

Design & Access Statement

To support the application for condenser at roof level and ventilation systems at
Ground floor level connected to existing louvers in shopfront

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HERITAGE STATEMENT

1.0 Introduction

- 1.1 This design & access statement accompanies an application to install a single AC condenser at roof level within an existing acoustic screened plant area and to install ventilation systems within the retail unit connected to existing louvers in the shopfront.
- 1.2 5-7 Goodge Street is not a listed building however it sits within the Charlotte Street Conservation area.

2.0 Description

- 2.1 The premises are located on the Ground Floor of a newly built mixed use development.
- 2.2 The building comprises residential accommodation on the upper floors with retail to the GF of the building.
- 2.3 The premises benefits from an acoustically screened plant area at roof level and louvres to the shopfront.

3.0 Assessment of Significance

- 3.1 5-7 Goodge Street whilst not listed lies within a Conservation area and is important to the overall street scene. Therefore proposals for redevelopment should be sympathetic to the building structure and the wider street scene.

4.0 Proposed works

- 4.1 The proposal is to locate a single condenser unit in a position allocated by the landlord within the existing acoustically screened plant area at roof level. Additionally to install extract systems at Ground Floor level connecting to existing louvres in the shopfront.

5.0 Heritage Impact

- 5.1 We assess the proposed works on the non-listed building as having no adverse impact on the heritage assets and would amount to 'less than substantial harm' to the heritage significance of the wider area.

DESIGN & ACCESS STATEMENT

6.0 Use

- 7.1 The proposal relates to an existing mixed use building which lies within a Conservation Area

7.0 Amount

- 7.1 The proposal is to locate a single condenser unit in a position allocated by the landlord within the existing acoustically screened plant area at roof level. Additionally to install extract systems at Ground Floor level connecting to existing louvres in the shopfront.

8.0 Layout

- 8.1 The premises comprise retail to part only of the Ground floor of the building with residential accommodation to the upper floors.
- 8.2 The proposed works are illustrated on the accompanying drawings.
- 8.3 The base build design allows for ventilation only to louvres in the shopfront and external plant only in a position allocated within the plant area at roof level.

9.0 Scale

- 9.1 There is no impact on neighbouring properties.

10.0 Landscaping

- 10.1 There is no landscaping associated with the property

11.0 Appearance

- 11.1 There is no visual impact on either the property or neighbouring buildings

12.0 Protection of Amenity

- 12.1 The proposals will have no impact on either the property or neighbouring buildings

13.0 Access

- 13.1 There are no changes to access arrangements as a result of the proposed works.

14.00 Summary

We consider the proposals to be of an appropriate scale and that the proposed installation of plant to be of a suitably quality and design to satisfy the local authority and national guideline requirements. It is considered that the proposals comply fully with the landlord's tenant fit out guide and the council's policies and guidelines.