

MidCity Place, 71 High Holborn  
London, WC1

Removal of old chiller and  
installation of 2no. new condenser  
units within existing rooftop plant

408.D&A.00-I1  
Design and Access Statement  
September 2022



## CONTENTS

- 1.0 Introduction
- 2.0 Site and context
- 3.0 Description of proposals
- 4.0 Access
- 5.0 Noise assessment

## 1.0 Introduction

### 1.1 Scope

This Design & Access Statement has been produced to accompany a full planning application for the replacement of an old chiller with 2no. new condenser units within an existing roof plant enclosure at MidCity Place, London, WC1.

### 1.2 The Applicant

The application is being submitted on behalf of Verizon Media UK Ltd., who occupy level 5 of MidCity Place.

## 2.0 Site and context

### 2.1 Site location

MidCity Place is located on the north side of the River Thames on High Holborn within a mixed, but predominantly commercial context.

The new condensers are proposed to be within an existing plant enclosure at level 10 of the aforementioned building. The existing plant enclosure occupies the entire 10th floor and is surrounded on three sides by 1980mm high metal screens and by a cluster of one storey high storage building on the fourth side.

### 2.2 Context

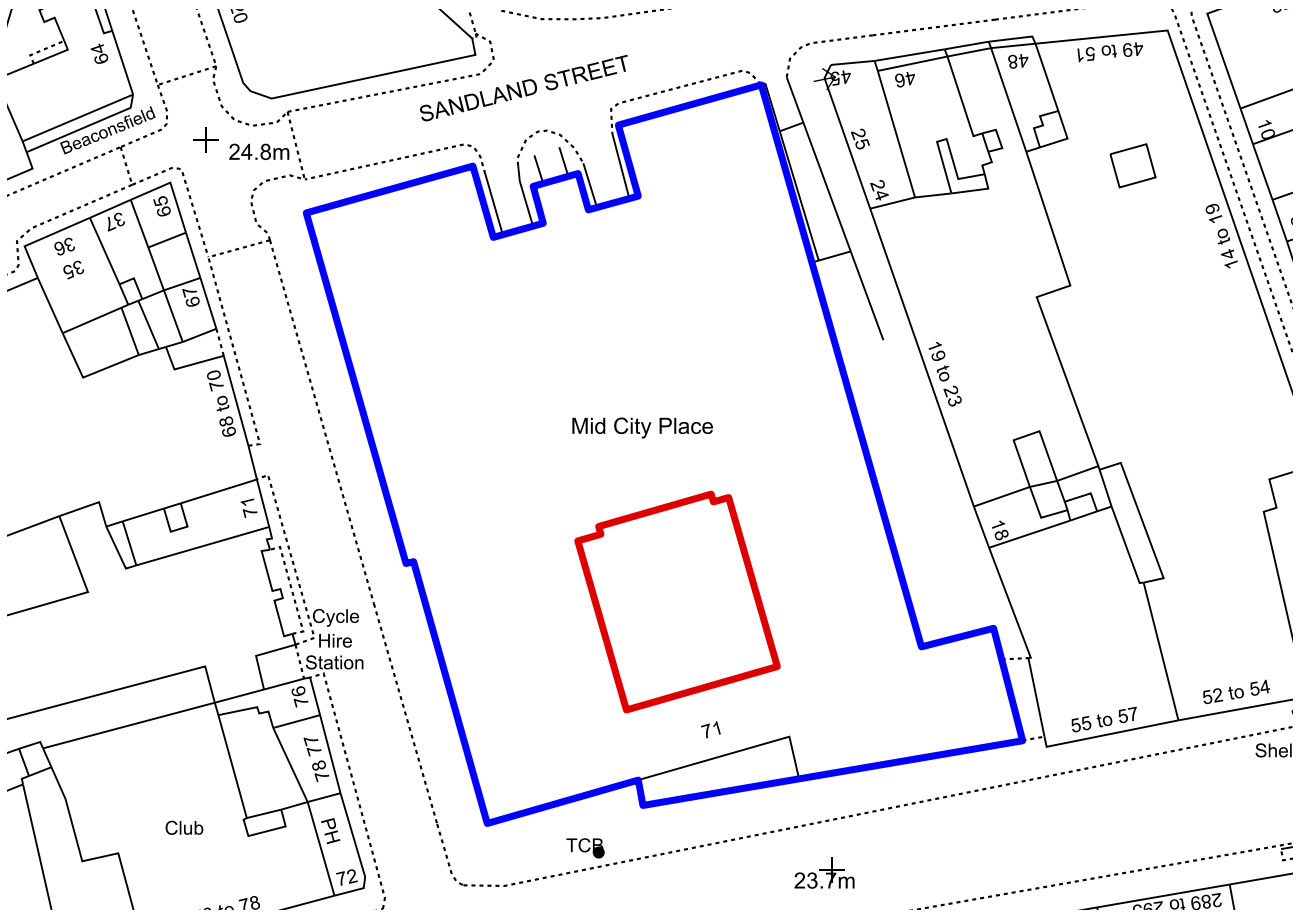
MidCity Place shares a party wall on the South-West side with Caroline House, a large office building. There is a residential use on the upper floors of the blocks on Sandland Street (to the North of the site) although these are not going to get affected by the proposal.

