

30-32 Great Queen Street

Air Conditioning Plant - Planning & Listed Building Application

Design and Access Statement

Design Statement

This application is for the installation of new air conditioning plant on the first and third floor roofs of no. 31 Great Queen Street.

The third floor roof plant will be concealed behind a slate tiled plant screen granted consent in application references 2008/4192/P and 2008/4347/L and will therefore not be visible except from the air above. The slate tiled screen has been designed to appear as an integral part of the building's roof. It replaces an existing incongruous timber shed enclosure.

The first floor roof plant will replace existing redundant items of plant. This roof area is visible from the immediately surrounding buildings only. It is of a utilitarian appearance but the introduction of screening would be more visually intrusive than the open plant area is at present.

Access Statement

The first floor roof plant area will be accessed by an existing external metal stair up from a rear passageway to Parker Street.

The third floor roof plant enclosure will be accessed via a gate from the roof terrace serving the fourth floor office. This will provide access during office hours. Out of hours access will be provided by a roof hatch with fixed ladder from the third floor rear stair landing.