Design & Access Statement
incorporating Flood Risk and Bat Scoping Report

Issued in Support of Planning Application for new Air Handing Units and roof mounted equipment at Charter Place, Uxbridge, UB8 1JG

October 2023

1.0 Introduction

This document is written in support of a planning application for new Air Handling Units (AHUs) and ancillary roof mounted equipment at Charter Place, Uxbridge, UB8 1JG.

It is understood that these works fall outside of Permitted Development rights under Class F, Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which states that an extension or alteration to an office building is Permitted Development providing that any alteration is at ground floor only.

CBRE GWS Ltd have been appointed by Motorola Solutions to undertake some internal alterations to their Uxbridge office which is located on the first floor within the Charter Place building. The purpose of the alterations is to encourage more staff back to the office environment. As a result of the design development, the alterations have placed an additional demand for cooling due to the installation of additional meeting rooms and a new server room.

Motorola Solutions currently occupy a part of the eastern wing on the first floor of Charter Place as highlighted below.

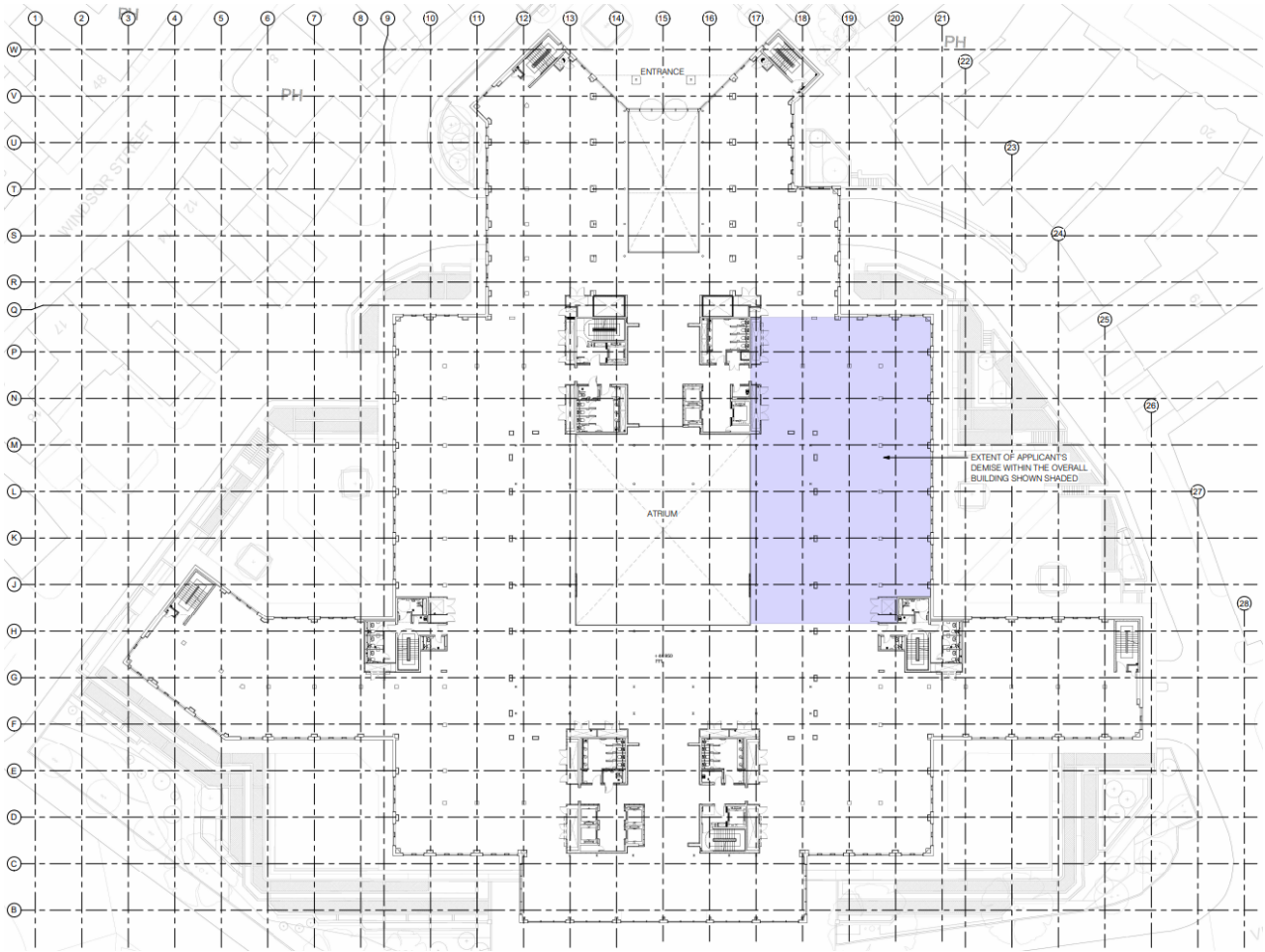

Figure 1: Existing first floor showing Motorola Solutions demise.

This document is to be read in accordance with the following CBRE drawings numbered:

20)001- - Site Location Plan
20)002- - Existing First Floor GA Plan
20)003- - Existing Lower Roof Plan
20)004- - Existing North and East Elevations
20)005- - Existing South and West Elevations
20)006- - Proposed Lower Roof Plan
20)007- - Proposed Part of Lower Roof Plan
20)008- - Proposed North and East Elevations
20)009- - Proposed South and West Elevations
20)010- - Proposed Condenser Details

2.0 The proposal

The proposal is to install 5no. new AHUs within the existing roof-top plant area at lower roof level consisting of the following items:

2no. Mitsubishi MXZ-3F68VF3 6.8kW condensers
2no. Mitsubishi MXZ-6F122VF 11.2kW condensers
1no. Mitsubishi PURY-P250YNW-A 22.4kW condenser

The new plant and equipment are located as shown red below:

