

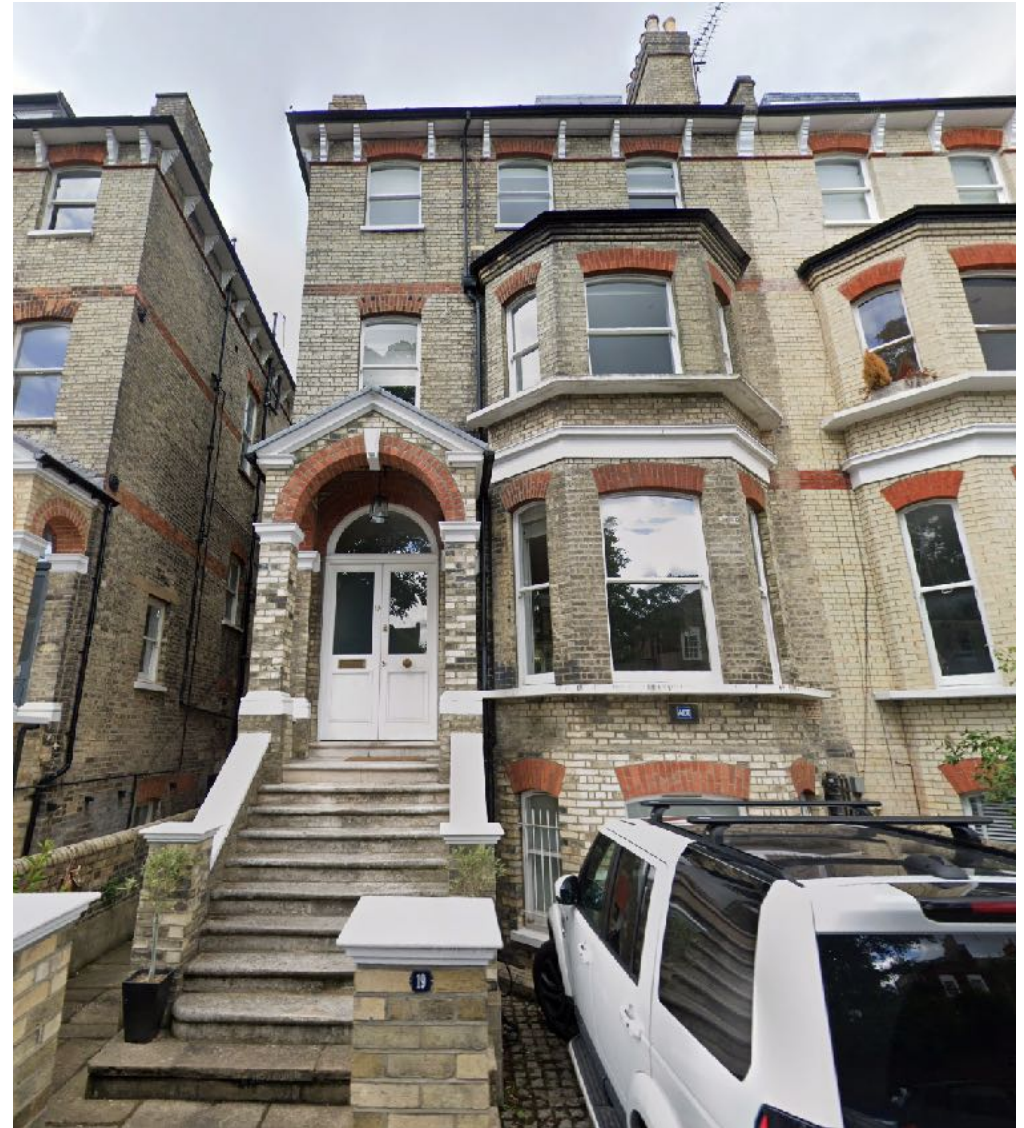
TR STUDIO

Architecture | Interiors

19 CANNON PLACE

DESIGN & ACCESS STATEMENT

This document accompanies drawings and information relating to proposals at 19 Cannon Place, NW3 1EH.



1.0 PROPOSAL

The proposed alterations are motivated by the need to keep the property at a comfortable temperature level for family living during the summer months, whilst preserving the existing character of the property and the wider conservation area.

Proposals to the property include the following:

- The installation of 2 no. Daikin RXYSCQ6-TV1 air condenser units within an acoustic enclosure at ground floor level at the far end of the rear garden.

For additional details please refer to proposed plans and accompanying documents.

2.0 SITE DESCRIPTION

19 Cannon Place is a five-storey, semi-detached, late Victorian, bay windowed property set on the north side of the street and facing slightly to the south-east. It is built in buff coloured (Cambridgeshire Gaunt or similar) bricks and has a hipped, slate roof with single dormers front and back.

The property is not heritage listed. It is in the Hampstead Conservation Area (CA15).

3.0 RELEVANT PLANNING APPLICATION

There are several relevant planning applications under this property, including the following:

- 19 Cannon Place London NW3 1EH (2023/2360/P) Granted (September 2023) - Full Planning Permission. Erection of two-story rear extension at lower ground and ground floor levels, infill extension on the side elevation at rear lower ground floor level, four rooflights on the side (western) elevation of the main roof slope and a green roof on the flat-roof extension.
- 19 Cannon Place London NW3 1EH (2023/1154/P) Granted (May 9 2023) - Full Planning Permission Conversion of two flats into one dwelling house.
- 19 Cannon Place London NW3 1EH (2010/5421/P) Granted (Dec 6 2010) - Full Planning Permission Enlargement of dormers to front and rear roof slope, installation of three roof lights to side roof slope, re-building of existing porch, re-instatement of bay window to front elevation, re-opening of side doorway to create new window, removal of part of landing at rear upper ground floor level, installation of sash window to rear bay window and creation of patio area at rear lower ground floor level to dwelling (Class C3).
- 19 Cannon Place London Camden NW3 1EH (2023/1154/P) Granted (May 9 2023) - Full Planning Permission Conversion of two flats into one dwellinghouse.

4.0 SUMMARY & CONCLUSION

4.1 The condenser units are to be positioned in rear garden of the property. They are not visible from the street.

4.2 The condenser units will not create any noise disturbance to the neighbouring buildings, as noise levels from plant and equipment associated with the development should not generally exceed the background noise level when measured at the nearest noise sensitive location.

4.3 The scale of the proposed installation is conservative. The air conditioning system is appropriate for the size of the property and allows for easy access and maintenance. The units are positioned in a place that will cause the least amount of noise to the neighbouring properties. The proposal would not adversely impact, and therefore preserve, the character and appearance of the Conservation Area.

5.0 EXISTING SITE PHOTOS



Street facing elevation



Rear Facade



Existing Rear Lower Ground Floor Facade

5.0 EXISTING SITE PHOTOS



Rear Elevation



Rear Garden (West side)



Rear Garden (East side)