

**53-54 Grosvenor Street
London
W1K 3HU**

**Design & Access Statement
for the Installation of 3 Nr Roof Mounted Air Conditioning
Condensers**

**On behalf of
Birlasoft (UK) Limited**



**BUILDING LOGIC (UK) LIMITED
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Roof Mounted Air Conditioning Condensers



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1.0 DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION

This Design & Access Statement has been produced by Building Logic (UK) Limited on behalf of Birlasoft (UK) Limited and relates to the installation of Three external condenser units at roof level, associated with new air conditioning installation on the Fourth Floor (East) at 53-54 Grosvenor Street.

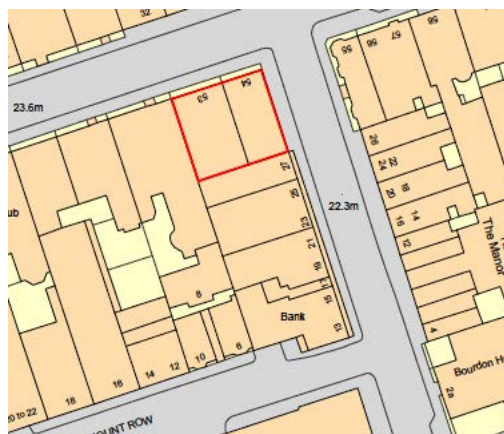
The Design and Access statement has been prepared to support the planning application and is to be read in conjunction with the plans and documents submitted with this application.

1.2 SITE CONTEXT

The Building / The Site

53-54 Grosvenor Street is a 7-storey commercial building located in the Mayfair Conservation Area dating back to the 1950's and 1960's. The building is currently configured as B1 office use on the 6 storeys at ground and above, in addition to a basement floor used as a commercial kitchen to support the restaurant housed in the adjoining building.

The site is located on the corner of Grosvenor Street and Davies Street with the front entrance located on the Grosvenor Street Façade.



Access to the roof level is via the common staircase leading to a lift motor room and out onto the flat roof areas, where both main base build plant and other tenant's supplemental air conditioning condensers are located.

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2.0 EXTENT OF WORKS

2.1 Purpose of the Application / Design Statement

This application covers the installation of three external air conditioning condensers on the roof space adjacent to the main building plant.

The three units are single condenser units, sized as follows:

- 2 Nr - 630x799x299mm
- 1 Nr – 1050x1010x370mm

The units will be used to supplement the existing buildings plant serving the floors to provide a modern controllable air conditioning system to reflect the expected standard of a modern Mayfair office provision.

A full environmental noise survey and plant noise assessment report has been prepared by Quantum Acoustics to support this application.

The proposed plant will be located in front of the existing main base build chillers, set back from the parapet edge, to minimise the potential for impact on visual amenity.

The proposed units are relatively small and of a standard design specification and neutral colour. The units themselves will be subservient, discreetly located as they are within the existing plant on this section of the roof, away from residential properties and any public viewpoints.

They will be neutral in terms of their impact on the building itself and within the wider conservation area in general, thereby preserving its character and appearance.

