

Sustainability Statement

14 Ladbroke Apartments, 3 Welbeck Street, W1G 0AR

We are proposing the addition of an AC condenser unit placed on the roof above Flat 14 Ladbroke Apartments, 3 Welbeck Street.

The previous owner had installed two AC condenser units along the facade facing Welbeck Street. In order to connect the units the previous owner had remove panes of glass in the windows to put the duct work through and replaced the windows with plywood and cardboard. The proposal is to place a condenser unit on the roof directly above the flat amongst other rooftop plant and machinery. The windows will be repaired and replaced to better insulate the flat.

The new condenser unit is much more efficient than the previous two units. This will reduce the energy demand, in accordance with Policy 36 of the City Plan 2019-2040.

The condenser unit will sit hidden on the roof behind a tall parapet wall and amongst other equipment. The units will no longer be visible from Welbeck Street and in this way it will create a more unified look along the top floors to this lovely building in accordance with Policy 39 of the City Plan 2019-2040.

Policy 34B of the City Plan 2019-2040, Urban Greening, is not applicable in this instance.

SUPERFUSIONLAB ARCHITECTS

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