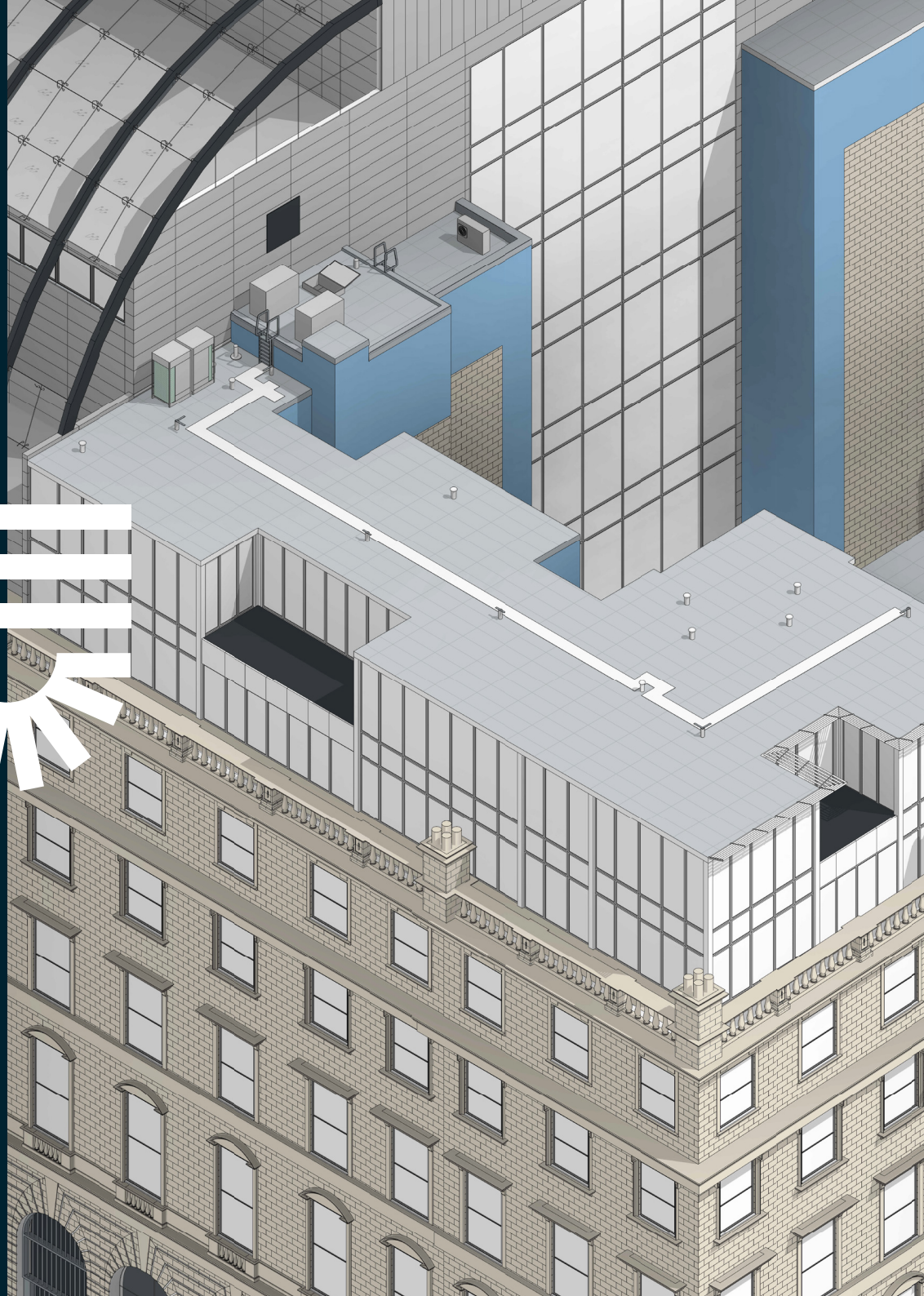
Design & Access Statement

Polo Ralph Lauren, Glasgow Store Maintenance Ltd.

Our Reference:
S4428

Revision:
P1

Address:
208 Ingram St, Glasgow, G1 1DG



1.1
Introduction

The following Design and Access Statement has been prepared on behalf of the applicant: **Ralph Lauren UK Ltd**.

This statement has been produced to assist a Full Planning application for the removal of existing air conditioning condensers, and subsequent erection of two new air conditioning units on the opposite side of the roofscape, with associated mechanical and electrical elements.

1.2
Current Use

The roofscape is used predominantly for mechanical and electrical units, serving the retail units and apartments within the building itself. The mechanical and electrical elements relating to the Ralph Lauren retail unit are located on the Northern element of the building, overlooking the private courtyard.

1.3
Proposed Use

The roofscape will remain as existing, with the new air conditioning units being located on the Western side of the service core, approximately 7.5m away from the Western Elevation. They will serve the same purpose as the existing units due to be removed.

