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Chartered Architects

## Design & Access Statement

For  
Placement of External AC Plant & Acoustic Enclosure  
at

Flat 3  
32 Bracknell Gardens  
London  
NW3 7EH

October 2018

Directors: **Simon Judd** BSc(Hons), Dip Arch, RIBA  
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

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## **Introduction**

We are instructed by Margo Lewis and Edward Magnus to provide the external placement of an external condensing unit to provide air conditioning within Flat 3, 32 Bracknell Gardens London NW3 7EH, to which this document relates.

The equipment & placement of such described below and in the associated drawings has been derived by working closely with the building owner and the owner of the property above to make sure that there are no conflicting or problematic issues.

We set out in the following text and associated drawings a submission that provides for this installation, which is placed within the private rear/side garden of the demise.

Such is to provide an essential degree of comfort cooling that is required by the applicant for health reasons.

## **Drawings and Submission Material**

1811 01	Location Plan
1811 02	Site Plan
1811 03	Existing Site Photographs
1811 PR01	Proposed Floor Plan
1811 PR02	Proposed Flank Elevation
1811 PR03	Proposed Rear Elevation
	Planning Compliance Review Document – KP Acoustics – 17887.PCR.01
	Acoustic Enclosure Diagram – Ref: SAL/50/275/PPC
	UCL - Letter 28/4/2015 – CT/TDG/QSD09655
	Camden – Letter 01/6/2015 – Blue Badge Application

## **Design Brief**

Place an external condenser unit to serve an air conditioning installation to aid the applicant in achieving essential comfort cooling relating to medical needs.

Select an appropriate location for the required external air conditioning plant and ensure that the placement and use does not induce negative impact on the adjacent neighbours relative to the statutory requirements for noise emissions.

Communicate with the property above, which has nearby windows, to ensure that all consideration is given.

## **Existing Site & Building**

This particular property is an upper ground floor flat with three bedrooms. At the front of the building the accommodation would resemble a first floor location.

Such is formed within a property that has been specifically constructed as lateral flats with each flat positioned above the other.

The property has a front driveway off the public highway that this flat has a prescribed side alley access from the communal driveway area into the private rear garden. Such is the location for the external plant.

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The property is divided into 7 flats.

The property enjoys mainly front and rear facing aspects but some side views are apparent.

The upper ground floor location is set higher than road level and the alley/path is set high also, yet such is lower than the adjacent buildings, and such is enclosed behind a high brickwork wall with mature planting beyond.

The location of the proposed unit will be enclosed within a specifically design acoustic enclosure that has been specified following analysis by an acoustic engineer. The details of the findings can be found within the application documents appended to this application.

The flat directly above has windows in a very close proximity to the new plant position and therefore these have been evaluated, resulting in the need for acoustic enclosures, relative to the average background noise levels.

## **Trees & Planting**

The site in general has various planting borders and the adjacent property has numerous mature plants and vegetation.

The installation under this application does not involve any excavation or physical construction works that would have any affect on the adjacent plant-life.

## **Design Proposal**

The proposal is to place an outdoor AC condenser unit within the side alley as indicated on the appended proposed plan.

The unit is a Fujitsu AOYG30LAT4 and such is a floor mounted piece of equipment.

After the specification of this unit a background noise analysis was carried out by KP Acoustics. As the area was very sheltered and the nearby windows serve sleeping accommodation, it was considered that the unit alone would not be able to provide the low sound level required compared to the average background rating.

The matter of an acoustic enclosure was then investigated and the proposal is that the outdoor Fujitsu unit is enclosed within a specific enclosure provide by Environmental Equipment Corporation Ltd, being model reference SAL/50/275/PPC. This will be finished in Leaf Green (RAL6002)

With the enclosure specified it is considered that the background noise level controls can be adhered to and there will be no adverse impacts on the direct neighbours.

There are no other alterations or modification to the building shell or footprint within the application.

The full details relating to the background noise level checks and the related equipment along with mitigating solutions can be found in the appended Compliance Review Document.

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The applicant seeks permission for this equipment as they require such comfort cooling for medical reasons.

The applicant is relocating to this address and we enclose copies of letters with the application to show that such cooling has been installed within their last property, on these grounds, where they are about to leave.

## **Access**

The existing property has front door access via the buildings communal staircase hallways.

The communal entrance is situated within a private front driveway area behind a gated entrance. There is a main front door at then an internal door within the private demise of the common parts. The property has rear access to its private rear garden via the living room.

A side alley links this rear garden to the front driveway by means of external steps at the side of the building and a locked gate.

The amenity values are the rear garden and external views, frontward at the master bedroom and rearward at the living room.

The proposals in this application do not affect the existing access arrangements and they do not call for additional access to the property.

The proposals seek to place a floor mounted AC external unit within an acoustic enclosure at the side alley, whilst still leaving access ability.

The existing refuse arrangements, which call for the use of the front communal garden will be maintained and such are unaffected by the proposals.

## **Conclusion**

This application sets out to provide comfort cooling to Flat 3 at 32 Bracknell Gardens NW3.

Under investigation is transpired that the equipment, placed in the sheltered location, with low background noise levels could cause harm to the neighbouring parties.

Such has led to the need for an acoustic enclosure to serve in reducing the noise emissions and this application sets out to place the AC unit and its acoustic enclosure within the private garden area of the application site.

The location for the equipment and enclosure has been chosen as it cannot be seen from the public highway and from neighbouring amenity areas.

It is acknowledged that noise levels need to be adhered to and we present information to show that this installation will be compliant.

We therefore ask London Borough of Camden to support the described proposals in this submission and grant planning permission for the changes.

END.

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