The other adjacent buildings have mostly commercial, office and mixed-uses with heights between 5 and 7 storey plus a set-back mansarded floor, so overall 3no storeys lower than the existing plant enclosure of MidCity Place.



Aerial photo showing hatched in red the proposed location for the new condenser units





Site Plan (NTS)



Bird-eye photo showing in red proposed location for the new condenser units. The space is currently occupied by an old chiller which is going to be decommissioned

### 3.0 Description of proposals

#### 3.1 Scope

The proposals have been designed by engineers, Sale Contractors, on behalf of the applicant, and comprise an installation of 2no Daikin RZAG100N7V1B condenser outdoor units which support their corresponding internal cooling units within the office demise of Verizon Media UK Ltd. on the 5th floor of MidCity Place.

The plant schedule is as follows:

Unit 1: Daikin RZAG100N7V1B - 1100mm (w) x 460mm (d) x 870mm (h)

Unit 2: Daikin RZAG100N7V1B - 1100mm (w) x 460mm (d) x 870mm (h)

#### 3.2 Existing installation

The space where the units are proposed to be located is currently occupied by an old chiller unit which is no longer in use. This unit will be decommissioned and safely dismantled by the contractor who will then proceed to install the 2no. new units in the same area.

As shown in the picture below, the existing chiller is fixed down to an existing concrete plant base which provides the ideal substrate for such a heavy piece of equipment. The new units will also be fixed to the plant base in a similar fashion. Please refer to the attached drawings series 408.PL for more information.



Existing chiller to be removed

Existing concrete plant base

View of the existing chiller unit and concrete plant base within the 10th floor plant area



## Data sheet and picture of the two new condenser units

					RZAG100N2V1B	
Dimensions	Unit	Height	mm	870		
			Width	1,100		
			Depth	460		
Weight	Unit		kg	85		
Compressor	Type	Hermetically sealed swing compressor				
Operation range	Cooling	Ambient	Min.	°CDB -20		
			Max.	°CDB 52		
	Heating	Ambient	Min.	°CWB -20		
			Max.	°CWB 18		
Sound power level	Cooling		dBA	66		
	Heating		dBA			
Sound pressure level	Cooling	Nom.	dBA	47		
	Heating	Nom.	dBA	50		
Refrigerant	Type	R-32				
	Charge	kg 3.20				
	Charge	TCO2Eq 2.16				
	GWP	675				
Piping connections	Liquid	OD	mm	10		
			mm	15.9		
	Piping length	OU - IU	Max.	m	85	
			System	Equivalent	m	100
			Chargeless	m	40	
	Additional refrigerant charge			kg/m	See installation manual	
Level difference	IU - OU	Max.	m	30		
		IU - IU	Max.	m	0.5	
Standard Accessories	Tie-wraps			2		
	Installation manual			1		
	General safety precautions			1		
	Peel off F-gas label			1		
	Refrigerant label for F-gas regulation			1		
Power supply	Phase			1~		
	Frequency			Hz 50		
	Voltage			V 220-240		
Current - 50Hz	Maximum fuse amps (MFA)		A	32		
Notes				(1) - According to ENER Lot 21		



## 4.0 Access

### 4.1 Vehicle and service access

The existing vehicle and service access arrangements for MidCity Place are unaffected by the proposals.

### 4.2 Pedestrian access

Pedestrian access into and around the building is unaffected by the proposals.

### 4.3 Inclusive access

Inclusive access arrangements are unaffected by the proposals.

## 5.0 Noise assessment

Please refer to separate Environmental Noise Survey and Plant Noise Assessment prepared by acoustic consultant, Hann Tucker Associates, who have been appointed by the applicant to assess this proposal.

The assessment concludes:

*".. the proposed plant should be capable of achieving the proposed environmental noise criteria at the nearest and potentially most affected noise sensitive office and residential windows".*

The proposed plant is therefore compliant with the requirements of London Borough of Camden's planning policy.