



Inc Ltd

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION

53a NEAL STREET, LONDON WC2H 9PJ

INSTALLATION OF AIR CONDITIONING UNIT IN ACOUSTIC ENCLOSURE ON FLAT ROOF

Introduction

The planning application relates to the proposed installation of 1 No. Air conditioning unit to be sited on a flat roof to the rear of 51-53 Neal Street by OPS Ltd (the Leasehold owner) of the ground floor and basement retail unit at 53A Neal Street, London WC2H 9PJ.

Neither 51 nor 53 Neal Street are Listed. All properties are within the Seven Dials of Covent Garden Conservation Area within the Borough of Camden.

The Freehold owner of 55 and 51-53 Neal Street, Shaftesbury Covent Garden Ltd has given landlords consent for the subject air conditioning unit to be sited on the flat roof over the rear of 51-53 Neal Street, subject to receipt of necessary statutory approvals.

The Site

The flat roof location for the proposed air conditioning unit sits over the ground floor level to the rear of 51-53 Neal Street where the site backs onto 13-14 Neal's Yard.

The proposed site to the rear of 51-53 Neal Street has been selected in favour of a position to the rear of 51 Neal Street due to the proximity of residential windows and space availability.

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Design Statement

The proposed air conditioning unit location is sandwiched between the rear elevations of 51-53 Neal Street to the north east and 13-14 Neal's Yard to the south west of the site. As such there is no view of the location from either Neal Street or Neal's Yard.

The location has been selected so as not to be visually intrusive to residential occupiers in surrounding properties.

As indicated in the attached Noise Impact Assessment Report, the acoustically treated air conditioning unit will not cause disturbance to occupiers of the local area and meets with the London Borough of Camden environmental noise criteria. The acoustic housing incorporates integral anti-vibration mounts.

Installation of the air conditioning unit and the acoustic enclosure will not cause damage to the fabric of the surrounding properties. The unit will be free standing on the roof, and the pipe work and cables will penetrate the existing roof to 53A Neal Street via an existing ventilation grill.

Access Statement

Access to the air conditioning UNIT will be required for maintenance purposes only. Access will be via an existing roof light from the ground floor level of 53A Neal Street.

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