

Design and Access Statement

Installation of air-conditioning plant



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1.0 Introduction

1.1 Project Description

This Design & Access Statement is intended to support the Application for the installation of an external air-conditioning unit within the light well area in front of no. 8 New Square.

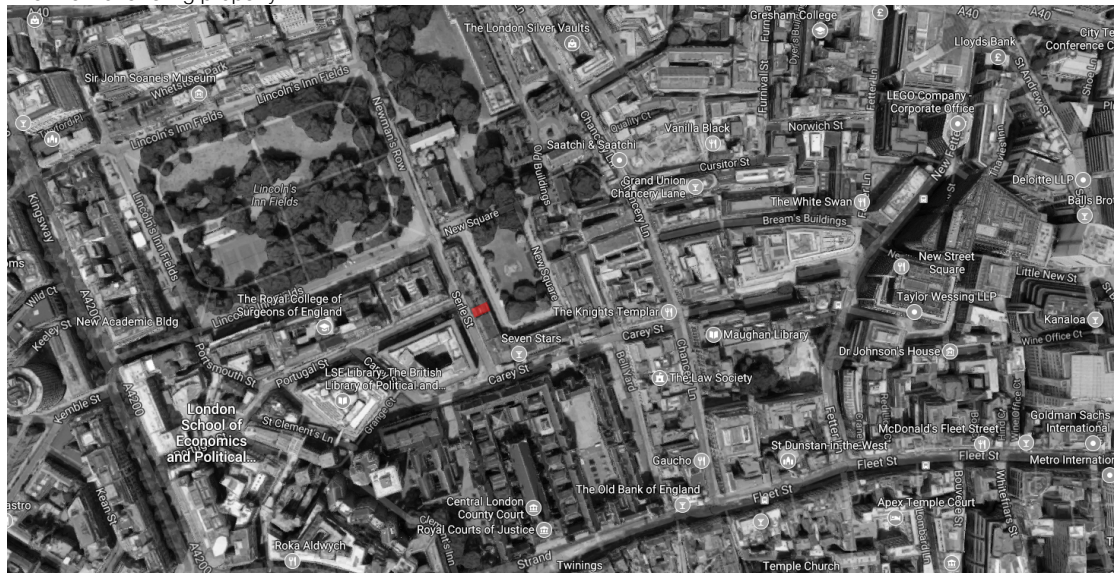
1.2 Type of Application

Full Planning Application with Listed Building Consent

2.0 Location

- 2.1 The existing property is located at:
8 New Square, Lincoln's inn Estate, London, WC2A

Aerial View of existing property



3.0 Existing Property

- 3.1 No. 8 New Square is a grade II Listed Building located within the Bloomsbury Conservation Area. The property is owned by the Honourable Society of Lincoln's Inn and forms part of the Lincoln's Inn Estate.

4.0 The Proposal

- 4.1 The nature of the business operations at the application property (office use) increasingly requires the internal areas to maintain adequate levels of thermal comfort. The proposal includes 1no. external air-conditioning condenser unit that is strategically positioned not to be visible from New Square. Along with 3no. internal air-conditioning units that are located underneath the windows of the basement floor offices. The existing building fabric will be maintained in every way and all service cables and wiring will be routed underneath the existing flagstones and not visible in any way.
- 4.2 All refrigeration pipework will be fully hard tempered straight copper and will be clipped at 1.2m intervals or less using BBJ pipe suspenders and cushion clamps in the risers.

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- 4.3 Condensate from each of the indoor units is to be removed via a gravity drain and will discharge into the nearest SVP.
- 4.4 All design, plant, equipment, materials, and installation work shall comply with CIBSE, BSRIA, HVCA, and good building practice.

5.0 Layout, Scale, Landscaping, Access

- 5.1 There are currently a few other air-conditioning units that are located within the lightwells of Lincoln's Inn New Square. The closest unit is located approximately 20m away and is fitted on the external wall of the property.
 - Please see image below which shows the existing air conditioning plant located c.20m away



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6.0 Heritage Asset & Impact

- 6.1 The significance of the application property is its contribution to the set of properties that form New Square.
- 6.2 The proposed installation of the air-conditioning plan will have minimal impact to the visual appearance of the application property from the Square. As all plant is positioned away from sight.

7.0 Conclusion

- 7.1 The proposed Air conditioning plant will provide the much needed air quality control for the users of the existing property. The location and positioning of the proposed units will be in keeping with the current use of the building and will not adversely effect the aesthetic, function, or heritage of this listed building.