1.4
Reasoning

The relocation is to ensure safer access for the future maintenance, compared to the existing location, which is close to the edge of the roof. Currently, maintenance involves the engineers working very close to the parapet edge, and current safety measures are not sufficient. If the units were to be installed in their current location, significant edge protection would have to be constructed at additional cost and only with Landlord's permission.

Furthermore, the existing system, including the outdoor units is 22 years old, and is beginning to perform unreliably and is now lacking efficiency.

1.5
Scale and Appearance

Details of proposed air conditioning units:

- **2no. Daikin RXYQQ12U**:
  930mm (w) x 765mm (d) x 1685mm (h), 230kg.

The proposed units are white aluminium clad, with blue/green air intake mesh along one side. With the units being white, they mitigate the visual impact against the skyline and adjacent building cladding.

AC units are set back approximately 7.5m from the Western boundary, recessed behind the returning wall of the adjacent building. The units sit alongside the adjacent building's elevation. The proposed position of the units mitigates the visual impact, as they can't be seen from street level, and are masked from the balcony spaces.

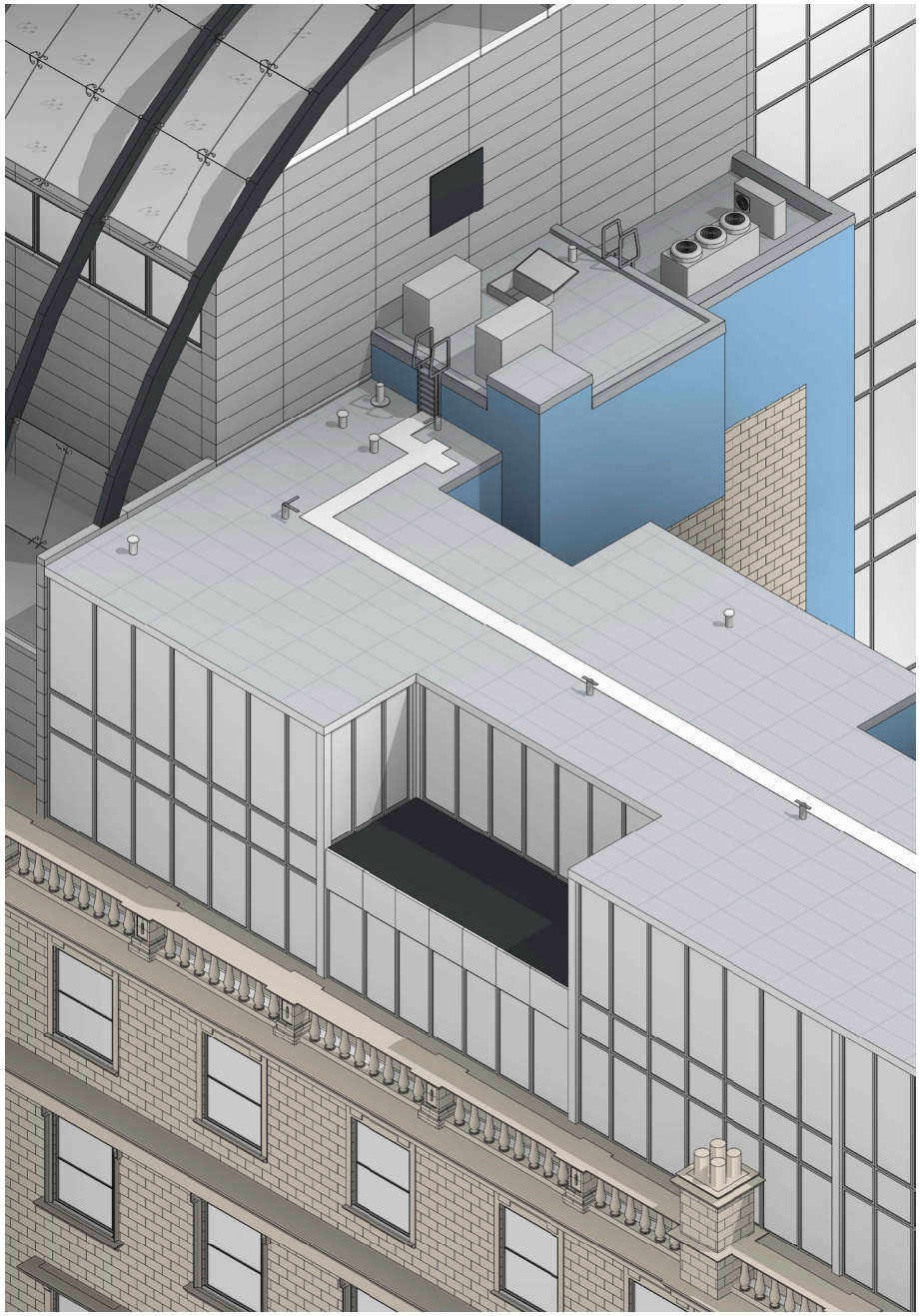
The size of the proposed units are smaller than the existing units, which are to be removed. Along with the position and visual appearance of the proposed units, the overall roofscape will not be impacted in any significant way.

