

Design and Access Statement

For

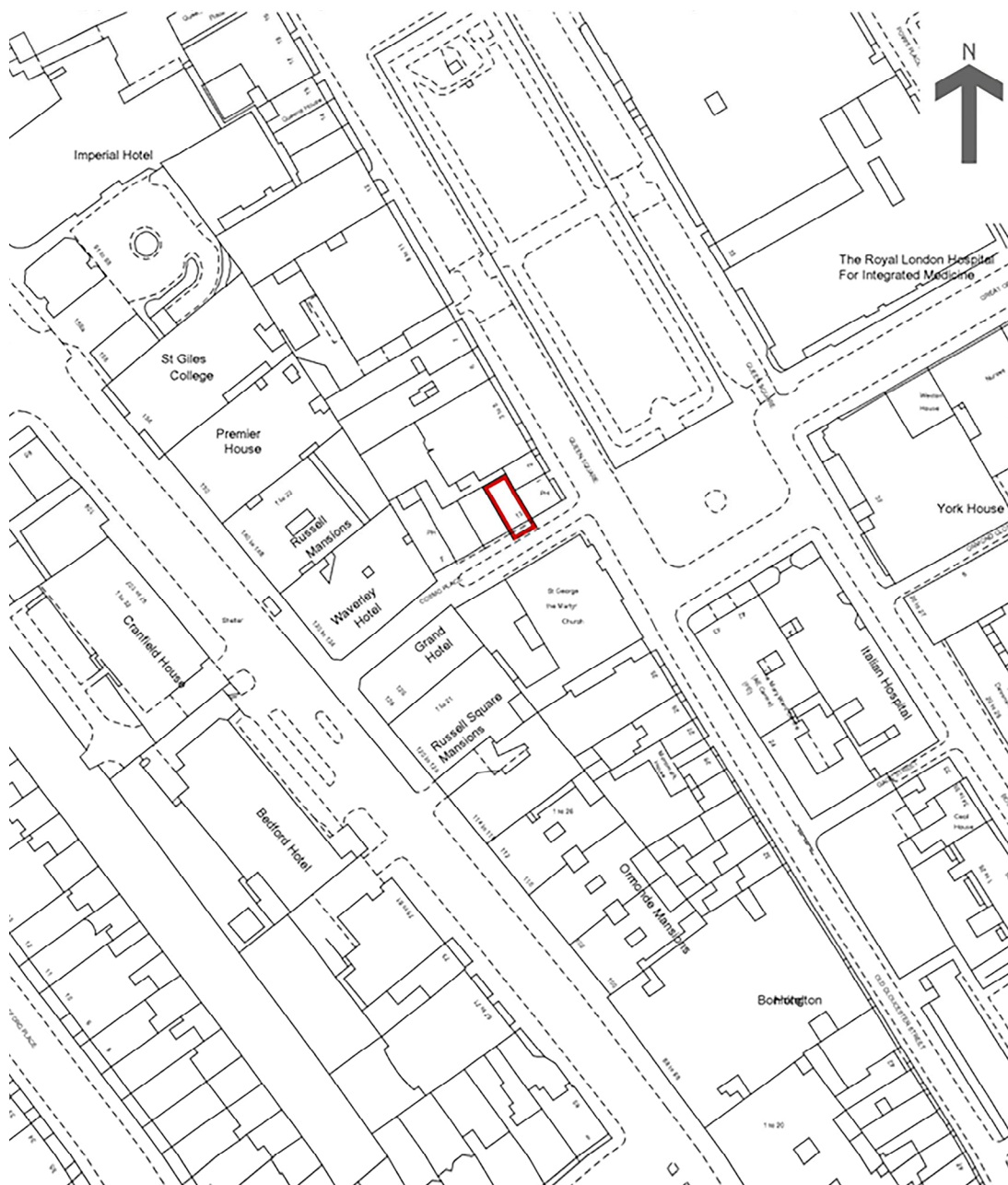
13 Cosmo Place, London, WC1N 3AP

Design and access statement – Installation of Air Conditioning Unit

This Design & Access Statement is to accompany the Planning Application for the installation of two external air conditioning units located on the rear first floor rooftop of A3 Restaurant.

Site

Number 13 Cosmo Place is an A3 restaurant situated on the ground floor and basement of a mixed-use terraced block on Cosmo Place which is located within a Conservation Area. Cosmo Place is a pedestrianised street with restaurants and pubs.



Proposal

It is proposed to install two external air conditioning units to the rear first floor rooftop of No. 13 Cosmo Place. The installation of the air conditioning units will not cause alterations to the access of the building and no changes of use or changes to opening times are proposed.

Meanwhile, the existing extraction system was granted permission in 1979 (Ref: 28735) and was granted permission in 1980 for a retention of modifications to the existing external ventilation duct on the rear elevation (Ref: 29774). Over the years, the previous owner informed that the external duct had been used and operated for the restaurant and had been upgraded with additional silencers and odour filters. The current owners have kept providing regular maintains and services for the existing external duct since they bought the property in 2019.