

35 Great James Street, WC1N

**DESIGN & ACCESS
STATEMENT**

APRIL 2017



Introduction

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INTRODUCTION

Located along the west side of Great James Street, close to the junction with Theobalds Road, this Grade II* listed property is within the Bloomsbury Conservation Area. The property is a four storey plus basement and is part of a 14 terraces houses built between 1720-24.

Spanning from basement to third floor, the building provides office accommodation with several original features and fixtures.

There is currently a Planning Application and a Listed Building application to refurbish the property in order to provide high quality office accommodation which will enhance and preserve the original features and character of the building. This Design and Access Statement has been prepared to accompany this Planning Application to replace an existing roof light, to reduce the number and modernise the condenser units and for new external light to the lower ground floor.

Project No.	1532
Date:	7th April 2017

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USE

The buildings use class is not changed with this application it is currently B1 Office.

AMOUNT

The proposal does not impact on the area of the building.

LAYOUT

The proposal does not impact on the layout of the building.

SCALE

The proposal does not effect the scale of the building

LANDSCAPING

There is no landscaping associated with this site.

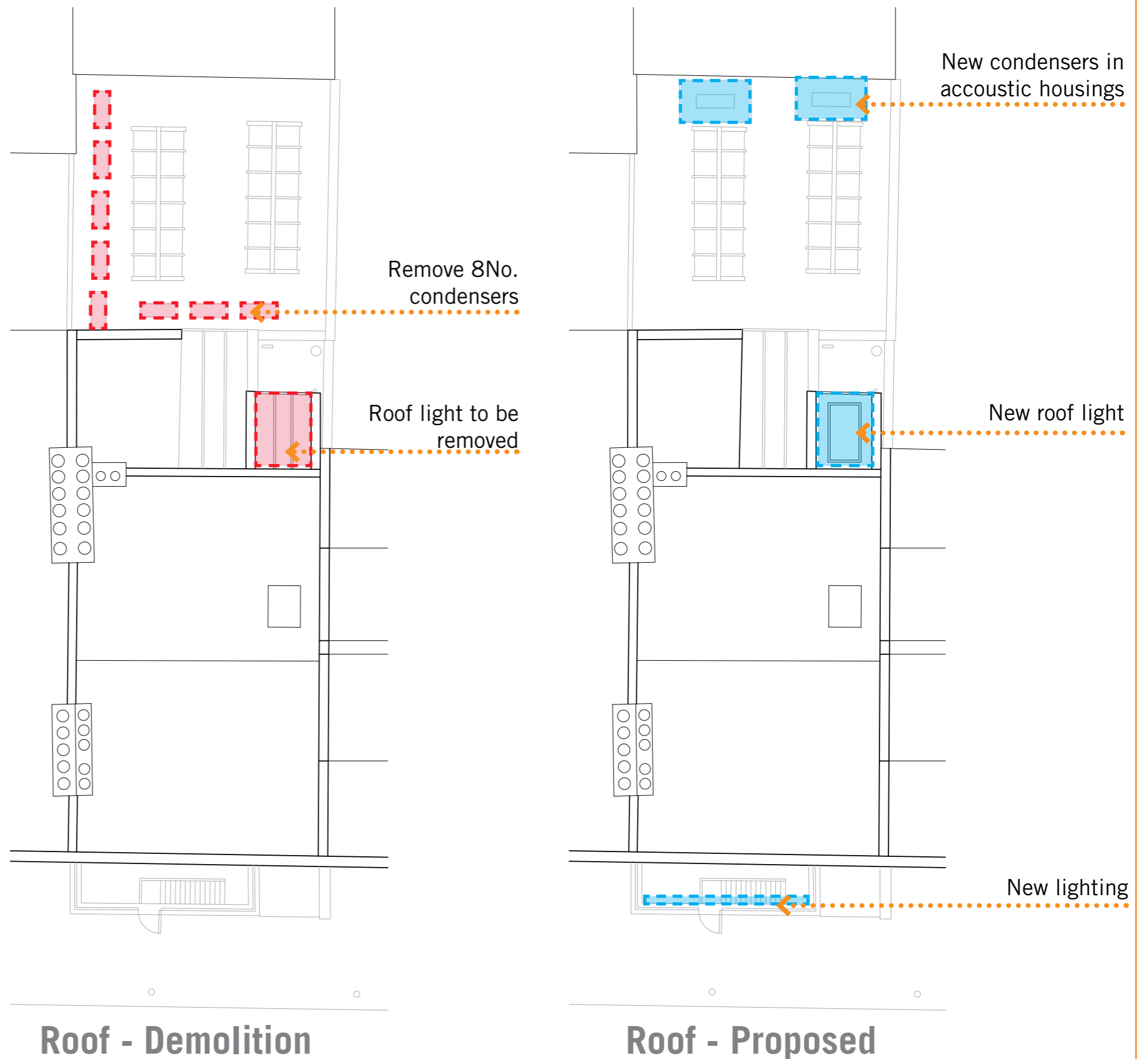
APPEARANCE

The proposal does not effect the appearance of the Great James Street elevation (light fittings are not visable from the street).

The appearance of the rear elevation will be improved by a reduction in the number of condenser units (8 units to 3 units) and the removal of the dilapidated roof light. It will be replaced with a felt roof and roof light.

ACCESS

Access to the property will remain as existing.



