

Design and Access Statement

for

12 England's Lane- The erection of an air handling unit, associated ductwork and a mounted extract fan, at rear first floor level required in association with the existing commercial use at basement level

Introduction

This design and access statement is provided to accompany and support the planning application for rear ventilation equipment at the above premises.

1. Design

1.1 Use

The property, to which the proposed equipment relates, is an existing basement retail premises. The premises currently employs approximately 5 personnel.

1.2 Amount

No additional development is brought about as a result of the proposed ventilation equipment, which is a requirement for the healthy and safe occupation of the basement premises for retail purposes.

1.3 Layout

The layout of the proposed air handling unit and extract fan has been designed to ensure that they are as unobtrusive as the site conditions will allow being located away from public view and within an inaccessible light well to the rear of the premises. Furthermore, all equipment will be further hidden from view by proposed enclosures which will comprise of materials consistent with those already present in the rear lightwell area to maintain the amenity of nearby residential properties. Along with other mitigation measures such as acoustic insulation and silencers, the proposed enclosures will also ensure that the equipment complies with applicable noise standards and will not materially impact upon the neighbouring properties. There are existing examples of similar ventilation equipment to the rear of other properties within

the same terrace. Such equipment is necessary to maintain basement retail premises in active use.

1.4 Scale

The existing property scale is untouched. The units are designed to be as small as possible incorporating energy saving technology to allow re-use of extracted heat and provide the necessary levels of ventilation.

1.5 Landscaping

The proposed development does not give rise to any relevant landscape considerations.

1.6 Appearance

The proposed equipment will not be visible as they will be housed within enclosures. These enclosures will comprise of materials that are consistent with those already present to the rear elevation of 12 England's Lane. As such, no substantial change will result in the appearance of the rear light well area as a result of the proposed development.

2. Access (relevant to for maintenance purposes only)

- 2.1 There is no requirement for the proposed equipment to be publicly accessible. Staff from the retail unit will be able to control the proposed equipment from the basement premises.
- 2.2 Where maintenance issues do arise, access to the proposed equipment will be secured via the window location on the first floor landing of No. 12 England's Lane. This access arrangement is to be used by suitably qualified service engineers only.