Design & Planning Statement

New External Condenser Units and Enclosure

55 Lancaster Grove
London NW3 4HB

Prepared by

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS

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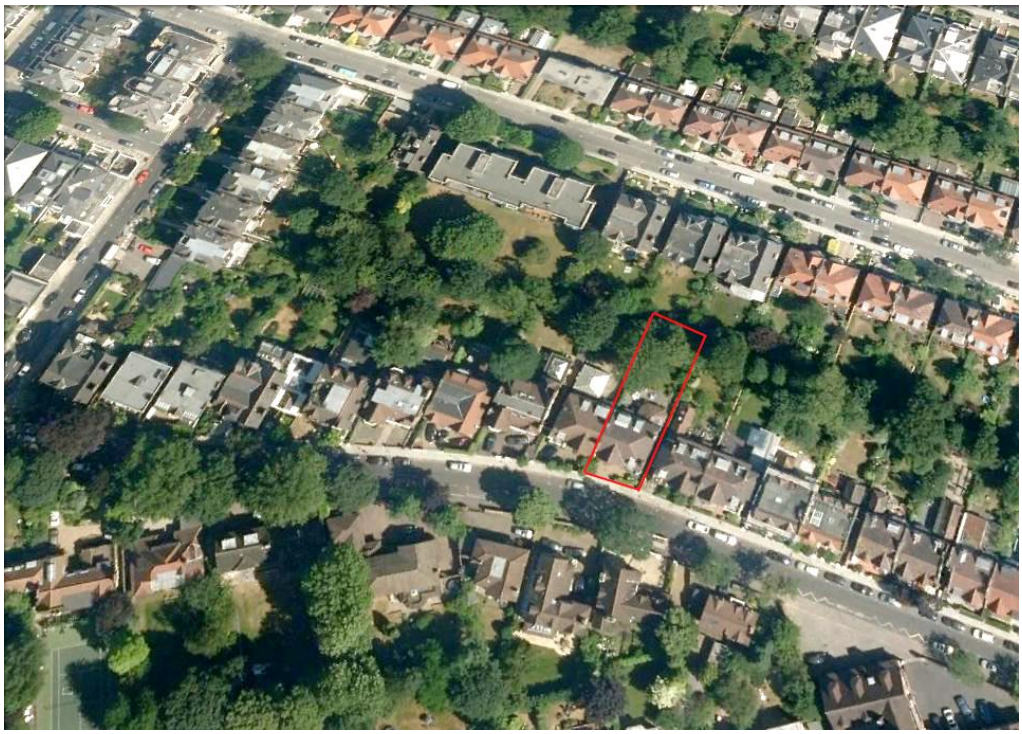
1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by BB Partnership to accompany a planning application for 3no new external condenser units to serve the main house at 55 Lancaster Grove, NW3 and an associated acoustic enclosure.

1.2 The statement should be read in conjunction with the following drawings and reports:

- Existing and proposed drawings prepared by BB Partnership
- Site Photographs
- Mechanical Services plans prepared by Barry Griffin
- Acoustic report prepared by NVP
- Arboricultural Report and Tree Protection Plan prepared by Arbtech

1.3 The site location is shown below.



1.4 Planning permission was granted by London Borough of Camden on 28th August 2015 for a replacement rear extension, basement enlargement and alterations to fenestration. The application reference is 2015/1037/P.

1.5 It is intended that the condenser units will serve the main dwelling and have been specified to meet the requirements of the dwelling following the construction of the recently approved works.

