

DESIGN AND ACCESS STATEMENT

1. What are the **features** on the existing site?

- Buildings – size, age, style, condition (further detailed information should be provided in the historic environment section if appropriate).
- gardens, landscaping and other open areas.
- boundaries – walls, railings, fences or other means of enclosure.
- immediately adjoining buildings and sites.

2. Please provide details of how **access issues** have been addressed.

There are no access issues to be addressed as the building is Grade II listed.

3. Please provide details of the **layout** of proposed development

The 2 existing air conditioning units are to be relocated and fixed to the side wall of the rear closet wing extension of the adjacent property (No.187 Drury Lane).

The 2 existing ventilation units/cassettes installed within 2 of the historic skylights will be retained.

All cables and pipes will be run internally, at first floor level within the rear extension. They will be run along the wall, beneath the timber beams and will be concealed within white plastic trunking.

Only one small hole (70mm diameter) will be required in the corner at high level within the rear extension to allow the pipes to be channelled from the external air conditioning units to link up with the internal ventilation cassettes.

4. Please provide details of the **scale/appearance** of the proposed development

- Height, width, length, materials, detailed design.
- Relationship to surrounding development.
- Relevant local and national policies and guidance

A total of 4 units are to be installed (2 external units and 2 internal):-

1. One Mitsubishi Heavy Industries (MHI) FDT 60 VF Standard cassette type indoor unit connected to one SRC 60 ZMX-S Heat Pump outdoor unit
2. One Mitsubishi Heavy Industries (MHI) FDTC 60 VF Compact cassette type indoor unit connected to one SRC 60 ZMX-S Heat Pump outdoor unit

The outdoor units have a Noise Rating of 65dB(A) at 3 meters.
(The neighbours have older existing units run that run at about 75dB).

Timber acoustic louvre screens similar to below would be placed over the conditioning units so that any noise emitted would not have a detrimental impact on neighbours.



5. Please provide details of the **landscaping** in the proposed development

Not applicable.

6. Please provide details of how **Heritage Assets** issues have been addressed

- Describe the assets affected – listed buildings, conservation area, archaeology etc.
- Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).
- Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.
- If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

The designated heritage assets and their setting requiring consideration are:-

- Listed buildings – Nos.186 & 187 Drury Lane
- Seven Dials Conservation Area

The air conditioning units are located externally at the rear of the building and will not therefore impact on the publicly visible character and appearance of the conservation area. The revised location of the units on the side wall of the rear closet wing extension is discrete and will harm neither any significant historic fabric nor the setting of listed buildings.

The noise levels have been proven to be low to ensure there is no detrimental harm to the noise and amenity levels experienced within the conservation area.

The internal impacts on the historic fabric will be extremely limited. The cassettes and associated cabling and pipework will only be located in the rear extension. No original fabric, in particular wall panelling, within the principal house, will be affected. The historic beams within the rear extension will also remain unharmed and untouched.

Camden Planning Guidance 6: Amenity

4.7 Proposals will be expected to include appropriate attenuation to alleviate or mitigate the impact of noise and vibrations to an acceptable level, as set out in policy DP28 – Noise and vibration of the Camden Development Policies. Where appropriate, the Council will consider the cumulative impact of noise sources (for example, air conditioning units).