

DESIGN AND ACCESS STATEMENT



IN CONNECTION WITH FULL PLANNING APPLICATION

INSTALLATION OF 4NO OUTDOOR HANDLING UNITS

AND ACOUSTIC PANELS ON THE ROOF

AT

14-18 EMERALD STREET, LONDON WC1N 3QA

JULY 2017

REF: 170505-P-10

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1. Introduction

- 1.1 This Design and Access Statement has been prepared by AGA Projects on behalf of the applicant, Mayfair & Holland Properties Ltd. It is submitted in support of a full planning application for installation of 4no outdoor handling units and acoustic panels on the roof of 14-18 Emerald St, London WC1N 3QA
- 1.2 This Design and Access statement should be read in conjunction with drawings prepared by AGA Projects and other supplementary information: Noise Impact Assessment, and specification of proposed A/C units and acoustic panels

2. Site and Surroundings

The Site

- 2.1 14-18 Emerald Street is a four storey office building comprising basement, ground and two upper floors. The property is located on the east side of Emerald Street and is within the Bloomsbury Conservation Area.
- 2.2 The building is constructed from a concrete frame with solid floors and solid London Stock brick external walls and some glazed brickwork at ground floor level on front elevation. The property has a flat roof covered with felt.
- 2.3 The building is occupied

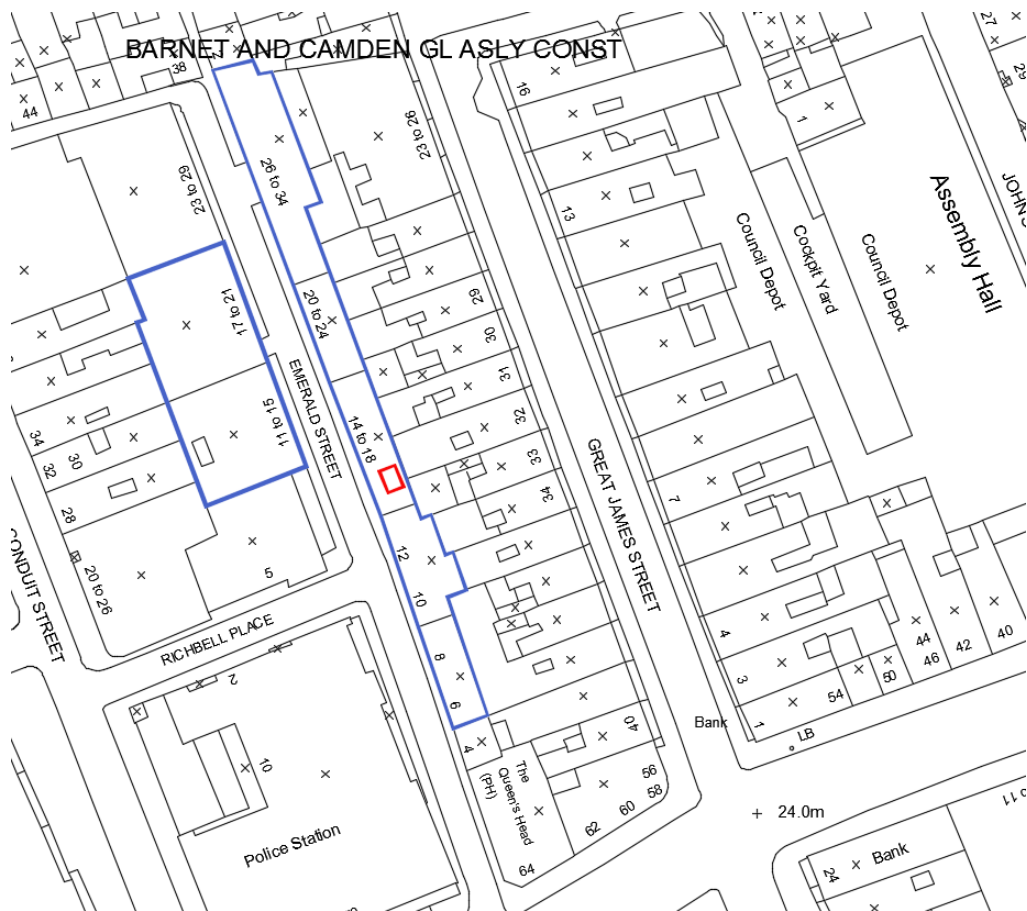


Figure 1. Site Location Plan

3. Planning History

- 3.1 A planning application 2012/6275/P was submitted on 21 December 2012 by the same applicant for the Installation of 4 air conditioning units at roof level. 14-18 Emerald.