1.6 The application has been informed by national and local planning policy including (but not limited to):

- Camden Local Plan
- Camden Planning Guidance 2: Housing
- Camden Planning Guidance 3: Sustainability
- National Planning Policy Framework
- The London Plan

2.0 THE SITE AND THE SURROUNDING AREA

2.1 The site is located at 55 Lancaster Grove, London NW3 4HD.

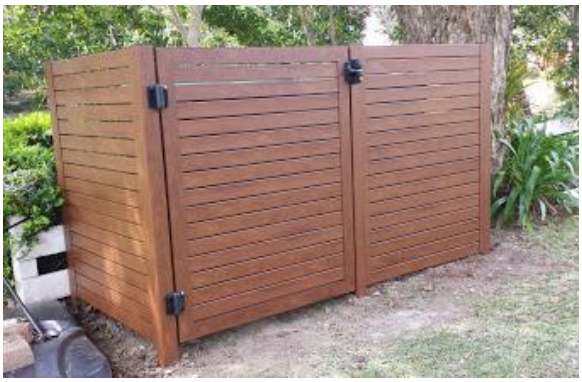
2.2 The total area of the site is approximately 460m².

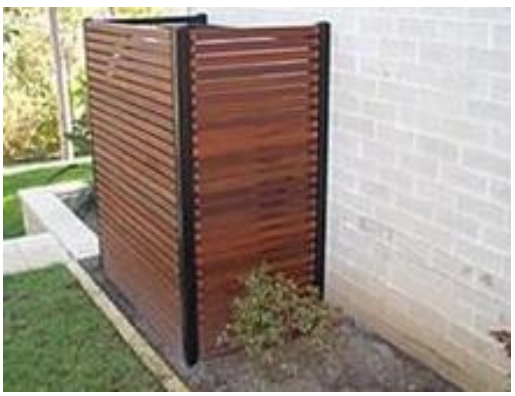
2.3 The property benefits from a large, private rear garden measuring approximately 140m² in which the units will be located. The proposed enclosure measures 7.4 m².

3.0 PROPOSED WORKS

3.1 It is intended to position 3no Daikin RXYSCQ4 Low-Height Mini VRV condenser units to the rear of the garden as specified by Barry Griffin Associates. The condenser unit technical information is included as an appendix to this statement.

3.2 It is proposed to use Western Red Cedar (or similar approved), treated for external use as the finish for the close-boarded timber fence in order to ensure that a high quality finish is achieved and due to its stability, maintaining its shape and resisting warping better than a lot of other similar woods. It also has good acoustic insulting properties, further helping to reduce any potential sound emission from the units. The images below show examples of similar timber enclosures which have influenced the proposed appearance.





3.3 The units and enclosure will be located in the same place as an existing garden shed, which will be removed. It will be of a comparable size, resulting in minimal impact on the use of the existing garden. There is a currently a concrete base which will be retained and extended to form the base for the condenser units to minimise the impact on the existing tree roots which would result from attempting to break up and remove the slab.

3.4 The enclosure will be lower than the existing adjacent garden wall and fence, ensuring it will not be visible from the gardens of neighbouring properties.

Noise Reduction

3.5 An acoustic assessment of the site has been carried out by NVP which measured the background noise and proposed measures for limiting sound power emission from plant equipment to comply with BS 4142:2014 and nation and local planning policy requirements. The assessment accompanies this application.

3.6 In order to comply with noise level requirements it is necessary to construct an acoustic enclosure to surround the units (except where shielded by an existing garden wall or fence). This has been designed in accordance with specifications from NVP and will comprise 25mm timber close boarded fencing fixed to timber posts with 100mm resin bonded mineral fibre (100kg/m³ density) to provide acoustic insulation, retained with perforated metal. The timber boarded fence should be sealed airtight.

3.7 Spacing between units is to both NVP and Barry Griffin's specifications to ensure the performance of the units is not restricted in any way.

3.8 The enclosure itself will be higher than the proposed units by a minimum of 600mm in order to adequately reduce the impact of the units in terms of noise and disturbance.

Arboricultural Considerations

3.9 An arboricultural survey of the site has been carried out by Arbtech, please refer to the accompanying Arboricultural Report and Tree Protection Plan for further information.

3.10 The Arboricultural Report identifies acceptable measures required in order to ensure the proposals with have minimal impact on the nearby trees both during construction and long-term, and considers that the proposals are acceptable in terms of arboricultural considerations.

