



Design and Access Statement
31-34 Gordon Square, London, WC1H 0PY

Introduction

1. This Statement accompanies an application for full planning permission. It has been prepared in order to summarise the extent of the works proposed. This should be read in conjunction with the submitted drawings, prepared by Kendall Kingscott and covering letter, prepared by Gerald Eve.

Purpose and Scope

2. The general purpose of the proposal is to improve the function of the educational building, through the replacement of two existing condensers, which are no longer fit for purpose, with a single energy efficient condenser.
3. The works are external only and relate to the removal and replacement of two condensers, with a single condenser on the roof of the building.
4. Given the small scale nature of the works, they will not have an adverse impact on the character and appearance of the building, street scene or wider Conservation Area.
5. The proposal has been assessed against the relevant planning policies and is considered to accord with the development plan.

Access

6. There are no changes proposed to the methods of access under this application. Existing access arrangements will remain.