

DESIGN AND ACCESS STATEMENT

Introduction

This Statement is prepared by Gartwork Architecture. The site is at 142 West End Lane, London NW6 1SD.

Proposal

The property comprises of an estate agent's office. The proposal involves the installation of an air conditioning unit and a roof vent on the primary rooftop.

The proposed air conditioning plant for installation is as follows:

Brand: Fujitsu AOYG18KBTB (photos are attached below)

COP Heating: 3.61

Capacity: 5.2kW (0.9-5.9)

Net Dimensions H x W x D: Indoor - 245x570x570 mm

Outdoor - 632x799x290 mm

Klober Flavent Breather Vent - PVC Flange - 100mm



It is proposed to locate the plant discreetly, behind the high front parapet. While a rear location of such units is naturally preferable, we shall take into account the close proximity of the railways behind the building. Due to this, any works to the rear part of the roof or rear facade would require a railway closure and thus unnecessary stressful.

Appearance

The intended alterations will have no impact on the building's current aesthetics, given that the condenser unit will be concealed behind a parapet. Consequently, the condenser unit and its enclosure will remain unseen from street level.

Access

The planned modifications will not hinder access to the buildings in any way, preserving the current ease of entry and movement.