

Retrospective external air-conditioning installation

Design and Access Statement

9 Equity Road East, Earl Shilton, Leicestershire, LE9 7FZ

1. Amount, use and layout

The application concerns the retention of three existing external air-conditioning condenser units serving the dwelling. No building extension, additional floor area, new room, change of use, access alteration or parking alteration is proposed. The units are positioned at high level along the edge of a flat-roof area beside the pitched roof, as shown on the submitted AC-specific drawing and photographic schedule.

2. Layout and appearance

The three units are grouped in a row and are identified AC1, AC2 and AC3 on the submitted drawing. Their grouping keeps the equipment within one concentrated area and avoids separate units being placed across multiple elevations. The equipment and visible service routes are shown in the photographs so that their existing appearance can be assessed.

The external services are to remain neat, secure and serviceable. No new screening or enclosure is proposed as part of this application unless shown on the submitted drawings.

3. Access and maintenance

The proposal does not alter pedestrian or vehicle access to the property. Maintenance of the equipment is undertaken using the existing roof/flat-roof access arrangement by competent persons and does not require a new access or structure.

4. Neighbour amenity

The nearest neighbouring façade is approximately 4.35 m from the closest condenser and the nearest habitable window is approximately 8m away.

5. Drainage

The photographic evidence records the roof-edge/gutter and downpipe arrangement associated with the installation. Condensate is managed through the existing drainage arrangement and is not intended to discharge onto neighbouring land.

6. Ecology and heritage

The application is for retention of existing domestic equipment and does not propose works to trees, habitats or heritage fabric. The property is not in a conservation area or listed status.

7. Conclusion

The existing installation is domestic in scale, concentrated in one high-level location and does not alter the use or built footprint of the dwelling. The submitted drawings and photographs provide the information necessary to assess its design, appearance, access and neighbour relationships.