

40 KING HENRY'S ROAD

DESIGN & ACCESS STATEMENT

SITE ADDRESS

No. 40 King Henry's Road Primrose Hill London, NW3 3QT

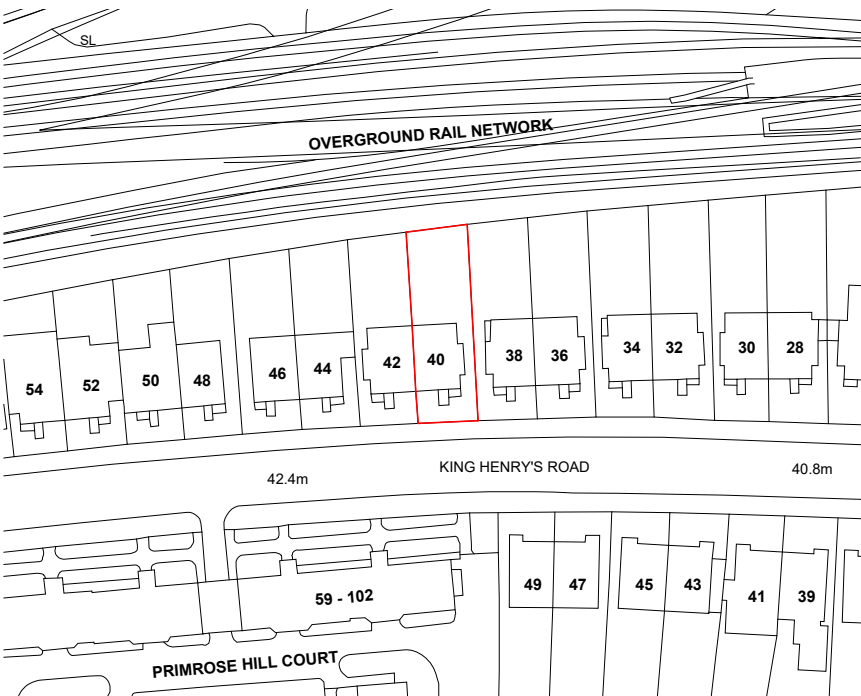
PROPOSAL OVERVIEW

This Design and Access Statement accompanies the planning application for the installation of two external air conditioning (AC) units at 40 King Henry's Road, aimed at improving the comfort and functionality of the property. An Environmental Noise Survey and Plant Assessment was undertaken to evaluate the environmental noise levels and assess the potential impact of sound from the external air conditioning condenser units.

With rising temperatures in urban areas like Camden, there is an increasing need for reliable climate control solutions. Natural ventilation is often inadequate due to the density of building layouts and the property's proximity to several overground train lines, which contribute to a predominant noise issue. This makes air conditioning a crucial element in maintaining thermal comfort within residential properties. The presence of similar units at the neighbouring property, No. 38, establishes a precedent for residential cooling solutions. This application takes into account the site context, visual impact, and the broader benefits of comfort cooling.

USE

The existing property is of C3 use classification and will remain as existing.



Site Location Plan

PLANNING HISTORY

No. 40 King Henry's Road

Application No.: 9591075
Date: 29.03.1995
Description: Seek permission to prune a mature tree in the front garden by 35% approx. because it is affecting the super-structure and foundations of the front elevation.
Decision: Approved

Application No.: 8691105
Date: 04.07.1986
Description: Fell tree on frontage.
Decision: Part Approve / Refuse

No. 40a King Henry's Road

Application No.: H9/10/18/35212
Date: 05.11.1982
Description: Continued use of the basement as a self-contained flat.
Decision: Approved.



GOOGLE MAPS IMAGERY



SCALE & MASSING

The proposed AC units will be compact in size and will be mounted on the external side elevation (01). These units are designed to have minimal visual impact and will not significantly alter the appearance or massing of the building.

