

23rd October 2024



Figure 1 – Photograph of the A201 Kings Cross Street elevation of 2-6 Leeke Street.

DESIGN AND ACCESS STATEMENT MINOR EXTERNAL ALTERATIONS AND PROPOSED HEAT PUMP SYSTEM

2-6 LEEKE STREET, CAMDEN, LONDON, WC1X 9HS

This document is to be read in conjunction with the relevant McDonald Architects drawings no. 1580-00001, 10000, 10001, 10002, 10003, 11000, 11001, 11002, 11004, 20000, 20001, 21000, 21001, 38000, 67000, Plant Noise Assessment Report REF: 13916.RP02.PNA.0 prepared by RBA Acoustics on the 8th October 2024 as attached to the application.

1 INTRODUCTION

- 1.1 This document has been prepared by McDonald Architects in respect of the full planning application for minor external alterations and the installation of 5 new condenser units to be installed behind a louvre screen enclosure on the roof of 2-6 Leeke Street, London.

2 CONTEXT

EXISTING BUILDING

- 2.1 2-6 Leeke Street is located on the corner junction of the A201, Kings Cross Road and Leeke Street and sits within the King Cross Conservation Area.
- 2.2 The building is unlisted but has been noted to make a positive contribution to the special character and appearance of the Sub Area 4: Gray's Inn Road as per Camden Councils' Conservation Area Statement 22.
- 2.3 2-6 Leeke Street is currently used as offices.

3 MINOR EXTERNAL ALTERATIONS AND PROPOSED AIR CONDITIONING SYSTEM

- 3.1 This application is for minor external alterations and the installation of condensers positioned on the roof of 2-6 Leeke Street.

The external alterations are as listed below:

- 2 existing window openings on the Leeke Street façade to be infilled and external finish to be rendered white to match the painted render. Infill to be recessed by a nominal 100mm from external façade of existing wall to retain existing window outlines. Existing concrete cills to be retained.
 - Existing window to the courtyard to become a door.
 - Existing entrance doors to be renovated and adapted to suit new internal layouts.
 - External façade to be redecorated white to match adjoining 8-10 Leeke Street.
- 3.2 The 5 proposed condenser units will be positioned behind lead coloured acoustic louvre screens. The addition of the louvre enclosure will not be visible from the street and will have no impact on the conservation area as indicated on McDonald Architect's drawing 1580-38000-Proposed Street View Sections.

4 CONCLUSION

- 4.1 Due to the nature of the minor works to the external façade the character of the building will not be compromised and the proposed white painted façade finish will be in keeping with the adjacent 8-10 Leeke Street.
- 4.2 The acoustic report produced by RBA Acoustics presents that there will be no adverse noise impact as a result of the proposals for the installation of the condensers.
- 4.3 Therefore, the proposals should be approved.