



Design and Access Statement...

Project Name: Flat 3, 30 Fitzjohn's Avenue

Post Code: NW3 5NB

Project Ref: UK2126

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Revision: -

Date: 19/01/2024

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1. Introduction

1.1 This Design and access statement has been prepared by AC design solutions in support of a full planning application at 30 Fitzjohn Avenue, NW3 5NB submitted on behalf of Florian Bernollin for the proposal of installation of an air conditioning

1.2 The application site refers to the entire site with the existing dwelling and associated front and back yards. The application has been submitted to Camden council, the local planning authority responsible for taking development control decisions affecting the site in question. The property is identified on the OS plan as part of the drawing package.

2. Similar Proposals

2.1 2017/3183/P

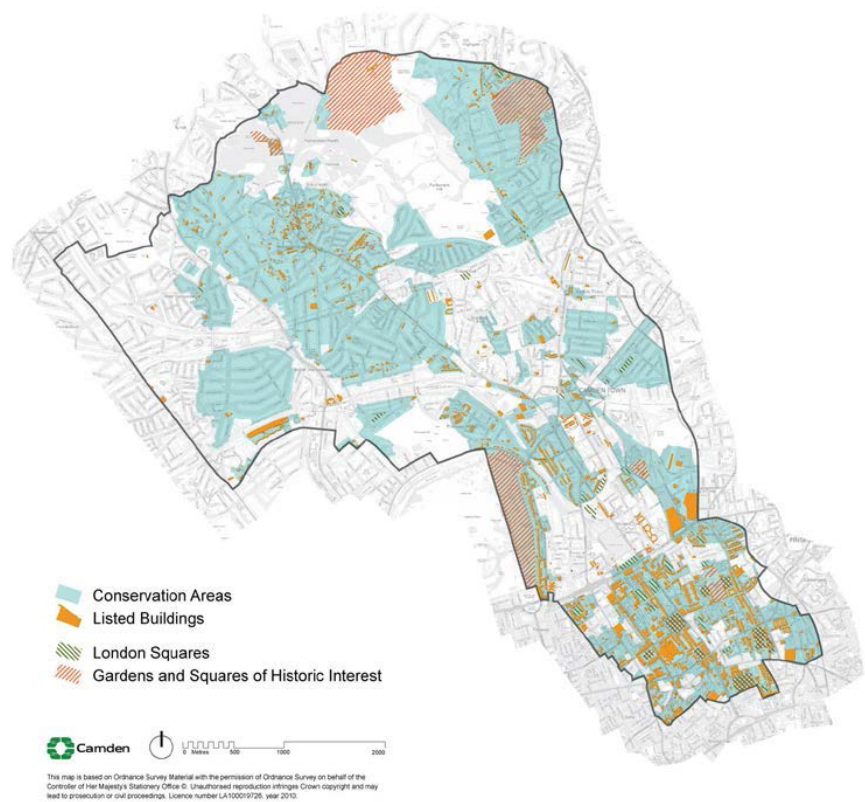
The application site is a three story semi-detached property located at 66 Pilgrim's Lane. The site is located within the Hampstead Conservation Area, and the property is not listed. The rear garden is enclosed by an existing 2m high timber fence along the boundary with thick vegetation screening.

The application proposes the installation of 1x new air conditioning unit in the Southern corner of the rear garden. The timber enclosure would measure 0.9 m width, 1.6m in depth and 0.9m height.

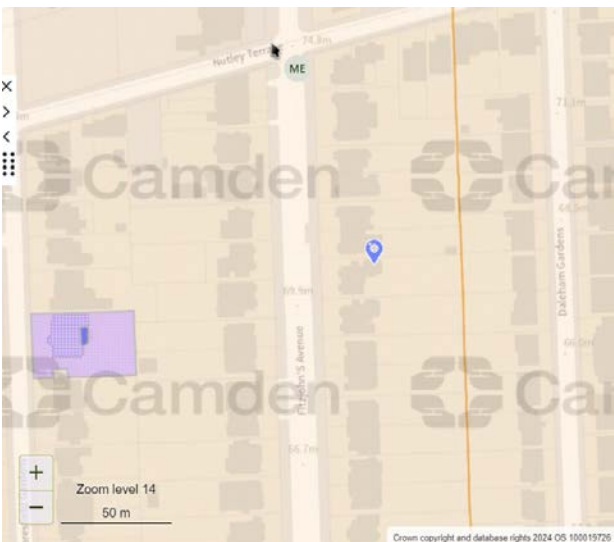
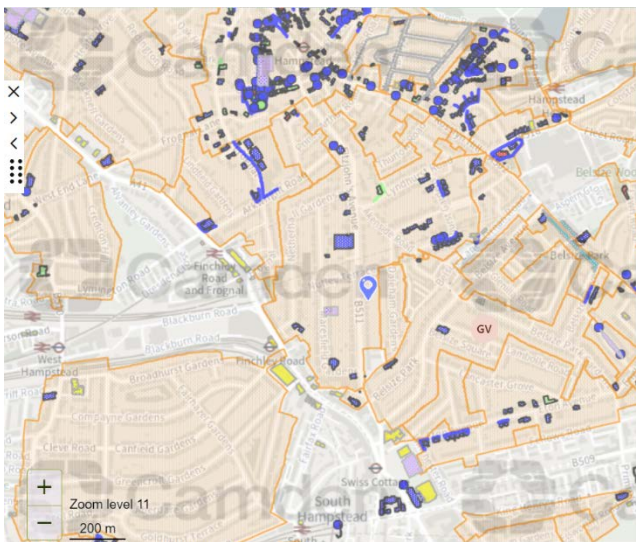
The original proposal included an additional 1x air conditioning unit to the roof, this element was removed from the application after discussions with the agent.
Granted 06/09/2017

3. Planning Policies

3.1 The Existing site is situated in a residential area which is located in the Hampstead conservation area but the dwelling is not listed. The dwelling house is a detached house consisting of multiple flats.



3.2 It is also subject to Article 4 Direction, which limits the Permitted Development's rights in conservation areas.



4. Design

4.1 The external air conditioning unit was placed facing no. 28 Fitzjohn's avenue on a very low level where it won't be seen from the main road or the boundary wall.

4.2 There won't be any noise pollution nor vibration affecting any of the neighbors as stated in the noise below attached

4.3 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected.

5. Access

5.1 The access to the house for these works will be through the flat on Fitzjohn's Ave. Contractor is to ensure that workers do not use alternatives means to enter the site.

5.2 The building shares two long boundaries either side of the external elevations. on the North with 32 Fitzjohn's Avenue, Hampstead, which appears to be a semi detached property and on the South with 28 Fitzjohn's Avenue, a building that is detached property that consists of multiple flats. These buildings have similar heights, but due to the sloping land they sit one higher and one lower than the property at no. 30. The boundary is formed by timber fence at the no. 32 and brick with planting on no.28 side.

6. Conclusion

6.1 Based on the location of the air con it is located on the side of the property it is less intrusive to the street scene which is not causing any impact on the looks of the property from the main or side elevations so as a conclusion this application should be granted and according to the noise report there will be no noise that will cause any noise pollution nor vibration therefore this application should be granted.