

9 August 2010

Flat 1  
54 Aberdare Gardens  
London NW6 3QD

## DESIGN AND ACCESS STATEMENT

This statement accompanies a retrospective planning application for the installation of an air conditioning unit and replacement windows to the rear elevation of the ground floor flat.

The application site is situated within the London Borough of Camden Swiss Cottage conservation area.

The property is a two-storey semi detached late nineteenth century house with accommodation in the roof space and previously has been divided into three residential dwelling units.

The application development does not change the access to the building.

The application development does not change the amount of floor space currently provided.

The application development does not change the appearance of the building as viewed from the public domain.

The application development does not change the scale of the building.

The application development does make minor changes to windows on the rear elevation, but these cannot be seen from rear gardens due to the fact that the extended ground floor façade intercepts the angle of view. Therefore, there is negligible visible impact on the appearance of the of the building

The application development improves the thermal efficiency of the ground floor flat.

Acoustic testing has been conducted on the air conditioning unit in situ and it is found that the installation is not compliant with the LPA's requirements while located on the rear flat roof. However, the report does confirm that it will compliant when relocated to the ground floor of the rear elevation.