The application was withdrawn

4. Proposal

4.1 The description of development is as follows:

'Installation of 4no Outdoor Handling Units and Acoustic Panels on the Roof'

4.2 The proposed plant consists of 4no. Daikin RZQSG125L9V1 air cooling / heating units fitted close to staircase enclosure at roof level.

4.3 Acoustic / decorative panels are proposed with minimum required height of 1.5m to hide proposed A/C installation and mitigate sound emission

4.5 Location of A/C units / acoustic panels near staircase enclosure was chosen in order to minimize visual impact of new installation



Photograph 1. Proposed locations of Air Handling Units / Acoustic Panels



Photograph 2. Proposed locations of Air Handling Units / Acoustic Panels



Photograph 3. 14-18 Emerald Street Roof / Staircase enclosure

The Principle of Development

- 4.6 The aim of proposal is to create a desirable working environment for the tenants. The requirement for office cooling is one of the main requirements by prospective tenants. Provision of cooling installation is even more important in the property where all windows are partly facing south

Access and Maintenance

- 4.7 As the proposed units are for office use they will operate between the hours 09:00 and 18:00.
- 4.8 Maintenance regime for air cooling / heating installation will be: once a year cleaning of filters etc. in the form of a spray into the external units.
- 4.9 The units will be accessed via the staircase and roof access door.

Proposed Acoustic / Decorative Panels

- 4.10 Proposed acoustic panels are generally used to control airborne noise by forming an enclosure or barrier screen around the noise source. They are particularly suitable for this purpose as their construction provides high levels of both absorption and sound insulation thus maximising the overall level of noise reduction.
- 4.11 The screen will be constructed from 50mm thick solid acoustic panels comprising of an outer face of solid galvanised steel sheet with an inner of perforated galvanised steel retaining a heavy density acoustically absorbent mineral fibre infill. The inner, perforated face will be plain galvanised finish. The outer face will be painted to neutral grey colour. The outer face can be painted in any standard RAL colour, if required
- 4.12 Joiners: Galvanised mild steel formed sections. Panels locate into joiners on closed cell neoprene sponge or mastic. The section design and sealing is designed to optimise performance of the finished structure.
- 4.13 Penetrations for ducts, pipes etc. passing through a panel will be acoustically sealed to prevent loss of performance.
- 4.14 Acoustic enclosure will have access doors on Emerald St side. Existing meal handrail will be extended to provide safe access to acoustic enclosure



Photograph 3. Sample project showing Proposed Acoustic panels



Photograph 4. Sample project showing Proposed Acoustic panels

Quantum of Development

- 4.15 The proposal will not result in any loss or gain of floor space

Scale:

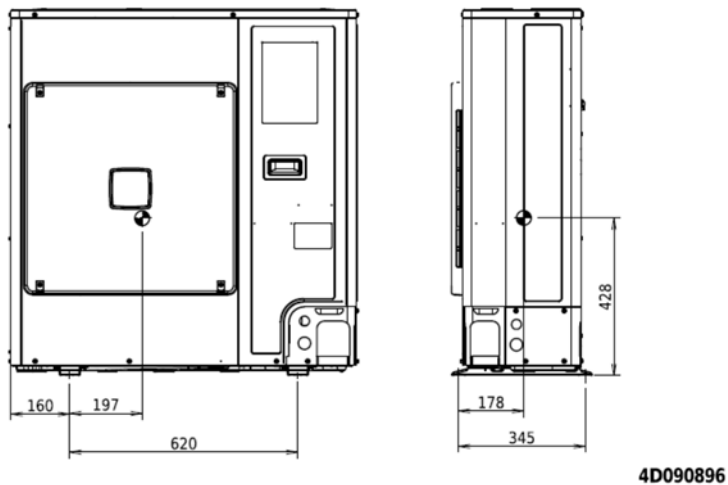
- 4.16 Dimensions of Daikin RZQSG125L9V1 air cooling / heating units:

H = 990 mm

W = 940 mm

D = 320mm

RZQSG125L9V1



Landscaping

- 4.17 No landscaping is proposed as part of this scheme.

Sustainability Appraisal

Renewable energy

- 4.18 The proposed installation will have timer controls to ensure that units do not operate after office hours or weekends. Replacement of existing electrical radiators with modern cooling / heating system will preserve energy. The new heating system will be energy efficient to comply with current Building Regulations.

Sustainable Urban Drainage (SUDS)

- 4.19 There is no opportunity to enhance the sustainable urban drainage of the site

Arboricultural Assessment

- 4.19 There are no trees on the site.