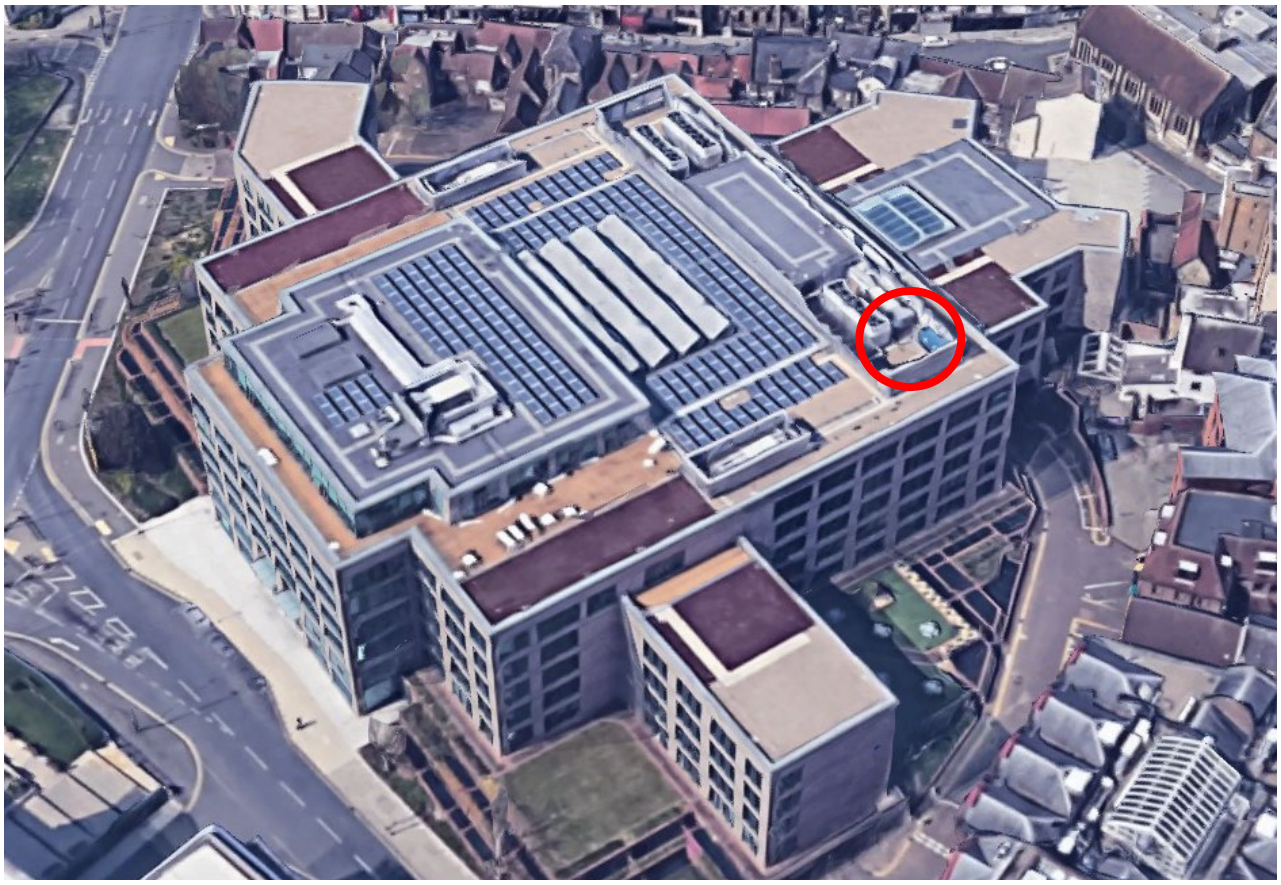

Figure 2 Aerial view of Charter Place showing the location of the new equipment.

The new units are detailed on drawing number (20)010 and the relevant data sheets have been provided as part of the planning application documentation. The new units shall be positioned as shown on CBRE drawing ending 006 and 007. Existing risers shall be utilised for distribution of the new ductwork into the demise.

