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Date : 09-06-15
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120 HOLBORN
CAMDEN
LONDON EC1

DESIGN AND ACCESS STATEMENT
FOR
A PROPOSED EXTERNAL PLANT
INSTALLATION

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DESIGN AND ACCESS STATEMENT

Site: 120 HOLBORN, CAMDEN EC1
Proposals: NEW EXTERNAL PLANT FOR THE LEISURE TENANT AND
LANDLORD.

INTRODUCTION

120 Holborn EC1, occupies the north west corner of Holborn Circus. It is bounded by Hatton Garden to the west, Greville Street to the north and Leather Lane to the east. The building dates from the late 1970s and comprises residential, office and retail accommodation; located above an extensive service yard, open areas, a car park, basement and sub-basement areas.

The property is largely built around the perimeter of the site, leaving open areas within for the service road; accessed from Greville Street, and open spaces or 'courtyards' between the built elements.

A part of the sub-basement area, has recently been re-designated following the granting of a change of use from Class B1 to, Class D2 as leisure gymnasium. (Subject to S106 Ref: 2014/2782/P, and a more recent amendment submission by John Robertson Architects Ltd.)

PROPOSALS - DESIGN

The focus of this statement is the proposal for new external plant to serve both the Gymnasium and the landlord. See drawings 1191-013, 014.

A part of the Gymnasium sub-basement demise is a double height space (See drawing 1191-014). This permits access to the underside of the northern 'courtyard' to the east of the access road upon entering the site from Greville Street. This courtyard was originally constructed with ventilation housings (louvered penthouse up-stands) to serve the unventilated spaces below. It still serves the same purpose and in addition, is used for various existing plant installations around its perimeter and a bicycle parking area, which are for the benefit of other tenants who are not associated with this statement.

It is proposed to site heat emitting condensers in two locations within the courtyard, to serve the new Gymnasium and other spaces controlled by the landlord. Each set of condensers will be connected to the internal spaces they serve, via an existing penthouse louver, located adjacent to the plant arrangement. This will preclude the need for extensive lengths of exposed pipe and cable tray on the courtyard deck. The equipment selection is appropriate to the purpose it is to serve, and has been the subject of an acoustic analysis, following an ambient noise survey. (See attached RBA Acoustics report Ref6838/PNA). The analysis determined that noise mitigation is required, to ensure there is no contravention of the guidelines provide by London Borough of Camden (DP28) for the operation of the equipment over the required

hours of 06.00 - 23.00. Accordingly, top mounted cylindrical type acoustic baffles are generically indicated upon the attached drawings.

PROPOSALS - ACCESS

Level access is already formed into the 'courtyard' from the service road. However, access by the general public, Gymnasium members or the landlords administrative staff etc. are not required to access this part of the site or to approach the proposed equipment.

Subject to consent; following the installation only experienced engineers will need to access the site for the purposes of maintaining or servicing the equipment.