV1
Dimensions	(Height x Width x Depth)		mm	770x900x320		1170x900x320	
Weight			kg	68		103	
Operation Range	Cooling	Min~Max	°CDB		-5~-46		
	Heating	Min~Max	°CWB		-15~-15.5		
Sound Power	Cooling		dBA	65		67	68
Sound Pressure (Standard)	Cooling		dBA	49		51	52
	Heating		dBA	51	55	53	54
Sound Level (Night quiet)	Sound Pressure		dBA	47		49	50
Refrigerant			Type	R-410A			
Power Supply				1~/220-240V/50Hz			
Piping connections	Liquid (OD)/Gas/Drain	mm		9.52 / 15.9 / 26			
Piping Length (Maximum)			m	30		50	
Max. internunit level difference			m	0.5			
Max installation height difference			m	15		30	

¹ Pure white standard panel with grey louvres; ² Pure white standard panel with white louvres; ³ Pure white auto cleaning panel

your comfort. our world.



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