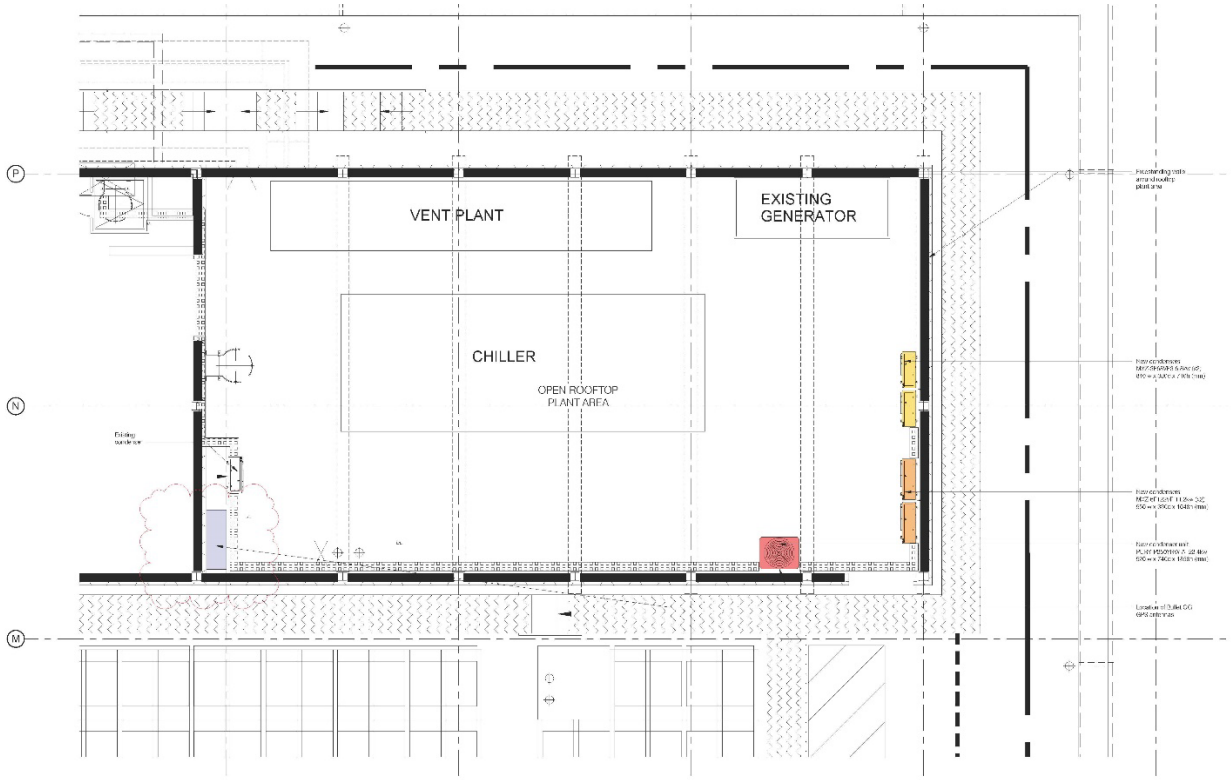

Figure 3 Part layout of lower roof open plant area showing new equipment.

In addition to the new condensers, the applicant is proposing to install new GPS aerials for equipment demonstration purposes within the demise. These shall consist of 2no. Bulet GG Multi-GNSS Antennas (a main and a backup) floor mounted on bespoke stands fixed to the existing roof (see figure 4 below). Wiring shall be routed in discreet locations to the existing risers connected to the demise at first floor. The location of these are shown shaded purple on Figure 3 above.

Figure 4 Example GPS antennas (these are from another location, not at Uxbridge)

3.0 Flood Risk

The site area outlined red on the site location plan is located within Flood Zone 1, an area with a low probability of flooding and therefore a Flood Risk Assessment is not required for this application.

Notwithstanding the above the Works are to an existing roof on an established building. The risk of flooding to the immediate area, and to the building itself, is not affected by these works.

4.0 Sustainability

The host building, which has recently been redeveloped, contains substantial Photovoltaic panels on the roof and provides on-site ecology provision such as green roofs. The new condensers will complement the existing plant and existing energy systems. There will be no direct emissions other than an increase in electricity consumption for the purpose of heating and cooling.

The proposed VRF condenser is highly efficient compared to using boilers and chillers, with a coefficient of performance (COP) of 3.75 – so 3.75kW of heating and cooling is achieved for each kW of electricity used. The condenser also uses an inverter compressor, making it more efficient at part-duty. The comms room condensers have a COP of 4.5.

5.0 Access

Existing access arrangements to, and within the building are unaffected by these proposals.

6.0 Bat Scoping

The proposals affect an existing flat-roofed plant area to the lower roof area above the east wing of the building. A brief walk-round survey has been undertaken to assess if the affected areas have any evidence of bats. Photographs of this survey are attached to this report.