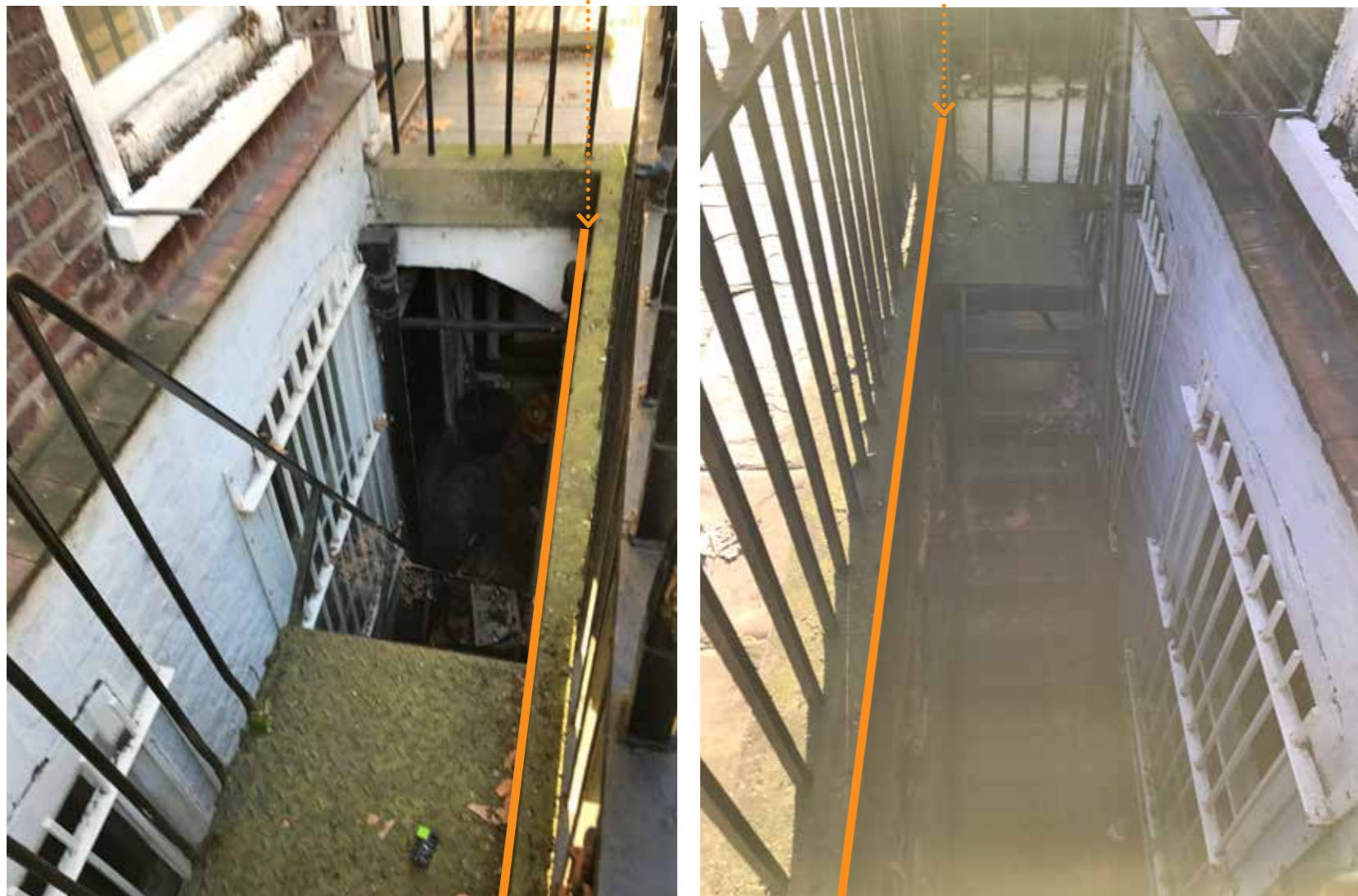
Lighting

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LIGHTING

It is proposed to put an LED strip light in the light well. This combined with the removal of the window bars and decoration (covered in a separate application) will improve the lightwell from both the street and within the offices.

NEW LIGHTING

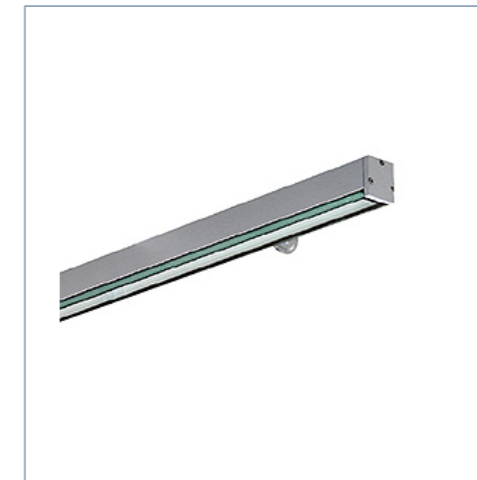


TALSION

SPECIFICATION TEXT

An IP65 wall-mounted linear LED luminaire in die-cast aluminium offered in three different lengths, with a range of distributions and choice of finish.

PRODUCT IMAGE



TECHNICAL DETAILS

- Light Distribution: Direct
- Light Source: LED
- Colour Temperature: 3000 or 4000K
- Optic: Reflector PMMA lens and 8mm tempered glass.
