

## DESIGN AND ACCESS STATEMENT



**IN CONNECTION WITH FULL PLANNING APPLICATION  
INSTALLATION OF 4NO OUTDOOR HANDLING UNITS (PART RETROSPECTIVE)**

**AT**

**17-21 EMERALD STREET, LONDON WC1N 3QN**

**7<sup>th</sup> August 2019**

**REF: 181001-P-6**

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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 (part retrospective) at roof level at 17-21 Emerald St, London WC1N 3QN
- 1.2 This Design and Access statement should be read in conjunction with drawings prepared by AGA Projects and other supplementary information including drawings and Noise Impact Assessment

## 2. Site and Surroundings

### The Site

- 2.1 17-21 Emerald Street is a five storey office building comprising basement, ground and three upper floors. The building is not listed located on west side of Emerald Street within Bloomsbury Conservation Area.
- 2.3 The building is occupied



Figure 1. Site Location Plan

### **3. Planning History**

#### **2006/3981/P**

11-15 & 17-21 Emerald Street London WC1N 3Q

Replacement of existing timber doors with glazed doors in steel frames at entrances to offices (Class B1)

Full Planning Permission Granted on 31 August 2006

#### **2012/1574/P**

17-21 Emerald Street London WC1N 3QN

Replacement of 4 single glazed metal windows at rear third floor level with new double glazed steel windows in connection with existing office use (Class B1)

Full Planning Permission Granted on 10 May 2012

#### **2014/6227/P**

17-21 Emerald Street London WC1N 3QN

Installation of one air-conditioning unit on the roof

Full Planning Permission Granted on 22 June 2015

#### **2018/5505/P**

17-21 Emerald Street London WC1N 3QN

Installation of 4 x Air Conditioning Units At Roof Level (Part Retrospective)

Full Planning Permission Granted on 29 March 2019

## 4. Proposal

4.1 The description of development is as follows:

*'Installation of 4 x Air Conditioning Units at Roof Level (Part Retrospective)'*

4.2 The proposed plant consists of 2 x Daikin RZQSG125L9V1 already installed and 2 x Daikin 5MXS90E3V3B2 Air Cooling / Heating Units Proposed to be installed on both sides of staircase enclosure at roof level

4.3 The proposal seeks to amend Full Planning Permission 2018/5505/P granted on 29 March 2019 because the revised proposed internal office layout has resulted in partly change of the type of outdoor units

4.4 Proposed location of A/C units is on staircase enclosure i.e below parapet level in order to minimize visual impact of new installation

4.5 Proposed positions of A/C units are away from rear elevation which faces residential windows in order to minimise noise impact



Photograph 1. 17-21 Emerald Street Roof



Photograph 2. Proposed Location of First Air Handling Unit



Photograph 3. Proposed Location of Second Air Handling Unit

## 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 main office windows are 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 twice a year cleaning of filters etc. in the form of a spray into the external units.
- 4.9 Outdoor units will be accessed via the staircase and roof access door.

## Quantum of Development

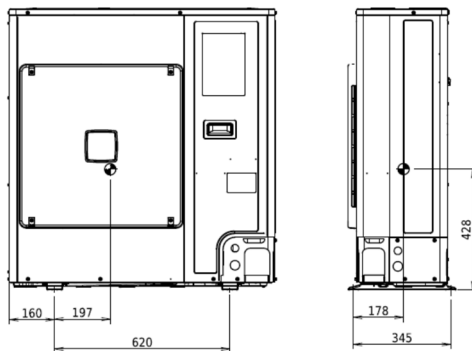
- 4.10 The proposal will not result in any loss or gain of floor space

## Scale:

- 4.11 Dimensions 2 x Daikin (retrospective) RZQSG125L9V1B

(H x W x D): 990 mm x 940 mm x 320 mm

RZQSG125L9V1



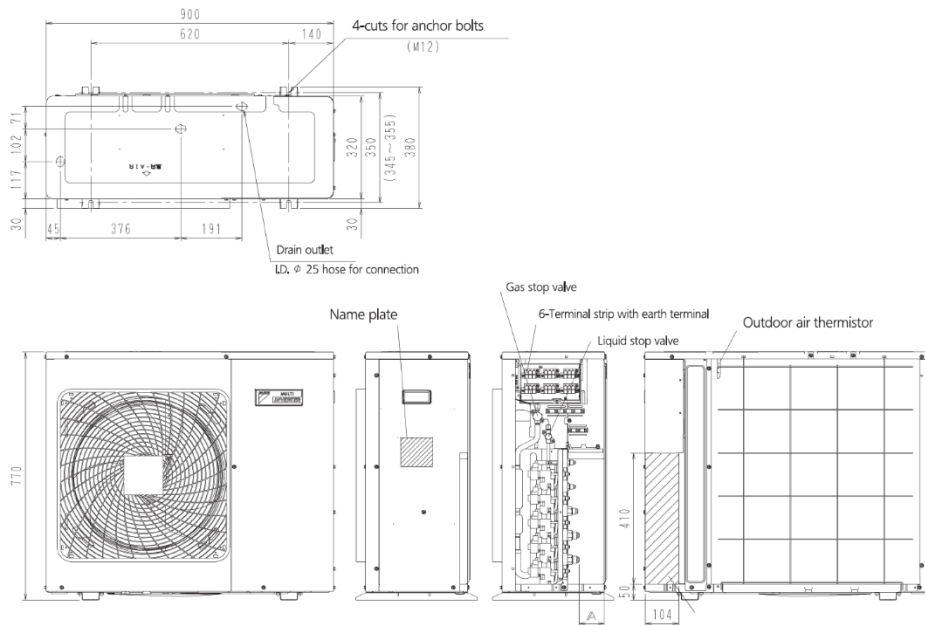
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Dimensions of 2 x Daikin Proposed 5MXS90E3V3B2

(H x W x D): 770 mm x 900 mm x 320 mm

**5MXS90E**



Landscaping

4.12 No landscaping is proposed as part of this scheme.

Sustainability Appraisal

*Renewable energy*

4.13 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)*

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