

Design Access Statement

Project: Flat 1-2, 24 Belsize Park, London , NW3 4DU

Amount:

The proposal includes the erection of a wooden enclosure for AC condensing units sitting inside of an acoustic insulated Environ Box located at the rear of the garden of a Flat 1-2, 24 Belsize Park.

See drawing RWD121_PA_102 for further details.

We have commissioned an acoustic report to assess the impact these external condensing units will have on the adjoining buildings. A copy of this report is included within the planning submission.

Layout:

The existing layout of the site is not to be altered under the submitted application and to be retained as residential unit's usage. The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is positioned approximately 13 metres away from the rear façade of the existing main house. No public spaces are being affected.

Scale:

The external dimensions of the enclosure are 2.95m wide x 1.30m deep x 1.57m high from ground level.

Landscaping:

The proposed enclosure will sit in an area of disused garden space surrounded by high foliage. The enclosure requires a concrete base which will be made to support the weight of the condensers. The concrete base will be made to fit the width and length of the enclosure.

Appearance:

The external appearance of the building will not be affected by the proposed scheme.

The AC Condenser Enclosure material will match the proposed finishes of the Garden Eco Room which was granted planning permission (Ref. 2015/0536/P)

It is considered that the proposal with the finishes matching the Eco Room, will enhance the site and surroundings.

Use:

The building in question is a late Victorian town house that has been divided into flats. The proposal is not varying or altering the use of the building.

Access:

The access to the rear garden is via terrace of the Flat 1-2 as well as side alleyway to RHS of the building.