

DESIGN AND ACCESS STATEMENT



**22 Great Queen Street,
London WC2B 5BH**

**Undertaken on behalf of: Dexters LTD
DATE: 13th December 2016**

1. SUMMARY

1.1. This supporting Design and Access Statement has been prepared by Ideal Planning Permissions Ltd, on behalf of Dexters LTD. It accompanies a planning application for installation of one air conditioning unit to the rear of the ground floor of the property.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Camden. The property is located in Great Queens Street, in close proximity to Kingsway, A4200.

2.2. The application site is within a conservation area.

The Site

2.3. The site is a four storey building that contains 2 residential flats on the top floors and an estate agency on the ground and basement levels.

The Surrounding Area

2.4. Great Queens Street consists of residential and commercial properties. The neighbouring properties contain retail uses on the Ground floor level along the street.

3. Amount & Acoustic Specification

3.1. The proposed work will include the installation of one air conditioning unit to the rear of the property. The unit will not harm the amenity and does not exceed the noise thresholds. The condenser unit of the air conditioning unit has a noise level of 52 db. Table B of the Policy DP28 – “Noise and vibration” for Camden development policy 2010 suggests that the noise level measured at 1 metre external to a sensitive façade has to be below 65 dB between the hours of 0700-1900. The proposed unit is below this level and therefore will not cause noise pollution. In addition to this, the air conditioning unit will only be used during working hours.

4. Use

4.1. The ground floor and basement levels will remain as estate agency, an A2 class use.

5. Layout

5.1. Not applicable

6. Scale

6.1. The size of the proposed external Condenser unit is approximately 800x600x400 and will be located to the rear of the property just under the rear windowsill. This is to ensure minimal visual impact on the character of the area. There will be no change to the existing street scene.

7. Landscaping

7.1. Not applicable

8. Design

8.1. The unit will be installed to the rear light well just under the windowsill to ensure minimal impact on the appearance and character of the conservation area.

9. Access

9.1. Access from the street is as existing via the original main entrance door and stairs. The proposal does not seek to alter any aspect of the access to the property.