- Luminaire efficacy: > 90 lm/W
- Colour Rendering Index min.: 82 Ra
- IP-rating: 65
- Driver: Standard on/off

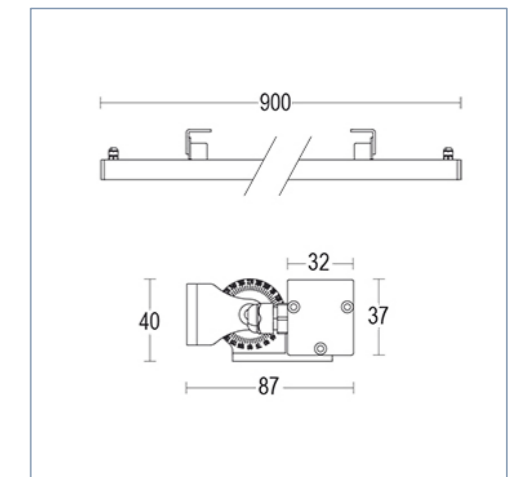
ORDERING DETAILS

ORDERING CODE	LUMEN OUTPUT	LENGTH (MM)
OSP.TAL.600	2040	600
OSP.TAL.900	3000	900
OSP.TAL.1200	4080	1200

To above ordering codes add the following suffixes

LED CCT	
3000K CCT	/3000
4000K CCT	/4000
FINISH	
Anthracite grey	/AN
Light grey	/GR
DISTRIBUTION	
Beam angle 26°	/B26
Beam angle 34° x 16°	/B34

DIMENSIONS (mm)



IP65 230 V 50 Hz

OCTANT BY PHI - BRINGING LIGHT TO LIFE

Condensers

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CONDENSERS

It is proposed to remove the existing 8 condenser units and replace them with two new units within acoustic enclosures.