1.6
Noise Assessment

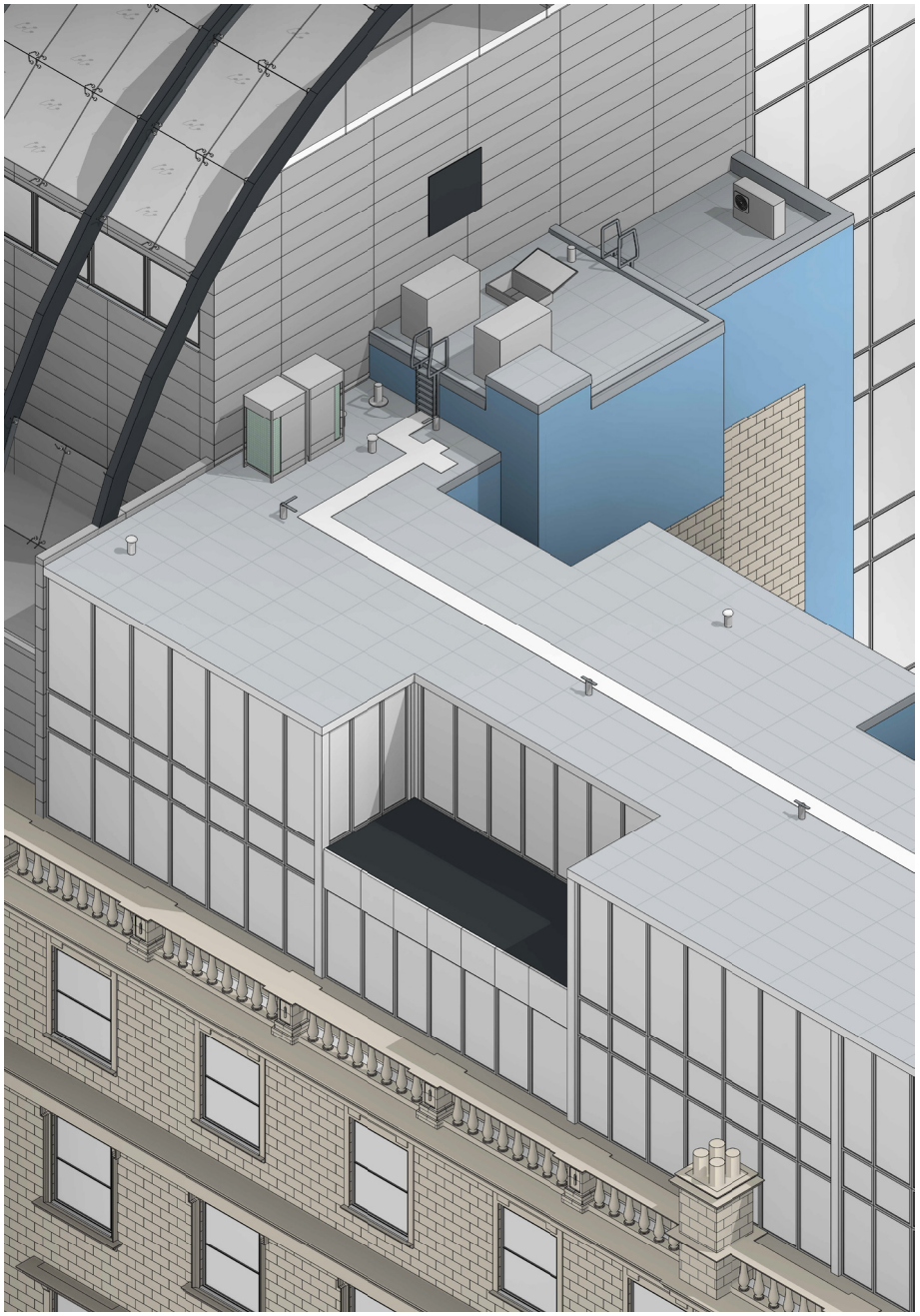
The proposed air conditioning units are newer models than those being removed, which are approx. 22 years old, so their operating noise levels due to age are considerably higher. The new Daikin RXYQQ12U units produce a noise output level of 61 dB(A).

The proposed units are also to be located within close proximity to the location of the existing units, which isn't near any window openings for the apartments or adjacent building.

With the removal of the existing units, there would be no increase in noise levels within this location on the roof. Due to their age and size compared to the proposed units, the noise levels should be reduced.



Existing Axonometric



Proposed Axonometric

Source: BDN Ltd.

If you have any queries or require any further assistance please do not hesitate to get in touch.

BuildingDesignNorthern

E: hello@bdnltd.com - **T:** 0191 535 6189 - **W:** bdnltd.com

North East (Head Office)
The Old School, Simpson Street, Sunderland, SR4 6DR

North West
Room 107, Ulverston Business Centre, Ulverston, LA12 7LQ

Established 1983.
Registered in England and Wales, with Registered Office: Kepier House, Belmont Business Park, Durham DH1 1TW, United Kingdom.
Company Number: 1692536.
VAT No.: 391 8288 13.