April 2024

Design and Access Statement

In respect of

Installation of 2 air conditioning units in the front basement lightwell and on the rear ground floor terrace

at

40 Parkhill Road, NW3 2YP

Planning background

This application seeks permission to install 2 air conditioning (AC) units, one at the front and one at the back of the existing four storey mid terrace property. The property is located within the Parkhill and Upper Park Conservation Area and is not a listed building.

The proposal for the installation of the AC units is intended to allow the internal temperatures of children's bedrooms with limited natural ventilation to be maintained at safe temperatures during peak summer. Details of how the proposal follows the council's cooling hierarchy have been submitted with the planning application. The planned locations of the AC units have been chosen on the basis that the AC units would be hidden from view from all angles including from the street and adjacent properties. The AC unit at the front of the house will be positioned low on the external front wall of the house within the basement lightwell which is below street level and set back from the road behind a bay hedge and driveway. The AC unit at the rear of the house will be positioned on the rear external wall of the house at the floor level of the ground floor terrace adjacent to existing railings. It will be hidden from view from number 42 Parkhill Road by the privacy screen of number 42 and from the almshouse on Southampton Road adjacent to the rear of the garden by the garden wall, trees and plant covered trellis at the rear of the garden. The terrace is not visible from 40A or 38 Parkhill Road.

Acoustic Report/Technical Details for the AC Unit

An acoustic report has been prepared by KP Acoustics Ltd (ref: Planning Compliance Report 26782.PCR.01) and has been submitted as part of the planning application. In measuring any potential noise emission, the report takes into account the noise criterion set

by the Local Plan 2017 of London Borough of Camden, British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound'.

The report states:

'Transmission of noise to the nearest sensitive windows due to the effects of the condenser unit installation satisfies the emissions criterion of the Borough of Camden, providing that the mitigation measures outlined in Section 6 are implemented.
6.0 NOISE CONTROL MEASURES
In order to achieve the specific sound level and subsequent rating level shown in the assessment above, the following noise control strategy should be adopted.
6.1 Condenser Units Installed to the Front and the Rear of the House
In order to control the noise emissions from the condenser units installed to the front and the rear of the house, we would recommend that a plant enclosure is installed which should provide the minimum insertion loss levels.'

Details of the AC units to be installed:

Front unit: Fujitsu ASYG09KMCC with white acoustic enclosure. Width 663mm, Depth 290mm, Height 541mm

Rear unit: Fujitsu AOYG18KBTA3 with white acoustic enclosure. Width 820mm, Depth 315mm, height 716mm

Accommodation

The proposal does not involve any change to accommodation

Layout

There are no layout implications in relation to this proposal

Scale

The ACs unit are small and compact and to this extent will have no effect on

the general domestic scale of the host building.

Appearance

The AC units will be generally hidden from view and on this basis any impact of the positioning of the units in relation to the host building will be minimal. Furthermore, in line with the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011, there will be no visual impact arising from the location of the units on the prevailing character and appearance of the Parkhill and Upper Park Conservation Area.

Landscaping

There are no landscaping issues in relation to this proposal.

Use

The proposal does not involve any change of use.

Access

The proposal does not involve any changes to the existing access arrangements onto the site.