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Design & Access Statement for the replacement of mechanical plant



40-42 Hatton Gardens, London EC1N 4EB

On behalf of

Estel Property Investments No 3 Limited

Job No: 10245

Date: 31st October 2019

Revision: 01

Prepared by:

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Design & Access Statement

Project: 40-42 Hatton Gardens, London

Ref: 10245 / 4.1

Date: 23rd October 2019

Type of Development: Replacement of plant and installation of new plant at roof and basement levels

Date of Application: October 2019

Prepared By: tmd Building Consultancy Ltd on behalf of Estel Property Investments No 3 Limited

1.0 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by tmd Building Consultancy Limited to accompany the submission of a planning application for the installation of the new air-conditioning units be sited over the rear plant room roof level over 4th floor level plant room and to the basement lightwell of 40-42 Hatton Garden, for Estel Property Investments No 3 Limited, in order to replace the existing air conditioning system.
- 1.2 The purpose of this Statement is to assess the planning and design considerations of the proposed plant equipment. An Environmental Noise Report has been prepared by Electro-Acoustics dated 18th October 2019 and should be read alongside this Statement.
- 1.3 Planning consent was previously granted (Application ref 2015/1337/P) on 20th May 2015 for a similar scheme of replacement external mechanical plant which has not been implemented.

2.0 Scheme Proposal

2.1 The planning application seeks planning permission for the installation of the new external condenser units. The equipment is to be located over the existing rear fourth floor plant room, where the existing chiller is currently located, and at basement level within the lightwell, where existing plant has previously been located. These are identified on the proposed plans as:

- i. Base of lightwell to rear left hand side of the site.
- ii. Flat roof over fourth floor plant room.

2.2 The following drawings are enclosed in support of the planning application (all prefixed 10245):-

- i. PL.01 Existing Ground Floor GA
- ii. PL.02 Existing Fifth Floor GA
- iii. PL.03 Existing North, East, South & West Elevations
- iv. PL.04 Proposed Ground Floor GA
- v. PL.05 Proposed Fifth Floor GA
- vi. PL-06 Proposed North, East, South & West Elevations
- vii. PL-00 Site Location Plan
- viii. LP.02 Site Block Plan
- ix. Schedule of Photographs
- x. Electro-Acoustics acoustic report dated 18th October 2019

2.3 A more detailed description of the proposal is provided in Section 6 of this Statement.

3.0 Site Context

- 3.1 40-42 Hatton Garden was built in the late 1970s and provides existing office accommodation with a total floor space of 1,356.4m² from lower ground to 5th floor level. There is a plant room at 6th floor level and anchor to the rear set between fourth and fifth floor levels.
- 3.2 The application building is located in Hatton Garden where the main entrance is provided.
- 3.3 The building is not listed however it lies within the Hatton Garden Conservation Area.
- 3.4 There is an existing chiller located over the fourth floor rear plant room. The application seeks to replace this unit with 2 No. Daikin REYQ14 condensers to the rear first roof and 3 no. Daikin REYQ14 condensers and 1 no. Daikin REYQ14 condenser to the rear lightwells at basement level.

4.0 Planning History

- 4.1 Since 2000 3 No. applications have been made in respect of this building. One in 2005 for the installation of a disabled ramp (Ref: 2005/3354/P) and one in 2012 for the installation of additional ducting and relocation of condensers (Ref: 2012/0570/P). The most recent application (Ref: 2015/1337/P) was approved on 20th May 2015 related to replacement air conditioning equipment which has not been implemented.

5.0 Planning Policy

- 5.1 The statutory development plan is the Adopted Camden LDF Core Strategy and Development Policies which sets out the vision, objectives, and detailed spatial strategy for future development in the Borough up until 2025.

