

Design and Access Statement

Applicant: Miltiadou Cook Mitzman Architects LLP

Site: 7 Waterside Place, NW1 8JT

Proposal: To retain an Air Conditioning unit on the first floor rear balcony

This document is to be read in conjunction with the following drawings and reports that have been submitted as part of the application:

377-DWG-101 Existing and Proposed Plan
377-DWG-131 Existing Section and Elevation
377-DWG-132 Proposed Section and Elevation
1263 - 7 Waterside Place - Plant Noise Assessment
ADO Dynamic Thermal Modelling Report - 7 Waterside
377-7 Waterside Place_Sustainability Statement

Location and Context

The property is located in the London Borough of Camden, within the Primrose Hill Conservation Area. The property is situated in the centre of a row of terraced houses, within a private cul-de-sac accessed via Princess Road. The rear of the property faces Regents Canal with steps accessing the Regents Canal Tow Path. The property was constructed in the late 20th century.

The Proposal

The proposal seeks the retrospective approval for the installation of an air conditioning unit on the first floor rear balcony of 7 Waterside Place.

A number of energy efficiency upgrades have been added to the house, including Mechanical Ventilation and Heat Recovery, Photovoltaic Panels and additional insulation. However, the house requires cooling in the summer months, due to its rear south facing aspect and where it is particularly hot at the top floor within the roof.

The unit has been mounted on the floor of the rear balcony, and is concealed in an acoustic enclosure in order to achieve the required noise limits specified. The enclosure also minimises its visual impact from the canal towpath and is hidden from the view of neighbours. Therefore it does not negatively affect the appearance of the terrace.