DESIGN AND ACCESS STATEMENT

For

REMOVAL OF EXISTING ROOFTOP CHILLER UNITS AND THEIR REPLACEMENT WITH NEW

At

EVERGREEN HOUSE
160 EUSTON ROAD
LONDON
NW1 2DT

On behalf of EVERGREEN MARINE (UK) LTD

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared to accompany the application for Full planning permission for the proposed removal of existing rooftop chiller units and their replacement with new located on the roof of the main office tower building in Euston Road in the London Borough of Camden.

NEED FOR THE WORKS

The existing chillers form part of the central plant that provides air conditioning to the office accommodation; they are situated on the roof level of the building in two banks at the west and east end sides of the building. In recent years the equipment started failing and is in need of replacement.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The property at 160 Euston Road is a commercial building comprising 14 storeys of office accommodation and 2 floors of roof plantroom to the top.

PLANNING HISTORY

The recent planning history of 160 Euston Street is set out below:

- Discharge of Condition 5 (Landscaping) granted under reference 2019/2374/P – see below. Ref. No: 2020/1252/P Discharge granted

- Erection of extension, canopies and insertion of doors to west elevation associated with new generator room, alterations to terrace landscaping, all to 2nd floor; alterations to Grafton Place entrance to office building. Ref. No: 2019/2374/P Consent granted with conditions

- Installation of 1 x non-illuminated canopy sign above the front entrance of the building. Ref. No: 2012/6630/A Advertisement consent granted.

CURRENT AND PROPOSED USAGE

The property is in Class B1 office use and there is no proposed change of use.

DESIGN

In the context of replacing items of plant that have reached the end of their economical life, the aim has been to source equivalent units of similar size and duty but with improved performance and environmental credentials.

ACCESS

Due to the nature of works being a direct replacement of existing equipment on a similar scale, access to the immediate vicinity of the chiller units will remain unchanged.

These works will have no impact to the general access arrangements to the building.

ACOUSTICS

An acoustic survey has been carried out and a copy of the report is appended to the application as a supporting document.

ANALYSIS AND CONCLUSIONS

The proposed works, which only affect the external area on the roof level of the property's east and west sides, will not have any negative effect on the architectural appearance of this property.
The existing roof is set at a considerable height above pavement level – 16 floors up. It is proposed that the new chillers are to be in the same position as the existing chillers and despite the fact that there are nominal differences in their physical dimensions, there will be little, if any aesthetic impact. As the replacement chillers will objectively not be visible from the pavement level, it is our opinion that planning consent should be granted.