



Ackroyd
Lowrie

PROJECT /
72 MARESFIELD
GARDENS

SUBJECT /
DESIGN & ACCESS
STATEMENT

DATE /
MARCH 2024



72 MARESFIELD GARDENS

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1.0

INTRODUCTION & SITE

1.1

INTRODUCTION

This Design and Access Statement accompanies an application for the installation of photovoltaic panels, an external condenser unit and a timber enclosure designed to mitigate its visual impact, as well as the installation of roof cowls and vents for mechanical ventilation.

72 Maresfield Gardens is an early mid century brick family house comprising of two storeys, basement and attic levels. The house has been fully refurbished in 2018.

Following the works, and despite the thermal improvements made to the building, The occupants experienced significant overheating, particularly on the top floor. Passive cooling measures were applied such as external blinds however these were not sufficient and active cooling had to be used, which involved the installation of an air conditioning unit and a condenser.

In 2021, the applicant submitted a retrospective planning application under the reference 2021/0467/P for the installation of the condenser unit. The application was refused in January 2024 for the following reasons:

- 1. The proposed external condenser unit, by virtue of its size, design, location and visibility would result in harm to the character and appearance of the street scene and wider Fitzjohns Netherhall Conservation Area, contrary to Policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.**
- 2. The proposal has failed to justify the need for active cooling by reducing and mitigating the impact of dwelling overheating through the application of the cooling hierarchy, thereby failing to minimise carbon dioxide emissions, contrary to policies CC1 (Climate change mitigation) CC2 (Climate change adaptation) of the Camden Local Plan 2017.**

The decision has been appealed and is currently under review.

This application aims to address the first reason for refusal as well as introducing PV panels to make the building more sustainable.

This application should be read in conjunction with the adjoining overheating report which aims to address the second reason for refusal.

1.2

SITE LOCATION

72 Maresfield Gardens sits within Camden's Fitzjohns/ Netherhall Conservation Area.

The site is located within a 10 min walk from Finchley Road and Frognaal station.

The area is mainly residential and comprised of detached or semi detached family houses.

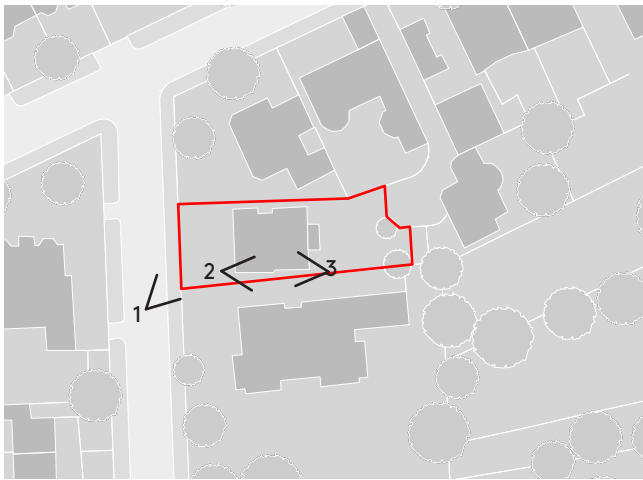
The area was predominantly built over a period of ten years, from the late 1870s to 1880s, and the large scale individual houses are noted for their varied roofscapes and separation to the boundaries.

The original building dates to the late 1950s or early 1960s.