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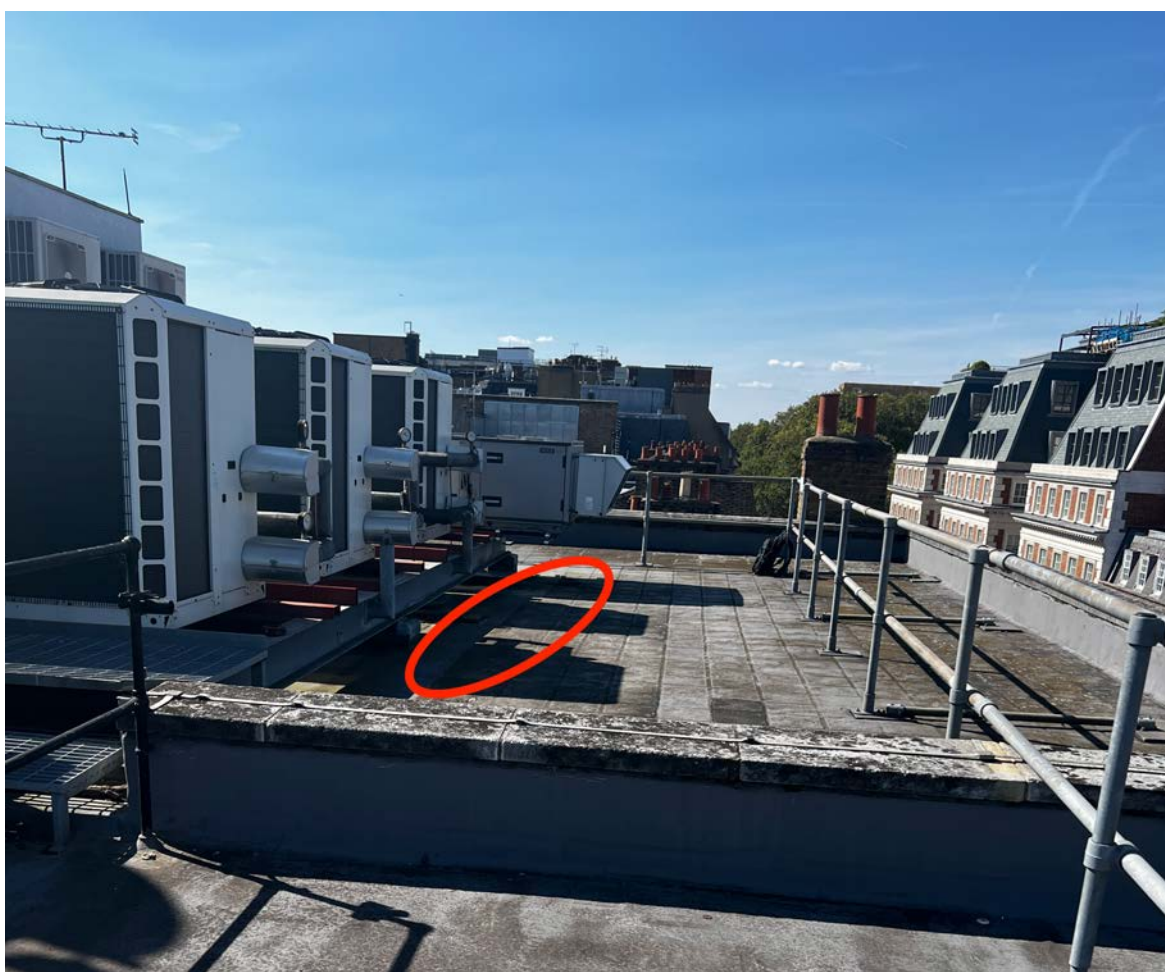


3.0 SCHEME DETAILS

3.1 Location

Site photographs are provided show the existing conditions at roof level the proposed location for the new condensers which will not be visible from the public realm.

Proposed location of new external condensers:
(Proposed location circled in red)



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3.0 SCHEME DETAILS

3.1 Location

Existing Plant at roof level adjacent to new location



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3.0 SCHEME DETAILS

3.2 Use

The proposed units will support the capacity of the existing base build plant to provide an independently controllable air conditioning system to the 4th Floor (East) which, is not currently possible with the existing base build system installed at the building.

Access for maintenance of the proposed units is via the central common parts staircase in the building providing direct access to all roof areas.

3.3 Amenity / Environmental Noise Assessment

The building is located on a busy thoroughfare in central London, noise from traffic, existing plant and surrounding uses is constant with little decrease seen in the high time.

The supporting Environmental Noise Survey & Plant Noise Assessment report prepared by Quantum Acoustic demonstrates that there will be no noise nuisance from the nearest noise sensitive façade.

The report concludes as follows:

Quantum Acoustics have undertaken a fully automated environmental noise survey to establish the existing noise levels.

Environmental plant noise emission criteria have been proposed based on the noise survey results and in accordance with the relevant guidance including the requirements of the City of Westminster.

Environmental noise emissions from the proposed plant have been assessed to nearby noise sensitive receptors.

With regards to atmospheric plant noise emissions, we see no reason why planning permission cannot be granted.