



**1-3 Denmark Street, London WC2H 8LP**

## **Installation of Replacement Air Conditioning Condenser Units**

### **Design and Access Statement**

1-3 Denmark Street is an imposing building situated on the corner of Denmark Street at its junction with Flitcroft Street, and directly facing the landmark Central St Giles development. The building was up until recently used as a JobCentre, with ancillary offices above.

This Design and Access Statement has been prepared to accompany an Application to replace the existing condensers on the roof with modern condensers for new air conditioning systems being installed as part of a wider internal refurbishment of the offices. The details of the proposed development are set out on the accompanying drawings.

The 4 No. new air conditioning condenser units are all located at roof level above the 4<sup>th</sup> floor, and due to their positioning to the centre of the roof are not visible from street level. The new systems are more efficient than the units they are replacing, and as can be seen from the accompanying Noise Impact Assessment are significantly quieter than the old units.

The existing access provisions for the building are not being altered.

1-3 Denmark Street was constructed before 1922 and as far as we are aware has been in use as a commercial building since its construction. We do not believe the current proposals have an impact on the Conservation Area within which it is located. The building is not Listed.