

DESIGN AND ACCESS STATEMENT

PROPOSED ACOUSTIC ENCLOSURE TO THE REAR THE OF GARDEN 55 LANCASTER GROVE, LONDON NW3 4HD

August 2018

1. INTRODUCTION

- 1.1 This Statement has been prepared by BB Partnership Ltd. in support of a full planning application for a new acoustic enclosure for external condenser units situated to the rear of the private garden to 55 Lancaster Grove, NW3
- 1.2 The statement is to be read in conjunction with the following accompanying documents:
 - Location Plan
 - Existing and Proposed Drawings prepared by BB Partnership dated August 2018
 - Acoustic Note prepared by Noico dated August 2018

2. THE SITE AND EXISTING BUILDING

- 2.1. The site is not located within the Belsize Conservation Area however the building itself is not listed. The site is not located within an area of defined flood risk as identified on the Environment Agency's Flood Map. The total area of the site is approximately 460m².
- 2.2. The main house was subject to a planning application (ref. 2015/1037/P) for a replacement rear extension, basement enlargement and alterations to the fenestration, which was approved in August 2015. These works are currently nearing completion.

3. THE PROPOSALS

- 3.1. It is proposed to erect a bespoke acoustic enclosure, designed by an acoustic consultant to ensure the noise output from external condenser units serving the main house meets the Council's noise level requirements, thus resulting in no detrimental impact on the amenity of both the neighbours or the residents of 55 Lancaster Grove in terms of noise levels.
- 3.2. The acoustic enclosure will sit on an existing concrete base which previously housed a timber garden shed. The base will be slightly extended to the required size of the enclosure.
- 3.3. Due to the location of the condenser units and the private nature of the rear garden the enclosure will not be visible from the street or any public location, ensuring no detrimental impact on the character or appearance of the conservation area when viewed from Lancaster Grove.
- 3.4. Although the enclosure will be higher than the existing garden fences marking the side and rear boundaries of the site it will be well hidden by mature trees and planting and can be coloured to further help blend in with the surroundings, ensuring as little impact as possible on the visual amenity of the neighbouring properties.
- 3.5. Furthermore, the garden level of 55 Lancaster Grove is lower than that of the adjoining property at the rear boundary, which will result in the enclosure appearing lower from the neighbour's garden and further reducing any potential impact on the visual amenity.

4. ACCESS

- 4.1. Maintenance access will be provided to units housed within the enclosure in accordance with the requirements set out by Noico Acoustic Consultants.

5. CONCLUSION

- 5.1. The proposed acoustic enclosure is necessary in order to ensure external plant equipment required as part of the works under approved application P2015/1037/P meets the Council's noise level requirements as described in the accompanying Acoustic Note prepared by Noico.
- 5.2. The character and appearance of the conservation area will not be harmed by the proposed enclosure as it will not be visible from any public land and will be well hidden from the neighbours' view by mature trees and planting and existing garden fences.