The plant areas Appear to be well maintained by the building's owners and their facilities management team. The affected area is clean, free from debris, litter, vegetation, and detritus. Nets are installed over all open-top plant areas.

CBRE are not experts in ecology however from the brief walk-round inspection, there was no apparent evidence of bat roosts by a visual inspection for bat droppings. No bat chattering was observed however the walk-around was undertaken during the daytime with the existing air-conditioning units in operation generating background noise.

A bat emergence survey has not been undertaken.

7.0 Assessment

The proposal is for new equipment within an existing open rooftop plant area to provide the additional cooling requirements of new meeting rooms and server rooms. The purpose of undertaking these internal alterations (which are not subject to planning) is to encourage workers back into the office environment. Charter Place is situated within the Uxbridge Town Centre which is also designated as an office and hotel growth zone in accordance with the Hillingdon Local Plan. Encouraging workers back into the office in this area complies with planning policy and therefore should be fully supported by the Local Planning Authority.

The principle of development is already established and in use. The roof-top area which houses the plant and equipment is shielded from view by freestanding walls.

The new AHUs are shorter than the height of the freestanding rooftop plant area walls. The rooftop plant cannot be seen from ground floor level or any public realm areas. Charter House is taller than its immediate neighbours and therefore there are no concerns with regards to visual amenity and nor are there any sensitive noise receptors affected by the proposals.

There are no other alterations to the building's use or elevational treatments as a result of these works.

There are no other impacts with regards to air-quality, heat risk, drainage, ecology, nuisance, traffic, and transport and therefore the proposals should be supported by the Local Planning Authority.