



Design And Access Statement

In Respect of:

Planning Application for the  
Positioning of Two Air  
Conditioning Units

At 332 Kilburn High Road

On Behalf of Partridge Property  
Ltd.

December 2015

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## **1.0 Introduction**

- 1.1 This statement is submitted in support of the application for the installation two air conditioning units at the application site, 332 Kilburn High Road.
- 1.2 The application and associated documents are being submitted on behalf of Partridge Property Ltd.
- 1.3 The proposal is to allow adequate operation of the current tenancy at ground floor, the Kilburn Ironworks. This is a newly opened bar with an already popular presence on the high street.
- 1.4 This statement provides a summary of the works proposed, both in terms of design and access. Additionally, it assesses the impact of the proposals on visual amenity. The statement concludes that the planning application complies with the Council's policies and the proposals will not have any harmful impact and therefore permission should be granted accordingly.

## **2.0 Site Context**

- 2.1 The site is located on the eastern side of Kilburn High Road, on the Camden side of Kilburn Town Centre and is within Camden's designated Core Frontage.
- 2.2 Number 332 is the middle of a three-building parade which supports A1 and A3 uses on either side. The immediate vicinity contains a mixture of other A1, A2, A3, A4 and A5 units at ground floor.
- 2.3 While the building itself locally listed, it is neither statutorily listed nor within a conservation area.
- 2.4 The site is completely built out as are the properties on either side. All three buildings touch upon the rear garden of a property on Iverson Road.

## **3.0 Relevant Planning History**

- 3.1 There are no relevant planning applications relating to the proposals at the application site.



#### **4.0 Design**

- 4.1 Two air conditioning units are to be positioned on the flat roof of the rear ground floor extension. They will be placed over 4 metres away from any residential amenity including the approved, first floor rear extension.
- 4.2 The proposed new units are of a very high specification and will therefore operate very efficiently with minimal noise disturbance. Air conditioning specification details are provided in Appendix 1.
- 4.3 An acoustic enclosure will be provided around the air conditioning units. This shall be an Environ product or of similar standard.
- 4.4 Paragraph 123 of the NPPF states that planning policy and decisions should aim to avoid noise from giving rise to significant adverse impacts and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development. London Plan Policy 7.15 and Camden Development Policy DP26 Managing the impact of development on occupiers and neighbours, Policy DP28 Noise and vibration also recognise the need to minimise the impact of noise through development. Camden Planning Guidance 6 on 'Amenity' reiterates the importance of minimising harm caused on the local area and residential amenity.
- 4.5 It is therefore considered that the proposed air conditioning units will not have any harmful impact upon the visual amenity of the area or the residential amenity of near-by occupiers at this location.

#### **5.0 Access**

- 5.1 There are no access considerations in respect of the air conditioning units.
- 5.2 Overall we consider that the proposals are entirely acceptable and will enable the successful operation of the current premises.



**Appendix 1: Air Conditioning Units Specification**





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### MULTI FDX OUTDOOR AIR CONDITIONER (14.1 KW COOLING, 18.9 KW HEATING)

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COLLAPSE ALL SPECS

UNIT DESIGN

Style	Wall mounted
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COOLING CAPACITY (BTU/HR)

W	3.3~15.47~17.0 (kw)
Rating	53
(Min/Rating/Max)	11,400~52,800~58,000

HEATING CAPACITY (MIN/RATING/MAX)

W	3.7~16.41~17.29 (kw)
Btu/hr	12,768~56,000~59,000

INPUT

Cooling W	0.84~4.69~5.35
Heating W	1.30~4.43~5.58

RUNNING CURRENT

Cooling (A)	3.9~21.1~23.2
Heating (A)	6.9~22.6~25
Power Supply	1/220~240/50

ENERGY EFFICIENCY CLASS

Cooling/Heating	A/A
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NOISE LEVEL (SOUNDPRESS,1M)

Outdoor, Max dB(A)±3	58
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AIR FLOW

Outdoor, Max m3/min(CFM)	60(2,119) x 2
Refrigerant charge(R410a) g	4,800(169.3)

SVC / PIPING VALVE

Liquid mm(inch)	9.52(3/8)
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Gas mm(inch)

19.05(3/4)

**- DIMENSIONS (WXHXD)**

Outdoor mm

950 x 1,380 x 330

**- NET WEIGHT**

Outdoor kg(lbs)

108(238)

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