Please refer to the acoustic report further information.

CONDENSER TO BE REMOVED



Tel: 0870 383 3344
www.environ.co.uk

SELECTION MATRIX

environlite 1.1.25AC T8 1700 P1

08 August 2016

Acoustic enclosures for Split AC/ASHP Unit Applications

CUSTOMER:	SITE / LOCATION / REFERENCE

ORIGINAL EQUIPMENT MANUFACTURERS PUBLISHED DATA					
MAKE, MODEL, DIMENSIONS, AIR FLOW & SOUND PRESSURE LEVEL @1.0M FREE FIELD					
MAKE:		MODEL:		AIR IN	AIR OUT
Daikin		RXYSQ4-6TV1		Rear & 1 Side	Front
WIDTH (MM)	DEPTH (MM)	HEIGHT (MM)	AIRFLOW (M ³ S ⁻¹)	SPL dB(A)	DISTANCE (M)
900	320	1345	1.77	50-51	1

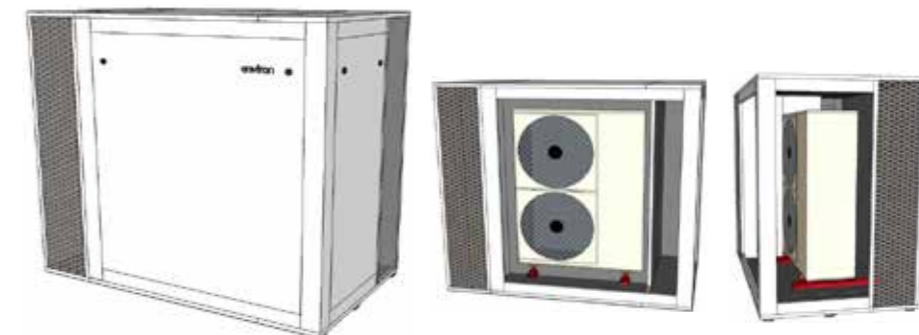
INNER CUBE DIMENSIONS			ENCLOSURE DETAIL		
WIDTH (MM)	DEPTH (MM)	HEIGHT (MM)	WIDTH (MM)	DEPTH (MM)	HEIGHT (MM)
1050	400	1625	1700	1000	1690
1.77	1.0	0	1.77	1.0	24-30
AIRFLOW (M ³ S ⁻¹)	DISTANCE (M)	SPL dB(A)	AIRFLOW (M ³ S ⁻¹)	DISTANCE (M)	SPL dB(A)
1625	275	1	19	4.0	4.0
WIDTH (MM)	HEIGHT (MM)	NO.	PD (NM ⁻²)	OUTLET (MS ⁻¹)	INLET (MS ⁻¹)
275	1625	1	19	4.0	4.0

Select Inlet & Outlet Airway Sizes to Ensure Airflows are kept Below 6.0m/s

ENCLOSURE INFORMATION			WIDTH (MM)	DEPTH (MM)	HEIGHT (MM)
INLET AIRWAY			275		1625
OUTLET AIRWAY			275		1625
EXTERNAL SIZE			1700	1000	1700
INDICATIVE SOUND LEVEL RANGE @ 1.0m (Free Field)			24-30	SPL dB(A) SOUND PRESSURE	

