

DESIGN & ACCESS STATEMENT

**23 Prince Albert Road
London
NW1 7ST**

Site Location

The existing property is located in the Primrose Hill Conservation Area. It comprises an eight storey detached residential apartment building with a penthouse on the top two floors. The building dates from the 1960's and is described in the conservation area statement as a negative building – this is due in the main to it's plain red bricked facades, that give it a stark appearance and which make it sit incongruously in an area that is predominantly made up of low rise dwellings, some dating back to the Regency period.

Flat 1 is the ground floor flat situated on the West side of the building.

Proposal

The proposal is to install a single condenser unit in the corner of the communal garden west of the building. (Picture 1). One side of the corner is the boundary wall along Albert Terrace and the other side is the retaining wall of the car park North of the building. The condenser unit will serve two air conditioning units in the flat, one in the lounge and one in the main bedroom.

The proposed works have been designed with the utmost sensitivity to ensure that they have no detrimental impact on the host building, the immediate locality nor, in a wider context, the conservation area itself.

The condenser unit will be situated away from the windows of the apartment and screened by the trees shrubbery in the planting area of the garden. If further screening is required by a fencing screen wall etc that could also be incorporated.

The refrigeration pipework will run from the condenser unit, along the boundary wall, along the retaining wall of the car park, across an opening between the retaining wall of the car park and west

external building wall, along the brick plinth and up to the two air conditioning units on the west external wall of the building as shown on the Drawing No. 23PAR/PO1. The pipework and electric wiring will be encased in trunking.

The communal garden is below the street level and the condenser unit will not be visible from either Albert Terrace (picture 2), or the car park (picture 3) or Prince Albert Road, or from the South communal garden (picture 4).



Picture 1 – corner where condenser unit is proposed to be situated.



Picture 2 – View from Albert Terrace



Picture 3 –View from car park



Picture 4 - View from South Communal Garden