

Design And Access Statement

SITE ADDRESS

Lacon House, 84 Theobald's Road, London WC1X 8WA

PROPOSAL

Installation of four air conditioning units on roof of office building (Class B1).

Project: 2009.1240

Site address: Lacon House, 84 Theobald's Road, London WC1X 8WA

Date: 24/06/09

SITE HISTORY

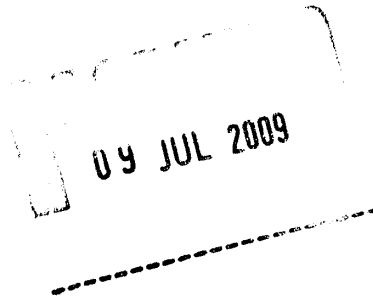
Unknown

PLANNING HISTORY

Unknown

PRESENT USE

Existing building is currently being used as offices.



PROPOSAL

We are proposing to install air condition units to the flat roof area location at the top of the existing roof structure. These air conditioning units are to be located where there is a current plant. This area has existing access to other existing plant and no additional access need be created.

DESIGN

The proposed location of the units has been chosen in order to:

- Keep the units at a minimal height.
- To locate the units in an area that has existing plant.
- To locate the units where there is existing access.
- So the units will not be visible from street level.
- So as to keep the units as low as possible to the existing finished roof structure using the parapet wall as a visual barrier.
- To enable easy access for maintenance.

IMPACT ON LOCAL TRAFFIC

N/A

NEIGHBOURING AMENITY

We consider this proposed location of the units will not result in significant demonstrable harm to the amenity enjoyed by neighbouring properties/buildings.

CONCLUSION

We feel this proposal will not result in significant demonstrable harm with regard to the amenity of occupiers to neighbouring properties/buildings. Due to the size of the units they will not be visible from street level and therefore have no visual impact to the building.