

a r c h i t e c t s

FLAT 5, 32 BRACKNELL GARDENS, LONDON NW3 7EH

BRIEF DESIGN STATEMENT

In support of

PLANNING APPLICATION

1.0 Introduction:

This application is for the installation of an external air conditioning unit, affixed to the flank wall of a second floor flat located within a four-storey block.

2.0 Site Description & Context:

The property is located on the north side of Bracknell Gardens, Hampstead.

The property is located within the Redington Frogna Conservation Area.

Flat 5, to which the application relates, is located on the second floor of the property, on the eastern side.

The images below illustrate the property, its context and the proposed location of the air conditioning unit:



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Aerial Photograph



View of frontage from Bracknell Gardens



View of frontage from Bracknell Gardens (Flat 5 identified by red arrow; siting of the proposed unit is to the rear flank of the building not visible from this viewpoint).



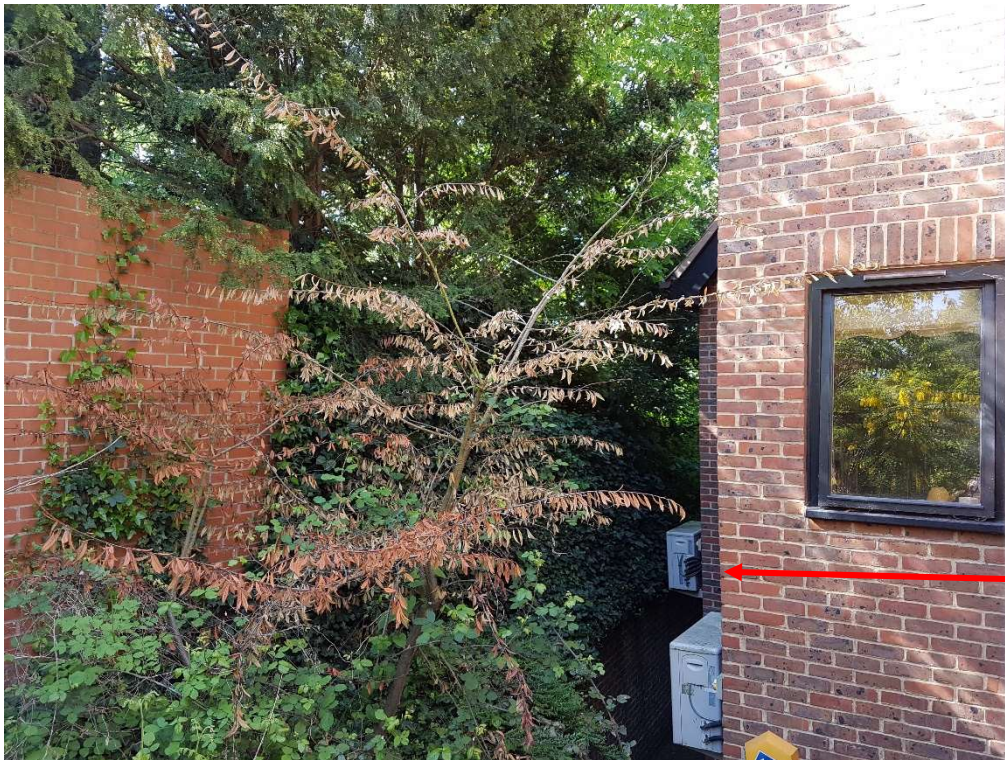
Steps and gate to side of building from forecourt to upper path/garden area



Steps to side of building from forecourt to upper path/garden area



View of Flat 5 flank wall from rear. (A/C external unit to be sited on flank wall indicated by red arrow (around corner from view)). Kitchen window to Flat 5 straight ahead



Boundary wall between 32 Bracknell Gardens and 14 Oakhill Avenue (left). Kitchen window to Flat 5 (right). (A/C external unit to be sited on flank wall indicated by red arrow (around corner from view))



Flank wall of apartment (left) seen from Flat 5 Bedroom 2 window; retaining wall and boundary wall between 32 Bracknell Gardens and 14 Oakhill Avenue (right). (A/C external unit to be sited on flank wall indicated by red arrow).

3.0 Proposed Work & Justifications:

The proposal is to install an external air condenser unit, affixed to the flank wall of the apartment as indicated above and on application drawings.

Technical literature relating to the outdoor unit is included as an application document.

A Planning Compliance Review commissioned from KP Acoustics Ltd is also included as an application document.

This report identified the requirement for mitigation measures - an acoustic enclosure – and proposals for this are also included as application documents.

This application is triggered (as opposed to being executed under Permitted Development) by the property's location within the Redington Frogna Conservation Area. As illustrated by the photographs above, the proposed unit would not be visible from outside the immediate context of the property itself and consequently the proposal would have no detrimental effect upon the character of the Conservation Area from the perspective of appearance.

4.0 Landscaping & Trees:

There are various trees, hedges, shrubs and plants within the general vicinity of the building, but none which would be affected in any way by the proposals.

5.0 Summary:

The proposal would have no detrimental effect upon neighbouring properties and is not visible from the public domain.

Accordingly, we trust that this application may be considered favourably.