4.0 CONCLUSIONS

4.1 It is considered that the proposed enclosure unit will be of a high quality design, in keeping with the setting and will have no detrimental impact on the character of the area.

4.2 In the design and specification of the units advice has been sought from various consultants including acoustics, arboricultural and M&E/Services in order to ensure the proposed units and enclosure not only meet the requirements for the dwelling which they serve but also local and national planning policy.

4.3 It is not felt that the proposed AC units or enclosure would have any detrimental impact on the amenity of nearby properties and careful measures will be taken to ensure there is no impact on the nearby trees. Furthermore the garden is relatively enclosed due to trees and vegetation which rise above the boundary walls, and is almost entirely screened by the large trees between which it sits. Within this context the enclosure, as is the case with the existing shed, would not be visible from the windows of neighbouring properties except at higher levels, preserving the appearance of the area.

5.0 APPENDIX

A Condenser Unit Technical Specifications

DAIKIN

Unseen in all the best places

Keep a low profile

We're keeping a low profile with our new VRV IV S-series.
Standing less than 1m from the ground including feet, our new compact VRV IV S-series is the lowest profile VRV unit in the market today. So it's perfect for all kinds of tight spots and urban spaces. Available in 4 & 5 HP single phase, this lightweight single-fan unit joins our newly extended range of double-fan VRV IV S-series available in either single or 3-phase. All have front-blow, so can be located on a balcony or enclosed area. Plus every unit in the range now features VRV IV technology with variable refrigerant temperature control. So now you can get all the power of a VRV, in the smallest of spaces.

VRV IV S-series

Variable Refrigerant Temperature

R-410A

NEW

AVAILABLE MID 2015

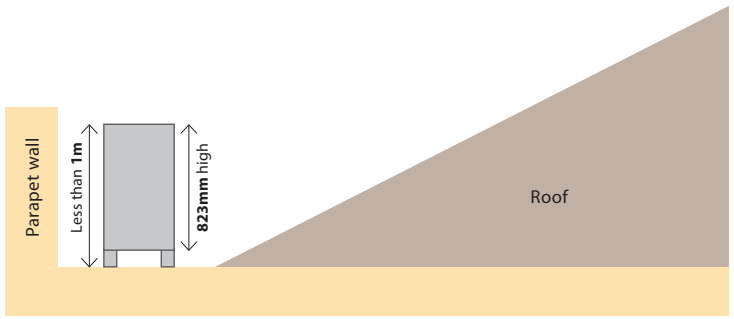
RXYSCQ

Low Height Mini VRV

Outdoor Units			RXYSCQ4	RXYSCQ5
Capacity	Nominal Cooling	kW	12.1	14
	Nominal Heating	kW	12.1	14
Dimensions	Height x Width x Depth	mm	823 x 940 x 460	823 x 940 x 460
Weight		kg	88	88
Refrigerant Circuit	Refrigerant Type		R410a	
Sound Pressure	(Cooling)	dBA	51	52
Sound Power	(Cooling)	dBA	68	69
Piping Limits	Maximum Length	m	70	
	Maximum Vertical Rise	m	30	
Piping Connections	Liquid	inches	3/8	3/8
	Gas	inches	5/8	5/8
Capacity Index Limit			50~130	62.5~162.5

Features:

> New low height Mini VRV, making complying with planning restrictions in towns and cities easier
> Compact – Only 823mm high
> Lightweight – for simple installation
> Variable Refrigerant temperature – Enhanced efficiency
> In addition to VRV fan coils, low height Mini VRV is connectable to:
Stylish indoor units – Emura and Nexura
Air Handling Units
Biddle Air Curtains
> Single phase



Planning issues for small commercial or residential projects in towns and cities can now be easy to overcome with a Low height version of the mini VRV range, available in 4 & 5HP with Variable Refrigerant Temperature and connection to products such as Air Curtains, Air handling units and the Emura and Nexura fan coils, the Low height Mini VRV range brings a whole new level of versatility to the VRV range.