URBAN ARCHITECTURE

68 Shoot-Up Hill West Hampstead London NW2 3XL

Design and Access Statement

Feb 2024





Introduction

We, on behalf of Mulberry House School situated at 68 Shoot Up Hill, hereby submit our planning application seeking permission for the installation of air-conditioning units on the ground floor of the school. To facilitate your comprehensive evaluation of our proposal, we have enclosed essential documents with this application, including:

- Application Form
- Site Location Plan
- Existing Plan, Front and Side Elevation
- Proposed Plan, Front and Side Elevation
- Acoustic Assessment

Please refer to the submitted plans for further details.



Context Plan

Site Plan

Site Context

The Mulberry House School is located at the corner of Shoot-up Hill and Minster Road. The original building, dating back to the 1960-70s, underwent an approved extension in 2015, shaping the school into its present form. The site falls outside any specific planning designations, including conservation area status, listing, or recognition as a building of local importance.



Aerial view of Mulberry House School

While the school building stands out due to its size and recent extension, it harmonises with the surrounding buildings. Notably, neighbouring buildings such as Princes Court and Mapesbury Court are prominent apartment blocks, with 66 Shoot-Up Hill and 62 Shoot-Up Hill featuring residential complexes. The school adheres to the building line set by adjacent structures, with a substantial setback from Shoot-Up Hill, and its entrance aligns with 1 Minster Road.

Given that Mulberry House School caters to students aged 2 to 7, the front playground, are densely planted with evergreens and a tree acting as a physical screen on the front and side elevation. This design ensures privacy from Minster Road and Shoot-Up Hill, effectively obscuring the ground and first floor from public view.



Existing site photo from Minster Road



Existing front elevation from Shoot Up Hill



Existing air condition condenser unit installed in the school.



Existing site photo from the corner of Shoot Up Hill and Minster Road



Existing site photo from Shoot Up Hill

Proposal

Our proposal seeks permission to install two airconditioning condenser units on the first-floor front elevation, facing Shoot-Up Hill. These units will be vertically aligned and positioned beneath the existing air vent area. One condenser unit was previously installed for the school's computer server, and the new unit is intended for the school kitchen to facilitate meal preparation for students.

Despite efforts to explore alternative cooling methods, the school kitchen staff faces challenges during term time due to the substantial volume of meals to be cooked. The proposed installation involves condensers and associated ducting on the front elevation, while the air-conditioning unit itself will be discreetly integrated into the kitchen wall. The impact of these additions on the front and side elevations is visually mitigated by the existing planting and tree coverage, as illustrated in the proposed elevation drawings. Although located on the prominent street-facing elevation, the screening ensures minimal visual impact on the surrounding streetscape.



Existing fencing with vegetation



Proposed front elevation with fencing



Existing front elevation



Proposed front elevation

Planning Policies

There are several relavant planning policies and guidance that are applicable to the proposed development, they include,

> Camden Local Plan July 2017: 6. PROTECTING AMENITY: Policy A4 Noise and Vibration

The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:

a. development likely to generate
unacceptable noise and vibration
impacts; or

b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development. Assessing the impact of noise and vibration

6.89 Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. In assessing applications, we will have regard to noise and vibration thresholds, set out in Appendix 3, and other relevant national and regional policy and guidance and British Standards.

Further guidance on the application of these standards will be provided in supplementary planning document Camden Planning Guidance on amenity.

6.90 Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. The impacts on external amenity spaces such as gardens and balconies will also be considered. Our supplementary planning document provides further information on how to minimise the impact of noise of developments; ways to mitigate noise emitted from developments and further detail on how the Council will assess the impact of noise and vibration.

6.91 Noise generating uses and fixed machinery will likely have a greater impact on amenity when the background noise level is lower or in areas where noise sensitive uses such as residential developments co-exist with other uses. The Council will take into consideration the general character of the noise (whether noise is intermittent, has a distinct screech, bang, hiss) and where appropriate, the cumulative impacts of noise from one or more noise sources and will assess whether tighter noise restrictions, secured by planning condition, should be imposed.

6.94 The Council will also consider the impact of attenuation measures on the character and appearance of the building and locality (see Policy D1 Design and associated supplementary planning document Camden Planning Guidance on design). Measures to mitigate the impacts of noise and vibration associated with demolition and construction will be secured by legal agreement through Construction Management Plans (Policy A1 Managing the impact of development).

6.95 Where uses sensitive to noise and vibration are proposed close to an existing

source of noise or when development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Supplementary planning document Camden Planning Guidance on amenity provides further detail of the key information expected to be reported in acoustic reports. 6.96 Camden noise thresholds (see Appendix 3) reflect observed effect levels outlined in National Planning Practice Guidance and will be explained further in the Camden Planning Guidance on amenity supplementary planning document. The thresholds set noise levels for: • noise sensitive development in areas of existing noise; and noise generating development in areas

In response to the planning policies quoted above, an acoustic assessment has been conducted by RBA Acoustics. The report is enclosed as part of the planning application submission. As stated in their report, following the noise monitoring, their conclusion asserts that both condenser units meet the criteria required by The London Borough of Camden and can be deemed acceptable in terms of noise level.

sensitive to noise.

Conclusion

The proposed installation of 2 air conditioning condenser units at The Mulberry House School has been carefully considered, with minimal impact on the overall development of the school and no visual or noise impact on the surrounding area and passersby.

The reason for installing the units is to cool essential IT equipment, specifically the server room, and for the kitchen where catering staff are preparing freshly cooked meals for the students. Both are essential operations for the school. Therefore, it is considered a positive contribution in terms of the functioning of an educational institution.

We trust that the submitted information is sufficient to validate the application and believe the decision will be prompt with a positive outcome. However, should you require any further information, please do not hesitate to contact the undersigned.