SHEPPARD ROBSON ARUP IQVIA Thomas & Adamson

Planning Submission
14 May 2025

IQVIA Refurbishment

CONTENTS

CONTENTS 2

1.0 PLANNING STATEMENT 3

2.0 SITE PHOTOS 4

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1.0 PLANNING STATEMENT

Overview

This statement is made in relation to the planning application surrounding the erection of 2no. new external condenser units to service the laboratory spaces within the Langley Building.

The overall project entails the refurbishment of a number of laboratories within the Langley building, whereby additional mechanical servicing is required to maintain a specific temperature within the laboratories for equipment operation. The inclusion of 2no. new external condensers within the scheme is a result of MEP investigations into the existing mechanical systems and their capacity.

Purpose

As outlined above, the purpose of the 2no. new external condenser units is to provide cooling to the laboratories to maintain specific temperatures for equipment operation and limits, as well as providing comfort to the end users. This is vital for the spaces, as it allows the laboratories to increase their testing capacities, supporting the continual growth of the facility in being able to undertake advanced clinical research.

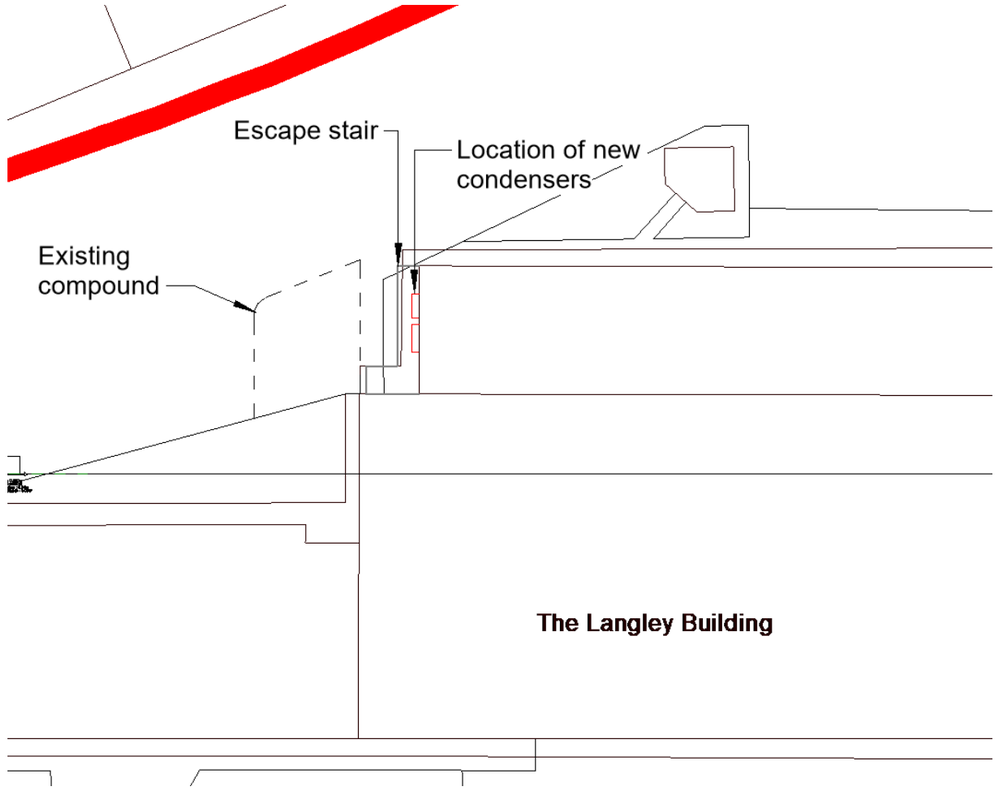
Visual Disturbance Mitigation

To avoid disturbance to the visible external envelope, the location for the condensers has been specifically chosen. The condensers are to be situated adjacent to an existing condenser compound, shielded from view by the compounds larger timber fencing, whilst also minimising its acoustic impact on its surroundings. The condensers are to be located on an external wall where there is an existing condenser, positioned underneath an escape stair, so as to not impede vehicular or pedestrian traffic.

Additional options were considered by the MEP consultants; options that included installing large AHUs that would have reduced car parking provision, however it was concluded that for this project, the installation of 2no. new external condenser units would be the best option, considering the low impact on visual continuity and acoustic disturbance.

As the site photos show, the condensers would not be visible from the car park, the area from which most users of the building would have access to. Additionally, the condensers would be hidden from view from adjacent buildings, with the timber fencing and the distance to the condensers providing significant acoustic separation.

There are also images showing other existing condensers mounted externally outside of the compound, further providing context to the measures that are being taken to minimise visual disturbance with these 2no. new condenser units.



Snippet of site plan showing location of existing condenser compound and the location of the new condensers underneath the escape stair

2.0 SITE PHOTOS



Proposed location of condensers



View of condenser compound from car park



View of adjacent buildings from compound



View of condenser compound from car park



Existing condensers visible from car park



Existing condensers visible from car park