

DESIGN & ACCESS STATEMENT

17 Rugby Street, London, WC1N 3QT

Installation of Air Conditioning Condenser

This design and access statement has been submitted in support of the planning application for the installation of an external air conditioning unit at the existing retail shop premises at 17 Rugby Street, London, WC1N 3QT.

Site Analysis

The application unit lies in 17 Rugby Street, adjacent to other retail stores and within the Bloomsbury Conservation Area.

The building is 3 storeys and of brickwork construction with a slate roof. The application site is 58 square meters in total.

Design Principles

The existing use of the ground floor retail unit requires the installation of air conditioning in line with modern standards. In order to operate these systems there is a requirement for 1 No. externally located condensers.

Air conditioning is required to keep the temperature of customers and staff at a pleasant level throughout the year. It is proposed only to be used during shop opening hours (11am-6pm, Monday to Saturday).

The existing retail unit does not currently utilise air conditioning. Any installation must be in-keeping with the surrounding conservation area.

Design Solutions

The condenser will be located on the southern rear elevation of the unit at first floor level. The rear elevation was chosen as it is a terrace property, and this elevation is situated at a fair distance from any properties behind. The units will have a casing to keep visibility at a minimum, to protect the condensers from damage and to reduce noise.

The chosen location for the condensers will reduce their aesthetic impact whilst providing plenty of air flow to the condensers.

Conclusion

The proposed scheme provides a comfortable environment for staff and customers.

The design remains in-keeping with the surrounding conservation area and is in a suitable location on the building.