

**JONATHAN GLASSBERG**

**44 FROGNAL LANE LONDON NW3 6PP**

**DESIGN AND ACCESS AND HERITAGE STATEMENT**

**March 2015**

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## 1.0 INTRODUCTION

1. This Design, Access and Heritage Impact Statement accompanies a minor material amendments application in respect of planning consent 2014/1616/P *Conversion of single dwelling into two self-contained dwellings including partial demolition of the front extension and replacement with larger extension incorporating separate dwelling and single storey side extension replacement with similar footprint involving demolition of existing single storey garage* on that was permitted on 17 October 2014.
2. The application site is within the Hampstead Conservation Area.
3. This DAS should be read with the DAS submitted with application 2014/1616/P that sets out the relevant context in full.

### The Plans

4. The plans are numbered:
  - 1230 S 50A                      Survey Site Plan,
  - 1230 S 59                        Existing Elevations,
  - 1230/AP 01E                    Proposed Site Plan, (**Revised Plan**)
  - 1230/TS 01B                    Tree Survey,
  - 1230 WD 301A                  Entrance Gates from private road (west),
  - 1230 WD 302A                  Entrance Gates from Frogna Lane (north),
  - 1230 WD 303                    Pool air handling termination,
  - 1230 WD 304A                  Garden retaining walls and step details,
  - 1230 WD 306                    West Entrance letter box details,
  - 1230 WD 307                    Entrance gates details,
  - 5088/ME/0300                  Condenser Enclosure Layout.
5. This is a minor material amendment application under s.73 of the Town and Country Planning Act to vary Condition 2 of planning permission 2014/1616/PP to refer to the revised proposed site plan 1230/AP 01E and additional plan numbers 1230/TS 01B Tree Survey, 1230 WD 301A Entrance Gates from private road (west), 1230 WD 302A Entrance Gates from Frogna Lane

(north), 1230 WD 303 Pool air handling termination, 1230 WD 304A Garden retaining walls and step details, 1230 WD 306 West Entrance letter box details, 1230 WD 307 Entrance gates details, 5088/ME/0300 Condenser Enclosure Layout.

## The Proposed Alterations

### Mechanical Services Equipment

6. **1230/AP 01E:** The proposed site plan has been amended to include new mechanical services equipment consisting of:
- an air conditioning unit (Daikin VRV Heat Pump model RYYQ10T) installed externally within the garden in a plant enclosure and
  - a fresh air / exhaust Air Handling Unit (AHU) (Recotherm model VFEC100) serving the swimming pool, installed internally within the basement plant room with external intake and discharge apertures within the garden.



**Proposed AHU**

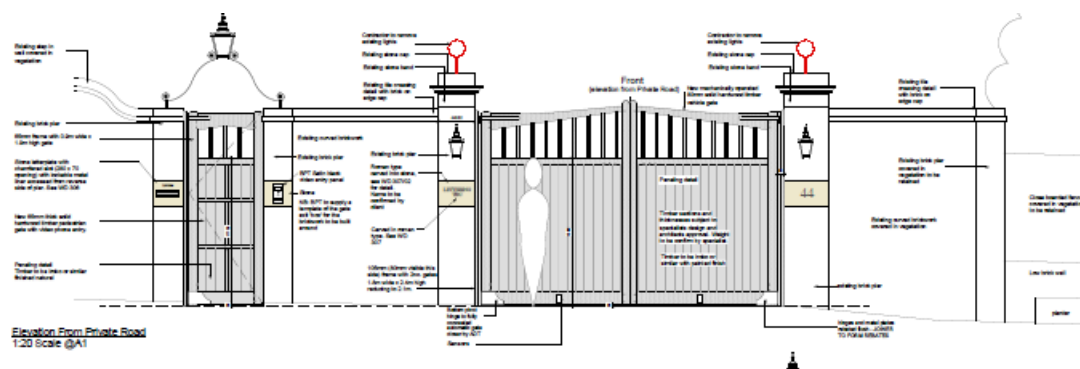
**Proposed A/C Unit**

7. The external condenser includes acoustic panelling of a steel frame spanning between mini screw piles with a bottom plate. A cardboard layer is placed on the ground to create a void and the frame is then infilled with concrete to ensure the condenser sits on the surface ground protecting any existing tree roots.

8. The application is supported by an Acoustic Report, prepared by Philip Acoustics Ltd, which confirms the proposed equipment noise levels will be below the existing background noise levels complying with Policy DP28.

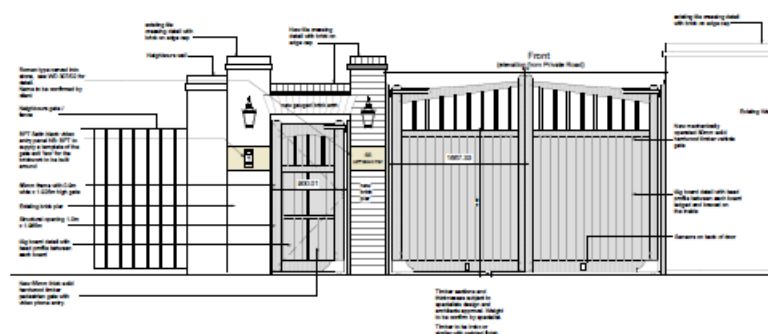
#### Replacement Entrance gates from private road (West)

9. **1230 WD 301A:** The replacement vehicle gate is mechanically operated 80mm solid timber to be Iroko or similar with painted finish. The pedestrian replacement gate is 65mm thick solid hardwood to be Iroko or similar finished natural. **1230 WD 306** shows the letter box details.



#### Replacement Gates from Froggal Lane (North)

10. **1230 WD 302A:** The replacement vehicle gate is mechanically operated 80mm solid timber to be Iroko or similar with painted finish. The pedestrian gate is 65mm thick solid hardwood timber.



#### Design and Heritage Implications

8. It is evident from the material submitted above that the proposed changes are minor and will have no greater effect on the heritage asset and neighbours than the development previously approved.