1.3

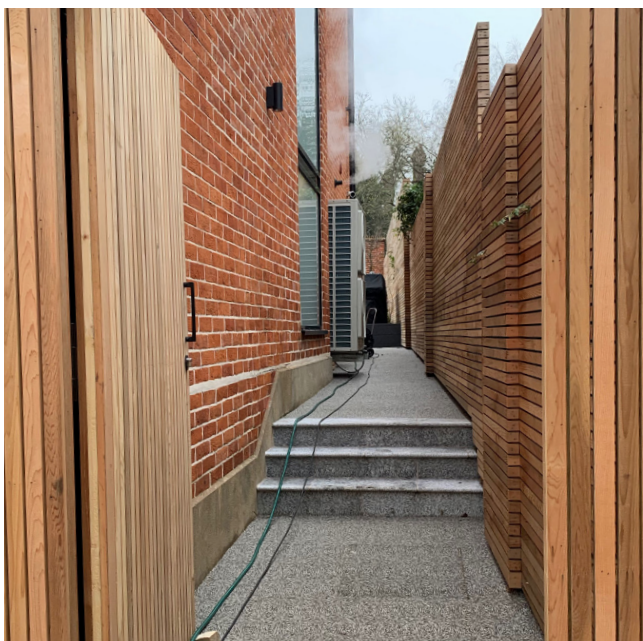
SITE PHOTOS



KEY



1. View from the street, the condenser is not visible from outside the property.



2. View of the condenser through the fence



3. View of the condenser from the garden

2.0

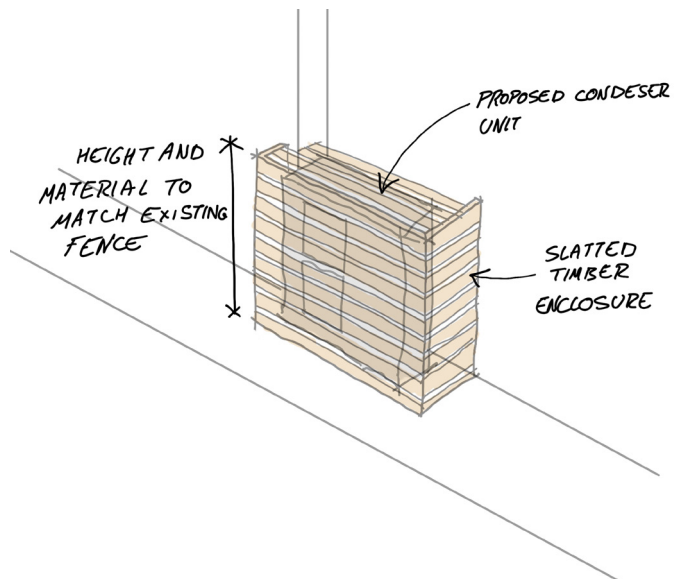
PROPOSAL

2.1

ENCLOSURE PROPOSAL

The proposal includes a timber enclosure around the existing condenser. The design allows for gaps between the timber slats and on either sides of the condenser to allow air to circulate and ensure the correct operation of the unit.

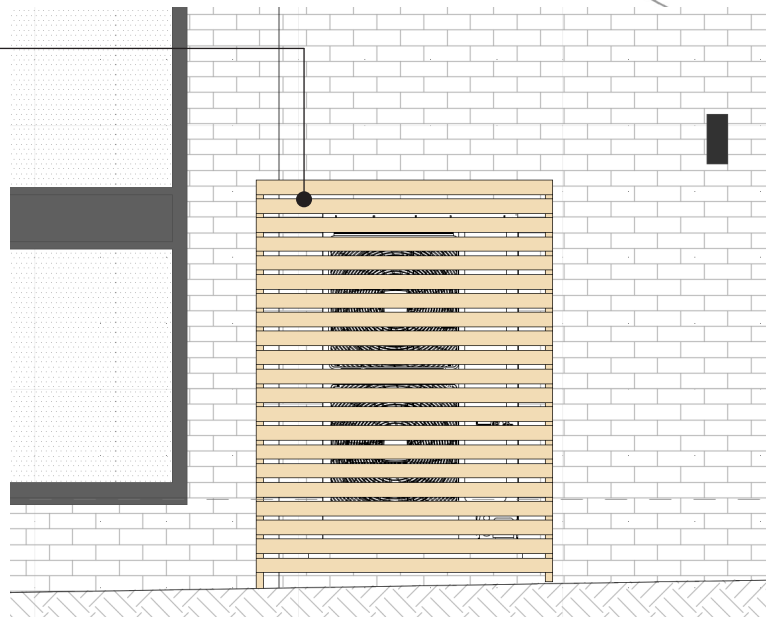
The height and materiality of the enclosure will match the adjacent timber fence to ensure it is visually well integrated and would thereby mitigate the visual impact of the condenser unit.



Proposed materiality



Enclosure example



Enclosure elevation

M
A
R
E
S
F
I
E
L
D

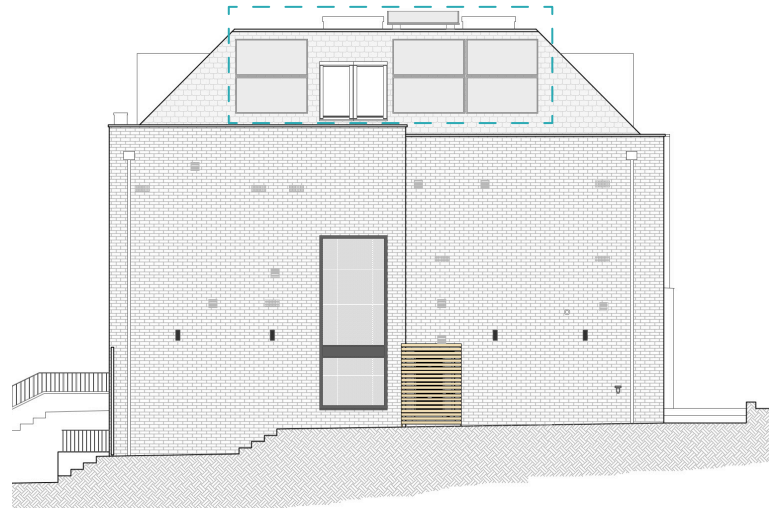
G
A
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2.2

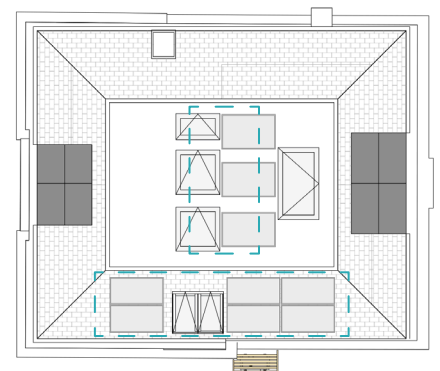
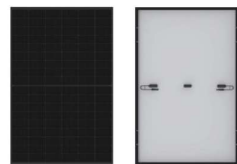
PHOTOVOLTAIC PANELS PROPOSAL

In order to make the house as sustainable as possible, the installation of solar panels is proposed on the pitched roof to the south elevation and on the flat part of the roof.

These panels will greatly contribute to reducing the energy consumption of the building.



Proposed South Elevation



Proposed Roof Plan



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