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January 05, 2017

Design and Access Statement for 1 Chamberlain Street NW1 8XB

Introduction

This Design and Access Statement accompanies an application for 1 Chamberlain Street NW1 to locate one air conditioning condenser unit on the rear roof of the building.



Existing Site

The building is a Grade 2 Listed, five storey end of terrace house with a small rear patio garden. It is located in London, and is situated within the Primrose Hill Conservation Area. The front facades along the street form a unique architectural grain with complementary proportions and uniform materials. The rear street elevations all have similar extensions.

Around the Site:

The house is in Primrose Hill village and there are good transport links from to other parts of London via Bus, Underground and Taxi. The nearest underground stations are Chalk Farm and Camden Town.

Architectural Response and Design Principles

The air-conditioning unit will be located on the rear dormer roof close to the chimney which is the most discrete location. In order to meet the Council criteria for noise emission, an enclosure will be installed around the plant.



A view of the rear facade from the back garden and the rear top balcony.

A noise survey was carried out by Clement Acoustics on site between 1600 hrs on the 11th of November and 0500 hrs on the 12th of November (please refer to the attached Noise Impact Assessment for more information).

The conclusion of the report was that the “noise emissions from the proposed plant unit should meet the requirements of the London Borough of Camden”.

The photograph below is taken from the rear balcony at the top floor of the building. It shows the presence of no.3 condenser units used by no.63 and 65 Regent’s Park Road (the neighbouring properties).



Appearance

The proposal ensures that the condenser unit will not be visible from the main street and cannot be seen on a front elevation.

Environmental Statement

Highway and Transport

There are regular transport links via bus, overground, tube and car from the site to other parts of London via Bus, Underground and Taxi.

The nearest underground stations are Chalk Farm and Camden Town.

Access Statement

As the building is Listed, it is not anticipated as being wholly Part M compliant, and will not achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design Standards.

Parking

There is no off-street parking for this propriety.

Flood Risk

We envisage no further risks to the building and surrounding area that currently experienced following the construction of the proposed development.

Amenity

Garden stays unchanged.

Sustainability

We are limited in what we can do to improve the sustainability of the existing Listed building, but where possible, will strive to improve energy efficiency and sustainability.

Lighting

Low energy lighting will be installed externally and internally.

Water conservation

The house will be equipped with "A" rated water efficient domestic white goods, dual flush toilets, visible water metering and (where appropriate) aerated taps. The measures will help to significantly reduce amount of potable water used by houses's occupants. We also propose a rainwater butt probably housed in the rear vault.

Impact of Constructions Materials

Materials selected will be either A or B rated under the BRE Green Guide to Specification.

Household Recycling

Adequate space will be provided within the front courtyard at Ground Floor for segregation of recycled waste in line WCC guidelines.

Recycled Materials

Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty.