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**ARCHITECTURAL DESIGN & STRUCTURAL ENGINEERING**

# Design and Access Statement

Installation of Condenser Unit in Balcony - Flat 6 135 Haverstock Hill  
London NW3 4RU

A. WONG

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## The site

135 Haverstock Hill (NW3 4RU) is a seven storey block of flats. It was built in 1985 and appears to consist of reinforced concrete and loadbearing masonry construction. It appears that the overall stability of the building is provided by the lift and stair core.

Flat 6 is located on the west half of the building at the second floor level.

135 Haverstock Hill is not listed. It is located on the edge of the Belsize Park Conservation Area.

## Proposal

It is proposed to install a new combined heating/cooling system to the flat to replace the existing radiators (for heating only) that are old and inefficient.

The proposed system involves the installation of a condenser unit in the balcony to supply heating/cooling to the flat. The heating/cooling will be supplied to the various rooms via diffuser(s) installed in each room. In the flat, sensors and automatic control will be installed in each room to demand heating/cooling only when required in that room.

## Design

The proposed condenser unit will be located in the balcony shielded by the existing balustrades. Most parts of the condenser will be hidden by the existing brickwork upstand of the balcony. The visual impact on the front of the building will be minimal, i.e. no change to the character of the building. The unit will not be visible to the neighbours in 135 Haverstock Hill. The part of the condenser unit projecting above the existing brickwork upstand is limited and will not be significant when viewed from street level.

The condenser unit will be orientated so that the fan will not be discharging towards neighbours' windows. The acoustic assessment report shows that the noise level from the condenser unit, when in operation, will be inaudible in the adjacent flats.

## Access

This proposal will not impact on the local amenities:

- There will be no additional discharge into the local drainage system.
- There will be no additional access requirement due to this proposal.
- New sensors and automatic control systems will be installed to ensure that the heating/cooling system will be running as energy efficiently as possible.
- Access for the installation of the system does not require heavy crane lifts.



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- Access for the maintenance will only be required from Flat 6, no special access equipment is required.

### Presenting the Information

In addition to this report, the proposal is shown in the following drawings,

348 – 500	Location Plan
348 – 501	Block Plan
348 – 010	Floor Plan – Existing and Proposed
348 – 020	SE Elevation – Existing and Proposed
348 – 021	NE Elevation - Existing and Proposed
348 – 022	NW Elevation – Existing and Proposed

### Pre-application Discussion

A general enquiry was made by email on 04/11/18 and a response was received 12/11/18.