- 5.2 Policy CS14 concerns the promotion of high quality places and the conservation of our heritage, and confirms that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use, subject to meeting a number of criteria that require development to be of a high standard of design that respects local context and character and preserves and enhances heritage assets.
- 5.3 Policy DP24 seeks to secure high quality design, and confirms that the Council will require all developments, including alterations and extensions to existing buildings to be of the highest standard of design this includes the appropriate location for building services equipment.
- 5.4 Policy DP25 deals with conserving Camden's heritage, and confirms that in order to maintain the character of Camden's Conservation Areas, the Council will only permit development that preserves and enhances the character and appearance of the area.
- 5.5 Policy DP26 sets out the Council's approach to managing the impact of development on occupiers and neighbours and confirms that they will protect the quality of life by only granting permission for development that does not cause harm to amenity. The factors include noise and vibration levels.
- 5.6 Finally, Policy DP28 confirms that the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:
- a. Development likely to generate noise pollution; or
 - b. Development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.
- Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted.
- 5.7 The Camden Planning Guidance which was adopted in 2011 is also relevant. Paragraphs 11.6 and 11.7 of Chapter 11 confirm that:

“In refurbished development, plant and machinery should be accommodated within the building structure, or incorporated into the design of external modifications.

Other design considerations for building services equipment include:

- screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight;
- plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings;
- The design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building; and
- Where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security”

5 8 Paragraph 11.8 considers amenity and confirms that where ducting, plant or machinery are required on the outside of a building they must not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or adjacent buildings.

6.0 Design and Access Principles

6.1 The proposal has been considered alongside the following design and access considerations:-

6.2 Use: The application proposal is for the installation of new air-conditioning units at fourth floor and basement level, to serve existing Class B1 office accommodation.

6.3 Amount: The application is for the installation of 2 no. Daikin REYQ14 condensers on the rear plant room roof and 3 no. REYQ14 and 1 no. REYQ10 condensers to the rear basement lightwell.

- 6.4 Requirement: Acoustic louvre screen for 24/7 use to the rear plant room roof. Recommended thickness and location shown on page 24 of the acoustic report.
- 6.5 Layout: It is proposed to site the units within areas which currently have or have recently had mechanical plant.
- 6.6 Scale: The dimensions for the units are confirmed on the proposed plans.
- 6.7 Landscaping: There is no landscaping associated with the application.
- 6.8 Parking: The parking arrangements for the property will remain unchanged.
- 6.9 Appearance: The technical specification submitted with the application describes the appearance of the units however they will not be visible from the street scene.
- 6.10 Access: The existing access arrangements to the application site will remain unaltered.

7.0 Planning Assessment

- 7.1 The main planning consideration to be taken into account in determining this application is the potential impact of the air-conditioning units on the amenity of neighbouring properties. The impact on the setting of the Conservation Area is also a consideration.
- 7.2 Noise Impact: An Environmental Noise Report accompanies the planning application and provides a predicted noise level for the proposed condenser units at 1 metre to the nearest sensitive façade to meet Policy DP28.

- 7.3 The units have been designed and placed in locations to ensure that they will have no adverse impact on adjoining occupiers and the accompanying background Noise Assessment illustrates that there will be no detrimental impact upon amenity.
- 7.4 Conservation Area: Externally, the proposal comprising two air conditioning units is considered to be a 'minor development' and will not have a detrimental effect on the building with regards to impact on the fabric and the overall appearance of the building or wider Conservation Area. Given the proposed locations the air conditioning units are not visible from the public realm.
- 7.5 It is therefore considered that the equipment has been appropriately sited to have a minimal impact on the integrity of the building and the character and appearance of the conservation area.

8.0 Conclusions

8.1 This Planning, Design and Access Statement has been prepared in support of the installation of new air-conditioning units to be sited over fourth floor rear plant room and within lightwell at basement level, to replace the existing air conditioning system that is beyond its life expectancy.

8.2 The proposal has been assessed alongside the key considerations confirmed in the LDF Core Strategy and Development Policies. This minor application scheme is compliant with the relevant policy context, as confirmed below.

- The predicted noise level from the units at roof level will not cause harm to neighbouring residential amenity. The proposal meets the requirements of Policies DP26 and DP28. This application should be read alongside the findings contained in RBA's Plant Noise Assessment.
- Visually, the air-conditioning units will not be visible from pavement level, or from any public vantage points or immediately adjoining buildings.
- This minor external modification will not harm the form, scale, materials or appearance of the building, and neither will it impact on the setting of the Conservation Area as a whole.

8.3 Taking into account this assessment and all relevant planning matters, we trust that Camden Council is able to support this minor proposal to install the proposed air- conditioning units.

Appendix A – Montage



Existing Plant over Fourth Floor Plant Room



Area at Base of Lightwell