NOTES CONCERNING ENCLOSURE DESIGN

Enclosure weight 135kg approx
 Static Pressure <20 Pascals



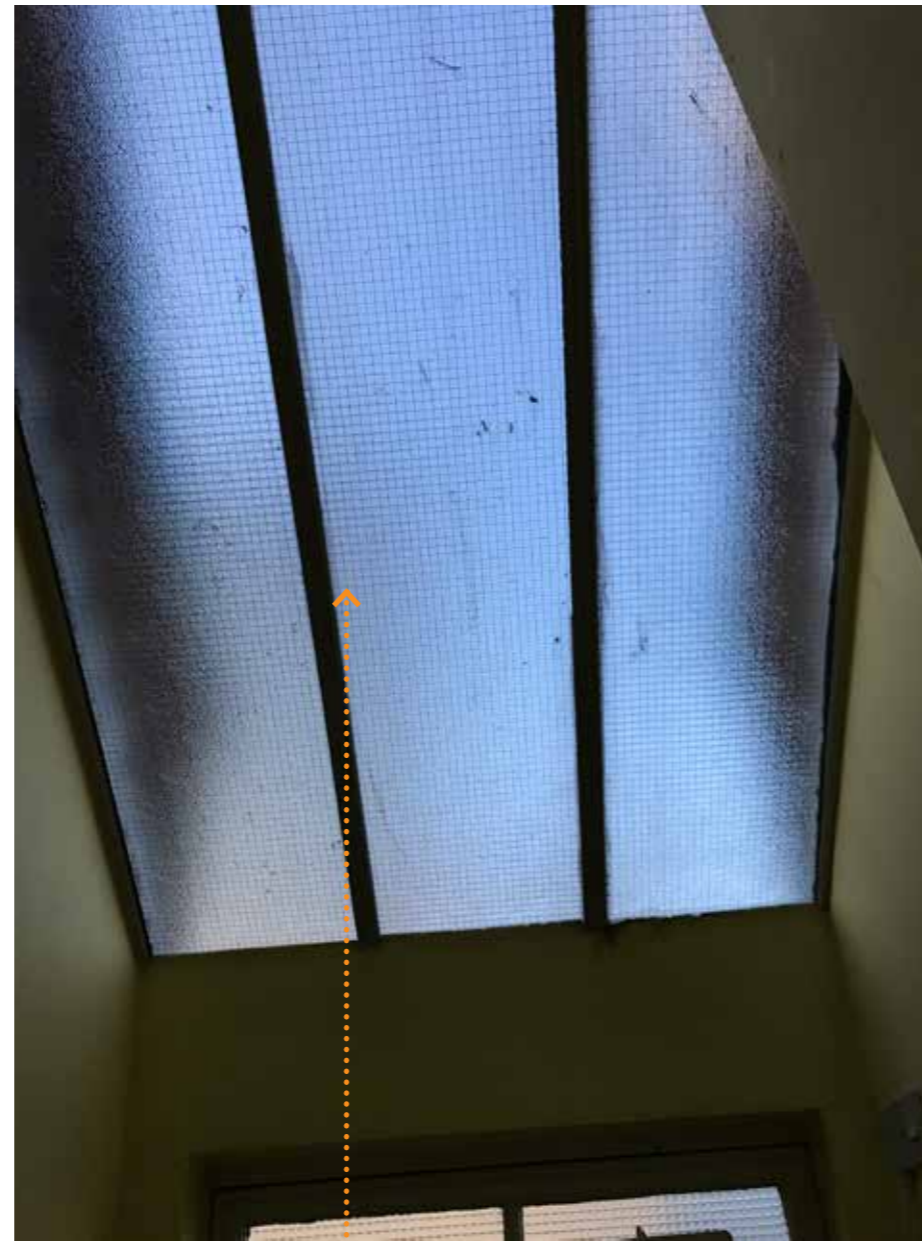
Environ acoustic designs are protected under patent
 The information contained in this Selection Matrix is Confidential and shall not be disclosed or used for any unauthorised purposes

Roof light

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ROOF LIGHT

It is proposed to replace the existing third roof light (with the WC) that is in a poor state of repair with a new Velux conservation roof light (780 x 1400mm) within a timber warm roof build up with a felt finish.



VELUX TOP-HUNG PINE CONSERVATION ROOF WINDOW



ROOFLIGHT TO BE REMOVED