

Design and Access Statement

14 Ladbroke Apartments, 3 Welbeck Street, W1G 0AR

1. Introduction

This Design & Access and Heritage Statement accompanies the Planning Application for the addition of an AC condenser unit placed on a roof in a Conservation Area.

A description of the physical context forms Section 2 of the document. Section 3 describes the proposal.

2. Context

The site is located at the block of flats to the north of Oxford Street near Bond Street station, at the corner with Wigmore Street.

Apartment 14 is a maisonette flat arranged over the top two floor levels (sixth and seventh floors) of an apartment building on Welbeck Street. The top part of the building was formed in around the 1980's and sits on top of a larger Grade II listed period building, 27-37 Wigmore Street. The wider building was built as department store (Debenham and Freebody's), dated 1907 by William Wallace and James Gibson. The property is located in the Harley Street Conservation Area, designated 2009.

There is no planning history for the flat. There was recently a planning application to replace the building's entrance doors, planning application No: 23/05327/FULL



3. Proposal

The flat was previously served air conditioning via the removal of two panes of glass of the windows along the Welbeck Street facade. The window panes were replaced with plywood and a hole was cut to accommodate the ventilation.

It is proposed that a new condenser unit is placed on the roof directly above flat 14 Ladbroke Apartments. The condenser unit will be placed amongst other mechanical plant on the roof and will be completely obscured from view.

An acoustic survey was undertaken, see Noise Impact Assessment carried out by Clement Acoustics, to determine any necessary acoustic abatement. Clement Acoustics concluded that the sound emitted by the condenser unit is below the background noise of the area and therefore does not require further sound attenuation.

Photo of the building's elevation along Welbeck Street from street level.

Photos of roof and existing windows



The window panes were cut to allow for ducting. It has been boarded to prevent rain coming in.



SUPERFUSIONLAB ARCHITECTS

Contact: Nate Kolbe
nmk@superfusionlab.com
07980 215308