

Design and Access Statement for Minor Works

4-10 Tower Street, London, WC2H

Address:

4-10 Tower Street
London
WC2H

Proposal:

Planning application for the replacement and installation of new air conditioning units.

Planning Portal Reference: PP-04482059

1. Proposal:

This application seeks permission for the replacement and installation of new air conditioning units (9no. total) to the rear light-well at 4-10 Tower Street in association with the proposed fitness studios at basement and ground floor.

2. Location of proposal:

The existing air conditioning units are located to the rear of 4-10 Tower Street within an enclosed light-well, situated at first floor level.

3. Relationship to existing building:

The existing air conditioning units located to the rear of 4-10 Tower Street relate to both the residential and commercial operations within the building. Only seven existing units are associated with the applicant and the basement and ground floor operations.

4. Impact on amenity:

The proposed plant equipment (7 existing units being replaced and 2 new units to provide 9 units in total) will not affect the nearest noise sensitive window nor result in any harm to existing residential amenity nearby, in terms of undue noise, nuisance or disturbance over and above what presently exists. This has been demonstrated within the submitted acoustic assessment.

The plant units are further located within an enclosed light-well and positioned within their existing location. There will be no impact to visual amenity.

5. Design e.g. scale, mass and bulk:

Each air conditioning unit will measure approximately 1050 x 1300 mm. Their location is concealed within an existing light-well, carefully mounted on a flank elevation with the existing plant equipment.

6. Relationship between proposal and public routes:

There shall be no public access to the light-well. Access will be provided on a quarterly basis for general maintenance and servicing.

7. Choice of materials:

This application relates solely to the installation of plant. The units will be encased in the manufacturer's metal powder coater acoustically insulated box, situated against a brick wall.

8. Impact on street scene:

The proposal will not have an impact on the existing street scene or wider conservation area.

9. Sustainability of proposal:

The proposal involves the upgrade of the existing seven air conditioning units. The new units will be more energy efficient and quieter than those existing.
