

Design and Access Statements Information Sheet

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission. Please note that we are unable to deal with your application until a completed statement is provided.

What should be included?

- **An assessment of the site and its surroundings**

You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

- **Design and appearance (questionnaire below)**

The site analysis should support your proposal where access, use, amount, layout, scale, landscaping and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the questions below).

24-32 STEPHENSON WAY, EUSTON, LONDON. NW1 2HD

Access Statement

What is the purpose of your proposal?

To provide 4 no. new external condensing unit's within the lower basement light well located at the rear of the building. The condensers forming part of the comfort heating and cooling system to ensure the internal environment is adequate for the in used of the building.

How will the proposed works relate to the existing building?

The proposed external units to be located within the rear light well of the lower basement area of the property. The area enclosed by existing perimeter screening circa 3600mm high.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

The applicants have not consulted their immediate neighbours, immediate neighbours having external condensing units located and external walls and roof opposite. The location of the proposed units at Stephenson Way will have no impact on their neighbours.

What thought has been given to sighting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The proposed units being position at low level, within the basement light well to the rear of the property. This location being best suited with no impact to adjacent properties. The units are modern and light in colour blending in with the existing light coloured masonry walls.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

All proposed external units will be circa 1350mm high and 1050mm wide, positioned at low level against the existing building.

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

Not Applicable.

What is the relationship between the proposed works and public routes and do they have any impact?

Not Applicable / No impact.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

Not Applicable.

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The units are low carbon self-contained prefinished metal framed and panels. The units provide a good level of renewable heat energy.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposals have no impact on the street scene.