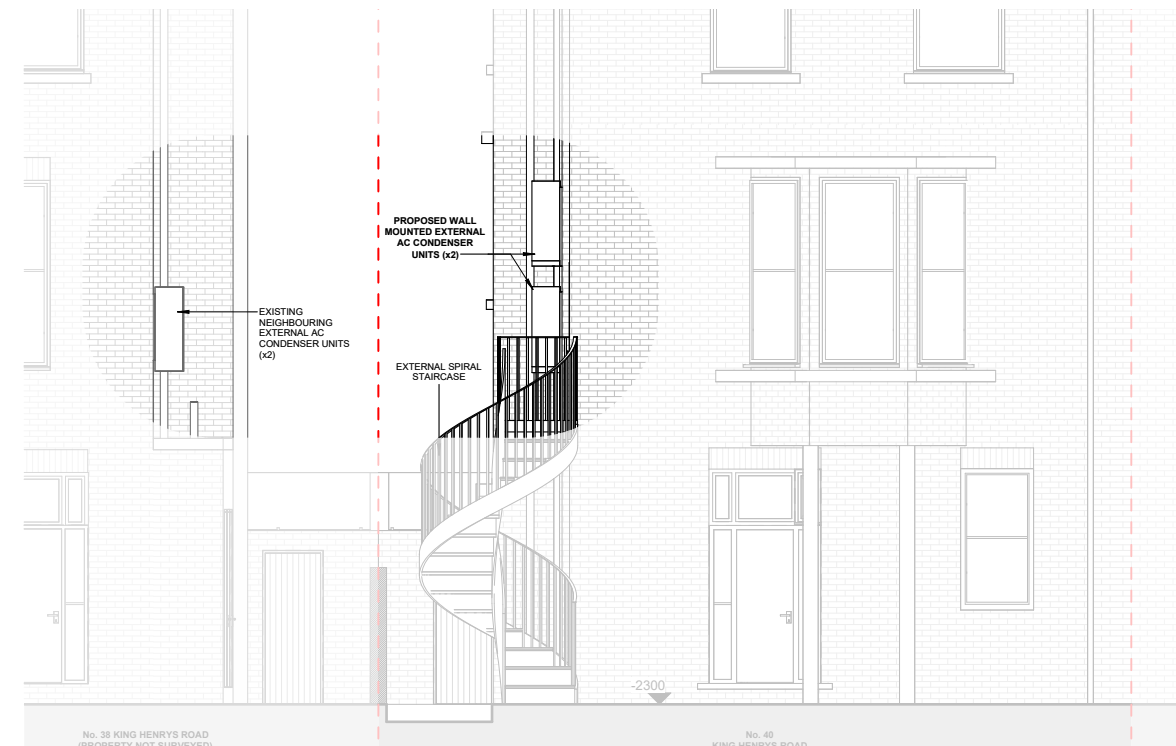
No alterations will be made to the primary street-facing façade.

There are two existing AC units at the neighbouring property, No. 38 King Henry's Road. Our proposed units will be of a similar scale and positioning to these, ensuring consistency with the surrounding area.

EXTERNAL APPEARANCE

The AC units will be installed in a discreet location to minimise visual disruption. They are proposed on the external side elevation (01), positioned behind the projecting side bay towards the rear amenity. This placement ensures the units will not be visible from the street, maintaining a visually unobtrusive appearance while providing the necessary cooling benefits to the property. The units will be finished in a neutral colour and the installation will be neat and compact, with no excessive ductwork or cabling visible from public viewpoints.

As the units will not impact the architectural integrity of the property. The external materials and fixings will be carefully selected for durability and minimal maintenance requirements. Given the precedent of similar installations in the area, the proposed units will be in keeping with the character of the surrounding properties.



Proposed Rear Elevation



Proposed Side Elevation 01 (E)

NOISE IMPACT & COMFORT COOLING

Air conditioning units have an expected operational noise output of approximately 40-60 dB. The neighbouring property (No. 38) has a few windows facing the proposed location of the AC units, please see adjacent site photos. These windows are assumed to serve non-habitable rooms; a stairwell and bathroom, mirroring the layout of No.40. The accompanying noise impact assessment highlighted that the closest window is approximately 5m away from the proposed plant location. Due to the window distance and room use, the proposed plant will have minimal impact on the neighbouring property.

The noise report also highlights that similar AC units are already present on the opposing wall at the neighbouring property (No. 38), further supporting that this type of installation is typical in the area.

The installation of air conditioning units is increasingly necessary due to climate change and rising temperatures in urban areas. Comfort cooling improves indoor air quality, thermal comfort, and overall occupant wellbeing. Compared to portable cooling solutions, permanently installed AC units offer a more energy-efficient and effective means of temperature regulation, aligning with contemporary expectations for residential comfort. Additionally, the property directly adjoins several overground rail networks, which contribute to significant noise pollution, further limiting the option for natural ventilation through open windows. This makes the installation of air conditioning units an essential solution for maintaining a comfortable living environment.

CONCLUSION

The proposed air conditioning units at 40 King Henry's Road have been carefully designed and positioned to minimise both visual and acoustic impact, while enhancing the comfort and usability of the property. Furthermore, the presence of similar installations in the surrounding area indicates that such additions are commonplace within Camden's residential context.

Considering the established precedent for similar installations in the local area and the broader justification for climate-responsive residential adaptations, this application should be viewed favourably. The proposal represents a minor yet beneficial enhancement to the property, ensuring a comfortable living environment without compromising the character of the area or the amenity of neighbouring dwellings.



View of No. 38 King Henry's Road Side Elevation
Existing External AC Condenser Units (x2)



ABOUT THOMAS ALEXANDER DESIGN

Thomas Alexander is a design-led architecture and interiors studio based in London. Our practice has built a strong reputation for our bespoke designs and sensitivity to materiality and place.

Our team holds an extensive skill set covering a comprehensive experience of the planning process and in-depth technical knowledge. Together, we share the opinion that good architecture exemplifies craftsmanship and attention to detail which we achieve through close relationships with contractors and the entire design team.