

Design and Access Statement

Installation of one single air conditioning unit at rear of Flat 12, 37 Clarges Street, London W1J 7EL in North West corner of rear courtyard at 1st floor level.

The applicant is the owner of Flat 12, 37 Clarges Street, London W1. Along with this D&A statement the applicant has enclosed a location plan, block plan, noise impact assessment, technical details of the unit, relevant drawings and associated photos. The planning fee of £494,20 has been paid.

When the flats were constructed in 1987 they were advertised as being luxury flats with the benefit of air conditioning. (See attached brochure ERIDA House). This was provided by a central cooling tower located on the roof of the building. The central system also provided heating as well as cooling.

However in around 1995 the central air conditioning system was decommissioned with each flat making its own arrangements. Since then Flat 12 has only had heating provided by electric fan heaters in each room. It currently has no cooling.

In view of increasing energy costs and the need to provide for the expected hot summers in London the applicant wishes to install a new heating/cooling system for the flat. This will require the installation of an outside air-conditioning unit at the rear of the premises. There is only one feasible location for such a unit which is the NW corner next to the rear window of Flat 12 as shown on the drawing – proposed rear courtyard. A photo is also provide of the location that is proposed at the rear. The dimensions of the proposed unit are 800mm wide x 550mm high.

It should be noted that there is a very similar unit already located in the NE corner belonging to Flat 31 which has been in situ for around 10 or more years. A photo of this unit is attached. There is also a ventilation unit at the far side (south) of the courtyard belonging to Flemings hotel (photo attached).

It is submitted that this modification is essential to ensure comfortable living conditions in the future, i.e both heating and cooling for flats that are regarded as “luxury” and originally had the benefit or air-conditioning. With global warming on the rise London will experience increasingly hot summers requiring air-conditioning especially in Central London. For example this week temperature is set to reach 31C. Such aircon units are now becoming quite common in Central London.

The applicant does not consider this proposal will have any adverse impact on any neighbour or neighbouring amenity being similar to the unit already outside flat 31. It is intended that the unit will be operated in cooling mode only with a dB rating of 44 (see noise impact assessment). A separate noise impact assessment is provided. For information the flat already has internal heating.

This proposal is supported by the occupants of 2 other flats that have been consulted. None of the other flats in the building are presently occupied.

The proposal fully complies with the Westminster City Plan and noise standards. In particular it is important to put long standing residents at the heart of all planning decisions. Westminster recently approved a much more extensive modification for air conditioning in Harley Street, reference 21/03085/Full.

